

City of Alexandria

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



Docket - Final

Saturday, January 22, 2022

9:30 AM

Council Chamber

City Council Public Hearing

The January 22, 2022 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 222314) 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__I0X-ISpSB6I-9LDLjXAcg

Webinar ID: 958 7605 7149

Webinar passcode: 970428

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 the 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 (see above).

Submission of written statements is encouraged. Please sign up after the docket is created and posted 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.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's Form. 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.

Speakers are encouraged to submit their written comments to the City Clerk.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

OPENING

1. Calling the Roll.

[22-0924](#) Roll-call card

Attachments: [22-0924_roll call card](#)

2. Public Discussion Period

[22-0925](#) After items

Attachments: [22-0925_After item](#)

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak 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)

Planning Commission

3. [22-0693](#) Special Use Permit #2021-00095
220 East Monroe Avenue
Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the redevelopment of a substandard lot with a single-family dwelling; zoned: R-2-5/Single-and two-family.
Applicant: Capitol Hill Iron Gate JV, LLC, represented by Timothy Sullivan, agent
Planning Commission Action: Recommended Approval 6-0
Attachments: [22-0693 Staff Report](#)
[22-0693 Presentation](#)

END OF ACTION CONSENT CALENDAR

ROLL-CALL CONSENT CALENDAR (4-7)

4. [22-0637](#) 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 Arlandria-Chirilagua Small Area Plan chapter and amending the Potomac West Small Area Plan chapter to remove the area that will become the Arlandria-Chirilagua Small Area Plan area heretofore approved by city council Master Plan Amendment No. 2021-00012 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. 2021-00012 associated with the Arlandria-Chirilagua Small Area Plan approved by City Council on December 18, 2021). [ROLL-CALL VOTE]
Attachments: [22-0637 cover](#)
[22-0637 ordinance](#)
[22-0637 Final Ordinance](#)
5. [22-0639](#) 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. 2021-00007 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. 2021-00007 associated with the AHDC Seminary Road approved by City Council on December 18, 2021). [ROLL-CALL VOTE]

Attachments: [22-0639 cover](#)
[22-0639 ordinance](#)
[22-0639 Final Ordinance](#)

6. [22-0641](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 030.02 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 4575, 4555, and 4547 Seminary Road from, R-8/Single-family zone to RA/Multifamily zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00006 (Implementation Ordinance for Rezoning No. 2021-00006 associated with AHDC Seminary Road approved by City Council on December 18, 2021). [ROLL-CALL VOTE]

Attachments: [22-0641 cover](#)
[22-0641 ordinance](#)
[22-0641 Final Ordinance](#)

7. [22-0749](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing the Disposition and Sale of City Vacant Land Located at 4575 Seminary Road to the Alexandria Housing Development Corporation. [ROLL-CALL VOTE]

Attachments: [22-0749 Attach1 - Seminary Road City property sale cover](#)
[22-0749 Attach2 - Ordinance - Seminary Road City property sale](#)
[22-0749 Attach3 - Seminary Road Map_3 Parcels](#)
[22-0749 Final Ordinance](#)

END OF ROLL-CALL CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

8. [22-0699](#) Zoning Text Amendment #2021-00004
Co-living Dwelling Proposal
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define co-living dwelling and amend apartment hotel and tourist home definitions; amend Article III to allow co-living dwellings with a Special Use Permit in RM, RB, RS, RT, RMF zones; amend Article III to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD zones; amend Article IV to allow co-living dwellings with an administrative Special Use Permit in CC, CSL, CG, CD, CD-X, CL, OC,

OCH, OCM(50), OCM(100), NR; amend Article V to allow co-living dwellings with an administrative Special Use Permit in CRMU-L, CRMU-M, CRMU-H, CRMU-X, W-1, zones; amend Article VI to allow co-living dwellings with an administrative Special Use Permit in KR zone; amend each zone listed above to classify the use as non-residential for the purpose of applying area and bulk regulations for up to two co-living dwellings; amend Article VIII to establish parking requirements for co-living dwellings; and amend Article XI to establish administrative review criteria including number of units, maximum occupancy, sign requirements, and the minimum term for lease agreements as well as identify conditions which require a Special Use Permit in the aforementioned zones.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 6-0

Attachments: [22-0699 Staff Report](#)

[22-0699 Presentation](#)

9. [22-0712](#) Master Plan Amendment #2021-00009
Rezoning #2021-00008
Development Special Use Permit #2021-10026
3701 West Braddock Road - Alexandria City High School Project, Minnie Howard Campus
Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Alexandria Master Plan to amend the Height Limit Map from 35 feet to 77 feet for the subject property and to amend the City Land Use Map to switch the Institutional and Parks & Open Space land uses for the subject property; (B) an amendment to the official zoning map to change the zone from POS/Public Open Space and Community Recreation zone and R-12/Single-Family zone to OCM(50)/Office Commercial Medium (50) zone and POS/Public Open Space and Community Recreation zone; (C) a Development Special Use Permit with Site Plan for the construction of a new high school building, community services and athletic fields and courts, including Special Use Permits to allow in the POS zone a public park, congregate recreational facilities, and lighting facilities for nighttime use, congregate recreational facility lighting up to 80 feet in height, and an increase in height for recreational area up to 30 feet in height; to allow in the OCM(50) zone building height to exceed 50 feet up to 77 feet and to exceed the parking maximum; and modifications to the landscape islands requirements and street tree spacing requirements in the Landscape Guidelines; zoned:
R-12/Single-Family Residential and POS/Public Open Space and Community Recreation.
Applicant: City of Alexandria and Alexandria City Public Schools, represented by

Erika L. Gulick, ACPS

Planning Commission Action: Recommended Approval 6-0

Attachments: [22-0712 Staff Report](#)

[22-0712 Presentation](#)

[22-0712 Site Plan](#)

10. [22-0713](#) **Translation services from English to Spanish will be provided**

Zoning Text Amendment #2021-00009

A Text Amendment to the CDD #12 Zoning Table

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602(A), CDD #12, development guidelines, to increase the Maximum Height limit and allowable uses within the CDD to conform to the Arlandria/Chirilagua Plan.

Applicant: City of Alexandria, Department of Planning & Zoning and Office of Housing

Coordinated Development District Conceptual Design Plan #2021-00005

Development Special Use Permit #2021-10024

Transportation Management Plan Special Use Permit #2021-00063

Vacation #2021-00001

221 West Glebe Road and 3606, 3610, and 3612 Mount Vernon Avenue - AHDC
Glebe/Mt. Vernon

Public Hearing and consideration of requests for: (A) a Coordinated Development District (CDD) Conceptual Design Plan; (B) a Development Special Use Permit (DSUP) with site plan including special use permits for additional density through the provision of affordable housing pursuant to Section 7-700 and for a parking reduction; modifications to the height-to-setback ratio, the line at zone transition, and the front yard setback as per Sections 6-403, 7-902(A) and 7-902(B) respectively, to construct a mixed-use affordable housing multifamily development with structured parking; (C) a Tier III Transportation Management Plan Special Use Permit (TMP SUP); and, (D) the Vacation (VAC) of a portion of City-owned alley; zoned: CDD #12/Coordinated Development District #12.

Applicant: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [22-0713 Staff Report](#)
[22-0713 Conceptual Design Plan](#)
[22-0713 Site Plan](#)
[22-0713 Presentation](#)
[22-0713 after items](#)

11. [22-0715](#) Rezoning #2021-00004
Development Special Use Permit #2021-10017
Transportation Management Plan Special Use Permit #2021-00052
1033, 1055 and 1111 North Fairfax Street - Tidlock
Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OCM(50)/Office Commercial Medium (50) zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit and site plan with modifications to construct two multifamily buildings (Buildings A and B) with 234 units including an arts and cultural anchor and a commercial building (Building C) with an arts and cultural anchor, including special use permits for multifamily dwellings in the CRMU-X zone, to increase the floor area ratio to 2.5 in the CRMU-X zone, for bonus density and height (for Buildings A and B) for the provision of affordable housing, for bonus density and height (for Buildings A and B) for the provision of an arts and cultural anchor in Old Town North, for a live entertainment use and outdoor recreation and entertainment use (Building C), a parking reduction for the multifamily dwellings and the commercial use and a loading reduction for the arts and cultural anchor and/or commercial use; (C) a Special Use Permit for a transportation management plan (tier two); zoned: OCM(50)/Office Commercial Medium (50).
Applicant: Tidlock Property Owner, LLC, represented by Kenneth W. Wire, attorney

Planning Commission Action: Recommended Approval 6-0

Attachments: [22-0715 Staff Report](#)
[22-0715 Site Plan](#)
[22-0715 Presentation](#)
[22-0715 after items](#)

12. [22-0714](#) **FOR INFORMATION ONLY**
This item is for information only. There is no public hearing for this item.
City Charter Section 9.06 Case #2021-00006
3700 Mount Vernon Avenue - AHDC Glebe/Mt. Vernon
Public Hearing and consideration of a request for Planning Commission to review whether the proposed disposition of property (3700 Mount Vernon Avenue) 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: Recommended Approval 6-0

Attachments: [22-0714 Staff Report](#)
[22-0714 Conceptual Design Plan](#)
[22-0714 Site Plan](#)
[22-0714 Presentation](#)

13. [22-0694](#)

FOR INFORMATION ONLY

This item is for information only. There is no public hearing for this item.

City Charter Section 9.06 Case #2021-00009

3002A Mosby Street

Consideration of a request for Planning Commission to review whether the proposed sale of property 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: Recommended Approval 6-0

Attachments: [22-0694 Staff Report](#)
[22-0694 Presentation](#)

ORDINANCES AND RESOLUTIONS

14. [22-0750](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to Create the 699 Prince Street Tourism Zone in Order to Incent Hotel Redevelopment.

[ROLL-CALL VOTE]

Attachments: [22-0750 Attachment - Tourism Zone Cover and Ordinance \(2\)-1](#)
[22-0750 after items](#)
[22-0750 Final Ordinance](#)

15. [22-0751](#)

Public Hearing, Second Reading and Final Passage of an ordinance to adopt a Tourism Development Plan developed in conjunction with the Virginia Tourism Development Financing Program (TDFP) to provide gap financing to incent the redevelopment of the 699 Prince Street Hotel Project. [ROLL-CALL VOTE]

Attachments: [22-0751 Attachment 1. Tourism Development Financing Program -699 Prince](#)
[22-0751 Attachment 2. Tourism Development Plan-Exhibit A](#)
[22-0751 Attachment 3. Performance Agreement- Exhibit B](#)
[22-0751 Attachment 4. Flow of TDFP funds-Exhibit C](#)
[22-0751 after items](#)
[22-0751 Final Ordinance](#)

16. [22-0752](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Sell City-owned Property at 3002A Mosby Street. [ROLL-CALL VOTE]
Attachments: [22-0752 Attach1 - Sale Ordinance Cover Form - 3002 A Mosby St](#)
[22-0752 Attach 2- 3002A Mosby Sale Ordinance v3.doc](#)
[22-0752 Attach 3 - 3002A Mosby Aerial Mapv2](#)
[22-0752 Final Ordinance](#)
17. [22-0753](#) Public Hearing, Second Reading and Final Passage of an Ordinance Amending the Sewer Connection Fee Ordinance (Section 5-6-25.1) and Sanitary Sewer System Capital Investment and Maintenance Fee (Section 5-6-26). [ROLL-CALL VOTE]
Attachments: [22-0753 Attachment 1- Ordinance Cover](#)
[22-0753 Attachment 2 - Ordinance](#)
[22-0753 Final Ordinance](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

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 Council. Meeting materials are also available on-line at alexandriava.gov/council.

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 703-745-4550 (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.

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.