

City of Alexandria

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



Action Docket - Final

Saturday, November 12, 2022

8:30 AM

City Council Public Hearing

The November 12, 2022 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Registration :

https://zoom.us/webinar/register/WN_H7LGjxKPTRy_TnSaZ1CNdQ

Webinar ID: 975 0132 3254

Webinar Passcode: 958306

Dial-in number: 301-715-8592

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>

Those wishing to address Council should submit a Speaker's Form (see above).

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website.

If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. If You have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Speakers are encouraged to submit their written comments to the City Clerk.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

Please note there will be a work session beginning at 8:30 a.m., and the Council public hearing will begin following the conclusion of the work session.

TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.

I. OPENING

Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of Council were present with Councilman Aguirre and Councilman Chapman arriving following roll-call and Councilwoman Gaskins attending virtually from her home.

1. Calling the Roll.

1a. Approval of Electronic Participation Resolution by Members of City Council (if needed).

[23-0507](#)

Approval of Electronic Participation Resolution by Members of City Council.

City Council adopted the resolution for approval of electronic participation by members of City Council. (RES. NO. 3114)

Please note this resolution was adopted following the work session.

2. 8:30 a.m. -- Work Session with Virginia State Delegation

City Council held a work session with the local Virginia State Delegation, including Senator Barker and Ebbin and Delegates Bennett-Parker and Herring. Ms. Alderton, Chair, Alexandria City Public Schools Board also was present for the work session.

3. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak 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. Emily Eckert, Alexandria, representing the Commission for Women, spoke in support of further action by Council to protect and expand access to abortion in the City.*
- 2. Janice Grenadier, Alexandria, spoke about corruption in the courts and the judicial system.*
- 3. Mark Eisenhouer, Alexandria, spoke about problems with the U.S. Post Office and hydrants being blocked in his neighborhood.*

II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (4-7)

Planning Commission

4. [23-0470](#)

Zoning Text Amendment #2022-00013

(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to add section 7-2503 to create a Special Use Permit for internal loading spaces as an exclusion from floor area and amend Sections 2-165 and 2-145 to clarify the definition of loading space and to allow additional floor area exclusions for loading spaces with Special Use Permit approval.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

5. [23-0471](#) Zoning Text Amendment #2022-00011
Development Special Use Permit #2022-10019
Special Use Permit #2022-00079
2424 Mill Road, 2403 Mandeville Lane
Public Hearing and consideration of requests for: (A) a Zoning Text Amendment initiation to edit Coordinated Development District #2 to allow an animal care facility with overnight accommodation with a Special Use Permit; (B) a Development Special Use Permit to allow animal care facility with overnight accommodation with a special use permit (amending DSUP #2019-00018); and (C) a Special Use Permit for an animal care facility with overnight accommodation; zoned: CDD #2/Coordinated Development District #2.
Applicants: HTC 4/5 Project Owner LLC, District Dogs, Inc., City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
6. [23-0472](#) Special Use Permit #2022-00069
5800A Edsall Road (parcel address: 5800 Edsall Road)
Public Hearing and consideration of a request for a Special Use Permit for automobile sales and light automobile repair; zoned: CG/Commercial General.
Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
7. [23-0474](#) Development Special Use Permit #2022-10018
Vacation #2022-00002
Restaurant Depot Amendment - Expansion
4600 Eisenhower Avenue
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 27,123 gross square footage expansion to an existing building and a request to vacate public Right-of-Way adjacent to the property; zoned OCM(100) / Office Commercial Medium (100).
Applicant: JMDH Real Estate of Alexandria II, LLC, represented by Mary Catherine Gibbs, Attorney
Planning Commission Action: Recommended Approval 6-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar, with the exception of Item #6, which was considered under separate motion. The approvals were as follows:

- 4. City Council approved the Planning Commission recommendation.*
- 5. City Council approved the Planning Commission recommendation.*
- 6. City Council approved the Planning Commission recommendation. (separate*

motion)

7. City Council approved the Planning Commission recommendation. Mayor Wilson appointed the following viewers for the vacation: Deb Roepke, Ann Tucker, and Dak Hardwick.

III. ROLL-CALL CONSENT CALENDAR (8-13)

8. [23-0420](#) Public Hearing, Second Reading and Final Passage of an Ordinance Introduction and First Reading. Consideration. Passage on First Reading 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 Northridge/Rosemont Small Area Plan chapter of such master plan as Master Plan Amendment No. 2022-00004 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. 2022-00004 associated with Woodbine Rehabilitation and Healthcare Facility Addition approved by City Council on October 15, 2022).
9. [23-0422](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 052.02 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 2729 King Street from, R-8/Single-family zone to RB/Townhouse zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00005 (Implementation Ordinance for Rezoning No. 2022-00005 associated with Woodbine Rehabilitation and Healthcare Facility Addition approved by City Council on October 15, 2022).
10. [23-0456](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Permanent Closure of the Unit Block of King Street and Northern Portion of the Strand to Vehicular Traffic. [ROLL-CALL VOTE]
11. [23-0457](#) Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Article D (Contract Formation and Method Of Source Selection), Division 1 (Competitive Sealed Bidding) to add Section 3-3-31.2 (Payment of Prevailing Wage for work performance on construction contracts) and Division 2 (Competitive Negotiations) to amend Section 3-3-63.1 (Service Contract Wages) both of Chapter 3 (Purchases and Contractual Services) of Title 3 (Finance, Taxation and Procurement), of the Code of the City of Alexandria, Virginia, 1981, as amended, to establish Prevailing Wage provisions for public construction contracts. [ROLL-CALL VOTE]
12. [23-0458](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Grant a

Franchise to the Tall Ship Providence Foundation to Dock a Replica Historic Tall Ship at the City Marina Consistent with the Waterfront Small Area Plan.
[ROLL-CALL VOTE]

13. [23-0459](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 9-3-117 (CONSTRUCTION, OPERATION AND MAINTENANCE REQUIREMENTS) Subsection (p) of Article I (CONSTRUCTION, OPERATION AND MAINTENANCE OF CABLE SYSTEM) of Chapter 1 (ALEXANDRIA CABLE COMMUNICATIONS CODE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

City Council approved the Roll-Call Consent Calendar, with the exception of item #11, which was considered under separate motion. The approval was as follows:

8. City Council 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 Northridge/Rosemont Small Area Plan chapter or such master plan as Master Plan Amendment No. 2022-00004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5462)

9. City Council adopted an ordinance to amend and reordain Sheet No. 052.02 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 2729 King Street from, R-8/Single-family zone to RB/Townhouse zone in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2022-00005. (ORD. NO. 5463)

10. City Council adopted an ordinance approving and authorizing the permanent closure of the unit block of King Street and northern portion of the Strand to vehicular traffic. (ORD. NO. 5464)

11. City Council adopted an ordinance to amend and reordain Article D (Contract Formation and Method of Source Selection), Division 1 (Competitive Sealed Bidding) to add Section 3-3-31.2 (Payment of Prevailing Wage for work performance on construction contracts) and Division 2 (Competitive Negotiations) to amend Section 3-3-63.1 (Service Contract Wages) both of Chapter 3 (Purchases and Contractual Services) of Title 3 (Finance, Taxation, and Procurement), of the Code of the City of Alexandria, Virginia, 1981, as amended, to establish Prevailing Wage provisions for public construction contracts. (ORD. NO. 5465) (separate motion)

12. City Council adopted an ordinance to grant a franchise to the Tall Ship Providence Foundation to dock a replica historic tall ship at the City Marina consistent with the Waterfront Small Area Plan. (ORD. NO. 5466)

13. City Council adopted an ordinance to amend and reordain Section 9-3-117 (CONSTRUCTION, OPERATION AND MAINTENANCE REQUIREMENTS) Subsection (p) of Article I (CONSTRUCTION, OPERATION AND MAINTENANCE OF CABLE SYSTEM) of Chapter 1 (ALEXANDRIA CABLE COMMUNICATIONS CODE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5467)

IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 13a. [23-0416](#) Consideration of a Resolution Approving a \$50 million Grant Application for the Federal Emergency Management Agency's (FEMA) Building Resilient Infrastructure and Communities (BRIC) Grant Program for the Waterfront Flood Mitigation Project. [ROLL-CALL VOTE]
- City Council: (1) adopted the resolution authorizing the City Manager to submit a competitive grant application to Federal Emergency Management Agency (FEMA) for up to \$50 million for the FEMA BRIC Program for the City's Waterfront Flood Mitigation Project; (2) authorized the City Manager to enter into any agreement that may be required to receive these funds, should the requested allocation be approved, and to provide certification of Council's commitment to fund the City's local share; and (3) committed to fund its local share of engineering and construction costs. (RES. NO. 3115)*
14. [23-0460](#) Public Hearing and Consideration of a Third Amendment to a Five-Year License Agreement dated December 1, 2018, between the City of Alexandria, Virginia and Zayo Group, LLC. to Permit Zayo to Construct and Install Two Fiber Optic Builds to (1) Install approximately 1,135 feet of new conduit and fiber at 6161 Edsall Road and (2) Install approximately 474 feet of new conduit and fiber at the northeast intersection of 3401 Eisenhower Avenue and Bluestone Road in the City of Alexandria's Public Rights-of-Ways.
- City Council: (1) held the public hearing; and (2) authorized the City Manager to execute the Amendment and to take other actions that are necessary to implement the Amendment.*

V. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**Planning Commission (continued)**

Please note that the presentation on Item #15 includes items 15-19. The public hearings for these items will be heard as a group and considered separately.

15. [23-0478](#) Special Use Permit #2022-00042
4646 Seminary Road - Francis C Hammond Middle School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Francis C Hammond Middle School; zoned: R-8/Single-family zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.

16. [23-0479](#) Special Use Permit #2022-00043
1005 Mount Vernon Avenue - George Washington Middle School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at George Washington Middle School; zoned: RB/Townhouse zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.
17. [23-0480](#) Special Use Permit #2022-00044
1501 Cameron Street - Jefferson Houston Elementary School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Jefferson Houston Elementary School; zoned: RB/Townhouse zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.
18. [23-0481](#) Special Use Permit #2022-00045
4643 Taney Avenue - Patrick Henry Elementary School and Recreation Center Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Patrick Henry Elementary School; zoned: R-12/Single-family zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.
19. [23-0482](#) Special Use Permit #2022-00046
600 E Monroe Avenue - Eugene Simpson Stadium Park Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Simpson Stadium Park; zoned: POS/Public open space and community recreation zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.

20. [23-0483](#) Master Plan Amendment #2021-00013
Rezoning #2021-00009
Development Special Use Permit #2022-10013
Transportation Management Plan Special Use Permit #2022-00080
2712 Duke Street - Witter Place
Public Hearing and consideration of requests for: (A) a Master Plan Amendment to the Taylor Run/Duke Street chapter of the Master Plan to change the land use designation from CG-Commercial General to RH-Residential High and to increase the maximum building height from 35 to 60 feet; (B) a Rezoning of the property from CG/Commercial general zone to RMF/Residential Multi-family zone; (C) a Development Special Use Permit with Site Plan to construct a 94-unit multi-family affordable housing building with partially below grade parking, including a Special Use Permit request to increase the Floor Area Ratio to 2.253 in the RMF Zone per Section 13-1406(B) of the Zoning Ordinance and modifications to the landscape guidelines; and (D) a Special Use Permit for a Tier 1 Transportation Management Plan; zoned: CG/Commercial General.
Applicant: Community Housing Partners Corporation, represented by Robert Brant, attorney.
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.

21. [23-0475](#) **FOR INFORMATION ONLY**
This item is for information only. There is no public hearing for this item.
City Charter Section 9.06 Case #2022-00004
Unit Block of King Street (between Union Street and the Strand) and Northern Portion of the Strand (between Wales Alley and King Street)
Public Hearing and consideration of a request for the Planning Commission to review whether the permanent closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria
Planning Commission Action: Recommended Approval 5-0
City Council received the report as information.

VI. ORDINANCES AND RESOLUTIONS

None.

VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

VIII. Adjourn.

The meeting was adjourned at 1:25 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.