

City of Alexandria

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



Action 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 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. 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.

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

Mayor Wilson stated that 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 and HB30 to undertake essential business. All members of 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.

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.]

The following person participated in the public discussion period:

- 1. James Rodriguez, Alexandria, spoke in support of the upcoming collective bargaining ordinance for employees.*

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

- 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

END OF ACTION CONSENT CALENDAR

3. City Council approved the Planning Commission recommendation with an amendment to condition #11 to read as follows: "Special Use Permit #2020-00080

shall be docketed for review by City Council within five years or will expire on February 19, 2026. If the 5 year limit for rooming house special use permits is deleted from the Zoning Ordinance, then the use may continue in compliance with the Zoning Ordinance.” (separate motion)

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

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.

City Council closed the public hearing and approved the proposed License Extension, and authorized the City Manager to execute the ten (10) month License Extension, Amendment No. 3; with the 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.

City Council closed the public hearing and adopted the recommendation from the City Council Naming Committee to change the name of 3550 Commonwealth Avenue Park to Shirley Tyler Unity Park.
7. [21-0754](#) Public Hearing and Consideration of an Action Plan for Vibrancy and Sustainability at Torpedo Factory Art Center.

City Council closed the public hearing and received the proposed Action Plan for Vibrancy and Sustainability at Torpedo Factory Art Center and directed staff to develop and implement a stakeholder engagement plan. The plan will be brought back to council for consideration within the next two months.

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

City Council approved the Planning Commission recommendation.

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
City Council upheld the Planning Commission recommendation.

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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የመደወያ ቁጥር: 703.746.3005
 ኮድ: 301800#

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

City Council approved the Planning Commission recommendation, with the deletion of condition #140.

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

City Council approved the Planning Commission recommendation, with the following amendments: delete condition 121 and amendments to condition 122 as follows: a. The applicant shall provide twelve (12) affordable set-aside rental units, consisting of one studio, eight one-bedroom, and three two-bedroom units, or with a mix of units to the satisfaction of the Director of Housing; and b. Rents payable for the set-aside units shall not exceed the maximum rents allowed under the Federal Low Income Housing Tax Credit program for households with incomes at 50 percent of the Washington D.C. Metropolitan Area Median Family Income (taking into account utility allowances and any parking charges) for a period of 40 years from the date of initial occupancy of each affordable unit. The applicant shall re-certify the incomes of resident households annually.

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

City Council deferred consideration of this item until the March public hearing.

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]
- City Council adopted 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). (ORD. 5324)*
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]

City Council adopted 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. (ORD. NO. 5325)

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]

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 (17) in accordance with the street name case heretofore approved by city council as Street Name Case No. 2020-00005. (ORD. NO. 5326)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 8:54 p.m.

NOTE: The action docket is a summary of the Council's meeting deliberation 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.