

City of Alexandria

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



Action Docket - Final

Tuesday, July 5, 2022

5:30 PM

City Council Public Hearing

The July 5, 2022 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 video conference call on Zoom webinar. The meeting can be accessed by 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_IsOoome8RIanRE_KIC6StA

Webinar ID: 920 2398 1004

Webinar Passcode: 705725

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 the best results. If you are unable to access the Zoom webinar, 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 the 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 (see above). Submission of written statements is encouraged. Please sign up after the docket is created and posted 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.

If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov. Speakers are encouraged to submit their written comments to the City Clerk.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

I. OPENING

1. Calling the Roll.

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

2. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak 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. Dr. Samantha Ahdoot, Alexandria, presented the City Council with a petition requesting that the use of gas-powered leaf blowers be phased out in the City and that the City enforce the 2022 noise ordinance and/or enact other policies to address the matter.

2. Robert Ray, Alexandria, spoke about the City establishing a Business Improvement District (BID) and how its development does not encourage an equitable recovery for all residents and businesses.

II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (3)

Planning Commission

3. [22-1354](#) Zoning Text Amendment #2022-00004
Auxiliary Dwelling Units in Commercial Zones
Initiation of a text amendment and public hearing and consideration of a text amendment to the Zoning Ordinance to add the definition for auxiliary dwellings in section 2-136.2; change the code number reference for co-living dwellings; to amend Sections 4-100, 4-200, 4-300, 4-400, 4-500, 4-600, 4-800, 4-900, 4-1000, 5-100, 5-200, 5-300, 5-400, 5-500, and 6-700 to make auxiliary dwellings a permitted use and establish the standards for auxiliary dwellings; to allow auxiliary dwellings in the NR zone under Section 4-1400; and to amend Section 8-200 to establish parking requirements for auxiliary dwellings.
Staff: City of Alexandria, Department of Planning & Zoning
Planning Commission Action: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar. The approval was as follows:

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

III. ROLL-CALL CONSENT CALENDAR (4-7)

4. [22-1221](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 4915 Polk Avenue to construct and maintain an encroachment for a driveway in the public right of way adjacent to that location (Implementation Ordinance for Encroachment No. 2022-00004 associated with Alexandria Free Methodist Church approved by City Council on June 18, 2022). [ROLL-CALL VOTE]
5. [22-1243](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 034.04 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 the properties at 31 and 33 East Bellefonte Avenue from R-2-5/Single- and two-family zone to RB/Townhouse zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00002 (Implementation Ordinance for Rezoning No. 2022-00002 associated with 31 and 33 East Bellefonte Avenue approved by City Council on June 18, 2022).[ROLL-CALL VOTE]

6. [22-1247](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Articles II (DEFINITIONS), VII (SUPPLEMENTAL ZONE REGULATIONS), and XII (NONCOMPLIANCE AND NONCONFORMITY) and Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00008 (Implementation Ordinance for Text Amendment No. 2022-00008 associated with the minor amendments approved by City Council on June 18, 2022). [ROLL-CALL VOTE]
7. [22-1271](#) Public Hearing, Second Reading and Final Passage of an Ordinance to repeal Ordinance No. 5416 that vacated a portion of the public right-of-way that is part of an alley along Mount Vernon Avenue, which is bounded by 3608 Mount Vernon Avenue to the southeast and 3610 Mount Vernon Avenue to the northwest (VAC No. 2021-00001). [ROLL-CALL VOTE]

END OF ROLL-CALL CONSENT CALENDAR

City Council approved the roll-call consent calendar. The approvals were as follows:

4. City Council adopted an ordinance authorizing the owner of the property located at 4915 Polk Avenue to construct and maintain an encroachment for a driveway in the public right-of-way adjacent to that location. (ORD. NO. 5445)

5. City Council adopted an ordinance to amend and reordain Sheet No. 034.04 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 the properties at 31 and 33 East Bellefonte Avenue from R-2-5/Single-and two-family zone to RB/Townhouse zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00002. (ORD. NO. 5446)

6. City Council adopted an ordinance to amend and reordain Articles II (DEFINITIONS), VII (SUPPLEMENTAL ZONE REGULATIONS), and XII (NONCOMPLIANCE AND NONCONFORMITY) and Section 11-1302 (SPECIAL EXCEPTION ESTABLISHED) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2022-00008. (ORD. NO. 5447)

7. City Council adopted an ordinance to repeal Ordinance No. 5416 that vacated a portion of the public right-of-way that is part of an alley along Mount Vernon Avenue, which is bounded by 3608 Mount Vernon Avenue to the southeast and 3610 Mount Vernon Avenue to the northwest. (ORD. NO. 5448)

IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

V. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

8. [22-1355](#) Coordinated Development District Conceptual Design Plan #2022-00002
Development Special Use Permit #2022-10012
Transportation Management Plan Special Use Permit #2022-00033
221 West Glebe Road and 3606, 3608, 3610, 3612 and 3700 Mount Vernon
Avenue - AHDC Glebe/Mt. Vernon
Public Hearing and consideration of requests for: (A) a Coordinated Development District (CDD) Conceptual Design Plan (amending CDD #2021-00005); (B) a Development Special Use Permit (DSUP) with site plan including special use permits for additional density through the provision of affordable housing pursuant to Section 7-700 and for a parking reduction; modifications to the height-to-setback ratio, the line at zone transition, and the front yard setback as per Sections 6-403, 7-902(A) and 7-902(B) respectively, to construct a mixed-use affordable housing multifamily development with structured parking (amending DSUP #2021-10024); and, (C) a Tier III Transportation Management Plan Special Use Permit (TMP SUP) (amending SUP #2021-00063); zoned: CDD #12/Coordinated Development District #12.
Applicants: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney, and the City of Alexandria
Planning Commission Action: Recommended Approval 7-0
City Council approved the Planning Commission recommendation.
9. [22-1356](#) Master Plan Amendment #2022-00002
Master Plan Amendment #2022-00001
Zoning Text Amendment #2022-00007
Zoning Text Amendment #2022-00006
Rezoning #2022-00004
Rezoning #2022-00003
Coordinated Development District Conceptual Design Plan #2021-00004
Potomac River Generating Station (PRGS) CDD - 1300 North Royal Street
Initiation of and Public Hearing and consideration of requests for: (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to amend the Old Town North Urban Design Standards and Guidelines to add the Old Town North -Urban Standards and Guidelines addendum for the PRGS site and adding the-Design Excellence Pre-Requisites and Criteria for the PRGS site (B) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan; (C) a Text Amendment to the Zoning Ordinance to amend the provisions of section 5-602 to establish CDD #30 / Coordinated Development District #30; (D) A Text

Amendment to the Zoning Ordinance to amend the provisions of section 6-901 to extend the boundaries of the Old Town North arts and cultural district overlay to incorporate arts and cultural uses into the PRGS site; (E) an amendment to the official zoning map to change the zone from UT / Utilities and Transportation to CDD #30; (F) an amendment to the official zoning map to extend the boundaries of the Old Town North arts and cultural district overlay; (G) a Coordinated Development District conceptual design plan to redevelop the former Potomac River Generating Station site into a mixed-use neighborhood; zoned UT/Utilities and Transportation.

Applicants: City of Alexandria (Text Amendments, master plan amendment for the design standards addendums and rezoning for arts and cultural district overlay only) HRP Potomac, LLC, represented by Mary Catherine Gibbs, attorney
Planning Commission Action: Recommended Approval 7-0 (MPA2022-00001, MPA2022-00002, REZ2022-00006 & REZ2022-00007); Recommended Approval 6-1 (CDD2021-00004)

City Council approved the Planning Commission recommendation for Master Plan Amendment #2022-00002; Master Plan Amendment #2022-00001; Zoning Text Amendment #2022-00007; Zoning Text Amendment #2022-00006; Rezoning #2022-00004; and Rezoning #2022-00003.

City Council approved the Coordinated Development District Conceptual Design Plan #2021-00004, with an amendment to condition 13 stating, "The maximum building heights of each building shall be measured from average finished grade to the roofline of each building with additional height permitted above the roofline for appurtenances, parapets, architectural features and roof decking and guards per Section 6-403 of the Zoning Ordinance, as amended. In addition, the following regulations apply: (a) additional height for mechanical penthouses, solar photovoltaic structures and horizontally adjacent structures for common amenity spaces is permitted up to 20 feet above maximum building height unless increased by Special Use Permit; (b) Applicant shall obtain approval(s) from the Federal Aviation Administration (FAA) and all other applicable Federal and/or State agencies for all block(s), building(s) or portions thereof subject to the applicable FAA height restrictions prior to the release of a building permit. The Applicant shall provide to the Directors of P&Z and T&ES a written statement and/or approval by all applicable Federal and/or State agencies that all block(s), building(s); or portions thereof that are subject to the applicable FAA height restrictions are not a hazard to air navigation or that the project does and is in compliance with all other applicable FAA requirements and/or recommendations. If the FAA and all other applicable Federal and/or State agencies require revisions and/or modifications, the modifications may require subsequent approval by the City Council, if the Director of P&Z determines that the amendments are substantively different than what was approved by City Council. (P&Z);

*an amendment to Condition 139, correction of a minor error in the text for Conditions 139a, which is correctly indicated on page 8, but on page 96 does not indicate that the final two sentences are stricken. Condition 139d on page 97 is mislabeled as 139f. The correct condition language is as follows:
The correct condition language is as follows:*

The site and each building(s) shall seek to achieve carbon neutrality in compliance with the Old Town North Small Area Plan through application of the targets identified in

the Carbon Neutrality Analysis (CNA), dated April 7, 2022, as outlined below:

Site & Building Targets

Target 1

a. Each building(s) shall achieve a minimum 25% reduction in operational carbon emission based on the ASHRAE Standard 90.1-2010 Appendix G – Performance Rating Method baseline established by 2019 Alexandria’s Green Building Policy; or achieve an EUI target based the International Energy Conservation Code (IECC) for climate zone 4A based on building type (e.g. table CC103.1of the 2021 IECC);. Each building shall comply with the Green Building Policy at time of DSUP submission.

Target 2

b. The site shall achieve a minimum 3% annual on-site renewable energy generation across the CDD area. Prior to the approval of the infrastructure development site plan (DSP), the applicant shall evaluate strategies to increase the targeted 3% on- site energy generation through approaches such as use of public open space, adjoining properties, or other comparable approaches as part of the Coordinated Sustainability Strategy (CSS). These strategies and analysis will be reviewed as part of the infrastructure DSP. As part of each block’s Development Special Use Permit (DSUP) review, the applicant will evaluate strategies to increase the on-site energy generation above 3%.

Target 3

c. Each newly constructed building(s) shall achieve a 10% reduction in embodied carbon compared to industry-standard construction practices. With each preliminary DSUP submission, the Applicant shall provide an estimate of the

Embodied Carbon Intensity (ECI) [kgCO₂ /m² or lbCO₂/sf], as identified in the CNA, for the proposed redevelopment as part of the development review process. As part of each block’s DSUP, the applicant will evaluate reductions in embodied carbon for associated site improvements.

Target 4

d. Each building(s) and all land use(s) permitted herein shall be solely electric with limited exceptions for allowances for natural gas where electric is not feasible. Natural gas shall be prohibited with limited exceptions for: restaurants and retail uses, emergency generators, common area amenities such as common space grilles and common space fireplaces. For these limited accessory elements, the buildings shall be designed to support low cost and available conversion from fossil fuels to electricity in the future. These limited exceptions shall be re-evaluated with each DSUP submission.

Target 5

e. Off-site renewables shall be utilized towards achieving carbon neutrality, to the extent needed in addition to the targets outlined above, by phase. Off-site renewables may include Power Purchase Agreements (PPAs), Renewable Energy Credits (RECs), and/or other comparable approaches as recommended by staff and approved by the City Council. Generally, the Applicant shall design buildings, infrastructure, and open

spaces in a manner to maximize on-site carbon reduction targets and minimize the use of off-site renewables, to the extent feasible. (P&Z) (T&ES) (PC)

and an amendment to Condition 144, stating " Prior to the 2nd concept submission of the Infrastructure Development Site Plan (Infrastructure DSP), the Applicant shall develop and submit the Coordinated Sustainability Strategy (CSS) and include the evaluation of approaches for on-site energy generation as part of the review of the Infrastructure DSP. This CSS shall be reviewed and endorsed by City Council prior to or concurrent with the approval of the Infrastructure DSP and implemented through DSP/DSUP approvals. If the Council does not endorse the CSS, the applicant shall revise and resubmit the CSS to Council for review and endorsement.

VI. ORDINANCES AND RESOLUTIONS

None.

VII. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

VIII. Adjourn.

The meeting was adjourned at 11:19 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.