

**City of Alexandria
City Council Public Hearing Meeting
Tuesday, July 7, 2020 5:30 PM
Virtual Meeting
Meeting Minutes**

Present: Mayor Justin M. Wilson, Vice Mayor Elizabeth Bennett-Parker, Members of Council Canek Aguirre, John Taylor Chapman, Amy B. Jackson, Redella S. Pepper, and Mohamed E. Seifeldein.

Absent: None.

Also Present: Mr. Jinks, City Manager; Ms. Anderson, City Attorney, Ms. Collins, Deputy City Manager; Ms. Baker, Deputy City Manager; Ms. Triggs, Deputy City Manager; Mr. Moritz, Director, Planning and Zoning (P&Z); Ms. K. Taylor, Director, Finance; Mr. Greenlief, Assistant Director, Finance; Ms. Ruggiero, Deputy Director, Recreation, Parks, and Cultural Activities (RPCA); Mr. McPike, Director, General Services; Mr. Coleman, Deputy Director, General Services; Ms. Snow, Assistant City Attorney; Mr. Lambert, Director, Transportation and Environmental Services (T&ES); Police Chief Brown; Mr. Sharma, T&ES; Ms. Harwell, Urban Planner, P&Z; Fire Chief Smedley; Mr. Kerns, Division Chief, P&Z; Mr. Canfield, City Architect, P&Z; Mr. Spengler, Director, RPCA; Ms. McIlvaine, Director, Office of Housing; Mr. Farnier, Deputy Director, P&Z; Ms. Beach, Division Chief, P&Z; Ms. S. Taylor, Legislative Director; Mr. Barre, Information Technology Services (ITS); and Mr. Smith, ITS.

Recorded By: Gloria Sitton, City Clerk and Clerk of Council.

OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of City Council were present via video conference, with Councilman Chapman and Councilwoman Pepper joining the video conference during the closed executive session.

Mayor Wilson stated that the July 7, 2020 Public Hearing Meeting of the Alexandria City Council was being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 and/or Section 4.0.00(g) in HB29 and HB30 to undertake essential

business. All the members of the City Council and staff are participating from remote locations.

2. Closed Meeting.

5:30 p.m. - Consideration of a closed executive session for consultation with legal counsel regarding actual or probable litigation.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Seifeldein and carried 5-0, City Council convened in closed executive session at 5:30 p.m., to consult with Legal Counsel and Staff regarding actual or probable litigation where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body, specifically, actual and probable litigation regarding a claim and an employment matter in the Police Department, pursuant to Sections 2.2-3711(A)(7) of the Code of Virginia. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilwoman Jackson and Councilman Seifeldein; Absent, Councilman Chapman and Councilwoman Pepper.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Jackson and carried 5-0, City Council reconvened in open session at 6:49 p.m. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilwoman Jackson, and Councilman Seifeldein; Opposed, none; Absent, Councilman Chapman and Councilwoman Pepper.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Jackson and carried 5-0 by roll-call vote, City Council adopted the resolution regarding the Closed Executive Session previously circulated to Council. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilwoman Jackson, and Councilman Seifeldein; Opposed, none; Absent, Councilman Chapman and Councilwoman Pepper.

The resolution reads as follows:

RESOLUTION NO. 2955

WHEREAS, the Alexandria City Council has this 7th day of July, 2020 recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are

lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.

3. Public Discussion Period.

There were no speakers for the public discussion period.

WHEREUPON, upon motion by Vice Mayor Bennett-Parker, seconded by Councilman Aguirre and carried unanimously, City Council closed the public discussion period. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (4-5)

Planning Commission

4. Special Use Permit #2020-00031
3109 Circle Hill Road
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.
Applicants: Jeff Seibel and Nicole Mayer
Planning Commission Action: Recommended Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 4; 07/07/20, and is incorporated as part of this record by reference.)

5. Special Use Permit #2020-00029
801 North Fairfax Street
Public Hearing and consideration of a request for a Special Use Permit for an increase in building height to 77 feet in the OCM(50) zone, per Section 4-905(D) of the Zoning Ordinance; zoned: OCM(50)/Office commercial medium (50).
Applicant: A & A Limited Partnership, a Virginia Limited Partnership, represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 5; 07/07/20, and is incorporated as part of this record by reference.)

END OF ACTION CONSENT CALENDAR

WHEREUPON, upon motion by Vice Mayor Bennett-Parker, seconded by

Councilman Aguirre and carried unanimously, City Council approved the Planning Commission recommendations. The approval was as follows:

4. City Council approved the Planning Commission recommendation.
5. City Council approved the Planning Commission recommendation.

The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

Consent Calendar (6-11)

6. Consideration of Appointment of the General Schedule Employee Alternate to the City of Alexandria's Supplemental Retirement Board.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 6; 07/07/20, and is incorporated as part of this record by reference.)

7. Consideration of the Submission of a Non-Competitive Grant Application to the Virginia Department of Environmental Quality Litter Prevention and Recycling Program for Funding of the Adopt-A-Park Litter Control Program.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 7; 07/07/20, and is incorporated as part of this record by reference.)

8. Consideration of the Monthly Financial Report for the Period Ending May 31, 2020.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 07/07/20, and is incorporated as part of this record by reference.)

9. Consideration of the Submission of a Grant Application for a Competitive Coronavirus Emergency Supplemental Funding Grant through the Virginia Department of Criminal Justice Services.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 9; 07/07/20, and is incorporated as part of this record by reference.)

10. Consideration of the Submission of a Grant Application for a Competitive State Homeland Security Grant (SHSP) through the Virginia Department of Emergency

Management (VDEM).

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 10; 07/07/20, and is incorporated as part of this record by reference.)

11. Consideration to Authorize the City to Receive a Donation of a Sculpture in Honor of Earl Lloyd.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 11; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Bennett-Parker, seconded by Councilman Chapman and carried unanimously, City Council approved the Consent Calendar, with the exception of docket item #8 and docket item #11, which were considered under separate motions. The City Manager's approval was as follows:

6. City Council appointed the following individual to the City of Alexandria's Supplemental Retirement Plan Board: Lillian Vagnoni for General Schedule Alternate; assuming City Council appointment, the effective dates of these terms will be July 1, 2020 to December 31, 2022.

7. City Council: (1) approved a non-competitive grant application, due June 1, 2020 to the Virginia Department of Environmental Quality, Litter Prevention and Recycling Program, for funding in the approximate amount of \$25,440 for the Adopt-a-Park Litter Control Program (the exact amount to be determined by the Virginia Department of Environmental Quality by September 30, 2020); (2) authorized the City Manager to execute all necessary documents that may be required; and (3) thanked all the organizations participating in this program for their support and efforts to improve the appearance of the City parks and, thereby, experience of the citizens visiting these parks.

9. City Council: (1) approved a grant application totaling \$45,740, submitted June 26, 2020, to the Virginia Department of Criminal Justice Services (DCJS). The exact amount awarded will be determined by DCJS; and (2) authorized the City Manager to execute all necessary documents that may be required.

10. City Council: (1) approved a grant application totaling \$65,033, submitted May 19, 2020, to the Virginia Department of Emergency Management (VDEM). The exact amount awarded will be determined by the VDEM; and (2) authorized the City Manager to execute all necessary documents that may be required.

The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldin; Opposed, none.

8. Consideration of the Monthly Financial Report for the Period Ending May 31, 2020.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 8; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Vice Mayor Bennett-Parker and carried unanimously, City Council received the Monthly Financial Report. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

11. Consideration to Authorize the City to Receive a Donation of a Sculpture in Honor of Earl Lloyd.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 11; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council authorized the City to receive the donation of a sculpture in honor of Earl Lloyd. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

12. Consideration of a Contract to Purchase Property at 4850 Mark Center Drive (IDA Office Building)

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 12; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council: (1) authorized the City Manager to enter into contract with the Institute for Defense Analyses (IDA) to purchase the office building and related property located at 4850 Mark Center Drive for \$58.7 million; and (2) received the report from the Planning Commission in regard to the purchase being consistent with the City's Master Plan per Section 9.06 of the City Code. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

13. FOR INFORMATION ONLY

City Charter Section 9.06 Case #2020-00001
4850 Mark Center Drive (Parcel Address: 5110 Mark Center Drive)
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase 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: Approved 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 13; 07/07/20, and is incorporated as part of this record by reference.)

City Council received the report as information.

*****City Council approved 14-16 as a block.*****

14. Public Hearing and Consideration of an Amendment to a Five-Year Agreement dated December 1, 2018, between the City of Alexandria, Virginia and Zayo Group LLC, to Permit Zayo to Install a 66-Foot Conduit and Fiber Optic Cables in the City of Alexandria’s Public Rights-of-Ways.

(A copy of the City Manager’s memorandum dated June 17, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 14; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing and authorized the City Manager to execute the Amendment to the existing five-year license agreement with Zayo Group, LLC and to take other actions that are necessary to implement the Amendment. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

15. Public Hearing in regard to the Consideration of a Three (3) Year Lease Agreement Renewal with Child and Family Network Centers at Leonard “Chick” Armstrong Recreation Center Located At 25 West Reed Avenue.

(A copy of the City Manager’s memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 15; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing and: (1) received the report recommending a three-year lease agreement renewal

between Child and Family Network Centers and the City of Alexandria for the use of one (1) classroom to conduct a pre-school program for children from low-income families; and (2) closed the public hearing and authorized the City Manager to execute the lease agreement and take any other actions necessary to effectuate the lease renewal. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

15a. Review and Confirmation of the Suspension of Enforcement of Certain City Codes and Ordinances Taken by the City Manager Pursuant to the City's Continuity of Government Ordinance to ease the restrictions on retail and health and fitness businesses in compliance with the Governor's Forward Virginia Plan, to toll the period of validity during the COVID-19 emergency period, and to extend previously ratified suspensions.

(A copy of the City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 15a; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council confirmed the suspension of enforcement of the codes and ordinances required to allow flexibility for retail, and health and fitness businesses, the tolling of the period of validity for land use applications, and extend previously confirmed suspensions as described in the attached document labeled Attachment 1 and allow the suspensions to continue until the Sunday before Thanksgiving (end of the outdoor dining program period) or sooner if the City Manager determines that the suspensions should be lifted for any reason. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

16. Consideration of City Council Schedule.

(A copy of City Manager's memorandum dated July 1, 2020, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 16; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilman Chapman and carried unanimously, City Council: (1) received and adopted the City Council schedule for July 2020; and (2) received and adopted the FY2021 City Council Schedule for August 2020 through July 2021. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

17. Master Plan Amendment #2020-00002

Rezoning #2020-00001

Development Special Use Permit #2019-00028

Transportation Management Plan Special Use Permit #2020-00009

701 North Henry Street

Public Hearing and consideration of a request for: (A) an amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the Braddock Neighborhood Plan (BMNP) to update the Development Table to reflect the proposed rezoning and increase in density; (B) an amendment to the official zoning map to change the zone from CSL/Commercial service low to CRMU-M/Commercial residential mixed use (medium); (C) a Development Special Use Permit and Site Plan with modifications to construct a 94-unit multifamily residential building with below grade parking and ground floor retail, including Special Use Permits for an increase in the floor area ratio to 2.0, for an increase in density in exchange for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and a modification to the street tree spacing requirements in the Landscape Guidelines; and (D) a Transportation Management Plan Special Use Permit; zoned: CSL/Commercial Service Low. Applicant: AVANTI HG 701 LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 6-1

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 17; 07/07/20, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Isabella Zorro, Alexandria, spoke about concerns with the construction and the impact on the homes in the Parker-Gray Historic District.
2. Ronald Carter, Alexandria, spoke about concerns with project notification and the impact of construction activities on the homes in the vicinity.
3. Stephanie Johnson, Alexandria, spoke about the impact of the construction on the home she lives and notification about the proposal.
4. Jariel Rendell, Alexandria, spoke about the impact of the proposed project on the homes in the neighborhood and noted concerns about insufficient affordable housing in the project and responded to questions from Council.
5. Anita Sachariah Srinivasan, Alexandria, spoke about the impact of the proposed project would have on the surrounding neighborhood and the lack of communication about the proposed project.

6. Cathy Puskar, attorney for the applicant, gave a presentation in support of the proposal and responded to questions from Council about the proposal.

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Councilwoman Jackson and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Vice Mayor Bennett-Parker and carried unanimously, City Council approved the Planning Commission recommendation with the following amendments: new condition 8i – If a legal mechanism is able to be achieved to have an 8 ft. fence or wall within one year of the date of approval, the applicant shall install an 8 ft fence rather than the proposed 6 ft fence shown on the plans, prior to the certificate of occupancy.

Amendment condition 95k (p. 44) to read as follows: Amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Council.

Add condition 44(a) stating, “Subject to agreement by the neighbors and access to their property, the applicant shall at its expense, underground the utilities serving the homes along North Patrick Street.”

The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

18. FY 2021 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Endorsed 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 18; 07/07/20, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing and adopted the proposed Long-Range Planning Interdepartmental Work Program from FY 2021. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed.

ORDINANCES AND RESOLUTIONS

*****Please note: City Council approved the ordinances as a block.*****

19. 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. 2020-00001 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. 2020-00001 associated with Silverstone approved by City Council on June 20, 2020). [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 19; 07/07/20, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 19; 07/07/20 and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Vice Mayor Bennett-Parker and carried unanimously by roll-call vote, City Council closed the public hearing and adopted the 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. 2020-00001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

The ordinance reads as follows:

ORDINANCE NO. 5289

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. 2020-00001 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2020-00001, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 2, 2020 of an amendment to the Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan of the City of Alexandria to amend a principle in the “CDD Guidelines for Potomac Yard/Potomac Greens” to change references of Home for the Elderly to Continuum of Care Facility and to increase the number of these types of dwelling units from 150 to 190, which recommendation was approved by the City Council at public hearing on June 20, 2020;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending item #1e of the “CDD Guidelines for Potomac Yard / Potomac Greens” on Page 71 to state “325,000 net square feet, maximum amount of Continuum of Care Facility space, which may include up to 190 dwelling units.”

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

20. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (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. 2020-00004 (Implementation Ordinance for Text Amendment No. 2020-0004 associated with Silverstone approved by City Council on June 20, 2020). [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 20; 07/07/20, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 20; 07/07/20 and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Vice Mayor Bennett-Parker and carried unanimously, City Council closed the public hearing and adopted an ordinance to amend and reordain Section 5-602(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. 2020-00004. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

The ordinance reads as follows:

ORDINANCE NO. 5290

AN ORDINANCE to amend and reordain Section 5-602 (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. 2020-00004.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2020-00004, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 2, 2020 of a text amendment to the Zoning Ordinance to amend the development levels in Coordinated Development District 10 to increase the number of allowable Continuum of Care

dwelling units from 150 to 190, which recommendation was approved by the City Council at public hearing on June 20, 2020;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-602 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

CD D No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
10	Potomac Yards/Greens	The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250feet east of Rte 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case	Up to 1.747.346 2 square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process. Up to 325,000 square feet of continuum of care use, which may include up to 150 <u>190</u> dwelling	Heights shall be as shown on the map entitled "Predominant Height Limits for CDD"(Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan) as may be revised.	Pre-dominantly residential, with a mix of land uses to include continuum of care facility, office, retail and service, hotel, parks and open spaces, and community facilities.

		<p>REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard:</p> <ul style="list-style-type: none"> - shall contain no more than 275 dwelling units; - shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office; Up to 1.747.346 2 square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process. <p>Up to 325,000 square feet of continuum of care use, which may include up to 150 dwelling units.</p> <p>Up to 170 hotel rooms. Up to 163,817 square feet of retail space. 2 Up to 2,239 residential units.</p> <p>Note 2: Office floor area may be converted to ground floor retail use through a special use permit. Heights shall be as shown on the map entitled "Predominate Height Limits for CDD"(Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan)as may be revised. Pre-dominantly residential, with a mix of land uses to include continuum of care facility, office, retail and service, hotel, parks and open spaces, and community facilities.</p> <ul style="list-style-type: none"> - shall be planned and developed pursuant to a special use permit; - shall have a maximum 	<p>units.</p> <p>Up to 170 hotel rooms.</p> <p>Up to 163,817 square feet of retail space. 2</p> <p>Up to 2,239 residential units.</p> <p>Note 2: Office floor area may be converted to ground floor retail use through a special use permit.</p>		
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		height of 50 feet; - shall generally be consistent with the goals and the guidelines of the small area plan.			
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DRAFT

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance, which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

21. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (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. 2020-00001 (Implementation Ordinance for Text Amendment No. 2020-0001 associated with North Potomac Yard approved by City Council on June 20, 2020). [ROLL-CALL VOTE]

(A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 21; 07/07/20, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Exhibit No. 2 of Item No. 21; 07/071 and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilwoman Pepper, seconded by Vice Mayor Bennett-Parker and carried unanimously by roll-call vote, City Council closed the public hearing and adopted an ordinance to amend and reordain Section 5-602 (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. 2020-00001. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett- Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

The ordinance reads as follows:

ORDINANCE NO. 5291

AN ORDINANCE to amend and reordain Section 5-602 (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. 2020-00001.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2020-00001, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on June 2, 2020 of a text amendment to the Zoning Ordinance to amend Coordinated Development District Number 19 to revise uses and associated regulations, which recommendation was approved by the City Council at public hearing on June 20, 2020;
2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-602 of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

CDD No.	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum F.A.R. and/or Development Levels	Maximum Height	Uses
19	North Potomac Yard	The CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site. However, in no case shall the development exceed 610,000 square feet.	<p>Maximum development levels will be as depicted in Table 5 2 of the CDD conditions. Conversion of square footage between uses may be permitted through the development special use permit process.</p> <p>Refer to Table 3 1 of the CDD conditions for maximum parking ratios.</p>	Heights shall be as shown in the North Potomac Yard Design Standards dated May 24, 2010 <u>North Potomac Yard Small Area Plan, as may be amended.</u>	Mixed-use development to include, <u>amusement enterprises; child care home; day care center; health and athletic club; health professional office; home professional office; restaurant; business and professional office; residential-multi-family dwelling; retail shopping establishment; public park and community recreation buildings; outdoor dining; valet parking; light assembly; service and crafts; private school (commercial); private school (academic); and personal service; hotel; parks and open spaces; public schools; special use utility; and community facilities.</u>

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

**REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)
DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

Planning Commission (continued)

None.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman Chapman, seconded by Vice Mayor Bennett-Parker and carried unanimously, City Council adjourned the public hearing meeting of July 7, 2020 at 9:45 p.m. The vote was as follows: In favor, Mayor Wilson, Vice Mayor Bennett-Parker, Councilman Aguirre, Councilman Chapman, Councilwoman Jackson, Councilwoman Pepper, and Councilman Seifeldein; Opposed, none.

APPROVED BY:

JUSTIN M. WILSON MAYOR

ATTEST:

Gloria A. Sitton, CMC City Clerk

Adopted: February 9, 2021
Ratified: