

City of Alexandria

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



Action 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

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.

Public Comment will be received at this meeting.

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 members of City Council were present, with Councilman Aguirre and Councilman Chapman arriving after roll-call.

2. Approval of the Electronic Participation Resolution by City Council (if needed)

Not needed.

3. Public Discussion Period

The following person participated in the public discussion period:

- 1. Janice Grenadier, Alexandria, spoke about corruption within the City of Alexandria.*

[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

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

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

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

4. *City Council approved the Planning Commission recommendation.*
5. *City Council approved the Planning Commission recommendation.*
6. *City Council approved the Planning Commission recommendation.*

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]
- City Council approved the Roll-Call consent calendar. The approval was as follows:*
7. *City Council adopted 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. (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

City Council approved the Planning Commission recommendation with the following amendments: (1) include additional language for condition number 55 stating, "The applicant shall work with DASH to relocate the existing south bound bus stop on the 500 block of N. Fairfax Street at the intersection of N. Fairfax Street and Oronoco Street to the northern end of the block at the intersection of N. Fairfax Street and Pendleton Street. The new bus stop shall include a 25' long concrete pad to be located in the existing planter strip. The bus stop shall be ADA accessible and include seating, to the satisfaction of the Directors of Planning & Zoning prior to the release of the final site plan. (P&Z)(T&ES) and where possible further enhancements are made to improve accessibility;" (2) delete the word "virtual" from condition 108; and (3) amend condition 97(f) stating, "Include a plan for temporary pedestrian circulation that takes into account nearby residents who may be mobility challenged and need additional accommodation to ensure a safe pedestrian environment."

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

City Council approved the Planning Commission recommendation with the following amendment to condition #23 stating, " The Special Use Permit shall be reviewed by City Council, with notice to the community, by December 31, 2035 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area."

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

City Council moved to defer this until February 2024.

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
- City Council approved the Planning Commission recommendation including the architectural changes from the memorandum from Planning and Zoning Director dated January 17, 2024.*

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]
- City Council adopted 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. (ORD. NO. 5518)*

VII. Closed Session (if needed)

VIII. ADJOURN.

The meeting was adjourned at 5:18 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.