

City of Alexandria

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



Action Docket - Final

Tuesday, November 14, 2023

5:30 PM

**Public Hearing for Zoning for Housing/Housing for All initiatives will
begin at 7:00 p.m.
Council Chamber**

City Council Legislative Meeting

The November 14, 2023 Legislative Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of the City Council and staff are participating either in-person or from a remote location through a video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Webinar ID: 982 0732 5436

Webinar Passcode: 909489

Dial-in number: 301-715-8592

Registration :

https://zoom.us/webinar/register/WN_zV5y6XT2SEeBk-7ENT2yWw

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, 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.

PLEASE NOTE: Docket Item #6 and Docket Item #18 are the only items that will receive public comment at this meeting.

Those wishing to address Council should submit a Speaker's Form. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website.

Speaker's Form

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

Submission of written statements is encouraged. If you have prepared

statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

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 Municipal y el Secretario del Consejo por correo electrónico a 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

I. OPENING MATTERS

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, with Councilman Chapman arriving following roll-call vote.

2. Electronic Participation Resolution (if needed)

Not needed.

3. Closed Session (if needed)

Not needed.

4. Moment of Silence and Pledge of Allegiance

City Council observed a moment of silence and recited the Pledge of Allegiance.

5. Consideration of the Appointment of the City Attorney

City Council appointed Cheran Cordell Ivery to the office of the Alexandria City Attorney effective January 6, 2024 and authorized the Mayor to execute an employment contract with the new City Attorney on behalf of the City.

6. [24-1553](#) Public Hearing on the Fiscal Impact Study of the Tentative Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees and Consideration of a Resolution indicating City Council's Good Faith Commitment to the Appropriate Funding Necessary to Implement the Agreement. [ROLL-CALL VOTE].
- City Council closed the public hearing and adopted the resolution which reflects Council's commitment to fund the tentative collective bargaining agreement between the City and AFSCME, subject to actual appropriation with the approval of the budget in each fiscal year it is in effect. (RES. NO. 3196)*

PROCLAMATIONS AND RECOGNITIONS

7. [24-1566](#) Presentation of a Proclamation Declaring November 23, 2023 as Del Ray Turkey Trot Day.
- City Council endorsed the proclamation.*

II. Oral Report from the City Manager

None.

III. ACTION DOCKET

Regular Consent Calendar (8-13)

8. [24-1549](#) Receipt of the following resignations from Members of Boards, Commissions, and Committees:
- (a) Alexandria Transportation Commission
Oleksandr Faryga
 - (b) Alexandria Archaeological Commission
Elizabeth Vehmeyer
 - (c) Children Youth and Families Collaborative Commission
Alex Robert
 - (d) Environmental Policy Commission
Oleksandr Faryga
9. [24-1572](#) Uncontested Appointments for Boards, Commissions, and Committees:
- a. Ad Hoc Stormwater and Flood Mitigation Advisory Group - 3-year term
1 Budget and Fiscal Affairs Advisory Committee representative

- b. Beauregard Urban Design Advisory Committee - 2-year term
1 professional member skilled in architecture, planning, landscape architecture and/or urban design.
- c. Commission for the Arts - 3-year term
1 student or resides in the city and attends a high school located in the City of Alexandria.
- d. Commission on Aging - 3-year term
1 representative of older persons
1 citizen member
- e. Commission on Employment - 2-year term
1 representative from recognized area businesses including minority-owned and small businesses.
- f. Commission on HIV/AIDS - 3-year term
1 member from and representing the City of Alexandria Public Schools
1 Human Rights Commission representative
- g. Commission on Information Technology - 3-year term
1 Budget and Fiscal Affairs Advisory Commission representative
- h. Commission on Persons with Disabilities - 2-year term
3 citizen members
- i. Economic Opportunities Commission - 2-year term
1 Category II Low Income representative
1 Category I - Elected Official currently holding office - Councilman Aguirre representative.
- j. Emergency Medical Services Council - 2-year term
1 citizen member
- k. Historic Alexandria Resources Commission - 2-year term
1 Planning District III representative
1 Planning District II representative
1 representative who is a member of a volunteer support group.
- l. Human Rights Commission - 3-year term
1 Economic Opportunities Commission representative
- m. Potomac Yard Design Advisory Committee - 2-year term
1 professional skilled in landscape architecture, architecture, or urban design

- n. Sister Cities Committee - 2-year term
1 citizen member
 - o. Towing Advisory Board - 3-year term
1 citizen member
2 Law Enforcement representatives
 - p. Visit Alexandria Board of Governors - 3-year term
1 hotel owner/manager representative
1 member from any of the above four categories, hotel, restaurant, association, or retail.
 - q. Waterfront Commission - 2-year term
1 representative who resides East of Washington Street and North of King Street
1 Founders Park Community Association representative
10. [24-1477](#) Consideration of a Grant Application to the Institute of Museum and Library Services.
11. [24-1491](#) Consideration of A First Amendment to a Five-Year License Agreement dated November 1, 2022, between the City of Alexandria, Virginia and Crown Castle Fiber, LLC. to Permit Crown Castle to construct and install an additional enterprise fiber route of approximately 400 feet in the City of Alexandria's Virginia Public Rights-of-Ways.
12. [24-1346](#) Consideration of the Monthly Financial Report for the Period Ending September 30, 2023.
13. [24-1347](#) Collection of Taxes and Annual Consideration of Authorization to Write-Off Property Tax Balances of Less Than Twenty Dollars.
- City Council approved the consent calendar. The City Manager recommendations were as follows:*
8. *City Council received the following resignations for boards, commissions, and committees with regret: (a) Oleksandr Faryga, Alexandria Transportation Commission; (b) Elizabeth Vehmeyer, Alexandria Archaeological Commission; (c) Alex Robert, Children, Youth and Families Collaborative Commission; and (d) Oleksandr Faryga, Environmental Policy Commission.*
9. *City Council appointed the following persons to City boards, commissions, and committees: (a) appointed Christopher Ferrara as the Budget and Fiscal Affairs Advisory Committee representative to the Ad Hoc Stormwater and Flood Mitigation Advisory Group; (b) appointed Abed Benzina as the professional member skilled in architecture, planning, landscape architecture and/or urban design to the Beauregard Urban Design Advisory Committee; (c) appointed Hosai Rasuli as the student who resides in the City and attends a high school located in the City of Alexandria to the*

Commission for the Arts; (d) appointed Barbara Huelat as the representative of older persons and appointed Jeanette Shepherd as the citizen member to the Commission on Aging; (e) Betel Akilu as the representative from recognized area businesses including minority-owned and small businesses to the Commission on Employment; (f) appointed Rachel Jacobson as the member from and representing Alexandria City Public Schools and appointed Scott Schwartz as the Human Rights Commission representative to the Commission on HIV/AIDS; (g) appointed Karen Graf as the Budget and Fiscal Affairs Advisory Commission representative to the Commission on Information Technology; (h) appointed Anna Forster and Deanne McNulty and reappointed Alex Sprague as the three citizen members to the Commission on Persons with Disabilities; (i) reappointed Aminata Ly as the low income representative and appointed Babak Pirouz as the representative for Councilman Aguirre to the Economic Opportunities Commission; (j) reappointed Christopher Wanka as the citizen member to the Emergency Medical Services Council; (k) reappointed Mark Farkas as the Planning District III representative, appointed Kate Gillis as the Planning District II representative, and waived the residency requirement and appointed Russell Simonaro as the representative who is a member of a volunteer support group to the Historic Alexandria Resources Commission; (l) appointed Conrad Sylvanus as the Economic Opportunities Commission representative to the Human Rights Commission; (m) Melissa Kuennen as the professional skilled in landscape architecture, architecture, or urban design to the Potomac Yard Design Advisory Committee; (n) reappointed Eric Compton as the citizen member to the Sister Cities Committee; (o) appointed Kevin McCourt as the citizen member, waived the residency requirement and appointed George Randolph and James Young as the two law enforcement representatives to the Towing Advisory Board; (p) waived the residency requirement and appointed Kenneth Abrom as the hotel owner/manager representative and appointed Jason Longfellow as the member from any of the four categories (hotel, restaurant, association or retail) to the Visit Alexandria Board of Governors; and (q) appointed Lawrence Gillespie as the representative who resides east of Washington Street and north of King Street and appointed Sydney Smith as the Founders Park Community Association representative to the Waterfront Commission.

10. *City Council: (1) approved submission of the grant application; and (2) authorized the City Manager to execute all necessary documents to submit, accept, and implement the grant, if awarded.*

11. *City Council considered the proposed amendment to the existing License Agreement ("Agreement") with Crown Castle and set it for public hearing on Saturday, November 18, 2023.*

12. *City Council received the Monthly Financial Report.*

13. *City Council: (1) received the listings of delinquent local property taxes; (2) authorized the Director of Finance to write-off uncollected tax balances for tax year 2022 less than twenty dollars each, totaling \$6,582 as of June 30, 2023, for which the Director of Finance has determined that the cost of collecting such balances would exceed the recoverable amount, provided that the Director of Finance will not include any balance for which she has reason to believe the taxpayer has intentionally paid less than the amount due and owed; and (3) authorized the Director of Finance to destroy records associated with taxes paid in calendar year 2017 and prior years in accordance with Code of Virginia Section 58.1-3129(A).*

Roll-Call Consent Calendar (14-15)

14. [24-1463](#)

Consideration of a Resolution to Establish FY 2025 Budget Guidance.

[ROLL-CALL VOTE].

15. [24-1464](#) Consideration of a Budget Resolution Establishing the Process to be Used to Adopt the FY 2025 Operating Budget and the FY 2025 to FY 2034 Capital Improvement Program. [ROLL-CALL VOTE].

City Council approved the roll-call consent calendar. The approval was as follows:

14. *City Council adopted the FY2024 Budget Guidance Resolution. (RES. NO. 3197)*

15. *City Council adopted the proposed resolution establishing the process to be used to adopt the FY 2024 Operating Budget and the FY 2025 to FY 2034 Capital Improvement Program. (RES. NO. 3198)*

IV. ACTION MATTERS

Contested Appointments

16. [24-1552](#) Alexandria-Caen Sister Cities Committee - 2 year term
2 Citizen Members
City Council reappointed Jennifer Reading and appointed Elizabeth Reister as the two citizen members to the Alexandria-Caen Sister City Committee.
17. [24-1574](#) George Washington Birthday Celebration Committee - 2 year term
1 Citizen Member
City Council waived the residency requirement and appointed Andrew McCarthy-Clark as the citizen member to the George Washington Birthday Celebration Committee.

Recommendations from the City Manager

*****The public hearing on the Zoning for Housing/Housing for All initiatives including the master plan amendments, text amendments and housing policy amendments, will begin on Tuesday, November 14, 2023 at 7:00 PM and will continue onto Saturday, November 18, 2023. As many speakers as possible who sign up to speak on Tuesday, November 14, will be taken on that day, however any speakers who sign up to speak on Tuesday who are not called due to time, will be taken at the continuation of the hearing on Saturday, November 18. You may sign up directly for the continued hearing on Saturday if you prefer not to speak on Tuesday. You may only sign up for and speak on one day or the other, not both. *****

Please Note: This is the beginning of the Public Hearing for the Zoning For Housing/Housing for All item and this item will not begin until 7:00 PM.

18. [24-1539](#) Master Plan Amendment #2023-00005
Zoning Text Amendment #2023-00007
2020-2021 Housing Policy Amendments
Zoning For Housing/Housing For All Initiatives
(A) Public Hearing and consideration of amendments to all chapters of the Alexandria Master Plan to: (1) amend the following sentence wherever it occurs, from "Areas of the City currently zoned residential should remain zoned for residential use at no higher than their current density" to "Areas of the City currently zoned residential should remain zoned for residential use;" (2) incorporate the following notes in all Master Plan chapters: "References to low density will continue to refer to development configuration that limits overall building height and lot coverage compatible with the existing neighborhood" and "Ensure race and social equity is 'incorporated and centered in all planning' per City Council's Resolution 2974 including, but not limited to, all references to preserving and protecting neighborhoods and character"; and (3) amend the Housing Master Plan, Zoning Tools Section, Page 107, to add a statement supporting use of the Residential multifamily/RMF zone in areas planned and/or zoned for medium or higher density development and other potentially suitable locations. (B) Consideration of a Text Amendment to the Zoning Ordinance to amend all Articles to implement the following measures from the Zoning for Housing Initiative: (1) Expanding Housing Opportunities in Single-family Zones: amend the R-20, R-12, R-8, R-5, and R-2-5 zones to increase the number of housing units permitted; amend lot and yard requirements in the R-2-5 zone for two-unit dwellings; amend Article VIII to reduce minimum parking requirements, and amend Article XII to exempt lots developed with small scale multi-unit dwellings from site plan requirements; amend the limitation on occupancy limits per unit to allow the same number of occupants allowed by the building code; and delete "roominghouse" definition and regulations. (2) Industrial Zone: add standards for ground floor uses and limitations on locations of vehicular entrances and parking and loading spaces. (3) Residential Multifamily Zone: allow neighborhood-serving commercial uses as permitted and special uses. (4) Historic Development Patterns: in all zones that allow multi-unit dwellings, amend yard and open space requirements for multi-unit uses, delete maximum dwelling units per acre and minimum lot size requirements for multi-unit uses, and delete zone transition setback requirement and require compliance only with other supplemental yard and setback regulations. (5) Townhouses: amend yard, bulk, and open space requirements for single-unit, two-unit, and townhouse dwellings in all zones that allow townhouses; amend lot requirements in the CL, CC, CSL, CG, CD-X, OC, OCM-50, OCM-100, OCH, CRMU-L, CRMU-M, CRMU-H, CRMU-X, and W-1 zones for two-unit dwellings; delete noncomplying provisions in the RA, RB, and RM zones; and create new provisions that

allow RM development rights to single-unit, two-unit, and townhouse dwellings on certain lots outside of the RM zone. (C) Consideration of proposed amendments to update the 2020-2021 Housing Policy (1) to require, as City Policy, that 1/3 of the density requested above what is recommended in the underlying Small Area Plan be provided as committed affordable housing under Zoning Ordinance Section 7-700 and as a condition in Coordinated Development District Special Use Permits and (2) to require as City Policy for commercial to residential conversions in existing buildings that Section 7-700 is applied to allow additional floor area ratio for the proposed residential use.

Applicant: City of Alexandria, VA

Planning Commission Action:

- Approval of Master Plan Amendment #2023-00005: 7-0 Vote
- Approval of 2020-2021 Housing Policy Amendments: 7-0 Vote
- Approval of Staff Recommendations for 7 Proposals: 7-0 Vote
 - Bonus Height Recommendation to Table
 - Historic Development Patterns Recommendation to Approve
 - Residential Multi-Unit Analysis Recommendation to Approve
 - Industrial Zone Analysis Recommendation to Approve
 - Coordinated Development District Recommendation to Approve
 - Transit Oriented Development Recommendation to Approve
 - Commercial to Residential Recommendation to Approve
- Endorsement of Parking Recommendations for the Townhouse Zone and Single-family Zone Proposal: 5-2 Vote
- Endorsement of Family Definition Recommendation under the Single-Family Zone Proposal: 5-2 Vote
- Endorsement of Staff's Townhouse Zones Recommendation: 7-0 Vote
- Endorsement of Staff's Expanding Housing Opportunities within Single-family Zones Recommendation: 6-1 Vote
- Approval of Zoning Text Amendment #2023-00007: 7-0 Vote

City Council began the public hearing for this item. The public hearing will continue on Saturday, November 18, 2023.

Resolutions

None.

Ordinances

None.

V. OTHER BUSINESS

19. [24-1478](#) Consideration of City Council Calendar.

City Council received and approved the FY2024 City Council Calendar.

Closed Session (if needed)

VI. ADJOURN

City Council adjourned the meeting at 11:35 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow-up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.