

City of Alexandria
Saturday, September 23, 2023 9:30 AM
City Council Public Hearing Meeting
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. Zechman Brown, Deputy City Attorney; Mr. Contreras, Principal Planner, P&Z; Mr. Spengler, Director, Recreation, Parks, and Cultural Activities (RPCA); Ms. Horowitz, Principal Planner, P&Z; Ms. Bulova, Director, Office of Historic Alexandria; Ms. Ruggiero, Deputy Director, RPCA; Mr. Gonzalez, RPCA; Mr. Gonsalves, Assistant City Manager; Mr. Harris, Urban Planner, P&Z; Ms. Novaes, Urban Planner, P&Z; Mr. Smith, Information Technology Services (ITS); Ms. Demeke, ITS; and Police Capt. Ballantine.

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 City Council were present with Vice Mayor Jackson, Councilman Aguirre and Councilman Chapman arriving after roll-call.

2. Electronic Participation Resolution (if needed)

Not needed.

3. PUBLIC DISCUSSION PERIOD

The following persons participated in the public discussion period:

1. Janice Grenadier, Alexandria, spoke about corruption with the court system.

2. Boyd Walker, Alexandria, invited Council to a gallery opening honor former Delegate Marian Van Landingham at the Torpedo Factory Art Center and marker dedication honoring former Councilwoman Lois Walker at the King Street/Amtrak station. Mr. Walker also spoke at the ongoing discussion regarding the possible Old Town Business Improvement District.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilmember

Bagley and carried 6-0, City Council closed the public comment period. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilwoman Gaskins, and Councilman McPike; Opposed, none; Absent, Councilman Chapman.

II. Public Hearing Period for Zoning For Housing -- Housing for All.

The following persons participated in the public hearing for Zoning for Housing:

1. Dane Lauritzen, Alexandria, spoke in support of the proposed zoning changes.
2. Marsha Rhea, Alexandria, representing VOICE, spoke in support of the proposed zoning changes.
3. Alex Goyette, Alexandria, spoke in support of the proposed zoning changes.
4. Peter Sutherland, Alexandria, representing YIMBYS of Northern Virginia, spoke in support of the proposed zoning changes.

WHEREUPON, upon motion by Councilmember Bagley, seconded by Councilwoman Gaskins and carried unanimously, City Council closed the public hearing for Zoning for Housing. 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. ACTION ITEMS

Planning Commission

Consent Calendar (4)

4. Special Use Permit #2023-00052
800 and 820 Slaters Lane (Parcel address: 800 Slaters Lane) - The Art League
Public Hearing and consideration of a request for a Special Use Permit for a private commercial school; zoned: RC/Residential Commercial. Applicant: Suzanne Bethel
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; 09/23/23, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilmember Bagley, 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.

IV. Roll Call Consent Calendar (5-7)

5. Public Hearing, Second Reading and Final Passage of an Ordinance amending the Landmark Community Development Authority. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 09/23/23, 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. 5; 09/23/23, 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. 21; 09/23/23, 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 2-4-21 (CREATION, COMPOSITION AND ORGANIZATION) of Article B (ECONOMIC OPPORTUNITIES Commission) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 09/23/23, 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. 6; 09/23/23, 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; 09/23/23, 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 Section 2-4-31 (CREATION, COMPOSITION AND ORGANIZATION) of Article C (HISTORIC ALEXANDRIA RESOURCES COMMISSION) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 09/23/23, and is incorporated as part of this record by reference.)

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. 7; 09/23/23, 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. 7; 09/23/23, and is incorporated as part of this record by reference.)

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

5. City Council adopted the Landmark CDA Amending ordinance and authorized the City Manager to execute an amendment to the Memorandum of Understanding ("MOU") on behalf of the City, between the City, Landmark CDA, Industrial Development Authority of the City of Alexandria ("IDA"), Landmark Land Holdings, LLC, consistent with the Development and Financing Agreement ("Development Agreement"), laying out the updated improvement financing plan.

The ordinance reads as follows:

ORDINANCE NO. 5504

AN ORDINANCE amending Ordinance No. 5368 creating the Landmark Community Development Authority adopted on September 18, 2021.

WHEREAS, the City of Alexandria, Virginia (the "City"), Landmark Land Holdings, LLC (the "Developer"), and Inova Health Care Services ("Inova"), previously entered into the Landmark Mall Development and Financing Agreement dated as July 30, 2021 (the "Original Development Agreement"), to provide for the development and redevelopment of certain real property located in the City collectively known as "Landmark Mall" (as hereinafter described, the "Property"), into a mixed-use development, which is anticipated to include, among other things, (a) multi-family residential apartment buildings, hotel space and retail space, (b) commercial and medical office buildings with healthcare service and retail components and (c) hospital and other medical facilities;

WHEREAS, the Original Development Agreement contemplated the establishment of the Landmark Community Development Authority (the "CDA") pursuant to the Virginia Water and Waste Authorities Act, Chapter 51, Title 15.2, Code of Virginia of 1950, as amended (the "Act"), to assist in the acquisition, financing, funding, design, construction and equipping of a portion of the infrastructure improvements to be constructed pursuant to the Original Development Agreement;

WHEREAS, the Landmark Mall, LLC, and Seritage SRC Finance, LLC (collectively, the "Original Petitioners"), as the then fee simple owners of the Property, filed a petition for the creation of the CDA submitted to the City on August 5, 2021 (the "Original Petition");

WHEREAS, in accordance with the provisions of the Original Development Agreement, the Original Petitioners conveyed their interest in the Property to the Developer and the Developer conveyed a portion thereof to the Industrial Development Authority of the City of Alexandria (the “IDA” and, together with the Developer, the “Successor Petitioners”);

WHEREAS, consistent with the terms of the Original Development Agreement and the Original Petition, the City Council of the City (the “Council”) adopted Ordinance No. 5368 on September 18, 2021 (the “Original CDA Ordinance”), (a) creating the CDA and empowering it to, among other things, assist in to the acquisition, financing, funding, design, construction and equipping of the Infrastructure (as defined in the Original CDA Ordinance) and (b) establishing special assessments on the taxable property within the CDA District (as defined in the Original CDA Ordinance) to pay the costs of the Infrastructure in accordance with the terms of the Memorandum of Understanding dated December 14, 2021, between the City, the CDA, the IDA, the Original Petitioners and the Developer (the “Original Memorandum of Understanding”);

WHEREAS, the currently projected costs of the Infrastructure exceed the previously budgeted costs contemplated in the Original Petition;

WHEREAS, the City, the Developer and Inova have entered into a Fifth Amendment to Landmark Mall Development and Financing Agreement dated as of May 31, 2023 (the “Fifth Amendment”), pursuant to which the City has agreed to make available up to \$37,600,000 of additional net proceeds for the purpose of paying the projected increased costs of the Infrastructure (subject to the limitations set forth in the Original Development Agreement as previously amended and as may be further amended) and the Developer has agreed to implement certain amendments to the Original Petition and other documents relating to the creation of the CDA and the CDA’s assistance in the financing of the Infrastructure (collectively, the “CDA Documents”), including but not limited to a First Amendment to Memorandum of Understanding to be executed by the City, the CDA and the IDA and the Developer, being all of the fee simple owners of the Property (the “Amendment to Memorandum of Understanding”), to increase the amount of the special assessments on the taxable property within the CDA District (as defined in the Original Petition) by the amount necessary to support the City Bonds to be issued to generate such additional net proceeds;

WHEREAS, in accordance with, and to give effect to the agreed upon amendments to the CDA Documents contemplated in, the Fifth Amendment, the Successor Petitioners, as the current fee simple owners of all of the Property, have submitted an Addendum to the Original Petition on June 30, 2023 (the “Addendum” and, together with the Original Petition, the “Amended Petition”), amending certain provisions of the Original Petition to update the plan of finance as described in the Fifth Amendment;

WHEREAS, consistent with the Addendum and the Fifth Amendment, the Council proposes to amend certain provisions of the Original CDA Ordinance and the Original Memorandum of Understanding to update the plan of finance and to increase the amount of the special assessments as described in the Fifth Amendment;

WHEREAS, the amendments to the plan of finance and the increase in the amount of the special assessments (a) will benefit the citizens of the City by promoting increased employment opportunities, a strengthened economic base, increased tax revenues and additional business, retail and recreational opportunities and (b) will be necessary or desirable for development or redevelopment within or affecting the CDA District or to meet the increased demands placed upon the City as a result of development or redevelopment within or affecting the CDA District;

WHEREAS, a public hearing has been held on September 23, 2023, by the Council on the adoption of this Ordinance and notice has been duly provided as set forth in § 15.2-5156 of the Act;

WHEREAS, the Board of Directors of the CDA is expected to meet on September 26, 2023, to request that the Council increase the amount of the special assessments as described above; and

WHEREAS, the Successor Petitioners have waived in writing their right to withdraw their signatures from the Addendum to the extent § 15.2-5156(B) of the Act applies thereto;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. Updated Capital Cost Estimates. Section 5 of the Original CDA Ordinance is hereby amended and restated to read as follows:

The Council hereby finds, in accordance with § 15.2-5103(B) of the Act, that it is impracticable to include capital cost estimates, project proposals and project service rates, except as preliminarily summarized in the Original Petition and as updated in the Addendum.

2. Amendment of Plan of Finance. Section 7(a) of the Original CDA Ordinance is hereby amended and restated to read as follows:

(a) The aggregate principal amount of the CDA Payment Obligations shall not exceed the principal amount of the City Bonds, which shall be issued in a maximum aggregate principal amount sufficient to (i) generate up to \$123,600,000 in net proceeds and (ii) pay capitalized interest on the City Bonds.

3. Approval of Amendment to Memorandum of Understanding. The Amendment to Memorandum of Understanding is approved in substantially the form circulated to the Council in advance of this meeting, with such changes and corrections (including, without limitation, changes in the date thereof) that do not materially adversely affect the City's interests as may be approved by the City Manager, whose approval shall be evidenced conclusively by the execution and delivery of the Amendment to Memorandum of Understanding. The City Manager is authorized and directed to execute and deliver the Amendment to Memorandum of Understanding.

4. Increase of Special Assessments; Notice of Levy of Increased Special

Assessments. By agreement between the Successor Petitioners, the CDA and the City pursuant to the Amended Memorandum of Understanding and subject to the formal request of the CDA, the special assessments previously established pursuant to the Original CDA Ordinance and the Original Memorandum of Understanding shall be increased to a maximum aggregate amount of \$263,263,199 as set forth in the form of the updated Special Assessment Roll attached hereto as Exhibit A (the "Updated Special Assessment Roll"). The special assessments, as increased hereby, shall continue to be apportioned in accordance with the Rate and Method of Apportionment of Special Assessments (the "RMA") approved by the Council pursuant to the Original CDA Ordinance and attached as Exhibit C to the Original Memorandum of Understanding. The CDA Board is authorized to approve or to provide for the approval of the Updated Special Assessment Roll allocating the increased special assessments among the tax parcels within the CDA District in accordance with the RMA as such tax parcels exist as of the date of recordation of the Updated Special Assessment Roll in the land records of the City. The CDA shall cause notice of the increased special assessments to be reported to the City's Director of Finance. The special assessments, as increased hereby, shall be liens on the taxable real property in the CDA District in accordance with the provisions of §§15.2-2404 et seq. of the Code of Virginia of 1950, as amended (the "Virginia Code"). The CDA shall cause notice of the adoption of this Ordinance and the levy of the increased amount of the special assessments to be recorded in the deed book and land records of the City in accordance with the requirements of Virginia Code §§15.2-2412 and 15.2-5157.

Based upon the Amended Memorandum of Understanding, the RMA and the special assessment report circulated to the Council in advance of this meeting, the Council finds and determines that the increased special assessments will meet the requirements of Virginia Code §§15.2-2404 et seq. and 15.2-5158(5).

5. Effectiveness of Original CDA Ordinance. Except as supplemented and amended by this Ordinance, all other provisions of the Original CDA Ordinance shall remain unchanged.

6. Severability. If any part, section, clause or phrase of this Ordinance, or any individual assessment levied hereby, is declared to be unconstitutional or invalid for any reason, such decision shall not affect the validity of any other portion hereof or assessment hereunder.

7. Effective Date. This Ordinance shall take effect immediately.

6. City Council adopted an ORDINANCE to amend and reordain Section 2-4-21 (CREATION, COMPOSITION AND ORGANIZATION) of Article B (ECONOMIC OPPORTUNITIES COMMISSION) of Chapter 4 COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

ORDINANCE NO. 5505

AN ORDINANCE to amend and reordain Section 2-4-21 (CREATION, COMPOSITION AND ORGANIZATION) of Article B (ECONOMIC OPPORTUNITIES COMMISSION) of

Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-4-21 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 2-4-21 - Creation, composition and organization.

(a) There is hereby established a commission to be known as the "Economic Opportunities Commission of the City of Alexandria, Virginia," hereinafter referred to as the commission.

(b) (1) The commission shall consist of ~~18~~15 residents of Alexandria. Of the ~~18~~15 commissioners, at least one-third (1/3) (category I) shall be appointed by the city council and shall be elected public officials, currently holding office, or their representatives; at least one-third (1/3) (category II) shall be representatives of ~~the poor~~ residents living with low income and/or from historically marginalized communities in the City certified by the commission; and the remainder (category III) shall be representatives of, business, industry, labor, religious, welfare or other private groups and interests certified by the commission.

a. Elected public officials (category I). Of the ~~six (6)~~ elected public officials, at least four (4) shall be members of the city council and at least ~~two~~one (2) shall be from the following elected officials who represent residents of Alexandria: members of the United States Congress, Virginia state senators, Virginia state delegates, commonwealth's attorney or sheriff. In the event a specified public official elects to serve on the commission, such official may designate a permanent representative to serve in his or her place or select an alternate to represent the official when he or she is unable to attend a meeting. Such representative shall serve at the pleasure of the public official making the designation, but in no event shall such representative serve for a greater term than the official making the appointment. A representative or alternate must be a resident of the city. For the purposes of category I appointments, the requirements of [section 2-4-7\(b\) and \(c\)](#) are waived.

b. Representatives of ~~the poor~~ residents living with low income and/or from historically marginalized communities in the City (category II). The commission shall determine and state in its by-laws the number of representatives of ~~the poor~~ residents living with low income and/or from historically marginalized communities in the City who will serve on the commission. This determination shall ensure, to the maximum extent practicable, that there is a representative from each target area of the commission and available organizations which represent ~~the poor~~ residents living with low income and/or from historically marginalized communities in the City.

c. Representatives of the private sector (category III). The commission shall establish in its by-laws the exact number of representatives of private sector organizations or interests who will serve on the commission.

d. Alternates. The commission may authorize alternates to serve for representatives of ~~the poor~~ residents living with low income and/or from historically marginalized communities in the City or for private organizations or interests (categories II and III). Alternates shall be selected at the same time and in the same manner as the principal representatives of ~~the poor~~ residents living with low income and/or from historically marginalized communities in the City, and private groups or interests.

(2) City council shall adopt rules and procedures for the process whereby category I commissioners will be appointed and may be removed.

(3) The commission shall adopt rules and procedures for the democratic process whereby candidates for membership on the commission from categories II and III will be selected. Upon such selection, the commission shall certify the names of the individuals so selected to the city clerk and the mayor. Upon such certification and the attesting of such certification by the city clerk, the individuals selected from category II and category III shall be deemed members of the commission. Any member of the commission serving in categories II and III may be removed by the commission if the person has failed to attend at least 50 percent of the regular meetings of the commission or has been otherwise neglectful of duties or for misfeasance in office.

(4) The commissioners shall serve terms of two (2) years beginning with the first city council legislative meeting after the adoption of this article. No category II or III commissioner may serve more than two (2) consecutive two (2) year terms or serve more than a total of 10 years. Intervals after consecutive terms must consist of at least one (1) full year during which the individual may not serve on the commission in any capacity.

(5) Any group or community agency which is representative of ~~the poor~~residents living with low income and/or from historically marginalized communities in the City and which believes that it is inadequately represented on the commission may petition the commission for representation. The petition shall state the grounds therefor and include at least 75 signatures of individuals who belong to the group or agency. Following receipt of the petition, the commission shall hold a public hearing and, if it determines that the petitioner is inadequately represented, it shall notwithstanding sec. 2-4-21(b)(1) of this article and pursuant to sec. 2-4-21 (b)(3), certify the individual who has been properly selected by the petitioner and such person shall be deemed a member of the commission. In such instance where an additional seat is created, the commission shall also, at the same time as it certifies the name of the additional representative, recommend for city council adoption, an ordinance amendment which will maintain the ratio of public, private and representative of ~~the poor sectors~~residents living with low income and/or from historically marginalized communities in the City as provided elsewhere in this article.

(c) The commission shall elect from its membership a chairperson, a vice-chairperson, who shall serve in the absence of the chairperson, and a secretary, who shall, be responsible for the keeping and signing of minutes of meetings, A quorum, which shall be ~~at least~~greater than 50 percent of the nonvacant seats on the commission, shall be required for the commission to transact business.

(d) The commission is authorized to establish an executive committee chosen from among its members which may transact commission business as provided in the by-laws of the commission, between regular meetings of the commission, provided that the composition of the executive committee fairly reflects the composition of the commission as a whole and that the executive committee reports to the full commission all of its actions at the next following regular meeting.

(e) All meetings of the commission and its committees shall be open to the public to the full extent required by the Virginia Freedom of Information Act.

(f) The commission shall submit all of its bylaws and procedures to the city council for its approval. All such rules and regulations must conform to the applicable regulations prescribed by federal law. Where a particular activity of the commission is not governed by federal laws or regulations, such by-laws and procedures shall conform to city ordinances governing city boards and commissions generally and the specific provisions of this section, as the case may be.

Section 2. That Section 2-4-21 as amended pursuant to Section 1 of this

ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

7. City Council adopted an ORDINANCE to amend and reordain Section 2-4-31 (CREATION, COMPOSITION AND ORGANIZATION) of Article C (HISTORIC ALEXANDRIA RESOURCES COMMISSION) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

ORDINANCE NO. 5506

AN ORDINANCE to amend and reordain Section 2-4-31 (CREATION, COMPOSITION AND ORGANIZATION) of Article C (HISTORIC ALEXANDRIA RESOURCES COMMISSION) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-4-31 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by adding the text shown in underline as follows:

ARTICLE C – Historic Alexandria Resources Commission

Sec. 2-4-31 - Creation, composition and organization.

(a) There is hereby established a commission to be known as the "Historic Alexandria Resources Commission of the City of Alexandria, Virginia," hereinafter referred to as the "commission."

(b) Except as provided in subsection (d) of this section, tThe commission shall consist of commissioners appointed by the city council to provide representation for the following groups:

(1) *Category A—City commissions.* One representative from each of the following groups (for a total of no more than three~~four~~ members):

- Alexandria Archaeological Commission
- Alexandria Historical Restoration and Preservation Commission
- ~~Alexandria Convention and Visitors Association~~
- Public Records Advisory Commission

(2) *Category B—History organizations.* One representative from each of the following groups and entities (for a total of no more than nine~~10~~ members):

- Alexandria Association
- Alexandria Historical Society
- ~~Mortar & Pestle Society~~

Alexandria Society for the Preservation of Black Heritage, Inc. or an equivalent organization
Carlyle House
Christ Church
The George Washington Masonic National Memorial Association
Historic Alexandria Foundation
Lee-Fendall House
~~Old Presbyterian Meeting House~~
Northern Virginia Fine Arts Association
Lease Holding Artist at the Torpedo Factory Arts Center

(3) *Category C—Other.*

a. Tourism and business. Two representatives from the tourism and business community, ~~one of which shall be designated by the Alexandria Chamber of Commerce~~ (for a total of no more than two members).

~~*b. Art-affiliated groups.* One representative from each of the following groups (for a total of no more than two members):~~

~~Northern Virginia Fine Arts Association
Torpedo Factory Artists Association~~

b. Historic houses of worship. Two representatives of houses of worship, congregations, or sites which have played a significant role in the diverse cultural, social, and religious history of the city (for a total of no more than two members).

c. Community representative. One representative whose individual qualifications, or membership in a relevant community organization, reflect the importance of the city's diverse social, ethnic, and cultural heritage, as well as its sites and structures, among Alexandria's historic resources.

ed. At-large members. Seven representatives of the public at large, of which ~~at least two~~ one shall be a members of Alexandria civic associations. ~~At least and two representatives shall be appointed from each of the three planning districts of the city (for a total of six of the no-more-than-seven at-large members).~~

de. Historic site volunteer members. One member who serves as a volunteer at a public or private historic property or attraction which is open to the public on a regularly scheduled basis, and one representative who is a member of a volunteer support group for such an organization (for a total of no more than two members).

(c) One person may be appointed by the city council to represent more than one of the aforesaid groups and, thus, reduce the constituent membership of the commission to less than 26 appointed members but only if the groups who are to share representation by the same member have given their prior consent thereto.

(d) The service of members serving in seats which are to be discontinued by adoption of this ordinance shall continue until the conclusion of the terms to which they have previously been appointed.

Section 2. That Section 2-4-31 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become 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.

V. OTHER BUSINESS

Reports and Recommendations from the City Manager

8. Public Hearing, Consideration and Approval of Updates to the Special Events Policies and Procedures.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 09/23/23, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Gaskins and carried 6-0, City Council closed the public hearing and adopted the Special Events Policies and Procedures. The vote was as follows: In favor, Vice Mayor Jackson, Councilman Aguirre, Councilmember Bagley, Councilman Chapman, Councilwoman Gaskins, and Councilman McPike; Opposed, none; Absent, Mayor Wilson.

Public Hearing Matters

9. CASE BAR#2023-00235 OHAD
Public Hearing and consideration of an appeal of the Board of Architectural Review's July 6, 2023, decision to deny a Certificate of Appropriateness at 720 King Street Old and Historic Alexandria District.
Applicant: Glynn Jones Salon
Appellant: Glynn Jones Salon

(A copy of the Board of Architectural Review report is on file in the Office of the City Clerk and Clerk of Council, marked Item 9; 09/23/23, and is incorporated as part of this record by reference.)

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

1. Glynn Jones, appellant, spoke in support of the change and responded to questions.
2. James Spencer, Chair, Board of Architectural Review, explained the decision of the BAR and responded to questions from Council.

3. Stephen Milone, Alexandria, representing Old Town Civic Association, spoke against the changes to the building and responded to questions from Council.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilwoman Gaskins 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 Councilmember Bagley, seconded by Vice Mayor Jackson and carried unanimously, City Council reversed the decision on the Board of Architectural Review and approved the certificate of appropriateness for 720 King Street. 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.

Please note: City Council considered items 10, 11, and 12 together.

10. Development Special Use Permit #2023-10004
West End (Landmark) Open Spaces - 5801 Duke Street
Public Hearing and consideration of a request for a Development Special Use Permit to construct the Central Plaza (Blocks F and N), Paseo (Block R), and Terrace Park (Block P), including two retail/restaurant pavilions with outdoor dining, a playground, seasonal ice-skating rink, sports courts, and areas for passive recreation; zoned CDD #29/Coordinated Development District #29. Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney
Planning Commission Action: Recommended Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 09/23/23, 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.

11. Special Use Permit #2023-00011
West End (Landmark) Comprehensive Sign Plan - 5801 Duke Street
Public Hearing and consideration of a request for a Coordinated Sign Special Use Permit for a Comprehensive Sign Plan for Blocks D, E, F, G, H, I, J, K, L, M, N, P, R, S, and public and private streets within the West End neighborhood; zoned CDD #29/Coordinated Development District #29. Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney
Planning Commission Action: Recommended Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 09/23/23, 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, with an amendment to condition #3 stating:

Applicants may request administrative approval of additional signage subject to the satisfaction of the Director of P&Z that the proposed signage design:

a. Consistent with the Comprehensive Sign Plan, including the quality of materials, overall design, and scale.

b. In response to the final building, open space, streetscape, or storefront design, or City Policy/Regulations not anticipated at the time of the original Comprehensive Sign Plan approval.

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 #2023-10008
West End (Landmark) Blocks E & G Major Amendment- 5801 Duke Street
Public Hearing and consideration of a request for a Development Special Use Permit to amend the Block E & G approval for three mixed-use buildings with 390 apartments, ground floor retail, and medical office space to have the option to infill the Block E ground floor courtyard by extending the adjacent commercial space, adding new rooftop open space, and other associated changes to the ground floor layout; (amending DSUP #2022-10017); zoned CDD #29/Coordinated Development District #29.
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney
Planning Commission Action: Recommended Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 09/23/23, 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.

Ordinances and Resolutions

None.

VI. CLOSED SESSION (if needed)

Not needed.

VII. ADJOURN.

THERE BEING NO FUTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman McPike, seconded by Councilman Chapman and carried unanimously, City Council adjourned the public hearing meeting of September 23, 2023 at 11:17 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

Adopted: October 24, 2023