

City of Alexandria

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



Docket - Final-revised

Tuesday, July 2, 2024

6:00 PM

City Council Public Hearing

The July 2, 2024 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 via Zoom by the following link:

Webinar ID: 921 2826 5213

Webinar Passcode: 476031

Dial-in number: 301-715-8592

Registration : https://zoom.us/webinar/register/WN_TlzcBGsfTmqAYnmVfOB1GQ

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>

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 you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

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.

I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution (if needed)
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.]

II. ORAL REPORT FROM THE CITY MANAGER

4. Introduction of the New Fire Chief Felipe Hernandez Jr.

III. ACTION ITEMS

Planning Commission

Consent Calendar (5-7)

5. [24-2306](#) Vacation #2024-00004
4601 Eisenhower Avenue
Public Hearing and consideration of a request to vacate 8,621 square feet of reserved right-of-way located at the southeast corner of lot 500 adjacent to the intersection of Clermont and Eisenhower Avenues; zoned OCM(100)/Office Commercial Medium.
Applicant: Boundary Investments, LLC represented by Robert Brant, Attorney
Planning Commission Action: Recommend Approval 5-0
Attachments: [24-2306_VAC2024-00004 Staff Report](#)
[VAC2024-00004 Presentation](#)
6. [24-2308](#) Development Special Use Permit #2024-10003
1604-1614 King Street, 1604 Dechantal Street
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 44-unit multi-unit building and convert five existing townhouses to 10 multi-unit dwellings, including Special Use Permit requests to increase the floor area ratio from 2.0 to 3.0 in the KR zone and for a

parking reduction of 10 spaces from the Article VIII requirements; zoned KR / King Street urban retail.

Applicant: Dechantal Associates, LLC

Planning Commission Action: Recommended Approval 5-0

Attachments: [DSUP2024-10003 Staff Report](#)

[DSUP2024-10003 Presentation](#)

7. [24-2309](#) Development Special Use Permit #2024-10005
201 Cambridge Road
Public Hearing and consideration of a request for an amendment to a previously approved Development Special Use Permit (DSUP #2014-00029) for additions to the existing chapel at a private school; zoned R-8 / Residential zone.
Applicant: Bishop Ireton High School, represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 5-0
Attachments: [24-2309 DSUP2024-10005 Staff Report](#)
[24-2309 DSUP2024-10005 Presentation](#)

IV. Roll-Call Consent Calendar (8-12a)

8. [24-2175](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 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 properties at 709 and 711 Pendleton Street from CL/Commercial Low with proffer to CL/Commercial low in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00001 (Implementation Ordinance for Rezoning No. 2024-00001 associated with 709 and 711 Pendleton Street approved by City Council on June 15, 2024).
Attachments: [24-2175 cover](#)
[24-2175 ordinance](#)
[24-2175 Signed Ordinance](#)
9. [24-2177](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-188.1 (RECREATION AND ENTERTAINMENT USE) of Article II (DEFINITIONS); Sections 4-102 (PERMITTED USES), 4-103 (SPECIAL USES), 4-202 (PERMITTED USES), 4-203 (SPECIAL USES), 4-302 (PERMITTED USES), and 4-303 (SPECIAL USES) of Article IV; and Section 6-603 (USES) of Article 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. 2024-00006 (Implementation Ordinance for Text Amendment No. 2024-00006 associated with the recreation and entertainment use text amendment approved by City Council on June 15, 2024).

Attachments: [24-2177 cover](#)
[24-2177 ordinance](#)

10. [24-2179](#) 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 Small Area Plan chapter of such master plan as Master Plan Amendment No. 2024-00001 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. 2024-00001 associated with 6101 and 6125 Stevenson Avenue approved by City Council on June 15, 2024).

Attachments: [24-2179 cover](#)
[24-2179 ordinance](#)
[24-2179 Signed Ordinance](#)

11. [24-2181](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 047.03 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 properties at 6101 and 6125 Stevenson Avenue from, OCM(50)/Office commercial medium (50) zone to CRMU-H/Commercial residential mixed use (high) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00002 (Implementation Ordinance for Rezoning No. 2024-00002 associated with 6101 and 6125 Stevenson Avenue approved by City Council on June 15, 2024).

Attachments: [24-2181 cover](#)
[24-2181 ordinance](#)
[24-2181 Signed Ordinance](#)

12. [24-2185](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (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. 2024-00007 (Implementation Ordinance for Text Amendment No. 2024-00007 associated with multiple addresses in Eisenhower East text amendment approved by City Council on June 15, 2024).

Attachments: [24-2185 cover](#)
[24-2185 ordinance](#)
[24-2185-Signed Ordinance](#)

- 12a. [24-2327](#) Public Hearing, Second Reading and Final Passage of an Ordinance to establish the process to solicit and grant a Franchise to use certain public property to design,

install, own, operate, maintain, repair, upgrade, and remove electric vehicle supply equipment (EVSE) for the use and benefit of the public, including incidental design, construction, and modifications to City infrastructure to further and accommodate such use.

Attachments: [24-2327 Attachment 1 - Public EV Charging Ordinance](#)
[24-2327 Attachment 2 - Terms and Specifications for Bids for Franchise](#)
[24-2327 Attachment 3 - Presentation](#)
[24-2327 Signed Ordinance](#)

V. OTHER BUSINESS

Reports and Recommendations from the City Manager

(Please note these items are not public hearing items)

13. [24-2200](#) Consideration and Approval of Accepting a Gift of the Public Artwork *Wrought, Knit, Labors, Legacies* from the Artist Olalekan Jeyifous and Gifting the Artwork to the Washington Metropolitan Area Transit Authority (WMATA) for Placement at Braddock Road Metro Station.
- Attachments:** [24-2200 Attachment 1 - WKLL Artist Gift Agreement Draft](#)
[24-2200 Attachment 2 - WKLL Gift Agreement with WMATA Draft](#)
[24-2200 Attachment 3 - WKLL Location Images and Map](#)
14. [24-2268](#) Consideration of a Grant Application to the 2024 State Homeland Security Program (SHSP)
15. [24-2283](#) Consideration of a Grant Application to the 2024 Rescue Squad Assistance Fund (RSAF)
16. [24-2217](#) Consideration of a Request for a Housing Opportunities Fund Loan of \$3,475,000 and a Pilot Rental Subsidy Grant of \$350,000 to Community Lodgings, Inc. for the Elbert Avenue Project to Facilitate an Application for State Housing Opportunity Tax Credits
- Attachments:** [24-2217 Attachment 1 - CLI Elbert Ave Cover Letter and HOF Application Abstr](#)
[24-2217 Attachment 2 - HUD 2024 Income and Rent Limits \(40-60\)](#)
[24-2217 Attachment 3 - CLI Elbert Model 2024.05.13 - 30% AMI units exempte](#)

VI. ORDINANCES AND RESOLUTIONS

17. [24-2258](#) Consideration of a Resolution Designating the Community Lodgings, Inc. (CLI) Elbert Avenue Project Site a “Revitalization Area” pursuant to Virginia Code Section 36-55.30:2.A. [ROLL-CALL VOTE].

Attachments: [24-2258 Attachment 1- CLI - Elbert Avenue Revitalization Resolution](#)
[24-2258 Attachment 2- CLI Elbert Ave \(3908-3916\) Project Proposed Revitaliz](#)
[24-2258 Signed Resolution](#)

18. [24-2269](#) Consideration of Resolution Approving RIDE24 LLC to Provide Private Medical Transports in the City of Alexandria. [ROLL-CALL VOTE].

Attachments: [24 -2269 Resolution - RIDE24 LLC.docx](#)
[24-2269 Signed Resolution](#)

VII. Public Hearing Matters

Planning Commission (continued)

19. [BAR#2024-00160](#) CASE **BAR#2024-00160 OHAD**
[OHA24-2313](#) Public Hearing and consideration of an Appeal of the May 15, 2024 Board of Architectural Review (BAR) Decision to approve the Certificate of Appropriateness for new construction at 301 N. Fairfax Street.

Applicant: 301 N. Fairfax Project Owner LLC

Appellant: Scott Corzine on behalf of petitioners

The Appeal hearing is only related to the Certificate of Appropriateness. The attempted Appeal of the Permit to Demolish was not filed within the timeframe required by the Zoning Ordinance.

Attachments: [24-00160 BAR2024-00160 Staff Report](#)
[24-00160 BAR2024-00160 Presentation](#)
[24-00160 letters/emails](#)

20. [24-2305](#) Special Use Permit #2024-00014
3950 Wheeler Avenue
Public Hearing and consideration of a request for a temporary trailer; zoned I/Industrial

Applicant: North Lock, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 5-0

Attachments: [SUP 2024-00014 Staff Report](#)
[24-2305 SUP2024-00014 Presentation](#)

21. [24-2307](#) Development Special Use Permit #2024-10002
2927 & 2957 Eisenhower Avenue
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit (DSUP2015-0001) with Site Plan to

construct a new multi-unit residential building with ground-level retail/commercial; zoned CDD#3/ Coordinated Development District #3.

Applicant: Rushmark Eisenhower South Tower, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 5-0

Attachments: [24-2307_DSUP2024-10002 Staff Report](#)
[24-2307_DSUP2024-10002 Presentation](#)
[24-2307_letters/emails](#)

22. [24-2310](#)

Special Use Permit #2024-00033

201 East Del Ray Avenue, 2207 and 2213 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for outdoor dining over 49 seats and for recreation and entertainment (amending SUP #2022-00060); zoned CL/Commercial low

Applicant: Abderrahim (Rayan) Moussaif

Planning Commission Action: Recommended Approval 6-0

Attachments: [24-2310_SUP2024-00033 Staff Report](#)
[24-2310_SUP2024-00033 Presentation](#)

23. [24-2311](#)

Development Special Use Permit #2024-10004

107 and 125 North West Street - North West Street Townhomes

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan, including a Special Use Permit for land without frontage, Subdivision and modifications, to construct nine (9) residential townhouses and four (4) semi-detached dwellings; zoned: CD/Commercial Downtown

Applicant: 125 N. West Street LLC, represented by Duncan Blair, attorney

Planning Commission Action: Recommended Approval 5-1

Attachments: [24-2311_DSUP2024-10004 Staff Report](#)
[24-2311_DSUP2024-10004 Presentation](#)
[24-2311_letters/emails](#)

VIII. FOR INFORMATION ONLY

Planning Commission (continued)

24. [24-2312](#)

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2024-00005

41 East Reed Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.

Applicant: Kulinski Group Architects, P.C.

Planning Commission Action: Approved 5-0

Attachments: [24-2312 SUB2024-00005 Staff Report](#)
[24-2312 SUB2024-00004 Presentation](#)

IX. Closed Executive Session

25. [24-2289](#) Consideration of a Closed Executive Session

Attachments: [24-2289 resolution](#)
[24-2289 Signed Resolution](#)

X. ADJOURN

This docket is subject to change.

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

*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 to that the proper arrangements may be made.
City meetings are closed-captioned for the hearing impaired.*

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.
