

City of Alexandria

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



Action Docket - Final

Saturday, October 13, 2018

9:30 AM

Council Chambers

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.

2. Public Discussion Period.

The following persons participated in the public discussion period:

1. James Norman, 3721 Templeton Place, representing Virginia Theological Seminary, spoke about their sustainability at the Seminary and spoke about how they will be focusing on changing their footprint on the environment using C-PACE financing.

2. Donnie Simpson, 615 Oakland Terrace, spoke about C-PACE financing for implementing environmental updates with businesses and property owners in the City.

[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 (3-6)

Planning Commission

3. [19-1242](#) Special Use Permit #2018-0055
700 North Patrick Street - Old Town Salon and Spa
Public hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.
Applicant: Sophea Nuth
Planning Commission Action: Recommended Approval 7-0.
4. [19-1243](#) Encroachment #2018-0007
1620 Prince Street
Public hearing and consideration of a request to permit an encroachment into the public right-of-way on Daingerfield Road for the installation of bollards; zoned OCH/Office Commercial High Applicant: Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 7-0.

5. [19-1250](#) Public Hearing and Consideration of a One (1) Year Lease Agreement Renewal with Alexandria Soccer Association for Office Space Located at the Nannie J. Lee Center.
6. [19-1251](#) Public Hearing and Consideration of a One (1) Year Lease Agreement Renewal with Child and Family Network Centers at Leonard Chick Armstrong Recreation Center Located At 25 West Reed Avenue.

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar. The recommendations were as follows:

3. *City Council approved the Planning Commission recommendation.*
4. *City Council approved the Planning Commission recommendation.*
5. *City Council approved the one year lease agreement renewal with Alexandria Soccer Association for office space located at the Nannie J. Lee Center and authorized the City Manager to execute the lease agreement.*
6. *City Council approved a one-year lease agreement renewal between Child and Family Network Centers and the City of Alexandria for the use of two (2) classrooms to conduct a pre-school program for children from low-income families and authorized the City Manager to execute the lease agreement.*

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. [19-1200](#) Public Hearing and Consideration of a Lease Extension Between the City of Alexandria and Northern Virginia Regional Parks Authority (“NOVA Parks”) for the use of the Cameron Run Park Property.

City Council extended the current lease agreement between the City of Alexandria and Northern Virginia Regional Parks Authority (NOVA Parks) by seven and one-half years (7.5), beginning on July 1, 2021 and ending on December 31, 2028, and only after NOVA Parks meets the specific conditions outlined in the Lease Amendment #2 before June 20, 2021, the end of the current lease period; and authorized the City Manager to execute the Second Modification of the Lease between the City of Alexandria and NOVA Parks and to take any other actions that are necessary to implement the agreement.
8. [19-1254](#) Public Hearing and Consideration of the Phase One Update to the Environmental Action Plan 2030 (EAP).

City Council approved the proposed Environmental Action Plan 2030 (EAP) Phase One Update, which includes short-term strategies for incorporating new sustainable practices in five focus areas.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

9. [19-1245](#) Text Amendment #2018-0007

Lighting for Congregate Recreational Facilities

(A) Initiation of a text amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: add new section 2-129.1 defining congregate recreational facilities; amend section 6-105 to delete the definition of congregate recreational facilities in the POS/Public open space and community recreation zone; add a new subsection 6-105(K) to replace special uses in the POS/Public open space and community recreation zone not included in the proposed congregate recreational facilities definition; and add a new subsection 6-403(F) to add lighting for congregate recreational facilities as a special use in height districts. Staff: City of Alexandria Department of Planning & Zoning Planning Commission Action: Recommended Approval 7-0.

City Council approved the Planning Commission recommendation with an amendment to (F)(2)(d) to state, "Poles shall be setback a minimum of 35 feet from any right-of-way or residential property line."

10. [19-1246](#)

Development Special Use Permit #2017-0016

3330 King Street (Parcel Address 3300 King Street) - Parker-Gray Stadium Modernization at T.C. Williams High School

Public hearing and consideration of requests for: (A) a development special use permit amendment and site plan to demolish existing accessory buildings and construct new accessory buildings including restrooms, concessions, press box and ticket vending and construct associated site improvements including pedestrian access, track improvements, sound system upgrades, athletic field lighting and site lighting; (B) if Text Amendment #2018-0007 is approved, a special use permit to increase the height of athletic field light poles to 80 feet pursuant to proposed Zoning Ordinance Section 6-403(F) or if Text Amendment #2018-0007 is not approved, a special use permit to increase the height of athletic field light poles to 60 feet pursuant to Zoning Ordinance Section 7-2100; zoned R 20/Single family residential.

Applicant: Alexandria City Public Schools (ACPS)

Planning Commission Action: Recommended Approval 5-2.

City Council approved the Planning Commission recommendation with the following amendments:

-in condition #131, remove the words, "and 8:30 p.m. on Sunday";

-amend condition #132 to state as follows, "Athletic field sound system(s) shall be operated only by ACPS staff and ACPS-authorized persons during scheduled ACPS interscholastic sporting events, in accordance with terms of condition 131.";

-delete condition #135;

-amend conditions 107 and 131, add the language, "updated as necessary" to both conditions;

-amend condition #131 to state as follows: "Athletic field lighting used for ACPS events, academic and athletic programs such as practices and sporting competitions, shall be turned off no later than 15 minutes after the activity ends. In no case shall

athletic field lighting be turned off later than 9:45 p.m. Monday through Thursday and 10:15 p.m. Friday and Saturday. In the event of weather, overtime or injury, a 45-minute extension of time Monday through Thursday may be used. Events that require lighting will be restricted to ACPS interscholastic sports team games and practices. Lighting may not be used for non-ACPS event programs or practices. A schedule for events requiring lighting will be provided and posted publicly by ACPS prior to the start of each athletic season and updated as necessary."

-the DSUP should be redocketed for review within two years of initial use.

11. [19-1247](#)

Development Special Use Permit #2018-0011

409 North Pitt Street (blocks bounded by North Pitt Street, North Royal Street, Princess Street, and Pendleton Street) - Chatham Square

Public hearing and consideration of a request for a Development Special Use Permit to amend DSUP #2002-0029 to delete conditions prohibiting residents from obtaining residential parking permits; zoned CRMU/X/Commercial Residential Mixed Use.

Applicant: Chatham Square Homeowners Association

Planning Commission Action: Recommended Approval 3-2.

City Council approved the Planning Commission recommendation, with an amendment stating, "The market rate and public housing residents of the development shall be eligible to apply for and receive one residential parking permits per unit, pursuant to City Code Section 5-8-71, if they have registered one additional car with the City."

12. [19-1248](#)

Master Plan Amendment #2018-00005

Text Amendment #2018-00006

Coordinated Development District Concept Plan Amendment #2018-00004

Development Special Use Permit #2017-00019

Transportation Management Plan Special Use Permit #2018-00065

Special Use Permit #2018-00082

2000 North Beauregard Street - Monday Properties

Public hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the use to include residential uses at the site and to increase the height; (B) initiation of and an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets to remove the parallel road in the Adams Neighborhood; (C) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) for CDD #21 to change the height reference from the Beauregard Urban Design Standards and Guidelines to the Beauregard Small Area Plan; (D) an amendment to a previously approved (CDD #2012-0003) CDD #21 Concept Plan to amend the Adams Neighborhood Development Summary, Interim Transitway Plan and Proposed Transportation Improvements to reflect conversion of office to residential uses, revised street alignments and the removal of the parallel road in the Adams Neighborhood; (E) a development special use permit and site plan with modifications to construct a multi-family residential building, including a special use permit request for more than

one mechanical penthouse (F) a special use permit for a transportation management plan for Tier 2 (multi-family building); and (G) a special use permit for a coordinated sign program; zoned: CDD #21/Coordinated Development District #21.

Applicants: City of Alexandria (Text Amendment, Master Plan amendment for framework streets only). Monday Properties, represented by Jonathan Rak, attorney

Planning Commission Action: Recommended Approval 4-1.

City Council approved the Planning Commission recommendation, with amendments to the DSUP, including revisions to condition #20 and a new condition #141.

13. [19-1244](#)

Development Special Use Permit #2018-0003 (Hotel Development)

Special Use Permit #2018-0064 (Hotel, Restaurant, and Additional Mechanical Penthouse) Special Use Permit #2018-0063 (Restaurant)

Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)

Transportation Management Plan Special Use Permit #2018-0041

Encroachment #2018-0005

114 South Washington Street & 699 Prince Street

Public hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for a hotel with ground-level and rooftop restaurant and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114 S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan (114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.

Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0.

City Council approved the Planning Commission recommendation.

14. [19-1253](#)

Proposed Financial Incentive for the Proposed 699 Prince Street Hotel (Not a Public Hearing Item)

City Council allocated \$375,000 from the City's Alexandria Investment Fund to be paired with \$375,000 in Alexandria Economic Development Partnership (AEDP) funds set aside for economic development incentive purposes in order to provide a \$750,000 one-time grant to incent the conversion and redevelopment of 699 Prince Street back into a hotel.

15. [19-1249](#) Rezoning #2017-0003
1, 11, 44, 66 and 99 Canal Center Plaza - Canal Center Rezoning
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers. Applicant: Canal Center LL, LLC, represented by, Kenneth W. Wire, attorney.
Planning Commission Action: Recommended Approval 5-0.

City Council approved the Planning Commission recommendation, acknowledging the representation in the letter dated October 13, 2018 from the the applicant.

ORDINANCES AND RESOLUTIONS

Please note: City Council approved docket items 16, 17, 18, and 20 as a block. Docket item no. 19 was approved separately.

16. [19-1097](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-610 (Potomac Yard Advisory Committee) 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. 2018-0009. (Implementation Ordinance for Text Amendment associated with Potomac Yard Design Advisory Committee update approved by City Council on September 15, 2018.)[ROLL-CALL VOTE]

City Council adopted an ordinance to amend Section 5-610 (Potomac Yard Advisory Committee) 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. 2018-0009. (ORD. NO. 5161)
17. [19-1099](#) 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 Braddock Metro Neighborhood chapter of such master plan as Master Plan Amendment No. 2018-0042 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 1200 & 1230 North Henry Street approved by City Council on September 15, 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 Braddock Metro Neighborhood chapter of such master plan as Master Plan Amendment No. 2018-0042 and no other amendments, and to repeal all provisions of said master plan as my be inconsistent with such amendment. (ORD. NO. 5162)
18. [19-1101](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Sheet No. 044.03 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 property at 1200 and 1230 North Henry Street from, OCM(50) to CRMU-H in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2018-0002. [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Sheet No. 044.03 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 property at 1200 and 1230 North Henry Street from, OCM (50) to CRMU-H in accordance with the said zoning map amendment heretofore approved by City Council as Rezoning No. 2018-0002. (ORD. NO. 5163)

19. [19-1169](#) Public Hearing, Second Reading, and Final Passage of an Ordinance authorizing the tenant of the property located at 116 King Street to construct and maintain an encroachment into the public sidewalk right-of-way at that location for a customer service line and access to an outdoor carry-out window. (Implementation Ordinance for ENC2018-0008, approved by City Council on September 15, 2018.) [ROLL-CALL VOTE]

City Council adopted an ordinance authorizing the tenant of the property located at 116 King Street to construct and maintain an encroachment into the public sidewalk right-of-way at that location for a customer service line and access to the outdoor carry-out window. (ORD. NO. 5164)

20. [19-1171](#) 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 amend the Southwest Quadrant Small Area Plan Chapter of such master plan by incorporating the South Patrick Street Housing Affordability Strategy as Master Plan Amendment No. 2018-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (Implementation Ordinance for the South Patrick Street Housing Affordability Strategy Master Plan Amendment approved by City Council on September 15, 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 the City Council to amend the Southwest Quadrant Small Area Plan Chapter of such master plan by incorporating the South Patrick Street Housing Affordability Strategy as Master Plan Amendment No. 2018-0003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5165)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

None.

The meeting was adjourned to 10:00 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.