

City of Alexandria

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



Action Docket - Final

Saturday, November 13, 2021

9:30 AM

Council Chamber

**Please Note: The Public Hearing Meeting will begin at 9:30 a.m.
with a work session.**

City Council Public Hearing

The November 13, 2021 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 a video conference call on Zoom. The meeting can be accessed by the public in the City Council Chamber, 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:

Webinar ID: 980 0293 3400

Password: 884342

Registration Link:

https://zoom.us/webinar/register/WN_K4ekPEDPS0a0SgbQdUSx_w

Dial-In Phone 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 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>

Those wishing to address Council should submit a Speaker's Form (see above).

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@alexandriva.gov.

Speakers are encouraged to submit their written comments to the City Clerk.

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.

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 with Councilwoman Jackson, Councilman Seifeldein, and Councilwoman Pepper arriving during the work session.

2. Work Session with City's Delegation to the General Assembly

(The work session will begin at 9:30 am)

City Council held a work session with members of the City's State Delegation to the General Assembly to discuss the upcoming session and legislative priorities for the City. The following members of the delegation were present: Senator George Barker, Delegate Charniele Herring, Senator Adam Ebbin and Senator Richard Saslaw.

3. Public Discussion Period

[This period is a public discussion comment period. This first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

The following people participated in the public discussion period:

1. *Janice Grenadier, Alexandria, spoke about corruption with the courts.*

2. *Haithem Hammad, Alexandria, spoke about the need to increase pay for firefighters and emergency personnel.*

3. *Sean Europe, Alexandria, spoke about the need to increase pay for firefighters and emergency personnel.*

4. *Bobbie Fisher, Arlington, spoke about a complaint she filed against the City for damages to her car.*

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES

ACTION CONSENT CALENDAR (4)

Planning Commission

4. [22-0497](#) Special Use Permit #2021-00064
2406 Terrett Avenue
Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single- and two- family.
Applicants: Artur Kalil and Andreia Routa
Planning Commission Action: Recommended Approval 6-0

END OF ACTION CONSENT CALENDAR

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

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

ROLL-CALL CONSENT CALENDAR (5 -12b)

5. [22-0291](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owners of the property located at 421 Gibbon Street to maintain an encroachment for a brick wall with a gate at that location (Implementation Ordinance for Encroachment No. 2021-00004 associated with 421 Gibbon Street approved by City Council on September 18, 2021). [ROLL-CALL VOTE]
6. [22-0404](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 1321 Cameron Street to construct and maintain an encroachment for an entry ramp at that location (Implementation Ordinance for Encroachment No. 2021-00003 associated with 1321 Cameron Street approved by City Council on October 16, 2021). [ROLL-CALL VOTE]
7. [22-0406](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and

incorporating therein the amendment heretofore approved by city council to the Transportation Master Plan chapter replacing the chapter in its entirety with the Alexandria Mobility Plan chapter of such master plan as Master Plan Amendment No. 2021-00011 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2021-00011 associated with Alexandria Mobility Plan approved by City Council on October 16, 2021). [ROLL-CALL VOTE]

8. [22-0410](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 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 the properties at 805, 809, 811, 815, and 823 North Columbus Street from RB/Townhouse to CRMU-H/Commercial Residential Mixed Use High in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00005 (Implementation Ordinance for Rezoning No. 2021-00005 associated with Columbus Flats approved by City Council on October 16, 2021). [ROLL-CALL VOTE]
9. [22-0412](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00006 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2021-00006 associated with Hilton & IDA Sites approved by City Council on October 16, 2021). [ROLL-CALL VOTE]
10. [22-0414](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00005 (Implementation Ordinance for Text Amendment No. 2021-00005 associated with Hilton & IDA Sites approved by City Council on October 16, 2021). [ROLL-CALL VOTE]
11. [22-0416](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 3-1409 (USE LIMITATIONS) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 4-107 (USE LIMITATIONS), Section 4-207 (USE LIMITATIONS), Section 4-307 (USE LIMITATIONS), Section 4-407 (USE LIMITATIONS), Section 4-507 (USE LIMITATIONS), Section 4-607

(USE LIMITATIONS), Section 4-707 (USE LIMITATIONS), Section 4-807 (USE LIMITATIONS), Section 4-906 (USE LIMITATIONS), Section 4-1006 (USE LIMITATIONS), Section 4-1106 (USE LIMITATIONS), Section 4-1206 (USE LIMITATIONS), Section 4-1403.1 (ADMINISTRATIVE SPECIAL USES), and Section 4-1413 (USE LIMITATIONS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-110 (USE LIMITATIONS), Section 5-210 (USE LIMITATIONS), Section 5-310 (USE LIMITATIONS), Section 5-410 (USE LIMITATIONS), Section 5-511 (USE LIMITATIONS), and Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES); Section 6-603 (USES), and Section 6-707 (USE LIMITATIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 7-1500 (OUTDOOR DISPLAY, SALES OR STORAGE OF GOODS OR MERCHANDISE) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and to add and ordain Section 2-182.06 (PARKLET) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00006 (Implementation Ordinance for Text Amendment No. 2021-00006 associated with Outdoor Dining in On-Street Parking Spaces and Retail Sales on Sidewalks and On-Street Parking Spaces in Commercial Zones approved by City Council on October 16, 2021). [ROLL-CALL VOTE]

- 12.** [22-0423](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 2401 Oakville Street to construct and maintain an encroachment for two signs located in the public right-of-way at Richmond Highway and Fannon Street (Implementation Ordinance for Encroachment No. 2021-00005 associated with 2412 and 2514 Richmond Highway, and 2500 Oakville Street approved by City Council on September 18, 2021). [ROLL-CALL VOTE]
- 12a.** [22-0425](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 2401 Oakville Street to construct and maintain an encroachment for building canopies at that location (Implementation Ordinance for Encroachment No. 2020-00006 associated with 2412 and 2514 Richmond Highway and 2500 Oakville Street - Oakville Triangle A2 (Inova Healthplex) approved by City Council on January 23, 2021). [ROLL-CALL VOTE]
- 12b.** [22-0408](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Braddock Road Metro Station Small Area Plan chapter of such master plan as

Master Plan Amendment No. 2021-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2021-00003 associated with Columbus Flats approved by City Council on October 16, 2021). [ROLL-CALL VOTE]

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

- 5. City Council closed the public hearing and adopted an ordinance authorizing the owners of property located at 421 Gibbon Street to maintain an encroachment for a brick wall with a gate at that location. (ORD. NO. 5377)*
- 6. City Council closed the public hearing and adopted an ordinance authorizing the owner of property located at 1321 Cameron Street to construct and maintain an encroachment for an entry ramp at that location. (ORD. NO. 5378)*
- 7. City Council closed the public hearing and adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Transportation Master Plan chapter replacing the chapter in its entirety with the Alexandria Mobility Plan chapter of such master plan as Master Plan Amendment No. 2021-00011 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5379)*
- 8. City Council closed the public hearing and adopted an ordinance to amend and reordain Sheet No. 054.04 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 the properties at 805, 809, 811, 815, and 823 North Columbus Street from RB/Townhouse to CRMU-H/Commercial Residential Mixed Use High in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2021-00005. (ORD. NO. 5380)*
- 9. City Council closed the public hearing and adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Beauregard Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00006 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5381)*
- 10. City Council closed the public hearing and adopted an Ordinance to amend and reordain Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00005. (ORD. NO. 5382)*
- 11. City Council closed the public hearing an ordinance to amend and reordain Section 3-1409 (USE LIMITATIONS) of Article III (RESIDENTIAL ZONE REGULATIONS); Section 4-107 (USE LIMITATIONS), Section 4-207 (USE LIMITATIONS), Section 4-307 (USE LIMITATIONS), Section 4-407 (USE LIMITATIONS), Section 4-507 (USE LIMITATIONS), Section 4-607 (USE LIMITATIONS), Section 4-707 (USE LIMITATIONS), Section 4-807 (USE LIMITATIONS), Section 4-906 (USE LIMITATIONS), Section 4-1006 (USE LIMITATIONS), Section 4-1106 (USE LIMITATIONS), Section 4-1206 (USE*

LIMITATIONS), Section 4-1403.1 (ADMINISTRATIVE SPECIAL USES), and Section 4-1413 (USE LIMITATIONS) of Article IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES); Section 5-110 (USE LIMITATIONS), Section 5-210 (USE LIMITATIONS), Section 5-310 (USE LIMITATIONS), Section 5-410 (USE LIMITATIONS), Section 5-511 (USE LIMITATIONS), and Section 5-602 (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES); Section 6-603 (USES), and Section 6-707 (USE LIMITATIONS) of Article VI (SPECIAL AND OVERLAY ZONES); Section 7-1500 (OUTDOOR DISPLAY, SALES OR STORAGE OF GOODS OR MERCHANDISE) of Article VII (SUPPLEMENTAL ZONE REGULATIONS); Section 11-513 (ADMINISTRATIVE SPECIAL USE PERMIT) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES); and to add and ordain Section 2-182.06 (PARKLET) of Article II (DEFINITIONS) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2021-00006. (ORD. NO. 5383)

12. City Council closed the public hearing and adopted an ordinance authorizing the owner of the property located at 2401 Oakville Street to construct and maintain an encroachment for two signs located in the public right-of-way at Richmond Highway and Fannon Street. (ORD. NO. 5384)

12a. City Council closed the public hearing and adopted an ordinance authorizing the owner of the property located at 2401 Oakville Street to construct and maintain an encroachment for building canopies at that location. (ORD. NO. 5385)

12b. City Council closed the public hearing and adopted an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Braddock Road Metro Station Small Area Plan chapter of such master plan as Master Plan Amendment No. 2021-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5386)

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

13. [22-0507](#) Public Hearing on the Proposed Alexandria Legislative Package for the 2022 General Assembly.
- City Council: (1) held the public hearing on the draft Legislative Package and (2) scheduled final adoption of the Legislative Package for Tuesday, December 14, 2021.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

14. [22-0498](#) Master Plan Amendment #2021-00008
Sanitary Sewer Master Plan Update
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of an amendment to the Sanitary Sewer Master Plan Chapter of the City's Master Plan which includes updates to sanitary sewer programs, strategies,

and recommendations.

Applicant: City of Alexandria, Department of Transportation & Environmental Services

Planning Commission Action: Recommended Approval 7-0

City Council closed the public hearing and approved the Planning Commission recommendation.

15. [22-0499](#)

Development Special Use Permit #2021-10025

Transportation Management Plan Special Use Permit #2021-00084

2610 Richmond Highway, 420 and 300 Swann Avenue - Oakville Townhomes, Block D

Public Hearing and consideration of a request for: (A) a Development Special Use Permit with site plan and subdivision to construct 84 townhomes, outdoor amenity spaces, various pedestrian improvements, and associated private street(s), including a Special Use Permit for more than eight (8) townhouses in a row; and with modifications to the design guidelines and to vision clearance triangles (B) a Special Use Permit for a Transportation Management Plan for Tier 1 TMP (84 Townhomes); zoned: CDD #24/Coordinated Development District #24.

Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommended Approval 6-0

City Council closed the public hearing and approved the Planning Commission recommendation.

16. [22-0441](#)

BAR #2021-00341 OHAD (Translation services from English to Amharic will be provided.)

Public Hearing and consideration of an appeal of the Board of Architectural Review's (BAR) October 20, 2021 decision to deny the Certificate of Appropriateness for new construction at 431 South Columbus Street, 416 South Alfred Street, 900 Wolfe Street and 450 South Patrick Street.

APPLICANT: Heritage at Old Town PropCo LLC, represented by M. Catherine Puskar, Attorney/Agent for Applicant/Appellant

APPELLANT: Heritage at Old Town PropCo LLC, represented by M. Catherine Puskar, Attorney/Agent for Applicant/Appellant

City Council reversed the decision of the Board of Architectural Review (BAR) and approved the Certificate of Appropriateness with the following conditions recommended by BAR staff in the October 20, 2021 report: (1) the applicant work with staff to determine the final location of all wall penetrations and that they be located so that they do not span from one material to another; (2) the applicant work with staff to revise the design for the northernmost townhouse in Block 1 facing South Alfred Street so that it is similar to the adjacent townhouses; (3) the applicant revise the design for the entrances on the South Alfred Street and the Columbus Street sides of Block 2 to minimize the size of the proposed sidelights and transoms; and (4) the applicant

modify the three sided bays on the west side of Block 2 to provide greater articulation to the trim and make the proposed windows compatible with the adjacent punched windows.

ORDINANCES AND RESOLUTIONS

17. [22-0506](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Solicit and Eventually Grant a Broadband Network Franchise(s) to Some Residents and Businesses in Alexandria. [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to solicit and eventually grant a broadband network franchise(s) to some residents and businesses in Alexandria. (ORD. NO. 5387)

18. [22-0504](#)

Public Hearing, Second Reading and Final Passage of an ordinance to amend Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended by adding new Chapter 16 (SHARED MICROMOBILITY DEVICES FOR HIRE, PERMIT PROGRAM). [ROLL-CALL VOTE]

City Council closed the public hearing and adopted an ordinance to amend Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended by adding new Chapter 16 (SHARED MICROMOBILITY DEVICES FOR HIRE, PERMIT PROGRAM) (ORD. NO. 5388)

City Council adopted a resolution to establish fees for the micromobility business permit. (RES. NO. 3033)

19. [22-0370](#) Consideration of a Resolution for a competitive grant application to the Virginia Department of Transportation (VDOT) for the FY 2023 State of Good Repair program. [ROLL-CALL VOTE]

City Council adopted a resolution to apply for \$1.5 million from Virginia Department of Transportation (VDOT) State of Good Repair (SGR) program for the resurfacing of City-maintained primary route extensions and authorized the City Manager to submit this resolution and enter into any agreements with VDOT that may be required to receive these funds should the requested allocation be approved. (RES. NO. 3034)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR

Planning Commission (continued)

None.

The meeting was adjourned at 2:00 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.