

# City of Alexandria

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



## **Docket - Final**

**Saturday, December 15, 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.

[19-2390](#) Calling the Roll

**Attachments:** [19-2390 After Items](#)

### 2. Public Discussion Period.

[19-2391](#) Public Discussion Period

**Attachments:** [19-2391 After Items](#)

**[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 (3-7)

#### Planning Commission

3. [19-1512](#) Special Use Permit #2018-0091  
3401 Eisenhower Avenue (Parcel Address: 3699 Eisenhower Avenue)  
Public hearing and consideration of a request to amend SUP #95-0169 to replace an existing 150-foot telecommunications monopole with a 190-foot monopole and for a change of ownership; zoned: UT/ Utilities and Transportation.  
Applicant: Crown Atlantic Company LLC., represented by Edward L. Donohue  
Planning Commission Action: Recommended Approval 6-0.  
**Attachments:** [19-1512 Staff Report](#)  
[19-1512 Presentation](#)
4. [19-1513](#) Special Use Permit #2018-0092  
317 Hooffs Run Drive (Parcel Address: 2000 Eisenhower Avenue)  
Public hearing and consideration of a request for a wine production use exceeding

3,500 square feet; zoned: CDD #11/ Coordinated Development District #11.

Applicant: Tristan Wright

Planning Commission Action: Recommended Approval 6-0.

**Attachments:** [19-1513 Staff Report](#)

[19-1513 Presentation](#)

5. [19-1514](#)

Special Use Permit #2018-0094

108 North Payne Street

Public hearing and consideration of a request for a parking reduction with lot modifications for a commercial to residential use conversion; zoned: CD/ commercial downtown.

Applicant: NIRI Investments, LLC.

Planning Commission Action: Recommended Approval 6-0.

**Attachments:** [19-1514 Staff Report](#)

[19-1514 Presentation](#)

6. [19-1515](#)

Special Use Permit #2018-0039

765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P Special Use Permit Extension

Public hearing and consideration of a request for an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance for Carlyle Special Use Permit (SUP #2015-00024) related to the construction of Carlyle Block P; zoned CDD #1/Coordinated Development District #1.

Applicant: Carlyle Plaza, LLC

Planning Commission Action: Recommended Approval 6-0.

**Attachments:** [19-1515 Staff Report](#)

[19-1515 Presentation](#)

7. [19-1516](#)

**Mark Center Coordinated Sign Program**

Special Use Permit #2018-0097

1458-1480 North Beauregard Street (Parcel Address: 1460 N. Beauregard) - The Shops at Mark Center

Public hearing and consideration of a request to establish a coordinated sign program located at the existing Shops at Mark Center; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0098

935 North Van Dorn Street (Parcel Addresses: 5331A Taney Avenue, 5331 Taney

Avenue, 5440 Richenbacher Avenue, and 5364 Richenbacher Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Willow Run at Mark Center Apartment Homes; zoned: RA/ Multifamily, R-5/ Single-family, and R-20/ Single-family.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0107

1400 North Beauregard Street (Parcel Addresses: 1250 N. Beauregard Street, 5600 Sanger Avenue, and 5711 Sanger Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Brookdale at Mark Center Apartment Homes; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0108

5411A Sheffield Court (Parcel Address: 5501 Sanger Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Lynbrook at Mark Center Apartment Homes; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Special Use Permit #2018-0109

5797A Rayburn Avenue (Parcel Addresses: 1350 N. Beauregard Street and 5650 Rayburn Avenue) - Mark Center Apartments

Public hearing and consideration of a request to establish a coordinated sign program to cover signage at Stoneridge at Mark Center Apartment Homes; zoned: CDD #21/ Coordinated Development District #21.

Applicant: Morgan Properties Management Company, LLC.

Planning Commission Action: Recommended Approval 6-0.

**Attachments:** [19-1516 Memorandum](#)  
[19-1516 Staff Report #1](#)  
[19-1516 Staff Report #2](#)  
[19-1516 Staff Report #3](#)  
[19-1516 Staff Report #4](#)  
[19-1516 Staff Report #5](#)  
[19-1516 Presentation](#)

## END OF ACTION CONSENT CALENDAR

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

8. [19-1469](#) Public Hearing and Consideration of the Recommendation from the City Council Naming Committee to Combine the Interim King Street Park and Waterfront Park into One City Park Named Waterfront Park.

**Attachments:** [19-1469 Attachment 1 Hibernians](#)  
[19-1469 Attachment 2 Ballyshaners](#)  
[19-1469 Attachment 3 Slavery Inventory Database](#)  
[19-1469 Attachment 4 Waterfront Commission](#)  
[19-1469 Attachment 5 Archaeological Commission](#)  
[19-1469 Attachment 6 HARC](#)  
[19-1469 Attachment 7 Park Rec Commission](#)  
[19-1469 Attachment 8 Park Name Survey Results](#)  
[19-1469 Attachment 9 Naming Suggestions Survey Summary](#)  
[19-1469 After Items](#)

9. [19-1539](#) Public Hearing to Review the Effectiveness of the City Council Adopted Code of Ethics and Conduct and Ethics Pledge.

**Attachments:** [19-1539 Code of Ethics and Conduct and Ethics Pledge](#)  
[19-1539 Resolution No. 2707](#)  
[19-1539 After Items](#)

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

### Planning Commission (continued)

10. [19-1531](#) Development Special Use Permit #2018-0017  
2901 Potomac Avenue (2405, 2501, 3701 Potomac Avenue, a portion of 3601 Potomac Avenue [Parcel ID 016.04-01-01], 700 Carpenter Road, 1702 and 1880 Potomac Greens Drive, 2 George Washington Memorial Parkway) - Potomac Yard Metro Station

Public hearing and consideration of a request for a development special use permit and site plan to amend the previously approved Metro Station; zoned: CDD #19/ Coordinated Development District #19, CDD #10/ Coordinated Development District #10, and UT/ Utilities and Transportation.

Applicants: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

Planning Commission Action: Recommended Approval 5-0

**Attachments:** [19-1531 Staff Report](#)

[19-1531 Site Plan](#)

[19-1531 Presentation](#)

**11.**     [19-1517](#)

Master Plan Amendment #2018-0006

Text Amendment #2018-0012

Rezoning #2018-0005

Coordinated Development District Conceptual Design Plan #2018-0005

Development Special Use Permit #2018-0006

Transportation Management Plan Special Use Permit #2018-0077

Vacation #2018-0002

880 and 890 South Pickett Street and 620 Burnside Place - Public Storage/BoatUS

Public hearing and consideration of requests for: (A) an amendment to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the land use designation for the site to allow self-storage; (B) initiation of a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to establish CDD #26; (C) an amendment to the official zoning map to change the zone from I to CDD#26/Coordinated Development District #26; (D) for a Coordinated Development District Conceptual Design Plan; (E) a Development Special Use Permit, with site plan and with modifications, to construct a self-storage building with ground-level commercial/production/wholesale/repair uses and including a Special Use Permit for a parking reduction; (F) a Special Use Permit for a Transportation Management Plan; and (G) vacation of public right-of-way adjacent to the intersection of South Pickett Street and Burnside Place; zoned: I / Industrial. (Eisenhower West Small Area Plan)

Applicant: City of Alexandria (Text Amendment only) and PS Southeast One, Inc., represented by Mark Viani, attorney

Planning Commission Action: Recommended Approval 5-2.

**Attachments:**   [19-1517 Staff Report](#)  
[19-1517 Site Plan](#)  
[19-1517 CDD Concept Plan](#)  
[19-1517 Presentation](#)  
[19-1517 After Items](#)

12.     [19-1518](#)     Master Plan Amendment #2018-0007  
Text Amendment #2018-0016  
Rezoning #2018-0007  
Coordinated Development District Conceptual Design Plan #2016-0003  
504 South Van Dorn Street; 5650, 5660, and 5730 Edsall Road; and 501 and 611  
South Pickett Street - Greenhill / West Alexandria Properties  
Public hearing and consideration of requests for: (A) amendments to the  
Landmark-Van Dorn Small Area Plan chapter of the Master Plan to amend the land  
use designation for the site to include hotel use, amend the minimum required office  
square footage in Block J of the Plan to allow for either hotel or office uses, increase  
the maximum allowable residential square footage in Block J of the Plan from 1.45  
million square feet to 1.9 million square feet, increase the maximum allowable height  
for the site from between 65 and 120 feet to between 85 and 145 feet, and to  
increase the maximum floor area ratio (FAR) allowed at the site from 2.0 FAR to  
2.52 FAR; (B) initiation of a text amendment to the Zoning Ordinance to amend the  
provisions of Section 5-602(A) to establish Coordinated Development District  
(CDD) #27; (C) amendments to the official zoning map to change the zoning  
designation for 5650, 5660, and 5730 Edsall Road and 501 South Pickett Street  
from CG to CDD#27, for 504 South Van Dorn Street from CG and I to CDD#27,  
and for 611 South Pickett Street from I to CDD#27 and (D) a request for a  
Coordinated Development District Conceptual Design Plan; zoned: I / Industrial and  
CG / Commercial General. (Landmark-Van Dorn Small Area Plan)  
Applicant: City of Alexandria (Text Amendment only) and Greenhill Capital Corp.,  
represented by Mary Catherine Gibbs, Attorney  
Planning Commission Action: Recommended Approval 6-0.

**Attachments:**   [19-1518 Staff Report](#)  
[19-1518 CDD Concept Plan](#)  
[19-1518 Presentation](#)

13.     [19-1532](#)     Development Special Use Permit #2018-0007  
Transportation Management Plan Special Use Permit #2018-0062  
1200 N. Fayette Street - Braddock Gateway Phase III  
Public hearing and consideration of requests for: (A) a development special use  
permit and site plan to construct a multifamily residential building with ground floor

retail, and (B) a special use permit for a transportation management plan; zoned CDD #15/Coordinated Development District #15

Applicant: CP VI Braddock Station, LLC, represented by Mark Viani, attorney

Planning Commission Action: Recommended Approval 6-0

**Attachments:** [19-1532 Staff Report](#)

[19-1532 Site Plan](#)

[19-1532 Presentation](#)

[19-1532 After Items](#)

14. [19-1533](#) Development Special Use Permit #2018-0013  
2425 Eisenhower Avenue - Block 6C Retail Site Pad  
Public hearing and consideration of a request for an amendment to Development Special Use Permit #2000-00028 with preliminary site plan to permit the construction of a one-story retail building; zoned: CDD #2/Coordinated Development District #2.  
Applicant: 2425 Eisenhower Acquisitions, LLC represented by M. Catharine Puskar, Attorney  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:** [19-1533 Staff Report](#)  
[19-1533 Site Plan](#)  
[19-1533 Presentation](#)

## ORDINANCES AND RESOLUTIONS

15. [19-1538](#) Public Hearing, Second Reading and Final Passage of an Ordinance to repeal Section 3-2-190 (Tier II Potomac Yard Metrorail Station Special Tax District) in Division 1 (Real Estate) of Article M (Levy and Collection of Property Taxes) 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:** [19-1538 Ordinance](#)  
[19-1538 POTOMAC YARD TAX DISTRICT MAP](#)  
[19-1538 After Items](#)  
[19-1538 After Items 2](#)
16. [19-1412](#) Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend and reordain Article B (PARADES) of Chapter 2 (STREETS AND SIDEWALKS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) and to enact Chapter 4 (SPECIAL EVENTS AND PARADES) of Title 6 (PARKS, RECREATION, AND CULTURAL ACTIVITIES) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]



**Attachments:** [19-1412 Ordinance](#)  
[19-1412 Cover](#)  
[19-1412 After Items](#)

**17. [19-1427](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Chapter 8 (Parking and Traffic Regulations) of Title 5 (Transportation and Environmental Services) and Chapter 2 (Traffic Regulation), Chapter 3 (Operation of Vehicles), and Chapter 4 (Stopping, Standing, and Parking) of Title 10 (Motor Vehicles and Traffic) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:** [19-1427 Ordinance Cover](#)  
[19-1427 Ordinance](#)  
[19-1427 Ordinance-Final Updated](#)  
[19-1427 TPB memo](#)  
[19-1427 Current and Proposed Review Processes](#)  
[19-1427 Board Responsibilities](#)  
[19-1427 Presentation](#)  
[19-1427 After Items](#)  
[19-1427 After Items 2](#)

**18. [19-1426](#)**

Consideration of a Resolution to Establish by Resolution the Current Rates Charged at On-Street Meters. [ROLL-CALL VOTE]

**Attachments:** [19-1426 Resolution](#)  
[19-1426 After Items](#)

**19. [19-1435](#)**

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 Road Metro Station Small Area Plan chapter of such master plan as Master Plan Amendment No. 2018-0009 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. 2018-0009 associated with 309 North Patrick Street approved by City Council on November 17, 2018). [ROLL-CALL VOTE]

**Attachments:** [19-1435 cover](#)  
[19-1435 ordinance](#)  
[19\\_1435\\_attachment](#)  
[19-1435 After Items](#)

**20. [19-1437](#)**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 064.04 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 309 North Patrick Street from, CL (Commercial Low) with proffer to RB (Townhouse) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0004 (Implementation Ordinance for Rezoning No. 2017-0004 associated with 309 North Patrick Street approved by City Council on November 17, 2018). [ROLL-CALL VOTE]

**Attachments:** [19-1437 cover](#)  
[19-1437 ordinance](#)  
[19-1437 After Items](#)

21. [19-1439](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet Nos. 025.01 and 016.01 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 3050 Potomac Avenue from CDD#10 to CDD#19 and a portion of 3601 Jefferson Davis Highway from, CDD#19 to CDD#10 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0003. (Implementation Ordinance for Rezoning No. 2018-0003 associated with APTA Rezoning approved by City Council on November 17, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1439 cover](#)  
[19-1439 ordinance](#)  
[19-1439 attachment](#)  
[19-1439 After Items](#)
22. [19-1441](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 6-403 (General regulations and exceptions) of Article VI (SPECIAL AND OVERLAY ZONES); Section 7-802 (Board of architectural review waiver) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Sections 8-200 (General parking regulations) and 8-602 (Requirements and standards) of Article VIII (OFF-STREET PARKING AND LOADING); Section 9-301 (Review required) of Article IX (SIGNS); Section 10-100 (Old and Historic Alexandria District), Section 10-200 (Parker-Gray District), and Section 10-300 (Preservation of certain buildings and structures over 100 years old outside the Old and Historic Alexandria District and the Parker-Gray District) of Article X (HISTORIC DISTRICTS AND BUILDINGS); and Section 11-513 (Administrative special use permit) of Division B (DEVELOPMENT APPROVALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and add a new Section 10-400 (Board of architectural review) of Article X (HISTORIC DISTRICTS AND BUILDINGS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0010 (Implementation Ordinance for Text Amendment No. 2018-0010 associated with the Consolidation of the Boards of Architectural Review approved by

City Council on November 17, 2018). [ROLL-CALL VOTE]

**Attachments:** [19-1441 cover](#)  
[19-1441 ordinance](#)  
[19-1441 After Items](#)

- 23.** [19-1443](#) 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 Potomac Yard/Potomac Greens Small Area Plan chapter of such master plan as Master Plan Amendment No. 2018-0008 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. 2018-0008 associated with Potomac Yard Landbay H, West Silverstone approved by City Council on November 17, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1443 cover](#)  
[19-1443 ordinance](#)  
[19-1443 attachment](#)  
[19-1443 After Items](#)
- 24.** [19-1445](#) 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. 2018-0014 (Implementation Ordinance for Text Amendment No. 2018-0014 associated with Potomac Yard Landbay H, West Silverstone approved by City Council on November 17, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1445 cover](#)  
[19-1445 ordinance](#)  
[19-1445 After Items](#)
- 25.** [19-1447](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 063.04 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 1604 Dechantal Street from, OCH (Office commercial high) to KR (King Street urban retail) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0008 (Implementation Ordinance for Rezoning No. 2018-0008 associated with King Street Condos approved by City Council on November 17, 2018). [ROLL-CALL VOTE]
- Attachments:** [19-1447 cover](#)  
[19-1447 ordinance](#)  
[19-1447 After Items](#)

26. [19-1450](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 3030 Potomac Avenue to construct and maintain an encroachment for a vault for electric transformers under the sidewalk right-of-way at that location, adjacent to the portion of the property that borders Dogue Street (Implementation Ordinance for Encroachment No. 2018-0004 associated with APTA Potomac Yard approved by City Council on June 23, 2018). [ROLL-CALL VOTE]

**Attachments:** [19-1450 cover](#)  
[19-1450 ordinance](#)  
[19-1450 attachment](#)  
[19-1450 After Items](#)

27. [19-1511](#) Public Hearing, Second Reading and Final Passage AN ORDINANCE to amend and reordain Section 2-1-13 (INAUGURAL MEETING - COUNCIL AS JUDGE OF ELECTION AND QUALIFICATIONS OF MEMBERS) of Article A (GENERAL PROVISIONS) of Chapter 1 (THE CITY COUNCIL) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:** [19-1511 Cover](#)  
[19-1511 Ordinance](#)  
[19-1511 After Items](#)

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

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

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*This docket is subject to change.*

\* \* \* \* \*

*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.*