

City of Alexandria

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



Docket - Final

Tuesday, July 9, 2019

5:30 PM

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 (3-12)

Planning Commission

3. [19-2263](#) Special Use Permit #2019-0034
3830 Seminary Road - Hahu Language Center
Public hearing and consideration of a request for a special use permit to operate a commercial private school; zoned: R-20/ Single-family.
Applicant: Eyoel Tesfaye
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-2263 Staff Report](#)
[19-2263 Presentation](#)
4. [19-2264](#) Special Use Permit #2019-0035
413 West Windsor Avenue - Single-Family Residence
Public hearing and consideration of a request for a special use permit to construct a single-family dwelling on a developed substandard lot; zoned: R-8/ Single-family.
Applicant: Daryl and Carolyn Andrews, represented by Gaver Nichols, architect
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-2264 Staff Report](#)
[19-2264 Presentation](#)
5. [19-2265](#) Special Use Permit #2019-0038
1 Cameron Street (Parcel Address: 5 Cameron Street) - Chart House

Public hearing and consideration of a request for a special use permit for outdoor speakers at an existing restaurant (amending SUP #1944); zoned: CD/ Commercial Downtown.

Applicant: Alexandria Waterfront Associates Limited Partnership, represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: [19-2265 Staff Report](#)
[19-2265 Presentation](#)

6. [19-2266](#) Special Use Permit #2019-0040
3540 Wheeler Avenue - ACPS School Bus Facility
Public hearing and consideration of a request for a special use permit to expand a breakroom at the existing noncomplying use for general automotive repair and motor vehicle storage uses; zoned: I/ Industrial and POS/ Public Open Space and Community Recreation.
Applicant: Alexandria City Public Schools, represented by H. (Skip) Maginniss, architect
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-2266 Staff Report](#)
[19-2266 Presentation](#)
7. [19-2267](#) Special Use Permit #2019-0041
200 Stovall Street - Stovall Street Food Hall
Public hearing and consideration of a request for a special use permit to operate a restaurant with live entertainment; zoned: CDD #2/ Coordinated Development District #2.
Applicant: Scott Shaw
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-2267 Staff Report](#)
[19-2267 Presentation](#)
8. [19-2268](#) Encroachment #2019-0001
500 Wolfe Street - Encroachment
Public hearing and consideration of a request for an encroachment into the public right-of-way to install a fence; zoned: RM/ Townhouse.
Applicant: Elena and Amanda Delle Donne
Planning Commission Action: Recommended Approval 7-0
Attachments: [19-2268 Staff Report](#)
[19-2268 Presentation](#)

9. [19-2269](#) Development Special Use Permit #2019-0018
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5 Amendment
Public hearing and consideration of a request for a development special use permit and site plan with modifications to reduce the height of the West Tower Building of the mixed-use retail and residential complex approved in DSUP#2017-0023, including special use permit requests to increase the height of mechanical penthouses and the number of penthouses requested; zoned: CDD #2/Coordinated Development District #2.
Applicant: HTC 4/5 Project Owner LLC, represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 6-0
Attachments: [19-2269 Staff Report](#)
[19-2269 Presentation](#)
[19-2269 Site Plan](#)
10. [19-2274](#) **FOR INFORMATION ONLY**
City Charter Section 9.06 Case #2019-0001
1201 & 1203 Janney's Lane Public
Receipt of a Report from the Planning Commission in regard to the proposed purchase of property and the resulting change in use of that property is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: Alexandria City Public Schools
Planning Commission: Approved 7-0
Attachments: [19-2274 Staff Report](#)
11. [19-2222](#) Release of Capital Improvement Program Contingency Funds for Land Acquisition of 1201 and 1203 Janney's Lane for Public School (MacArthur Elementary) Purposes.
12. [19-2282](#) Appointment of a Member of Council to the Douglas MacArthur Elementary School Project Advisory Committee.

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

13. [19-2270](#) Environmental Action Plan Phase 2 Green Building and Land Use and Open Space Chapters
Public hearing and consideration of the Phase 2 updates to the Green Building and Land Use and Open Space chapters of the City's Environmental Action Plan.
Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services, General Services, and Recreation, Parks, and Cultural Activities.

Planning Commission Action: Recommended Approval 6-1

Attachments: [19-2270 Staff Report](#)

[19-2270 Presentation](#)

14. [19-2237](#) Second Reading, and Final Passage of the Environmental Action Plan (EAP) 2040.
(Public Hearing Completed)

Attachments: [19-2237 Attachment EAP2040v21](#)

15. [19-2253](#) Consideration of a Contingent Contract to Sell City-Owned Property at 912, 916,
920 King Street and 116 South Henry Street.

Attachments: [19-2253 Attachment 1 - GALENARenderingsElevations \(002\)](#)

[19-2253 Attachment 2 Agreement for Sale/Redvelopment of 912-920 King and](#)

[19-2253 Staff Presentation](#)

16. [19-2262](#) 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: [19-2262 Attachment - CFNC Lease 2019-20](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

17. [19-2271](#) Text Amendment #2019-0004
Rezoning #2019-0005
Coordinated Development District Conceptual Design Plan #2019-0002
600 South Pickett Street - Greenhill South CDD
Public hearing and consideration of requests for: (A) the initiation of and a text
amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to
establish Coordinated Development District (CDD) #28; (B) an amendment to the
official zoning map to change the zone from I/ Industrial zone to CDD#28/
Coordinated Development District #28; and (C) a request for a Coordinated
Development District Conceptual Design Plan; zoned I/ Industrial.

Applicants: City of Alexandria (Text Amendment only) and Greenhill Capital Corp.,
represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [19-2271 Staff Report](#)

[19-2271 Presentation](#)

[19-2271 Site Plan](#)

18. [19-2272](#) Development Special Use Permit #2018-0020
100 Madison Street, 501 North Union Street, 100 Jones Point Drive, 1460 & 1500

Duke Street, 370, 500, 590, 600, & 800 Holland Lane, and 1500 & 1600 Eisenhower Avenue - RiverRenew Combined Sewer Remediation Project
Public hearing and consideration of a request for a development special use permit and site plan for a utility consisting of three outfall locations that include construction for above-grade development and equipment access points for the combined sewer outfall project; zoned: W-1/ Waterfront Mixed Use, WPR/ Waterfront Park and Recreation, CDD #1/ Coordinated Development District #1, RB/ Townhouse, UT/ Utilities and Transportation, OCH/ Office Commercial High, CD/ Commercial Downtown, OCM(100)/ Office Commercial Medium (100).

Applicant: Alexandria Renew Enterprises, represented by Jonathan P. Rak, attorney
Planning Commission Action: Recommended Approval 7-0

Attachments: [19-2272 Staff Report](#)

[19-2272 Presentation](#)

[19-2272 Site Plan](#)

19. [19-2273](#) Master Plan Amendment #2019-0002
Rezoning #2019-0003
Coordinated Development District Conceptual Design Plan #2019-0003
Development Special Use Permit #2018-0028
Transportation Management Plan Special Use Permit #2019-0033
2393, 2395, 2403, 2415, and 2421 Mill Road - Eisenhower East Small Area Plan Amendment and WMATA Office Building - Block 15A
Public hearing and consideration of requests for: (A) Initiation of a Master Plan Amendment; (B) Public hearing and consideration of an amendment to the Eisenhower East Small Area Plan Chapter of the Master Plan to divide Block 15 into Blocks 15 and 15A; (C) amendments to the official zoning map to change the zoning for a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100)/ Office Commercial Medium (100) zone and UT/ Utilities and Transportation to CDD #2/ Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation; (D) an amendment to Coordinated Development District #2 to add Block 15A; (E) a Development Special Use Permit and site plan to construct a new office building with above-grade parking; (F) a Transportation Management Plan Special Use Permit for

the proposed construction; zoned: OCM(100)/ Office Commercial Medium (100) & UT/Utilities and Transportation.

Applicant: City of Alexandria (Master Plan Amendment only) and Washington Metropolitan Area Transit Authority (WMATA), represented by Jonathan P. Rak, attorney

Planning Commission Action: Recommended Approval 4-0

Attachments: [19-2273 Staff Report](#)

[19-2273 Presentation](#)

[19-2273 Site Plan](#)

ORDINANCES AND RESOLUTIONS

20. [19-2276](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to Prohibit Firearms on City Property. (Second Reading, Public Hearing and Final Passage Scheduled for Saturday, September 14, 2019.)(This item is not a public hearing)
- Attachments:** [19-2276 Cover Sheet Gun Ordinance v2](#)
[19-2276 2-3-5 Prohibition on Firearms - DRAFT - 070119](#)
21. [19-2138](#) Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 901 and 901 A North Fairfax Street to construct and maintain an encroachment for a garage vent on Montgomery Street at that location (Implementation Ordinance for Encroachment No. 2018-0013 associated with 901 and 901 A North Fairfax Street approved by City Council on January 12, 2019).
- Attachments:** [19-2138 cover](#)
[19-2138 ordinance](#)
[19-2138 attachment](#)
[19-2138 After Items](#)
22. [19-2229](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 034.04 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 101 East Windsor Avenue, from RB/Residential Townhouse to R-2-5/Residential Single and Two-Family in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0004 (Implementation Ordinance for Rezoning No. 2019-0004 associated with the 101 East Windsor Avenue Residential Rezoning approved by City Council on June 22, 2019).

Attachments: [19-2229 cover](#)
[19-2229 ordinance](#)
[19-2229 After Items](#)

23. [19-2231](#) Public Hearing, Second Reading and Final Passage of an Ordinance to delete Section 2-103 (Accessory Building) of Article II (DEFINITIONS) and Section 7-2505; to add Section 2-125.1 (BUILDING WALL, FRONT), Section 2-197.4 (SUBDIVISION), Section 2-197.5 (TITLE LOAN BUSINESS) of Article II (DEFINITIONS), Section 7-2505 (FREE STANDING GARAGES TO THE REAR OF THE MAIN BUILDING), Section 7-2506 (ATTACHED GARAGES), Section 7-2507 (TREE COVERAGE REQUIREMENTS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); to amend and reordain Section 2-145 (FLOOR AREA), Section 2-149 (GARAGE, PRIVATE), Section 2-197.1 (STRUCTURE, ACCESSORY), Section 2-197.2 (STRUCTURE, ORNAMENTAL), Section 2-197.3 (STRUCTURE, SUBORDINATE) of Article II (DEFINITIONS), Section 7-103 (USE LIMITATIONS), 7-2200 (TREE COVERAGE REQUIREMENTS), 7-2501 (FREESTANDING PRIVATE GARAGES TO THE REAR OF THE MAIN BUILDING) and 7-2502 (ATTACHED PRIVATE GARAGES) of Article VII (SUPPLEMENTAL ZONE REGULATIONS), and Section 11-1302 (SPECIAL EXCEPTIONS ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-0003 (Implementation Ordinance for Text Amendment No. 2019-0003 approved by City Council on June 22, 2019).

Attachments: [19-2231 cover](#)
[19-2231 ordinance](#)
[19-2231 memo to Council](#)
[19-2231 After Items](#)

24. [19-2261](#) Public Hearing and Second Reading. Consideration. Final passage on Second Reading of an Ordinance Soliciting Franchise Proposals to Use the Alexandria City Marina Area to Dock an Historic or a Replica Historic Tall Ship Consistent with the Waterfront Small Area Plan.

Attachments: [19-2261 Attachment 1 Tall Ship Docking Ordinance Cover](#)
[19-2261 Attachment 2 Tall Ship Franchise Ordinance](#)
[19-2261 After Items](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

Closed meeting.

25. [19-2281](#) Consideration of a closed executive session for consultation with legal counsel regarding actual or probable litigation.

Attachments: [19-2281 Executive Session Resolution](#)
[19-2281 After Items](#)

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.