City of Alexandria

301 King St., Room 2400
Alexandria, VA 22314

Docket - Final-revised

Saturday, November 17, 2018
9:30 AM

Council Chambers

City Council Public Hearing
All Persons, Including Applicants, Wishing to Speak Before City Council Must Fill Out A Speaker's Form (Which May Be Found in The Rear of the Council Chamber) and Present It to the City Clerk. If You Have a Prepared Statement, Please Present It To the City Clerk. We Encourage Speakers to Submit Their Written Comments to the City Clerk.

http://survey.alexandriava.gov/s3/City-Council-Speakers-Form

OPENING

1. Calling the Roll.


   19-1461 Public Discussion Period

   **Attachments:** 19-1461_After Items

   [The 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. 19-1381 Special Use Permit #2018-0086

   215 South Union Street - B. Doughnut

   Public hearing and consideration of a request for a special use permit to operate a restaurant; zoned: W-1/ Waterfront Mixed-use.

   Applicant: LaPlata Doughnuts, LLC

   Planning Commission Action: Recommended Approval 6-0.

   **Attachments:** 19-1381 Staff Report
   19-1381 Presentation

4. 19-1383 Special Use Permit #2018-0087

   300 Montgomery Street - Montgomery Center

   Public hearing and consideration of a request for a special use permit for additional square footage for a projecting sign on the corner of North Fairfax Street and Montgomery Street; zoned: CRMU-X/ Commercial Residential Mixed-use (Old Town North).

   Applicant: Bruce Machanic
Planning Commission Action: Recommended Approval 6-0.

Attachments:  
19-1383 Staff Report  
19-1383 Presentation

5. 19-1384  
Master Plan Amendment #2018-0009  
Rezoning #2018-0004  
309 North Patrick Street  
Public hearing and consideration of requests for: (A) an amendment to the Braddock Road Metro Station Small Area Plan to amend the land use designation from CL/Commercial Low to RM/Residential Medium; (B) to rezone a lot from CL/Commercial Low with a proffer to RB/Townhouse; zoned: CL/Commercial Low with proffer.  
Applicant: Zelaya Homes, LLC, represented by Mary Catharine Gibbs, attorney  
Planning Commission Action: Recommended Approval 7-0.

Attachments:  
19-1384 Staff Report  
19-1384 Presentation  
19-1384 After Items

6. 19-1390  
Rezoning #2018-0003  
3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Rezoning  
Public hearing and consideration of a request for an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10; zoned: CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.  
Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 6-0.

Attachments:  
19-1390 Staff Report  
19-1390 Presentation

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

7. 19-1318  
Public Hearing on the Proposed City Legislative Package for the 2019 Virginia General Assembly Session.  
Attachments:  
Proposed City Package 2019_111718.docx  
19-1318 After Items

**Attachments:**
- 19-1278_Attachment 1 - Prior Lease Structure
- 19-1278_Attachment 2 - Current Lease Structure
- 19-1278_Attachment 3 - Torpedo Factory Art Center Studies
- 19-1278_Attachment 4 - Presentation Torpedo Factory Art Center
- 19-1278_Attachment 5 -Letters in Support of TFAC Management
- 19-1278_After Items

9. **19-1409** Public Hearing and Consideration of a renewed Five Year License Agreement with Five-Year License Agreement with Zayo Group LLC to Permit Zayo Group LLC.’S Existing Conduits and Fiber Optic Cables to Remain in the City of Alexandria’s Public Rights-Of-Ways and to Allow Placement of Additional Conduits and Fiber Optic Cable Telecommunication Services, Not Cable Television Services in the City of Alexandria.

**Attachments:**
- 19-1285_Attachment 1: Zayo Final License Agreement

10. **19-1347** Consideration and Public Hearing to place a memorial plaque at the Windmill Hill Park shoreline commemorating Captain Ryan Wojtanowski’s service to the community as an advocate for environmental stewardship.

**Attachments:**
- 19-1347_Ryan_Memorial_EPC_LetterSep2017
- 19-1347_Ryan Wojtanowski Memorial Plaque Community Notice
- 19-1347_Ryan Wojtanowski Memorial Plaque Community Comments
- 19-1347_Ryan Wojtanowski Memorial Plaque Proposed Text

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

**Planning Commission (continued)**

11. **19-1386** Text Amendment #2018-0010

Consolidation of the Boards of Architectural Review

Public hearing and consideration of a text amendment to the Zoning Ordinance to amend Article X and add Section 10-400 to create the Alexandria board of architectural review and dissolve the Old and Historic Alexandria District and Parker-Gray District boards of architectural review and to amend Sections 6-403, 7-802, 8-200, 8-602, 9-301, and 11-513 to change the references to the Alexandria board of architectural review.

Staff: City of Alexandria Department of Planning and Zoning

Planning Commission Action: Recommended Approval 7-0.

**Attachments:**
- 19-1386 Staff Report
- 19-1386 Presentation
12. **19-1385**

Development Special Use Permit #2017-0006  
Transportation Management Plan Special Use Permit #2018-0048  
3846 King Street - Fairlington Presbyterian Church

Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a multifamily residential building including a special use permit to increase the floor area ratio in exchange for affordable housing units pursuant to Section 7-700 of the Zoning Ordinance and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance; and (B) a special use permit for a tier 1 transportation management plan; zoned: RA/Multifamily.

Applicants: Wesley Housing Development Corporation and Fairlington Presbyterian Church Corporation, represented by Duncan Blair, attorney

Planning Commission Action: Recommended Approval 7-0.

**Attachments:**  
19-1385 Staff Report  
19-1385 Presentation  
19-1385 Site Plan  
19-1385 After Items  
19-1385 After Items 2  
19-1385 After Items 3

13. **19-1289**

Consideration of Requests for a Loan of Up to $7.65 Million to Wesley Housing Development Corporation (Wesley) for the Fairlington Presbyterian Church Affordable Housing Development, for a Rental Assistance Grant of $270,000 and for Adoption of a Resolution Designating the Development Site a Revitalization Area.

[ROLL-CALL VOTE] *(This is not a public hearing item)*

**Attachments:**  
19-1289 FPC HOF letter  
19-1289 FPC Renderings  
19-1289 2018 Median Household Incomes for DC Metro Area  
19-1289 FPC Sources and Uses  
19-1289 Wesley - FPC Revitalization Resolution with Attachment

14. **19-1389**

Master Plan Amendment #2018-0008  
Text Amendment #2018-0014  
Coordinated Development District Concept Plan Amendment #2018-0006  
Development Special Use Permit #2018-0002  
2602 Main Line Boulevard (2600 and 2606 Main Line Boulevard) - Potomac Yard Landbay H - West Silverstone

Public hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens small area plan chapter of the Master Plan to amend the uses
in CDD#10/Coordinated Development District #10 to include home for the elderly/life care facility; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the allowable office square footage and add maximum square footage/dwelling units for home for the elderly/life care facility in CDD#10/Coordinated Development District #10; (C) an amendment to the previously approved CDD#2017-0001 Conceptual Design Plan to convert a portion of the office use within Landbay H and add home for the elderly/life care facility use; and (D) a development special use permit and site plan with modifications to construct two home for the elderly/life care facility buildings, with ground floor retail on the south building, including special use permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for an additional mechanical penthouse on each building, for penthouses in excess of 15 feet in height, for a parking increase, and for a loading space reduction; zoned: CDD#10/Coordinated Development District #10 (Potomac Yard/Potomac Greens Small Area Plan).

Applicants: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP c/o Silverstone Senior Living, represented by M. Catherine Puskar, attorney

Planning Commission Action: Recommended Approval 6-0.

Attachments: 19-1389 Staff Report
19-1389 Presentation
19-1389 Site Plan
19-1389 After Items

15. 19-1388
Rezoning #2018-0008
Development Special Use Permit #2016-0038
Transportation Management Plan Special Use Permit #2018-0085
1604-1614 King Street and 1604 Dechantal Street - King Street Condos

Public hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone at 1604 Dechantal Street from OCH to KR; (B) a development special use permit and site plan with modifications to construct a 49-unit multifamily dwelling and convert the existing townhouses to 10 multifamily dwelling units, including a special use permit request to increase the floor area ratio from 2.0 to 3.0 in the KR zone; (C) a special use permit for a transportation management plan; zoned KR / King Street Urban Retail and OCH / Office Commercial High.

Applicant: City of Alexandria (Rezoning only). Dechantal Associates, Inc.

Planning Commission Action: Recommended Approval 6-0.
16. **19-1408**  
Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy  
Staff: City of Alexandria Department of Planning and Zoning  
Planning Commission Action: Recommended Approval 6-0.

**Attachments:**  
19-1408 Staff Report  
19-1408 Presentation

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**ORDINANCES AND RESOLUTIONS**

17. **19-1260**  
Public Hearing, Second Reading, and Final passage of an ordinance to amend and reordain Section 2-4-114 (CREATION, COMPOSITION AND ORGANIZATION) of Article O (GEORGE WASHINGTON BIRTHDAY CELEBRATION COMMITTEE) 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]

**Attachments:**  
19-1260 Cover  
19-1260 Attachment 1  
19-1260 Ordinance  
19-1260 After Items

18. **19-1262**  
Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Section 2-4-150 (CREATION, COMPOSITION, ORGANIZATION AND TERM) of Article T (CITIZEN CORPS COUNCIL) 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]

**Attachments:**  
19-1262 Cover  
19-1262 Ordinance  
19-1262 After Items

19. **19-1264**  
Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Section 3-2-353 (CONTESTED PARKING CITATIONS) of Article S (PAYMENT, CONTEST AND ENFORCEMENT OF PARKING CITATIONS) of Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:**  
19-1264 Cover  
19-1264 City Code Ordinance - Contested parking citations REVISED  
19-1264 After Items
20. **19-1266**

Public Hearing, Second Reading, and Final Passage of 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. [ROLL-CALL VOTE]

**Attachments:** 19-1266_Cover
19-1266_Ordinance
19-1266_After_Items

21. **19-1268**

Public Hearing, Second Reading, and Final Passage of an ordinance to amend and reordain Chapter 14 (Delivery of Unsolicited Publications) of Title 9 (Licensing and Regulation) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:** 19-1268_Ordinance
19-1268_Cover
19-1268_After_Items

22. **19-1302**

Public Hearing, Second Reading and Final Passage of an Ordinance to add Section 2-129.1 (CONGREGATE RECREATIONAL FACILITIES) of Article II (DEFINITIONS) and to amend and reordain Section 6-105 (SPECIAL USES) and 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL OVERLAY ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2018-0007 (Implementation Ordinance for Text Amendment No. 2018-0007 approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

**Attachments:** 19-1302_cover
19-1302_ordinance
19-1302_After_Items

23. **19-1304**

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 Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2018-00005 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. 2018-00005 associated with Monday Properties approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

**Attachments:** 19-1304_cover
19-1304_ordinance
19-1304_attachment
19-1304_After_Items
24. **19-1306**

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (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. 2018-00006 (Implementation Ordinance for Text Amendment No. 2018-00006 associated with Monday Properties approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*Attachments:*

- 19-1306_cover
- 19-1306_ordinance
- 19-1306_After_Items

25. **19-1308**

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 properties at 1, 11, 44, 66, and 99 Canal Center Plaza from, W-1 to CRMU-H with proffers in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2017-0003 (Implementation Ordinance for Rezoning No. 2017-0003 associated with Canal Center Rezoning approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*Attachments:*

- 19-1308_cover
- 19-1308_ordinance
- 19-1308_attachment
- 19-1308_After_Items

26. **19-1310**

Public Hearing, Second Reading and Final Passage of an Ordinance to authorize the owner of the property located at 699 Prince Street to construct and maintain an encroachment for a marquee awning at that location. (Implementation Ordinance for Encroachment No. 2018-0005 associated with 114 South Washington Street and 699 Prince Street approved by City Council on October 13, 2018). [ROLL-CALL VOTE]

*Attachments:*

- 19-1310_cover
- 19-1310_ordinance
- 19-1310_attachment
- 19-1310_After_Items

27. **19-1335**

Public Hearing, Second Reading, and Final Passage of an Ordinance authorizing the owner of the property located at 815 Green Street to construct and maintain an encroachment into the public right-of-way at that location for a fence and existing steps (Implementation Ordinance for Encroachment approved by City Council on September 15, 2018). [ROLL-CALL VOTE]
28. **19-1336**

Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 2701 Dewitt Avenue to Establish and Maintain an Encroachment into the Public Right-of-Way at that Location along the Frontage of Dewitt Avenue and East Randolph Avenue for an Existing Fence (Implementation Ordinance for an Encroachment Approved by City Council on September 15, 2018). [ROLL-CALL VOTE]

**Attachments:**
- 19-1336_Cover
- 19-1336_Ordinance
- 19-1336_Attachment
- 19-1336_After Items

29. **19-1342**

Public Hearing, Second Reading, and Final passage of an Ordinance Authorizing the Owner of the Property Located at 1620 Prince Street to Construct and Maintain an Encroachment into the Sidewalk Right-of-Way at that Location for the Installation of Two Bollards (Implementation Ordinance for the Hilton Garden Inn Encroachment Authorized by City Council on October 13, 2018). [ROLL-CALL VOTE]

**Attachments:**
- 19-1342_Cover
- 19-1342_Ordinance
- 19-1342_Attachment
- 19-1342_After Items

30. **19-1346**

Public Hearing, Second Reading, and Final Passage of an Ordinance Authorizing the Owners of the Property Located at 100 East Luray Avenue to Construct and Maintain an Encroachment into the Public Right-of-Way at that Location for a Fence and Side Yard Access. [ROLL-CALL VOTE]

**Attachments:**
- 19-1346_Cover
- 19-1346_Ordinance
- 19-1346_Attachment
- 19-1346_After Items

31. **19-1413**

Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2019. (PRIMARY ORDINANCE) [ROLL-CALL VOTE]
32. **19-1415** Public Hearing, Second Reading and Final Passage of an Ordinance to Make a Supplemental Appropriation for the Support of the City Government for Fiscal Year 2019 (Union Station Project). [ROLL-CALL VOTE]

**Attachments:**
- 19-1415_Union Station Project SAO cover sheet
- 19-1415_Union Station Project SAO ordinance
- 19-1415_Memo to CC - Explanation for use of GO Bonds for Time Sensitive Ca
- 19-1415_After Items

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

**DEFERRAL/WITHDRAWAL CONSENT CALENDAR**

**Planning Commission (continued)**

None.

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This docket is subject to change.

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Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at alexandriava.gov/council.

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Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council’s Office at 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.

City Council meetings are closed-captioned for the hearing impaired.

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If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.