

# City of Alexandria

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



## **Action Docket - Final**

**Saturday, October 16, 2021**

**8:00 AM**

**Council Chamber**

**Please Note: The Public Hearing Meeting will begin at 9:30 a.m. or shortly thereafter, following a closed executive session.**

**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.

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**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 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.**

*Mayor Wilson called the meeting to order and the City Clerk called the roll. All members of City Council were present, with Councilman Aguirre, Councilwoman Pepper, and Councilman Seifeldein attending the meeting via Zoom.*

### **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]

*City Council convened in closed executive session at 8:07 a.m., to discuss a personnel matter concerning candidates for appointment by the City Council for the City Manager position pursuant to Sections 2.2-3711(A)(1) of the Code of the Virginia.*

*City Council reconvened in open session at 9:33 a.m.*

*City Council adopted the resolution regarding the Closed Executive Session previously circulated to Council. (RES. NO. 3023)*

### **3. Public Discussion Period**

#### **[22-0428](#)**

After items -#3

**[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.]**

*The following persons participated in the public discussion period:*

1. *Ken Notis, Alexandria, spoke about the need for additional staffing for the Complete Streets program.*
2. *Zachary DesJardins, Alexandria, spoke about the need for additional staffing for the Complete Streets program.*
3. *Janice Wolk Grenadier, Alexandria, spoke about issues with the Court system.*
4. *Bobbie Fisher, Arlington, Virginia, spoke about a lawsuit she currently has against the City.*

## **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
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

### **END OF ACTION CONSENT CALENDAR**

*City Council approved the action consent calendar. The approvals were as follows:*

4. *City Council approved the Planning Commission recommendation.*
5. *City Council approved the Planning Commission recommendation.*

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

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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]
  
  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]
  
  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]
  
  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]

## END OF ROLL-CALL CONSENT CALENDAR

*City Council adopted the roll-call consent calendar. The approvals were as follows:*

6. *City Council passed 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. (ORD. NO. 5371)*

7. *City Council passed 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. (ORD. NO. 5272)*

8. *City Council passed 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. (ORD. NO. 5373)*

9. *City Council passed 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. (ORD. NO. 5374)

## 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.
- City Council closed the public hearing and approved 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, Virginia, 22314 and authorized the City Manager to execute the three year lease agreement.*
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.
- City Council closed the public hearing and approved an amendment to a Five-Year License Agreement dated June 1, 2027, 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 and authorized the City Manager to execute the amendment and to take other actions that are necessary to implement the Amendment.*

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**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  
*City Council approved the Planning Commission recommendation.*
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  
*City Council approved the Planning Commission recommendation.*
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

*City Council approved the Planning Commission recommendation subject to an amendment to condition #29, placing a period after the word fund and delete a, b, c of condition 29.*

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

*City Council approved the Planning Commission recommendation with the following amendment:*

*pg. 19/Section 7-1500(B)(3)(b), stating the following,*

*"Only goods from the permittee's store or authorized by the permittee's store are permitted to be displayed and sold and only food from the permittee's restaurant may*

*be served in the parklet. The parklet use shall be under the responsible director and control of the business."*

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

*City Council received this item for information only.*

## 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]

*City Council adopted an ordinance approving and authorizing the closure of the 100 block of King Street to vehicular traffic with an amendment which added the following two WHEREAS clauses:*

*WHEREAS, City staff will work together with the Old Town Business Association on the 100 block of King Street to develop a plan for short-term and non-permanent improvements and outdoor dining and retail guidelines that makes better use of the public space, meet public safety requirements, and provide opportunities for continued outdoor dining and retail activities; and*

*WHEREAS, if the City decides to invest in permanent improvements and permanent guidelines to this block, City staff will work with the Old Town Business Association, and general community to design and implement a plan that continues the goals for improved public space, meets public safety requirements, and provides areas for outdoor dining and retail activities. (ORD. NO. 5375)*

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]

*City Council closed the public hearing and adopted 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 and directed the Traffic and Parking Board to adopt design requirement for*

*parklets. (ORD. NO. 5376)*

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]

*City Council adopted a resolution to initiate a six-month extended term of the Comcast Cable Television Franchise Agreement until April 25, 2022. (RES. NO. 3024)*

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

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

**Planning Commission (continued)**

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*The meeting was adjourned at 1:32 p.m.*

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*NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.*