

**City of Alexandria
Meeting Minutes
Tuesday, July 2, 2024 6:00 PM
City Council Public Hearing Meeting**

PRESENT: Mayor Justin M. Wilson, Vice Mayor Amy B. Jackson, Members of Council Canek Aguirre, Sarah R. Bagley, Alyia Gaskins and R. Kirk McPike.

ABSENT: None.

ALSO PRESENT: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Mr. Moritz, Director, Planning and Zoning (P&Z); Mr. Conkey, Planner, P&Z; Ms. Miliaras, Planner, P&Z; Mr. Silva, Planner, P&Z; Mr. Shelby, Planner, P&Z; Fire Chief Hernandez; Mr. Smith, Information Technology Services (ITS); Ms. Demeke, ITS; and Police Lt. May.

RECORDED BY: Gloria Sitton, City Clerk and Clerk of Council.

I. OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All members of Council were present, with Councilman Chapman arriving immediately following roll-call.

Mayor Wilson announced that items on this evening's docket would be considered out of order and all land use items would be considered beginning at 7:00 p.m.

2. Approval of Electronic Participation Resolution

Not needed.

3. Public Discussion Period

The following person participated in the public discussion period:

1. Dino Drudi, Alexandria, spoke about the need to decrease the population and density in urban areas like Alexandria.

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilmember Bagley and carried 6-0, City Council closed the public discussion period. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilwoman Gaskins, and Councilman McPike; Opposed, none; Absent, Councilman Chapman.

II. ORAL REPORT FROM THE CITY MANAGER

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

City Manager Parajon introduced Fire Chief Felipe Hernandez, Jr., who was sworn into office this evening.

Please note: City Council took items out of order at this time. City Council considered the roll-call consent calendar, items under Reports and Recommendations from the City Manager, and items listed under Ordinances and Resolutions at this time.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously, City Council convened in closed executive session at 6:15 p.m., pursuant to Virginia Code section 2.2-3711 (A)(6) to consider the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike. Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously, City Council reconvened in open session at 7:02 p.m. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

III. ACTION ITEMS

Planning Commission
Consent Calendar (5-7)

5. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 07/02/24, and is incorporated as part of this record by reference.)

6. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 07/02/24, and is incorporated as part of this record by reference.)

7. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 07/02/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council approved the consent calendar. The approvals were as follows:

5. City Council approved the Planning Commission recommendation. Mayor Wilson appointed the following persons as viewers for the vacation: Jim Kapsis, Deb Roepke, and Benjamin Klein.

6. City Council approved the Planning Commission recommendation.

7. City Council approved the Planning Commission recommendation.

The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

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

8. 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).

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 07/02/24, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 07/02/24, and is incorporated as part of this record by reference.)

9. 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).

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 07/20/24, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 07/20/24, and is incorporated as part of this record by reference.)

10. 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).

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 07/02/24, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 07/20/24, and is incorporated as part of this record by reference.)

11. 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).

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 07/02/24, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 07/02/24, and is incorporated as part of this record by reference.)

12. 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).

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 07/02/24, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council

received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 07/02/24, and is incorporated as part of this record by reference.)

12a. 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.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12a; 07/02/24, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 07/02/24, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 07/02/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman McPike, seconded by Councilmember Bagley and carried unanimously by roll-call vote, City Council closed the public hearings and approved the roll-call consent calendar. The approvals were as follows:

8. City Council adopted 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.

The ordinance reads as follows:

ORDINANCE NO. 5551

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.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2024-00001, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 4, 2024 of a rezoning of the properties at 709 and 711 Pendleton Street from CL/Commercial Low with proffer to CL/Commercial low, which recommendation was approved by the City Council at public hearing on June 15, 2024;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 709 Pendleton Street, Alexandria, Virginia
22314, 054.04-0E-01

From: CL/Commercial Low with proffer
To: CL/Commercial Low

LAND DESCRIPTION: 711 Pendleton Street, Alexandria, Virginia
22314, 054.04-0E-02

From: CL/Commercial Low with proffer
To: CL/Commercial Low

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

9. City Council adopted an ordinance to amend and reordain Section 2-188.1 (RECREATION AND ENTERTAINMENT USE) of Article II (DEFINITIONS); Section 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.

The ordinance reads as follows:

ORDINANCE NO. 5552

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.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00006, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 4, 2024 of a text amendment to the Zoning Ordinance to add dog play area to the recreation and entertainment use definition and add to the CL, CC, CSL, and Mount Vernon urban overlay zones recreation and entertainment, indoor as a permitted use and outdoor as a special use, which recommendation was approved by the City Council at public hearing on June 15, 2024;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-188.1 of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

2-188.1 – Recreation and entertainment use.

Commercial uses for indoor or outdoor participation in or observation of games, arts, culture, recreation or similar activities. Recreation uses in this definition are other than those listed in section 2-129.1 for congregate recreational facilities. Recreation and entertainment uses include but are not limited to:

- Amusement parks;
- Athletic fields;
- Billiard halls;
- Bowling alleys;

Children's play areas;
Court game facilities;
Dog play area:
Game rooms;
Golf courses, miniature or otherwise, and driving ranges;
Skating rinks;
Swimming pools;
Theaters;
Video arcades.

Section 2. That Sections 4-102, 4-103, 4-202, 4-203, 4-302, and 4-303 of the Zoning Ordinance be, and the same hereby are, amended by inserting new language shown in underline, as follows:

Sec. 4-100 – CL/Commercial low zone.

4-102 – Permitted uses.

The following uses are permitted in the CL zone:

- (J.1) Recreation and entertainment use, indoor;
- (J.12) Restaurant located within a commercial complex;

4-103 – Special uses.

The following uses may be allowed in the CL zone pursuant to a special use permit:

- (L.1) Recreation and entertainment use, outdoor;

Sec. 4-200 – CC/Commercial community zone.

4-202 – Permitted uses.

The following uses are permitted in the CC zone:

- (I.1) Recreation and entertainment use, indoor;
- (I.12) Restaurant located within a commercial complex or hotel;

4-203 – Special uses.

The following uses may be allowed in the CC zone pursuant to a special use permit:

- (Q.1) Recreation and entertainment use, outdoor;

Sec. 4-300 – CSL/Commercial service low zone.

4-302 – Permitted uses.

The following uses are permitted in the CSL zone:

(I.1) Recreation and entertainment use, indoor;

4-303 – Special uses.

The following uses may be allowed in the CSL zone pursuant to a special use permit:

(W.1) Recreation and entertainment use, outdoor;

Section 3. That Section 6-603 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 6-600 – Mount Vernon Avenue urban overlay zone.

6-603 – Uses.

(B) ~~Reserved. Special use additions. The following uses are allowed by special use permit, in addition to those listed in the CL zone:~~

~~(1) Recreation and entertainment use, limited to live theater, music venues and similar entertainment opportunities.~~

(C) *Retail and neighborhood focus uses.* Within the retail focus area, uses occupying first floor space of a building shall be limited to the following:

(3) Recreation and entertainment use, indoor, ~~as limited in section (B)(1) above.~~

Section 4. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 5. That Section 2-188.1, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 6. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

10. 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 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.

The ordinance reads as follows:

ORDINANCE NO. 5553

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.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2024-00001, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 4, 2024 of an amendment to the Landmark/Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend Map 10: Landmark/Van Dorn Land Use, to amend the land use map for the subject property from OCM(50) to RH (Residential High), which recommendation was approved by the City Council at public hearing on June 15, 2024;
2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Landmark/Van Dorn Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended to update Map 10: Landmark/Van Dorn Land Use, to amend the land use map for the subject property from OCM(50) to RH (Residential High), attached hereto and incorporated fully herein by reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk

of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

11. City Council adopted 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 (5) 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.

ORDINANCE NO. 5554

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.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2024-00002, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 4, 2024 of a rezoning of the properties at 6101 and 6125 Stevenson Avenue from, OCM(50)/Office commercial medium (50) to CRMU-H/Commercial residential mixed use (high), which recommendation was approved by the City Council at public hearing on June 15, 2024;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 047.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 6101 Stevenson Avenue, Alexandria, Virginia
22304, 047.03-04-02

From: OCM(50)/Office commercial medium (50)
To: CRMU-H/Commercial residential mixed use (high)

LAND DESCRIPTION: 6125 Stevenson Avenue, Alexandria, Virginia

22304, 047.03-04-01

From: OCM(50)/Office commercial medium (50)
To: CRMU-H/Commercial residential mixed use (high)

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 047.03 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

12. City Council adopted 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.

ORDINANCE NO. 5555

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.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2024-00007, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 4, 2024 of a text amendment to the Zoning Ordinance to amend CDD#2 to exempt uses from complying with the parking minimums under the Zoning Ordinance, which recommendation was approved by the City Council at public hearing on June 15, 2024;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-602(A) of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

- (A) The CDD districts, as shown on Table 1, are as follows:
Table 1. Coordinated Development Districts

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses

2	Eisenhower Avenue Metro	<p>OC zoning regulations apply except that:</p> <p>-Maximum F.A.R. is 1.25, except 2.0 with an architectural design SUP as specified in the master plan</p> <p>- Maximum heights shall be 100 feet, except on property known as the Hoffman Tract, where the maximum height shall not exceed 150 feet.</p> <p>Any project proposed for development under the OC Office Commercial zoning shall conform to the design principles and guidelines outlined in the Eisenhower East Small Area Plan as may be amended. Development is prohibited on any portion of the property delineated in the Eisenhower East Small Area Plan, as may be amended, as public open space or roadways, however, this restriction is not intended to affect the amount of total development on the parcel.</p>	<p>The development controls for each development block including principal land uses, required minimum percent of commercial, maximum and minimum building height, required on-site publicly accessible open space, and required minimum retail are delineated in "Table I "Development Summary" of the Eisenhower East Small Area Plan as may be amended. In addition, development shall be in accordance with the guidelines in the Eisenhower East Small Area Plan as may be amended.</p> <p>Maximum F.A.R.: No maximum F.A.R. The building volume shall be in accordance with the Eisenhower East Small Area Plan as may be amended.</p> <p>Minimum open space: The minimum open space shall conform to the Eisenhower East Small Area Plan as may be amended.</p> <p>Minimum yards: None, except as may be applicable pursuant to the supplemental yard and setback regulations of section 7-1000.</p> <p>Area Requirements: There are no lot area or frontage requirements.</p> <p><u>Parking: The minimum parking requirements in Section 8-200(A) for all uses shall not apply.</u></p> <p>The height-to-setback ratio required in section 6-403(A) and the zone transition requirements of section 7-900 do not apply.</p> <p>All proposed development shall be reviewed for compliance with the design principles and guidelines by the Eisenhower East Design Review Board.</p>	<p>The maximum and minimum building heights shall conform to the Eisenhower East Small Area Plan as may be amended.</p>	<p>Active recreational uses; animal care facility; any use with live entertainment; apartment hotel; business and professional office; child care home; church; congregate housing facility; congregate recreational facility; continuum of care facility; day care center; dwelling, multi-unit; elder care home; food or beverage production exceeding 5,000 sq. ft., which includes a retail component; fraternal or private club; health and athletic club or fitness studio; health profession office; helistop; homeless shelter; hospice; hospital; hotel; light assembly, service, and crafts; medical care facility; medical laboratory; nursing or convalescent home or hospice; outdoor dining located on private property; outdoor market; passive recreational use; personal service establishment; public park; private school, academic; private school, commercial; public building; public school; radio or television broadcasting office and studio; recreation and entertainment use, indoor and outdoor; restaurant; retail shopping establishment; theater, live; social service use; solar energy system not serving a building; valet parking; and veterinary/animal hospital</p>

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602(A), as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

12a. City Council adopted 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 modification to City infrastructure to further and accommodate such use.

ORDINANCE NO. 5556

AN ORDINANCE to initiate and establish the process for granting a franchise by the City of Alexandria, Virginia to use certain public property for publicly available electric vehicle supply equipment.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the City of Alexandria ("the City") proposes to grant a franchise, in the matter prescribed by law permitting publicly available electric vehicle supply equipment on certain public property as set forth in the following proposed franchise ordinance:

ORDINANCE NO. ____

AN ORDINANCE to grant to _____, its successors and assigns, a franchise ("Franchise") under certain conditions, permitting the franchise to use certain public property to design, install, own, operate, maintain, repair, upgrade, and remove publicly available electric vehicle supply equipment ("EVSE").

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That this Franchise is hereby granted to _____, hereinafter referred to as "Grantee", its successors and assigns, to permit the Grantee to use certain public property to design, install, own, operate, maintain, repair, upgrade, and remove EVSE for the use and benefit of the public, including incidental design, construction, and modifications to City infrastructure to further and accommodate such use.

Section 2. That the said Franchise is granted to the Grantee after public notice and invitation for bids, as required by law, pursuant to Section 3 of Ordinance No. _____, and after the invitation for bids was duly closed and all bids were fully and carefully investigated and evaluated.

Section 3. That the Grantee be, and hereby is, granted a Franchise for no less than ten years, beginning upon execution of the franchise agreement ("Franchise Agreement"), and the Franchise may be extended by successive five-year periods, not to exceed a total term of forty years, upon mutual, written contract of the parties, to use certain public property to design, install, own, operate, maintain, repair, upgrade, and remove publicly available EVSE for the use and benefit of the public. Grantee may perform incidental design, construction and modifications to City infrastructure to support Grantee's primary use of such public property with the City's prior written consent and in compliance with the franchise agreement, all applicable federal, state, and local laws and regulations. Grantee shall strictly comply with the terms of this Ordinance and with the Franchise Agreement, or such agreement substantially similar to the Franchise Agreement, attached hereto and incorporated fully herein by reference, together with all applicable laws and regulations of the City of Alexandria, the Commonwealth of Virginia, and the United States, and any regulatory agency having jurisdiction, including without limitation, compliance with the following conditions:

1. Comply with all requests of the City Manager of the City of Alexandria (the "City Manager").
2. This Franchise may be assigned or transferred with the prior written consent of the City; such consent will not be unreasonably withheld.
3. Grantee shall obtain liability insurance to the satisfaction of the City Attorney of the City of Alexandria; such insurance shall name the City as an additional insured.
4. Grantee shall protect all property of the City or any other person during any work to design, install, own, operate, maintain, repair, upgrade, and remove EVSE for the use and benefit of the public, including incidental design, construction and modifications to City infrastructure to further and accommodate the use of public property, and shall fully restore, in kind, any property damaged or destroyed during any such work.
5. Additional conditions provided in the Franchise Agreement attached hereto and incorporated fully herein by reference, or other agreement substantially similar to the Franchise Agreement.
6. Grantee shall remove its property at its own expense at the expiration or termination of this Franchise (or any extension hereof) unless otherwise agreed to in writing that the City will accept such property.

Section 4. That the City Manager be and hereby is authorized to execute such documents as may be required to effectuate this Franchise hereby granted.

Section 5. That the City Clerk of the City of Alexandria (the "City Clerk") be and hereby is authorized to attest the execution of said documents and to affix thereon the official seal of the City.

Section 2. That as soon as this Ordinance has been finally passed, the City Clerk shall cause to be advertised, once a week for two successive weeks in a newspaper published in the City, a descriptive notice of the proposed ordinance contained in Section 1 of this Ordinance, and, in addition thereto, shall by such advertisement invite bids for the Franchise proposed to be granted by such proposed ordinance, by publishing with the descriptive notice of such ordinance a notice which shall be in substantially the following form:

NOTICE

BIDS ARE INVITED BY THE CITY OF ALEXANDRIA, VIRGINIA, FOR THE GRANT OF A FRANCHISE PERMITTING THE GRANTEE TO USE CERTAIN PUBLIC PROPERTY TO DESIGN, INSTALL, OWN, OPERATE, MAINTAIN, REPAIR, UPGRADE, AND REMOVE PUBLICLY AVAILABLE ELECTRIC VEHICLE SUPPLY EQUIPMENT FOR THE BENEFIT OF THE PUBLIC, INCLUDING INCIDENTAL DESIGN, CONSTRUCTION, AND MODIFICATIONS TO CITY INFRASTRUCTURE TO FURTHER AND ACCOMMODATE SUCH USE.

THE TERMS AND CONDITIONS FOR THE FRANCHISE ARE ATTACHED TO THE ORDINANCE AND ARE AVAILABLE ON THE CITY'S WEBSITE AT [HTTPS://WWW.ALEXANDRIAVA.GOV/ENERGY/ELECTRIC-VEHICLES](https://www.alexandriava.gov/energy/electric-vehicles).

THE TERM OF THE FRANCHISE IS NEGOTIABLE BUT SHALL BE FOR AN INITIAL TERM OF NO LESS THAN 10 YEARS WITH SUCCESSIVE EXTENSIONS OF 5 YEARS EACH, NOT TO EXCEED A TOTAL TERM OF FORTY YEARS, SUBJECT TO THE APPROVAL OF CITY COUNCIL.

ALL BIDS ARE TO BE SUBMITTED IN WRITING IN THE FORMAT REQUIRED BY THE TERMS AND SPECIFICATIONS OF THE INVITATION TO BID. THE BID DOCUMENTS ARE TO BE SENT TO AMY POSNER BY E-MAIL AT AMY.POSNER@ALEXANDRIAVA.GOV AND MUST BE RECEIVED ON OR BEFORE 4 P.M. EASTERN TIME, SEPTEMBER 13, 2024. AT THAT TIME BIDS SHALL BE PUBLICLY OPENED AND BIDDERS IDENTIFIED. THE LOCATION OF THE BID OPENING WILL BE 301 KING STREET, ROOM 2000, ALEXANDRIA, VA 22314.

IN ADDITION, IDENTIFICATION OF ALL BIDDERS SHALL BE ANNOUNCED, A BRIEF SUMMARY OF EACH BID RECEIVED SHALL BE READ, AND THE PRESIDING OFFICER SHALL INQUIRE IF ANY FURTHER BIDS ARE OFFERED IN OPEN SESSION OF THE CITY COUNCIL FOR THE CITY OF ALEXANDRIA IN COUNCIL CHAMBERS, CITY HALL, 301 KING STREET, SECOND FLOOR, ALEXANDRIA, VIRGINIA, 22314, ON SEPTEMBER 24, 2024 AT 7 P.M. EASTERN TIME. AT THE SEPTEMBER 24, 2024 MEETING, THE PRESIDING OFFICER SHALL DECLARE THE BIDDING CLOSED AND THE PRESIDING OFFICER SHALL REFER THE BIDS RECEIVED TO THE CITY MANAGER AND/OR CITY STAFF TO EVALUATE, REVIEW, AND CONSIDER IN THE MANNER PRESCRIBED BY THE TERMS AND SPECIFICATIONS OF THE INVITATION TO BID, INCLUDING THE

SELECTION OF, AND NEGOTIATION OF A FRANCHISE AGREEMENT OR SIMILAR DOCUMENT WITH A RESPONSIVE BIDDER. AS SOON THEREAFTER AS PRACTICABLE, THE CITY MANAGER AND/OR STAFF WILL RECOMMEND THE SUCCESSFUL BIDDER AND PRESENT THE NEGOTIATED FRANCHISE AGREEMENT FOR CONSIDERATION AND APPROVAL BY CITY COUNCIL.

THE CITY RESERVES THE RIGHT IN THE CITY MANAGER'S SOLE DISCRETION TO REJECT ANY AND ALL BIDS, TO TERMINATE NEGOTIATIONS AT ANY STAGE OF THE SELECTION PROCESS, AND TO READVERTISE THE ORDINANCE WITH OR WITHOUT MODIFICATION.

THE DESCRIPTIVE NOTICE OF THE PROPOSED FRANCHISE NOTICE IS AS FOLLOWS:

The proposed ordinance will grant an exclusive franchise under certain conditions, permitting the grantee to use certain public property in the City of Alexandria, Virginia, to design, install, own, operate, maintain, repair, upgrade, and remove publicly available electric vehicle supply equipment, including incidental design, construction, and modifications to City of Alexandria, Virginia infrastructure to further and accommodate such use. Complete text of the ordinance is available in the office of the City Clerk.

Section 3. That this Ordinance shall become effective on the date and at the time of its final passage.

The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, Councilman McPike; Opposed, none.

V. OTHER BUSINESS

Reports and Recommendations from the City Manager

(Please note these items are not public hearing items)

13. 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.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13, 07/02/24; and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilwoman Gaskins and carried unanimously, City Council: (1) accepted the gift of Wrought, Knit, Labors, Legacies from Olalekan Jeyifous; and (2) gifted the artwork to Washington Metropolitan Area Transit Authority (WMATA) for placement at Braddock Road Metro Station. The vote as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember

Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

14. Consideration of a Grant Application to the 2024 State Homeland Security Program (SHSP)

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 14; 07/02/24, and incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilwoman Gaskins and carried unanimously, City Council: (1) approved the competitive State Homeland Security Program grant application for funding up to \$250,000. The projected period of performance will last from September 1, 2024, through June 30, 2026. Awarded grant funds will be used by the Alexandria Fire Department (AFD) to procure, install, and implement an incident command training simulator; and (2) authorized the City Manager to execute the necessary documents that may be required to accept the grant. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

15. Consideration of a Grant Application to the 2024 Rescue Squad Assistance Fund (RSAF).

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 07/02/24, and incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilwoman Gaskins and carried unanimously, City Council: (1) approved the competitive Rescue Squad Assistance Fund (RSAF) grant application for funding up to \$50,000. The projected period of performance will last from January 1, 2025, through December 31, 2025; and (2) authorized the City Manager to execute the necessary documents that may be required. The voting was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

16. 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.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 16; 07/02/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilwoman Gaskins and carried unanimously, City Council approved: (a) a Housing Opportunities Fund (HOF) loan totaling \$3,475,000, including \$3,000,000 in new FY 2025 CIP funds; (b) a pilot rental subsidy grant of \$350,000 from the Housing Trust Fund (HTF); and (c) authorization of the City Manager to execute such documents as may be necessary to implement the loan and

grant agreements, as well as such other items necessary to memorialize the City's support for Community Lodgings, Inc. state housing opportunity tax credit application. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

VI. ORDINANCES AND RESOLUTIONS

17. 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]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 17; 07/02/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Vice Mayor Jackson, and carried unanimously by roll-call vote, City Council adopted a resolution designating the Community Lodgings, Inc., (CLI) Elbert Avenue Project site as "Revitalization Area" pursuant to Virginia Code Section 33-55/30:3.A. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

The resolution reads as follows:

RESOLUTION NO. 3238

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of the Virginia of 1950, as amended, the City Council of the City of Alexandria, Virginia, desires to designate the site which will include the proposed CLI Elbert Avenue Project Site located at 3908-3916 Elbert Avenue as the area (the "Area") described on Exhibit A attached hereto, as a revitalization area;

WHEREAS, the proposed Area will support a mixed income development, including 91 units affordable to households at a range of incomes, from at-or-below 30% to 60% of the Area Median Income, helping to address this Arlandria's critical housing needs;

WHEREAS, the revitalization area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition;

WHEREAS, private enterprise and investment are not reasonably expected, without assistance, to produce decent, safe and sanitary housing and supporting facilities that will meet the needs of low- and moderate-income persons and families in such area and thereby create a desirable economic mix of residents in such area;

WHEREAS, the range and amount of housing affordability proposed in this Area would not be economically feasible without the provision of federal low-income housing tax credits along with City investment at advantageous rates and terms; and

WHEREAS, the proposed redevelopment will provide a critical source of affordable housing for current and future low-and-moderate income residents at a range of incomes whose tenancy and local employment is essential to the Alexandria's future economic development and sustainability, as well as to the City's strategic goal of maintaining neighborhoods that are diverse and inclusive;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

- (1) The revitalization area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition; and
- (2) Private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low-and- moderate income persons and families in the Area and induce other persons and families to live within such area thereby creating a desirable economic mix of residents.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia 1950, as amended, the Area is hereby designated as a revitalization area.

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

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 18; 07/02/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Vice Mayor Jackson and carried unanimously by roll-call vote, City Council adopted the resolution approving RIDE24LLC to provide private medical transports in the City of Alexandria. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

The resolution reads as follows:

RESOLUTION NO. 3239

WHEREAS, RIDE24 LLC, seeks to operate as a licensed EMS agency in the Commonwealth of Virginia for non-emergent medical transportation; and

WHEREAS, RIDE24 LLC wishes to incorporate non-emergent advanced life support (ALS) and basic life support (BLS) transportation; and

WHEREAS, RIDE24 LLC intends to provide inter-facility in hospital BLS and ALS medical transport services in the City of Alexandria; and

WHEREAS, RIDE24 LLC has requested licensure as an EMS agency in the Commonwealth of Virginia to allow them to operate in the Commonwealth, to include the City of Alexandria; and

WHEREAS, RIDE24 LLC will not interfere with the mission of the Alexandria Fire Department or respond to medical emergencies within the City of Alexandria.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA**

On this date of July 2, 2024, the Alexandria City Council does hereby approve RIDE24 LLC to operate within the City of Alexandria, Virginia.

**VII. Public Hearing Matters
Planning Commission (continued)**

19. CASE BAR#2024-00160 OHAD
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.

(A copy of the Board of Architectural Review's report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 19; 07/02/24, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Nancy Petit, Alexandria, speaking on behalf of the appellants, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.
2. Scott Corzine, Alexandria, speaking on behalf of the appellants, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.
3. Allan Krinsman, Alexandria, requested that Council not approve the certificate of

appropriateness.

4. Katie King, Alexandria, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.

5. Ellen Mosher, Alexandria, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.

6. Raymond Eresman, Alexandria, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.

7. Ann Shack, Alexandria, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.

8. Elizabeth Hader, Alexandria, requested that Council reject the certificate of appropriateness for new construction at 301 N. Fairfax Street.

9. Matt Westover, attorney for the applicant of 301 N. Fairfax Street, spoke in support of the project and requested that Council uphold the decision of the Board of Architectural Review.

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilman Aguirre and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilman Aguirre and carried 6-1, City Council affirmed the decision of the Board of Architectural Review to approve the Certificate of Appropriateness. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilwoman Gaskins, and Councilman McPike; Opposed, Councilman Chapman.

20. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 20; 07/02/24, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Lauren Riley, attorney for the applicant, spoke in support of the application.
2. Bill Butcher, applicant, spoke in support of the application.

Councilman Chapman made a disclosure statement noting that within the last 12

months he has received an in-kind campaign contribution in excess of \$100 from Port City Brewery, the owner Bill Butcher. Councilman Chapman noted that he has discussed the matter with the City Attorney and pursuant to State and local law, he was able to vote on the item and he was able to participate in the transaction fairly, objectively, and in the public interest. And now a proper disclosure has been made and Councilman Chapman would participate in the vote for this transaction.

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council approved the Planning Commission recommendation without the amended condition #3. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

21. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 21; 07/02/24, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Gaskins and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

22. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 22; 07/02/24, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Gayle Reuter, Alexandria, spoke in favor of the special use permit.
2. Duncan Blair, attorney for the applicant, spoke in favor of the special use permit and was available to answer questions.

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Gaskins and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

23. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 23; 07/02/24, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Kendall Wangsgard, Alexandria, spoke against the application and requested that it the application be deferred for further assessment by staff.
2. Susan Barkell, Alexandria, requested that the approval be delayed to address the concerns of the residents directly affected by proposed project.
3. William Schreiber, Alexandria, spoke in support of the proposed project.
4. Dino Drudi, Alexandria, noted that the developer has offered ample chances for citizen engagement for the project. Mr. Drudi noted that there was concern about the project and scale of the project.
5. Sharon Jones Frazier, Alexandria, spoke against the application and the effect this project will have on property values of the surrounded properties.
6. Duncan Blair, attorney for the applicant, spoke in support of the proposed project.

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed,

none.

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Gaskins and carried unanimously, City Council approved the Planning Commission recommendation with an amendment to Condition 105(g) stating: No bollards, fences, large plantings, or other obstructions are to be installed within two feet of the southern property line adjacent to the walkway on Lot 13 and the public alley. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

VIII. FOR INFORMATION ONLY
Planning Commission (continued)

24. 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 24; 07/02/24, and is incorporated as part of this record by reference.)

This case was for information only.

IX. Closed Executive Session

25. Consideration of a Closed Executive Session

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously, City Council reconvened in closed session at 8:37 p.m. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman McPike and carried unanimously, City Council reconvene in open session at 9:50 p.m. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously, City Council adopt the resolution regarding the closed executive session that was previously circulated to the Council. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

The resolution reads as follows:

RESOLUTION NO. 3240

WHEREAS, the Alexandria City Council has this 2nd day of July, 2024 recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.

X. ADJOURN

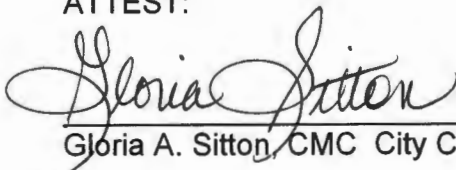
THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilmember Bagley, seconded by Councilwoman Gaskins and carried unanimously, City Council adjourned the public hearing meeting of July 2, 2024 at 9:52 p.m. The vote was as follows: Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none.

APPROVED BY:



JUSTIN M. WILSON MAYOR

ATTEST:



Gloria A. Sitton, CMC City Clerk

Adopted: September 10, 2024