

# City of Alexandria

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



## **Docket - Final**

**Saturday, January 20, 2024**

**9:30 AM**

**City Council Public Hearing**

The January 20, 2024 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 via Zoom by the following link:

**Webinar ID: 967 0324 6248**

**Webinar Passcode: 096445**

**Dial-in number: 301-715-8592**

**Registration : [https://zoom.us/webinar/register/WN\\_vJL3qb1vRsG9xac14Xvxxw](https://zoom.us/webinar/register/WN_vJL3qb1vRsG9xac14Xvxxw)**

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>

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 you have prepared statement or a written comments for the record you may email it to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov).

Public Comment will be received at this meeting.

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto: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](mailto: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.
2. Approval of the Electronic Participation Resolution by City Council (if needed)
3. 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.]

**II. ACTION ITEMS**

**Planning Commission**

**Consent Calendar (4-6)**

4. [24-1756](#) Special Use Permit #2023-00094  
421 Clifford Avenue  
Public Hearing and consideration of a Special Use Permit for a temporary trailer;  
zoned CDD#24/Coordinated Development District.  
Applicant: Matilde Alvarado  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [24-1756 Staff Report](#)  
[24-1756 Presentation](#)
5. [24-1757](#) Development Special Use Permit #2023-10018  
Special Use Permit #2023-00093  
4898 West Braddock Road - Newport Village II (NVII)  
Public Hearing and consideration of requests for: (A) a Development Special Use Permit (with Site Plan) to construct a new multifamily residential building, with Special Use Permits for a maximum allowable floor area ratio of 2.3, a parking reduction, more than three mechanical rooftop penthouses, and an extension in the period in

which construction must be commenced under Section 11-418 of the Zoning Ordinance (amending DSUP #2020-10026); and (B) a Special Use Permit for a coordinated sign plan; zoned CRMU-H Commercial Residential Mixed Use - High. Applicant UDR Newport Village, LLC, represented by Kenneth W. Wire, Attorney, Wire Gill LLP

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [24-1757 Staff Report](#)  
[24-1757 Presentation](#)

6. [24-1761](#) Master Plan Amendment #2023-00003  
Rezoning#2023-00002  
Development Special Use Permit #2023-10017  
Encroachment #2023-00002  
S Alfred Street Townhomes - 816-820 Gibbon Street and 608-614 South Alfred Street  
Public Hearing and consideration of requests for (A) an amendment to the Southwest Quadrant Small Area Plan Chapter of the Master Plan through an update to the Southwest Quadrant Land Use Map for the site from Commercial Low to Residential Medium; (B) an amendment to the official zoning map to change the zone for the site from CL/Commercial Low to CRMU-L/Commercial Residential Mixed Use (Low); (C) a Development Special Use Permit and Site Plan with modifications to construct 14 townhouses, including special use permits to increase the floor area ratio to 1.5 in the CRMU-L zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for land without frontage and modifications to the open space requirement and side yard setbacks; and (D) an Encroachment for three bay windows along South Alfred Street; zoned: CL/Commercial Low.  
Applicant: MS-Alfred, LLC, represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:** [24-1761 Staff Report](#)  
[24-1761 Presentation](#)  
[24-1761 Site Plan](#)

### III. Roll-Call Consent Calendar

7. [24-1763](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-4-100 (CREATION, COMPOSITION AND ORGANIZATION) of Article L (ALEXANDRIA COMMUNITY CRIMINAL JUSTICE BOARD) 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:**   [24-1763 Cover](#)  
[24-1763 Ordinance](#)  
[24-1763 Signed Ord. No. 5517](#)

#### IV.      **OTHER BUSINESS**

##### **Reports and Recommendations from the City Manager**

None.

#### V.        **Public Hearing Matters**

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

8.        [24-1758](#)      Master Plan Amendment #2023-00006  
Rezoning #2023-00004  
Development Special Use Permit #2023-10011  
300 Wythe Street and 600 N. Fairfax Street - The Ladrey  
Public Hearing and consideration of requests for (A) amendments to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map to allow for 85 feet in building height and the Development Summary Table to update the proposed zoning, floor area ratio, height, the Recommended Zoning Map to change from CRMU-X to RMF, and total allowable development; (B) amendment to the official zoning map to change the zone for the site from RC/High density apartment zone to RMF/Residential multifamily zone; (C) a Development Special Use Permit and site plan to construct a 270 unit multifamily affordable building, including special use permits to increase the floor area ratio to 3.0 in the RMF zone, for the utilization of Section 7-700 for bonus density for the provision of affordable housing, and for a parking reduction; zoned RC/High Density Apartment.  
Applicant: Alexandria Redevelopment and Housing Authority, by its agent Ladrey Developer LLC, represented by Steven Mikulic, attorney  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:**   [24-1758 Staff Report](#)  
[24-1758 Presentation](#)  
[24-1758 Site Plan](#)  
[24-1758 letters/emails](#)
9.        [24-1759](#)      Special Use Permit #2023-00097  
1601 Mount Vernon Avenue  
Public Hearing and consideration to extend the Special Use Permit until December 31, 2045 for the continued use of a nonconforming automobile service station

(amending SUP #2010-00051); zoned CL/Commercial low.

Applicant: MVSC, Inc., represented by Lauren G. Riley, attorney

Planning Commission Action: Recommended Approval 7-0

**Attachments:**    [24-1759 Staff Report](#)  
                              [24-1759 Presentation](#)  
                              [24-1759 letters/emails](#)

**10.**        [24-1760](#)

Special Use Permit #2023-00076

404A E Alexandria Avenue

Public Hearing and consideration of a request for a Special Use Permit to construct a single-family dwelling on a vacant substandard lot, for a lot without frontage on a public street, and for a parking reduction; zoned: R-2-5/Single and Two-family.

Applicant: Eric Teran and Daniela Gross

Planning Commission Action: Recommended Approval 4-3

**Attachments:**    [24-1760 Staff Report](#)  
                              [24-1760 Presentation](#)  
                              [24-1760 letters/emails](#)  
                              [24-1760 after items](#)

**11.**        [24-1762](#)

Master Plan Amendment #2023-00002

Rezoning #2023-00003

Development Special Use Permit #2023-10009

301 N. Fairfax Street

Public Hearing and consideration of a request for (A) Amendment to the Old Town Small Area Plan Chapter of the Master Plan through updates to the Land Use map to designate the property as Residential High; (B) amendment to the official zoning map to change the zone for the site from CD/Commercial downtown zone to CRMU-H/Commercial residential mixed use (high); (C) a Development Special Use Permit and Site Plan to construct a 48-unit multifamily building, including a Special Use Permit to increase the floor area ratio to 2.5 in the CRMU-H zone and a modification to the crown coverage requirement; zoned CD/Commercial downtown zone.

Applicant: 301N Fairfax Project Owner LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 4-3

**Attachments:**    [24-1762 Staff Report](#)  
                              [24-1762 Presentation](#)  
                              [24-1762 Updated CC Presentation](#)  
                              [24-1762 301 North Fairfax Street-Staff Memo to CC-Jan 2024-Final 011724](#)  
                              [24-1762 letters/emails](#)

**VI. Ordinances and Resolutions**

- 12.**     [24-1764](#)     Public Hearing, Second Reading and Final Passage of an Ordinance to amend Section 5-2-62 (CHANGES OF NAMES) of Article C (STREET NAMES), Chapter 2 (STREETS AND SIDEWALKS), Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended, by adding thereto a new subsection (18) to Re-Name Streets Currently Named for Confederate Leaders. [ROLL-CALL VOTE]

**Attachments:**   [24-1764 Attachment 1 Ordinance Cover](#)

[24-1764 Attachment 2 Proposed Ordinance V3](#)

[24-1764 Attachment 3 Street Renaming Proposal 1.10.2023](#)

[24-1764 Attachment 4 Ordinance No. 769](#)

[24-1764 Attachment 5 Maps of Street Named for Confederate Military Leaders](#)

[24-1764 Attachment 6 List of Streets named for Confederate Military Leaders](#)

[24-1764 Attachment 7 HARC List of Potential Names](#)

[24-1764 Attachment 8 Community Feedback from PH 11.30.2023](#)

[24-1764 letters/emails](#)

[24-1764 Signed Ord. No. 5518](#)

**VII. Closed Session (if needed)****VIII. ADJOURN.**

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*This docket is subject to change.*

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*Limited Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of 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 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made.*

*City 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.*

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