

# City of Alexandria

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



## **Action Docket - Final**

**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.**

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## **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 via Zoom webinar.*

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*Mayor Wilson stated that 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 an 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.*

## 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 persons participated in the public discussion period:*

- 1. Joe Sestak, Alexandria, representing the Seminary Road Civic Association, spoke about delaying stream restoration for Strawberry Run.*
- 2. Janice Grenadier, Alexandria, spoke about corruption in the court system.*

## 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
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
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

## END OF ACTION CONSENT CALENDAR

*City Council closed the public hearing and approved the consent calendar. The approvals were as follows:*

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

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

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

## 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  
  
*City Council upheld the Planning Commission's recommendation for revocation.*
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

*City Council approved the Planning Commission recommendation with the following amendments:*

*2. CONDITION AMENDED BY CITY COUNCIL: Indoor live entertainment, restaurant and outdoor dining are permitted daily, between 10 a.m. and 9 p.m. All patrons must leave the premises at 9 p.m.*

*10. CONDITION AMENDED BY CITY COUNCIL: No indoor amplified sound shall be audible at the property line after 9 PM. (CC)*

*23. CONDITION AMENDED BY CITY COUNCIL: The Director of Planning and Zoning shall docket the matter for consideration by the Planning Commission and City Council one year from SUP approval at the February 2021 hearings. (CC)*

*STATEMENT DELETED WITH CITY COUNCIL APPROVAL OF LIVE OUTDOOR ENTERTAINMENT: The following conditions apply, subject to compliance with all applicable codes and ordinances, should City Council choose to approve outdoor live entertainment. If City Council does not approve live entertainment, Conditions 24 through 28 are invalid:*

*24. CONDITION AMENDED BY CITY COUNCIL: The maximum number of outdoor seats for live entertainment shall be 50. City Council approval is required for an SUP amendment to increase outdoor seating over 50 for live entertainment. (CC)*

*25. CONDITION AMENDED BY CITY COUNCIL: Outdoor live entertainment is limited to four hours a day and is permitted on Friday and Saturdays between 10 a.m. and 9 p.m. and Sundays through Thursday between 10 a.m. and 8 p.m. (CC)*

*29. CONDITION ADDED BY CITY COUNCIL: Within thirty days after the third representative concert to be held following the SUP approval, the applicant shall submit a report on his conducting noise measurements during three representative concert events using the service of a professional acoustic consultant to verify compliance with the City noise code at all property lines including those of 409 and 411 N. Columbus properties. City staff shall be invited to observe the measurements of the consultant. (CC)*

*30. CONDITION ADDED BY CITY COUNCIL: If the results of the noise measurements show non-compliance with the noise code, the applicant shall submit a mitigation plan to the City within one month from the date of the report submission and implement all mitigation measures within two months from the submission date of the mitigation plan, all to the satisfaction of the Director of T&ES. During this period of non-compliance, the applicant shall apply for a temporary noise variance permit. (CC)*

*31. CONDITION ADDED BY CITY COUNCIL: Amplified sound is not permitted. (CC)*

**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

*City Council approved the Planning Commission recommendation.*

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

*City Council approved the Planning Commission recommendation.*

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

*City Council denied the Planning Commission recommendation.*

## 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)\***

*This item has been deferred to the Special meeting on March 17, 2020.*

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).\***

*This item has been deferred to a Special Meeting on March 17, 2020.*

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]

*City Council adopted an ordinance approving and authorizing the closure of Wales Alley, between South Union and Strand Streets, to vehicular traffic. (ORD. NO. 5327)*

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]

*City Council adopted 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 (USE LIMITATIONS) 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. (ORD. NO. 5328)*

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]

*City Council adopted an ordinance to vacate a portion of public right-of-way at Oakville Street, between Swann Avenue and Fannon Street (VAC No. 2020-00005). (ORD. NO. 5329)*

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]

*City Council adopted 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 411 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. (ORD. NO. 5330)*

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]

*City Council 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 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. (ORD. NO. 5331)*

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]

*City Council adopted 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. (ORD. NO. 5332)*

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]

*City Council adopted 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. (ORD. NO. 5333)*

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\***

*This item was deferred.*

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

## DEFERRAL/WITHDRAWAL CONSENT CALENDAR

### Planning Commission (continued)

None.

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*The meeting was adjourned at 4:30 p.m.*

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*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.*