

City of Alexandria

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



Action Docket - Final

Saturday, October 17, 2020

9:30 AM

Virtual Meeting

City Council Public Hearing

Due to the COVID-19 pandemic emergency, the October 17, 2020 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 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All the 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 following the link below:

URL: https://zoom.us/webinar/register/WN_oYVWNIj6TN-HWBTAaCj6nw
Webinar ID: 972 6945 2683
Webinar Passcode: 699682
Dial-in number: 301-715-8592

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/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, 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.

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.

Mayor Wilson called the meeting to order and the City Clerk called the roll. All members of Council were present via video conference.

Mayor Wilson noted that due to the COVID-19 Pandemic Emergency, the October 17, 2020 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 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All the 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.

2. Public Discussion Period.

[This 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.]

The following person participated in the public discussion period:

1. *Janice Grenadier, Alexandria, spoke about corruption in the court system.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR

Planning Commission (3-4)

3. [21-0316](#) Special Use Permit #2020-00055
 3601 & 3951 Richmond Highway - Dominion Virginia Power Electrical Terminal
 Public Hearing and consideration of a request for a 5-year extension for the
 operation of an existing terminal station (amending SUP #2011-00014); zoned:
 CDD #10/Coordinated Development District #10 and CDD #19/Coordinated
 Development District #19.
 Applicant: Virginia Electric & Power Company, d/b/a Dominion Energy Virginia,
 represented by Sheri L. Akin and Jonathan P. Rak, agents
 Planning Commission Action: Recommended Approval 7-0

4. [21-0317](#) Special Use Permit #2020-00057
 1413 & 1415 Princess Street
 Public Hearing and consideration of a request for a Special Use Permit for parking
 reductions and open space modifications to allow for the construction of one
 single-family dwelling on each lot; zoned: RB/Townhouse.
 Applicant: Deyi Awadallah
 Planning Commission: Recommended Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved the consent calendar under separate motions. The approvals were as follows:

3. *City Council approved the Planning Commission recommendation. (separate motion)*

4. *City Council approved the Planning Commission recommendation. (separate motion)*

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

5. [21-0318](#) Street Name Case #2020-00004
Honorific Street Name - 1000 Block of Montgomery Street, between North Henry Street and North Patrick Street
Public Hearing and consideration of a request for the addition of an honorific street name to the 1000 block of Montgomery Street; zoned: RB/Townhouse.
Applicant: Alexandria African American Hall of Fame
Planning Commission Action: Recommended Approval 7-0
City Council approved the Planning Commission recommendation.
6. [21-0319](#) Public Hearing and consideration of acceptance of the North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP); zoned: CDD #19/ Coordinated Development District #19.
Staff: City of Alexandria, Department of Planning & Zoning (P&Z) and Department of Transportation & Environmental Services (T&ES)
Planning Commission Action: Incorporate Amendments 5-2; Recommended Acceptance 7-0
City Council approved the Planning Commission recommendation with the following amendments:

The applicant(s) shall update the ESMP to document progress of all completed and planned projects toward achieving the carbon neutrality goals of the Plan at least 120 days prior to the DSUP public hearings. The applicant(s) shall submit all reporting documents and updates to the ESMP, as required in the CDD and DSUP conditions, to the City, to be shared with the City Council, Planning Commission, and Environmental Policy Commission.

The applicants shall perform the proposed Zero Carbon Analysis of the Entire District. The scope shall be coordinated with staff, and the analysis shall be submitted to the City within twelve (12) months of City Council approval, to be shared with the City Council, Planning Commission, and Environmental Policy Commission.
7. [21-0320](#) Master Plan Amendment #2020-00005
Coordinated Development District Concept Plan Amendment #2020-00004
Development Special Use Permit #2020-00013 (Building 10)
Development Special Use Permit #2020-00014 (Building 14)
Development Special Use Permit #2020-00015 (Building 15)
Development Special Use Permit #2020-00016 (Building 18)
Development Special Use Permit #2020-00017 (Building 19)
Development Special Use Permit #2020-00018 (Building 20)

Encroachment #2020-00004 (Building 10)

Encroachment #2020-00005 (Building 20)

Transportation Management Plan Special Use Permit #2020-00042

3601 Potomac Avenue - North Potomac Yard

Public Hearing and consideration of requests for: (A) an amendment to the North Potomac Yard Small Area Plan chapter of the Master plan to increase the allowable building height for blocks 15 and 18; (B) an amendment to the previously approved (CDD #2019-0008) CDD Coordinated Development Design Plan #19 to amend the North Potomac Yard Height Diagram for blocks 15 and 18 and add CDD Conditions to implement the Environmental Sustainability Master Plan; (C) Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, modifications to the biodiversity standards of the landscape guidelines and height-to-setback requirement of Section 6-403(A), (Building 10); (D) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including a special use permit for additional mechanical penthouse height and a modifications to the biodiversity standards of the landscape guidelines and the height-to-setback requirement of Section 6-403(A) (Building 14); (E) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 15); (F) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 18); (G) a Development Special Use Permit with site plan for a multifamily residential building with ground-level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 19); (H) a Development Special Use Permit with site plan for an office building with ground floor retail/commercial uses, including a Special Use Permit for additional mechanical penthouse height, modifications to and the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A), (Building 20); (I) an Encroachment into the public right-of-way for building architectural features (Building 10); (J) an Encroachment into the public right of way for awnings (Building 20); and (K) a Special Use Permit for a Tier 3 Transportation Management Plan (two multi-family buildings and four office buildings); zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small

Area Plan).

Applicant: CPYR Theater, LLC represented by M. Catharine Puskar, attorney
Planning Commission Action: Recommended Approval 5-0 (MPA2020-00005, CDD2020-00004, DSUP2020-00013, DSUP2020-00014, DSUP2020-00015, DSUP2020-00016, DSUP2020-00017, DSUP2020-00018, ENC2020-00004, ENC2020-00005, TMP SUP2020-00042); Approved 5-0 (SUB2020-00004, SNC2020-00003)

City Council approved the Planning Commission recommendation.

8. [21-0322](#)

Development Special Use Permit #2020-00012

Transportation Management Plan Special Use Permit #2020-00060

3601 Potomac Avenue - North Potomac Yard, Blocks 4 and 7

Public Hearing and consideration of a request for: (A) a Development Special Use Permit with site plan to construct an academic building with below and at-grade parking, including a modification to the height-to-setback requirement of Section 6-403(A) of the Zoning Ordinance; and (B) a Special Use Permit for a Transportation Management Plan for Tier 3; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan).

Applicant: Virginia Tech Foundation, Inc., represented by Kenneth W. Wire, attorney

Planning Commission Action: Recommended Approval 6-0

City Council approved the Planning Commission recommendation.

9. [21-0323](#)

Vacation #2020-00003

403 West Windsor Avenue

Public Hearing and consideration of a request to vacate a portion of the public right-of-way along the eastern property line of 403 West Windsor Avenue and between West Windsor Avenue and Thomas Street; zoned: R-8/Single-family.

Applicant: Cindy Anderson, represented by Christine A. Kelly, architect

Planning Commission Action: Recommended Denial 4-3

City Council deferred consideration of this item until the next public hearing meeting in November.

10. [21-0259](#)

BAR #2020-00197 OHAD

Public Hearing and consideration of an appeal of the Board of Architectural Review's (BAR) September 2, 2020 decision to approve a Permit for Complete Demolition at 450 South Patrick Street, 900 Wolfe Street, and 431 South Columbus Street.

APPLICANT: Heritage at Old Town PropCo LLC

APPELLANT: Various appellants

City Council denied approval of the appeal and upheld the BAR decision to approve a permit for complete demolition at 450 South Patrick Street, 900 Wolfe Street, and 431 South Columbus Street.

ORDINANCES AND RESOLUTIONS

11. [21-0303](#) Public Hearing, Second Reading, and Final Passage of an Ordinance Soliciting Franchise Proposals for a Telecommunications Facility Franchise Agreement for the design, construction, installation, upgrade, repair, removal and operation of Specified Small Cell Facilities and Related Infrastructure in the public rights-of-ways in the City of Alexandria, Virginia.
- City Council adopted an ordinance soliciting franchise proposals for a telecommunications facility franchise agreement for the design, construction, installation, upgrade, repair, removal and operation of specified small cell facilities and related infrastructure in the public rights-of ways in the City of Alexandria, Virginia. (ORD. NO. 5298)*
12. [21-0321](#) Consideration of a resolution concerning the possible waiver in hardship circumstances of late payment penalties and interest for the second installment of tax year 2020 Real Estate Taxes. [ROLL-CALL VOTE]
- City Council adopted a resolution concerning the possible waiver in hardship circumstances of late payment penalties and interest for the second installment of tax year 2020 Real Estate Taxes (RES. NO. 2963)*
13. [21-0230](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 1217 Colonial Avenue to construct and maintain an encroachment for a retaining wall at that location (Implementation Ordinance for Encroachment No. 2020-0003 associated with 1217 Colonial Avenue approved by City Council on September 12, 2020). [ROLL-CALL VOTE]
- City Council adopted an ordinance authorizing the owner of the property located at 1217 Colonial Avenue to construct and maintain an encroachment for a retaining wall at that location. (ORD. NO. 5299)*
14. [21-0232](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 1-700 (ESTABLISHMENT OF ZONES) of Article I (GENERAL REGULATIONS); Sections 2-138 (DWELLING, TOWNHOUSE), 2-140 (DWELLING, TWO-FAMILY), 2-145 (FLOOR AREA), 2-154 (HEIGHT OF BUILDING), 2-174 (MEDICAL CARE FACILITY), of Article II (DEFINITIONS); Sections 3-707 (CERTAIN STRUCTURES, LOTS AND USES INCONSISTENT WITH THESE PROVISIONS), 3-1108 (CERTAIN STRUCTURES, LOTS AND USES INCONSISTENT WITH THESE PROVISIONS), 3-1406 (FLOOR AREA RATIO), of Article III

(RESIDENTIAL ZONE REGULATIONS); Sections 7-202 (PERMITTED OBSTRUCTIONS), 7-1701 (OPEN AND CLOSED FENCES LESS THAN SIX FEET IN HEIGHT), 7-1702 (CORNER LOTS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Sections 11-804 (CONDITIONAL ZONING), 11-1008 (FINAL DECISIONS SUBJECT TO JUDICIAL REVIEW), 11-1103 (STANDARDS FOR VARIANCE), 11-1104 (CONDITIONS AND RESTRICTIONS), 11-1207 (WRITTEN NOTICE OR ORDER), 11-1302 (SPECIAL EXCEPTION ESTABLISHED), of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); Sections 12-101 (TERMS DEFINED) and 12-102 (NONCOMPLYING STRUCTURES) of Article XII (NONCOMPLIANCE AND NONCONFORMITY) and to add and ordain Section 7-1703 (THROUGH LOTS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-00005 (Implementation Ordinance for Text Amendment No. 2020-0005 associated with Zoning Ordinance Practical Updates approved by City Council on September 12, 2020). [ROLL-CALL VOTE]

City Council adopted a of an Ordinance to amend and reordain Section 1-700 (ESTABLISHMENT OF ZONES) of Article I (GENERAL REGULATIONS); Sections 2-138 (DWELLING, TOWNHOUSE), 2-140 (DWELLING, TWO-FAMILY), 2-145 (FLOOR AREA), 2-154 (HEIGHT OF BUILDING), 2-174 (MEDICAL CARE FACILITY), of Article II (DEFINITIONS); Sections 3-707 (CERTAIN STRUCTURES, LOTS AND USES INCONSISTENT WITH THESE PROVISIONS), 3-1108 (CERTAIN STRUCTURES, LOTS AND USES INCONSISTENT WITH THESE PROVISIONS), 3-1406 (FLOOR AREA RATIO), of Article III (RESIDENTIAL ZONE REGULATIONS); Sections 7-202 (PERMITTED OBSTRUCTIONS), 7-1701 (OPEN AND CLOSED FENCES LESS THAN SIX FEET IN HEIGHT), 7-1702 (CORNER LOTS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Sections 11-804 (CONDITIONAL ZONING), 11-1008 (FINAL DECISIONS SUBJECT TO JUDICIAL REVIEW), 11-1103 (STANDARDS FOR VARIANCE), 11-1104 (CONDITIONS AND RESTRICTIONS), 11-1207 (WRITTEN NOTICE OR ORDER), 11-1302 (SPECIAL EXCEPTION ESTABLISHED), of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); Sections 12-101 (TERMS DEFINED) and 12-102 (NONCOMPLYING STRUCTURES) of Article XII (NONCOMPLIANCE AND NONCONFORMITY) and to add and ordain Section 7-1703 (THROUGH LOTS), of Article VII (SUPPLEMENTAL ZONE REGULATIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-00005. (ORD. NO. 5300)

15. [21-0234](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 7-2100 (Increased density and height for public elementary and secondary schools) of Article VII (Supplemental Zone Regulations) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-00007 (Implementation Ordinance for Text Amendment No. 2019-00007 associated with Increased Density for Public School Sites approved by City Council on September 12, 2020).

[ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Section 7-2100 (Increased density and height for public elementary and secondary schools) of Article VII (Supplemental Zone Regulations) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2019-00007. (ORD. NO. 5301)

16. [21-0236](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 051.02 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 a portion of the property at 1101 Janneys Lane from, POS/Public open space and community recreation zone to R-8/Single-family zone; by rezoning 1201 and 1203 Janneys Lane from R-20/Single-family zone to R-8/Single-family zone; and by rezoning a portion of 1099 Francis Hammond Parkway from R-8/Single-family zone to POS/Public open space and community recreation zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2020-00002 (Implementation Ordinance for Rezoning No. 2020-00002 associated with Douglas MacArthur Elementary School approved by City Council on September 12, 2020). [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Sheet No. 051.02 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 a portion of the property at 1101 Janneys Lane from POS/Public Open Space and Community Recreation Zone to R-8/Single-family zone; by rezoning 1201 and 1203 Janneys Lane from R-20/Single-family zone to R-8/Single-family to POS/Public Open Space and Community Recreation zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2020-00002. (ORD. NO. 5302)

17. [21-0240](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Articles II - VIII, XI and XII to amend commercial use definitions, commercial use conditions and home occupation requirements and to change certain uses from requiring Special Use Permits and Administrative Use Permits to either Administrative Special Use Permits or permitted uses, of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-00003 (Implementation Ordinance for Text Amendment No. 2020-00003 associated with small business practical updates approved by City Council on September 12, 2020). [ROLL-CALL VOTE]

City Council adopted an ordinance to amend and reordain Article II-VIII, XI, and XII to amend commercial use definitions, commercial use conditions and home occupation requirements and to change certain uses from requiring Special Use Permits and Administrative Use Permits to either Administrative Special Use Permits or permitted uses, of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2020-00003. (ORD. NO. 5303)

18. [21-0301](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend Title 5, Chapter 6 of the City Code to update the existing sewage disposal ordinance related to the discharge of Fats, Oils and Grease (FOG) into the sanitary sewer collection system from food service establishments.

City Council closed the public hearing and deferred consideration on the ordinance until the next legislative meeting.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.