

# City of Alexandria

301 King St., Room 2400  
Alexandria, VA 22314



## Docket - Final

Saturday, February 25, 2023

9:30 AM

Council Chamber

**City Council Public Hearing**

The February 25, 2023 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\\_jRJ\\_kYAGTWe4Q\\_zJ8p0VWQ](https://zoom.us/webinar/register/WN_jRJ_kYAGTWe4Q_zJ8p0VWQ)

Date: Feb 25, 2023 08:30 AM

Webinar ID: 947 8356 3835

Webinar Passcode: 391839

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](mailto:CouncilComment@alexandriava.gov).

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

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

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](mailto: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.

\*\*\*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.\*\*\*

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## I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution by Members of City Council (if needed).

[23-0841](#) Approval of Electronic Participation Resolution by Members of City Council.  
[ROLL-CALL VOTE]

**Attachments:** [23-0841 Electronic Participation Resolution Feb 2023 - Bagley](#)

## 3. Public Discussion Period

[23-0856](#) After items

**Attachments:** [23-0856 afteritem](#)  
[23-0856\\_AFTERITEM](#)

[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 (4-6)****Planning Commission**

4. [23-0800](#) Zoning Text Amendment #2022-00015  
King Street Outdoor Dining sidewalk use permit validity dates  
(A) Initiation of a Text Amendment: and (B) Public Hearing and consideration of a  
Text Amendment to change the permit validity dates for King Street Outdoor Dining  
on public sidewalks from April 1 - March 31 to October 1 - September 30.  
Staff: City of Alexandria, Department of Planning & Zoning.  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [23-0800 Staff Report](#)  
[23-0800 Presentation](#)
5. [23-0802](#) Special Use Permit #2022-00103  
4513 Duke Street  
Public Hearing and consideration of a request for a Special Use Permit to amend  
Condition #3 for the extension of a temporary trailer use (amending SUP  
#2020-00105); zoned: CG/Commercial General.  
Applicant: DHL Express US  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [23-0802 Staff Report](#)  
[23-0802 Presentation](#)
6. [23-0801](#) Special Use Permit #2022-00102  
700 South Patrick Street  
Public Hearing and consideration of a request for a Special Use Permit for the  
expansion of a non-complying automobile service station use; zoned CL/Commercial  
Low.  
Applicant: Adam Aldie, LLC  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [23-0801 Staff Report](#)  
[23-0801 Presentation](#)

**END OF ACTION CONSENT CALENDAR****III. ROLL-CALL CONSENT CALENDAR (7-10)**

7. [23-0699](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the  
Owner and Tenant of the property located at 2462 Mandeville Lane, Alexandria, VA

22332, to construct and maintain an encroachment for an outdoor dining use at that location (Implementation Ordinance for Encroachment No. 2022-00005 associated with 2462 Mandeville Lane - Nando's Outdoor Dining approved by City Council on January 21, 2023). [ROLL-CALL VOTE]

**Attachments:** [23-0699 cover](#)  
[23-0699 ordinance](#)  
[23-0699 signed ordinance](#)

8. [23-0701](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 046.04 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 6336 Stevenson Avenue from RB/Townhouse zone to RC/High density apartment zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No.2022-00007 (Implementation Ordinance for Rezoning No. 2022-00007 associated with Edgewood Towns approved by City Council on January 21, 2023). [ROLL-CALL VOTE]

**Attachments:** [23-0701 cover](#)  
[23-0701 ordinance](#)  
[23-0701 signed ordinance](#)

9. [23-0812](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 9-12-81 (Requirements for Vehicles) and Section 9-12-132 (Amount of Fare to be Charged) of Chapter 12 (Taxicabs and Other Vehicles for Hire) of Title 9 (Licensing and Regulation). [ROLL-CALL VOTE]

**Attachments:** [23-0812 Attachment 1 - Ordinance Cover](#)  
[23-0812 Attachment 2 - Ordinance](#)  
[23-0812 Attachment 3 - Biennial Review 2022](#)  
[23-0812 after items](#)  
[23-0812 signed ordinance](#)

10. [23-0814](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Authorize the Issuance of General Obligation Debt Instruments. [ROLL-CALL VOTE]

**Attachments:** [23-0814 Ordinance Cover](#)  
[23-0814 Ordinance](#)  
[23-0814 signed ordinance](#)

## END OF ROLL-CALL CONSENT CALENDAR

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

11. [23-0815](#) Public Hearing and Consideration of a Lease Agreement Between the City and Neighborhood Health, a Non-profit Healthcare Organization Serving the City of

Alexandria to Lease Space at 4850 Mark Center Drive.

**Attachments:** [23-0815 Lease Between City of Alexandria and Neighborhood Health](#)

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

### Planning Commission (continued)

12. [23-0804](#) Rezoning #2022-00008  
Development Special Use Permit #2022-10022  
Transportation Management Plan Special Use Permit #2022-00111  
3908 Elbert Avenue - Elbert Avenue Residences  
Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the property from RA/Multifamily zone to RMF/Residential Multifamily zone; and (B) a Development Special Use Permit to construct a new multifamily residential building including a Special Use Permit to increase the floor area ratio to 3.0 in the RMF zone; and (C) Special Use Permit for a Transportation Management Plan; zoned RA/Multifamily zone.  
Applicant: Community Lodgings, Inc., represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [23-0804 Staff Report](#)  
[23-0804 Presentation](#)  
[23-0804 Site Plan](#)
13. [23-0803](#) Master Plan Amendment #2022-00006  
Rezoning #2022-00009  
Development Special Use Permit #2022-10020  
Transportation Management Plan Special Use Permit #2022-00104  
Special Use Permit (Restaurant) #2022-00105  
Special Use Permit (Medical Care Facility) #2022-00115  
Special Use Permit (Athletic Club/Fitness Facility) #2022-00116  
899 and 999 North Henry Street - Samuel Madden Homes  
Public Hearing and consideration of requests for (A) amendment to the Braddock Road Metro Station Small Area Plan through the Braddock East Master Plan overlay to update the Land Use and Development Framework Tables; (B) amendment to the official zoning map to change the zone for the site from RB/Townhouse zone to RMF/Residential multifamily zone; (C) a Development Special Use Permit and Site Plan with modification to construct two mixed-income multifamily buildings on two blocks with 532 units and ground floor retail and day care center, including Special Use Permits to increase the floor area ratio to 3.0 in the RMF zone, for the utilization of Section 7-700 for Bonus Height and Density for the provision of affordable

housing and a modification to the crown coverage requirement; (D) a Special Use Permit for a Transportation Management Plan; (E) a Special Use Permit for a restaurant with outdoor dining; (F) a Special Use Permit for a medical care facility; (G) a Special Use Permit for a health or athletic club or fitness facility; zoned RB/Townhouse zone.

Applicant: Alexandria Redevelopment and Housing Authority, by its agents Samuel Madden Fairstead Developer LLC and MCRT Old Town LLC, represented by Steven M. Mikulic, Attorney

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [23-0803 Staff Report](#)  
[23-0803 Presentation](#)  
[23-0803 Site Plan](#)  
[23-0803 letters](#)  
[23-0803 after item](#)  
[23-0803 AFTERITEM](#)

14. [23-0417](#) Consideration of a Request for a City Housing Opportunities Fund Loan of \$1 Million to Alexandria Redevelopment and Housing Authority for the Samuel Madden Redevelopment Project.

**Attachments:** [23-0417 Attachment 1 ARHA's loan request](#)  
[23-0417 Attachment 2 Project elevations](#)  
[23-0417 Attachment 3 HUD 2022 Incomes and Rents \(Alexandria\)](#)  
[23-0417 Presentation](#)

## VI. ORDINANCES AND RESOLUTIONS

15. [23-0732](#) Consideration of a Request for a Resolution Designating the Samuel Madden Redevelopment Project Site a Revitalization Area. [ROLL-CALL VOTE]

**Attachments:** [23-0732 Resolution](#)  
[23-0732 signed resolution](#)  
[23-0732 signed resolution](#)

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

### DEFERRAL/WITHDRAWAL CONSENT CALENDAR

#### Planning Commission (continued)

None.

## VIII. Adjourn.

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*This docket is subject to change.*

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*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](http://alexandriava.gov/council).*

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*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.*

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*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.*