

City of Alexandria

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



Docket - Final-revised

Saturday, November 17, 2018

9:30 AM

Council Chambers

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.**
2. **Public Discussion Period.**

[19-1461](#) Public Discussion Period

Attachments: [19-1461_After Items](#)

[The 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 (3-6)

Planning Commission

3. [19-1381](#) Special Use Permit #2018-0086
215 South Union Street - B. Doughnut
Public hearing and consideration of a request for a special use permit to operate a restaurant; zoned: W-1/ Waterfront Mixed-use.
Applicant: LaPlata Doughnuts, LLC
Planning Commission Action: Recommended Approval 6-0.
Attachments: [19-1381 Staff Report](#)
[19-1381 Presentation](#)
4. [19-1383](#) Special Use Permit #2018-0087
300 Montgomery Street - Montgomery Center
Public hearing and consideration of a request for a special use permit for additional square footage for a projecting sign on the corner of North Fairfax Street and Montgomery Street; zoned: CRMU-X/ Commercial Residential Mixed-use (Old Town North).
Applicant: Bruce Machanic

Planning Commission Action: Recommended Approval 6-0.

Attachments: [19-1383 Staff Report](#)
[19-1383 Presentation](#)

5. [19-1384](#) Master Plan Amendment #2018-0009
Rezoning #2018-0004
309 North Patrick Street
Public hearing and consideration of requests for: (A) an amendment to the Braddock Road Metro Station Small Area Plan to amend the land use designation from CL/ Commercial Low to RM/Residential Medium; (B) to rezone a lot from CL/ Commercial Low with a proffer to RB/ Townhouse; zoned: CL/Commercial Low with proffer.
Applicant: Zelaya Homes, LLC, represented by Mary Catharine Gibbs, attorney
Planning Commission Action: Recommended Approval 7-0.
Attachments: [19-1384 Staff Report](#)
[19-1384 Presentation](#)
[19-1384 After Items](#)

6. [19-1390](#) Rezoning #2018-0003
3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA
Rezoning
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10; zoned: CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.
Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0.
Attachments: [19-1390 Staff Report](#)
[19-1390 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. [19-1318](#) Public Hearing on the Proposed City Legislative Package for the 2019 Virginia General Assembly Session.
Attachments: [Proposed City Package 2019_111718.docx](#)
[19-1318 After Items](#)

8. [19-1278](#) Public Hearing and Consideration of a Governance Recommendation for Torpedo Factory Art Center Vibrancy and Sustainability Plan.
Attachments: [19-1278 Attachment 1 - Prior Lease Structure](#)
[19-1278 Attachment 2 - Current Lease Structure](#)
[19-1278 Attachment 3 - Torpedo Factory Art Center Studies](#)
[19-1278 Attachment 4 - Presentation Torpedo Factory Art Center](#)
[19-1278 Attachment 5 -Letters in Support of TFAC Management](#)
[19-1278 After Items](#)
9. [19-1409](#) Public Hearing and Consideration of a renewed Five Year License Agreement with Five-Year License Agreement with Zayo Group LLC to Permit Zayo Group LLC.'S Existing Conduits and Fiber Optic Cables to Remain in the City of Alexandria's Public Rights-Of-Ways and to Allow Placement of Additional Conduits and Fiber Optic Cable Telecommunication Services, Not Cable Television Services in the City of Alexandria.
Attachments: [19-1285 Attachment 1: Zayo Final License Agreement](#)
10. [19-1347](#) Consideration and Public Hearing to place a memorial plaque at the Windmill Hill Park shoreline commemorating Captain Ryan Wojtanowski's service to the community as an advocate for environmental stewardship.
Attachments: [19-1347 Ryan Memorial EPC LetterSep2017](#)
[19-1347 Ryan Wojtanowski Memorial Plaque Community Notice](#)
[19-1347 Ryan Wojtanowski Memorial Plaque Community Comments](#)
[19-1347 Ryan Wojtanowski Memorial Plaque Proposed Text](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

11. [19-1386](#) Text Amendment #2018-0010
Consolidation of the Boards of Architectural Review
Public hearing and consideration of a text amendment to the Zoning Ordinance to amend Article X and add Section 10-400 to create the Alexandria board of architectural review and dissolve the Old and Historic Alexandria District and Parker-Gray District boards of architectural review and to amend Sections 6-403, 7-802, 8-200, 8-602, 9-301, and 11-513 to change the references to the Alexandria board of architectural review.
Staff: City of Alexandria Department of Planning and Zoning
Planning Commission Action: Recommended Approval 7-0.
Attachments: [19-1386 Staff Report](#)
[19-1386 Presentation](#)

12. [19-1385](#) Development Special Use Permit #2017-0006
Transportation Management Plan Special Use Permit #2018-0048
3846 King Street - Fairlington Presbyterian Church
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a multifamily residential building including a special use permit to increase the floor area ratio in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance; and (B) a special use permit for a tier 1 transportation management plan; zoned: RA/Multifamily.
Applicants: Wesley Housing Development Corporation and Fairlington Presbyterian Church Corporation, represented by Duncan Blair, attorney
Planning Commission Action: Recommended Approval 7-0.
Attachments: [19-1385 Staff Report](#)
[19-1385 Presentation](#)
[19-1385 Site Plan](#)
[19-1385 After Items](#)
[19-1385 After Items 2](#)
[19-1385 After Items 3](#)
13. [19-1289](#) Consideration of Requests for a Loan of Up to \$7.65 Million to Wesley Housing Development Corporation (Wesley) for the Fairlington Presbyterian Church Affordable Housing Development, for a Rental Assistance Grant of \$270,000 and for Adoption of a Resolution Designating the Development Site a Revitalization Area. [ROLL-CALL VOTE] **(This is not a public hearing item)**
Attachments: [19-1289 FPC HOF letter](#)
[19-1289 FPC Renderings](#)
[19-1289 2018 Median Household Incomes for DC Metro Area](#)
[19-1289 FPC Sources and Uses](#)
[19-1289 Wesley - FPC Revitalization Resolution with Attachment](#)
14. [19-1389](#) Master Plan Amendment #2018-0008
Text Amendment #2018-0014
Coordinated Development District Concept Plan Amendment #2018-0006
Development Special Use Permit #2018-0002
2602 Main Line Boulevard (2600 and 2606 Main Line Boulevard) - Potomac Yard Landbay H - West Silverstone
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 uses

in CDD#10/Coordinated Development District #10 to include home for the elderly/life care facility; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the allowable office square footage and add maximum square footage/dwelling units for home for the elderly/life care facility in CDD#10/Coordinated Development District #10; (C) an amendment to the previously approved CDD#2017-0001 Conceptual Design Plan to convert a portion of the office use within Landbay H and add home for the elderly/life care facility use; and (D) a development special use permit and site plan with modifications to construct two home for the elderly/life care facility buildings, with ground floor retail on the south building, including special use permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for an additional mechanical penthouse on each building, for penthouses in excess of 15 feet in height, for a parking increase, and for a loading space reduction; zoned: CDD#10/Coordinated Development District #10 (Potomac Yard/Potomac Greens Small Area Plan).

Applicants: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP c/o Silverstone Senior Living, represented by M. Catherine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0.

Attachments: [19-1389 Staff Report](#)

[19-1389 Presentation](#)

[19-1389 Site Plan](#)

[19-1389 After Items](#)

15. [19-1388](#)

Rezoning #2018-0008

Development Special Use Permit #2016-0038

Transportation Management Plan Special Use Permit #2018-0085

1604-1614 King Street and 1604 Dechantal Street - King Street Condos

Public hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone at 1604 Dechantal Street from OCH to KR; (B) a development special use permit and site plan with modifications to construct a 49-unit multifamily dwelling and convert the existing townhouses to 10 multifamily dwelling units, including a special use permit request to increase the floor area ratio from 2.0 to 3.0 in the KR zone; (C) a special use permit for a transportation management plan; zoned KR / King Street Urban Retail and OCH / Office Commercial High.

Applicant: City of Alexandria (Rezoning only). Dechantal Associates, Inc.

Planning Commission Action: Recommended Approval 6-0.

Attachments: [19-1388 Staff Report](#)
[19-1388 Presentation](#)
[19-1388 Site Plan](#)

16. [19-1408](#) Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy
Staff: City of Alexandria Department of Planning and Zoning
Planning Commission Action: Recommended Approval 6-0.
Attachments: [19-1408 Staff Report](#)
[19-1408 Presentation](#)

ORDINANCES AND RESOLUTIONS

17. [19-1260](#) Public Hearing, Second Reading, and Final passage of an ordinance to amend and reordain Section 2-4-114 (CREATION, COMPOSITION AND ORGANIZATION) of Article O (GEORGE WASHINGTON BIRTHDAY CELEBRATION COMMITTEE) 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]
Attachments: [19-1260 Cover](#)
[19-1260 Attachment 1](#)
[19-1260 Ordinance](#)
[19-1260 After Items](#)
18. [19-1262](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Section 2-4-150 (CREATION, COMPOSITION, ORGANIZATION AND TERM) of Article T (CITIZEN CORPS COUNCIL) 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]
Attachments: [19-1262 Cover](#)
[19-1262 Ordinance](#)
[19-1262 After Items](#)
19. [19-1264](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Section 3-2-353 (CONTESTED PARKING CITATIONS) of Article S (PAYMENT, CONTEST AND ENFORCEMENT OF PARKING CITATIONS) of Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
Attachments: [19-1264 Cover](#)
[19-1264 City Code Ordinance - Contested parking citations REVISED](#)
[19-1264 After Items](#)

20. [19-1266](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Article A (GENERAL PROVISIONS) 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]
- Attachments:** [19-1266 Cover](#)
[19-1266 Ordinance](#)
[19-1266 After Items](#)
21. [19-1268](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Chapter 14 (Delivery of Unsolicited Publications) of Title 9 (Licensing and Regulation) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
- Attachments:** [19-1268 Ordinance](#)
[19-1268 Cover](#)
[19-1268 After Items](#)
22. [19-1302](#) Public Hearing, Second Reading and Final Passage of an Ordinance to add Section 2-129.1 (CONGREGATE RECREATIONAL FACILIITIES) of Article II (DEFINITIONS) and to amend and reordain Section 6-105 (SPECIAL USES) and 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0007 (Implementation Ordinance for Text Amendment No. 2018-0007 approved by City Council on October 13, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1302 cover](#)
[19-1302 ordinance](#)
[19-1302 After Items](#)
23. [19-1304](#) 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 Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2018-00005 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. 2018-00005 associated with Monday Properties approved by City Council on October 13, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1304 cover](#)
[19-1304 ordinance](#)
[19-1304 attachment](#)
[19-1304 After Items](#)

24. [19-1306](#) 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. 2018-00006 (Implementation Ordinance for Text Amendment No. 2018-00006 associated with Monday Properties approved by City Council on October 13, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1306 cover](#)
[19-1306 ordinance](#)
[19-1306 After Items](#)
25. [19-1308](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 055.01 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 properties at 1, 11, 44, 66, and 99 Canal Center Plaza from, W-1 to CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2017-0003 (Implementation Ordinance for Rezoning No. 2017-0003 associated with Canal Center Rezoning approved by City Council on October 13, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1308 cover](#)
[19-1308 ordinance](#)
[19-1308 attachment](#)
[19-1308 After Items](#)
26. [19-1310](#) Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 699 Prince Street to construct and maintain an encroachment for a marquee awning at that location. (Implementation Ordinance for Encroachment No. 2018-0005 associated with 114 South Washington Street and 699 Prince Street approved by City Council on October 13, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1310 cover](#)
[19-1310 ordinance](#)
[19-1310 attachment](#)
[19-1310 After Items](#)
27. [19-1335](#) Public Hearing, Second Reading, and Final Passage of an Ordinance authorizing the owner of the property located at 815 Green Street to construct and maintain an encroachment into the public right-of-way at that location for a fence and existing steps (Implementation Ordinance for Encroachment approved by City Council on September 15, 2018). [ROLL-CALL VOTE]

Attachments: [19-1335 Cover](#)
[19-1335 Ordinance](#)
[19-1335 Attachment](#)
[19-1335 After Items](#)

28. [19-1336](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 2701 Dewitt Avenue to Establish and Maintain an Encroachment into the Public Right-of-Way at that Location along the Frontage of Dewitt Avenue and East Randolph Avenue for an Existing Fence (Implementation Ordinance for an Encroachment Approved by City Council on September 15, 2018). [ROLL-CALL VOTE]

Attachments: [19-1336 Cover](#)
[19-1336 Ordinance](#)
[19-1336 Attachment](#)
[19-1336 After Items](#)

29. [19-1342](#) Public Hearing, Second Reading, and Final passage of an Ordinance Authorizing the Owner of the Property Located at 1620 Prince Street to Construct and Maintain an Encroachment into the Sidewalk Right-of-Way at that Location for the Installation of Two Bollards (Implementation Ordinance for the Hilton Garden Inn Encroachment Authorized by City Council on October 13, 2018). [ROLL-CALL VOTE]

Attachments: [19-1342 Cover](#)
[19-1342 Ordinance](#)
[19-1342 Attachment](#)
[19-1342 After Items](#)

30. [19-1346](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 100 East Luray Avenue to Construct and Maintain an Encroachment into the Public Right-of-Way at that Location for a Fence and Side Yard Access. [ROLL-CALL VOTE]

Attachments: [19-1346 Cover](#)
[19-1346 Ordinance](#)
[19-1346 Attachment](#)
[19-1346 After Items](#)

31. [19-1413](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2019. (PRIMARY ORDINANCE) [ROLL-CALL VOTE]

Attachments: [19-1413 Fall SAO cover sheet](#)
[19-1413 Fall SAO ordinance](#)
[19-1413 Grant Attachment](#)
[19-1413 Incomplete projects](#)
[19-1413 Memo to CC - Explanation for use of General Obligation Bonds](#)
[19-1413 After Itmes](#)

32. [19-1415](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make a Supplemental Appropriation for the Support of the City Government for Fiscal Year 2019 (**Union Station Project**). [ROLL-CALL VOTE]

Attachments: [19-1415 Union Station Project SAO cover sheet](#)
[19-1415 Union Station Project SAO ordinance](#)
[19-1415 Memo to CC - Explanation for use of GO Bonds for Time Sensitive Ca](#)
[19-1415 After Items](#)

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.