

City of Alexandria

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



Action Docket - Final

Saturday, June 23, 2018

9:30 AM

City Council Public Hearing

OPENING

1. Calling the Roll.

Mayor Silberberg called the meeting to order, and the City Clerk called the roll. All the members of Council were present, except Councilman Bailey who was absent.

2. Public Discussion Period.

The persons participated in the public discussion period:

1. Janice Grenadier, 15 West Spring Street, spoke about the court system and the injustice she and others have experience with them.

2. Katie Duffy, 2406 Terrett Avenue, expressed her concern about the recent Potomac Yard Metro Station negotiations and inquired whether there would be sanctions instituted against Council.

3. Philip Matyas, 219 North Pitt Street, spoke about the need for restricted parking in the Old Town area so that residents would have access to ample parking near their homes.

[This period is restricted to items not listed on the docket. The first 15 speakers will be heard under item #2 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 (3-8)

Planning Commission

3. [18-7822](#) Special Use Permit #2018-0028
611 & 613 North Columbus Street
Public Hearing and Consideration of a request for parking reductions and for open space modifications for two single-family dwellings; zoned: RB/Townhouse.
Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
4. [18-7823](#) Special Use Permit #2018-0030
2425 Eisenhower Avenue - Umbrella Special Use Permit for Outdoor Uses
Public Hearing and Consideration of a request for a Special Use Permit to allow for outdoor food and crafts markets and amusement enterprises on an undeveloped lot; zoned: CDD #2/Coordinated Development District #2.

Applicant: 2425 Eisenhower Avenue Acquisitions, LLC
Planning Commission Action: Recommended Approval 6-0

5. [18-7825](#)

Special Use Permit #2018-0020
4800 Brenman Park Drive - Ben Brenman Park Lighting
Public Hearing and Consideration of a request to amend Special Use Permit #2015-0128 to add lights which would not be user activated in the dog park area at Ben Brenman Park; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities
Planning Commission Action: Recommended Approval 6-0

6. [18-7827](#)

Text Amendment #2018-0005
Massage Establishments
(A) Initiation of a Text Amendment; and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: delete Section 2-176 and add Section 2-153.2 to revise the definition of medical office to include massage establishments, to rename medical office a health profession office, and to remove redundant words; to amend Articles IV (Commercial, Office and Industrial Zones), V (Mixed Use Zones), VI (Special and Overlay Zone) to transfer massage establishments from Administrative Special Use to Permitted Health Profession Office Use, replace the term medical office with health profession office, and delete massage establishments from use limitations; to amend the definitions in Sections 2-126 and 2-174 and to amend Sections 3-902 (RC/High Density Apartment Zone, Permitted Uses) and 7-303 (Home Occupations, Use Limitations) to replace the term medical office with health profession office; to amend Sections 4-1202 and 4-1202.1 (I/Industrial zone) to add health profession office as a permitted use and to transfer massage establishments from Administrative Special Use to Permitted Health Profession Office Use; to amend Sections 5-402, 5-402.1, and 5-403 (CRMU-X/Commercial Residential Mixed Use [Old Town North] Zone) to add health profession office and business and professional office as permitted uses above the ground floor, and special uses on the ground floor, and to transfer massage establishments from Administrative Special Use to Permitted Health Profession Office Use as previously described; to amend Section 5-511 (W-1/Waterfront Mixed Use Zone, Use Limitations) to remove massage establishment as a use limitation in this zone; to amend Section 6-603 (Mount Vernon Avenue Urban Overlay Zone, Uses) to remove massage establishment; to amend Section 7-302 (Home Occupations, Prohibited Occupations) to replace medical or dental clinic with health profession office; to amend Section 8-200 (Off-Street Parking and Loading, General Parking Regulations) to remove massage establishments from the list of specific commercial uses; and; to amend Section 11-513 (Special Use Permits, Administrative Special Use Permit) to delete massage establishment and replace the term medical office with health profession office.

Staff: City of Alexandria Department of Planning & Zoning
Planning Commission Action: Recommended Approval 6-0

7. [18-7828](#) Development Special Use Permit #2018-0004
Transportation Management Plan Special Use Permit #2018-0034
4401 Ford Avenue, 3101 Park Center Drive, & 4300 King Street - Park Center
Amendment
Public Hearing and Consideration of requests for: (A) an Amendment to
DSUP2003-0035 with modifications to permit the conversion of two existing
buildings from Office use to residential (multi-family) use; and (B) a Special Use
Permit for a Transportation Management Plan for Tier 3 (multi-family building);
zoned: CRMU-H / Commercial Residential Mixed Use (High). Applicant: US Park
Center Owner, LLC, represented by Kenneth Wire, attorney
Planning Commission Action: Recommended Approval 6-0
8. [18-7829](#) Master Plan Amendment #2018-0001
Development Special Use Permit #2018-0008
3000 Potomac Avenue - National Industries for the Blind
Public Hearing and Consideration of requests for: (A) an Amendment to the
Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to
Amend the maximum allowable building height; (B) Development Special Use
Permit to amend DSUP #2016-0022 to increase the height of the building, and a
request for a parking reduction; zoned CDD#10 / Coordinated Development
District #10.
Applicant: National Industries for the Blind, represented by Kenneth Wire, attorney
Planning Commission Action: Recommended Approval 6-0

END OF ACTION CONSENT CALENDAR

City Council approved the action consent calendar, with the exception of items #3, #6, #7 and #8, which were considered under separate motions. The approval was as follows:

- 3. City Council approved the Planning Commission recommendation. (separate motion)*
- 4. City Council approved the Planning Commission recommendation.*
- 5. City Council approved the Planning Commission recommendation.*
- 6. City Council approved the Planning Commission recommendation with an amendment to Section 8-200 - General parking regulations replacing the term medical with health profession. (separate motion)*
- 7. City Council approved the Planning Commission recommendation with the following amendments: removal of conditions 22 -25 and amend condition 37 by removing the words market rate from the condition.(separate motion)*

8. City Council approved the Planning Commission recommendation. (separate motion)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

9. [18-7833](#) Public Hearing, Second Reading and Final Passage of AN ORDINANCE to amend Section 5-2-62 (CHANGES OF NAMES) of Article C (STREET NAMES), Chapter 2 (STREETS AND SIDEWALKS), Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended, by adding thereto a new subsection (16) changing the name of Jefferson Davis Highway to Richmond Highway. [ROLL-CALL VOTE]
- City Council adopted an ordinance adopting the name "Richmond Highway" for the portion of U.S. Route 1 in the City of Alexandria currently named "Jefferson Davis Highway," effective January 1, 2019. (ORD. NO.5145)*
10. [18-7832](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Increase Mayor and Members of City Council Compensation for the Next Term of Office. [ROLL-CALL VOTE]
- City Council approve the ordinance establishing for the next term of Council the annual compensation for the Mayor at \$41,600 and the compensation for the other members of City Council at \$37,500. (ORD. NO. 5146)*
11. [18-7840](#) Public Hearing and approval of a waiver to the Special Event Policy to allow for programs and events on consecutive weekends at the Interim King Street Park at the Waterfront in support of the City's King Street Corridor Initiative.
- City Council closed the public hearing on the proposed pilot waiver to the Special Event Policy and approved the waiver to the Special Event Policy to allow for programs and events on consecutive weekends at the interim King Street Park at the Waterfront and directed the City Manager is work on increasing the parking enforcement in the area.*
12. [18-7787](#) Public Hearing, Consideration and Approval of a Deed of Lease with Amtrak to Operate a Transit System at Alexandria Union Station
- City Council approved the lease agreement between the City of Alexandria and Amtrak; and authorized the City Manager to execute the lease agreement between the City of Alexandria and Amtrak.*
13. [18-7843](#) Public Hearing and approval of a Lease Agreement between the City of Alexandria and Sweetbake, Inc. for use of vacant café at the Torpedo Factory Art Center.
- City Council held a public hearing and authorized the City Manager to execute the lease agreement between the City of Alexandria and Sweetbake, Inc., and to authorized the City Attorney to take all actions necessary for execution of the lease agreement.*
14. [18-7839](#) Consideration of a Lease Agreement between the City of Alexandria and the Arts Resource Foundation (dba Del Ray Artisans), for use of the Colosanto Center

located at 2704 Mount Vernon Avenue, Alexandria, Virginia 22301.

City Council held the public hearing and authorized the City Manager to execute the lease agreement between the City of Alexandria and the Arts Resource Foundation (dba Del Ray Artisans), for use of the Colosanto Center located at 2704 Mount Vernon Avenue.

15. [18-7838](#) Consideration of a Lease Agreement between the City of Alexandria and UpCycle Creative Reuse Center, for use of space at the Durant Arts Center located at 1605 Cameron Street, Alexandria, VA 22314.

City Council closed the public hearing and authorized the City Manager to execute the lease agreement between the City of Alexandria and UpCycle Creative Reuse Center for use of space at the Durant Arts Center located at 1605 Cameron Street.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

16. [18-7830](#) Development Special Use Permit #2017-0017
Encroachment #2018-0004
3030 & 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Potomac Yard
Public hearing and consideration of requests for: (A) an amendment to previously-approved Development Special Use Permit #2007-0022, as amended through Development Special Use Permit #2014-0028, with a modification and a request for a parking reduction; and (B) an Encroachment on Dogue Street for a transformer vault within the public right-of-way; zoned: CDD#10/Coordinated Development District #10.
Applicant: APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.
17. [18-7824](#) Special Use Permit #2018-0017
421 Clifford Avenue - Mother of Light Center
Public Hearing and Consideration of a request for a social service use comprised of volunteers who distribute food and clothing and conduct on-site appointments for individuals in need; zoned: CSL/Commercial Service Low.
Applicant: Mother of Light Center
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation with an amendment to condition 14 stating, "The applicant shall help enforce this condition by visiting the site regularly during non-operating hours and responding promptly to complaints to rectify improper storage of supplies;" remove the words "one hour" from condition 2e; and remove the language related to the religious reference from 2b.

18. [18-7826](#) Special Use Permit #2018-0029
116 & 120 South Payne Street - Friends of the Guest House
Public Hearing and Consideration of a request for a congregate housing facility;
zoned: CL/Commercial Low.
Applicant: Friends of the Guest House, represented by Kenneth Wire, attorney
Planning Commission Action: Recommended Approval 6-0
City Council approved the Planning Commission recommendation.

ORDINANCES AND RESOLUTIONS

19. [18-7732](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend the Articles of Incorporation for the City of Alexandria, Virginia Sanitation Authority d/b/a Alexandria Renew Enterprises to expand the purposes of the authority and extend the period of corporate existence to 2068. [ROLL-CALL VOTE]
City Council adopted an ordinance to amend the Articles of Incorporation for the City of Alexandria, Virginia Sanitation Authority d/b/a Alexandria Renew Enterprises to expand the purposes of the authority and extend the period corporate existence to 2068. (ORD. NO. 5147)
20. [18-7733](#) Public Hearing, Second Reading, and Final Passage of an ordinance approving and authorizing the transfer of ownership of four Combined Sewer Outfall structures and associated infrastructure and access easements to the City of Alexandria, Virginia Sanitation Authority d/b/a Alexandria Renew Enterprises. [ROLL-CALL VOTE]
City Council adopted an ordinance approving and authorizing the transfer of ownership of four Combined Sewer Outfall structures and associated infrastructure and access easements to the City of Alexandria, Virginia Sanitation Authority d/b/a Alexandria Renew Enterprises. (ORD. NO. 5148)
21. [18-7663](#) Public Hearing. Second Reading and Final Passage of AN ORDINANCE to amend and reordain Article 3 (AIR GUNS) of Chapter 2 (WEAPONS) of Title 13 (EDUCATION, SOCIAL SERVICES AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
City Council adopted an ordinance to amend and reordain Article 3 (AIR GUNS) of Chapter (WEAPONS) of Title 13 (EDUCATION, SOCIAL SERVICES AND WELFARE) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5149)
22. [18-7726](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Section 4-2-21 (CHANGES IN VIRGINIA STATEWIDE FIRE PREVENTION CODE) of Article B (FIRE PREVENTION) of Chapter 2 (FIRE PROTECTION AND PREVENTION) of Title 4 (PUBLIC SAFETY) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
City Council adopted an ordinance to amend Section 4-2-21 (CHANGES IN VIRGINIA STATEWIDE FIRE PREVENTION CODE) of Article B (FIRE PREVENTION) of Chapter 2 (FIRE PROTECTION AND PREVENTION) of Title 4 (PUBLIC SAFETY) of

the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5150)

23. [18-7731](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-145 (FLOOR AREA), Section 2-148.1 (FRONT PORCH), Section 2-183.2 (PORCH), Section 2-205 (YARD, FRONT), Section 2-205.1 (YARD, FRONT PRIMARY) and Section 2-205.2 (YARD, FRONT SECONDARY) of Article II (DEFINITIONS); Section 7-202 (PERMITTED OBSTRUCTIONS) and Section 7-2504 (OPEN FRONT PORCHES AND PORTICOS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI; and add new Section 2-183.3 (PORTICO) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0004 (Implementation Ordinance for porches and porticos text amendment approved by City Council on May 12, 2018). [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Section 2-145 (FLOOR AREA), Section 2-148.1 (FRONT PORCH), Section 2-183.2 (PORCH), Section 2-205 (YARD FRONT), Section 2-205.1 (YARD, FRONT PRIMARY) and Section 2-205.2 (YARD, FRONT SECONDARY) of Article II (DEFINITIONS); Section 7-202 (PERMITTED OBSTRUCTIONS) and Section 7-2504 (OPEN FRONT PORCHES AND PORTICOS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of Division C (BOARD OF ZONING APPEALS) of Article XI; and add new Section 2-183.3 (PORTICO) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0004. (ORD. NO. 5151)

24. [18-7844](#) Public Hearing, Second Reading and Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2019. [ROLL-CALL VOTE]

City Council adopted an ordinance to make appropriations for the support of the City Government for Fiscal Year 2019. (ORD. NO. 5152)

25. [18-7845](#) Public Hearing, Second Reading and Final Passage of a Supplemental Appropriation Ordinance for the Support of the City Government for FY 2018. [ROLL-CALL VOTE]

City Council adopted a supplemental appropriation ordinance for the support of the City Government for FY2018. (ORD. NO. 5153)

26. [18-7847](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Division 1 (Parking Meter Zones) of Article G (Parking Meters) of Chapter 8 (Parking and Traffic Regulations) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Division I (Parking Meter

Zones) of Article G (Parking Meters) of Chapter 8 (Parking and Traffic Regulations) of Title 5 (Transportation and Environmental Services) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5154)

27. [18-7783](#)

Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Section 2-126 (BUSINESS AND PROFESSIONAL OFFICE), Section 2-174 (MEDICAL CARE FACILITY), Section 2-176 (MEDICAL OFFICE), of Article II (DEFINITIONS); Section 3-902 (PERMITTED USES), of Division B (TOWNHOUSE AND MULTIFAMILY ZONES) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 4-102 (PERMITTED USES), Section 4-102.1 (ADMINISTRATIVE SPECIAL USES), Section 4-107 (USE LIMITATIONS), 4-202 (PERMITTED USES), 4-202.1 (ADMINISTRATIVE SPECIAL USES), 4-207 (USE LIMITATIONS), Section 4-302 (PERMITTED USES), Section 4-302.1 (ADMINISTRATIVE SPECIAL USES), Section 4-307 (USE LIMITATIONS), Section 4-402 (PERMITTED USES), Section 4-402.1 (ADMINISTRATIVE SPECIAL USES), Section 4-407 (USE LIMITATIONS), Section 4-502 (PERMITTED USES), Section 4-502.1 (ADMINISTRATIVE SPECIAL USES), Section 4-507 (USE LIMITATIONS), Section 4-602 (PERMITTED USES), Section 4-602.1 (ADMINISTRATIVE SPECIAL USES), Section 4-607 (USE LIMITATIONS), Section 4-702.1 (ADMINISTRATIVE SPECIAL USES), Section 4-802 (PERMITTED USES), Section 4-802.1 (ADMINISTRATIVE SPECIAL USES), Section 4-807 (USE LIMITATIONS), Section 4-902 (PERMITTED USES), Section 4-902.1 (ADMINISTRATIVE SPECIAL USES), Section 4-906 (USE LIMITATIONS), Section 4-1002 (PERMITTED USES), Section 4-1002.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1006 (USE LIMITATIONS), Section 4-1102 (PERMITTED USES), Section 4-1102.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1106 (USE LIMITATIONS), Section 4-1202 (PERMITTED USES), Section 4-1202.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1403 (PERMITTED USES), Section 4-1403.1 (ADMINISTRATIVE SPECIAL USES), Section 4-1404 (SPECIAL USES), Section 4-1413 (USE LIMITATIONS), of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-102 (PERMITTED USES), Section 5-102.1 (ADMINISTRATIVE SPECIAL USES), Section 5-110 (USE LIMITATIONS), Section 5-202 (PERMITTED USES), Section 5-202.1 (ADMINISTRATIVE SPECIAL USES), Section 5-210 (USE LIMITATIONS), Section 5-302 (PERMITTED USES), Section 5-302.1 (ADMINISTRATIVE SPECIAL USES), Section 5-310 (USE LIMITATIONS), Section 5-402 (PERMITTED USES), Section 5-402.1 (ADMINISTRATIVE SPECIAL USES), Section 5-403 (SPECIAL USES), Section 5-511 (USE LIMITATIONS), of Article V (MIXED USE ZONES); Section 6-603 (USES), Section 6-702 (USES), Section 6-707 (USE LIMITATIONS), of Article VI (SPECIAL AND OVERLAY ZONES); Section 7-302 (PROHIBITED OCCUPATIONS), Section 7-303 (USE

LIMITATIONS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 8-200 (GENERAL PARKING REGULATIONS), of Article VIII (OFF-STREET PARKING AND LOADING); Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT), of Division B (DEVELOPMENT APPROVALS) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and add new Section 2-153.2 (HEALTH PROFESSION OFFICE) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0005 (Implementation Ordinance for Text Amendment associated with massage update approved by City Council on June 23, 2018).

City Council passed an ordinance of first reading and scheduled it for public hearing, second reading and final passage on June 26, 2018.

28. [18-7785](#)

Introduction and First Reading. Consideration. Passage on First Reading 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 chapter of such master plan as Master Plan Amendment No. 2018-0001 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 related to National Institutes for the Blind approved by City Council on June 23, 2018).

City Council passed an ordinance of first reading and scheduled it for public hearing, second reading and final passage on June 26, 2018.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 2:45 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 and of Council decisions made at the meeting.