

# **City of Alexandria**

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



## **Action Docket - Final**

**Saturday, September 14, 2019**

**9:30 AM**

**Council Chambers**

**City Council Public Hearing**

## OPENING

### 1. Calling the Roll.

*Mayor Wilson 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. Griffin Burchard, 6016 Pike Branch Drive, an Eagle Scout, spoke about historic preservation and working on a preservation project at the Douglass Cemetery, including cleaning and rededication of the cemetery.*

*2. Kathie Hoekstra, 1301 North Chambliss Street, spoke about Dominion Energy about the rates and earnings of the company and the building of frack gas pipelines through Virginia. Ms. Hoekstra noted that greenhouse gas emissions requirements cannot be met if those lines are allowed to be completed. Ms. Hoekstra urged support of candidates that will oppose efforts by Dominion Energy and she urged residents to consider using solar power to reduce dependency on Dominion Energy.*

*3. Janice Grenadier, 15 West Spring Street, spoke about public corruption with the courts and the Sheriff's Department.*

**[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. [20-0082](#) Special Use Permit #2019-0042  
607 & 609 North Alfred Street (Parcel Address: 607 North Alfred Street) -  
Parking Reduction and Lot Modifications  
Public hearing and consideration of a request for a special use permit for a parking reduction and lot modifications for the construction of two single-family dwellings; zoned: RB/Townhouse.  
Applicant: Deyi Awadallah  
Planning Commission Action: Recommended Approval 7-0

**Attachments:**     [20-0082 Staff Report](#)  
                              [20-0082 Presentation](#)

4.     [20-0083](#)             Special Use Permit #2019-0061  
                              1400 Duke Street - Executive Diner  
                              Public hearing and consideration of a request for additional outdoor seating at an existing restaurant (amending SUP #2018-0116); zoned: OCM (50)/Office commercial medium (50).  
                              Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney  
                              Planning Commission Action: Recommended Approval 6-0

**Attachments:**     [20-0083 Staff Report](#)  
                              [20-0083 Presentation](#)

5.     [20-0084](#)             Text Amendment #2019-0005  
                              Fall 2019 Zoning Ordinance Practical Updates  
                              Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add definitions for public school (Section 2-187.2) and solar energy system (Sections 2-194.1); to amend the definition of structure, subordinate (Section 2-197.3) and floor area (Section 2-145); to amend Section 4-1203 to add public school as a special use in the I/Industrial zone; to amend Section 7-101 to permit solar energy systems as an accessory use; to amend Section 7-202 to permit open stairs within required yards; to amend Section 7-300 to permit a certain number of customers and employees within home occupations; to amend Section 8-200 to add parking standards for private, academic and public collegiate school uses and to reference section VIII.  
                              Applicant: City of Alexandria, Department of Planning & Zoning  
                              Planning Commission Action: Recommended Approval 7-0

**Attachments:**     [20-0084 Staff Report](#)  
                              [20-0084 Presentation](#)

6.     [20-0085](#)             Special Use Permit #2019-0063  
                              3601 Richmond Highway - Virginia Polytechnic Institute and State University  
                              Public hearing and consideration of a request for a special use permit to operate a public school; zoned: CDD #19/ Coordinated Development District #19.  
                              Applicants: Virginia Tech Foundation, Inc. and CPYR Shopping Center, LLC., represented by M. Catharine Puskar, attorney  
                              Planning Commission Action: Recommended Approval 6-0

**Attachments:**    [20-0085 Staff Report](#)  
                              [20-0085 Presentation](#)

7.     [20-0087](#)            Master Plan Amendment #2019-0005  
                              Coordinated Development District Conceptual Design Plan #2019-0004  
                              Development Special Use Permit #2019-0019  
                              200 Stovall Street - Hoffman Town Center Block 6A  
                              Public hearing and consideration of requests for: (A) Initiation of a master plan amendment; (B) a Coordinated Development District conceptual design plan (amending CDD Concept Plan #2019-0003); and (C) a development special use Permit with site plan (amending DSUP #2017-0015) to allow coworking offices in ground floor retail areas; zoned: CDD #2/Coordinated Development District #2.  
                              Applicant: Perseus Realty, LLC, represented by Kenneth W. Wire, attorney  
                              Planning Commission Action: Recommended Approval 6-0

**Attachments:**    [20-0087 Staff Report](#)  
                              [20-0087 Presentation](#)  
                              [20-0087 Floor Plan](#)

8.     [20-0088](#)            Development Special Use Permit #2019-0013  
                              1500 Eisenhower Avenue - Alexandria Renew Enterprises  
                              Public hearing and consideration of a request for a development special use permit with site plan (amending DSUP #2009-0017) to construct a Tunnel Dewatering Pumping Station for the RiverRenew Combined Sewer Remediation Project including special use permits for an increase in building height and a parking reduction; zoned: UT/ Utilities and Transportation.  
                              Applicant: Alexandria Renew Enterprises, represented by Caitlin Feehan  
                              Planning Commission Action: Recommended Approval 7-0

**Attachments:**    [20-0088 Staff Report](#)  
                              [20-0088 Presentation](#)  
                              [20-0088 Site Plan](#)

*City Council moved to include 8a on the consent calendar and approved the consent calendar. The approval was as follows:*

3. *City Council approved the Planning Commission recommendation.*
4. *City Council approved the Planning Commission recommendation.*
5. *City Council approved the Planning Commission recommendation.*
6. *City Council approved the Planning Commission recommendation.*

7. City Council approved the Planning Commission recommendation.

8. City Council approved the Planning Commission recommendation.

8a. City Council adopted the recommendation of the City Naming Committee to name the Simpson Triangle Kettle Park.

## END OF ACTION CONSENT CALENDAR

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

- 8a. [20-0094](#) Public Hearing and Consideration of the Recommendation from the City Council Naming Committee to Change the Name of Simpson Triangle to Kettle Park.

**Attachments:** [20-0094 Simpson Triangle](#)  
[20-0094 Simpson Triangle Proposal](#)

9. [19-2239](#) Consideration of recommendations for the Seminary Road Complete Streets Project.

**Attachments:** [19-2239 Attachment 1 - Seminary Road Phase 1-3 Comment Summary and Appendices](#)  
[19-2239 Attachment 2 - Seminary Road Traffic and Parking Board June 24 Docket](#)  
[19-2239 Attachment 3 - FHWA Countermeasure Summary Sheets for Attachment 2](#)  
[19-2239 Attachment 4 - Traffic and Parking Board June 24 Meeting Minutes](#)  
[19-2239 Attachment 5 - Compiled Community Feedback](#)  
[19-2239 Attachment 6 - Appeal of the Traffic and Parking Board Decision](#)  
[19-2239 Attachment 7 - Transportation Commission Letter to Mayor & City Council](#)  
[19-2239 Attachment 8 - Alexandria Fire Department Comments on the Seminary Road Project](#)  
[19-2239 Attachment 9 - Presentation Seminary Road v1](#)  
[19-2239 Alexandria City Council Seminary Memo September 2019](#)

*City Council accepted the appeal and approved alternative #3, including changes to lanes at Quaker Lane and Seminary Road, addressing the sidewalk gap, requesting that staff return to Council with a plan for how to determine if the project fails to meet expectations, that includes before and after data collection on adjacent streets, recognizing that crash data can vary significantly by year, and that furthermore that the project automatically returns to Council in 18 months for review.*

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

### Planning Commission (continued)

10. [19-2336](#) Public Hearing and Consideration of an appeal of the Planning Commission's June 25, 2019 decision to approve a Preliminary Plat of Subdivision (SUB #2019-0003) at 2911 & 2915 Holly Street to subdivide four existing lots into three lots.

Applicant: Christian Cerria, represented by Kenneth W. Wire, attorney

Appellant: Various Appellants

Tax Assessment Map Numbers: 024.01-02-29 and 024.01-02-30

**Attachments:** [19-2336 Memorandum](#)  
[19-2336 Presentation](#)

*City Council accepted the appeal and overturned the Planning Commission recommendation and denied the subdivision.*

11. [20-0086](#) Development Special Use Permit #2019-0001  
Special Use Permit #2019-0062  
Transportation Management Plan Special Use Permit #2019-0046  
1300 & 1310 King Street  
Public hearing and consideration of a request for (a) a development special use permit and site plan with modifications to construct a 31-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including special use permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; (b) a special use permit for a restaurant; and (c) a special use permit for a transportation management plan; zoned: KR/ King Street Urban Retail.  
Applicant: 1300 King, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 6-0

**Attachments:** [20-0086 Staff Report](#)  
[20-0086 Presentation](#)  
[20-0086 Site Plan](#)

*City Council approved the Planning Commission recommendation with the following amendments: add condition 115(b) stating, "a majority of the parking spaces in the underground garage will be compact sized (8 feet wide by 16 feet long)." and add the following conditions to the housing section: (1) The applicant will provide a contribution of \$9,600 to the City's Housing Trust Fund consistent with the 2019 Housing Relocation Assistance Policy at the time of the Certificate of Occupancy; (b) the applicant will provide each tenant with a 120-day Notice to Vacate. Copies of all 120-day Notice should be sent to the Office of Housing, Landlord-Tenant Relations Division, when issued to tenants. The Notices will be issued in advance of the expiration of the existing SUP and/or the redevelopment of the property (whichever occurs first); and (3) in coordination with the leaseholder, the applicant will provide the Office of Housing, Landlord-Tenant Relations Division, with a complete tenant profile, to include their full name, mailing address, contact information, age, income, and*

*disability status, within 10 days of the DSUP approval. This information will be verified by the applicant and each tenant at the time of the 120-day Notice before the relocation subsidy payment is made.*

## ORDINANCES AND RESOLUTIONS

12. [20-0028](#) Public Hearing. Second Reading and Final Passage of an Ordinance to Prohibit Firearms on City Property. [ROLL-CALL VOTE]
- Attachments:** [20-0028 Cover sheet](#)  
[20 0028 Amended City Property Gun Prohibition Ordinance 082019](#)  
[20-0028 After Items](#)  
[20-0028 After Items 2](#)
- City Council adopted an ordinance to prohibit firearms on City property. (ORD. NO. 5236)*
13. [19-2136](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 068.04 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 seven acres located on the eastern portion of the property at 5001 Eisenhower Avenue from, Office Commercial Medium (100)/OCM(100) to Commercial Residential Mixed Use (High)/CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0001 (Implementation Ordinance for Rezoning No. 2019-0001 associated with Victory Center approved by City Council on May 18, 2019). [ROLL-CALL VOTE]
- Attachments:** [19-2136 cover](#)  
[19-2136 ordinance](#)  
[19-2136 attachment](#)  
[19-2136 After Items](#)  
[19-2136 After Items 2](#)
- City Council adopted an ordinance to amend and reordain Sheet No. 068.04 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 seven acres located on the easter portion of the property at 5001 Eisenhower Avenue from, Office Commercial Medium(100)/OCM(100) to Commercial Residential Mixed Use (High)/CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0001 associated with Victory Center approved by City Council on May 18, 2019. (ORD. NO. 5237)*
14. [19-2341](#) Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 500 Wolfe Street to construct and maintain an encroachment for a fence at that location (Implementation Ordinance for Encroachment No. 2019-0001 associated with 500 Wolfe Street approved by City

Council on July 9, 2019). [ROLL-CALL VOTE]

**Attachments:**    [19-2341 cover](#)  
                              [19-2341 ordinance](#)  
                              [19-2341 attachment](#)  
                              [19-2341 After Items](#)  
                              [19-2341 After Items 2](#)

*City Council adopted an ordinance to authorize the owner of the property located at 500 Wolfe Street to construct and maintain an encroachment for a fence at that location (Implementation Ordinance for Encroachment No. 2019-0001 associated with 500 Wolfe Street approved by City Council on July 9, 2019). (ORD. NO. 5238)*

**15.    [19-2343](#)**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (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. 2019-0004 (Implementation Ordinance for Text Amendment No. 2019-0004 associated with Greenhill South CDD approved by City Council on July 9, 2019). [ROLL-CALL VOTE]

**Attachments:**    [19-2343 cover](#)  
                              [19-2343 ordinance](#)  
                              [19-2343 After Items](#)  
                              [19-2343 After Items 2](#)

*City Council adopted an ordinance to amend and reordain Section 5-602 (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. 2019-0004 (Implementation Ordinance for Text Amendment No. 2019-0004 associated with Greenhill South CDD approved by City Council on July 9, 2019). (ORD. NO. 5239)*

**16.    [19-2345](#)**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 067.02 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 600 South Pickett Street from, I/Industrial to CDD#28/Coordinated Development District #28 in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0005 (Implementation Ordinance for Rezoning No. 2019-0005 associated with Greenhill South CDD approved by City Council on July 9, 2019). [ROLL-CALL VOTE]



**Attachments:** [19-2345 cover](#)  
[19-2345 ordinance](#)  
[19-2345 After Items](#)  
[19-2345 After Items 2](#)

*City Council adopted an ordinance to amend and reordain Sheet No. 067.02 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 600 South Pickett Street from, I/Industrial to CDD#28/Coordinated Development District #28, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0005 (Implementation Ordinance for Rezoning No. 2019-0005 associated with Greenhill South CDD approved by City Council on July 9, 2019). (ORD. NO. 5240)*

17. [19-2347](#) 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 Eisenhower East Small Area Plan chapter of such master plan as Master Plan Amendment No. 2019-0002 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. 2019-0002 associated with WMATA Office Building approved by City Council on July 9, 2019). [ROLL-CALL VOTE]

**Attachments:** [19-2347 cover](#)  
[19-2347 ordinance](#)  
[19-2347 attachments](#)  
[19-2347 After Items](#)  
[19-2347 After Items 2](#)

*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 approve by city council to the Eisenhower East Small Area Plan chapter of such master plan as Master Plan Amendment No. 2019-0002 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. 2019-0002 associated with WMATA Office Building approved by City Council on July 9, 2019) (ORD. NO. 5241)*

18. [19-2349](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 072.02 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 a portion of 2393 Mill Road from UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2, for 2395 Mill Road from OCM(100)/Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100) /Office Commercial Medium (100) zone and UT/ Utilities and

Transportation to CDD #2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/ Office Commercial Medium (100) zone to CDD #2/ Coordinated Development District #2, and for a portion of 2421 Mill Road from OCM(100)/ Office Commercial Medium and UT/ Utilities and Transportation zone to CDD #2/ Coordinated Development District #2 and UT/ Utilities and Transportation in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0003 (Implementation Ordinance for Rezoning No. 2019-0003 associated with WMATA Office Building approved by City Council on July 9, 2019). [ROLL-CALL VOTE]

**Attachments:**    [19-2349 cover](#)  
[19-2349 ordinance](#)  
[19-2349 attachment](#)  
[19-2349 After Items](#)  
[19-2349 After Items 2](#)

*City Council adopted an ordinance to amend and reordain Sheet No. 072.02 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Map Ordinance, by rezoning a portion of 2393 Mill Road from UT/Utilities and Transportation zone to CDD#2/Coordinated Development District #2, for 2395 Mill Road from OCM(100)/Office Commercial Medium (100) zone to CDD#2/Coordinated Development District #2 and UT/Utilities and Transportation, for a portion of 2403 Mill Road from OCM(100)/ Office Commercial Medium (100) zone and UT/Utilities and Transportation to CDD#2/Coordinated Development District #2, for a portion of 2415 Mill Road from OCM(100)/Office Commercial Medium (100) zone to CDD #2/Coordinated Development District #2, and for a portion of 2421 Mill Road from CDD #2/Coordinated Development District #2 and UT/Utilities and Transportation in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2019-0003 (Implementation Ordinance for Rezoning No. 2019-0003 associated with WMATA Office Building approve by City Council on July 9, 2019). (ORD. NO. 5242)*

**19.    [20-0091](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance to amend Section 10-4-8: Parking for more than 72 Continuous Hours. [ROLL-CALL VOTE]

**Attachments:**    [20-0091 Attachment 1 - Cover Sheet](#)  
[20-0091 Attachment 2 - Ordinance](#)  
[20-0091 Attachment 3 - QuestionnaireSummary](#)  
[20-0091 Attachment 4 - Presentation](#)  
[20-0091 After Items](#)  
[20-0091 After Items 2](#)

*City Council adopted an ordinance to amend and reordain Section 10-4-8: Parking for more than 72 Continuous hours. (ORD. NO. 5243)*

**20.    [20-0092](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend Section 5-8-93: Parking Meters; Hours and Days of Operation, Maximum Time

Limits, Rates. [ROLL-CALL VOTE]

**Attachments:**    [20-0092 Attachment 1 Parking Meter Limits Cover Sheet](#)  
[20-0092 Attachment 2 Parking Meter Limit Ordinance](#)  
[20-0092 After Items](#)  
[20-0092 After Items 2](#)

*City Council adopted an ordinance to amend Section 5-8-93: Parking Meters; Hours and Days of Operation, Maximum Time Limits, Rates. (ORD. NO. 5244)*

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

### **DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

#### **Planning Commission (continued)**

**None.**

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*The meeting adjourned at 8:35 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.*