

# City of Alexandria

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



## **Docket - Final**

**Saturday, September 18, 2021**

**9:30 AM**

**City Council Public Hearing**

The September 18, 2021 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 a video conference call on Zoom. The meeting can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

**Webinar ID: 962 6490 0151**

**Webinar Passcode: 470146**

**Dial-In number: (301) 715-8592**

**Registration link: [https://zoom.us/webinar/register/WN\\_ZKDq8Jb2QViSnkR8RR8qwxw](https://zoom.us/webinar/register/WN_ZKDq8Jb2QViSnkR8RR8qwxw)**

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for best results. If you are unable to access Zoom, 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 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 (see link above). If you have a prepared statement or written comments for the**

record, you may email it to the City Clerk at [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov). Speakers are encouraged to submit their written comments to the City Clerk.

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

## OPENING

### 1. Calling the Roll.

[22-0334](#) After item - Roll Call card

Attachments: [22-0334\\_roll call card](#)

### 2. Public Discussion Period

[This period is a public comment period. 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.]

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

### ACTION CONSENT CALENDAR (3-6)

#### Planning Commission

3. [22-0258](#) Development Special Use Permit #2021-10018  
4300 King Street, 3101 Park Center Drive, and 4401 Ford Avenue - Park Center  
Public Hearing and consideration of a request for a Development Special Use Permit with modifications to construct an outdoor amenity space, dog park, bus stops, and various pedestrian improvements (amending DSUP #2018-00004); zoned: CRMU-H/Commercial Residential Mixed Use (High).  
Applicant: Lowe Enterprises Real Estate Group, represented by Kenneth W. Wire, attorney  
Planning Commission Action: Recommended Approval 6-0  
Attachments: [22-0258 Staff Report](#)  
[22-0258 Site Plan](#)  
[22-0258 Presentation](#)

4. [22-0259](#) Special Use Permit #2021-00060

Special Use Permit #2021-00061

Encroachment #2021-00005

2412 and 2514 Richmond Highway, and 2500 Oakville Street

Public Hearing and consideration of requests for: (A) a Special Use Permit for increased mechanical penthouse height per Section 6-403(B)(3); (B) a Special Use Permit for a waiver of sign requirements per Section 9-103(D); and (C)

Encroachments into the public right-of-way on Fannon Street for signs; zoned: CDD #24/Coordinated Development District #24.

Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 5-0

**Attachments:** [22-0259 \(SUP2021-00060\) Staff Report](#)

[22-0259 \(SUP2021-00061\) Staff Report](#)

[22-0259 \(ENC2021-00005\) Staff Report](#)

[22-0259 \(SUP2021-00060\) Presentation](#)

[22-0529 \(SUP2021-00061\) Presentation](#)

[22-0259 \(ENC2021-00005\) Presentation](#)

5. [22-0260](#)

Zoning Text Amendment #2021-00008

Extension of Temporary Program for Business Relief and to Address Public Need Related to COVID-19 to April 1, 2022

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to extend the expiration of an existing temporary program for business relief from January 1, 2022 to April 1, 2022.

Staff: City of Alexandria

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0260 Staff Report](#)

[22-0260 Presentation](#)

6. [22-0262](#)

Master Plan Amendment #2021-00005

Beauregard Small Area Plan Amendments

Public Hearing and consideration of amendments to the Beauregard Small Area Plan chapter of the Master Plan to: add proposed land-use designations, consistent with existing uses as shown in the Plan, for all properties in the Small Area Plan currently without a proposed land-use designation; add proposed maximum height limitations, consistent with existing zoning height limitations, at all properties in the Small Area Plan currently without a proposed maximum height limitation; change the existing land-use designation for the property at 4880 Mark Center Drive from office to office/residential/commercial; and remove the property at 4880 Mark Center Drive

from the existing and proposed office-only use maps in the Plan.  
Applicant: City of Alexandria, Department of Planning & Zoning  
Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0262 Staff Report](#)  
[22-0262 Presentation](#)

## END OF ACTION CONSENT CALENDAR

## ROLL-CALL CONSENT CALENDAR (7-11)

7. [21-1013](#) Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 2800 Hope Way to construct and maintain an encroachment for a portion of a staircase on North Beauregard Street (Implementation Ordinance for Encroachment No. 2021-00001 associated with 2800 Hope Way - The Spire & Episcopal Church of the Resurrection approved by City Council on May 15, 2021). [ROLL-CALL VOTE]  
**Attachments:** [21-1013 cover](#)  
[21-1013 ordinance](#)  
[21-1013 plat](#)  
[21-1013 Final Ordinance](#)
8. [22-0158](#) 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 chapter of such master plan as Master Plan Amendment No. 2020-00009 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. 2020-00009 associated with 5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD approved by City Council on July 6, 2021). [ROLL-CALL VOTE]  
**Attachments:** [22-0158 cover](#)  
[22-0158 ordinance](#)  
[22-0158 Final Ordinance](#)
9. [22-0162](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 047.02 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 properties at 5701, 5701 B, a portion of 5815, and 5901 Duke Street from CR/Commercial Regional to CDD #29/Coordinated Development District #29 and 5801 and a portion of 5815 Duke Street from CRMU-M/Commercial Residential Mixed Use (Medium) to CDD #29/Coordinated Development District #29 in accordance with the said zoning map amendment heretofore approved by city council

as Rezoning No. 2021-00003 (Implementation Ordinance for Rezoning No. 2021-00003 associated with 5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD approved by City Council on July 6, 2021).

[ROLL-CALL VOTE]

**Attachments:** [22-0162 cover](#)  
[22-0162 ordinance](#)  
[22-0162 Final Ordinance](#)

10. [22-0160](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (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. 2021-00002 (Implementation Ordinance for Text Amendment No. 2021-00002 associated with 5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD approved by City Council on July 6, 2021). [ROLL-CALL VOTE]

**Attachments:** [22-0160 cover](#)  
[22-0160 ordinance](#)  
[22-0160 Final Ordinance](#)

11. [22-0269](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2022. [ROLL-CALL VOTE]

**Attachments:** [22-0269 Att 1 - September 2021 Cover ordinance](#)  
[22-0269 Att 2 - September 2021 SAO Ordinance](#)  
[22-0269 Att 3 - Budget Decisions - CC verison](#)  
[22-0269 Final Ordinance](#)

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

12. [22-0270](#) Public Hearing and Consideration of an Amendment to Five-Year License Agreement dated December 1, 2019, between the City of Alexandria, Virginia and Crown Castle Fiber, LLC., to Permit Crown Castle to Install an 150 foot Build of Four Conduits and Fiber Optic Cables in the City of Alexandria's Public Rights-of-Ways.

**Attachments:** [22-0270 Attachment 1 License Amendment](#)  
[22-0270 Map - \(17823\) 4850 MARK CENTER DR - OSP](#)  
[22-0270 Attachment 3 License Agreement pages](#)

13. [22-0271](#) Public Hearing and Consideration of A Second 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 Install Two Conduit and Fiber Optic Builds (a

northern build of approximately 3,201 linear feet and a southern build of approximately 2,978 linear feet) to 701 East Glebe Road in the City of Alexandria's Public Rights-of-Ways.

**Attachments:** [22-0271 Attachment 1 - Second Amendment to the License Agreement with M](#)  
[22-0271 Attachment 2 - Map of Proposed Northern and Southern Builds](#)  
[22-0271 Attachment 3 - Current License Agreement between the City of Alexar](#)

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

### Planning Commission (continued)

14. [22-0257](#) Zoning Text Amendment #2021-00003  
Zoning Ordinance Practical Updates  
(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to amend sections 1-400, 7-203, 7-2501 and 11-1302 to correct technical errors; to amend various sections of Article II to correct technical errors in definitions, define accessory building and clarify definitions related to accessory uses and structures, floor area, open space and trellises; to amend various sections of Articles IV to clarify lot requirements and bulk and open space regulations for mixed use buildings; to amend section 6-403 to allow solar energy systems as mechanical equipment not subject to maximum height limits; to amend various sections of Article VII to clarify language related to accessory uses and structures and home occupations, to allow electric vehicle charging structures in required yards, to allow permeable driveways to access accessory buildings containing accessory dwellings, to repeal limitations on aesthetic guidelines governing wireless facilities and to prohibit the use of tall trellises as fences; to amend section 8-200 to allow tandem parking for small multifamily dwellings; to amend various sections of Article XI, Division C to establish procedures for the Board of Zoning Appeals to extend zones for split-zoned properties and to amend section 13-114 to reflect recommendations by the Virginia Department of Environmental Quality, as part of the 2020 Chesapeake Bay Audit and required under the Virginia Administrative Code.  
Staff: City of Alexandria, Department of Planning & Zoning  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:** [22-0257 Staff Report](#)  
[22-0257 Presentation](#)
15. [22-0261](#) Encroachment #2021-00004  
421 Gibbon Street  
Public Hearing and consideration of a request for an Encroachment into the public

right-of-way along Gibbon Street; zoned: RM/Townhouse.

Applicants: Christine and Sam Thuot

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0261 Staff Report](#)

[22-0261 Presentation](#)

[22-0261 After items](#)

16. [22-0263](#) Development Special Use Permit #2021-10021  
220 South Union Street - Hotel Indigo  
Public Hearing and consideration of a request for a Development Special Use Permit with site plan to modify the conditions of approval to permit greater flexibility regarding access, use and valet-assisted management of the underground parking garage (amending DSUP #2012-00019); zoned: W-1/Waterfront Mixed Use.  
Applicant: Carr 220 South Union Street LLC, represented by Kenneth W. Wire, attorney  
Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0263 Staff Report](#)

[22-0263 Site Plan](#)

[22-0263 Presentation](#)

[22-0263 After item](#)

17. [22-0264](#) Development Special Use Permit #2021-10012  
101 Duke Street - South Union Street Townhouses  
Public Hearing and consideration of a request for a Development Special Use Permit with site plan to construct six four-story townhouses with attached two-car parking garages and modifications to the side yard setback requirements for Lots 3, 4 and 6, lot width requirements for Lots 1 and 6, crown coverage requirement for Lots 1, 2, 5 and 6, and vision clearance for Lot 1, and a Special Use Permit to increase the floor area ratio to 2.0; zoned: W-1/Waterfront Mixed Use.  
Applicant: Eleventh Street Development, LLC, represented by Kenneth W. Wire, attorney  
Planning Commission Action: Recommended Approval 5-1

**Attachments:** [22-0264 Staff Report](#)

[22-0264 Site Plan](#)

[22-0264 Presentation](#)

[22-0264 After items](#)

[22-0264 After items \(1\)](#)

18. [22-0256](#) **FOR INFORMATION ONLY**  
City Charter Section 9.06 Case #2021-00003



1703 North Beauregard Street

Receipt of the Planning Commission's report concurring that the proposed purchase of property by the City of Alexandria on behalf of Alexandria City Public Schools and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: Alexandria City Public Schools

Planning Commission Action: Approved 6-0

**Attachments:** [22-0256 Staff Report](#)

[22-0256 Presentation](#)

## ORDINANCES AND RESOLUTIONS

19. [22-0268](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Create the Landmark Community Development Authority ("CDA"). [ROLL-CALL VOTE]  
**Attachments:** [22-0268 Attachment 1 Landmark Community Development Authority Ordinance](#)  
[22-0268 Attachment 2 Proposed Articles of Incorporation](#)  
[22-0268 Attachment 3 Memorandum of Understanding](#)  
[22-0268 Attachment 4 Petition to Create Landmark CDA](#)  
[22-0268 Attachment 5 Rate and Method of Apportionment of Special Assessments](#)  
[22-0268 Presentation: Landmark CDA CC 09142021](#)  
[22-0268 Final Ordinance](#)
20. [22-0266](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend Section 3-3-2 (APPLICATION) of Article A (GENERAL PROVISIONS) 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 and consideration of a resolution for adoption of Guidelines for the use of the Virginia Public-Private Education Facilities and Infrastructure Act of 2002 ("PPEA"). [ROLL-CALL VOTE]  
**Attachments:** [22-0266 Cover and Ordinance to amend Section 3-3-2 of the City Code](#)  
[22-0266 PPEA Resolution](#)  
[22-0266 City of Alexandria PPEA Guidelines](#)  
[22-0266 Unsolicited and Solicited Process Flowchart](#)  
[22-0266 Presentation](#)  
[22-0266 Final Ordinance](#)  
[22-0266 Final Resolution](#)
21. [22-0267](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended by adding new Article Z (LOCAL DISPOSABLE PLASTIC BAG TAX). [ROLL-CALL VOTE]

**Attachments:** [21-0267 Att1 Plastic Bag Ordinance Cover](#)  
[21-0267 Att2 Draft Plastic Bag Ordinance](#)  
[21-0267 Att 3 Final State Guidelines](#)  
[21-0267 Att4 Letter to Regulated Entities](#)  
[21-0267 Att5 EPC and Sierra Club support letters](#)  
[21-0267 Att6 Plastic Bag Fee Survey Results](#)  
[21-0267 Att 7 Plastic Bags Presentation 09-01-2021 \\_edited](#)  
[21-0267 Att8 ARPBA Letter to Alexandria City Council FINAL](#)  
[22-0267 Plastic Bags Assessment Memorandum](#)  
[22-0267 Final Ordinance](#)

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

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*This docket is subject to change.*

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*A limited number of 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.*

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*Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Council's Office at 703.746.4550 (TTY.TDD 838.5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.*

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*City Council meeting are closed-captioned for the hearing impaired.*

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*If the Mayor determines that weather or other conditions are such that it is hazardous for members to attend the Saturday Public Hearing, the hearing will be continued to the next Saturday that is not a legal holiday.*