

**City of Alexandria  
City Council Public Hearing  
Saturday, December 17, 2022, 9:30 AM  
Meeting Minutes**

\*\*\*\*\*

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

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Anderson, City Attorney; Mr. Moritz, Director, Planning and Zoning (P&Z); Ms. Contreras, Principal Planner, P&Z; Mr. Knight, Transportation and Environmental Services (T&ES); Ms. Taylor, Legislative Director/Assistant City Manager; Mr. Gonsalves, Assistant City Manager; Ms. Collins, Office of Housing; Mr. Kerns, Division Chief, Planning and Zoning; Ms. Jaaten, T&ES, Police Captain Ballantine; Mr. Smith, Information Technology Services (ITS); Ms. Demeke, ITS; and Mr. Browning, ITS.

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 the members of Council were present, with Councilman Aguirre arriving during the public discussion period.

**2. Approval of Electronic Participation Resolution by Members of City Council (if needed).**

This item was not needed. All members were present in-person.

**3. Public Discussion Period**

The following persons participated in the public discussion period:

1. Sami Bourma, Alexandria, representing West End Community concerns, spoke about concerns of the residents of Southern Towers.
2. Filsan Ismail, Alexandria, representing West End Community concerns, spoke about concerns of the residents of Southern Towers.
3. Rabaa Hassan, Alexandria, representing Southern Towers United Association, spoke about

concerns of the residents of Southern Towers.

4. Janice Grenadier, Alexandria, spoke about corruption with the courts.

5. Matt Larson, Alexandria, spoke about the need for more affordable housing and update to the zoning ordinance in the City.

6. Jim Murphy, Alexandria, spoke about realignment of DASH line 34 from North Fairfax Street to North Pitt Street.

**WHEREUPON**, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council closed the public discussion period. 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.

**II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES  
ACTION CONSENT CALENDAR (4)**

**Planning Commission**

4. Special Use Permit #2022-00062  
500 North Union Street – Juicebox  
Public Hearing and consideration of a Special Use Permit for a temporary trailer; zoned: W-1/Waterfront mixed use. Applicant: Christina Barbari  
Planning Commission Action: Recommended Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council; marked Item No. 4; 12/17/22, and is incorporated as part of this record by reference.)

**END OF ACTION CONSENT CALENDAR**

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

4. 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.

**III. ROLL-CALL CONSENT CALENDAR (5-9)**

5. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (FLOOR AREA) and Section 2-165 (LOADING SPACE) of Article II (DEFINITIONS) and to add and ordain Section 7-2503 (LOADING SPACE FLOOR AREA EXCLUSION) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00013 (Implementation Ordinance for Text Amendment

No. 2022-00011 associated with internal loading spaces approved by City Council on November 12, 2022).

(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. 5; 12/17/22, 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. 5; 12/17/22, and is incorporated as part of this record by reference.)

6. 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. 2022-00011 (Implementation Ordinance for Text Amendment No. 2022-00011 associated with 2424 Mill Road, 2403 Mandeville Lane approved by City Council on November 12, 2022).

(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. 6; 12/17/22, 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. 6; 12/17/22, and is incorporated as part of this record by reference.)

7. 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 Taylor Run/Duke Street Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00013 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. 2022-00013 associated with Witter Place approved by City Council on November 12, 2022).

(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. 7; 12/17/22, 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; 12/17/22, and is incorporated as part of this record by reference.)

8. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 062.03 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 property at 2712 Duke Street from, CG/Commercial general zone to RMF/Residential multifamily zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00009 (Implementation Ordinance for Rezoning No. 2022-00009 associated with Witter Place approved by City Council on November 12, 2022).

(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; 12/17/22, 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; 12/17/22, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2023. [ROLL-CALL VOTE]

(A copy of the City Manager’s memorandum dated December 6, 2022, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 12/17/22, 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. 9; 12/17/22, 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; 12/17/22, and is incorporated as part of this record by reference.)

**END OF ROLL-CALL CONSENT**

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Vice Mayor Jackson and carried unanimously by roll-call vote, City Council approved the roll-call consent calendar. The approval was as follows:

5. City Council adopted an ordinance to amend and reordain Section 2-145 (FLOOR AREA) and Section 2-165 (LOADING SPACE) of Article II (DEFINITIONS) and to add and ordain Section 7-2503 (LOADING SPACE FLOOR AREA EXCLUSION) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00013. (ORD. NO. 5468)

The ordinance reads as follows:

**ORDINANCE NO. 5468**

**AN ORDINANCE to amend and reordain Section 2-145 (FLOOR AREA) and Section 2-165 (LOADING SPACE) of Article II (DEFINITIONS) and to add and ordain Section 7-2503 (LOADING**

SPACE FLOOR AREA EXCLUSION) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00013.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2022-00013, 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 November 1, 2022 of a text amendment to the Zoning Ordinance to create a special use permit for internal loading spaces as an exclusion from floor area and amend Sections 2-165 and 2-145 to clarify the definition of loading space and to allow additional floor area exclusions for loading spaces with special use permit approval, which recommendation was approved by the City Council at public hearing on November 12, 2022;
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 Sections 2-145 and 2-165 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

\*\*\*

2-145 – Floor area.

\*\*\*

(B) For properties except for those specified in subsection (A), above, the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under roof on a lot. These areas shall be measured from the exterior faces of walls or any extended area under roof and are to be measured from the shared lot line in the case of party walls. This space shall be based on permanent construction whether or not provided with a finished floor or ceiling. Excluded from floor area shall be:

\*\*\*

(10) Loading space pursuant to section 7-2503.

~~(11)~~ Any floor area that was used as a private or public garage prior to March 17, 2018 with a height of less than seven feet six inches.

~~(12)~~~~(14)~~ Floor area excluded as part of a development site plan that was approved prior to March 17, 2018 within a Coordinated Development District.

~~(13)~~~~(12)~~ Sheds and other small accessory buildings in accordance with section 7-202(C)(2). The floor area excluded pursuant to this subsection shall not exceed the total floor area exclusion listed in section 2-145(B)(14).

~~(14)~~~~(13)~~ Porticos and portions of porches, including wrap-around porches, up to eight feet in depth located on the first or ground floor without second-story enclosed construction above the portico or porch.

~~(15)~~(14) Floor area devoted to an accessory dwelling within an accessory building in accordance with section 7-203. The total floor area excluded pursuant to section 2-145(B)(12) and this subsection shall not exceed 65 square feet.

~~(16)~~(15) Areas with a ceiling height of less than seven feet, except in an above grade parking garage constructed after March 17, 2018. Areas in a parking garage constructed after that date, regardless of height, may not be excluded.

\*\*\*

#### 2-165 – Loading space.

An off-street space on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts on a street or other appropriate means of access. Loading space may also be located within a building and include areas used for circulation and maneuvering such as drive aisles and other similar areas.

\*\*\*

Section 2. That Section 7-2503 of the Zoning Ordinance be, and the same hereby is, added and ordained, as shown:

#### 7-2503 – Loading space floor area exclusion.

Notwithstanding any contrary provision of this ordinance, loading space may be excluded from floor area with a special use permit obtained pursuant to section 11-500. No special use permit shall be approved unless the loading space contributes to improved site design and an enhanced public realm.

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

Section 3. That Sections 2-145, 2-165, and 7-2503, as amended or added pursuant to Sections 1 and 2 of this ordinance, be, and the same hereby are, reordained or ordained 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.

6. 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. 2022-00011. (ORD. NO. 5469)

The ordinance reads as follows:

ORDINANCE NO. 5469

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. 2022-00011.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2022-00011, 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 November 1, 2022 of a text amendment to the Zoning Ordinance to adopt an amendment to Coordinated Development District #2 to allow an animal care facility with overnight accommodation with a Special Use Permit, which recommendation was approved by the City Council at public hearing on November 12, 2022;

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 F.A.R. 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. 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 1 “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>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; <u>animal care facility with overnight accommodation</u>; 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, multifamily; 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; outdoor dining located on private property; outdoor dining and outdoor retail display and sales pursuant to <u>5-602(E)(14)</u> and (15); 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.

7. 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 Taylor Run/Duke Street Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00013 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. 5470

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 Taylor Run/Duke Street Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00013 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. 2021-00013, 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 November 1, 2022 of an amendment to the Taylor Run/Duke Street Small Area Plan Chapter of the Master Plan of the City of Alexandria to change the land use designation from CG-Commercial General to RH-Residential High and to increase the maximum building height from 35 to 60 feet for 2712 Duke Street, which recommendation was approved by the City Council at public hearing on November 12, 2022;

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 Taylor Run/Duke Street Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended to update Map 8: Taylor Run/Duke Street Land Use, to amend the land use map from CG (Commercial General) to RH (Residential High) and Map 13: Taylor Run/Duke Street Height Limits to amend the maximum height from 35 feet to 60 feet, for 2712 Duke Street, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

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.

8. City Council adopted an ordinance to amend and reordain Sheet No. 062.03 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 property at 2712 Duke Street from, CG/Commercial general zone to RMF/Residential multifamily zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00009.

The ordinance reads as follows:

#### ORDINANCE NO. 5471

AN ORDINANCE to amend and reordain Sheet No. 062.03 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 property at 2712 Duke Street from, CG/Commercial general zone to RMF/Residential multifamily zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00009.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2021-00009, 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 November 1, 2022 of a rezoning of the property at 2712 Duke Street from CG/Commercial general zone to RMF/Residential multifamily zone, which recommendation was approved by the City Council at public hearing on November 12, 2022;
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. 062.03 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: 2712 Duke Street, Alexandria, Virginia 22314,  
062.03-04-07

From: CG/Commercial general zone  
To: RMF/Residential multifamily zone

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. 062.03 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.

9. City Council adopted an ordinance to make supplemental appropriations for the support of the City Government for Fiscal Year 2023.

The ordinance reads as follows:

**ORDINANCE NO. 5472**

AN ORDINANCE making provision for the support of the government of the City of Alexandria, Virginia for Fiscal Year 2023.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the funds hereafter named the amounts required to defray the expenditures and liabilities of the city for which commitments were established in the form of encumbrances or otherwise on or before June 30, 2022, but which are payable in Fiscal Year 2023, and for which amounts were appropriated but not expended in Fiscal Year 2022 and further that the council does hereby allot the amounts so appropriated to the several city departments for Fiscal Year 2023, as follows:

EQUIPMENT REPLACEMENT RESERVE FUND

General Services	156,988
Transportation and Environmental Services	1,340,630
Fire	457,412
Police	1,063,881
Code Administration	143,223
Recreation	366,018
Total Equipment Replacement Reserve Fund	<u>\$ 3,528,152</u>

Section 2. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the funds hereafter named the amounts required to defray the expenditures and liabilities of the Alexandria Transit Company for which commitments were established in the form of encumbrances or otherwise on or before June 30, 2022, but which are payable in Fiscal Year 2023, and for which amounts were appropriated but not expended in Fiscal Year 2022, the source of such amount being Special Revenue Fund – Alexandria Transit Company Fund Balance and further that the council does hereby allot the amounts so appropriated to the Alexandria Transit Company for Fiscal Year 2023, as follows:

SPECIAL REVENUE FUND – ALEXANDRIA TRANSIT COMPANY (DASH)

ESTIMATED REVENUE:

Alexandria Transit Company	\$ 84,963
Total Estimated Revenue	<u>\$ 84,963</u>

APPROPRIATION:

Alexandria Transit Company	\$ 84,963
Total Appropriation	<u>\$ 84,963</u>

Section 3. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023 the source of such amount being external funds for which the proceeds were received or accepted prior to June 30, 2022, but which were not expended by such date, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2023, as follows:

AFFORDABLE HOUSING FUND

ESTIMATED REVENUE:

Housing	\$ 193,335
Total Estimated Revenue	<u>\$ 193,335</u>

APPROPRIATION:

Housing	\$ 193,335
Total Appropriation	<u>\$ 193,335</u>

Section 4. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023 the source of such amount being external grant funds for which the proceeds were received or accepted prior to June 30, 2022, but which were not expended by such date, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2023, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Housing	\$ 4,399,931
Total Estimated Revenue	<u>\$ 4,399,931</u>

APPROPRIATION:

Housing	\$ 4,399,931
Total Appropriation	<u>\$ 4,399,931</u>

Section 5. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023 the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2022 but not appropriated, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2023, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Transportation and Environmental Services	\$ (165,000)
Fire Department	1,188,748
Police Department	157,093
Community and Human Services	1,282,962
Non-Departmental	<u>600,000</u>
Total Estimated Revenue	<u>\$ 3,063,803</u>

APPROPRIATION:

Transportation and Environmental Services	\$ (165,000)
Fire Department	1,188,748
Police Department	157,093
Community and Human Services	1,282,962
Non-Departmental	<u>600,000</u>
Total Appropriation	<u>\$ 3,063,803</u>

Section 6. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the Alexandria Transit Company for Fiscal Year 2023 the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2022 but not appropriated, and a transfer from the General Fund, and further that the council does hereby allot the amount so appropriated to the Alexandria Transit Company for Fiscal Year 2023, as follows:

SPECIAL REVENUE FUND – ALEXANDRIA TRANSIT COMPANY (DASH)

ESTIMATED REVENUE:

Alexandria Transit Company	\$ 75,000
Total Estimated Revenue	<u>\$ 75,000</u>

APPROPRIATION:

Alexandria Transit Company	\$ 75,000
Total Appropriation	<u>\$ 75,000</u>

Section 7. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city in Fiscal Year 2023 the source of such amount being the residual balances accumulated as of June 30, 2022, in accounts for donations, fees and other special revenues, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2023, as follows:

DONATIONS AND OTHER SPECIAL REVENUE FUNDS

ESTIMATED REVENUE:

Human Rights	\$ 1,000
General Services	200,000
Police Department	30,000
Historic Alexandria	<u>\$ 138,069</u>
Total Estimated Revenue	<u>\$ 369,069</u>

APPROPRIATION:

Human Rights	\$ 1,000
General Services	200,000
Police Department	30,000
Historic Alexandria	<u>\$ 138,069</u>
Total Appropriation	<u>\$ 369,069</u>

Section 8. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city in Fiscal Year 2023 the source of such amount being the residual balances accumulated as of June 30, 2022, in accounts for donations, fees and other special revenues, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2023, as follows:

OTHER SPECIAL REVENUE FUND – SEIZED ASSETS

ESTIMATED REVENUE:

Commonwealth’s Attorney’s Office	\$ 84,031
Police Department	<u>\$ 490,000</u>
Total Estimated Revenue	<u>\$ 574,031</u>

SPECIAL REVENUE FUND

APPROPRIATION:

Commonwealth’s Attorney’s Office	\$ 84,031
Police Department	<u>\$ 490,000</u>

Total Appropriation \$ 574,031

Section 9. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures of the city for Fiscal Year 2023 the source of such amount being General Fund Revenue, and further that the Council does hereby allot the amount so appropriated to the several city departments, as follows:

GENERAL FUND

ESTIMATED REVENUE:

Charges for Services	\$ 130,413
Commonwealth’s Attorney Office	75,000
Intergovernmental State Revenue	<u>\$ 600,000</u>
Total Estimated Revenue	<u>\$ 805,413</u>

APPROPRIATION:

Recreation Department	\$ 130,413
Commonwealth’s Attorney Office	75,000
Police Department	<u>\$ 600,000</u>
Total Appropriation	<u>\$ 805,413</u>

Section 10. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures of the city for Fiscal Year 2023 the source of such amount being Component Unit – Alexandria Libraries Fund, and further that the Council does hereby allot the amount so appropriated, as follows:

COMPONENT UNIT

APPROPRIATION:

Component Unit – Libraries	<u>\$ 57,434</u>
Total Appropriation	<u>\$ 57,434</u>

Section 11. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023, the source of such amount being external grant funds for which the proceeds were authorized and adjusted after July 1, 2022, but not appropriated, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2023, as follows:

AMERICAN RESCUE PLAN ACT FUND

ESTIMATED REVENUE:



Transportation and Environmental Services	\$ (3,952,000)
Community and Human Services	( 22,232)
Historic Alexandria	( 150,932)
Non-Departmental	4,125,164
Total Estimated Revenue	<u>\$ 0</u>

APPROPRIATION:

Transportation and Environmental Services	\$ (3,952,000)
Community and Human Services	( 22,232)
Historic Alexandria	( 150,932)
Non-Departmental	4,125,164
Total Appropriation	<u>\$ 0</u>

Section 12. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023, the source of such amount being Assigned General Fund Balance, and further, that the council does hereby allot the amount so appropriated, as follows:

GENERAL FUND

ESTIMATED REVENUE:

Assigned General Fund Balance	\$ 67,097,005
Total Estimated Revenue	<u>\$ 67,097,005</u>

APPROPRIATION:

City Manager's Office	\$ 210,000
Clerk of the Circuit Court	300,000
Human Rights	25,000
Information Technology Services	1,055,000
City Clerk and Clerk of Council	65,500
Human Resources	311,833
Planning and Zoning	300,000
Economic Development Activities	1,435,000
Registrar of Voters	133,270
General Services	247,500
Office of Performance and Accountability	100,000
Transportation and Environmental Services	575,000
Fire Department	491,000
Police Department	300,000
Community and Human Services	1,044,464
Health	173,979
Historic Alexandria	1,071,414
Recreation	129,436
Library	30,061
Project Implementation	147,216

Non-Departmental	<u>58,951,332</u>
Total Appropriation	<u>\$ 67,097,005</u>

Section 13. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023, the source of such amount being Other Fund Balance, and further, that the council does hereby allot the amount so appropriated, as follows:

COMPONENT UNIT – ALEXANDRIA CITY PUBLIC SCHOOLS

ESTIMATED REVENUE:

Schools Fund Balance	<u>\$ 3,774,100</u>
Total Estimated Revenue	<u>\$ 3,774,100</u>

APPROPRIATION:

Interfund Transfer to the Capital Fund	<u>\$ 3,774,100</u>
Total Appropriation	<u>\$ 3,774,100</u>

Section 14. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023, the source of such amount being Capital Project Fund revenue, and further that the Council does hereby allot the amount so appropriated for Fiscal Year 2023, as follows:

CAPITAL PROJECTS

ESTIMATED REVENUE:

Capital Projects – Assigned General Fund Balance	\$ 21,725,617
Capital Projects – Intergovernmental Revenue	<u>\$ ( 8,794,845)</u>
Total Estimated Revenue	<u>\$ 12,930,772</u>

APPROPRIATION:

Stormwater State of Good Repair and Resiliency	\$ 3,816,291
Lower King Street Closure – King Street Place	89,210
Flash Flooding Spot Improvements	1,900,000
Arlandria Community-Service City Flex Space	2,000,000
AHDC-Arlandria Project Infrastructure	10,000,000
Arlandria Chirilagua Housing Cooperative	2,544,000
Neighborhood Health FF&E – Mark Center Relocation	400,000
Brine System Canopy	45,000
PSC Housing Upgrades	631,116
Minnie Howard Project	300,000
Waterfront Small Area Plan Implementation	200
Street Reconstruction and Resurfacing	( 3,513,412)

Transit Corridor A (Route 1 BRT)	( 18,408)
Capital Bikeshare	323,426
Edison and Dale Large Storm Capacity	516,500
King Street and Bradlee Roadway Improvements	459,738
Parking Technologies	202,021
South Patrick Median	899,847
Transit Access and Amenities	315,450
WMATA Capital Contributions	<u>\$ ( 7,980,207)</u>
Total Appropriation	<u>\$ 12,930,772</u>

Section 15. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2023, the source of such amount being an interfund transfer from the General Fund, and further that the council does hereby allot the amount so appropriated, as follows:

**SPECIAL REVENUE FUND**

**ESTIMATED REVENUE:**

Interfund Transfer	<u>\$ 250,000</u>
Total Estimated Revenue	<u>\$ 250,000</u>

**APPROPRIATION:**

Fire Department	<u>\$ 250,000</u>
Total Appropriation	<u>\$ 250,000</u>

Section 16. That this ordinance shall be effective upon 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, and Councilman McPike; Opposed, none.

**IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER**

10. Public Hearing and Consideration of the Proposed Alexandria Legislative Package for the 2023 General Assembly.

(A copy of the City Manager’s memorandum dated December 6, 2022, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 12/17/22, and is incorporated as part of this record by reference.)

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

1. Meronne Teklu, Alexandria, representing the Economic Opportunities Commission,

**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 Councilman McPike, seconded by Vice Mayor Jackson and carried unanimously, City Council: (1) received the proposals for the City's 2023 Legislative Package; and (2) adopted the package. 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.

**V. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)**  
**Planning Commission (continued)**

**\*\*\*Docket items 11, 12, and 13 were heard together.\*\*\***

The following person participated in the public hearing for items 11, 12, and 13:

1. Kenneth Wire, attorney for the applicant, spoke in support of the proposal and responded to questions from Council about the project.

11. Development Special Use Permit #2022-10015  
Transportation Management Plan Special Use Permit #2022-00077  
West End (Landmark) Block I - 5801 Duke Street  
Public Hearing and consideration of a request for a Development Special Use Permit with modifications and a Subdivision to construct a mixed-use multifamily building with 390 units and 105,000 sq. ft. of commercial space, including a Coordinated Development District Special Use Permit, a Special Use Permit to exceed the maximum allowed off-street parking requirement, and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29. Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney  
Planning Commission Action: Recommended Approval 5-1

**WHEREUPON**, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman 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.

12. Development Special Use Permit #2022-10016  
Transportation Management Plan Special Use Permit #2022-00077  
West End (Landmark) Block K - 5801 Duke Street  
Public Hearing and consideration of a request for a Development Special Use Permit with a Subdivision to construct a mixed-use multifamily building with 337 units and 32,000 sq. ft. of commercial space, including a Coordinated Development District Special Use Permit, a Special Use Permit to decrease the off-street parking requirement, and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29. Applicant: Landmark Land Holdings, LLC,

represented by Kenneth Wire, 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. 12; 12/17/22, 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 closed 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.

13. Development Special Use Permit #2022-10017  
Transportation Management Plan Special Use Permit #2022-00077  
West End (Landmark) Blocks E & G - 5801 Duke Street  
Public Hearing and consideration of a request for a Development Special Use Permit to construct three mixed-use buildings with 390 multifamily units, over 80,400 sq. ft. of commercial space, and over 119,500 sq. ft. of medical office space; including a Coordinated Development District Special Use Permit; a Special Use Permit to exceed the maximum allowed off-street parking requirement; a Special Use Permit for more than three mechanical penthouses; a Special Use Permit for a penthouse to exceed 15-ft. in height; and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.  
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire,  
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. 13; 12/17/22, 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 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.

## **VI. ORDINANCES AND RESOLUTIONS**

None.

## **VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued) DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

### **Planning Commission (continued)**

None.

## **VIII. Adjourn.**

**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Jackson, seconded by Councilman Chapman and carried unanimously, City Council adjourned the public hearing meeting of December 17, 2022 at 11:26 a.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.

\*\*\*\*\*

**APPROVED BY:**

---

**JUSTIN M. WILSON      MAYOR**

ATTEST:

---

Gloria A. Sitton, CMC    City Clerk

Approved:    January 10, 2022