

# City of Alexandria

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



## **Docket - Final**

**Saturday, May 15, 2021**

**9:30 AM**

**Virtual Meeting**

**City Council Public Hearing**

Due to the COVID-19 pandemic emergency, the May 15, 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 and 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. This meeting is being held electronically, unless a determination is made that it is safe enough to be held in person in the City Council Chamber at 301 King Street, Alexandria, Virginia. 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 link: [https://zoom.us/webinar/register/WN\\_aJ5tAvWhSCSX6FaC4Uyc\\_Q](https://zoom.us/webinar/register/WN_aJ5tAvWhSCSX6FaC4Uyc_Q)

Webinar ID: 965 4991 8451

Webinar Passcode: 843567

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 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.

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**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](mailto: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](mailto: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.**

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## **OPENING**

- 1. Calling the Roll.**
- 2. [21-1089](#)** Resolution Finding the Need to Conduct City Council Meetings Electronically.  
[ROLL-CALL VOTE]  
**Attachments:** [21-1089\\_resolution](#)  
[21-1089 Final Resolution](#)

## **3. Public Discussion Period**

**[This period is a public comment period. The first 15 speakers will be heard under item #3 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 (4-8)****Planning Commission**

4.     [21-1074](#)     Special Use Permit #2020-00107  
5101 Seminary Road  
Public Hearing and consideration of a request for a Special Use Permit for the operation of a temporary trailer; zoned: CDD #21/Coordinated Development District #21.  
Applicants: Bashar Mehiar and Ramzi Haifawi  
Planning Commission Action: Recommended Approval 7-0  
**Attachments:**   [21-1074 Staff Report](#)  
                          [21-1074 Presentation](#)
5.     [21-1075](#)     Special Use Permit #2021-00011  
3649 Wheeler Avenue - Heritage Montessori Day & Preschool  
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CSL/Commercial Service Low.  
Applicant: Heritage Montessori Day & Preschool, LLC.  
Planning Commission Action: Recommended Approval 6-0-1  
**Attachments:**   [21-1075 Staff Report](#)  
                          [21-1075 Presentation](#)
6.     [21-1076](#)     Special Use Permit #2021-00013  
1737 King Street  
Public Hearing and consideration of a request for a Special Use Permit for additional square footage for projecting signs; zoned: KR/ King Street Urban Retail.  
Applicant: DREF King Street Metroplace, LLC, represented by Clay Bryan  
Planning Commission Action: Recommended Approval 6-0  
**Attachments:**   [21-1076 Staff Report](#)  
                          [21-1076 Presentation](#)
7.     [21-1077](#)     Encroachment #2021-00001  
2800 Hope Way - The Spire & Episcopal Church of the Resurrection  
Public Hearing and consideration of a request for an Encroachment into the public right-of-way on North Beauregard Street for steps; zoned: CDD #23/Coordinated Development District #23.  
Applicants: AHC, Inc., a Virginia Nonstock Corporation and Episcopal Church of the Resurrection, represented by Haley Norris, agent

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-1077 Staff Report](#)

[21-1077 Presentation](#)

8. [21-1078](#) Special Use Permit #2021-00017  
1503 and 1505 Mount Vernon Avenue - Del Ray Gardens Restaurant  
Public Hearing and consideration of a request for a Special Use Permit for a restaurant and an increase in outdoor seats; an increase in outdoor hours of operation; and a parking reduction (amending SUP2019-00004); zoned: CL/Commercial Low  
Applicant: Del Ray Gardens LLC., represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommended Approval 6-0
- Attachments:** [21-1078 Staff Report](#)  
[21-1078 Presentation](#)

## END OF ACTION CONSENT CALENDAR

## ROLL-CALL CONSENT CALENDAR (9-13)

9. [21-1091](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Chapter 2, Section 2-2-10 (F) and (J) to Rename the Maury School Election District and Voting Location to the Naomi L. Brooks School Election District And Voting Location and to Rename the Cora Kelly Center Election District and Voting Location to the Cora Kelly-"Chick" Armstrong Center Election District and Voting Location.  
[ROLL-CALL VOTE]
- Attachments:** [21-1091 Precinct Renaming Ordinance Cover](#)  
[21-0976\\_precinct renaming ordinance](#)  
[21-1091 Final Ordinance](#)
10. [21-0992](#) Public Hearing, Second Reading and Final Passage of an Ordinance to increase the Ambulance Service Charges by amending Article J (SERVICE CHARGES FOR CITY AMBULANCE AND HAZARDOUS MATERIALS INCIDENT RESPONSE SERVICES) to Chapter 2 (TAXATION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT).
- Attachments:** [21-0991 Attachment 1 - Fire Ordinance Cover](#)  
[21-0991 Attachment 2 - Fire Ambulance Ordinance](#)  
[21-0992 Final Ordinance](#)
11. [21-1085](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION): Section 3-3-69 (CONTRACTING FOR PROFESSIONAL SERVICES BY COMPETITIVE NEGOTIATION); and Division 1 (COMPETITIVE SEALED BIDDING), Section 3-3-53 (ACTIONS ON PERFORMANCE BOND), all of Chapter 3 (PURCHASES AND

CONTRACTUAL SERVICES) of Title 3 (FINANCE, TAXATION, AND PROCUREMENT), of The Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

**Attachments:** [21-0893 Ordinance Cover](#)  
[21-0893 Att 2 - Ordinance](#)  
[21-1085 Final Ordinance](#)

12. [21-1086](#) Public Hearing, Second Reading and Final Passage of an amended ordinance to prevent the spread of the Novel Coronavirus, SARS-CoV-2, and the disease it causes, commonly referred to as COVID-19 by requiring face coverings in certain indoor and outdoor locations. [ROLL-CALL VOTE]

**Attachments:** [21-1066 Face Mask Ordinance Amended 052021FINAL](#)  
[21-1086 final ordinance](#)  
[21-1086 Final Ordinance](#)

13. [21-1087](#) 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]

**Attachments:** [21-1073 cover memo](#)  
[21-1073 ordinance](#)  
[21-1087 Final Ordinance](#)

## END OF ROLL-CALL CONSENT CALENDAR

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

14. [21-1092](#) Public Hearing on the City's Draft FY 2022 to FY 2026 Five-Year Consolidated Plan for Housing and Community Development and Draft One Year Action Plan to Enable HUD FY 2022 Funding.

**Attachments:** [21-0940 Resident Summary](#)

15. [21-1034](#) Public Hearing and Consideration of a License Amendment between the City of Alexandria and Hornblower Cruises & Events (Potomac Riverboat Co.) for a License Fee Repayment Plan in response to the COVID-19 Pandemic.

**Attachments:** [21-1034 License Amendment Two](#)  
[21-1034 License Agreement 2020](#)

16. [21-1082](#) Public Hearing and Consideration of a License Amendment with ARP Waterfront, LLC for the Use of a Portion of the City Marina Plaza for Outdoor Dining to Allow for the Removal of Three Light Poles Consistent with the Terms in the Current License Agreement.

**Attachments:** [21-1082 Attachment 1 Volas Dining 2020-2023](#)  
[21-1082 Attachment 2 License Amendment ARP](#)

17. [21-1084](#) Public Hearing and Consideration of an Amendment of the Lease Between the City and Seminary Road Owner, LLC for Rooftop Space at 4900 Seminary Road for a Public Safety Radio Antenna Site.

**Attachments:** [21-0804 Tenth Amendment - City of Alexandria - 4900 Seminary Road - SBL](#)

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

### Planning Commission (continued)

18. [21-1064](#) 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:** [21-1064 Staff Report](#)  
[21-1064 Site Plan](#)  
[21-1064 Memorandum](#)  
[21-1064 Presentation](#)  
[21-1064 letters for item 18](#)  
[21-1064 letter for item 18](#)

19. [21-1063](#) Public Hearing and Consideration of an appeal of the Planning Commission's April 8, 2021 decision to approve a Preliminary Plat of a Subdivision (SUB #2020-00009) at 506 North Overlook Drive to re-subdivide two existing lots.

Applicant: Brian Thomas, represented by Zachary Williams, attorney

Appellant: Various Appellants

Tax Assessment Map Number: 006.04-04-14

**Attachments:** [21-1063 Memorandum](#)  
[21-1063 Presentation](#)  
[21-1063 letters for item 19](#)  
[21-1063 May 13 Letter to City Council - kent letter](#)

20. [21-0851](#) BAR #2020-00553 PG  
Public Hearing and consideration of an appeal of the Board of Architectural Review's (BAR) February 17, 2021 decision to deny a request to install a small cell facility on a utility pole on public property adjacent to 215 North Patrick Street.

APPLICANT: Cellco Partnership dba Verizon Wireless, represented by Joshua Schakola

APPELLANT: Cellco Partnership dba Verizon Wireless, represented by Joshua Schakola

**Attachments:** [21-0851 Appeal Staff Report and Attachments 1-3](#)  
[21-0851 Presentation](#)  
[21-0651 letters for item 20](#)

21. [21-1079](#) Zoning Text Amendment #2021-00001  
Permitted and Administrative Uses in CDD/Coordinated Development District Zones (A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 to allow certain uses in CDD zones to be permitted or administrative uses.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-1079 Staff Report](#)  
[21-1079 Presentation](#)

22.     [21-1080](#)     Special Use Permit #2020-00106  
1015 Duke Street  
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications for the conversion of a commercial use to a residential use; zoned: CL/Commercial Low.  
Applicant: Patrick Jansen  
Planning Commission Action: Recommended Approval 5-2  
  
**Attachments:**   [21-1080 Staff Report](#)  
                          [21-1080 Presentation](#)

## ORDINANCES AND RESOLUTIONS

23.     [21-1088](#)     Public Hearing, Second Reading and Final Passage of an Ordinance to amend Title 11 Chapter 5: Noise Ordinance. [ROLL-CALL VOTE]  
  
**Attachments:**   [21-1088 Attachment 1 Noise ordinance cover](#)  
                          [21-1088 Attachment 2 Ordinance](#)  
                          [21-1088 Presentation](#)  
                          [21-1088 Final Ordinance](#)

## 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 Council. Meeting materials are also available on-line at [alexandriava.gov/council](http://alexandriava.gov/council).*

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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.*

