

City of Alexandria

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



Action Docket - Final

Saturday, May 14, 2022

9:30 AM

Council Chamber

City Council Public Hearing

The May 14, 2022 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_Soth8qSeSvuqx50Ff6DTyQ

Webinar ID: 923 8775 1983

Webinar Passcode: 217196

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 a prepared statement or 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.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All the members of City Council were present, with Vice Mayor Jackson attending the meeting virtually from home from medical reasons. Councilman Chapman was absent from the meeting.

2. Public Discussion Period

[This period is a public comment period on items no 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. *Ismael Ahmed, Alexandria, spoke the need for better jobs in the City and hope to establish union jobs in the City.*
2. *Richard Merritt, Alexandria, spoke about the COVID-19 recovery in the City and the equity lens used to assess the recovery effort and how the equity recovery be measured by the City.*
3. *Janice Grenadier, Alexandria, spoke about corruption with the Courts and law enforcement.*
4. *David Byrd, Alexandria, representing Yes In My Back Yard (YIMBY), spoke the housing issues and the need for more housing affordability in the City and thanked Council for its efforts to bring more affordable housing to the City.*
5. *Don Slaiman, Alexandria, spoke about the need for more affordable housing and better paying jobs to address income equality.*
6. *Nelson Aguilar, Alexandria, spoke about the need for better wages for skilled labor in the City.*
7. *Ameresh Beyn, Alexandria, spoke about the need for better wages for residents living in the City.*
8. *Bert Bayou, Alexandria, spoke about the need for better wages for workers in the City and more affordable housing.*
9. *Nora Drouche, Alexandria, spoke about the need for better wages and more affordable housing.*
10. *Linh Pham, Alexandria, requested a proclamation honoring Falun Dafa's anniversary.*
11. *Tiny Tang, Vienna, Virginia, requested a proclamation honoring Falun Dafa's anniversary.*
12. *Luca Gattoni-Celli, Alexandria, spoke about possible traffic calming measures being explored along Braddock Road in the Alexandria West neighborhood.*

II. REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission (3-4)

3. [22-1193](#) Special Use Permit #2022-00012
500 Montgomery Street
Public Hearing and consideration of a request for a Special Use Permit for a ground floor arts and cultural tenant, including the exclusion of the floor area from the floor area ratio for the site; zoned CRMU-H.

Applicant: AP 500 Montgomery LLC, represented by Robert D. Brant, attorney
Planning Commission Action: Recommended Approval 7-0

4. [22-1194](#) Encroachment #2022-00004
4901, 4915 Polk Avenue, and unimproved public right-of-way - Alexandria Free Methodist Church
Public Hearing and consideration of requests for an Encroachment on an unimproved portion of public right-of-way to permit construction of a segment of a private driveway; zoned: R-20/Single-family zone (Seminary Hill/Strawberry Hill).
Applicant: Trustees of Alexandria Free Methodist Church, represented by Mark Yoo, architect and/or Aaron M. Vinson, engineer.
Planning Commission Action: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved each item under separate motion. The approval was as follows:

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

4. City Council deferred the approval of this item until the June hearing to allow the applicant time to respond to concerns from Council regarding notice requirements and whether they are amendable to the returning for Council review in 5 years, 7 years, or 10 years. (separate motion)

III. ROLL-CALL CONSENT CALENDAR

5. [22-1110](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article C (Disposition of Abandoned, Unattended and Immobile Motor Vehicles) of Chapter 8 (Parking and Traffic Regulations) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]
6. [22-1199](#) Public Hearing, Second Reading and Final Passage of an ordinance to amend 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]
7. [22-1112](#) 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 property at 901 North Pitt Street from, OC/Office commercial to CRMU-X/Commercial residential mixed use (Old Town North) in accordance with

the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-00001 (Implementation Ordinance for Rezoning No. 2022-00001 associated with 901 North Pitt Street approved by City Council on April 23, 2022). [ROLL-CALL VOTE]

8. [22-1198](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the allocation of State funds from the Personal Property Tax Relief Act (PPTRA) of 1998, Section 3-2-224 (Levied on Automobiles, Trucks, Trailers, Semi-Trailers, Antique Motor Vehicles, Taxicabs, Motorcycles, Campers and Other Recreational Vehicles, Boats and Trailers; Amount), of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]

9. [22-1200](#)

Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance of General Obligation Bonds through a Direct Bank Loan. [ROLL-CALL VOTE]

10. [22-1201](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the deadline for applying for Personal Property Tax Relief for the Elderly and Disabled for first time filers and in cases of hardship, Section 3-2-224.2 (Alternative Tax Rate for Elderly and Handicapped), of the Code of the City of Alexandria, Virginia. [ROLL-CALL VOTE]

END OF ROLL-CALL CONSENT CALENDAR

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

5. City Council adopted an ordinance to amend and reordain Article C (Disposition of Abandoned, Unattended and Immobile Motor Vehicles) of Chapter 8 (Parking and Traffic Regulations) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5431)

6. 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. 5432)

7. 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 property at 901 North Pitt Street from, OC/Office Commercial to CRMU-Z/Commercial Residential Mixed Use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2022-0001. (ORD. NO. 5433)

8. City Council adopted an ordinance to amend and reordain the allocation of State funds from the Personal Property Tax Relief Act (PPTRA) of 1998, Section 3-2-224 (Levied on Automobiles, Trucks, Trailers, Semi-Trailers, Antique Motor Vehicles,

Taxicabs, Motorcycles, Campers and Other Recreational Vehicles, Boats and Trailers; Amount), of the Code of the City of Alexandria, Virginia. (ORD. NO. 5434)

9. *City Council adopted an ordinance authorizing and empowering the issuance of General Obligation Bonds through a Direct Bank Loan. (ORD. NO. 5435)*

10. *City Council adopted an ordinance to amend and reordain the deadline for applying for Personal Property Tax Relief for the Elderly and Disabled for first time filers and in cases of hardship, Section 3-2-224.2 (Alternative Tax Rate for Elderly and Handicapped), of the Code the City of Alexandria, Virginia. (ORD. NO. 5436)*

IV. REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

11. [22-1197](#) Consideration of a License Agreement Between the City and Virtue Feed & Grain, LLC for Use of City Right of Way for Outdoor Dining Space Located at 106 South Union Street.

City Council: (1) received the report and held the public hearing for the Agreement to license Wales Alley for outdoor dining space and approved the proposed five-year license agreement; and (2) authorized the City Manager to execute the proposed license agreement with Virtue Feed & Grain, LLC.

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

Planning Commission (continued)

12. [22-1195](#) Zoning Text Amendment #2022-00002
 Coordinated Development District Conceptual Design Plan #2021-00006
 Development Special Use Permit with Site Plan #2021-10028
 Transportation Management Plan Special Use Permit #2021-00085
 2121 and 2111 Eisenhower Avenue - Eisenhower East Block 23
 Initiation of a Text Amendment and Public Hearing and consideration of requests for (A) a Zoning Text Amendment to amend the provisions of Section 5-602(A) to modify the Maximum F.A.R, Development Levels, Maximum Height, and Uses in Coordinated Development District #2 (CDD #2); (B) a Coordinated Development District Conceptual Design Plan for Block 23 in CDD #2, setting forth the allowable land uses and the maximum and minimum heights; (C) a Development Special Use Permit with Site Plan and subdivision for the construction of a mixed-income, multi-family housing development with structured parking, with modifications to Section 6-403 height to setback ratio and Special Use Permits for a parking reduction and to increase the height of the mechanical penthouse; and (D) a Transportation Management Plan Special Use Permit; zoned CDD #2/Coordinated Development District #2.
 Applicant: MidAtlantic Realty Partners, LLC., represented by M. Catharine

Puskar, Esq.; and The City of Alexandria, Department of Planning and Zoning
(Zoning Text Amendment)

Planning Commission Action: Recommended Approval 6-0

Vice Mayor Jackson made the following disclosure:

"I would like to disclose that within the last 12 months, I have received a campaign contribution in excess of \$100 from Donald Simpson, Jr., of Simpson Development Company, Inc., who is the owner of the property involved in this transaction. I have discussed this with the City Attorney and pursuant to state and local law, I am able to vote on this item. Because I am able to participate in this transaction fairly, objectively, and in the public interest, an all proper disclosure has been made. I intend to participate and vote on this transaction."

Councilwoman Gaskins made the following disclosure:

I would like to disclose that I also received a significant campaign contribution within the last 12 months from Donald Simpson, Jr., of Simpson Development Company, Inc., who is the owner of this property involved in this transaction. I, too, have discussed this with the City Attorney and while pursuant to state and local law, I am able to participate and vote, I've decided that out of an abundance of caution and in order to avoid any perception of a conflict, that I am going to recuse myself from this transaction.

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

1. An amendment to condition #120, stating the following:

Condition: Pursuant to the Eisenhower East Small Area Plan, a contribution is required to the Eisenhower East Implementation Fund.

- a. Contribute \$910,879.71 for Phase #1, and \$1,088,856.21 for Phase #2;*
- b. Contribution rates are subject to an annual escalation clause equivalent to the CPIU for the Washington Metro area. Contribution rates will be recalculated January of each year. The final contribution amount shall be calculated and verified by the Neighborhood Planning and Community Development Division of the Department of Planning and Zoning at the time of Certificate of Occupancy. Payments shall be made proportionally prior to the release of the first certificate of occupancy for each phase.*

2. An amendment to condition #123, stating the following:

Provide 20 and 24 set-aside rental units in the Phase #1 and Phase #2 respectively, as indicated in Table 1, or in an effort to provide additional housing units, all one bedroom units may be provided so long as the value of the one bedroom units is equivalent to the value of the 13 2 bedroom units provided in Table 1, to be determined at the time of Final Site Plan to the satisfaction of the Director of Housing.

ORDINANCES AND RESOLUTIONS

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 1:00 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 of Council decisions made at the meeting.