City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Action Docket

Saturday, February 23, 2013
9:30 AM

Council Chamber

City Council Public Hearing
OPENING

1  Calling the Roll.

   The meeting was called to order by Mayor Euille, and the Deputy City Clerk called the roll. All the members of Council were present.

2  Public Discussion Period

   The following persons participated in the public discussion period:

1. Sue Okubo, 6268 Kingfish Lane, representing communities in the Landmark area, stated that the communities have a growing concern about the flyover ramp being constructed near Edsall Road and the environmental issues it will present to the area. Ms. Okubo noted that the residents have funded a study to examine the environmental impacts this ramp construction will have on the area. Ms. Okubo requested that Council work with Fairfax County officials and State officials to delay the construction of the ramp until Virginia Department of Transportation (VDOT) has performed an analysis of the project.

2. Bert Ely, 200 South Pitt Street, stated his objection to the upcoming possible changes to the Zoning Ordinance and noted that the changes would result in a diminishing of rights of property owners throughout the City.

3. Jack Sullivan, 4300 Ivanhoe Place, stated that the Animal Welfare League has obtained a grant that will take neutered, captured cats and place them in cat colonies around the City, causing more feral cats to be in the area. Mr. Sullivan distributed photos and articles regarding the proposed program that the Animal Welfare League and stated that this type of program could pose a possible health problem in the City and be detrimental to other wildlife. Mr. Sullivan requested that Council request the City Attorney investigate if any state or local laws are being violated by this grant program and he requested that a policy be created by staff to address the issue of feral animals and the implementation of such programs.

4. Poul Hertel, 1217 Michigan Street, spoke about the significance of George Washington on the history of this area and the need for the preservation of the George Washington Parkway

5. Van Van Fleet, 26 Wolfe Street, stated that the executive session process is not transparent and fair in deciding community issues. Mr. Van Fleet stated that eliminating the protest petitions would violate the City Charter.

6. Boyd Walker, 1307 King Street, submitted a petition in support of saving the American Legion Building and requested Council support to saving the structure for historic preservation. Mr. Walker requested the following from Council: an agreement from the owner not to tear down the building, a commitment from the city to work with the community to find funding and a use for the building, the community would like to have an opportunity to have three independent contractors prepare estimates for restoring the building in two phases, a determination of the right and best use for the building once it's preserved, and the formation of a partnership with the owner, the city and the other groups interested in saving and preserving the
7. Yvonne Weight Callahan, 735 South Lee Street, expressed concern about how the City is moving forward with the process that will be used to consider the proposed text amendment regarding the zoning ordinance. Ms. Callahan stated that the proposed action will damage any appearance of transparency that City government maintains and she stated that the changes to the zoning ordinance will also affect any other future development in the City, including redevelopment in Potomac Yard and in the Beauregard area.

8. Adrienne Terrell Washington, 3414 Woods Avenue, representing the Alexandria Historical Society, spoke in support of saving the Carver Nursery School/American Legion Building and requested that Council work with the property owner and extend the time period to devise creative solutions for the building’s rehabilitation and conversation.

9. Sharon Annear, 1118 North Howard Street, stated that changing the zoning ordinance would disenfranchise the property owners in the City and possibly violated citizens’ first amendment rights.

10. Gary Carr, 216 Aspen Street, spoke about the condition of the running track at George Washington Middle School and requested that budgetary consideration be given to the redevelopment of the track for use by the students and community.

11. Katy Cannady, 20 East Oak Street, spoke in opposition to the Waterfront plan, noting the climate changes that the Eastern seaboard is experiencing and the lack of a workable parking plan.

12. Roger Sullivan, 5004 Heritage Lane, representing the Seminary Park Community Association, requested that the proposed 45 foot buffer zone between the townhouses and the redevelopment in the area include lots of trees and that the proposed ellipse at the intersection of Seminary and Beauregard be carefully examined for effectiveness and cost for both the commuters and the residents in the area.

13. Kathlyn Hoekstra, 1310 North Chambliss Street, requested that docket items be time stamped for easy access on the web for all city meetings.

14. Frances Terrell, 1005 North Quaker Lane, spoke in support of the efforts to preserve and restore the American Legion/Carver Nursery school building. Ms. Terrell requested Council’s help to ensure that the Carver building will not be torn down and that they would work with the community to find funding and a use for the building that honors and shares the history.

15. Jackie Surratt, 214 North Patrick Street, spoke in support of the efforts to preserve and restore the American Legion building and thanked the Council members who have worked with the community to find a workable solution for preservation of the building.

16. Randy Stephens, 5610 Bloomfield Drive, #2, representing American Legion Post 129, spoke in support of the efforts to preserve and restore the American Legion building and noted that the group will be partnering with the Preservation for the Society of Black Heritage to create a real estate investment trust to raise money for preservation of black heritage in the City. Mr. Stephens requested assistance to obtain a design plan for the potential uses of the building.
17. Kathryn Papp, 504 Cameron Street, spoke about the cost and risk of owning property along the waterfront and how potential future redevelopment will affect property owners and the City’s credit rating.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission

END OF ACTION CONSENT CALENDAR

(None.)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

3 13-1040 Public Hearing and Consideration of Program Amendment and Budget Transfers to Allocate $500,000 In Home Investment Partnerships Program (HOME) and $500,000 In Community Development Block Grant (CDBG) Monies to Rebuilding Together Alexandria to establish an Alexandria Neighborhood Stabilization Program

City Council closed the public hearing and (1) approved the budget transfers from the following sources to establish a Home Investment Partnership (HOME) and Community Development Block Grant (CDBG)-funded Neighborhood Stabilization Program from the following federal funding sources: HOME - $500,000 and CDBG - $500,000; (2) authorized the City Manager to execute an agreement with Rebuilding Together Alexandria to continue the Neighborhood Stabilization Program (NSP) with $500,000 in HOME funds for revolving funding pool for NSP acquisitions, and $500,000 in CDBG funds to also be used for NSP acquisitions but with all sales proceeds repaid to the City upon sales of the acquired homes; and (3) approved the program amendment for submission to the U.S. Department of Housing and Urban Development (HUD).

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

4 DSUP11-034 Development Special Use Permit #2011-0034

Encroachment #2012-0005

Transportation Management Plan SUP #2012-0072

1620 Prince Street and 200 and 206 Dangerfield Road - Prince Street Hotel

Public Hearing and Consideration of requests for: (A) a development special use permit, with site plan, to construct a hotel with a restaurant and underground parking including special use permit requests for an increase of floor area ratio (FAR), a reduction of required parking and loading spaces, a
valet parking program with off-site spaces, and an illuminated sign above 35 feet; and requests for modification to side yard setback, height and crown coverage requirements; (B) request for an encroachment into the public right-of-way for canopy, signage, and overhang; and (C) a special use permit for a transportation management plan; zoned OCH/Office Commercial High Applicant: Carr 1620 Prince Street, LLC represented by Mary Catherine Gibbs, attorney
Planning Commission Action: DSUP #2011-0034  Recommend Approval w/ amendments  6-0
ENC #2012-0005    Recommend Approval
TMP SUP #2012-0072  Recommend Approval
City Council closed the public hearing and approved the Planning Commission recommendation with the following amendments to conditions:

(1) on page 23, add a new Condition 8(l) stating, "The building shall have a central HVAC system, and no throughwall HVAC units shall be permitted, and no compressors on the outside wall. All vents and exhausts shall be routed through the roof, to the greatest extent possible, and in the event that no other solution is possible, any wall penetrations shall incorporate an architectural grille designed to harmonize with, and painted to match, the surrounding material. All rooftop equipment shall be subject to standard screening requirements";

(2) on page 25, an additional sentence will be included in Condition 21 stating, "Valet parking shall be available to restaurant and meeting room guests, as well as overnight guests";

(3) on page 29, add a new Condition 42.5 stating, "Shuttle services shall be available to guests";

(4) on page 26, revise Condition 28 to include the following language, "The applicant shall seek administrative approval for additional overflow parking spaces should the arise TO THE SATISFACTION OF THE DIRECTORS OF P&Z and T&ES.";

(5) on page 31, add a new Condition 48(p) stating, "Security lighting shall be provided on the exterior of the east side of the hotel to illuminate the driveway to the parking lot of 1600 Prince Street. As feasible, lighting shall be generally muted and directed downward. (P&Z)(T&ES)(RP&CA)(Police)";

(6) on page 33, revise Condition 59 to read as follows, "Major construction staging may be considered within the public rights-of-way on both Prince Street and Daingerfield Road unless in use for temporary transit stops during King Street Metro construction. Final determination of construction staging activities shall be to the satisfaction of the Director of T&ES. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities";

Please note that R-1 and R-2 should be added to page 40 under T&ES findings, not P&Z findings:

(7) on page 40, as R-1, the condition will read as follows, "The applicant will work with the City and utility companies to ensure that to the extent possible, any remaining above-grade facilities will not be placed in front of 1600 Prince Street.";

(8) Under Noise section, Condition 89 will be revised to read, "All exterior building
mounted loudspeakers shall be prohibited and no amplified sound shall be audible at the property line. Use of the swimming pool and other rooftop activities shall terminate at 10:00 p.m., or 11:00 p.m. on Friday and Saturday. The use of loudspeakers or musicians on the roof level shall be prohibited. (T&ES);

(9) on page 40, add R-2 stating, "Pile driving may occur on Saturdays between 10:00 a.m. and 4:00 p.m., as permitted by City Code. No extended hours may be requested."

(10) amend Condition 91 to read as follows, "Supply deliveries, loading, and unloading activities shall not occur between the hours of 7:00 p.m. and 7:00 a.m. (T&ES)"; and

(11) amend Condition 93 to read as follows, "No material may be disposed by venting into the atmosphere. To the greatest extent possible, the parking garage and the restaurant should be vented towards Daingerfield Road. (T&ES).

5  MPA12-005  Master Plan Amendment #2012-0005
Sanitary Sewer Master Plan
(A) Initiation of a Master Plan Amendment (B) Public Hearing and Consideration of an amendment to the City’s Master Plan to include the Sanitary Sewer Master Plan as a City-wide chapter. Staff: Department of Transportation and Environmental Services

City Council closed the public hearing and approved the Planning Commission recommendation with a full implementation of the increase of the connection fees, bringing the specifics and effective dates back to City Council for approval with the proposed ordinance.

ORDINANCES AND RESOLUTIONS

6  13-1050  Public Hearing, Second Reading and Final Passage of an Ordinance to Establish First Baptist Church of Alexandria as a Temporary Replacement for the Chinquapin Recreation Center Polling Place for the June 11 and November 5, 2013 Elections. [ROLL-CALL VOTE]

City Council closed the public hearing and adopted the ordinance to establish First Baptist Church of Alexandria as a temporary replacement for the Chinquapin Recreation Center polling place for the June 11 and the November 5, 2013 elections. (ORD. NO. 4785)

7  13-0903  Public Hearing and Consideration of a Resolution to Increase Fees at the City Marina. [ROLL-CALL VOTE]

City Council closed the public hearing and adopted the resolution for recommended increases of City Marina fees for resident pleasure boat annual slip licenses; pleasure boat short-term docking; and pleasure boat overnight docking effective April 1, 2013. (RES. NO. 2543)

8  13-0930  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 to the Potomac
Yard/Potomac Greens Small Area Plan Heretofore Approved By City Council to Such Master Plan as Master Plan Amendment No. 2012-0004 and No Other Amendments, and To Repeal All Provisions of the Said Master Plan as May Be Inconsistent With Such Amendment. (Ordinance to implement the Master Plan Amendment for the Potomac Yard IDA project approved by City Council December 15, 2012) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment to the Potomac Yard/Potomac Greens Small Area Plan heretofore approved by City Council to such Master Plan as Master Plan Amendment No. 2012-004 and no other amendments, and to repeal all provisions of the said Master Plan as may be inconsistent with such amendment. (ORD. NO. 4786)

9  13-0932

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 5-602 (Coordinated Development Districts Created, Consistency with Master Plan, Required Approvals) of Article 5 (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved by City Council as Text Amendment No. 2012-0006 (Ordinance to Implement the Text Amendment for the Potomac Yard IDA Project Approved By the City Council on December 15, 2012) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to amend and reordain Section 5-602 (Coordinated Development Districts Created, Consistency with Master Plan, Required Approvals) of Article 5 (Mixed Use Zones) of the City of Alexandria Zoning Ordinance, in accordance with the Text Amendment heretofore approved by City Council as Text Amendment No. 2012-0006. (ORD. NO. 4787)

10  13-0934

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 to the Braddock Road Metro Small Area Plan Chapter of Such Master Plan Heretofore Approved By City Council as Master Plan Amendment No. 2012-0008 and No Other Amendments, and To Repeal All Provisions of the Said Master Plan as May Be Inconsistent With Such Amendment. (Ordinance to Implement the Master Plan Amendment for the Jefferson-Houston School Project Approved By City Council on December 15, 2012) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment to the Braddock Road Metro Small Area Plan Chapter of such Master Plan heretofore approved by City Council as Master Plan Amendment NO. 2012-0008 and no other amendments, and to repeal all provisions of the said Master Plan as may be inconsistent with such amendment. (ORD. NO. 4788)

11  13-0936

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Sheet No. 064.03 of the "Official Zoning Map, Alexandria, Virginia," Adopted by Section 1-300 (Official Zoning Map and District
City Council closed the public hearing and adopted an ordinance to amend and reordain Sheet No. 064.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries) of the City of Alexandria Zoning Ordinance, by rezoning the property at 1501 Cameron Street from POS/Public Open Space to RB/Townhouse on a portion of the property and from RB/Townhouse to POS/Public Open Space on a portion of the property in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2012-0008. (ORD. NO. 4789)

12  13-0940

Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 2900 Main Line Boulevard to Construct and Maintain Encroachments for Roof Overhangs and a Canopy at That Location. (Ordinance to Implement the Encroachment for the Potomac Yard Grocery Store/Residential Project Approved By City Council on October 13, 2012) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance authorizing the owners of the property located at 2900 Main Line Boulevard to construct and maintain encroachments for roof overhangs and a canopy at that location. (ORD. NO. 4790)

13  13-0948

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 4-1200 (I/Industrial Zone) of Article 4 (Commercial, Office and Industrial Zones) and Section 11-513 (Administrative Special Use Permit) of Division B (Development Approvals) of Title 11 (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in Accordance With the Text Amendment Heretofore Approved By City Council as Text Amendment No. 2013-0001. (Ordinance to Implement the Text Amendment to Add School and Daycare Uses to the I-Zone Approved by the City Council on January 12, 2013) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to amend and reordain Section 4-1200 (I/Industrial Zone) of Article 4 (Commercial, Office and Industrial Zones) and Section 11-513 (Administrative Special Use Permit) of Division B (Development Approvals) of Title 11 (Development Approvals and Procedures) of the City of Alexandria Zoning Ordinance, in accordance with the Text Amendment heretofore approved by City Council as Text Amendment No. 2013-0001. (ORD. NO. 4791)

14  13-1032

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 Potomac West Small Area Plan Chapter of Such Master Plan as Master Plan Amendment No. 2012-0006 and No Other Amendments, and To Repeal All Provisions of the Said Master Plan as May Be Inconsistent With Such Amendment. (Ordinance to Implement the Master Plan Amendment for the AHC/East Reed Avenue Project Approved By the City Council on January 12, 2013) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted 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 Potomac West Small Area Plan Chapter of such Master Plan as Master Plan Amendment NO. 2012-006 and no other amendments, and to repeal all provisions of the said Master Plan as may be inconsistent with such amendment.  (ORD. NO. 4792)

Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," Adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, By Rezoning the Property at 114, 116, 116 ½, 118, 118 ½, 120 East Reed Avenue and 3600 Jefferson Davis Highway From CDD #7/Coordinated Development District to CRMU-M/ Commercial Residential Mixed Use Medium Zone in Accordance With the Said Zoning Map Amendment Heretofore Approved By City Council as Rezoning No. 2012-0004. (Ordinance to Implement the Rezoning For The AHC/East Reed Avenue Project Approved By the City Council on January 12, 2013) [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to amend and reordain Sheet No. 16.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (Official Zoning Map and District Boundaries), of the City of Alexandria Zoning Ordinance, by rezoning the property at 114, 116, 116 1/2, 118, 118 1/2, 120 East Reed Avenue and 3600 Jefferson Davis Highway from CDD #7/Coordinated Development District to CRMU-M/Commercial Residential Mixed Use Medium Zone in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2012-0004.  (ORD. NO. 4793)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

(None.)

The meeting was adjourned at 2:48 p.m.

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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 and of Council decisions made at the meeting.