

City of Alexandria

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



Docket - Final

Saturday, February 20, 2021

9:30 AM

Virtual Meeting

City Council Public Hearing

Due to the COVID-19 pandemic emergency, the February 20, 2021 Public Hearing Meeting of the Alexandria City Council is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 and Section 4.0-00(g) in HB29 an HB30 to undertake essential business. All members of the City Council and staff are participating from remote locations through a video conference call on Zoom. The meeting can be accessed by the public 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: https://zoom.us/webinar/register/WN_zJ1vnfD6RSGk4mlrVZxngQ
Webinar ID: 944 7918 4066
Webinar Passcode: 771787
Dial-in number: 301-715-8592 (Washington D.C)

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.

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.

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 24 to 48 hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

When your name is called to speak, the Zoom host will prompt you to unmute your microphone. If you are participating via smartphone, press *6 to mute/unmute your microphone. You will be called on by your name or the last 4 digits of your phone number when it is your turn to speak. When you are finished speaking or at 3 minutes (whichever comes first), you will be muted again.

OPENING

1. Calling the Roll.
- 2 Public Discussion Period

[This period is a public comment period. 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 (3-4)

Planning Commission

3. [21-0728](#) Special Use Permit #2020-00080
300 North Fayette Street (Parcel Address: 1201 Queen Street) - Rooming House
Public Hearing and consideration of a request for a Special Use Permit to operate a

Rooming House; zoned: CL/Commercial Low.

Applicant: Hazel Barksdale

Planning Commission Action: Recommended Approval 7-0

Attachments: [21-0728 Staff Report](#)

[21-0728 Presentation](#)

4. [21-0732](#) Development Special Use Permit #2018-00030
1000 Saint Stephen's Road - St. Stephen's and St. Agnes School Upper School Expansion
Public Hearing and consideration of a request for: (A) a Development Special Use Permit with Site Plan to expand an existing private school by constructing a building addition, additional parking and other site improvements, including Special Use Permits to increase enrollment to 520 students and to allow temporary classroom trailers (amending SUP#2016-0103): zoned; R-8/Single-Family and R-12/Single-Family.
Applicant: Church Schools in the Diocese of Virginia d/b/a St. Stephen's and St. Agnes School, represented by Duncan W. Blair, attorney
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [21-0732 Staff Report](#)
[21-0732 Site Plan](#)
[21-0732 Presentation](#)

END OF ACTION CONSENT CALENDAR

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

5. [21-0672](#) Public Hearing and Consideration of a License Extension, Amendment No. 3, between the City of Alexandria and the Tall Ship Providence Foundation for the Docking of the Tall Ship Providence in the City Marina.
Attachments: [21-0672_TSPF Amendment 3](#)
[21-0672 Current Agreement Tall Ship Providence Foundation](#)
6. [21-0751](#) Public Hearing and Consideration of a Recommendation from the City Council Naming Committee to Change the Name of 3550 Commonwealth Avenue Park to Shirley Tyler Unity Park.
Attachments: [21-0751 Attachment 1 Shirley Tyler Proposal](#)
[21-0751 Attachment 2 Unity Park Proposal](#)
[21-0751 Attachment 3 Site Map](#)
[21-0751 Attachment 4 Engagement Survey](#)
[21-0751 Attachment 5 CC Naming Committee 1-28-2021](#)

7. [21-0754](#) Public Hearing and Consideration of an Action Plan for Vibrancy and Sustainability at Torpedo Factory Art Center.
- Attachments:** [21-0754 Attachment 1 Action Plan for TFAC Draft](#)
[21-0754 Attachment 2 TFAC Building Map as of 12-2020](#)
[21-0754 Attachment 3 Study of the Studies](#)
[21-0754 Attachment 4 Action Plan Feedback - Combined](#)
[21-0754 TFAC Letters](#)
[21-0754 After items TFAC letters](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

8. [21-0729](#) Special Use Permit #2020-00097
428 North Pitt Street - Parking Reduction and Lot Modifications
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction for two compact parking spaces and for modifications to the rear yard setback, open space, parking in a required yard, and vision clearance for the construction of a townhouse dwelling; zoned RB/Townhouse.
Applicant: Stephen A. Bannister, represented by Robert D. Brant, attorney
Planning Commission Action: Recommended Approval 7-0
- Attachments:** [21-0729 Staff Report](#)
[21-0729 Presentation](#)
9. [21-0730](#) Special Use Permit #2020-00091
3541 West Braddock Road - Office Building Monument Sign
Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a monument sign; zoned: CG/Commercial General.
Applicant: Mohammed Omari
Planning Commission Action: Recommended Denial 7-0
- Attachments:** [21-0730 Staff Report](#)
[21-0730 Presentation](#)
10. [21-0731](#) **Amharic Translator will be provided for this item**
To access the Amharic language translation service, please dial-in to the meeting using the following:

Dial-in: 703.746.3005
Passcode: 301800#

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Rezoning #2020-00006

Development Special Use Permit #2020-10032

Transportation Management Plan Special Use Permit 2020-00084

416 South Alfred Street, 431 South Columbus Street, 901 Gibbon Street, 450 and 510 South Patrick Street, and 900 Wolfe Street - Heritage at Old Town

Public Hearing and consideration of a request for (a) amendment to the official zoning map to change the zone for the site from RB/Townhouse zone and RC/High density apartment zone to RMF/Residential multifamily zone; (b) a Development Special Use Permit and site plan with modifications to construct three mixed-income multifamily buildings on three blocks with 750 units, including Special Use Permits to increase the floor area ratio to 3.0 in the RMF zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, (c) a Special Use Permit for a Transportation Management Plan (tier three); zoned: RB/Townhouse (Blocks 1 and 4) and RC/High Density Apartment (Block 2).

Applicant: Heritage at Old Town PropCo LLC, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

Attachments: [21-0731 Staff Report](#)

[21-0731 Site Plan](#)

[21-0731 Presentation](#)

[21-0731 Heritage at Old Town Letters](#)

[21-0731 After Items Heritage Letters](#)

11. [21-0733](#)

Master Plan Amendment #2020-00007

Rezoning #2020-00003

Development Special Use Permit #2020-10026

Transportation Management Plan Special Use Permit #2020-00082

Coordinated Sign Permit Special Use Permit #2020-00083

4898 West Braddock Road - Newport Village

Public Hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the land use designation for a portion of the property from residential medium-density to

CRMU-H/Commercial residential mixed use (high) and to amend the height map for a portion of the property from 45 feet to 92 feet; (B) an amendment to the official zoning map to change the zoning designation for a portion of the property from RA/Multifamily zone to CRMU-H/Commercial residential mixed use (high) zone; (C) a Development Special Use Permit with site plan to construct a new multifamily residential building with modifications and Special Use Permits to increase the maximum allowable floor area ratio to 2.3, for a parking reduction, and for more than three mechanical rooftop penthouses; (D) a Special Use Permit for a Transportation Management Plan; and (E) a Special Use Permit for a Coordinated Sign Plan; zoned: RA/Multifamily.

Applicant: UDR Newport Village, LLC, represented by Kenneth W Wire, attorney
Planning Commission Action: Recommended Approval 7-0

Attachments: [21-0733 Staff Report](#)
[21-0733 Presentation](#)
[21-0733 Site Plan](#)

12. [21-0734](#) Master Plan Amendment #2020-00008
Rezoning #2020-00004
Development Special Use Permit #2020-10027
Transportation Management Plan Special Use Permit #2020-00076
Vacation #2020-00004
1352, 1356, 1360, and 1362 Madison Street; 711, 715, 719, and 727 North West Street; 1319, 1321, 1323, 1325, 1327, and 1329 Wythe Street - Braddock West
Public Hearing and consideration of a request for: (A) Amendments to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Development Site Map, Development and Land Use tables in the Braddock Metro Neighborhood Plan Overlay, and the Development Framework Map and Land Use and Development tables in the Braddock East Master Plan Overlay; (B) amendment to the official zoning map to change the zone for the site from RB to OCH; (C) a Development Special Use Permit and site plan with modifications to construct a 180-unit multifamily building with ground-floor commercial uses, including special use permits to increase the floor area ratio to 3.0 in the OCH zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, for a parking reduction for residential and commercial uses, to allow a restaurant, retail shopping or personal service establishments on a lot which does not include office buildings, provided such use supports and serves office uses in the immediate zoned area, and a fraternal or private club; (D) a Special Use Permit for a Transportation Management Plan (tier two); and (E) the Vacation of two public alleys serving the site; zoned RB/Townhouse.

Applicant: West Street Acquisitions, LLC, represented by Jonathan P. Rak, attorney;
City of Alexandria (portions of the Master Plan Amendment only)
Planning Commission Action: Recommended Approval 6-1

Attachments: [21-0734 Staff Report](#)
[21-0734 Site Plan](#)
[21-0734 Presentation](#)

ORDINANCES AND RESOLUTIONS

13. [21-0695](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to increase the Stormwater Utility Fee by amending Article C (STORMWATER UTILITY) to Chapter 6 (WATER AND SEWER) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES). [ROLL-CALL VOTE]
- Attachments:** [21-0695 Attachment 1- Stormwater Amendment Ordinance Cover January2021](#)
[21-0695 Attachment 2- Stormwater Amendment January 2021 Final](#)
[21-0695 Attachemnt 3- 2021 Stormwater Utility Fee Table Final](#)
[21-0695 Attachment 4 Proposed FY2022 SWU Plan 10 Year Plan](#)
[21-0695 Attachment 5- FY2022-2031 Storm Sewer Capacity Projects](#)
[21-0695 Attachment 6- Flooding Webpage](#)
[21-0695 Res. No. 2977](#)
[21-0695 Presentation](#)
[After items stormwater letters](#)
[21-0695 Final Ordinance](#)
14. [21-0684](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 3-1306 (BULK AND OPEN SPACE REGULATIONS) of Article III (RESIDENTIAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-0010 (Implementation Ordinance for Text Amendment No. 2020-0010 associated with RT Zone Setbacks approved by City Council on January 23, 2021).[ROLL-CALL VOTE]
- Attachments:** [21-0684 cover](#)
[21-0684 ordinance](#)
[21-0684 Final Ordinance](#)
15. [21-0686](#) 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 (17) in accordance with the street name case heretofore approved by city council as Street Name Case No. 2020-00005 (Implementation Ordinance for Street Name Case No. 2020-00005

associated with the street name change from Swamp Fox Road to Hoffman Street approved by City Council on January 23, 2021). [ROLL-CALL VOTE]

Attachments: [21-0686 cover](#)
[21-0686 ordinance](#)
[21-0686 Final Ordinance](#)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

This docket is subject to change.

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 online at alexandriava.gov/council.

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If the Mayor determines that weather or other conditions are such that it is hazardous for members and the public to attend the Saturday Public Hearing, the hearing will be continued to the next Saturday that is not a legal holiday.