

City of Alexandria

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



Docket - Final

Saturday, October 13, 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.**

[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 (3-6)

Planning Commission

3. [19-1242](#) Special Use Permit #2018-0055
700 North Patrick Street - Old Town Salon and Spa
Public hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.
Applicant: Sophea Nuth
Planning Commission Action: Recommended Approval 7-0.
Attachments: [19-1242 Staff Report](#)
[19-1242 Presentation](#)
4. [19-1243](#) Encroachment #2018-0007
1620 Prince Street
Public hearing and consideration of a request to permit an encroachment into the public right-of-way on Daingerfield Road for the installation of bollards; zoned OCH/Office Commercial High Applicant: Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 7-0.
Attachments: [19-1243 Staff Report](#)
[19-1243 Presentation](#)
5. [19-1250](#) Public Hearing and Consideration of a One (1) Year Lease Agreement Renewal with Alexandria Soccer Association for Office Space Located at the Nannie J. Lee

Center.

Attachments: [19-1250 ASA lease agreemnet](#)

6. [19-1251](#) Public Hearing and Consideration of a One (1) Year Lease Agreement Renewal with Child and Family Network Centers at Leonard Chick Armstrong Recreation Center Located At 25 West Reed Avenue.

Attachments: [19-1251 Draft CFNC agreement](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. [19-1200](#) Public Hearing and Consideration of a Lease Extension Between the City of Alexandria and Northern Virginia Regional Parks Authority (“NOVA Parks”) for the use of the Cameron Run Park Property.

Attachments: [19-1200 Attachment 1](#)

[19-1200 Attachment 2](#)

[19-1200 Attachment 3](#)

[19-1200 NOVAParks Presentation](#)

8. [19-1254](#) Public Hearing and Consideration of the Phase One Update to the Environmental Action Plan 2030 (EAP).

Attachments: [19-1254 Attachment 1](#)

[19-1254 Attachment 2](#)

[19-1254 Attachment 3](#)

[19-1254 PC recommendation](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

9. [19-1245](#) Text Amendment #2018-0007
Lighting for Congregate Recreational Facilities
(A) Initiation of a text amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: add new section 2-129.1 defining congregate recreational facilities; amend section 6-105 to delete the definition of congregate recreational facilities in the POS/Public open space and community recreation zone; add a new subsection 6-105(K) to replace special uses in the POS/Public open space and community recreation zone not included in the proposed congregate recreational facilities definition; and add a new subsection 6-403(F) to add lighting for congregate recreational facilities as a special use in height districts.
Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 7-0.

Attachments: [19-1245 Staff Report](#)

[19-1245 Presentation](#)

10. [19-1246](#) Development Special Use Permit #2017-0016
3330 King Street (Parcel Address 3300 King Street) - Parker-Gray Stadium
Modernization at T.C. Williams High School
Public hearing and consideration of requests for: (A) a development special use permit amendment and site plan to demolish existing accessory buildings and construct new accessory buildings including restrooms, concessions, press box and ticket vending and construct associated site improvements including pedestrian access, track improvements, sound system upgrades, athletic field lighting and site lighting; (B) if Text Amendment #2018-0007 is approved, a special use permit to increase the height of athletic field light poles to 80 feet pursuant to proposed Zoning Ordinance Section 6-403(F) or if Text Amendment #2018-0007 is not approved, a special use permit to increase the height of athletic field light poles to 60 feet pursuant to Zoning Ordinance Section 7-2100; zoned R 20/Single family residential.
Applicant: Alexandria City Public Schools (ACPS)
Planning Commission Action: Recommended Approval 5-2.
Attachments: [19-1246 Staff Report](#)
[19-1246 Presentation](#)
[19-1246 Site Plan](#)
[19-1246 Signed Stadium Project Resolution Adopted](#)
11. [19-1247](#) Development Special Use Permit #2018-0011
409 North Pitt Street (blocks bounded by North Pitt Street, North Royal Street, Princess Street, and Pendleton Street) - Chatham Square
Public hearing and consideration of a request for a Development Special Use Permit to amend DSUP #2002-0029 to delete conditions prohibiting residents from obtaining residential parking permits; zoned CRMU/X/Commercial Residential Mixed Use.
Applicant: Chatham Square Homeowners Association
Planning Commission Action: Recommended Approval 3-2.
Attachments: [19-1247 Staff Report](#)
[19-1247 Presentation](#)
12. [19-1248](#) Master Plan Amendment #2018-00005
Text Amendment #2018-00006
Coordinated Development District Concept Plan Amendment #2018-00004
Development Special Use Permit #2017-00019
Transportation Management Plan Special Use Permit #2018-00065
Special Use Permit #2018-00082
2000 North Beauregard Street - Monday Properties
Public hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the use to include residential uses at the site and to increase the height; (B) initiation of and an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend

the framework streets to remove the parallel road in the Adams Neighborhood; (C) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) for CDD #21 to change the height reference from the Beaugard Urban Design Standards and Guidelines to the Beaugard Small Area Plan; (D) an amendment to a previously approved (CDD #2012-0003) CDD #21 Concept Plan to amend the Adams Neighborhood Development Summary, Interim Transitway Plan and Proposed Transportation Improvements to reflect conversion of office to residential uses, revised street alignments and the removal of the parallel road in the Adams Neighborhood; (E) a development special use permit and site plan with modifications to construct a multi-family residential building, including a special use permit request for more than one mechanical penthouse (F) a special use permit for a transportation management plan for Tier 2 (multi-family building); and (G) a special use permit for a coordinated sign program; zoned: CDD #21/Coordinated Development District #21.

Applicants: City of Alexandria (Text Amendment, Master Plan amendment for framework streets only). Monday Properties, represented by Jonathan Rak, attorney
Planning Commission Action: Recommended Approval 4-1.

Attachments: [19-1248 Staff Report](#)
[19-1248 Presentation](#)
[19-1248 Site Plan](#)
[19-1248 CDD Concept Plan](#)

13. [19-1244](#) Development Special Use Permit #2018-0003 (Hotel Development)
Special Use Permit #2018-0064 (Hotel, Restaurant, and Additional Mechanical Penthouse) Special Use Permit #2018-0063 (Restaurant)
Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)
Transportation Management Plan Special Use Permit #2018-0041
Encroachment #2018-0005
114 South Washington Street & 699 Prince Street
Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for a hotel with ground-level and rooftop restaurant and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114 S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan (114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.
Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar,

attorney

Planning Commission Action: Recommended Approval 7-0.

Attachments: [19-1244 Staff Report](#)
[19-1244 Presentation](#)
[19-1244 Site Plan](#)

14. [19-1253](#) Proposed Financial Incentive for the Proposed 699 Prince Street Hotel (Not a Public Hearing Item)
Attachments: [19-1253 Proposed Financial Incentive for the Proposed 699 Prince Street Hotel](#)
15. [19-1249](#) Rezoning #2017-0003
1, 11, 44, 66 and 99 Canal Center Plaza - Canal Center Rezoning
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers. Applicant: Canal Center LL, LLC, represented by, Kenneth W. Wire, attorney.
Planning Commission Action: Recommended Approval 5-0.
Attachments: [19-1249 Staff Report](#)
[19-1249 Presentation](#)

ORDINANCES AND RESOLUTIONS

16. [19-1097](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-610 (Potomac Yard Advisory Committee) 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. 2018-0009. (Implementation Ordinance for Text Amendment associated with Potomac Yard Design Advisory Committee update approved by City Council on September 15, 2018.)[ROLL-CALL VOTE]
Attachments: [19-1097 cover](#)
[19-1097 ordinance](#)
[19-1097 After Items](#)
17. [19-1099](#) 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 Braddock Metro Neighborhood chapter of such master plan as Master Plan Amendment No. 2018-0042 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 1200 & 1230 North Henry Street approved by City Council on September 15, 2018.)[ROLL-CALL VOTE]

Attachments: [19-1099 cover](#)
[19-1099 ordinance](#)
[19-1099 attachment](#)
[19-1099 After Items](#)

18. [19-1101](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Sheet No. 044.03 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 1200 and 1230 North Henry Street from, OCM(50) to CRMU-H in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0002. [ROLL-CALL VOTE]

Attachments: [19-1101 cover](#)
[19-1101 ordinance](#)
[19-1101 After Items](#)

19. [19-1169](#) Public Hearing, Second Reading, and Final Passage of an Ordinance authorizing the tenant of the property located at 116 King Street to construct and maintain an encroachment into the public sidewalk right-of-way at that location for a customer service line and access to an outdoor carry-out window. (Implementation Ordinance for ENC2018-0008, approved by City Council on September 15, 2018.) [ROLL-CALL VOTE]

Attachments: [19-1169 Cover](#)
[19-1169 Ordinance](#)
[19-1169 Attachment](#)
[19-1169 After Items](#)

20. [19-1171](#) 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 amend the Southwest Quadrant Small Area Plan Chapter of such master plan by incorporating the South Patrick Street Housing Affordability Strategy as Master Plan Amendment No. 2018-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Implementation Ordinance for the South Patrick Street Housing Affordability Strategy Master Plan Amendment approved by City Council on September 15, 2018.) [ROLL-CALL VOTE]

Attachments: [19-1171 Cover](#)
[19-1171 Ordinance](#)
[19-1171 Attachment](#)
[19-1171 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

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.