

City of Alexandria

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



Docket - Final-revised

Saturday, November 12, 2022

8:30 AM

City Council Public Hearing

The November 12, 2022 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 video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Registration : https://zoom.us/webinar/register/WN_H7LGjxKPTRy_TnSaZ1CNdQ

Webinar ID: 975 0132 3254

Webinar Passcode: 958306

Dial-in number: 301-715-8592

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. 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 posted and you are able to verify the meeting date on the City's website. If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. If

You have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Speakers are encouraged to submit their written comments to the City Clerk.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

Please note there will be a work session beginning at 8:30 a.m., and the Council public hearing will begin following the conclusion of the work session.

TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.

I. OPENING

1. Calling the Roll.

1a. Approval of Electronic Participation Resolution by Members of City Council (if needed).

[23-0507](#)

Approval of Electronic Participation Resolution by Members of City Council.

Attachments: [23-0507 Electronic Participation Resolution Gaskins \(1\)](#)

[23-0507 Final Resolution - RES NO 3114](#)

2. 8:30 a.m. -- Work Session with Virginia State Delegation

3. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. 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.]

II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (4-7)

Planning Commission

4. [23-0470](#) Zoning Text Amendment #2022-00013
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to add section 7-2503 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.
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
Attachments: [23-0470 Staff Report](#)
[23-0470 Presentation](#)
5. [23-0471](#) Zoning Text Amendment #2022-00011
Development Special Use Permit #2022-10019
Special Use Permit #2022-00079
2424 Mill Road, 2403 Mandeville Lane
Public Hearing and consideration of requests for: (A) a Zoning Text Amendment initiation to edit Coordinated Development District #2 to allow an animal care facility with overnight accommodation with a Special Use Permit; (B) a Development Special Use Permit to allow animal care facility with overnight accommodation with a special use permit (amending DSUP #2019-00018); and (C) a Special Use Permit for an animal care facility with overnight accommodation; zoned: CDD #2/Coordinated Development District #2.
Applicants: HTC 4/5 Project Owner LLC, District Dogs, Inc., City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0
Attachments: [23-0471 Staff Report](#)
[23-0471 Presentation](#)
6. [23-0472](#) Special Use Permit #2022-00069
5800A Edsall Road (parcel address: 5800 Edsall Road)
Public Hearing and consideration of a request for a Special Use Permit for automobile sales and light automobile repair; zoned: CG/Commercial General.
Applicant: Koons of Alexandria, Inc., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [23-0472 Staff Report](#)
[23-0472 Presentation](#)
7. [23-0474](#) Development Special Use Permit #2022-10018

Vacation #2022-00002

Restaurant Depot Amendment - Expansion

4600 Eisenhower Avenue

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 27,123 gross square footage expansion to an existing building and a request to vacate public Right-of-Way adjacent to the property; zoned OCM(100) / Office Commercial Medium (100).

Applicant: JMDH Real Estate of Alexandria II, LLC, represented by Mary Catherine Gibbs, Attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0474 Staff Report](#)

[23-0474 Presentation](#)

[23-0474 Site Plan](#)

END OF ACTION CONSENT CALENDAR

III. ROLL-CALL CONSENT CALENDAR (8-13)

8. [23-0420](#) Public Hearing, Second Reading and Final Passage of an Ordinance Introduction and First Reading. Consideration. Passage on First Reading 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 Northridge/Rosemont Small Area Plan chapter of such master plan as Master Plan Amendment No. 2022-00004 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. 2022-00004 associated with Woodbine Rehabilitation and Healthcare Facility Addition approved by City Council on October 15, 2022).

Attachments: [23-0420 cover](#)

[23-0420 ordinance](#)

[23-0420 Ord No. 5462- Final signed ordinance](#)

9. [23-0422](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 052.02 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 2729 King Street from, R-8/Single-family zone to RB/Townhouse zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00005 (Implementation Ordinance for Rezoning No. 2022-00005 associated with Woodbine Rehabilitation and Healthcare Facility Addition approved by City Council on October 15, 2022).

Attachments: [22-0422 cover](#)
[23-0422 ordinance](#)
[23-0422 Ord. No. 5463 Final signed ordinance](#)

10. [23-0456](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Permanent Closure of the Unit Block of King Street and Northern Portion of the Strand to Vehicular Traffic. [ROLL-CALL VOTE]

Attachments: [23-0456 Attachment 1 Ordinance cover](#)
[23-0456 Attachment 2 Ordinance](#)
[23-0456 Attachment 3 WC Endorsement Letter](#)
[23-0456 Attachment 4 Presentation](#)
[23-0456 Ord. No. 5464 Final signed ordinance](#)

11. [23-0457](#) Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Article D (Contract Formation and Method Of Source Selection), Division 1 (Competitive Sealed Bidding) to add Section 3-3-31.2 (Payment of Prevailing Wage for work performance on construction contracts) and Division 2 (Competitive Negotiations) to amend Section 3-3-63.1 (Service Contract Wages) both of Chapter 3 (Purchases and Contractual Services) of Title 3 (Finance, Taxation and Procurement), of the Code of the City of Alexandria, Virginia, 1981, as amended, to establish Prevailing Wage provisions for public construction contracts. [ROLL-CALL VOTE]

Attachments: [23-0457 Att 1 - Prevailing Wage cover](#)
[23-0457 Prevailing Wage Ordinance updated 11922](#)
[23-0457 Ord. No. 5465-Final signed ordinance](#)

12. [23-0458](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Grant a Franchise to the Tall Ship Providence Foundation to Dock a Replica Historic Tall Ship at the City Marina Consistent with the Waterfront Small Area Plan. [ROLL-CALL VOTE]

Attachments: [23-0458 Attachment 1 Tall Ship Providence Ordinance Information Sheet](#)
[23-0458 Attachment 2 Tall Ship Providence City Code Ordinance](#)
[23-0458 Attachment 3 Tall Ship Providence Franchise Agreement](#)
[23-0458 Ord No. 5466 Final signed ordinance](#)

13. [23-0459](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 9-3-117 (CONSTRUCTION, OPERATION AND MAINTENANCE REQUIREMENTS) Subsection (p) of Article I (CONSTRUCTION, OPERATION AND MAINTENANCE OF CABLE SYSTEM) of Chapter 1 (ALEXANDRIA CABLE COMMUNICATIONS CODE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: [23-0459 Att 1 - Ordinance Cover](#)
[23_0459 Att 2 - Ordinance](#)
[23-0459 Ord. No. 5467 - Final signed ordinance](#)

IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 13a.** [23-0416](#) Consideration of a Resolution Approving a \$50 million Grant Application for the Federal Emergency Management Agency's (FEMA) Building Resilient Infrastructure and Communities (BRIC) Grant Program for the Waterfront Flood Mitigation Project. [ROLL-CALL VOTE]
Attachments: [23-0416 Resolution Waterfront Flood Implementation Building Resilient Infrastr](#)
[23-0416 DPI Bric Nov 10 2022 update](#)
[23-0416 Final Resolution - RES NO 3115](#)
- 14.** [23-0460](#) Public Hearing and Consideration of a Third Amendment to a Five-Year License Agreement dated December 1, 2018, between the City of Alexandria, Virginia and Zayo Group, LLC. to Permit Zayo to Construct and Install Two Fiber Optic Builds to (1) Install approximately 1,135 feet of new conduit and fiber at 6161 Edsall Road and (2) Install approximately 474 feet of new conduit and fiber at the northeast intersection of 3401 Eisenhower Avenue and Bluestone Road in the City of Alexandria's Public Rights-of-Ways.
Attachments: [23-0460 Attachment 1 Zayo Amendment 3](#)
[23-0460 Attachment 2 Current License Agreement between City of Alexandria :](#)

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

Planning Commission (continued)

Please note that the presentation on Item #15 includes items 15-19. The public hearings for these items will be heard as a group and considered separately.

- 15.** [23-0478](#) Special Use Permit #2022-00042
4646 Seminary Road - Francis C Hammond Middle School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Francis C Hammond Middle School; zoned: R-8/Single-family zone.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0
Attachments: [23-0478 Staff Report](#)
[23-0478.0479.0480.0481.0482 Presentation](#)
[23-0478 letters](#)
- 16.** [23-0479](#) Special Use Permit #2022-00043
1005 Mount Vernon Avenue - George Washington Middle School Athletic Field

Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at George Washington Middle School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0479 Staff Report](#)
[23-0479 letters](#)

17. [23-0480](#)

Special Use Permit #2022-00044

1501 Cameron Street - Jefferson Houston Elementary School Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Jefferson Houston Elementary School; zoned: RB/Townhouse zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0480 Staff Report](#)
[23-0480 letters](#)

18. [23-0481](#)

Special Use Permit #2022-00045

4643 Taney Avenue - Patrick Henry Elementary School and Recreation Center
Athletic Field Lights

Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Patrick Henry Elementary School; zoned: R-12/Single-family zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0481 Staff Report](#)
[23-0481 letters](#)

19. [23-0482](#)

Special Use Permit #2022-00046

600 E Monroe Avenue - Eugene Simpson Stadium Park Athletic Field Lights
Public Hearing and consideration of a request for a Special Use Permit to allow the installation of lighting for congregate recreational facilities at Simpson Stadium Park; zoned: POS/Public open space and community recreation zone.

Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities
Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0482 Staff Report](#)
[23-0482 letters](#)

20. [23-0483](#)

Master Plan Amendment #2021-00013

Rezoning #2021-00009

Development Special Use Permit #2022-10013

Transportation Management Plan Special Use Permit #2022-00080

2712 Duke Street - Witter Place

Public Hearing and consideration of requests for: (A) a Master Plan Amendment to the Taylor Run/Duke Street chapter of the Master Plan 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; (B) a Rezoning of the property from CG/Commercial general zone to RMF/Residential Multi-family zone; (C) a Development Special Use Permit with Site Plan to construct a 94-unit multi-family affordable housing building with partially below grade parking, including a Special Use Permit request to increase the Floor Area Ratio to 2.253 in the RMF Zone per Section 13-1406(B) of the Zoning Ordinance and modifications to the landscape guidelines; and (D) a Special Use Permit for a Tier 1 Transportation Management Plan; zoned: CG/Commercial General.

Applicant: Community Housing Partners Corporation, represented by Robert Brant, attorney.

Planning Commission Action: Recommended Approval 6-0

Attachments: [23-0483 Staff Report](#)
[23-0483 Presentation](#)
[23-0483 Site Plan](#)

21. [23-0475](#)

FOR INFORMATION ONLY

This item is for information only. There is no public hearing for this item.

City Charter Section 9.06 Case #2022-00004

Unit Block of King Street (between Union Street and the Strand) and Northern Portion of the Strand (between Wales Alley and King Street)

Public Hearing and consideration of a request for the Planning Commission to review whether the permanent closure of the unit block of King Street and the northern portion of the Strand 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: Recommended Approval 5-0

Attachments: [23-0475 Staff Report](#)
[23-0475 Presentation](#)

VI. ORDINANCES AND RESOLUTIONS

None.

VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

VIII. Adjourn.

This docket is subject to change.

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

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made.

City meetings are closed-captioned for the hearing impaired.

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