

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Action Docket - Final

Saturday, May 18, 2019

9:30 AM

Council Chambers

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the Deputy City Clerk called the roll. All members of Council were present except Councilwoman Jackson who arrived during the public discussion period.

2. Public Discussion Period.

[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

The following persons participated in the public discussion period:

- 1. Bill Pfister, 3718 Templeton Place, spoke about traffic concerns on Seminary Rd.*
- 2. Anna Strauss, 1721 Stoneridge Road, spoke about traffic concerns on Seminary Rd.*
- 3. Jim Norman, 3721 Templeton Place, spoke about traffic concerns on Seminary Rd.*
- 4. Eileen Boettcher, 1602 Chapel Hill Drive, spoke about traffic concerns on Seminary Rd.*
- 5. Ken Notis, 3001 Park Center Drive, spoke about traffic concerns on Seminary Rd. and asked Council to implement alternative 3.*
- 6. Jeff Pool, 1711 N. Cliff Street, spoke about pedestrian safety.*
- 7. Darren Buck, 925 19th St. S., Arlington, VA 22202, spoke about traffic concerns on Seminary Rd.*
- 8. Patty Collins, 2004 Scroggins Road, spoke about traffic concerns on Seminary Rd. and asked Council to implement alternative 3.*
- 9. Kevin Durkin, 3908 Seminary Road, spoke about traffic concerns on Seminary Rd.*
- 10. Peter Carson, 3709 Templeton Place, spoke about traffic concerns on Seminary Rd.*
- 11. Carolyn Griglione, 1416 N. Ivanhoe Street, spoke about traffic concerns on Seminary Rd.*
- 12. Kathie Hoekstra, 1310 N. Chambliss Street, spoke about climate change.*

13. Bert Ely, 200 S. Pitt Street, spoke traffic and parking in Old Town.
14. Janice Grenadier, 15 West Spring Street, spoke public corruption.
15. Greg Wilson, 130 Prince Street, spoke against the scooter pilot program.
16. Laurence Smallman, 5412 Eisenhower Ave., spoke about pedestrian safety on Van Dorn and Eisenhower.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-6)

Planning Commission

3. [19-2099](#) Special Use Permit #2019-0013
340 South Pickett Street (Parcel Address: 300 South Pickett Street) - Get Air Alexandria
Public hearing and consideration of a request for a special use permit to operate an amusement enterprise; zoned: CDD #8/ Coordinated Development District #8.
Applicant: Get Air Alexandria, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
4. [19-2100](#) Special Use Permit #2019-0014
190 South Whiting Street - Sunoco
Public hearing and consideration of a request for a special use permit to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales; zoned: OCM(50)/ Office Commercial Medium (50). Applicant: Sunoco, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
5. [19-2101](#) Special Use Permit #2019-0022
3703, 4127, 4129, & 4131 Mount Vernon Avenue, 3909 Bruce Street, 3700 Commonwealth Avenue, 3900 Richmond Highway, and 101 Dale Street - Four Mile Run Park Improvements
Public hearing and consideration of a request for a special use permit for congregate recreational facilities including a new children's play apparatus area; zoned: POS/ Public Open Space and Community Recreation & CDD #7/ Coordinated Development District #7.
Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities
Planning Commission Action: Recommended Approval 6-0

6. [19-2102](#) Development Special Use Permit #2019-0002
Special Use Permit #2019-0009
Transportation Management Plan Special Use Permit #2019-0008
802 & 808 North Washington Street - Towne Motel Extension
Public hearing and consideration of a request for a development special use permit and site plan to construct a hotel with an increase in floor area ratio up to 2.5; special use permits for a loading reduction, valet parking, and a Transportation Management Plan; and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance (amending DSUP #2015-0004); zoned: CD-X/ Commercial Downtown (Old Town North).
Applicant: Shakti, LLC., represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved consent calendar items 4 and 5 together, but approved items 3 and 6 under separate motions. The approvals were as follows:

- 3. City Council approved the Planning Commission recommendation, with the deletion of condition 3.*
- 4. City Council approved the Planning Commission recommendation.*
- 5. City Council approved the Planning Commission recommendation.*
- 6. City Council approved the Planning Commission recommendation, with an amendment to condition 22 to state "to provide at least 33 parking spaces in underground garage".*

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 6a. [19-2124](#) WMATA Summer Platform Improvement Project Update.
City Council received a presentation from staff about the upcoming WMATA Platform Improvement Project.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

7. [19-2067](#) BAR #2019-00042 & BAR #2019-00043
Public hearing and consideration of an appeal of the Board of Architectural Review's (BAR) March 20, 2019 decision to approve a Permit to Partially Demolish & Capsulate and a Certificate of Appropriateness for alterations and an addition, and a Waiver of a Rooftop Mechanical Screening Requirement at 405

South Fairfax Street.

Applicant: David Osterndorf & Jennie Korth

Appellant: Various Appellants

City Council tabled the item indefinitely.

8. [19-2104](#)

Special Use Permit #2019-0016

4610 King Street, Unit A3 - Silver Diner

Public hearing and consideration of a request for a special use permit to operate a restaurant with outdoor dining; zoned: CRMU-H/ Commercial Residential Mixed Use (High).

Applicant: Silver Diner Alexandria, LLC., represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 7-0

City Council approved the Planning Commission recommendation including the amendments to conditions 4 and 8, and the deletion of condition 9.

9. [19-2105](#)

Rezoning #2019-0001

5001 Eisenhower Avenue - Victory Center

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone of the eastern portion of the property at 5001 Eisenhower Avenue from OCM(100) to CRMU-H with proffers; zoned: OCM(100)/ Office commercial medium (100).

Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

Planning Commission Action: Recommended Approval 6-0

10. [19-2109](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 3-2-192 to Provide a Performance Based Partial Real Estate Tax Abatement to Induce Economic Development at 5001 Eisenhower Avenue.

[ROLL-CALL VOTE]

City Council adopted the ordinance amending section 3-2-192 of the City Code to provide a performance based partial real estate tax abatement to induce economic development of 5001 Eisenhower Avenue. (ORD. 5226)

11. [19-2106](#)

Development Special Use Permit #2019-0003

Transportation Management Plan Special Use Permit #2019-0025

Special Use Permit #2019-0026

2000 North Beauregard Street - 2000 Beauregard, LLC

Public hearing and consideration of requests for (A) a development special use permit with site plan, subdivision, and modifications to construct a multi-family

residential building; (B) a special use permit for a Transportation Management Plan for Tier 2 (multi-family building); and (C) a special use permit for a coordinated sign program (amending DSUP #2017-00019); zoned: CDD #21/ Coordinated Development District #21 (Beauregard Small Area Plan).

Applicant: 2000 Beauregard LLC, represented by Jonathan Rak, attorney

Planning Commission Action: Recommended Approval 7-0

City Council approved the Planning Commission recommendation with the following amendments:

The addition of 19 k. iv. which states the following; "continue to work with staff to identify a design for the building windows which is consistent with the intent of the approved window design, per DSUP 2710-0019."

Amendment to Condition 142 which states the following; "In the event the project converts to condominium use the developer shall provide 5 affordable set-aside units within the Development. The set-aside units will include XX one-bedroom units to be marketed and sold at \$175,000, XX two-bedroom units to be marketed and sold at \$225,000 and XX three-bedroom units to be marketed and sold at \$275,000 to households with incomes as designated by the City. These process include at least one (1) parking space for each unit. The set-aside units shall be of the same size and floorplan and with the same finished as other similar units in the Development. Should the City's for sale price guidelines be revised prior to the project's delivery for sale prices will reflect those revisions at the time of condominium conversion."

12. [19-2108](#)

Development Special Use Permit #2018-0019

1200 North Quaker Lane (Parcel Address: 4200 West Braddock Road)-

Episcopal High School Hoxton Field

Public hearing and consideration of a request for a development special use permit and site plan to permit the expansion of a private school for the construction of a new track and field and related athletic facilities (amending DSUP #2017-0021); zoned: R-20/ Single-family.

Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 7-0

City Council approved the Planning Commission recommendation; and directed Transportation & Environmental Services staff to provide City Council with an update on the use of the \$15,000 at a later date, and noted that the current tree buffer along Braddock Rd. will remain in place.

ORDINANCES AND RESOLUTIONS

13. [19-1988](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section No. 2-181.1 (OUTDOOR DINING ENCLOSURE), Section No. 2-181.2 (OUTDOOR DINING FURNITURE), Section No. 2-181.3 (OUTLOT), Section No. 2-181.4 (PARCEL), and Section No. 2-181.5 (PARK)

of Article No. II (DEFINITIONS) and Section No. 6-801 (PURPOSE), Section No. 6-805 (STANDARDS FOR OUTDOOR DINING), Section No. 6-806 (ADDITIONAL ENCROACHMENT REQUIREMENTS), and Section No. 6-807 (SECTION CONTROLLING) of Article No. VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-0002 (Implementation Ordinance for Text Amendment No. 2018-0002 associated with the secured dining enclosures and practical updates for King Street outdoor dining approved by City Council on April 13, 2019).

[ROLL-CALLVOTE]

City Council adopted an ordinance to amend and reordain Section No. 2-181.1 (OUTDOOR DINING ENCLOSURE), Section No. 2-181.2 (OUTDOOR DINING FURNITURE), Section No. 2-181.3 (OUTLOT), Section No. 2-181.4 (PARCEL), and Section No. 2-181.5 (PARK) of Article No. II (DEFINITIONS) and Section No. 6-801 (PURPOSE), Section No. 6-805 (STANDARDS FOR OUTDOOR DINING), Section No. 6-806 (ADDITIONAL ENCROACHMENT REQUIREMENTS), and Section No. 6-807 (SECTION CONTROLLING) of Article No. VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-0002 (Implementation Ordinance for Text Amendment No. 2018-0002 associated with the secured dining enclosures and practical updates for King Street outdoor dining. (ORD. 5227)

14. [19-1990](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Landmark/Van Dorn chapter of such master plan as Master Plan Amendment No. 2019-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2019-0001 associated with Landmark Mall approved by City Council on April 13, 2019). [ROLL-CALL VOTE]

City Council an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Landmark/Van Dorn chapter of such master plan as Master Plan Amendment No. 2019-0001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2019-0001 associated with Landmark Mall with the following amendments (ORD. 5228):

1. *In the ordinance on page 1 line 37 the word "Can" shall be replaced with "Van".*

2. *On page 21 of the pdf labeled attachment 2 which is the new chapter 10, in the first sentence at the top of the page replace "as part of the CDD Approval(s)" with "prior to submittal of the first development special use permit." The sentence will now read: Neighborhood-wide design standards for the public realm and buildings, including elements such as lighting, signage/wayfinding, public art, setbacks, building massing, articulation and other comparable features will be determined prior to submittal of the first development special use permit.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting adjourned at 1:54 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.

This docket is subject to change.

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Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at alexandriava.gov/council.

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Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made. City Council meetings are closed-captioned for the hearing impaired.

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If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.