

City of Alexandria

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



Docket - Final

Saturday, June 23, 2018

9:30 AM

City Council Public Hearing

All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

<http://survey.alexandriava.gov/s3/City-Council-Speakers-Form>

OPENING

1. Calling the Roll.

Mayor Silberberg called the meeting to order, and the City Clerk called the roll. All the members of Council were present, except Councilman Bailey who was absent.

[19-1119](#)

Calling the Roll

Attachments: [19-1119_After Items](#)

2. Public Discussion Period.

[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3-8)

Planning Commission

3. [18-7822](#) Special Use Permit #2018-0028
611 & 613 North Columbus Street
Public Hearing and Consideration of a request for parking reductions and for open space modifications for two single-family dwellings; zoned: RB/Townhouse.
Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [18-7822_Staff Report](#)
[18-7822_Presentation](#)
4. [18-7823](#) Special Use Permit #2018-0030
2425 Eisenhower Avenue - Umbrella Special Use Permit for Outdoor Uses
Public Hearing and Consideration of a request for a Special Use Permit to allow for outdoor food and crafts markets and amusement enterprises on an undeveloped lot; zoned: CDD #2/Coordinated Development District #2.
Applicant: 2425 Eisenhower Avenue Acquisitions, LLC
Planning Commission Action: Recommended Approval 6-0

Attachments: [18-7823 Staff Report](#)
[18-7823 Presentation](#)

5. [18-7825](#) Special Use Permit #2018-0020
4800 Brenman Park Drive - Ben Brenman Park Lighting
Public Hearing and Consideration of a request to amend Special Use Permit #2015-0128 to add lights which would not be user activated in the dog park area at Ben Brenman Park; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities
Planning Commission Action: Recommended Approval 6-0
- Attachments:** [18-7825 Staff Report](#)
[18-7825 Presentation](#)
6. [18-7827](#) Text Amendment #2018-0005
Massage Establishments
(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: delete Section 2-176 and add Section 2-153.2 to revise the definition of medical office to include massage establishments, to rename medical office a health profession office, and to remove redundant words; to amend Articles IV (Commercial, Office and Industrial Zones), V (Mixed Use Zones), VI (Special and Overlay Zone) to transfer massage establishments from Administrative Special Use to Permitted Health Profession Office Use, replace the term medical office with health profession office, and delete massage establishments from use limitations; to amend the definitions in Sections 2-126 and 2-174 and to amend Sections 3-902 (RC/High Density Apartment Zone, Permitted Uses) and 7-303 (Home Occupations, Use Limitations) to replace the term medical office with health profession office; to amend Sections 4-1202 and 4-1202.1 (I/Industrial zone) to add health profession office as a permitted use and to transfer massage establishments from Administrative Special Use to Permitted Health Profession Office Use; to amend Sections 5-402, 5-402.1, and 5-403 (CRMU-X/Commercial Residential Mixed Use [Old Town North] Zone) to add health profession office and business and professional office as permitted uses above the ground floor, and special uses on the ground floor, and to transfer massage establishments from Administrative Special Use to Permitted Health Profession Office Use as previously described; to amend Section 5-511 (W-1/Waterfront Mixed Use Zone, Use Limitations) to remove massage establishment as a use limitation in this zone; to amend Section 6-603 (Mount Vernon Avenue Urban Overlay Zone, Uses) to remove massage establishment; to amend Section 7-302 (Home Occupations, Prohibited Occupations) to replace medical or dental clinic with health profession office; to amend Section 8-200 (Off-Street Parking and Loading, General Parking Regulations) to remove massage establishments from the list of specific commercial uses; and; to amend Section 11-513 (Special Use Permits, Administrative Special Use Permit) to delete massage establishment and replace the term medical office with health

profession office.

Staff: City of Alexandria Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

Attachments: [18-7827 Staff Report](#)

[18-7827 Presentation](#)

7. [18-7828](#) Development Special Use Permit #2018-0004
Transportation Management Plan Special Use Permit #2018-0034
4401 Ford Avenue, 3101 Park Center Drive, & 4300 King Street - Park Center
Amendment
Public Hearing and Consideration of requests for: (A) an Amendment to
DSUP2003-0035 with modifications to permit the conversion of two existing
buildings from Office use to residential (multi-family) use; and (B) a Special Use
Permit for a Transportation Management Plan for Tier 3 (multi-family building);
zoned: CRMU-H / Commercial Residential Mixed Use (High). Applicant: US Park
Center Owner, LLC, represented by Kenneth Wire, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [18-7828 Staff Report](#)
[18-7828 Presentation](#)
[18-7828 Site Plan](#)
8. [18-7829](#) Master Plan Amendment #2018-0001
Development Special Use Permit #2018-0008
3000 Potomac Avenue - National Industries for the Blind
Public Hearing and Consideration of requests for: (A) an Amendment to the Potomac
Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to Amend the
maximum allowable building height; (B) Development Special Use Permit to amend
DSUP #2016-0022 to increase the height of the building, and a request for a parking
reduction; zoned CDD#10 / Coordinated Development District #10.
Applicant: National Industries for the Blind, represented by Kenneth Wire, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [18-7829 Staff Report](#)
[18-7829 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

9. [18-7833](#) Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend
Section 5-2-62 (CHANGES OF NAMES) of Article C (STREET NAMES),
Chapter 2 (STREETS AND SIDEWALKS), Title 5 (TRANSPORTATION AND
ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia,
1981, as amended, by adding thereto a new subsection (16) changing the name of
Jefferson Davis Highway to Richmond Highway. [ROLL-CALL VOTE]

- Attachments:** [18-7755 Ordinance Cover Sheet - Renaming Jefferson Davis Hwy 18-7755](#)
[18-7755 City Code Ordinance - Renaming Jefferson Davis Hwy 18-7755](#)
[18-7755 Map of U.S. Route 1 18-7755](#)
[18-7833 After Items](#)
[18-7833 After Items 2](#)
10. [18-7832](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Increase Mayor and Members of City Council Compensation for the Next Term of Office. [ROLL-CALL VOTE]
Attachments: [18-7794 Council Salary Ordinance 2018](#)
[18-7794 Report of the Ad Hoc Committee on Council Compensation](#)
[18-7832 After Items](#)
[18-7832 After Items 2](#)
11. [18-7840](#) Public Hearing and approval of a waiver to the Special Event Policy to allow for programs and events on consecutive weekends at the Interim King Street Park at the Waterfront in support of the City's King Street Corridor Initiative.
Attachments: [18-7840 KSWPCommissionSupport](#)
[18-7840 After Items](#)
12. [18-7787](#) Public Hearing, Consideration and Approval of a Deed of Lease with Amtrak to Operate a Transit System at Alexandria Union Station
Attachments: [18-7787 Lease Agreement between the City and Amtrak](#)
13. [18-7843](#) Public Hearing and approval of a Lease Agreement between the City of Alexandria and Sweetbake, Inc. for use of vacant café at the Torpedo Factory Art Center.
Attachments: [18-7843 Proposed Lease Agreement](#)
14. [18-7839](#) Consideration of a Lease Agreement between the City of Alexandria and the Arts Resource Foundation (dba Del Ray Artisans), for use of the Colosanto Center located at 2704 Mount Vernon Avenue, Alexandria, Virginia 22301.
Attachments: [18-7665 Colasanto Lease Agreement FY19-21](#)
15. [18-7838](#) Consideration of a Lease Agreement between the City of Alexandria and UpCycle Creative Reuse Center, for use of space at the Durant Arts Center located at 1605 Cameron Street, Alexandria, VA 22314.
Attachments: [18-7666 Lease - Upcycle - 2018-2021](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

16. [18-7830](#) Development Special Use Permit #2017-0017
Encroachment #2018-0004

3030 & 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway -
APTA Potomac Yard

Public hearing and consideration of requests for: (A) an amendment to
previously-approved Development Special Use Permit #2007-0022, as amended
through Development Special Use Permit #2014-0028, with a modification and a
request for a parking reduction; and (B) an Encroachment on Dogue Street for a
transformer vault within the public right-of-way; zoned: CDD#10/Coordinated
Development District #10.

Applicant: APTA Centennial Properties, LLC, represented by M. Catharine Puskar,
attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [18-7830 Staff Report](#)
[18-7830 Presentation](#)
[18-7830 Site Plan](#)

17. [18-7824](#) Special Use Permit #2018-0017
421 Clifford Avenue - Mother of Light Center
Public Hearing and Consideration of a request for a social service use comprised of
volunteers who distribute food and clothing and conduct on-site appointments for
individuals in need; zoned: CSL/Commercial Service Low.
Applicant: Mother of Light Center
Planning Commission Action: Recommended Approval 6-0
Attachments: [18-7824 Staff Report](#)
[18-7824 Presentation](#)
18. [18-7826](#) Special Use Permit #2018-0029
116 & 120 South Payne Street - Friends of the Guest House
Public Hearing and Consideration of a request for a congregate housing facility;
zoned: CL/Commercial Low.
Applicant: Friends of the Guest House, represented by Kenneth Wire, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [18-7826 Staff Report](#)
[18-7826 Presentation](#)

ORDINANCES AND RESOLUTIONS

19. [18-7732](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend the
Articles of Incorporation for the City of Alexandria, Virginia Sanitation Authority
d/b/a Alexandria Renew Enterprises to expand the purposes of the authority and
extend the period of corporate existence to 2068. [ROLL-CALL VOTE]

Attachments: [18-7732 Cover](#)
[18-7732 Ordinance](#)
[18-7732 After Items](#)
[18-7732 After Items 2](#)

20. [18-7733](#) Public Hearing, Second Reading, and Final Passage of an ordinance approving and authorizing the transfer of ownership of four Combined Sewer Outfall structures and associated infrastructure and access easements to the City of Alexandria, Virginia Sanitation Authority d/b/a Alexandria Renew Enterprises. [ROLL-CALL VOTE]

Attachments: [18-7733 cover](#)
[18-7733 ordinance](#)
[18-7733 Exhibit A](#)
[18-7733 After Items](#)

21. [18-7663](#) Public Hearing. Second Reading and Final Passage of AN ORDINANCE to amend and reordain Article 3 (AIR GUNS) of Chapter 2 (WEAPONS) of Title 13 (EDUCATION, SOCIAL SERVICES AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: [18-7663 Va Code 15.2-915.4.pdf](#)
[18-7663 Cover](#)
[18-7663 Ordinance](#)
[18-7663 After Items](#)

22. [18-7726](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 4-2-21 (CHANGES IN VIRGINIA STATEWIDE FIRE PREVENTION CODE) of Article B (FIRE PREVENTION) of Chapter 2 (FIRE PROTECTION AND PREVENTION) of Title 4 (PUBLIC SAFETY) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

Attachments: [18-7696 Ordinance Cover 5.3.18](#)
[18-7696 Ordinance 5.10](#)
[18-7726 After Items](#)

23. [18-7731](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (FLOOR AREA), Section 2-148.1 (FRONT PORCH), Section 2-183.2 (PORCH), Section 2-205 (YARD, FRONT), Section 2-205.1 (YARD, FRONT PRIMARY) and Section 2-205.2 (YARD, FRONT SECONDARY) of Article II (DEFINITIONS); Section 7-202 (PERMITTED OBSTRUCTIONS) and Section 7-2504 (OPEN FRONT PORCHES AND PORTICOS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI; and add new Section 2-183.3 (PORTICO) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text

Amendment No. 2018-0004 (Implementation Ordinance for porches and porticos text amendment approved by City Council on May 12, 2018). [ROLL-CALL VOTE]

Attachments: [18-7731 cover](#)
[18-7731 ordinance](#)
[18-7731 After Items](#)

24. [18-7844](#) Public Hearing, Second Reading and Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2019. [ROLL-CALL VOTE]
- Attachments:** [18-7844 Att 1 - FY 2019 Appropriation Ordinance Cover](#)
[18-7844 Att 2 - FY 2019 Appropriation Ordinance](#)
[18-7844 Att 3 - Table 1 - 2019 Appropriations by Department and Fund - Appro](#)
[18-7844 Att 4 - Table 2 - 2019 Sources of Revenue - Approved](#)
[18-7844 After Items](#)
25. [18-7845](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2018. [ROLL-CALL VOTE]
- Attachments:** [18-7845 Att 1 - Ordinance Cover](#)
[18-7845 Att 2 - 2018 June SAO Ordinance](#)
[18-7845 Att 3 - 2018 June grant attachment](#)
[18-7845 After Items](#)
26. [18-7847](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Division 1 (Parking Meter Zones) of Article G (Parking Meters) of Chapter 8 (Parking and Traffic Regulations) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [18-7847 Attachment 1 Ordinance Information Sheet](#)
[18-7847 Attachment 2 Ordinance for Hoffman Town Center meters](#)
[18-7847 Attachment 3 Map of New Meter Locations](#)
[18-7847 After Items](#)
27. [18-7783](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Section 2-126 (BUSINESS AND PROFESSIONAL OFFICE), Section 2-174 (MEDICAL CARE FACILITY), Section 2-176 (MEDICAL OFFICE), of Article II (DEFINITIONS); Section 3-902 (PERMITTED USES), of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 4-102 (PERMITTED USES), Section 4-102.1 (ADMINISTRATIVE SPECIAL USES), Section 4-107 (USE LIMITATIONS), 4-202 (PERMITTED USES), 4-202.1 (ADMINISTRATIVE SPECIAL USES), 4-207 (USE LIMITATIONS), Section

4-302 (PERMITTED USES), Section 4-302.1 (ADMINISTRATIVE SPECIAL USES), Section 4-307 (USE LIMITATIONS), Section 4-402 (PERMITTED USES), Section 4-402.1 (ADMINISTRATIVE SPECIAL USES), Section 4-407 (USE LIMITATIONS), Section 4-502 (PERMITTED USES), Section 4-502.1 (ADMINISTRATIVE SPECIAL USES), Section 4-507 (USE LIMITATIONS), Section 4-602 (PERMITTED USES), Section 4-602.1 (ADMINISTRATIVE SPECIAL USES), Section 4-607 (USE LIMITATIONS), Section 4-702.1 (ADMINISTRATIVE SPECIAL USES), Section 4-802 (PERMITTED USES), Section 4-802.1 (ADMINISTRATIVE SPECIAL USES), Section 4-807 (USE LIMITATIONS), Section 4-902 (PERMITTED USES), Section 4-902.1 (ADMINISTRATIVE SPECIAL USES), Section 4-906 (USE LIMITATIONS), Section 4-1002 (PERMITTED USES), Section 4-1002.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1006 (USE LIMITATIONS), Section 4-1102 (PERMITTED USES), Section 4-1102.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1106 (USE LIMITATIONS), Section 4-1202 (PERMITTED USES), Section 4-1202.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1403 (PERMITTED USES), Section 4-1403.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1404 (SPECIAL USES), Section 4-1413 (USE LIMITATIONS), of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-102 (PERMITTED USES), Section 5-102.1 (ADMINISTRATIVE SPECIAL USES), Section 5-110 (USE LIMITATIONS), Section 5-202 (PERMITTED USES), Section 5-202.1 (ADMINISTRATIVE SPECIAL USES), Section 5-210 (USE LIMITATIONS), Section 5-302 (PERMITTED USES), Section 5-302.1 (ADMINISTRATIVE SPECIAL USES), Section 5-310 (USE LIMITATIONS), Section 5-402 (PERMITTED USES), Section 5-402.1 (ADMINISTRATIVE SPECIAL USES), Section 5-403 (SPECIAL USES), Section 5-511 (USE LIMITATIONS), of Article V (MIXED USE ZONES); Section 6-603 (USES), Section 6-702 (USES), Section 6-707 (USE LIMITATIONS), of Article VI (SPECIAL AND OVERLAY ZONES); Section 7-302 (PROHIBITED OCCUPATIONS), Section 7-303 (USE LIMITATIONS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 8-200 (GENERAL PARKING REGULATIONS), of Article VIII (OFF-STREET PARKING AND LOADING); Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT), of Division B (DEVELOPMENT APPROVALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and add new Section 2-153.2 (HEALTH PROFESSION OFFICE) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0005 (Implementation Ordinance for Text Amendment associated with massage update approved by City Council on June 23, 2018).

Attachments: [18-7783 cover](#)
[18-7783 ordinance](#)

28. [18-7785](#) 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 Potomac Yard/Potomac Greens chapter of such master plan as Master Plan Amendment No. 2018-0001 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 related to National Institutes for the Blind approved by City Council on June 23, 2018).

Attachments: [18-7785 cover](#)
[18-7785 ordinance](#)
[18-7785 attachment](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

This docket is subject to change.

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Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at 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 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

City Council 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.