

City of Alexandria

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



Action Docket - Final

Tuesday, July 6, 2021

5:00 PM

City Hall - Council Chamber

City Council Public Hearing

The July 6, 2021 Special 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 a video conference call on Zoom. The meeting can be accessed by the public in the City Council Chamber, through the live broadcast on the government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Registration link:

https://zoom.us/webinar/register/WN_mYxZ__XPRFaZai9qhx_BXA

Webinar ID: 976 0202 5815

Webinar Passcode: 656479

Dial-in number: 301-715-8592

If you use the Zoom Webinar application, please be sure you have updated the application to the latest version for best results. If you are unable to access Zoom, 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 this 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>

Those wishing to address Council should submit a Speaker's Form. Submission of written statements is encouraged. Please sign up after the docket is created and you are able to verify the meeting date on the City's website. If the docket is not posted, you will have to return at a later date to complete the speaker's form in order to speak at a Council meeting.

Public Comment will be received at this meeting.

All persons wishing to speak before City Council must complete a Speaker's form (see link above). If you have a prepared statement or written comments for the record, you may email it to the City Clerk at gloria.sitton@alexandriava.gov. Speakers are encouraged to submit their written comments to the City Clerk.

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 either in person, with Councilwoman Jackson and Councilwoman Pepper attending via Zoom webinar.

2. Closed meeting.

[21-1258](#)

Consideration of a closed executive Session to discuss a personnel matter.
[ROLL-CALL VOTE]

City Council convene in closed executive session at 5:03 p.m., to discuss a personnel matter; specifically, the recruitment for the appointment of a new City Manager by the City Council pursuant to Sections 2.2-3711 (A)(1) of the Code of Virginia.

City Council reconvened in open session at 5:47 p.m.

City Council adopt the resolution regarding the Closed Executive Session previously circulated to Council. (RES. NO. 3013)

3. Public Discussion Period.

[This period is restricted to items not listed on the docket for public hearing. The first 15 speakers will be heard under item #3 at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

The following persons participated in the public discussion period:

1. Michael Johnson, Alexandria, spoke about the need for rental assistance, health care assistance and other human services for low income residents and requested that Council use the ARPA funding to shore up programs that address these issues.

2. Ingris Moran, Alexandria, representing Tenants and Workers United, spoke about the allocation of the ARPA funds to help with affordable housing and rental assistance, addressing needs of communities hardest hit by the pandemic and its after effects and using the funds to address equity issues throughout the Alexandria community.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (4-7)

Planning Commission

4. [21-1241](#) Special Use Permit #2021-00040
4817 Peacock Avenue
Public Hearing and consideration of a request for a Special Use Permit, with modifications, for the construction of a single-family dwelling on a developed substandard lot; zoned: R-20/Single-family.
Applicants: Jason R. Miller and Katherine R. Miller, represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 7-0
5. [21-1242](#) Special Use Permit #2021-00044
212 & 216 South Washington Street
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.
Applicant: Potomac Crescent Waldorf School
Planning Commission Action: Recommended Approval 7-0
6. [21-1246](#) Special Use Permit #2021-00035
32 North Donelson Street
Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot; zoned: R-8/Single-family.
Applicant: Z Don LLC
Planning Commission Action: Recommended Approval 7-0
7. [21-1245](#) Encroachment #2021-00002
214 & 216 South Payne Street
Public Hearing and consideration of a request for an Encroachment into the public right-of-way along South Payne Street for a front porch; zoned: CL/Commercial low.
Applicant: 214 & 216 S. Payne LLC, represented by Mark R. Yoo, architect
Planning Commission Action: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the action consent calendar, with exception of docket items #5 and #6, which were considered under separate motions. The approval was as follows:

4. *City Council approved the Planning Commission recommendation.*

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

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

7. City Council approved the Planning Commission recommendation.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

8. [21-1232](#) Public Hearing on the Consideration of the Release of \$789,909 from FY 2022 Contingent Reserves for Mental Health Resources, Teen Wellness, and Behavior Health Support for School Age Children.
City Council closed the public hearing and allocated \$789,909 held in FY2022 contingent reserves to enable the distribution of funding to department budgets for the Court Service Unit (\$100,000), Department of Community and Human Services (DCHS) (\$569,909) and Alexandria Health Department (\$122,000).
9. [21-1235](#) Consideration of the American Rescue Plan Act (ARPA) Proposed Funding Allocations (Tranche #1). **(This item is not a public hearing item)**
City Council approved the American Rescue Plan Act \$29.8 million Allocation Plan (scenario #2) for tranche #1 as detailed in the report.
10. [21-1255](#) Consideration of Funding for Purchase of 1703 North Beauregard for Public School Purposes at the Request of the Alexandria City Public Schools. **(This is not a public hearing item)**
City Council: (1) endorse the purchase by the Alexandria City Public Schools (ACPS) of an office building located at 1703 North Beauregard at a cost to be funded by the City of \$17,920,000 contingent upon ACPS agreeing to transmit to the City the building's rental payments to be paid to ACPS by private sector tenants to be used to offset a portion of the City's debt service costs incurred to fund this acquisition; and (2) direct the City Manager to bring forward for Council action an appropriation ordinance in September, 2021 increasing the capital projects appropriation for School purposes by \$17.9 million in order to fund this proposed acquisition.
11. [21-1230](#) Reapproval and ratification of the meeting minutes of City Council meetings from April 2020 through June 2021. **(This is not a public hearing item)**
City Council reapproved the meeting minutes from meetings from April 2020 through June 2021 and ratified the approval.

ROLL-CALL CONSENT CALENDAR (12-15)

12. [21-1017](#) 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 Seminary Hill/Strawberry Hill Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00002 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. 2021-00002 associated with Inova Hospital approved by City Council on June 19, 2021). [ROLL-CALL VOTE]

13. [21-0983](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 2424 Mill Road to construct and maintain an encroachment for two projecting signs that extend vertically more than 4-feet over Stovall Street, at that location (Implementation Ordinance for Encroachment No. 2019-00003 associated with Carlyle Crossing approved by City Council on April 17, 2021). [ROLL-CALL VOTE]
14. [21-1019](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet Nos. 031.03 and 039.02 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 properties at 4250 Seminary Road from R-20/Single-family zone with proffer to RB/Townhouse zone with proffer and 4320 Seminary Road from R-8/Single-family zone with proffer to RB/Townhouse zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00001 (Implementation Ordinance for Rezoning No. 2021-00001 associated with Inova Hospital approved by City Council on June 19, 2021). [ROLL-CALL VOTE]
15. [21-1252](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-7-42 (FEMALE DOGS IN SEASON; ALLOWING DOG TO URINATE, ETC.; NOISY DOGS; OFFENSIVE ODORS FROM DOGS; DOGS PROHIBITED ON POSTED PLAYGROUND AREAS AND ON SCHOOL GROUNDS) of Article C (DOGS AND OTHER ANIMALS) of Chapter 7 (ANIMALS AND FOWL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

END OF ROLL-CALL CONSENT CALENDAR

City Council approved the roll-call consent calendar, with the exception of docket items #12, #14, and #15, which were considered under separate motions. The approval was as follows:

12. 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 Seminary Hill/Strawberry Hill Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00002 and no other amendments, and to repeal all provisions of said master plan as may be inconsistent with such amendment. (ORD. NO. 5355) (separate motion)

13. City Council adopted an ordinance authorizing the owners of the property located at 2423 Mill Road to construct and maintain an encroachment for two projecting signs that extend vertically more than 4-feet over Stovall Street, at that location. (ORD. NO. 5356)

14. City Council adopted an ordinance to amend and reordain Sheet Nos. 031.03 and 039.02 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 properties at 4250 Seminary Road from R-20/Single-family zone with proffer to RB/Townhouse zone with proffer and 4320 Seminary Road from R-8/Single family zone with proffer to RB/Townhouse zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00001. (ORD. NO. 5357)(separate motion)

15. City Council adopted an ordinance to amend and reordain Section 5-7-42 (FEMALE DOGS IN SEASON; ALLOWING DOGS TO URINATE, ETC.; NOISY DOGS; OFFENSIVE ODORS FROM DOGS; DOGS PROHIBITED ON POSTED PLAYGROUND AREAS AND ON SCHOOL GROUNDS) of Article C (DOGS AND OTHER ANIMALS) of Chapter 7 (ANIMALS AND FOWL) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5358) (separate motion)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

16. [21-1247](#) Master Plan Amendment #2020-00009
 Zoning Text Amendment #2021-00002
 Rezoning #2021-00003
 Coordinated Development District Conceptual Design Plan #2020-00007
 5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD
 Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Landmark Van Dorn Plan chapter of the Master Plan through the Landmark Van Dorn Corridor Plan overlay to facilitate redevelopment of the Landmark site with a mix of uses and the Inova hospital campus including various amendments to the figures and text related to framework streets, open space, pedestrian and bicycle facilities, the connection to/from I-395, the existing parking garage, the transit hub, active retail streets and ground floor heights, streetwall, gateway and placemaking locations, screening of above grade parking structures, and building heights; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #29/Coordinated Development District #29; (C) an amendment to the official zoning map to change the zones from CR/Commercial Regional (5701, 5701B, a portion of 5815, and 5901 Duke Street) and CRMU-M/Commercial Residential Mixed Use (Medium) (5801 and a portion of 5815 Duke Street) to CDD #29 and; (D) a Coordinated Development District

conceptual design plan to redevelop the former Landmark Mall site into a mixed-use neighborhood; zoned: CR/Commercial Regional and CRMU-M/Commercial Residential Mixed Use (Medium)
Applicants: City of Alexandria (Text Amendment and portions of the Master Plan); Landmark Land Holdings, LLC c/o Foulger-Pratt, represented by Jonathan P. Rak, attorney (Master Plan Amendment, Rezoning, and Coordinated Development District Conceptual Design Plan)
Planning Commission Action: Recommended Approval 5-0
City Council approved the Planning Commission recommendation.

17. [21-1253](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance City and Schools Capital Projects and the Landmark Mall Redevelopment and to Refund Certain Outstanding Bonds of the City. [ROLL-CALL VOTE]
City Council adopted an ordinance authorizing and empowering the issuance, sale and delivery of General Obligation Bonds to finance City and Schools capital projects and the Landmark Mall Redevelopment and to refund certain outstanding bonds of the City. (ORD. NO. 5359)
18. [21-1234](#) Authorization of the Execution of Proposed Landmark/Inova Development and Land Acquisition Agreements. (This is not a public hearing item)
City Council: (1) authorized the City Manager to execute, in substantially the final form as outlined in the Key Terms included in this docket memorandum, in order to induce redevelopment of the Landmark site as a mixed use development, including a new Alexandria Inova Hospital Medical Campus, the (a) Development and Financing Agreement (Attachments 1 and 2) with Landmark Holdings LLC, Inova Health Care Services and the City, and (b) the Grant Agreement (Attachment 3) between the City and the Industrial Development Authority of the City of Alexandria; and (2) acknowledged the intent of the Industrial Development Authority of the City of Alexandria to execute with Landmark Holdings LLC and/or Inova Health Care Services, as applicable, in substantially the final form as outlined in the Key Terms included in this docket memorandum, a Purchase and Sale Agreement (Attachment 4), Deed of Ground Lease (Attachment 5), Access and Temporary Construction Management Agreement (Attachment 6), and a Reciprocal Easements and Covenants Agreement (Attachment 7); and (3) directed the City Manager, subject to the receipt of landowner petition, to bring forward for Council consideration and first reading at its September 14 Legislative Meeting, an ordinance creating the Landmark Community Development Authority.
19. [21-1248](#) Coordinated Development District Conceptual Design Plan #2021-00002
Development Special Use Permit #2021-10019
Transportation Management Plan Special Use Permit #2021-00042
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street - Eisenhower East Block 32 / Carlyle Plaza Two Amendment
Public Hearing and consideration of request for A) a CDD Concept Plan (amending

CDD #2012-00001); B) a Development Special Use Permit and site plan with modifications from Section 6-403(A) (height to setback), from Section 7-801 (vision clearance), and from the landscape guidelines to allow residential uses in all tower buildings, ground floor retail along Eisenhower Avenue, and changes to the site plan and open space design, with a Special Use Permit for a parking reduction (amending DSUP #2019-00022); and C) a Transportation Management Plan (amending TMP SUP #2019-00087); zoned: CDD #11/ Coordinated Development District #11.

Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

Planning Commission Action: Recommended Approval 6-0

City Council approved the Planning Commission recommendation.

20. [21-1244](#)

FOR INFORMATION ONLY

City Charter Section 9.06 Case #2021-00002

731 South Pickett Street

Public Hearing and consideration of a request for Planning Commission to review whether a recommendation of support of the dissolution of a private covenant agreement associated with a parcel owned by the City of Alexandria is consistent with the City of Alexandria Master Plan, pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

Planning Commission Action: Approved 7-0

City Council received the item for information only.

OTHER

21. [21-1229](#)

Consideration of City Council Schedule.

City Council: (1) received and approved the City Council Schedule for July 2021; and (2) received and adopted Proposed FY 2022 City Council Schedule.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 11:10 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 of Council decisions made at the meeting.