City of Alexandria

301 King St., Room 2300
Alexandria, VA 22314

Action Docket - Final

Saturday, September 21, 2013
10:30 AM

Council Chambers

City Council Public Hearing
OPENING

1 Calling the Roll.

The meeting was called to order by Mayor Euille, and the City Clerk called the roll. All members of Council were present. City Council observed a moment of silence requested by the U.N. International Day of Peace Committee.

2 Public Discussion Period.

1. Gary Carr, 216 Aspen Street, spoke as an advocate of the restoration of the historic running track at George Washington Middle School. He said the argument can be reduced to a simple debate about equity, parity and fairness, and it is wrong for half the students at their middle school to have a quality running facility when half do not. Mr. Carr said it is a commitment to the well-being of the children and all citizens of the community, regardless of their status. He spoke of the development going on around the school and in the middle of that is GW Middle School and Braddock fields, neglected, forgotten and excluded from the City-wide large park improvement plan.

2. Jack Sullivan, 4300 Ivanhoe Place, spoke of the disposal of Hensley Park, as names and deeds are involved that should not pass away. He said that Bill Dickinson had the wit and diligence to find out that the regulations of the Federal Land and Water Conservation Act put strictures on the property that obviated the City leasing it to private developers. Mr. Sullivan said Judy Noritake, chair of the Parks and Recreation Commission, opposed the action forcefully, while others thought the lease was a done deal. Mr. Sullivan said that by agreeing to put Hensley Park up to bidders under request for proposals following an unsolicited proposal, the Council gave a signal that Alexandria is willing to bargain its park land. He also spoke to an article in the Alexandria Gazette Packet which said that the City Attorney gave the green light to Hensley before documents were reviewed, noting that such unprofessional rush to judgment should never be forgotten.

Mayor Euille noted that to make the assertion that City Council was ready to give land away is incorrect, because the process was that the City Manager would be coming to the Council with a recommendation to either issue an RFP for more public opportunity to participate, or to not move forward at all. That final decision would rest with the City Council.

3. Dino Drudi, 315 N. West Street, said that after he moved to Alexandria, he switched from taking Metro to work to taking VRE to work, and at the early part, VRE said the train got only a few passengers at Alexandria. He said that number has greatly expanded to 6-8 passengers on the platform for the trains. He encouraged the VRE Board to strongly consider adding weekend service for VRE. He encouraged the City to study adding a VRE stop at Potomac Yard and at the convergence point between the Fredericksburg and Manassas lines, as it is closer than King Street to the Mark Center.

4. William Dickinson, 805 Quaker Lane, spoke about Hensley Park, noting that Alexandria did not put any value on parks for many years, and it wasn't until the 60's and 70's when there was an effort to have some parks. Mr. Dickinson said the
Department of the Interior said there was an easement placed on the property forever. He said he tried to get information on Hensley Park from the City but was told he had to submit a FOIA. He said he got information from the National Park Service, and the documents he received leave no question that land and water conservation monies were involved. He said the issues that come out of this are transparency and how it operates, FOIA, the open space deficit, and recreation needs, whether public or private. Mr. Dickinson said they should talk with their neighbors and look at what facilities might be more appropriately handed on a regional scale.

5. Annabelle Fisher, 5001 Seminary Road, spoke of the increase in the assessed value of her car when she received her car tax bill. Ms. Fisher said she spoke to Cassandra Lewis, the tax supervisor for business and personal property tax, who explained that the City uses the National Auto Dealers Association Handbook, which is only available to City staff and to the dealership, and the City uses clean trade-in value from the handbook. She said she will be appealing her assessment.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-8)

Planning Commission

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| 3 | SUP13-041   | Special Use Permit #2013-0041  
2800 Eisenhower Ave. - Private Academic School  
Public Hearing and Consideration of a request to operate a private academic school and a request for parking reduction; zoned OCM(100) / Office Commercial Medium.  
Applicant: Westwood College represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0 |
| 4 | SUP13-050   | Special Use Permit #2013-0050  
5428 Eisenhower Ave. - Commercial School  
Public Hearing and Consideration of a request to operate a martial arts school (private commercial school); zoned OCH / Office Commercial High.  
Applicant: European Martial Arts, LLC represented by Jennifer Lankford  
The Planning Commission Action: Recommend Approval 7-0 |
| 5 | SUP13-054   | Special Use Permit #2013-0054  
1001 S. Washington St. and 714 Church St - Cemetery Memorial  
Public Hearing and Consideration of a request for the increase in height of a public art sculpture for the Contrabands and Freedmen’s Cemetery Memorial; zoned POS / Public Open Space.  
Applicant: City of Alexandria Recreation, Parks and Cultural Activities  
The Planning Commission Action: Recommend Approval 7-0 |
| 6 | DSUP13-012  | Development Special Use Permit #2013-0012  
923 King Street - King Building at 923 |
Public Hearing and Consideration of a request for an extension of a previously approved development special use permit and site plan (DSUP2010-0002) to construct an addition for restaurant and apartment units; zoned KR/King St Retail. Applicant: Shoja-Maddahi Seyed Hossein
Planning Commission Action: Recommend Approval 7-0

7  DSP13-015
Development Site Plan #2013-0015
Transportation Management Plan SUP #2013-0058
5001 Eisenhower Ave. - Victory Center
Public Hearing and Consideration of a request for A) an extension of a previously approved development site plan (DSP #2010-0011) for office buildings; and B) new associated Transportation Management Plan (TMP #2005-0057); zoned OCM (100) / Office Commercial Medium. Applicant: Eisenhower Real Estate Holdings LLC by Kenneth W. Wire, Esq.
Planning Commission Action: DSP #2013-0015 - Approved 7-0; TMP SUP #2013-0058 - Recommended Approval 7-0

8  SUP13-048
Special Use Permit #2013-0048
4746 Eisenhower Ave. (parking lot at 4740 Eisenhower Ave and 4875 Eisenhower Ave.) - Shared Parking
Public Hearing and Consideration of a request for a shared parking arrangement for an existing church; zoned OCM(100) / Office Commercial Medium. Applicant: My Father’s House Christian Church represented by Louis G. Whiting
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council adopted the consent calendar, which the removal of items 5, 6 and 7, which were considered under separate motions.

3. City Council approved the Planning Commission recommendation.

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation. (separate motion)

6. City Council deferred the item until October 19. (separate motion)

7. City Council approved the Planning Commission recommendation. (separate motion)

8. City Council approved the Planning Commission recommendation.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER
None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

9
SUP13-037
Special Use Permit #2013-0037
500 & 510 N. Fayette St. and 1201 Oronoco St. - Auto Repair Shop
Public Hearing and Consideration of a request to amend an existing SUP to allow additional vehicles to be stored at a noncomplying general automobile repair business with the installation of on-site parking lifts; zoned CRMU-M / Commercial Residential Mixed Use Medium. Applicant: Automotive Service Garage Inc. represented by Dennis Whitestone
Planning Commission Action: Recommend Approval 7-0

City Council approved the Planning Commission recommendation.

10
SUP13-039
Special Use Permit #2013-0039
111 S. Payne St. - Gelato Shop
Public Hearing and Consideration of a request to operate a gelato shop (restaurant); zoned CD/Commercial Downtown. Applicant: Benjamin and Perla Umansky
Planning Commission Action: Recommend Approval with Amendments 6-1

City Council approved the Planning Commission recommendation, with an amendment to condition #2 to reflect year-round outdoor dining 11:00 a.m. to 10:00 p.m. during the week and 11:00 a.m. to 11:00 p.m. on the weekend.

11
SUP13-043
Special Use Permit #2013-0043
2900 Seay Street
Public Hearing and Consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RC / High Density Apartment. Applicant: AHDC Acquisition I LLC represented by Duncan W. Blair, attorney
Planning Commission Action: Recommend Approval with Amendments 7-0

City Council approved the Planning Commission recommendation.

12
SUP13-044
Special Use Permit #2013-0044
831 & 833 Bashford Lane - Arbelo Apartments
Public Hearing and Consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RB / Townhouse. Applicant: AHDC Acquisition I LLC by Duncan W. Blair, attorney
Planning Commission Action: Recommend Approval with Amendments 7-0
City Council approved the Planning Commission recommendation.

13  **SUP13-045**  
Special Use Permit #2013-0045  
Public Hearing and Consideration of a request for a parking reduction in exchange for affordable housing pursuant to Section 7-700 of the Zoning Ordinance; zoned RA / Residential Multi-Family. Applicant: AHDC Acquisition I LLC by Duncan W. Blair, attorney  
Planning Commission Action: Recommend Approval with Amendments 7-0  
City Council approved the Planning Commission recommendation.

City Council approved the Planning Commission recommendation.

14  **SUP13-046**  
Special Use Permit #2013-0046  
625 E. Monroe Avenue - Potomac Yard, Landbay L, Coordinated Sign Program  
Public Hearing and Consideration of a request for a coordinated sign program; zoned CDD #10 / Coordinated Development District. Applicant: Monroe Square Partners, LLC represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0  
City Council approved the Planning Commission recommendation.

15  **14-1877**  
Text Amendment #2013-0007  
Amendments to the regulations of the Parker-Gray Historic District  
Public Hearing and Consideration of a request for amendments to Zoning Ordinance section 10-200 related to regulations of the Parker-Gray Historic District and section 6-403(B)(3) to allow staff to waive required rooftop mechanical screening in the Parker-Gray Historic District; and change to the City Code Section 5-2-29 to allow certain encroaching fences and walls in the Parker-Gray Historic District. Staff: Department of Planning and Zoning  
Planning Commission Action: Recommend Approval 5-0  
City Council approved the Planning Commission recommendation.

16  **14-1775**  
Public Hearing to Consider an Appeal to a Decision of the Board of Architectural Review - Old and Historic District, For Property at 317-329 N. Columbus Street. Appellant: Linda L. Bogaczyk and Nearby Property Owners  
City Council approved the staff recommendation to deny the appeal and substitute the new design and issue the certificate of appropriateness for the second design.

17  **14-1776**  
Public Hearing on an Appeal to a Planning Commission Decision for Denial of a Preliminary Plat for Subdivision 2013-0003, 11 E. Reed Avenue.  
Appellant: Duncan Blair, Attorney for Classic Cottages, LLC  
City Council upheld the decision of the Planning Commission.

18  **14-1834**  
City Charter Section 9.06 Case #2013-0001  
200 North Royal Street
Consideration of a request for Planning Commission to review whether the proposed sale of property owned by the City of Alexandria and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. Staff: Department of General Services

Planning Commission Action: The Planning Commission found the sale and resulting use of the property to be consistent with the Master Plan pursuant to Section 9.06 of the City Charter. 6-0
FOR COUNCIL’S INFORMATION ONLY

ORDINANCES AND RESOLUTIONS

19 14-1798 Public Hearing, Second Reading and Final Passage of an Ordinance to Sell City Property at 200 North Royal Street. [ROLL-CALL VOTE]

City Council adopted the ordinance to sell City property at 200 North Royal Street. (ORD. NO. 4826)

20 14-1873 Public Hearing, Second Reading and Final Passage of an Ordinance to Implement the Utility Tax Rate Increases Included in the FY 2014 Approved Budget. [ROLL-CALL VOTE]

City Council adopted the ordinance to implement the utility tax rate increases included in the Fiscal Year 2014 approved budget. (ORD. NO. 4827)

21 14-1801 Public Hearing, Second Reading and Final Passage of an Ordinance to Repeal Chapter 7 (Personal Grooming Establishments) of Title 11 (Health, Environmental and Sanitary Regulations) of the Code of the City of Alexandria. [ROLL-CALL VOTE]

City Council adopted the ordinance to repeal Chapter 7 (Personal Grooming Establishments) of the City Code. (ORD. NO. 4828)

22 14-1854 Public Hearing, Second Reading and Final Passage of an Ordinance to a Proposed Amendment to Extend Metered Parking Zones. [ROLL-CALL VOTE]

City Council adopted an ordinance for an amendment to extend metered parking zones. (ORD. NO. 4829)

23 14-1870 Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 3-2-353 (Contested Parking Citations) of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend the City Code on contested parking citations. (ORD. NO. 4830)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR
Planning Commission (continued)

24  **14-1876**  Special Use Permit #2013-0018  
1024 Cameron Street - Restaurant  
Public Hearing and Consideration of a request to operate a restaurant; zoned CD/Commercial Downtown. Applicant: Peyman Eskandari  
Planning Commission Action: Withdrawn at the request of the applicant  

*City Council noted the deferral.*

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*The meeting adjourned at 2:56 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.*