

# City of Alexandria

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



## **Docket - Final-revised**

**Saturday, March 13, 2021**

**9:30 AM**

**Virtual Meeting**

**City Council Public Hearing**

Due to the COVID-19 pandemic emergency, the March 13, 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\\_kSvwP6RsT0al6bbWpWylgQ](https://zoom.us/webinar/register/WN_kSvwP6RsT0al6bbWpWylgQ)

Webinar ID: 926 5562 3381

Webinar Passcode: 337741

Dial-in number: 301 715 8592 (Washington DC)

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.**

**\*\*\*\*\***

## **OPENING**

- 1. Calling the Roll.**
- 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.]**

## **REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES**

## **ACTION CONSENT CALENDAR (3-5)**

### **Planning Commission**

- 3. [21-0823](#) Special Use Permit #2020-00105**

4513 Duke Street

Public Hearing and consideration of a request for a Special Use Permit for a temporary trailer; zoned: CG/Commercial General.

Applicant: DHL Express, represented by Kelly Shepard Goodfriend, agent

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-0823 Staff Report](#)

[21-0823 Presentation](#)

4. [21-0827](#)

Special Use Permit #2021-00001

Riparian Area Adjacent to 1A Prince Street - Tall Ship Providence Pier

Public Hearing and consideration of a request for a Special Use Permit for the docking and berthing of a historic ship and privately owned public use buildings connected with the historic ship (amending SUP2019-00113 to decrease the size of the pier and buildings); zoned: WPR/Waterfront Park and Recreation.

Applicant: Tall Ship Providence Foundation, represented by M. Catharine Puskar, attorney

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-0827 Staff Report](#)

[21-0827 Presentation](#)

5. [21-0828](#)

Special Use Permit #2020-00100

109 Stewart 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.

Applicant: Kyle Smith, represented by Ram Pradhan, agent

Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-0828 Staff Report](#)

[21-0828 Presentation](#)

## END OF ACTION CONSENT CALENDAR

## REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

None.

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

### Planning Commission (continued)

6. [21-0825](#)

Special Use Permit Review #2020-00041

26 Dove Street - M & B Auto Sales LLC, d/b/a Mid Atlantic Truck Center  
Public Hearing and consideration for revocation of an automobile sales and repair  
Special Use Permit for violations of Special Use Permit conditions; zoned:  
OCM(50)/Office Commercial Medium(50)  
Staff: City of Alexandria, Department of Planning & Zoning  
Planning Commission Action: Recommended Revocation 7-0

**Attachments:** [21-0825 Staff Report](#)  
[21-0825 Presentation](#)

7. [21-0826](#) Special Use Permit #2020-00102  
711 Princess Street  
Public Hearing and consideration of a request for a Special Use Permit for indoor and  
outdoor live entertainment, a restaurant, and outdoor dining; zoned: CD/Commercial  
Downtown.  
Applicant: Classical Movements, represented by Neeta Helms, agent  
Planning Commission Action: Recommended Approval 7-0

**Attachments:** [21-0826 Staff Report](#)  
[21-0826 Presentation](#)  
[21-0826 after items classical movements letters](#)

8. [21-0829](#) Development Special Use Permit #2020-10035  
Transportation Management Plan Special Use Permit #2020-00075  
4901 Eisenhower Avenue - Tri Pointe Homes  
Public Hearing and consideration of a request for: (A) a Development Special Use  
Permit and site plan with modifications to construct 139 townhouse and multifamily  
units, including a Special Use Permit for a parking reduction; (B) a Transportation  
Management Plan Special Use Permit for Tier 2; and for all other relief required of  
the City of Alexandria Zoning Ordinance; zoned: CRMU-H/Commercial Residential  
Mixed Use (High), with proffers.  
Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs,  
attorney  
Planning Commission Action: Recommended Approval 5-0

**Attachments:** [21-0829 Staff Report](#)  
[21-0829 Site Plan](#)  
[21-0829 Presentation](#)

9. [21-0830](#) Master Plan Amendment #2020-00006  
Coordinated Development District Concept Plan Amendment #2020-00005  
Development Special Use Permit #2019-00017  
Transportation Management Plan Special Use Permit #2021-00005

5143, 5165, 5173, and 5183 Seminary Road; 5066, 5105, 5106, 5115, 5118, 5121, and 5129 Fairbanks Avenue; 2618, 2623, 2627, 2638, 2641 2648 and 2658 Foster Avenue - Upland Park

Public Hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets map; (B) amendment to previously approved Coordinated Development District #21 Conceptual Design Plan to amend the Upland Park Neighborhood Development Summary to decrease the number of multifamily units from 505 to 443 and increase the number of townhouse units from 30 to 92 (amending CDD#2012-00003); (C) Development Special Use Permit and site plan, with subdivision to construct 92 townhomes and park space, including Special Use Permits to construct a building on a parcel without frontage on a public street and to allow more than eight dwelling units in a single townhouse structure; and (D) a Special Use Permit for a Transportation Management Plan; zoned: CDD #21/Coordinated Development District #21 (Beauregard).

Applicants: Alexandria Development Associates, LLC, represented by Kenneth W. Wire, attorney; City of Alexandria (Master Plan)

Planning Commission Action: Recommended Approval 7-0

**Attachments:**    [21-0830 Staff Report](#)  
                              [21-0830 Concept Plan](#)  
                              [21-0830 Site Plan](#)  
                              [21-0830 Presentation](#)

**10.**        [21-0831](#)

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:** [21-0831 Staff Report](#)

[21-0831 Site Plan](#)

[21-0831 Presentation](#)

## ORDINANCES AND RESOLUTIONS

11. [21-0843](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Title 2 of the Code of the City of Alexandria, Virginia, General Government, Chapter 5, Officers and Employees, by adding Article E, Collective Bargaining.  
[ROLL-CALLVOTE]  
**\*PLEASE NOTE: This item has been deferred to a Special Meeting (scheduled for March 17, 2021)\***  
**Attachments:** [21-0843 Attachment 1 Proposed Revised Ordinance.pdf](#)  
[21-0843 Attachment 2 Changes from February 9, 2021 Ordinance.pdf](#)  
[21-0843 Attachment 3 Areas of Agreement with the Employee Organizations at](#)  
[21-0843 Attachment 4 Areas of Continued Disagreement with the Employee Or](#)
12. [21-0842](#) Public Hearing, Second Reading and Final Passage of an ordinance to amend Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended, by adding a new Article AA (INDEPENDENT COMMUNITY POLICING REVIEW BOARD) and to amend Article A (GENERAL PROVISIONS) of Chapter 1 (POLICE PROTECTION) OF Title 4 (PUBLIC SAFETY) of The Code of the City of Alexandria, Virginia, 1981, as amended, to add Sections 4-1-5 (INDEPENDENT POLICING AUDITOR/INVESTIGATOR) AND 4-1-6 (INDEPENDENT POLICING AUDITOR/INVESTIGATOR DUTIES AND RESPONSIBILITIES). [ROLL-CALL VOTE]  
**\*PLEASE NOTE: This item has been deferred to a Special Meeting (scheduled for March 17, 2021).\***

**Attachments:** [21-0842 Attachment 1 CPRB Hybrid Ordinance 0303202](#)  
[21-0842 Attachment 2 ResolutionNo2950CondemningRacism](#)  
[21-0842 Attachment 3 Senate Bill No 5035 and House Bill No 5055](#)  
[21-0842 Attachment 4 SeifeldeinCommunityPoliceReviewBoardPresentation](#)  
[21-0842 Attachment 5 CPRBHybridOrdinanceSeifeldeinComments](#)  
[21-0842 Attachment 6 changes from 02192021 version](#)  
[21-0842 Attachment 7 Law Enforcement Records FOIA](#)  
[21-0842 Attachment 8 Examples of Timing Approaches](#)

**13.**     [21-0841](#)

Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Closure of Wales Alley, between South Union and Strand Streets, to Vehicular Traffic. [ROLL-CALL VOTE]

**Attachments:** [21-0841 Attachment1 Wales Alley closure cover](#)  
[21-0841 Attachment2 Wales Alley closure ordinance](#)  
[21-0841 Attachment3 Map of Alley](#)  
[21-0841 Attachment4 Letters of Support](#)  
[21-0841 Final Ordinance](#)

**14.**     [21-0682](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sections 2-136.1 (DWELLING, ACCESSORY), 2-141 (DWELLING UNIT), and 2-145 (FLOOR AREA) of Article II (DEFINITIONS); Sections 7-101 (PERMITTED ACCESSORY USES), 7-103 (USE LIMITATIONS), 7-202 (PERMITTED OBSTRUCTIONS), and 7-203 of Article VII (SUPPLEMENTAL ZONE REGULATIONS); and Section 11-1302 (Special exception established) of Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) and add and ordain Section 7-203 (ACCESSORY DWELLINGS) 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. 2020-00007 (Implementation Ordinance for Text Amendment No. 2020-00007 associated with Accessory Dwelling Units approved by City Council on January 23, 2021).[ROLL-CALL VOTE]

**Attachments:** [21-0682 cover](#)  
[21-0682 ordinance](#)  
[21-0682 after items ADUs](#)  
[21-0682 Final Ordinance](#)

**15.**     [21-0776](#)

Public Hearing, Second Reading and Final Passage of an Ordinance to vacate a portion of the public right-of-way at Oakville Street, between Swann Avenue and Fannon Street (VAC No. 2020-00005)(Implementation Ordinance for Vacation No. 2020-00005 associated with the Oakville Triangle Infrastructure Plan approved by City Council on January 23, 2021). [ROLL-CALL VOTE]



**Attachments:** [21-0776 cover](#)  
[21-0776 ordinance](#)  
[21-0776 Final Ordinance](#)

16. [21-0778](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet Nos. 074.03 and 074.04 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 416 South Alfred Street and 431 South Columbus Street, from RC/High density apartment zone, and 901 Gibbon Street, 450 and 510 South Patrick Street, and 900 Wolfe Street from RB/Townhouse zone to RMF/Residential multifamily zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2020-00006 (Implementation Ordinance for Rezoning No. 2020-00006 associated with Heritage at Old Town approved by City Council on February 20, 2021). [ROLL-CALL VOTE]

**Attachments:** [21-0778 cover](#)  
[21-0778 ordinance](#)  
[21-0778 Final Ordinance](#)

17. [21-0780](#) 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 Alexandria West Small Area Plan chapter of such master plan as Master Plan Amendment No. 2020-00007 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. 2020-00007 associated with Newport Village approved by City Council on February 20, 2021). [ROLL-CALL VOTE]

**Attachments:** [21-0780 cover](#)  
[21-0780 ordinance](#)  
[21-0780 Final Ordinance](#)

18. [21-0782](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 011.01 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 property at 4898 West Braddock Road, from RA/Multifamily zone to CRMU-H/Commercial residential mixed use (high) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2020-00003 (Implementation Ordinance for Rezoning No. 2020-00003 associated with Newport Village approved by City Council on February 20, 2021). [ROLL-CALL VOTE]

**Attachments:** [21-0782 cover](#)  
[21-0782 ordinance](#)  
[21-0782 Final Ordinance](#)

**19. [21-0832](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance to amend Title 10 Chapter 4: Stopping, Standing and Parking and Title 3 Chapter 2 Article S: Payment, Contest and Enforcement of Parking Citations. [ROLL-CALL VOTE]

**Attachments:** [21-0832 Attachment 1 - Ordinance Cover](#)  
[21-0832 Attachment 2 - Ordinance](#)  
[21-0832 Attachment 3 - Peer Jurisdictions Matrix](#)  
[21-0832 Attachment 4 - Alexandria Zoning Map](#)  
[21-0832 Attachment 5 - Questionnaire Responses](#)  
[21-0832 Attachment 6 - Presentation](#)  
[21-0832 Final Ordinance](#)

**20. [21-0833](#)**

Public Hearing, Second Reading, and Final Passage of an Ordinance to expand the stated purpose of 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]

**\*This item has been deferred\***

**Attachments:** [21-0833 Attachment 1 - Ordinance Cover](#)  
[21-0833 Attachment 2 - Section 5-6-231 amendment](#)

## 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 online at [alexandriava.gov/council](http://alexandriava.gov/council).*

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*arrangements may be made.*

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*City meetings are closed-captioned for the hearing impaired.*

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*If the Mayor determines that weather or other conditions are such that it is hazardous for members and the public to attend the Saturday Public Hearing, the hearing will be continued to the next Saturday that is not a legal holiday.*