

City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314



Docket - Final

Tuesday, November 14, 2023

5:30 PM

Public Hearing for Zoning for Housing/Housing for All initiatives
will begin at 7:00 p.m.

Council Chamber

City Council Legislative Meeting

The November 14, 2023 Legislative Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the City Council and staff are participating either in-person or from a remote location through a video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Webinar ID: 982 0732 5436

Webinar Passcode: 909489

Dial-in number: 301-715-8592

Registration : https://zoom.us/webinar/register/WN_zV5y6XT2SEeBk-7ENT2yWw

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.

PLEASE NOTE: Docket Item #6 and Docket Item #18 are the only items that will receive public comment at this meeting.

Those wishing to address Council should submit a Speaker's Form. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website.

Speaker's Form

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

Submission of written statements is encouraged. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

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 Municipal y el Secretario del Consejo por correo electrónico a 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 MATTERS

1. Calling the Roll

2. Electronic Participation Resolution (if needed)

3. Closed Session (if needed)

4. Moment of Silence and Pledge of Allegiance

5. Consideration of the Appointment of the City Attorney

6. [24-1553](#) Public Hearing on the Fiscal Impact Study of the Tentative Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees and Consideration of a Resolution indicating City Council's Good Faith Commitment to the Appropriate Funding Necessary to Implement the Agreement. [ROLL-CALL VOTE].

Attachments: [24-1553 Attachment 2- Tentative Agreement](#)

[24-1553 Presentation for Public Hearing](#)

[24-1553 signed resolution](#)

PROCLAMATIONS AND RECOGNITIONS

7. [24-1566](#) Presentation of a Proclamation Declaring November 23, 2023 as Del Ray Turkey Trot Day.

Attachments: [24-1566 proclamation](#)

II. Oral Report from the City Manager

III. ACTION DOCKET

Regular Consent Calendar (8-13)

8. [24-1549](#) Receipt of the following resignations from Members of Boards, Commissions, and Committees:
- (a) Alexandria Transportation Commission
Oleksandr Faryga
 - (b) Alexandria Archaeological Commission
Elizabeth Vehmeyer
 - (c) Children Youth and Families Collaborative Commission
Alex Robert
 - (d) Environmental Policy Commission
Oleksandr Faryga
9. [24-1572](#) Uncontested Appointments for Boards, Commissions, and Committees:
- a. Ad Hoc Stormwater and Flood Mitigation Advisory Group - 3-year term
1 Budget and Fiscal Affairs Advisory Committee representative
 - b. Beauregard Urban Design Advisory Committee - 2-year term
1 professional member skilled in architecture, planning, landscape architecture and/or urban design.
 - c. Commission for the Arts - 3-year term
1 student or resides in the city and attends a high school located in the City of Alexandria.
 - d. Commission on Aging - 3-year term
1 representative of older persons
1 citizen member
 - e. Commission on Employment - 2-year term
1 representative from recognized area businesses including minority-owned and small businesses.
 - f. Commission on HIV/AIDS - 3-year term
1 member from and representing the City of Alexandria Public Schools
1 Human Rights Commission representative
 - g. Commission on Information Technology - 3-year term
1 Budget and Fiscal Affairs Advisory Commission representative

- h. Commission on Persons with Disabilities - 2-year term
3 citizen members
- i. Economic Opportunities Commission - 2-year term
1 Category II Low Income representative
1 Category I - Elected Official currently holding office - Councilman Aguirre representative.
- j. Emergency Medical Services Council - 2-year term
1 citizen member
- k. Historic Alexandria Resources Commission - 2-year term
1 Planning District III representative
1 Planning District II representative
1 representative who is a member of a volunteer support group.
- l. Human Rights Commission - 3-year term
1 Economic Opportunities Commission representative
- m. Potomac Yard Design Advisory Committee - 2-year term
1 professional skilled in landscape architecture, architecture, or urban design
- n. Sister Cities Committee - 2-year term
1 citizen member
- o. Towing Advisory Board - 3-year term
1 citizen member
2 Law Enforcement representatives
- p. Visit Alexandria Board of Governors - 3-year term
1 hotel owner/manager representative
1 member from any of the above four categories, hotel, restaurant, association, or retail.
- q. Waterfront Commission - 2-year term
1 representative who resides East of Washington Street and North of King Street
1 Founders Park Community Association representative

Attachments: [24-1572 Uncontested Ballot November 23](#)
[24-1572 Redaction Notice](#)
[24-1572 Uncontested November 23 - Redacted](#)

10. [24-1477](#) Consideration of a Grant Application to the Institute of Museum and Library Services.
11. [24-1491](#) Consideration of A First Amendment to a Five-Year License Agreement dated November 1, 2022, between the City of Alexandria, Virginia and Crown Castle Fiber, LLC. to Permit Crown Castle to construct and install an additional enterprise fiber route of approximately 400 feet in the City of Alexandria's Virginia Public Rights-of-Ways.
Attachments: [24-1491 Attachment 1 Amendment No. 1 to License Agreement between City of Alexandria and Crown Castle Fiber, LLC](#)
[24-1491 Attachment 2 Maps of Proposed Builds](#)
[24-1491 Attachment 3 Current License Agreement between City of Alexandria and Crown Castle Fiber, LLC](#)
12. [24-1346](#) Consideration of the Monthly Financial Report for the Period Ending September 30, 2023.
Attachments: [24-1346 Att 1 - Revenue-September 2023](#)
[24-1346 Att 2 - Expenditure September 2023](#)
[24-1346 Att 3 - 1Q Investment report](#)
13. [24-1347](#) Collection of Taxes and Annual Consideration of Authorization to Write-Off Property Tax Balances of Less Than Twenty Dollars.
Attachments: [24-1347 FY23 Collection Docket Item Attachment 1](#)

Roll-Call Consent Calendar (14-15)

14. [24-1463](#) Consideration of a Resolution to Establish FY 2025 Budget Guidance. [ROLL-CALL VOTE].
Attachments: [24-1463 FY 2025 Budget Guidance](#)
[24-1463z signed Resolution](#)
15. [24-1464](#) Consideration of a Budget Resolution Establishing the Process to be Used to Adopt the FY 2025 Operating Budget and the FY 2025 to FY 2034 Capital Improvement Program. [ROLL-CALL VOTE].
Attachments: [24-1464 FY 2025 Budget Process](#)
[24-1464 signed Resolution](#)

IV. ACTION MATTERS

Contested Appointments

16. [24-1552](#) Alexandria-Caen Sister Cities Committee - 2 year term
2 Citizen Members
Attachments: [24-1552 Alexandria Caen Ballot](#)
[24-1552 Redaction Notice](#)
[24-1552 Alexandria-Caen Sister City Committee Redacted](#)

17. [24-1574](#) George Washington Birthday Celebration Committee - 2 year term
1 Citizen Member

Attachments: [24-1574 GW Birthday Committee Ballot](#)
[24-1574 Redaction Notice](#)
[24-1574 George Washington Birthday Celebration Committee Redacted](#)

Recommendations from the City Manager

*****The public hearing on the Zoning for Housing/Housing for All initiatives including the master plan amendments, text amendments and housing policy amendments, will begin on Tuesday, November 14, 2023 at 7:00 PM and will continue onto Saturday, November 18, 2023. As many speakers as possible who sign up to speak on Tuesday, November 14, will be taken on that day, however any speakers who sign up to speak on Tuesday who are not called due to time, will be taken at the continuation of the hearing on Saturday, November 18. You may sign up directly for the continued hearing on Saturday if you prefer not to speak on Tuesday. You may only sign up for and speak on one day or the other, not both. *****

Please Note: This is the beginning of the Public Hearing for the Zoning For Housing/Housing for All item and this item will not begin until 7:00 PM.

18. [24-1539](#) Master Plan Amendment #2023-00005
Zoning Text Amendment #2023-00007
2020-2021 Housing Policy Amendments
Zoning For Housing/Housing For All Initiatives
(A) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (B) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for

two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (C) Consideration of proposed amendments to update the 2020-2021 Housing Policy (1) to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use.

Applicant: City of Alexandria, VA

Planning Commission Action:

- Approval of Master Plan Amendment #2023-00005: 7-0 Vote
- Approval of 2020-2021 Housing Policy Amendments: 7-0 Vote
- Approval of Staff Recommendations for 7 Proposals: 7-0 Vote
 - Bonus Height Recommendation to Table
 - Historic Development Patterns Recommendation to Approve
 - Residential Multi-Unit Analysis Recommendation to Approve
 - Industrial Zone Analysis Recommendation to Approve
 - Coordinated Development District Recommendation to Approve
 - Transit Oriented Development Recommendation to Approve
 - Commercial to Residential Recommendation to Approve
- Endorsement of Parking Recommendations for the Townhouse Zone and Single-family Zone Proposal: 5-2 Vote
- Endorsement of Family Definition Recommendation under the Single-Family Zone

Proposal: 5-2 Vote

- Endorsement of Staff's Townhouse Zones Recommendation: 7-0 Vote
- Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation: 6-1 Vote
- Approval of Zoning Text Amendment #2023-00007: 7-0 Vote

Attachments: [24-1539 Staff Report](#)

[24-1539 Presentation](#)

[24-1539 Additional Materials](#)

[24-1539 after item month 8-23](#)

[24-1539 after item month 9-23](#)

[24-1539 after item month 10-23](#)

[24-1539 after item month 11-23 week one](#)

[24-1539 after item month 11-23 week two](#)

[24-1539 after item week three](#)

Resolutions

None.

Ordinances

None.

V. OTHER BUSINESS

19. [24-1478](#) Consideration of City Council Calendar.

Attachments: [24-1478 City Council Calendar](#)

Closed Session (if needed)

VI. ADJOURN

*The Cablecast schedule of Government meetings on Channel 70 can be found here:
<http://apps.alexandriava.gov/Calendar/AltDisplay/VideoList.aspx>*

This docket is subject to change.

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

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.

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