

# **City of Alexandria**

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



## **Action Docket - Final**

**Saturday, November 17, 2018**

**9:30 AM**

**Council Chambers**

**City Council Public Hearing**

## OPENING

### 1. Calling the Roll.

*Mayor Silberberg called the meeting to order and the Deputy City Clerk called the roll. All members of Council were present.*

*City Council received a presentation from Mr. Jinks and Ms. Landrum regarding the Amazon Headquarter, Virginia Tech Innovation campus, and the development of National Landing in Arlington and Alexandria.*

### 2. Public Discussion Period.

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

*1. Bert Ely, 200 S. Pitt Street, spoke about the impact of the Amazon headquarter on traffic, housing, and employment in the City.*

*2. Janice Grenadier, 15 W. Spring Street, spoke about her issues with the judicial issues and the inability to resolve her issues with the judiciary.*

**[The 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 (3-6)

#### Planning Commission

3. [19-1381](#) Special Use Permit #2018-0086  
215 South Union Street - B. Doughnut  
Public hearing and consideration of a request for a special use permit to operate a restaurant; zoned: W-1/ Waterfront Mixed-use.  
Applicant: LaPlata Doughnuts, LLC  
Planning Commission Action: Recommended Approval 6-0.
4. [19-1383](#) Special Use Permit #2018-0087  
300 Montgomery Street - Montgomery Center  
Public hearing and consideration of a request for a special use permit for additional square footage for a projecting sign on the corner of North Fairfax Street and

Montgomery Street; zoned: CRMU-X/ Commercial Residential Mixed-use (Old Town North).

Applicant: Bruce Machanic

Planning Commission Action: Recommended Approval 6-0.

5. [19-1384](#)

Master Plan Amendment #2018-0009

Rezoning #2018-0004

309 North Patrick Street

Public hearing and consideration of requests for: (A) an amendment to the Braddock Road Metro Station Small Area Plan to amend the land use designation from CL/ Commercial Low to RM/Residential Medium; (B) to rezone a lot from CL/ Commercial Low with a proffer to RB/ Townhouse; zoned: CL/Commercial Low with proffer.

Applicant: Zelaya Homes, LLC, represented by Mary Catharine Gibbs, attorney

Planning Commission Action: Recommended Approval 7-0.

6. [19-1390](#)

Rezoning #2018-0003

3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA

Rezoning

Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10; zoned: CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.

Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0.

## END OF ACTION CONSENT CALENDAR

*City Council approved docket items 4, 5, and 6 as a block and approved docket item #3 separately. The recommendations were as follows:*

*3. City Council approved the Planning Commission recommendation under a 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.*

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. [19-1318](#) Public Hearing on the Proposed City Legislative Package for the 2019 Virginia General Assembly Session.
- (1) City Council held a public hearing on the proposed City Legislative Package for the 2019 Virginia General Assembly Session, and (2) City Council will adopt the Legislative Package on Tuesday, November 27 after a work session with the Alexandria General Assembly delegation to be held that same night.*
8. [19-1278](#) Public Hearing and Consideration of a Governance Recommendation for Torpedo Factory Art Center Vibrancy and Sustainability Plan.
- City Council: (1) directed the City Manager to develop, via a public process in coordination with stakeholders, a Torpedo Factory Art Center Vibrancy and Sustainability Plan, and bring that plan to City Council for consideration; (2) recognized that substantial capital funding, in the order of \$10 million to \$15 million, will be required in the decade ahead in order to address current and future Torpedo Factory Art Center facility deficiencies, as well as to address to-be-determined future program needs; and (3) affirmed that the City of Alexandria Office of the Arts will continue as the long-term managing entity responsible for management and operations of the Torpedo Factory Art Center.*
9. [19-1409](#) Public Hearing and Consideration of a renewed Five Year License Agreement with Five-Year License Agreement with Zayo Group LLC to Permit Zayo Group LLC.'S Existing Conduits and Fiber Optic Cables to Remain in the City of Alexandria's Public Rights-Of-Ways and to Allow Placement of Additional Conduits and Fiber Optic Cable Telecommunication Services, Not Cable Television Services in the City of Alexandria.
- City Council approved the attached five-year license agreement with Zayo, and authorized the City manager to execute the license agreement and to take any other actions that are necessary to implement the agreement.*
10. [19-1347](#) Consideration and Public Hearing to place a memorial plaque at the Windmill Hill Park shoreline commemorating Captain Ryan Wojtanowski's service to the community as an advocate for environmental stewardship.
- City Council held a Public Hearing and approved the recommendation of the City Council Naming Committee to place a plaque at the Windmill Hill Park shoreline commemorating Captain Ryan Wojtanowski.*

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

### Planning Commission (continued)

11. [19-1386](#) Text Amendment #2018-0010
- Consolidation of the Boards of Architectural Review
- Public hearing and consideration of a text amendment to the Zoning Ordinance to amend Article X and add Section 10-400 to create the Alexandria board of architectural review and dissolve the Old and Historic Alexandria District and

Parker-Gray District boards of architectural review and to amend Sections 6-403, 7-802, 8-200, 8-602, 9-301, and 11-513 to change the references to the Alexandria board of architectural review.

Staff: City of Alexandria Department of Planning and Zoning

Planning Commission Action: Recommended Approval 7-0.

*City Council approved the Planning Commission recommendation.*

12. [19-1385](#)

Development Special Use Permit #2017-0006

Transportation Management Plan Special Use Permit #2018-0048

3846 King Street - Fairlington Presbyterian Church

Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a multifamily residential building including a special use permit to increase the floor area ratio in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance; and (B) a special use permit for a tier 1 transportation management plan; zoned: RA/Multifamily.

Applicants: Wesley Housing Development Corporation and Fairlington Presbyterian Church Corporation, represented by Duncan Blair, attorney

Planning Commission Action: Recommended Approval 7-0.

*City Council approved the Planning Commission recommendation.*

13. [19-1289](#)

Consideration of Requests for a Loan of Up to \$7.65 Million to Wesley Housing Development Corporation (Wesley) for the Fairlington Presbyterian Church Affordable Housing Development, for a Rental Assistance Grant of \$270,000 and for Adoption of a Resolution Designating the Development Site a Revitalization Area. [ROLL-CALL VOTE] **(This is not a public hearing item)**

*City Council (a) approved a loan of up to \$7.65 million to Wesley (including \$400,000 previously approved for predevelopment) for development of 81 affordable rental units; (b) approved a grant of \$270,000 to provide rental assistance subsidies, pursuant to the City's pilot program, to help make nine units deeply affordable; (c) adopted a Resolution Designating the Project Site a Revitalization Area pursuant to VA Code Section 36-55.30:2; and (d) authorized the City Manager to execute all documents related to the City loan and its support for Wesley's application for low income housing tax credits. (RES. NO. 2856)*

14. [19-1389](#)

Master Plan Amendment #2018-0008

Text Amendment #2018-0014

Coordinated Development District Concept Plan Amendment #2018-0006

Development Special Use Permit #2018-0002

2602 Main Line Boulevard (2600 and 2606 Main Line Boulevard) - Potomac

## Yard Landbay H - West Silverstone

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 uses in CDD#10/Coordinated Development District #10 to include home for the elderly/life care facility; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the allowable office square footage and add maximum square footage/dwelling units for home for the elderly/life care facility in CDD#10/Coordinated Development District #10; (C) an amendment to the previously approved CDD#2017-0001 Conceptual Design Plan to convert a portion of the office use within Landbay H and add home for the elderly/life care facility use; and (D) a development special use permit and site plan with modifications to construct two home for the elderly/life care facility buildings, with ground floor retail on the south building, including special use permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for an additional mechanical penthouse on each building, for penthouses in excess of 15 feet in height, for a parking increase, and for a loading space reduction; zoned: CDD#10/Coordinated Development District #10 (Potomac Yard/Potomac Greens Small Area Plan).

Applicants: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP c/o Silverstone Senior Living, represented by M. Catherine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0.

*City Council approved the Planning Commission recommendation.*

**15.    [19-1388](#)**

## Rezoning #2018-0008

## Development Special Use Permit #2016-0038

## Transportation Management Plan Special Use Permit #2018-0085

## 1604-1614 King Street and 1604 Dechantal Street - King Street Condos

Public hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone at 1604 Dechantal Street from OCH to KR; (B) a development special use permit and site plan with modifications to construct a 49-unit multifamily dwelling and convert the existing townhouses to 10 multifamily dwelling units, including a special use permit request to increase the floor area ratio from 2.0 to 3.0 in the KR zone; (C) a special use permit for a transportation management plan; zoned KR / King Street Urban Retail and OCH / Office Commercial High.

Applicant: City of Alexandria (Rezoning only). Dechantal Associates, Inc.

Planning Commission Action: Recommended Approval 6-0.

*City Council approved the Planning Commission recommendation.*

16. [19-1408](#) Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy  
Staff: City of Alexandria Department of Planning and Zoning  
Planning Commission Action: Recommended Approval 6-0.  
*City Council approved the Planning Commission recommendation.*

## ORDINANCES AND RESOLUTIONS

*City Council approved docket items 17, 18, 19, 20, and 21 as a block.*

*City Council approved item no. 22 under a separate motion.*

*City Council approved docket items 23, 24, 25, 26, 27, 28, 29, 30, and 31 as a block.*

*City Council approved docket item no. 32 under a separate motion.*

17. [19-1260](#) Public Hearing, Second Reading, and Final passage of an ordinance to amend and reordain Section 2-4-114 (CREATION, COMPOSITION AND ORGANIZATION) of Article O (GEORGE WASHINGTON BIRTHDAY CELEBRATION COMMITTEE) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]  
*City Council adopted an ordinance to amend and reordain Section 2-4-114 (CREATION, COMPOSITION AND ORGANIZATION) of Article O (GEORGE WASHINGTON BIRTHDAY CELEBRATION COMMITTEE) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5166)*
18. [19-1262](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Section 2-4-150 (CREATION, COMPOSITION, ORGANIZATION AND TERM) of Article T (CITIZEN CORPS COUNCIL) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]  
*City Council adopted an ordinance to amend and reordain Section 2-4-150 (CREATION, COMPOSITION, ORGANIZATION AND TERM) of Article T (CITIZEN CORPS COUNCIL) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5167)*
19. [19-1264](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Section 3-2-353 (CONTESTED PARKING CITATIONS) of Article S (PAYMENT, CONTEST AND ENFORCEMENT OF PARKING CITATIONS) of Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION

AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain Section 3-2-353 (CONTESTED PARKING CITATIONS) of Article S (PAYMENT, CONTEST AND ENFORCEMENT OF PARKING CITATIONS) of Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5168)*

20. [19-1266](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Article A (GENERAL PROVISIONS) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) 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 A (GENERAL PROVISIONS) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5169)*

21. [19-1268](#) Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Chapter 14 (Delivery of Unsolicited Publications) of Title 9 (Licensing and Regulation) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain Chapter 14 (Delivery of Unsolicited Publications) of Title 9 (Licensing and Regulation) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5170)*

22. [19-1302](#) Public Hearing, Second Reading and Final Passage of an Ordinance to add Section 2-129.1 (CONGREGATE RECREATIONAL FACILITIES) of Article II (DEFINITIONS) and to amend and reordain Section 6-105 (SPECIAL USES) and 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0007 (Implementation Ordinance for Text Amendment No. 2018-0007 approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*City Council adopted an ordinance to add Section 2-129.1 (CONGREGATE RECREATIONAL FACILITIES) of Article II (DEFINITIONS) and to amend and reordain Section 6-105 (SPECIAL USES) and 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0007. (ORD. NO. 5171)*

23. [19-1304](#) 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 Beauregard Small Area Plan chapter of such master plan as Master Plan

Amendment No. 2018-00005 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. 2018-00005 associated with Monday Properties approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*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 Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2018-00005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5172)*

**24. [19-1306](#)**

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. 2018-00006 (Implementation Ordinance for Text Amendment No. 2018-00006 associated with Monday Properties approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*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. 2018-00006. (ORD. NO. 5173)*

**25. [19-1308](#)**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 055.01 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 1, 11, 44, 66, and 99 Canal Center Plaza from, W-1 to CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2017-0003 (Implementation Ordinance for Rezoning No. 2017-0003 associated with Canal Center Rezoning approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*City Council adopted an ordinance to amend and reordain Sheet No. 055.01 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 1, 11, 44, 66, and 99 Canal Center Plaza from, W-1 to CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2017-0003. (ORD. NO. 5174)*

**26. [19-1310](#)**

Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 699 Prince Street to construct and maintain an encroachment for a marquee awning at that location. (Implementation Ordinance for Encroachment No. 2018-0005 associated with 114 South Washington Street and

699 Prince Street approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*City Council adopted an ordinance to authorize the owner of the property located at 699 Prince Street to construct and maintain an encroachment for a marquee awning at that location. (ORD. NO. 5175)*

**27. [19-1335](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance authorizing the owner of the property located at 815 Green Street to construct and maintain an encroachment into the public right-of-way at that location for a fence and existing steps (Implementation Ordinance for Encroachment approved by City Council on September 15, 2018). [ROLL-CALL VOTE]

*City Council an Ordinance authorizing the owner of the property located at 815 Green Street to construct and maintain an encroachment into the public right-of-way at that location for a fence and existing steps. (ORD. NO. 5176)*

**28. [19-1336](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 2701 Dewitt Avenue to Establish and Maintain an Encroachment into the Public Right-of-Way at that Location along the Frontage of Dewitt Avenue and East Randolph Avenue for an Existing Fence (Implementation Ordinance for an Encroachment Approved by City Council on September 15, 2018). [ROLL-CALL VOTE]

*City Council an ordinance Authorizing the Owners of the Property Located at 2701 Dewitt Avenue to Establish and Maintain an Encroachment into the Public Right-of-Way at that Location along the Frontage of Dewitt Avenue and East Randolph Avenue for an Existing Fence. (ORD. NO. 5177)*

**29. [19-1342](#)**

Public Hearing, Second Reading, and Final passage of an Ordinance Authorizing the Owner of the Property Located at 1620 Prince Street to Construct and Maintain an Encroachment into the Sidewalk Right-of-Way at that Location for the Installation of Two Bollards (Implementation Ordinance for the Hilton Garden Inn Encroachment Authorized by City Council on October 13, 2018). [ROLL-CALL VOTE]

*City Council adopted an ordinance Authorizing the Owner of the Property Located at 1620 Prince Street to Construct and Maintain an Encroachment into the Sidewalk Right-of-Way at that Location for the Installation of Two Bollards. (ORD. NO. 5178)*

**30. [19-1346](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 100 East Luray Avenue to Construct and Maintain an Encroachment into the Public Right-of-Way at that Location for a Fence and Side Yard Access. [ROLL-CALL VOTE]

*City Council adopted an ordinance Authorizing the Owners of the Property Located at 100 East Luray Avenue to Construct and Maintain an Encroachment into the Public Right-of-Way at that Location for a Fence and Side Yard Access. (ORD. NO. 5179)*

31. [19-1413](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2019. (PRIMARY ORDINANCE) [ROLL-CALL VOTE]  
*City Council an ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2019. (ORD. NO. 5180)*
32. [19-1415](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make a Supplemental Appropriation for the Support of the City Government for Fiscal Year 2019 (**Union Station Project**). [ROLL-CALL VOTE]  
*City Council adopted an ordinance to Make a Supplemental Appropriation for the Support of the City Government for Fiscal Year 2019 (Union Station Project). (ORD. NO. 5181)*

## REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

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*The meeting was adjourned to 4:13 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 and of Council decisions made at the meeting.*