

City of Alexandria

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



Docket - Final

Saturday, November 14, 2015

9:30 AM

Council Chambers

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

<http://survey.alexandriava.gov/s3/City-Council-Speakers-Form>

OPENING

1 Calling the Roll.

[14-4666](#) Roll Call Card

Attachments: [14-4666 After Items](#)

2 Public Discussion Period

[14-4667](#) Public Discussion Period

Attachments: [14-4667 After Items 1](#)

[14-4667 After Items 2](#)

[14-4667 After Items 3](#)

[No more than 30 minutes. This period is restricted to items not listed on the docket.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-5)

Planning Commission

- 3 [14-4628](#) Special Use Permit #2015-0090
700 Ramsey Street - Substandard Lot Construction
Public Hearing and Consideration of a request to construct a new single-family dwelling on a vacant substandard lot; zoned R 2-5/Residential Single-family.
Applicant: West Restored Properties, LLC, represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-4628 Staff Report](#)
[14-4628 Presentation](#)
- 4 [14-4630](#) Development Special Use Permit #2015-0017
1101 & 1102 Finley Lane - Pickett's Ridge Phase II
Public Hearing and Consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit

#2012-0017 for the remaining undeveloped lot located at 1101 Finley Lane;
zoned R-20/Residential Single-family. Applicant: Sutton Building Corporation,
represented by M. Catharine Puskar, Attorney
Planning Commission Action: Recommend Approval 7-0

Attachments: [14-4630 Staff Report](#)
[14-4630 Presentation](#)

- 5 [14-4633](#) Special Use Permit #2015-0098
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners
Public Hearing and Consideration of a request to operate a laundry and dry
cleaning business; zoned: CSL/Commercial Low. Applicant: Hyon B. Chung
and Moon Sik Park
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-4633 Staff Report](#)
[14-4633 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 6 [14-4599](#) Public Hearing on the Proposed City Legislative Package for the 2016 General
Assembly Session.
Attachments: [14-4599 GA 2016 Legislative Package Docket Item Attachment - 10.27.15 City](#)
[14-4599 After Items](#)
- 7 [14-4641](#) Public Hearing and Consideration of the Report of the City Council Naming
Committee on the Proposed Naming of the Gazebo at the Alexandria
Waterfront in Honor of Engin Artemel.
Attachments: [14-4641 Request and Petition Dated March 2, 2015](#)
[14-4641 Summary of Waterfront Planning Document](#)
[14-4641 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

- 8 [14-4634](#) Master Plan Amendment #2015-0006
Eisenhower West Small Area Plan
The Plan area is generally bounded by Duke Street to the north, South Pickett
Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the
south.
Public Hearing and Consideration of a request for an amendment to the
Landmark/Van Dorn Small Area Plan chapter of the Master Plan to create the
Eisenhower West Small Area Plan. Staff: Department of Planning and Zoning
Planning Commission Action: Initiated 7-0; Adopted the Resolution and

Recommended Approval 7-0

Attachments: [14-4634 Staff Report](#)
[14-4634 Attachment 1 Eisenhower West Small Area Plan](#)
[14-4634 Attachment 2 Eisenhower West SAP Appendices](#)
[14-4634 Attachment 3 EWSC Letter of Endorsement](#)
[14-4634 Attachment 4 AHAAC Letter of Endorsement](#)
[14-4634 Attachment 5 WMATA Letter of Support](#)
[14-4634 Attachment 6 EWSAP Master Plan Amendment Resolution](#)
[14-4634 Additional Materials](#)
[14-4634 Presentation](#)
[14-4634 After Items](#)

- 9 [14-4635](#) Special Use Permit #2015-0097
300 King Street (Parcel address: 302 King Street) - Sang Jun Thai
Public Hearing and Consideration of a request to expand an existing
grandfathered restaurant at the basement level; zoned KR/King Street Retail.
Applicant: Christopher Tantayanurak
Planning Commission Action: Recommend Approval 7-0
Attachments: [14-4635 Staff Report](#)
[14-4635 Presentation](#)
[14-4635 After Items](#)
- 10 [14-4629](#) Special Use Permit #2015-0092
Encroachment 2015-0004
728 North Henry Street - Mason Social
Public Hearing and Consideration of requests: (A) to add rooftop dining to an
existing restaurant, (B) for a parking reduction, and (C) for an encroachment
into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed
Use (Medium). Applicant: Mason Social, LLC
Planning Commission Action: Recommend Approval as Amended 7-0
Attachments: [14-4629 Staff Report](#)
[14-4629 Presentation](#)
[14-4629 After Items](#)
- 11 [14-4636](#) Master Plan Amendment #2015-0001
Rezoning #2015-0001
Development Special Use Permit #2013-0001
Transportation Management Plan SUP #2015-0002
Special Use Permit #2015-0109
4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street
- The Gateway at King and Beauregard
Public Hearing and Consideration of requests for: (A) an amendment to
Alexandria West Small Area Plan chapter of the Master Plan to amend the
height map from 77 feet to 100 feet and to amend the land-use designation for

the property from OCM(100) to CRMU-H; (B) an amendment to the official zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium. Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney

Planning Commission Action: MPA 2015-0001 Adopted Resolution and Recommend Approval 7-0; REZ #2015-0001 Recommend Approval 7-0; DSUP #2013-0001 Recommend Approval as Amended 7-0; TMP SUP #2015-0002 Recommend Approval 7-0; SUP #2015-0019 Recommend Approval 7-0.

Attachments: [14-4636 Staff Report](#)
 [14-4636 Site Plan part 1](#)
 [14-4636 Site Plan part 2](#)
 [14-4636 Presentation](#)
 [14-4636 After Items](#)

- 12 [14-4589](#) Consideration of a Request for City Loan of Up to \$5.5 Million to the Alexandria Housing Development Corporation (AHDC) for Development of Affordable Housing Within the Gateway at King and Beauregard and a Resolution Designating the Building Site as a Revitalization Area.
[ROLL-CALL VOTE]

Attachments: [14-4589 Gateway AH Project Description.pdf](#)
 [14-4589 Gateway AH Building -HUD 2015 Incomes and Rents.docx](#)
 [14-4589 Gateway AH Revitalization Area Resolution.docx](#)
 [14-4589 Gateway AH Building Site Map.pdf](#)
 [14-4589 After Items](#)
 [14-4589 After Items 2](#)

- 13 [14-4637](#) Development Special Use Permit #2014-0019
Transportation Management Plan SUP #2015-0075
1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800
Public Hearing and Consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit for a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney
Planning Commission Action: DSUP #2014-0019 Recommend Approval as Amended 7-0; TMP SUP #2015-0075 Recommend Approval 7-0

Attachments: [14-4637 Staff Report](#)
[14-4637 Site Plan](#)
[14-4637 Presentation](#)
[14-4637 After Items](#)

- 14 [14-4631](#) For City Council's Information Only
City Charter Section 9.06 Case #2015-0001
518 East Bellefonte Avenue
Public Hearing and Consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low. Staff: Department of Recreation, Parks and Cultural Activities
Planning Commission Action: Consistent with the City's Master Plan 7-0
Attachments: [14-4631 Staff Report](#)

ORDINANCES AND RESOLUTIONS

- 15 [14-4619](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Issuance of a Tax Revenue Bond in the Maximum Amount of \$58,000,000 to the Virginia Transportation Infrastructure Bank to Finance, in Part, Construction of a New Metrorail Station and the Execution and Delivery of Certain Documents Related Thereto. [ROLL-CALL VOTE]
Attachments: [14-4619 VTIB Cover](#)
[14-4619 Potomac Yard Metro Ordinance](#)
[14-4619 Draft VTIB Bond Form](#)
[14-4619 Draft VTIB Financing Agreement](#)
[14-4619 After Items](#)
- 16 [14-4576](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.03 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 601, 607 and 611 North Henry Street from, CSL/Commercial Service Low to CRMU-L/Commercial Residential Mixed Use Low in accordance with the said zoning map amendment approved by City Council on October 17, as Rezoning No. 2015-0002. [ROLL-CALL VOTE]
Attachments: [14-4576 Information Sheet](#)
[14-4576 Ordinance](#)
[14-4576 After Items](#)
- 17 [14-4577](#) 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 approved by City Council on October 17, 2015 to the land use map in the Braddock Road Metro Small Area Plan chapter of such master plan as Master Plan Amendment No. 2015-0002 and no

other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Park Residences) [ROLL-CALL VOTE]

Attachments: [14-4577 Information Sheet](#)

[14-4577 Ordinance](#)

[14-4577 After Items](#)

- 18** [14-4586](#) 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 Approved by City Council on October 17, 2015 to the Potomac West Small Area Plan Chapter of Such Master Plan as Master Plan Amendment No. 2015-0004 to Incorporate the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines into Such Small Area Plan and No Other Amendments, and to Repeal All Provisions of the Said Master Plan as May Be Inconsistent With Such Amendment. [ROLL-CALL VOTE]

Attachments: [14-4586 Information Sheet](#)

[14-4586 Ordinance](#)

[14-4586 Oakville Design Guidelines](#)

[14-4586 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (19-20)

Planning Commission (continued)

- 19** [14-4638](#) Vacation #2015-0003
418 West Braddock Road
Public Hearing and Consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family. Applicant: Richard and Elizabeth Tonner
[Deferral requested by applicant.]
- 20** [14-4639](#) Text Amendment #2015-0005
Sign Regulations
Public Hearing and Consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance. Staff: Department of Planning and Zoning
The cablecast schedule of Government meetings on Channel 70 can be found here:
<http://apps.alexandriava.gov/Calendar/AltDisplay/VideoList.aspx>
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.