

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket - Final

Saturday, October 16, 2021

8:00 AM

Council Chamber

Please Note: The Public Hearing Meeting will begin at 9:30 a.m.

**City Council Public Hearing**

**\*\*\*PLEASE NOTE: The Public Hearing Meeting will begin at 9:30 AM or shortly thereafter, following the closed executive session.\*\*\***

The October 16, 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: 933 3926 8745**

**Webinar Passcode: 585024**

**Dial-In Phone Number: 301-715-8592**

**Registration Link:**

**[https://zoom.us/webinar/register/WN\\_iM0vhOzGR4uVVXAwt0D5cA](https://zoom.us/webinar/register/WN_iM0vhOzGR4uVVXAwt0D5cA)**

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.

\*\*\*\*\*

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 a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

## OPENING

### 1. Calling the Roll.

[22-0479](#) Roll Call Card

**Attachments:** [22-0479\\_roll call card](#)

### 2. 8:00 a.m. - Closed Executive Session

[22-0390](#) Closed Executive Session - Consideration of a closed executive session to discuss a personnel matter. [ROLL-CALL VOTE]

**Attachments:** [22-0390\\_resolution](#)

[22-0390\\_closed session motion 101621](#)

[22-0390\\_Final Resolution](#)

### 3. Public Discussion Period

[22-0428](#) After items -#3

**Attachments:** [22-0428\\_After items](#)

[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 (4-5)

#### Planning Commission

4. [22-0374](#) Special Use Permit #2021-00079  
1630 King Street  
Public Hearing and consideration of a request for a Special Use Permit for a personal service establishment with more than 30 feet of frontage along King Street; zoned: KR/King Street urban retail.  
Applicant: Gregorio Colon  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:** [22-0374 Staff Report](#)  
[22-0374 Presentation](#)
5. [22-0375](#) Encroachment #2021-00003  
1321 Cameron Street  
Public Hearing and consideration of a request for an Encroachment into the public right-of-way along Cameron Street for an entry ramp to a day care center; zoned: CD/Commercial downtown.  
Applicant: Ben Adada  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:** [22-0375 Staff Report](#)  
[22-0375 Presentation](#)

## END OF ACTION CONSENT CALENDAR

## ROLL-CALL CONSENT CALENDAR (6-9)

6. [22-0156](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 214 and 216 South Payne Street to construct and maintain an encroachment for a porch at that location (Implementation Ordinance for Encroachment No. 2021-00002 associated with 214 and 216 South Payne Street approved by City Council on July 6, 2021). [ROLL-CALL VOTE]  
**Attachments:** [22-0156 cover](#)  
[22-0156 ordinance](#)  
[22-0156 attachment](#)  
[22-0156 Final Ordinance](#)
7. [22-0285](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Code of the City of Alexandria, Virginia, 1981, and the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00008 (Implementation Ordinance for Text Amendment No. 2021-00008 associated with Extension of Temporary Program for Business Relief and to Address Public Need Related to COVID-10 to April 1, 2022 approved by City Council on September 18, 2021).

[ROLL-CALLVOTE]

**Attachments:** [22-0285 cover](#)  
[22-0285 ordinance](#)  
[22-0285 Final Ordinance](#)

8. [22-0287](#) 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 Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00005 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. 2021-00005 associated with Beauregard Small Area Plan Amendments approved by City Council on September 18, 2021).

[ROLL-CALL VOTE]

**Attachments:** [22-0287 cover](#)  
[22-0287 ordinance](#)  
[22-0287 Final Ordinance](#)

9. [22-0289](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 1-400 (INTERPRETATION OF ORDINANCE) of Article I (GENERAL REGULATIONS); Section 2-104 (ACCESSORY USE), Section 2-119.1 (AVERAGE PRE-CONSTRUCTION GRADE), Section 2-128.1 (COMMERCIAL COMPLEX), Section 2-145 (FLOOR AREA), Section 2-169.1 (LOT, THROUGH), Section 2-180 (OPEN AND USABLE SPACE), Section 2-193.1 (COMMERCIAL COMPLEX), Section 2-197.1 (STRUCTURE, ACCESSORY), Section 2-197.3 (STRUCTURE, SUBORDINATE), and Section 2-200.1 (TRELLIS) of Article II (DEFINITIONS); Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 7-100 (ACCESSORY BUILDINGS, USES AND STRUCTURES), Section 7-101 (PERMITTED ACCESSORY BUILDINGS, USES AND STRUCTURES), Section 7-102 (PROHIBITED ACCESSORY BUILDINGS, USES AND STRUCTURES), Section 7-103 (BUILDING, USE AND STRUCTURE LIMITATIONS), Section 7-202 (PERMITTED OBSTRUCTIONS), Section 7-203 (ACCESSORY DWELLINGS), Section 7-301 (USE LIMITATIONS), Section 7-302 (PROHIBITED OCCUPATIONS), Section 7-303 (USE LIMITATIONS), Section 7-1212 (AESTHETIC STANDARDS GOVERNING WIRELESS FACILITY INSTALLATIONS), and Section 7-2501 (FREESTANDING PRIVATE GARAGES TO THE REAR OF THE MAIN BUILDING) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 8-200 (GENERAL PARKING REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING); Section 11-605 (PROCEDURES FOR CLUSTER DEVELOPMENT APPROVAL), Section 11-1005 (POWERS AND DUTIES),

Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED), and Section 11-1706 (CONTENTS OF PRELIMINARY PLAT APPLICATION) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and Section 13-114 (STORMWATER MANAGEMENT PLAN) of Article XIII (ENVIRONMENTAL MANAGEMENT) and to add and ordain Section 2-123.1 (BUILDING, ACCESSORY), Section 2-128.2 (COMMITTED AFFORDABLE HOUSING) of Article II (DEFINITIONS) and Section 11-1400 (ZONE EXTENSION) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00003 (Implementation Ordinance for Text Amendment No. 2021-00003 associated with Zoning Ordinance Practical Updates approved by City Council on September 18, 2021).

[ROLL-CALL VOTE]

**Attachments:** [22-0289 cover](#)  
[22-0289 ordinance](#)  
[22-0289 Final Ordinance](#)

## END OF ROLL-CALL CONSENT CALENDAR

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

10. [22-0383](#) Public Hearing and Consideration of a Lease Agreement Between the City of Alexandria and UpCycle Creative Reuse for the Use of Space at the Oswald Durant Center located at 1605 Cameron Street, Alexandria, VA 22314.  
**Attachments:** [22-0383 UpCycle Lease Agreement](#)  
[22-0383 UpCycle 2020 Annual Report](#)
11. [22-0388](#) Public Hearing and Consideration of An Amendment to a Five-Year License Agreement dated June 1, 2017, between the City of Alexandria Virginia and Level 3 Communications, LLC. ("Level 3") to Permit Level 3 to Install Twenty-Two Feet of Conduit at the Intersection of Holland Lane and Ballenger Avenue in the City of Alexandria's Public Rights-of-Ways to Provide Telecommunications Services for the City of Alexandria.  
**Attachments:** [22-0388 Attachment 1 Level 3 Amendment 1 to License \(Updated\)](#)  
[22-0388 Attachment 2 Map of Proposed Build at Intersection of Ballenger Ave](#)  
[22-0388 Attachment 3 Current License Agreement](#)

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

### Planning Commission (continued)

12. [22-0376](#) Master Plan Amendment #2021-00011  
(A) Initiation of a Master Plan Amendment; and (B) Public hearing and consideration

of an amendment to the Transportation Master Plan Chapter of the Master Plan to replace the chapter with the Alexandria Mobility Plan Chapter which includes updates to transportation policies, goals and strategies.

Staff: City of Alexandria, Department of Transportation & Environmental Services

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0376 Staff Report](#)

[22-0376 Presentation](#)

[22-0376 letters](#)

13. [22-0378](#) Development Special Use Permit #2021-10020  
Master Plan Amendment #2021-00003  
Rezoning #2021-00005  
Transportation Management Plan Special Use Permit #2021-00056  
805, 809, 811, 815 and 823 North Columbus Street - Columbus Flats  
Public Hearing and consideration of requests for (A) amendment to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Land Use and Height maps; (B) amendment to the official zoning map to change the zone for the site from RB to CRMU-H; (C) a Development Special Use Permit and site plan with modifications to construct a 78-unit multifamily building, including special use permits to increase the floor area ratio to 2.5 in the CRMU-H zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for a parking reduction and a modification to the crown coverage requirement, (D) a Special Use Permit for a transportation management plan (tier one); zoned: RB/Townhouse.  
Applicant: PT Blooms LLC, represented by Kenneth W. Wire, attorney  
Planning Commission Action: Recommended Approval 5-1

**Attachments:** [22-0378 Staff Report](#)

[22-0378 Site Plan](#)

[22-0378 Presentation](#)

[22-0378 letter](#)

14. [22-0379](#) Master Plan Amendment #2021-00006  
Zoning Text Amendment #2021-00005  
Coordinated Development District Conceptual Design Plan #2021-00001  
5000 Seminary Road and 4880 Mark Center Drive - Hilton & IDA Sites  
Public Hearing and consideration of requests for: (A) amendments to the Beauregard Small Area Plan chapter of the Master Plan to amend the land-use designation for a portion of 5000 Seminary Road to add residential, commercial, office, and continuum of care facility uses in addition to hotel and to add hotel and continuum of care facility

uses in addition to residential, commercial and office at 4880 Mark Center Drive; (B) amendments to the Zoning Ordinance to amend Section 5-602(A) to add allowable uses and to increase the maximum allowable floor area ratio in CDD#4; (C) amendments to the Coordinated Development District (CDD) Conceptual Design Plan to add residential, commercial, office, and continuum of care facility in addition to hotel as allowable uses in Area III-B; add hotel and continuum of care facility as allowable uses in addition to residential, commercial, and office at 4880 Mark Center Drive; increase the maximum floor area ratio (FAR) for Areas III-A and Area III-B; increase maximum allowable building area at 4880 Mark Center Drive; increase maximum building heights at Area III-B and 4880 Mark Center Drive; allow future development in the CDD Conceptual Design Plan area to proceed in separate phases; and extend the CDD Conceptual Design Plan expiration date, by which development plans must be submitted, from two to five years; zoned: CDD#4 / Coordinated Development District #4.

Applicant: CRP Mark Center Hotel, LLC, and Institute for Defense Analyses, represented by, Kenneth W. Wire, attorney; City of Alexandria, Department of Planning & Zoning (Zoning Text Amendment only)

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0379 Staff Report](#)  
[22-0379 Conceptual Design Plan](#)  
[22-0379 Presentation](#)  
[22-0379 speaker forms 14](#)  
[22-0379 after item: letter](#)

15. [22-0377](#) Zoning Text Amendment #2021-00006  
Outdoor Dining in On-Street Parking Spaces and Retail Sales on Sidewalks and On-Street Parking Spaces in Commercial Zones  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to allow outdoor dining in on-street parking spaces and retail sales on sidewalks and in on-street parking spaces in commercial zones.

Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [22-0377 Staff Report](#)  
[22-0377 Presentation](#)  
[22-0377 letter](#)  
[22-0377 after item](#)

16. [22-0380](#) **FOR INFORMATION ONLY**

City Charter Section 9.06 Case #2021-00004

100 Block of King Street (between Lee Street and Union Street)

Public Hearing and consideration of a request for the Planning Commission to review whether the closure of the 100 block of King Street to vehicular traffic by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Planning Commission Action: Approved 6-0

**Attachments:** [22-0380 Staff Report](#)

[22-0380 Presentation](#)

## ORDINANCES AND RESOLUTIONS

17. [22-0356](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Approving and Authorizing the Closure of the 100 Block of King Street to Vehicular Traffic. [ROLL-CALL VOTE]
- Attachments:** [22-0356 Attachment 1 100Kingclosure Ordinance cover](#)  
[22-0356 Attachment 2 100 King St. ordinance](#)  
[22-0356 Attachment 3 Feedback Responses Summary](#)  
[22-0356 Attachment 4 Draft Concept Plan](#)  
[22-0356 Attachment 5 Transportation Analysis](#)  
[22-0356 Attachment 6 Letters of Support](#)  
[22-0356 Attachment7 Presentation](#)  
[22-0356 Final Ordinance](#)
18. [22-0367](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Section 3-2-85 (Annual Charge for Commercial Encroachments) of Chapter 2 (Taxation) of Title 3 (Finance, Taxation, and Procurement) and Section 5-2-29 (Street Encroachments) of Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services) of The Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [22-0306 Attachment1 Parklet Ordinance Cover](#)  
[22-0306 Attachment2 ParkletsOrdinance](#)  
[22-0306 Attachment3 FeedbackResponsesSummary](#)  
[22-0306 Attachment4 ParkletGuidelinesDraft](#)  
[22-0306 Attachment5 Presentation](#)  
[22-0367 Final Ordinance](#)
19. [22-0106](#) Consideration of a Resolution to make a recommendation to the City Council whether to initiate a six-month Extended Term of the Comcast Cable Television Franchise Agreement. [ROLL-CALL VOTE]

**Attachments:** [22-0106 Comcast presentation](#)  
[22-0106 Comcast Extension Resolution](#)  
[22-0106 Final Resolution](#)

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

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

**Planning Commission (continued)**

\*\*\*\*\*

*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 Council. Meeting materials are also available on-line at [alexandriava.gov/council](http://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 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made.*

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

\*\*\*\*\*

*If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.*