

# City of Alexandria

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



## **Docket - Final**

**Tuesday, July 6, 2021**

**5:00 PM**

**City Hall - Council Chamber**

**City Council Public Hearing**

The July 6, 2021 Special Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia 22314) and electronically. Members of City Council and staff are participating either in person or from a remote location through a video conference call on Zoom. The meeting can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Registration link: [https://zoom.us/webinar/register/WN\\_mYxZ\\_\\_XPRFaZai9qhx\\_BXA](https://zoom.us/webinar/register/WN_mYxZ__XPRFaZai9qhx_BXA)

Webinar ID: 976 0202 5815

Webinar Passcode: 656479

Dial-in number: 301-715-8592

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for best results. If you are unable to access Zoom, please use the Dial-In number to access the meeting.

**\*\*\*PLEASE LOG-IN EARLY IF POSSIBLE\*\*\***

#### **Links:**

##### **Meeting Agenda and Live Webcast**

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

##### **Zoom Registration Form**

If you wish to use Zoom to watch this meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

##### **Speaker's Form**

<https://survey.alexandriava.gov/s3/2020-VIRTUAL-City-Council-Speakers-Form>

Those wishing to address Council should submit a Speaker's Form. Submission of written statements is encouraged. Please sign up after the docket is created and you are able to verify the meeting date on the City's website. If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

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Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's form (see link above). If you have a prepared statement or written comments for the

record, you may email it to the City Clerk at [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov). Speakers are encouraged to submit their written comments to the City Clerk.

1. **Calling the Roll.**

2. **Closed meeting.**

[21-1258](#)

Consideration of a closed executive Session to discuss a personnel matter.

[ROLL-CALL VOTE]

**Attachments:** [21-1258 resolution](#)

3. **Public Discussion Period.**

[This period is restricted to items not listed on the docket for public hearing. The first 15 speakers will be heard under item #3 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 (4-7)

#### Planning Commission

4. [21-1241](#)

Special Use Permit #2021-00040

4817 Peacock Avenue

Public Hearing and consideration of a request for a Special Use Permit, with modifications, for the construction of a single-family dwelling on a developed substandard lot; zoned: R-20/Single-family.

Applicants: Jason R. Miller and Katherine R. Miller, represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-1241 Staff Report](#)

[21-1241 Presentation](#)

5. [21-1242](#) Special Use Permit #2021-00044  
212 & 216 South Washington Street  
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.  
Applicant: Potomac Crescent Waldorf School  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [21-1242 Staff Report](#)  
[21-1242 Presentation](#)
6. [21-1246](#) Special Use Permit #2021-00035  
32 North Donelson Street  
Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot; zoned: R-8/Single-family.  
Applicant: Z Don LLC  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [21-1246 Staff Report](#)  
[21-1246 Presentation](#)
7. [21-1245](#) Encroachment #2021-00002  
214 & 216 South Payne Street  
Public Hearing and consideration of a request for an Encroachment into the public right-of-way along South Payne Street for a front porch; zoned: CL/Commercial low.  
Applicant: 214 & 216 S. Payne LLC, represented by Mark R. Yoo, architect  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [21-1245 Staff Report](#)  
[21-1245 Presentation](#)

## END OF ACTION CONSENT CALENDAR

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

8. [21-1232](#) Public Hearing on the Consideration of the Release of \$789,909 from FY 2022 Contingent Reserves for Mental Health Resources, Teen Wellness, and Behavior Health Support for School Age Children.  
**Attachments:** [21-1232 Presentation](#)

9. [21-1235](#) Consideration of the American Rescue Plan Act (ARPA) Proposed Funding Allocations (Tranche #1). **(This item is not a public hearing item)**  
**Attachments:** [21-1235 Attachment 1- ARP Gantt Chart 6.28.21](#)  
[21-1235 Attachment 2- ARPA FINAL LIST Descriptions 6.28.21](#)
10. [21-1255](#) Consideration of Funding for Purchase of 1703 North Beauregard for Public School Purposes at the Request of the Alexandria City Public Schools. **(This is not a public hearing item)**
11. [21-1230](#) Reapproval and ratification of the meeting minutes of City Council meetings from April 2020 through June 2021. **(This is not a public hearing item)**  
**Attachments:** [21-1230 January 12 2021 memorandum](#)  
[21-1230 approved minutes from April 2020-June 2021](#)

### ROLL-CALL CONSENT CALENDAR (12-15)

12. [21-1017](#) 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 Seminary Hill/Strawberry Hill Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00002 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. 2021-00002 associated with Inova Hospital approved by City Council on June 19, 2021). [ROLL-CALL VOTE]  
**Attachments:** [21-1017 cover](#)  
[21-1017 ordinance](#)
13. [21-0983](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 2424 Mill Road to construct and maintain an encroachment for two projecting signs that extend vertically more than 4-feet over Stovall Street, at that location (Implementation Ordinance for Encroachment No. 2019-00003 associated with Carlyle Crossing approved by City Council on April 17, 2021). [ROLL-CALL VOTE]  
**Attachments:** [21-0983 cover](#)  
[21-0983 ordinance](#)

14. [21-1019](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet Nos. 031.03 and 039.02 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 4250 Seminary Road from R-20/Single-family zone with proffer to RB/Townhouse zone with proffer and 4320 Seminary Road from R-8/Single-family zone with proffer to RB/Townhouse zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00001 (Implementation Ordinance for Rezoning No. 2021-00001 associated with Inova Hospital approved by City Council on June 19, 2021). [ROLL-CALL VOTE]

**Attachments:** [21-1019 cover](#)  
[21-1018 ordinance](#)

15. [21-1252](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-7-42 (FEMALE DOGS IN SEASON; ALLOWING DOG TO URINATE, ETC.; NOISY DOGS; OFFENSIVE ODORS FROM DOGS; DOGS PROHIBITED ON POSTED PLAYGROUND AREAS AND ON SCHOOL GROUNDS) of Article C (DOGS AND OTHER ANIMALS) of Chapter 7 (ANIMALS AND FOWL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:** [21-1133 Cover](#)  
[21-1133 Animal Code Amended Ordinance](#)

## **END OF ROLL-CALL CONSENT CALENDAR**

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

### **Planning Commission (continued)**

16. [21-1247](#) Master Plan Amendment #2020-00009  
Zoning Text Amendment #2021-00002  
Rezoning #2021-00003  
Coordinated Development District Conceptual Design Plan #2020-00007  
5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD  
Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Landmark Van Dorn Plan chapter of the Master Plan through the Landmark Van Dorn Corridor Plan overlay to facilitate redevelopment of the Landmark site with a mix of uses and the Inova hospital campus including various amendments to the figures and text related to framework streets, open space, pedestrian and bicycle facilities, the connection to/from I-395, the existing parking garage, the transit hub, active retail streets and ground floor heights, streetwall, gateway and placemaking locations, screening of above grade parking structures, and building heights; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #29/Coordinated Development District #29; (C) an amendment to the official zoning map to change the zones from CR/Commercial Regional (5701, 5701B, a portion of 5815, and 5901 Duke Street) and CRMU-M/Commercial Residential Mixed Use (Medium) (5801 and a portion of 5815 Duke Street) to CDD #29 and; (D) a Coordinated Development District conceptual design plan to redevelop the former Landmark Mall site into a mixed-use neighborhood; zoned: CR/Commercial Regional and CRMU-M/Commercial Residential Mixed Use (Medium)  
Applicants: City of Alexandria (Text Amendment and portions of the Master Plan); Landmark Land Holdings, LLC c/o Foulger-Pratt, represented by Jonathan P. Rak, attorney (Master Plan Amendment, Rezoning, and Coordinated Development District Conceptual Design Plan)  
Planning Commission Action: Recommended Approval 5-0  
**Attachments:** [21-1247 Staff Report](#)  
[21-1247 Conceptual Design Plan](#)  
[21-1247 Presentation](#)
17. [21-1253](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance City and Schools Capital Projects and the Landmark Mall Redevelopment and to Refund Certain Outstanding Bonds of the City. [ROLL-CALL VOTE]  
**Attachments:** [21-1193 Att 1 - Bond Authorization 2019 ordinance cover](#)  
[21-1193 Att 2 - Bond Authorization 2019 ordinance.doc](#)  
[21-1193 Att 3 - Form of Bond](#)

18. [21-1234](#) Authorization of the Execution of Proposed Landmark/Inova Development and Land Acquisition Agreements. (This is not a public hearing item)
- Attachments:** [21-1234 Attachment 1. Development Agreement \(Text\)](#)  
[21-1234 Attachment 2. Development and Financing Agreement \(Exhibits\)](#)  
[21-1234 Attachment 3. Grant Agreement](#)  
[21-1234 Attachment 4. Inova Site Purchase and Sale Agreement](#)  
[21-1234 Attachment 5. Deed of Ground Lease](#)  
[21-1234 Attachment 6. Access Agreement](#)  
[21-1234 Attachment 7. Reciprocal Easements and Covenants](#)  
[21-1234 Attachment 8. Community Development Authority Documents](#)  
[21-1234 Attachment 9. NHS and relocation framework](#)
19. [21-1248](#) Coordinated Development District Conceptual Design Plan #2021-00002  
Development Special Use Permit #2021-10019  
Transportation Management Plan Special Use Permit #2021-00042  
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Eisenhower East Block 32 / Carlyle Plaza Two Amendment  
Public Hearing and consideration of request for A) a CDD Concept Plan (amending CDD #2012-00001); B) a Development Special Use Permit and site plan with modifications from Section 6-403(A) (height to setback), from Section 7-801 (vision clearance), and from the landscape guidelines to allow residential uses in all tower buildings, ground floor retail along Eisenhower Avenue, and changes to the site plan and open space design, with a Special Use Permit for a parking reduction (amending DSUP #2019-00022); and C) a Transportation Management Plan (amending TMP SUP #2019-00087); zoned: CDD #11/ Coordinated Development District #11.  
Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney  
Planning Commission Action: Recommended Approval 6-0
- Attachments:** [21-1248 Staff Report](#)  
[21-1248 Site Plan](#)  
[21-1248 Concept Plan](#)  
[21-1248 Presentation](#)



20. [21-1244](#) ***FOR INFORMATION ONLY***  
City Charter Section 9.06 Case #2021-00002  
731 South Pickett Street  
Public Hearing and consideration of a request for Planning Commission to review whether a recommendation of support of the dissolution of a private covenant agreement associated with a parcel owned by the City of Alexandria is consistent with the City of Alexandria Master Plan, pursuant to Section 9.06 of the City Charter.  
Applicant: City of Alexandria  
Planning Commission Action: Approved 7-0  
***Attachments:*** [21-1244 Staff Report](#)  
[21-1244 Presentation](#)

**OTHER**

21. [21-1229](#) Consideration of City Council Schedule.  
***Attachments:*** [21-1229 Attachment 1 - FY 2021 Council Calendar](#)  
[21-1229 Attachment 2 - Proposed FY 2022 Council Schedule](#)

**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.*

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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 Council. Meeting materials are also available on-line at [alexandriava.gov/council](http://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 Council's Office at 703.746.4550 (TTY/TDD 838.5056). We request that you provide a 48-hour notice to that the proper arrangements may be made.*

*City meetings are closed-captioned for the hearing impaired.*

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*If the Mayor determines that weather or other conditions are such that it is hazardous for members to attend the Saturday Public Hearing, the hearing will be continued to the next Saturday that is not a legal holiday.*