

# City of Alexandria

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



## **Action Docket - Final**

**Tuesday, July 2, 2024**

**6:00 PM**

**City Council Public Hearing**

The July 2, 2024 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 video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

**Webinar ID: 921 2826 5213**

**Webinar Passcode: 476031**

**Dial-in number: 301-715-8592**

**Registration :**

**[https://zoom.us/webinar/register/WN\\_TlzcBGsfTmqAYnmVfOB1GQ](https://zoom.us/webinar/register/WN_TlzcBGsfTmqAYnmVfOB1GQ)**

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. 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>**

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 you have prepared statement or a written comments for the record you may email it to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov).

**Public Comment will be received at this meeting.**

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto: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](mailto: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

### 1. Calling the Roll.

*Mayor Wilson called the meeting to order and the City Clerk called the roll. All members of Council were present, with Councilman Chapman arriving immediately following roll-call.*

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*Mayor Wilson announced that items on this evening's docket would be considered out of order and all land use items would be considered beginning at 7:00 p.m.*

### 2. Approval of Electronic Participation Resolution (if needed)

*Not needed.*

### 3. Public Discussion Period

**[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.]**

*The following person participated in the public discussion period:*

*1. Dino Drudi, Alexandria, spoke about the need to decrease the population and density in urban areas like Alexandria.*

## II. ORAL REPORT FROM THE CITY MANAGER

### 4. Introduction of the New Fire Chief Felipe Hernandez Jr.

*City Manager Parajon introduced Fire Chief Felipe Hernandez, Jr., who was sworn into office this evening.*

**Please note: City Council took items out of order at this time. City Council considered the roll-call consent calendar, items under Reports and Recommendations from the City Manager, and items listed under Ordinances and Resolutions.**

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**City Council convene in closed executive session at 6:15 p.m., pursuant to Virginia Code sections 2.2-3711 (A)(1) and (A)(6), to discuss the performance of the city manager, city attorney, city clerk, and the independent police auditor and to discuss or consider the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected.**

**City Council reconvened in open session at 7:02 p.m.**

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### III. ACTION ITEMS

#### Planning Commission

##### Consent Calendar (5-7)

5. [24-2306](#) Vacation #2024-00004  
4601 Eisenhower Avenue  
Public Hearing and consideration of a request to vacate 8,621 square feet of reserved right-of-way located at the southeast corner of lot 500 adjacent to the intersection of Clermont and Eisenhower Avenues; zoned OCM(100)/Office Commercial Medium.  
Applicant: Boundary Investments, LLC represented by Robert Brant, Attorney  
Planning Commission Action: Recommend Approval 5-0
  
6. [24-2308](#) Development Special Use Permit #2024-10003  
1604-1614 King Street, 1604 Dechantal Street  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a 44-unit multi-unit building and convert five existing townhouses to 10 multi-unit dwellings, including Special Use Permit requests to increase the floor area ratio from 2.0 to 3.0 in the KR zone and for a parking reduction of 10 spaces from the Article VIII requirements; zoned KR / King Street urban retail.  
Applicant: Dechantal Associates, LLC  
Planning Commission Action: Recommended Approval 5-0

7. [24-2309](#) Development Special Use Permit #2024-10005  
201 Cambridge Road  
Public Hearing and consideration of a request for an amendment to a previously approved Development Special Use Permit (DSUP #2014-00029) for additions to the existing chapel at a private school; zoned R-8 / Residential zone.  
Applicant: Bishop Ireton High School, represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommended Approval 5-0  
*City Council approved the consent calendar. The approvals were as follows:*
5. *City Council approved the Planning Commission recommendation. Mayor Wilson appointed the following persons as viewers for the vacation: Jim Kapsis, Deb Roepke, and Benjamin Klein.*
6. *City Council approved the Planning Commission recommendation.*
7. *City Council approved the Planning Commission recommendation.*

#### IV. Roll-Call Consent Calendar (8-12a)

8. [24-2175](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 709 and 711 Pendleton Street from CL/Commercial Low with proffer to CL/Commercial low in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00001 (Implementation Ordinance for Rezoning No. 2024-00001 associated with 709 and 711 Pendleton Street approved by City Council on June 15, 2024).
9. [24-2177](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-188.1 (RECREATION AND ENTERTAINMENT USE) of Article II (DEFINITIONS); Sections 4-102 (PERMITTED USES), 4-103 (SPECIAL USES), 4-202 (PERMITTED USES), 4-203 (SPECIAL USES), 4-302 (PERMITTED USES), and 4-303 (SPECIAL USES) of Article IV; and Section 6-603 (USES) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00006 (Implementation Ordinance for Text Amendment No. 2024-00006 associated with the recreation and entertainment use text amendment approved by City Council on June 15, 2024).
10. [24-2179](#) 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

Landmark/Van Dorn Small Area Plan chapter of such master plan as Master Plan Amendment No. 2024-00001 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. 2024-00001 associated with 6101 and 6125 Stevenson Avenue approved by City Council on June 15, 2024).

11. [24-2181](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 047.03 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 6101 and 6125 Stevenson Avenue from, OCM(50)/Office commercial medium (50) zone to CRMU-H/Commercial residential mixed use (high) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00002 (Implementation Ordinance for Rezoning No. 2024-00002 associated with 6101 and 6125 Stevenson Avenue approved by City Council on June 15, 2024).

12. [24-2185](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (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. 2024-00007 (Implementation Ordinance for Text Amendment No. 2024-00007 associated with multiple addresses in Eisenhower East text amendment approved by City Council on June 15, 2024).

- 12a. [24-2327](#) Public Hearing, Second Reading and Final Passage of an Ordinance to establish the process to solicit and grant a Franchise to use certain public property to design, install, own, operate, maintain, repair, upgrade, and remove electric vehicle supply equipment (EVSE) for the use and benefit of the public, including incidental design, construction, and modifications to City infrastructure to further and accommodate such use.

*City Council closed the public hearings and approved the roll-call consent calendar. The approvals were as follows:*

*8. City Council adopted an ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 709 and 711 Pendleton Street from CL/Commercial Low with proffer to CL/Commercial Low in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00001. (ORD. NO. 5551)*

*9. City Council adopted an ordinance to amend and reordain Section 2-188.1 (RECREATION AND ENTERTAINMENT USE) of Article II (DEFINITIONS); Section*

4-102 (PERMITTED USES), 4-103 (SPECIAL USES), 4-202 (PERMITTED USES), 4-203 (SPECIAL USES), 4-302 (PERMITTED USES) and 4-303 (SPECIAL USES) of Article IV; and Section 6-603 (USES) of Article VI (SPECIAL AND OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2024-00006. (ORD. NO. 5552)

10. City Council adopted 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 Landmark/Van Dorn Small Area Plan chapter of such master plan as Master Plan Amendment No. 2024-00001 and no other amendments, and to repeal all provisions of the said master plan as my be inconsistent with such amendment. (ORD. NO. 5553)

11. City Council adopted an ordinance to amend and reordain Sheet No. 047.03 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 6101 and 6125 Stevenson Avenue from, OCM (50)/Office commercial medium (5) zone to CRMU-H/Commercial residential mixed use (high) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2024-00002. (ORD. NO. 5554)

12. City Council adopted an ordinance to amend and reordain Section 5-602(A) (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. 2024-00007. (ORD. NO. 5555)

12a. City Council adopted an ordinance to establish the process to solicit and grant a Franchise to use certain public property to design, install, own, operate, maintain, repair, upgrade, and remove electric vehicle supply equipment (EVSE) for the use and benefit of the public including incidental design, construction, and modification to City infrastructure to further and accommodate such use. (ORD. NO. 5556)

## V. OTHER BUSINESS

### Reports and Recommendations from the City Manager

(Please note these items are not public hearing items)

13. [24-2200](#) Consideration and Approval of Accepting a Gift of the Public Artwork *Wrought, Knit, Labors, Legacies* from the Artist Olalekan Jeyifous and Gifting the Artwork to the Washington Metropolitan Area Transit Authority (WMATA) for Placement at Braddock Road Metro Station.
- City Council: (1) accepted the gift of Wrought, Knit, Labors, Legacies from Olalekan Jeyifous; and (2) gifted the artwork to Washington Metropolitan Area Transit Authority (WMATA) for placement at Braddock Road Metro Station.*
14. [24-2268](#) Consideration of a Grant Application to the 2024 State Homeland Security Program (SHSP)

*City Council: (1) approved the competitive State Homeland Security Program grant application for funding up to \$250,000. The projected period of performance will last from September 1, 2024, through June 30, 2026. Awarded grant funds will be used by the Alexandria Fire Department (AFD) to procure, install, and implement an incident command training simulator; and (2) authorized the City Manager to execute the necessary documents that may be required to accept the grant.*

15. [24-2283](#) Consideration of a Grant Application to the 2024 Rescue Squad Assistance Fund (RSAF)

*City Council: (1) approved the competitive Rescue Squad Assistance Fund (RSAF) grant application for funding up to \$50,000. The projected period of performance will last from January 1, 2025, through December 31, 2025; and (2) authorized the City Manager to execute the necessary documents that may be required.*

16. [24-2217](#) Consideration of a Request for a Housing Opportunities Fund Loan of \$3,475,000 and a Pilot Rental Subsidy Grant of \$350,000 to Community Lodgings, Inc. for the Elbert Avenue Project to Facilitate an Application for State Housing Opportunity Tax Credits

*City Council approved: (a) a Housing Opportunities Fund (HOF) loan totaling \$3,475,000, including \$3,000,000 in new FY 2025 CIP funds; (b) a pilot rental subsidy grant of \$350,000 from the Housing Trust Fund (HTF); (c) authorization of the City Manager to execute such documents as may be necessary to implement the loan and grant agreements, as well as such other items necessary to memorialize the City's support for Community Lodgings, Inc. state housing opportunity tax credit application.*

## VI. ORDINANCES AND RESOLUTIONS

17. [24-2258](#) Consideration of a Resolution Designating the Community Lodgings, Inc. (CLI) Elbert Avenue Project Site a "Revitalization Area" pursuant to Virginia Code Section 36-55.30:2.A. [ROLL-CALL VOTE].

*City Council adopted a resolution designating the Community Lodgings, Inc. (CLI) Elbert Avenue Project site at "Revitalization Area" pursuant to Virginia Code Section 35-55/30:2.A. (RES. NO. 3238)*

18. [24-2269](#) Consideration of Resolution Approving RIDE24 LLC to Provide Private Medical Transports in the City of Alexandria. [ROLL-CALL VOTE].

*City Council adopted the resolution approving RIDE24LLC to provide private medical transports in the City of Alexandria. (RES. NO. 3239)*

## VII. Public Hearing Matters

### Planning Commission (continued)

19. [BAR#2024-001](#) **CASE BAR#2024-00160 OHAD**  
[60 OHA24-2313](#)

Public Hearing and consideration of an Appeal of the May 15, 2024 Board of



Architectural Review (BAR) Decision to approve the Certificate of Appropriateness for new construction at 301 N. Fairfax Street.

Applicant: 301 N. Fairfax Project Owner LLC

Appellant: Scott Corzine on behalf of petitioners

The Appeal hearing is only related to the Certificate of Appropriateness. The attempted Appeal of the Permit to Demolish was not filed within the timeframe required by the Zoning Ordinance.

*City Council affirmed the decision of the Board of Architectural Review to approve the Certificate of Appropriateness.*

**20.** [24-2305](#)

Special Use Permit #2024-00014

3950 Wheeler Avenue

Public Hearing and consideration of a request for a temporary trailer; zoned I/Industrial

Applicant: North Lock, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 5-0

*City Council approved the Planning Commission recommendation without the amended condition #3.*

**21.** [24-2307](#)

Development Special Use Permit #2024-10002

2927 & 2957 Eisenhower Avenue

Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit (DSUP2015-0001) with Site Plan to construct a new multi-unit residential building with ground-level retail/commercial; zoned CDD#3/ Coordinated Development District #3.

Applicant: Rushmark Eisenhower South Tower, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 5-0

*City Council approved the Planning Commission recommendation.*

**22.** [24-2310](#)

Special Use Permit #2024-00033

201 East Del Ray Avenue, 2207 and 2213 Mount Vernon Avenue

Public Hearing and consideration of a Special Use Permit for outdoor dining over 49 seats and for recreation and entertainment (amending SUP #2022-00060); zoned CL/Commercial low

Applicant: Abderrahim (Rayan) Moussaif

Planning Commission Action: Recommended Approval 6-0

*City Council approved the Planning Commission recommendation.*

**23.** [24-2311](#)

Development Special Use Permit #2024-10004

107 and 125 North West Street - North West Street Townhomes  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan, including a Special Use Permit for land without frontage, Subdivision and modifications, to construct nine (9) residential townhouses and four (4) semi-detached dwellings; zoned: CD/Commercial Downtown  
Applicant: 125 N. West Street LLC, represented by Duncan Blair, attorney  
Planning Commission Action: Recommended Approval 5-1

*City Council approved the Planning Commission recommendation with an amendment to Condition 105(g) stating: No bollards, fences, large plantings, or other obstructions are to be installed within two feet of the southern property line adjacent to the walkway on Lot 13 and the public alley.*

## VIII. FOR INFORMATION ONLY

### Planning Commission (continued)

24. [24-2312](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2024-00005  
41 East Reed Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB.  
Applicant: Kulinski Group Architects, P.C.  
Planning Commission Action: Approved 5-0  
*This case was for information only.*

## IX. Closed Executive Session

25. [24-2289](#) Consideration of a Closed Executive Session  
*City Council reconvened in closed session at 8:37 p.m.*  
*City Council reconvene in open session at 9:50 p.m.*  
*City Council adopt the resolution regarding the closed executive session that was previously circulated to the Council. (RES. NO. 3240)*

## X. ADJOURN

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*The meeting was adjourned at 9:52 p.m.*

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*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.*