

Ireton girls take state hoops title

VISAA championship marks first in school history

BY RYAN HOPPER

Bishop Ireton girls' basketball team won its first state championship in school history, prevailing 56-52 over rival St. Paul VI at Benedictine College Prep in Richmond on March 2 in the Virginia Independent Schools Athletic Association championship.

While the Ireton Cardinals also compete in the Washing-

ton Catholic Athletic Conference, in Virginia, private schools play in the VISAA for state playoffs. Traditionally, the Paul VI Panthers have dominated both the boys' and girls' VISAA Division I brackets, and the Paul VI girls went into the championship game seeking an astonishing 17th consecutive state title.

Ireton, looking to avenge its loss at Paul VI in February, and the Panthers seemed to

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PHOTO/ROBIN CATALANO

The Bishop Ireton girls' basketball team that won the Virginia Independent Schools Athletic Association championship on March 2.

City cracks down on swatting

New measure brings financial penalties for false emergency calls

BY WAFIR SALIH

A new ordinance has been adopted in Alexandria to combat the dangerous practice of swatting, where individuals falsely report emergencies to elicit a large-scale police response.

The ordinance was passed by the City Council on February 13. In an interview with the Times, Mayor Justin Wilson said the new measures

would give the city the ability to recoup costs from those found guilty of swatting.

"When someone is convicted of the anti-swatting code section then we can go after them civilly and recoup the costs of the response up to a max of \$2,500," Wilson said.

Wilson said the dangers of swatting extend beyond monetary losses.

"It's beyond a financial issue. [Swatting] is the type of thing that could cost lives," Wilson said.

Alexandria Police De-



RAUL PEDROSO

partment Interim Chief Raul Pedrosa emphasized how dangerous swatting can be for law enforcement and the community at large.

"You're bringing police officers into a situation that they're not really needed with the mindset and approach

SEE **SWATTING**

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Controversial SUP denied

Council sends 404A East Alexandria Ave. lot back to drawing board

BY CAITLYN MEISNER

City Council voted unanimously to deny a special use permit for 404A East Alexandria Ave. at the Tuesday legis-

lative meeting, ending months of back-and-forth between the applicant, city and neighbors.

Eric Teran, the applicant who is an architect and Alexandria resident, said he was disappointed the SUP was denied.

SEE **404A**

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Schools

What local students have been up to this past month.

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Travel

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WEEKLY BRIEFING

Council sets 4-cent tax ceiling for FY25

At Tuesday’s legislative meeting, City Council voted unanimously to declare a 4-cent tax increase ceiling ahead of the fiscal year 2025 budget process, which, if enacted, would increase the property tax rate by 3.6%. City Manager Jim Parajon had proposed no tax rate increase in the budget he submitted to Council, though Parajon’s budget proposal included a 3.5% increase in the overall

tax burden on the average resident due to fee hikes and increased property assessments. This 4-cent tax rate hike, if approved, would be in addition to the 3.5% increase proposed in Parajon’s budget.

Vice Mayor Amy Jackson initially proposed a 3-cent increase ceiling on real estate property, which was seconded by Councilor John Taylor Chapman. Councilor Canek

Aguirre proposed a 6- or 7-cent increase, which was seconded by Jackson.

Aguirre said an increase in the rate was important since the city needs to look for additional revenue sources and recognized his proposal was high. Councilors cited the budget public hearing on Monday as a reason for proposing an increase, and engaged in a long discussion.

-cmeisner@alextimes.com

Arena not included in state budget

The Virginia General Assembly completed the 2024 session Saturday without language or action on the Sports and Entertainment Authority that would issue bonds to the proposed Washington Wizards and Washington Capitals arena and entertainment district.

Republican Gov. Glenn Youngkin’s December 2023 budget proposal included

\$500,000 for the Secretary of Finance to create and develop “potential economic incentives to attract sports teams to the state,” his proposal reads.

Bills to create the authority were never heard by the Senate due to opposition by Sen. Louise Lucas (D), chair of the finance and appropriations committee. The House of Delegates passed the bill on February 13.

But, this does not mean the arena deal is dead.

Youngkin can send down a budget amendment to include the arena proposal, which would have to wait until the General Assembly reconvenes on April 17 to finalize the budget. Youngkin could also call a special session and reintroduce the proposal as a standalone bill.

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Affordable housing projects to receive \$14 million

The City of Alexandria announced in a news release that three affordable housing projects will receive a total of \$14.3 million. The funds will be dispersed in amounts

of \$3.4 million for Community Housing Partners’ Witter Place, \$8.1 million for Phase I of Housing Alexandria’s Sansé and Naja project and \$2.9 million for Housing

Alexandria’s Seminary Road project. Each project will be able to build more units to accommodate those seeking affordable housing.

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ALX Republicans name new chairman

The Alexandria Republican City Committee named Chris Howell as the new chairman for the 2024 to 2026 term on Monday, according to a release from the committee. Howell, who previously worked for several U.S. senators and the CIA, ran unopposed after Annetta Catchings announced she would not seek a second term. Howell announced his candidacy in February and hopes to provide an alternative to and end “the Democratic Party’s political monopoly in our city.”

-jmatheson@alextimes.com



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Chair Chris Howell and Vice Chair Broderick Thomas.

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SWATTING

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**DANA
LAWHORNE**

that there's someone in whose life is in danger. It's not a good situation. Many things can go wrong in that instance," Pedroso said.

Pedroso emphasized the department's commitment to

treating each emergency call with the utmost seriousness.

"From the police department standpoint, we're treating it as if it's a real emergency, unless there's something specific that we know would indicate otherwise, we're going to respond as if it's a real danger," Pedroso said.

Back-to-back hoax threats

The ordinance comes in the wake of two notable swatting incidents that took place on the same day earlier this year. On January 24, both Charles Barrett and Cora Kelly Elementary Schools received back-to-back hoax threats.

Pedroso said officers arrived on the scene of Charles Barrett and quickly determined the threat was a hoax.

"We responded without delay, we did a quick assessment and determined that the information that was being provided was false," Pedroso said.

The situation had led to the Charles Barrett school evacuating students to the nearby Cora Kelly Elementary School, only for the threats to extend there shortly afterwards. Pedroso said since officers were already on the scene, they were able to determine that the threats there were false as well.

"We happened to be on-scene already because once the school made the decision to evacuate and relocate the children, we remained with the children," Pedroso said. "We had police presence throughout, so when information was being called regarding [Cora Kelly], we were on scene and we were already able to say, 'It's not real.'"

Wilson said the swatting incidents at Charles Barrett and Cora Kelly were significant and echoed how widespread these incidents have become nationwide.

"The school situation was fairly high-profile and very disruptive and traumatic for those kids and the educators involved," Wilson said. "Clearly these incidents nationally are getting a lot more attention."

Swatting on the rise

The National Association of School Resource Officers, a training-based organization for school resource officers across the country, reported an average of 30 swatting incidents per week across schools in the United States in 2023.

NASRO Director of Operations Mac Hardy said he's observed an increase in swatting calls. He also said calls lately have come in clusters, with multiple schools in a single school district getting swatted on the same day, similar to

what happened with Charles Barrett and Cora Kelly.

"[There's been] an incredible uptick in calls, a very large increase in the number of swatting calls around the country. What's weird is they started now coming in clusters," Hardy said.

Pedroso said that swatting calls are less common in Alexandria, with APD receiving about one a month.

Pedroso noted there has been an increase in recent years due to perpetrators using new technology to hide their traces, but law enforcement has also adapted.



**MAC
HARDY**

"With technology, and the ability to disguise where you're calling from, hide yourself from the authorities and be able to contact and claim that there's some type of incident, we've seen it increase," Pedroso said. "As a result, we adapt also. Our emergency call takers, our supervisors in the field, the officers themselves, we're more in tune with these types of incidents."

Pedroso said there were around 11 swatting calls per year from 2021 and 2023. He said APD has noticed that these calls have evolved from hoax bomb threats in 2021 and 2022 to more shooting-based threats from late 2022 onward.

Former Alexandria Sheriff Dana Lawhorne said the community should continue to back law enforcement as they confront the rising challenge of swatting with this growing phenomenon and highlighted Pedroso's efforts to address these incidents.

"The community needs to

continue its support of those we entrust to handle these situations. I do know that Chief Pedroso has made this a priority, and he will do what needs to be done," Lawhorne said.

Hardy said some callers go to great lengths to make these hoax threats believable.

"I listened to a call a couple of months ago and what was scary is they had a little bit of knowledge of the school," Hardy said. "They may have gotten that from online somehow, but they were saying the shooter was near room 207. And they were saying they were inside of room 208 and they could hear them outside, they could hear screaming and so forth. Calls like that are concerning."

Hardy shed light on the vulnerability of handicapped students affected by swatting incidents and the challenges these students face during emergency evacuations.

"One segment of our population that gets overlooked in this is handicapped students," Hardy said. "These schools educate and house handicapped students, it could be to the point of being a severe and profound brain injury. ... That's a lot having to move a student with these types of situations. On a day like where I'm at today, this cool rainy day, can you imagine having to get this child outside of a school building?"

Hardy said even if a swatting incident doesn't result in bodily harm, that doesn't rule out psychological harm.

"Even if no one gets [physically] injured, there are unseen injuries, and that's trauma," Hardy said.

Invisible wounds

Kathryn Ziemer, Ph.D., a psychologist and clinical director at Old Town Psychology, specializes in trauma and social anxiety and discussed the lasting fear and trauma that

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Section 1. That Chapter 1, Title 13 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by adding a new Section 13-1-42 to read as follows:

Sec.13-1-42. Reimbursement of costs from responding to terrorism hoax incidents, bomb threats, or malicious activations of fire alarms.

(a) A person shall be liable to the City of Alexandria, the Virginia State Police, any volunteer emergency medical services agency, or any combination thereof for the reasonable expense of an appropriate emergency response at the time of sentencing or in a separate civil action if:

- (1) That person is convicted of a violation of subsection B or C of Va. Code § 18.2-46.6, a felony violation of § 18.2-83 or 18.2-84, or a violation of § 18.2-212 or 18.2-461.1.
- (2) Their violation of such subsection or section is the proximate cause of any incident resulting in an appropriate emergency response by the City of Alexandria, the Virginia State Police, any volunteer emergency medical services agency, or any combination thereof, and
- (3) The incident occurred in the City of Alexandria.

(b) Costs

- (1) In determining the reasonable expense of an appropriate emergency response, the City Manager or their designee may bill a flat fee as provided in Va. Code § 15.2-1716.1 or bill a minute-by-minute accounting of the actual costs incurred.
- (2) As used in this section, "appropriate emergency response" includes all costs of providing law-enforcement, firefighting, and emergency medical services.
- (3) Unless otherwise provided in Va. Code § 15.2-1716.1, a person's liability may not exceed \$2,500 in the aggregate for a particular incident that has occurred pursuant to subsection (a) of this section.

Section 2. That Chapter 1, Title 13 pursuant to Section 1 of this ordinance, be, and the same hereby, is reordained as part of the Code of the City of Alexandria.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

JUSTIN WILSON
Mayor

PHOTO/CITY OF ALEXANDRIA

New ordinance allows the city to charge perpetrators up to \$2,500 to recoup costs.

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SWATTING

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swatting incidents can induce in victims.

“Swatting can be incredibly traumatic for the victims. ... They might feel vulnerable, violated, just knowing that someone deliberately orchestrated something like this that can be so dangerous and potentially life threatening” Ziemer said.

Ziemer noted how isolation can be a sign of trauma in the aftermath of a swatting event.

“One key sign [of trauma] is just if the person starts isolating or really withdrawing from people, including friends and family. They might also avoid people, places, anything that really reminds them of the event of the swatting,” Ziemer said.

She also said there are online spaces where victims can share their experiences with each other to connect and heal.

“I’ve read multiple Reddit threads of people who were victims of swatting,” Ziemer said. “There are places for other people who’ve gone through it to connect and just know that they’re not alone.”

Ziemer emphasized that self-care activities can reduce the feelings of hypervigilance often encountered in victims.

“Just doing what they can to focus on self-care activities, anything that can also just bring them that sense of joy, comfort and relaxation,” Ziemer said. “Things like exercise, meditation, deep breathing and spending time in nature [are] ways of helping them reduce that fight-or-flight hypervigilant reaction.”

Misdemeanor or felony?

In 2023, Virginia Gov. Glenn Youngkin signed a bill aimed at increasing the criminal penalties associated with swatting. Now, swatting incidents resulting in bodily harm are categorized as class six felonies, carrying a maximum penalty of five years in



**KATHRYN
ZIEMER**

prison. If the swatting incident results in death, then it is categorized as a class five penalty, with a maximum penalty of 10 years in prison.

A typical swatting call, however, is classified as a class one misdemeanor, which carries a maximum penalty of 12 months in jail.

Commonwealth's Attorney Bryan Porter said he believes the typical swatting call should carry a felony charge instead, with the possibility of having the misdemeanor classification for less serious circumstances.

"I personally do believe that there ought to be a felony penalty as a baseline, and maybe we keep a misdemeanor in there so that if we have a 14-year-old or someone who really is just engaging in prank behavior, we could break it down to a less serious charge. But I don't think a class one misdemeanor is a sufficient penalty to deter people from doing this," Porter said.

Lawhorne echoed Porter's stance on raising the penalty from a misdemeanor to a felony.

“This is not your typical prank phone call to the house, like ‘Hey, is your refrigerator running?’” Lawhorne said. “When you’re saying it’s a class one misdemeanor to call and say there’s an active shooter at an elementary school and kids are evacuated and sent to another school and a tremendous amount of public safety resources are spent on this, that’s a misdemeanor? That alone is a felony in my book.

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Charles Barrett and Cora Kelly Elementary Schools both received hoax threats on January 24.

PHOTO/HOMES.COM

SWATTING

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If you want to discourage behavior, first thing you got to do is implement serious consequences for it.”

Porter said the anonymous nature of swatting can make prosecuting these crimes a challenge.

“It can be very difficult to investigate these cases and prosecute them, and that’s a result of internet anonymity. It’s a result of the fact that many of these calls originate out-of-state,” Porter said.

Porter said a class one

misdemeanor can make it harder to extradite an out-of-state defendant.

“Generally, it would be more difficult to secure extradition of an out-of-state suspect for a misdemeanor offense than it would be a felony offense,” Porter said.

Porter applauded the move by Council to adopt the anti-swatting ordinance.

“Anything we can do to protect the taxpayers and try to recover costs associated with a false emergency response is a good thing,” Porter said.



BRYAN PORTER

Pedroso emphasized the ordinance’s role as a deterrent and how it sends a clear message to potential offenders.

“I’m a big proponent of anything that can be done through legislation to deter people from conducting this type of behavior or activity,” Pedroso said. “[Swatting] is dangerous, it’s a drain on resources and it’s not something that we want to let go or let happen without consequence. ... It’s sending a message to the people of Alexandria that may want to do something like this: Don’t do it, because you’re facing not only criminal penalties, but now civil penalties as well.”

-wsalih@alextimes.com

BISHOP IRETON FROM | 1

be on a collision course for the championship game. The former won its VISAA playoff games by an average of 31.5 points, and the latter did so by an average of 26 points.

Cardinals Coach Kesha Walton wanted to communicate a consistent message to her team: if they could play their best game, they could beat anybody.

“The nights we didn’t play well, we ended up losing,” Walton, who was named WCAC Coach of the Year, said. “We did not even mention their 16-year streak. Our main focus was to make sure we play well and to make sure we play well these next three games and to go through. ... We just talked about us playing well, being in the moment, relaxing and having fun.”

The game was tight, and the Panthers led by one at half-time, but junior Ireton wing Nyla Brooks would go on a 6-0 solo run midway through the fourth quarter to give the Cardinals a lead they would not relinquish. Brooks, a University of Tennessee commit, had a game-high 17 points, while junior guard Amirah Anderson and senior guard Saniyah King scored 14 apiece to propel the Cardinals to the historic state championship.

Walton’s team had to overcome significant setbacks, including injury and a mid-season losing streak, en route to the title. The team lost two of its five starters, senior Tanah Gorman and junior Kayla Washington, to season-ending ACL tears before a single pre-season practice was held.

“Obviously, the success was very good for us because we weren’t expecting to be down two starters,” Walton said. “We build our [out-of-conference] schedule around this time, so I’m building off what my team looks like, not taking into consideration all these AAU games they are playing in, and then

two of them get hurt.”

Locked into its schedule featuring eight out-of-conference tournaments against tough competition from all over the country, Ireton had to persevere all season, something Walton believes helped the battle-tested Cardinals win the state championship.

“We’ve played probably 10 of the top teams in the country like Monteverde, Sidwell and obviously St. John’s,” Walton said. “We went out to San Diego, California, this December, we went to New York. So my main thing was ‘play the best to be the best,’ and in each one of those games, we showed up, and it could have went either way. ... We played Westtown, who is nationally ranked in the top 10. We went down and came all the way back and lost at the buzzer. ... I think a lot of those tough games at the beginning of the season helped prepare us for our state championship.”

After its close loss to Westtown on Dec. 2, 2023, Ireton went on a run of nine straight victories before losing to La Jolla Country Day School by 13 in the final of the San Diego Surf N’ Slam on Dec. 30, 2023. This loss would begin the only rough stretch of the Cardinals’ season, as Ireton lost five of six games as WCAC play began in the new year.

Ireton would drop its opening conference game 69-66 at Good Counsel before returning home to rout rival Bishop O’Connell 69-29. The Cardinals’ three straight losses would come against conference foe Bishop McNamara, ranked No. 6 nationally by maxpreps.com; Monteverde Academy, ranked No. 9 nationally by maxpreps.com; and Desert Vista High School, which narrowly beat Ireton by two points and would go on to be state runners-up in Arizona.

Ireton responded to this losing streak in resounding

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fashion, dropping only two games of the remaining 12 in the regular season. The first was to nationally ranked Sidwell Friends by 25, the Cardinals' only lopsided loss of the season, and the second was to Paul VI 60-52 on the road on February 12.

During this stretch, Ireton avenged losses to Good Counsel and McNamara, blowing out the former by 32 and beating the latter by six at home, and beat nationally ranked St. John's 69-57 on the road. McNamara's loss to Ireton was its first and only conference loss of the regular season and the Mustangs were later crowned as Maryland state champions. The Cardinals ended the regular season 20-8 with an impressive 13-3 WCAC record, which Walton says is another school record for Ireton.

Entering the WCAC playoffs as the second seed, the Cardinals continued their momentum with a victory over

Elizabeth Seton in the quarterfinals, but Ireton's run ended in the semifinals when it fell to St. John's 49-42 in a back-and-forth contest. While Ireton bested the Cadets by 12 in its January 26 visit to Northwest D.C., St. John's would recover, winning its final 10 games of the season, culminating in its third-straight WCAC championship.

"They were pretty disappointed with the outcome of the St. John's game, being that [it] was pretty close," Walton said. "It was just a bad night for us, not to take anything away from St. John's. ... After that game, they were pretty heartbroken because we knew that we could play a lot better than we did, and I think for my kids, it was their first time being in that moment."

Walton gave the team the following Monday off, but told them to be ready to get into the gym Tuesday to "practice hard to play harder," one of the team's mottoes.

"I told them that in life,

sometimes you get a second opportunity, and we got this opportunity for the state championship," Walton said. "So I need you guys to lock in for these next two practices, and let's get ready to take care of business. They were pretty receptive to that, and they really wanted it."

With six seniors graduating and moving onto the next level at places like Howard University, Bucknell University and the Air Force Academy, Walton won't compromise on the high standards she has upheld in all her coaching positions.

"The outlook for next year is a repeat," Walton said. "Not just a repeat for state, but a first-time WCAC championship as well."

-*rhopper@utexas.edu*



PHOTO/ROBIN CATALANO

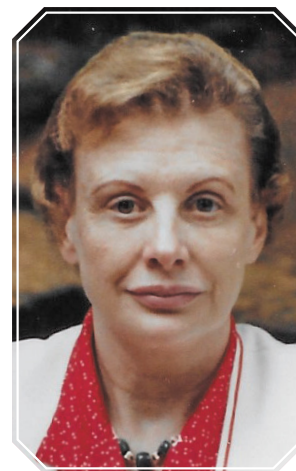
Kesha Walton, Bishop Ireton girls basketball coach, cutting the net after her team won the Virginia Independent Schools Athletic Association championship.

Obituary

Shirley Teafor Urquia, Ed.D.

Shirley Teafor Urquia, Ed.D., of Alexandria passed away on Feb. 25, 2024, at the age of 92 in Richmond. She was preceded in death by her parents, John K. Teafor and Selene Brierly Teafor, her husband Col. Alfred P. Urquia and her niece Dana McClain. She is survived by her sister Joan Teafor Goree, son Dr. David C. Urquia (Dorothy Laite Urquia), daughter Cynthia U. Caravati Lake (Kevin Allan Lake), granddaughters Dr. Lindsey Urquia and Morgan Urquia Poletti (Caio Poletti), step-granddaughters Jane Lake and Elizabeth Lake, nieces Brigitte de Cambourg, Francoise Urquia, Debbie Lyons and nephew Dr. Ray Lyons.

Born and raised in Union City, Indiana, Shirley graduated from West Side High School. She attended Indiana University where she obtained her bachelor's and master's degrees in Education and met her future husband Alfred, who was commissioned into the Air



Force in 1952. Shirley taught at elementary schools wherever Al was stationed including Montgomery, Alabama; Tokyo, Japan; Honolulu, Hawaii and Wiesbaden, Germany. After tours of duty were over, they settled in Alexandria where Shirley obtained her doctorate degree in elementary education at George Washington University. She spent her career in education as a teacher at Mount Vernon and Ramsey Elementary Schools, assistant principal at James K. Polk and Stonewall Jack-

son Elementary Schools, principal at George Mason Elementary, assistant superintendent of schools and interim superintendent for the City of Alexandria.

Shirley was an avid reader, loved to garden, collected antiques and was a talented cook. She enjoyed these activities after retiring. She moved to Richmond in 2021 to be closer to her children.

Family and friends are invited to gather for a visitation at Everly-Wheatley Funeral Home at 1500 W. Braddock Road in Alexandria on March 19 from 9 to 11 a.m. followed by a memorial service in the chapel at 11 a.m. Shirley will be interred next to her husband, Alfred, at Arlington National Cemetery at a later date.

In lieu of flowers, the family welcomes donations to the Campagna Center's "Wright to Read" program. Visit their website at campagnacenter.org for donation information.



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Out of the classroom

Education section

Potomac Classical reads outside



PHOTO/ALLISON MORGAN

Fifth graders enjoying the weather and Daulaire's Book of Greek Myths during literature class.

SSSAS' 'The Sound of Music'



PHOTO/JAMESON BLOOM

St. Stephen's and St. Agnes Upper School "Stage One Players" presented four shows of the "The Sound of Music" in early March. The performances showcased the talent, hard work and enthusiasm of 86 actors, musicians and crew members.



PHOTO/MARY KELLY

Morgan Lloyd of Alexandria winning his category in the Washington, D.C. wrestling contest.

Local boy wins dual competitions

Morgan Lloyd of Alexandria, a sophomore at St. Anselm's Abbey School in Washington, D.C., won both the school's Poetry Out Loud contest and his

category in the D.C. State Wrestling contest last month. Lloyd will move on in both competitions, to the state and national levels, respectively.

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BFCDS collects clothes for children



Students and alumni at Burgundy Farm Country Day School have been collecting clothes for The Fund for Alexandria's Child.

PHOTO/AMBER LOPEZ

 **Out of the classroom**
Education section

‘We the People’ team wins at state finals

Alexandria City High School’s “We the People” team won Best Unit Four at the Virginia state finals. The award-winning students from the local team include William Gomez, Thomas Lane, Briana Mason, Francess Pombor and Camille Revah Tacher.

“We the People: The Citizen and the Constitution” is an educational program developed by the Center for Civic Education to promote civic competence and responsibility among the nation’s

students. The national competition will take place April 13 and 14 in Leesburg and Washington, D.C.



PHOTO/ACPS

Alexandria City High School students celebrating their achievement at the state finals.

Saint Rita’s student wins essay contest

Mariam Church, a seventh grade student at Saint Rita Catholic School, won the inaugural George Washington Legacy Foundation Essay contest. She received a \$500 cash prize and was a guest at the breakfast for city officials on President’s Day. Church was also able to ride in the George Washington Birthday Parade in February.



PHOTO/MALIA BUSEKRUS

Mariam Church during the George Washington Birthday Parade last month.



PHOTO/WHITNEY WORK

Members of the Immanuel Lutheran School basketball teams.

Immanuel Lutheran basketball wraps up

The Lions had a successful winter season, playing a total of 15 games across the region against a number of schools.

The seventh and eighth grade boys team finished the season undefeated at 6-0 with two unexpected victories through-

out the season; fifth and sixth grade boys finished 3-1; and the fifth and sixth grade girls went 4-1.



PHOTO/MARILYN BOWEN

Students and staff volunteering at the Arlington Food Assistance Center.

Fusion volunteers at AFAC

Fusion Academy Alexandria students spent an afternoon volunteering at the Arlington Food Assistance Center as a student-led initiative, researched and organized by the inaugural Student Council. The club was looking for an opportunity to engage more deeply in

the local community.

A group of 15 students and chaperones arrived ready to help. After a brief demonstration, the crew went to work, bagging and dividing oatmeal to be distributed to the community. In their hour and a half of work, the group assembled 1,360 bags.

Talent show at Linder



PHOTO/CARLY ROBB

The Students of Linder Academy participated in a schoolwide talent show earlier this month, sharing a variety of talents including music, comedy, academic inquiry and dance! One group performed “Enter Sandman” by Metallica.

404A

FROM | 1

“We’re going to talk to staff and see if there are any other options,” Teran said. “This is not the end. ... I think that everyone has my email and phone number.”

Teran said moving forward, he hopes neighbors would reach out to discuss further changes that can be made to the property, and that he’s aware of the concerns being raised. He also said Council may have been swayed by public comments in its rejection of the proposal.

Council’s consideration of the project had been delayed twice due to city mis-

takes: once in January due to uploading the wrong version of a docket item and once in February for not reaching out to neighbors in time for the hearing. Wilson said the city is conducting reviews to the process to make sure similar “administrative snafus” don’t happen again.

This SUP was heard at a legislative meeting at Teran’s request because he had a travel conflict with Saturday’s public hearing. SUP applications are typically heard during public hearing meetings.

The application for 404A East Alexandria Ave. is for a 1,174 square foot, two-story home on a substandard lot with

minimal street frontage. Teran said he planned on utilizing the home as a long-term rental for now, but could see him and his wife moving there in the future.

The SUP discussion started with a staff presentation, followed by a lengthy public hearing and discussion between Council members. Fifteen people spoke in opposition to the SUP and construction itself, citing the issues with street frontage, design, adherence to neighborhood character and stormwater drainage. Many of the speakers were brief, having already spoken or sent in letters when the SUP was to be voted on in January and February.

the SUP process.

Councilors Alyia Gaskins and Sarah Bagley, along with Wilson, were among the most vocal throughout the debate. Wilson said the street frontage gave him the most pause and he was hesitant to set a precedent.

“With any exception we grant, there’s going to be a precedent that we set and consistency that we have to apply going forward,” Wilson said.

Gaskins said she had difficulty reconciling the fact that staff continued to mention how different this home would be in the neighborhood, saying it’s the “first of its kind.”

“If it has that many differences than what we’ve seen in this neighborhood, how it [does it] still fit the comparable test?” Gaskins asked.

Gaskins moved to deny the SUP, stating it was not compatible with the neighborhood’s character, which was seconded by Vice Mayor Amy Jackson.

Council had a bit of a back-and-forth on the reason for the

motion to deny, as not all were seemingly in agreement with Gaskins that the design of the home was the issue.

Bagley stated Council has expressed a desire for housing diversity in the city in addition to more housing stock.

“I don’t want us to undermine what is the larger goal because a particular project doesn’t produce four, eight, 10 units,” Bagley said. “I appreciate all the concerns, but, for me, in terms of this vote and future, potential votes, all building types will ultimately be welcome for consideration.”

Gaskins said she agreed, but the staff report did not convince her this would be a good fit for the neighborhood. Wilson said he did not have an issue with the architectural design, saying many other substandard lots are “darn ugly.”

Councilor John Taylor Chapman and Jackson did not voice concerns, but ultimately voted to deny the SUP with the rest of Council.

-cmeisner@alextimes.com

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PHOTO/CITY OF ALEXANDRIA

An approximate map of the now-denied special use permit for a single-family home at 404A East Alexandria Ave.

The Scenic Route



PHOTO/AARON KOPP

Colonial Williamsburg is a great day trip for history buffs.

Consider a trip to Williamsburg

What to see and do in this preserved colonial city

BY AARON KOPP

Before Richmond was the seat of the Virginia government, long before the United States even declared independence, Williamsburg was the capital of the then-colony of Virginia. Established in 1699, Williamsburg bore witness to some of the most pivotal moments in American history.

Today, Williamsburg is the world's largest U.S. history museum, featuring a recreation of the 18th century city filled with scholars who portray the people of revolutionary Williamsburg in an impressive display of living history.

Also in Williamsburg is the College of William & Mary. The college is known as "The Alma Mater of the Nation" with alumni including former President Thomas Jefferson, former Supreme Court Chief Justice John Marshall and visionary of the revolution Patrick Henry. The school, the second oldest in the nation, brings a vibrant college town feel to Williamsburg.

Williamsburg is also situated in the Virginia Peninsula, between the York and James Rivers, giving visitors access to aquatic recreation. Williamsburg forms, along with Jamestown and Yorktown, Virginia's "Historic Triangle." These sites also feature programming centered around the history of

early America. Visitors to Williamsburg often enjoy day trips to one or more of these sites.

How to get there

There are three main ways to the Historic Triangle from Alexandria. The first option is to drive south on Interstate 95, then take I-295 around Richmond and finally switch to I-64 for the last leg of the journey. This takes 2 ½ to three hours, depending on the traffic around Dumfries.

A far nicer drive, though slightly longer, takes you down Maryland Route 210, then onto U.S. Route 301, which turns into U.S. Route 17 at Port Royal and carries you all the way through the Tidewater to the Historic Triangle. This

route takes around three hours and fifteen minutes, and rarely contains traffic. While it does take longer, it's significantly more scenic, passing through forests and fields and by quirky small town antique stores.

Another option is to take the train. Two trains leave the Alexandria Amtrak station for Williamsburg each day. Tickets can go for as low as \$12, depending on the day. The earlier you purchase tickets, the cheaper they tend to be. Going by train can provide a stress-free travel experience. I find the trains tend to run on time, provide spacious seating and a smooth ride.

Taking the train means you won't have a car available in Williamsburg, but this is no

problem for a shorter stay. The Williamsburg Amtrak station is just blocks away from Colonial Williamsburg, the shops at market square and hotels, including the 5-star Williamsburg Inn.

Where to eat and stay

The most luxurious hotel option in Williamsburg is the Williamsburg Inn. This hotel features multiple restaurants, a spa and a golf course. Just a couple minutes walk from Colonial Williamsburg, this is where Queen Elizabeth II chose to stay on her trips to the historic triangle.

There are also several more reasonably priced hotel options around Williamsburg as well as a couple of charming bed and breakfasts such as "A Williamsburg White House." For travelers who want an unusual chance to immerse themselves in the culture of early America, the Colonial Houses are a great option. Four restored colonial houses throughout the historic area can now be booked directly from the Colonial Williamsburg Foundation.

Williamsburg has many excellent dining options. For breakfasts near the historic area, I recommend Aromas Coffeehouse. In addition to offering standard coffee shop fare at reasonable prices, Aromas serves a full breakfast menu, with omelets, french toast and more.

For dinner, Williamsburg has a wide range of options. Amiraj, just north of the

SEE **WILLIAMSBURG**

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Times Living

Foodie

Prepare corned beef and cabbage ahead of St. Patrick's Day.

Page 15

College Hoops Party

How to host the best college hoops party this season.

Page 16

Home of the Week

Check out this historic home on South Lee Street.

Page 16



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SAPCA thanks these retailers for helping to prevent underage drinking in our community. These businesses successfully passed alcohol compliance checks conducted in February 2024 by the Alexandria Police Department.

Thank You!

7-Eleven 800 Franklin St. 2108 Mt. Vernon Ave. 421 W. Braddock Rd. 3023 Duke St. 331 S. Whiting St.	ALDI 4580 Duke St. 4602 Kenmore Ave. Food Star 206 W. Glebe Rd. Harris Teeter 4641 Duke St.	Mart 11 301 N. Ripley St. Virginia ABC 501 Montgomery St. 4349 Duke St. 4604 Duke St. 3161 Duke St. 3678 King St.
CVS 433 S. Washington St. 415 E. Monroe St. 1680 Duke St. 3130 Duke St. 5101 Duke St. 503 King St.	Jano Mart 4105 Duke St. 24 Express Food Store 4007 Mt. Vernon Ave.	Walgreens 1517 Mt. Vernon Ave. 4515 Duke St. Wegman's 150 Stovall St.

Business owners and employees can be penalized up to \$2,000 and/or have their ABC license revoked by selling alcohol to an underage customer, a violation of Virginia's minimum-age alcohol laws.



Learn how you can support efforts to prevent youth substance use at PreventItAlexandria.org

NEED TO PLACE AN AD?



CONTACT:
Margaret Stevens
mstevens@alextimes.com



PHOTO/AARON KOPP

A carriage ride is one of the best ways to see Colonial Williamsburg.

WILLIAMSBURG FROM | 13

William & Mary campus, serves flavorful Indian cuisine for lunch and dinner. Casa Peral serves seafood favorites with a great selection of raw bar items. The greatest food destination in Williamsburg, however, is The Cheese Shop. The Cheese Shop is a gourmet market, selling charcuteries, jams, smoked fish, cheese and much more. But what really makes The Cheese Shop special is its sandwich counter, which is built upon a foundation of fresh baked bread. To try the unofficial snack of William & Mary, purchase a container of The Cheese Shop's house dressing and a bag of bread ends, then dip the bread ends in the dressing. Another charming Williamsburg option is the historic King's Arms Tavern. The King's Arms Tavern, located in the heart of the historic area, serves 18th century cuisine updated with modern sensibilities. The menu includes dishes inspired by real period recipes, and the wait staff are dressed in period costume. Another Williamsburg experience is the weekly farmers market. The market runs every Saturday, March 4 through October 28. It features farm and

food vendors, as well as a rotating cast of local musicians.

History

Williamsburg is the perfect destination for history lovers. The historic area, called Colonial Williamsburg features living history performers in period costume. Some of the performers represent tradespeople and artisans, and some represent actual historical figures, like Geroqe Mason and The Marquis de Lafayette. Colonial Williamsburg is often experienced as a self-guided walking tour around the 301-acre historic area. Two spots I recommend checking out are the original Virginia Capital and the Wren Building. The Wren building is the oldest continuously used school building in America, and tours are given by knowledgeable William & Mary students. Colonial Williamsburg also has great walking tours. Two I recommend are the Paradox of Freedom tour or the evening Ghost Tour. I recommend you spend around two days exploring the historic area. Tickets to Colonial Williamsburg can be bought online at colonialwilliamsburg.org. Your Colonial Williamsburg admission ticket also grants you access to the Folk Art mu-

seum, located next to the historic area. There, you can explore one of the largest collections of American folk art in the world and learn the stories behind the artifacts.

Outdoor recreation

The Virginia peninsula is a wonderful location for lovers of the outdoors. Situated between the York and James rivers, Williamsburg offers access to boating and paddling on these historic waterways. Williamsburg is also just a 10-minute drive from Busch Gardens amusement park, a great option for roller coaster lovers. For those who want thrill in a more natural setting, Go Ape Williamsburg is a rope course and zip line park where guests can explore the forest canopy. On the second Sunday of every month, Williamsburg is home to the Second Sundays Street Fair, where local musicians and artisans perform and sell their crafts. Second Sundays are the best way to experience the charming small college town feel of Williamsburg.

The writer is a senior at the College of William & Mary and was a summer 2023 Alexandria Times intern.

Foodie

RECIPES, TRENDS and TIPS

Corned beef and cabbage

BY FREDO GOMEZ

As we approach St. Patrick's Day, Union Street Public House is excited to feature some traditional Irish dishes over the festive week-

end. One of Chef Fredo Gomez's favorite and most flavorful dishes is Corned Beef and Cabbage. But what is "corned beef?"

Corned beef is made from beef brisket. Brisket is a cut of

beef from the lower breast-side of the cow. This area tends to be a tough piece of meat, and is best used in recipes that require low, or slow-cooking, techniques. Corned beef is cured in a brine

of salt and mixed spices – typically peppercorn, mustard seed, coriander seeds, cloves and more – to give it its extraordinary flavor.

Historians speculate the dish was paired with cabbage when Irish immigrants came to the United States and found cabbage was one of the least

expensive vegetables. After some time, the combination just stuck, and we couldn't be happier.

The writer is the executive chef at Union Street Public House, an American restaurant in Old Town since 1986.

Ingredients

- 2 to 3 pounds of brisket
- 6 to 8 small redskin potatoes
- 6 to 8 large carrots
- 1 head of cabbage
- Beef broth
- Corned beef seasoning

If you choose to make your own brine instead of using beef broth:

- 1 gallon water
- 1/2 cup kosher salt
- 1/4 cup pickling spice
- 1 diced onion
- 1 carrot
- 1 celery stalk
- 1 tablespoon fresh thyme leaves
- 2 tablespoon brown sugar
- 1 tablespoon pink curing

Directions

1. In a slow cooker on low, add corned beef, beef broth and seasoning. This could cook for eight to nine hours. This process helps the tough brisket to become more tender.
2. Cut the potatoes in half, onion into quarters and cabbage into wedges. Peel the carrots and cut into 2.5- to 3-inch lengths.
3. Add the potatoes, onions and carrots to the slow cooker halfway through the cooking time.
4. Add the cabbage 20 to 30 minutes before the cooking time is done.
5. Remove everything from the slow cooker and cut the meat along the grain.
6. Serve with vegetables and drizzle the broth over the top.



PHOTO/CHAS53 VIA ADOBE STOCK

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How to host a college hoops watch party

BY FAMILY FEATURES

It's tournament time, and that's the perfect reason to gather with your fellow fans and watch both the top-seeded teams and Cinderella stories shoot their way to the top. Get ready to host this season's most memorable college basketball watch party with these tips.

Show your colors

Get your house game ready and show your team spirit by decorating in the colors of the team you'll be cheering to victory. Since the tournament spans multiple rounds, you don't need to go all out; just grab some simple decorations like streamers, balloons and disposable tablecloths to liven the atmosphere. If you'll have guests cheering on both sides of the court, mix and match your decor and let guests pick



PHOTO/GETTY IMAGES

Grab your game day gear to host the best college hoops watch party.

their plate and cup color to root for their favorite team.

Break out the brackets

The entire tournament hinges on brackets, so be sure

your guests have a chance to fill out their own bracket to predict the winning teams. You can find printable versions online and make copies for everyone. For a little extra

fun, have everyone chip in a set amount to play, and the person who predicts the most winning teams wins the pot.

Take a seat

When the game is underway, gathering everyone around the screen can get crowded. Make sure all your guests are comfortable by offering additional seating. You can use stools, chairs from other rooms and even folding chairs or camping chairs if you need to create more space. If you need to resort to floor space for seating, make it extra comfy with some pillows or blankets for padding.

Multiply the screen time

Chances are high your guests will scatter throughout your home, spilling out of the living room into your kitchen and dining spaces, or maybe

even outdoors. Set up extra screens to show the game in multiple rooms, whether that's extra televisions, monitors or laptops. That way, even if someone steps away from the main screen, he or she won't miss any of the excitement.

Slam dunk snacks

Every party needs a menu, but you can keep it simple for a watch party. Guests typically want quick bites they can grab during timeouts and commercial breaks, so stick to finger foods and apps guests can self-serve quickly. Wings are a party staple, and chips and dip are always a hit. Be sure to offer some indulgent options, as well as foods for those who have special dietary needs. You can also make your food game easier by asking everyone to bring a dish to share instead of taking it all on yourself.

HOME OF THE WEEK



PHOTOS/OLEKSANDR MOKROHUZ/BOB NAROD

Left: Fully detached home with unparalleled Potomac River views, two off-street parking spaces and a fully fenced yard. **Middle:** Surrounded by windows, the inviting family room offers abundant natural light. **Right:** Deck glass railing enclosure.

Renovated oasis in Old Town

Welcome to 610 South Lee St., built in 1915 and completely renovated, the home harbors an exciting contemporary vibe. White-washed barn doors with German hardware offer a stylish and functional touch to the living room. When closed, this room easily transforms into an overflow fourth bedroom with the convenience of a full bath

down the hall. The spacious dining room with high ceilings and windows at each end of the room provides an inviting atmosphere for entertaining. The sleek kitchen boasts high-end appliances and an exceptionally long island with bar stool seating, which opens to a large family room with tall ceilings and windows. An endless

stream of natural light contributes to a bright and airy atmosphere, perfect for gatherings and everyday living.

Enjoy the abundance of space and comfort provided by three generously sized bedrooms and three full baths. The primary suite is a peaceful retreat with an adjoining sitting area and French doors open

out to a glass-railed deck overlooking the Potomac River. A finished lower-level recreation room is perfect for exercise, a playroom or as a quiet home office with plenty of additional storage space in the mechanical area. The fully fenced yard with grass, a Japanese soaking tub with a pergola and spacious patio offers a tranquil oasis for relaxing outdoors. Two off-street brick parking spaces complete this special home.

AT A GLANCE

Address: 610 South Lee St.,
Alexandria, 22314

Neighborhood: Old Town

Price: \$2,900,000

Square feet: 2,931

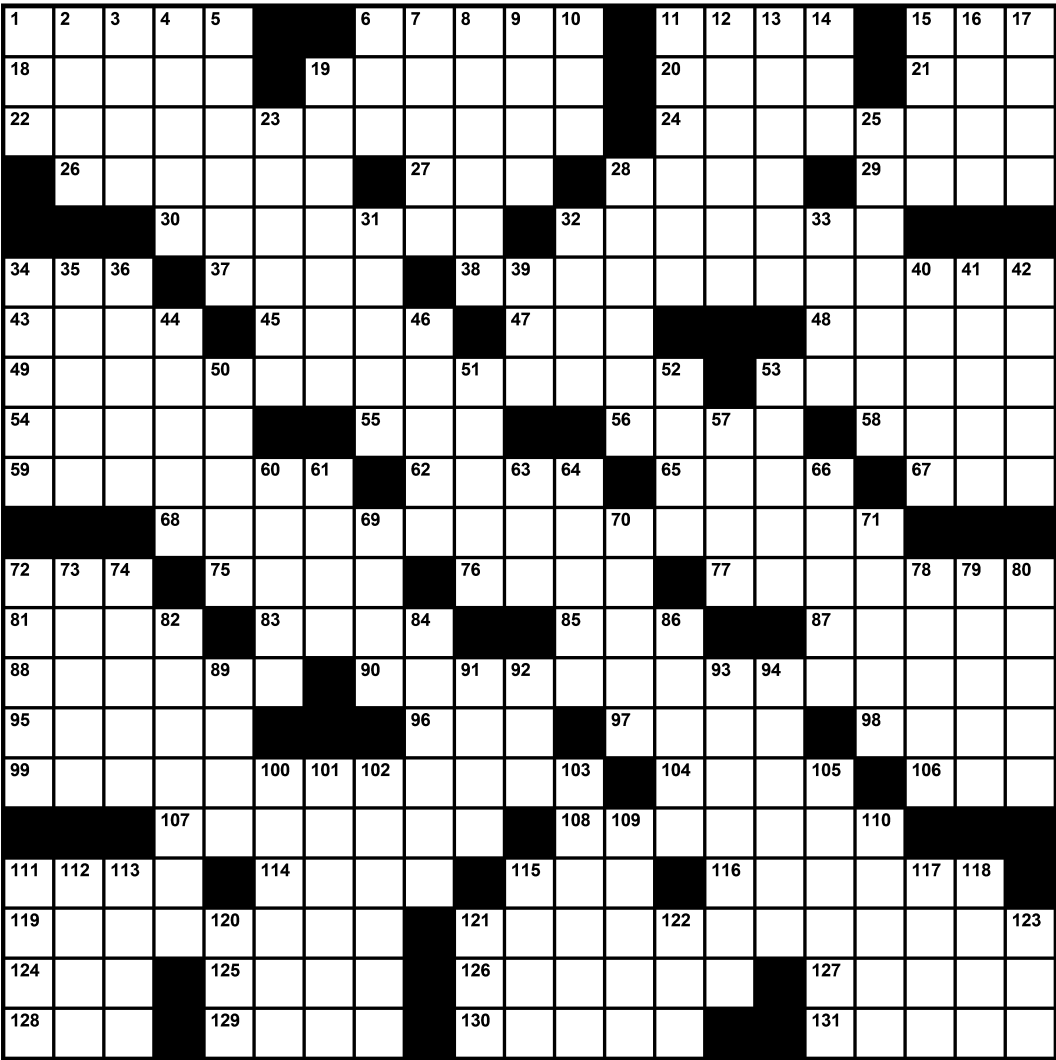
Bedrooms: 3

Bathrooms: 3

Year built: 1915

Contact: Babs Beckwith
McEneaney Associates
Realtors, Old Town
Babs@BabsBeckwith.com
www.BabsBeckwith.com
703-627-5421

Weekly Words



DEATH NOTICES

CAROLE ANN KASIK (83), of Alexandria, Mar. 4, 2024
ROBERT ALLEN MORRIS (86), of Alexandria, Mar. 5, 2024
OMERO SABATINI (92), of Alexandria, Mar. 5, 2024
VIRGINIA HAZEL TUCK (102), formerly of Alexandria, Mar. 10, 2024
SHIRLEY TEAFORD URQUIA, ED.D. (92), of Alexandria, Feb. 25, 2024
MAUREEN PATRICIA WUNDERLICH (84), of Alexandria, Mar. 12, 2024

Solutions from last week



NFL RECAPS by Pam Amick Klawitter, edited by Jeff Chen

- ACROSS**

1 Songbird's roost

6 Hawkins of dance fame

11 This stinks!

15 Gain alternative

18 Hilo howdy

19 GI's chore

20 Prefix for "billionth"

21 Palindromic kitchen brand

22 *Please excuse me while I knock you down for a proper sack!"

24 Unrestrained ability to act

26 Face saver?

27 TP consideration

28 Kondo purchases

29 Canadian gas brand

30 Gives, expecting a return

32 Most ventilated

34 DVD player's predecessor

37 Dart

38 *They expect me to stay here, protected by all you guys ... Let's fake 'em out and I'll run instead!"

43 Disney goldfish

45 Seaweed's little sis in "Hairspray"

47 Opening for "fix" or "fab"

48 La Scala offering

49 *Watch him ... He'll grab your jersey. Every. Single. Time."
- 53 Gift-giving phrase

54 Elite octet

55 Cruise ship hot spot

56 Bar in the bathroom

58 Moore of "Rough Night"

59 Course of action? (Abbr.)

62 Apt 3/14 desserts

65 Doomed craft in "Jaws"

67 Gelled

68 *What if I throw the pass sideways instead of forward?"

72 Banks and bands offer them (Abbr.)

75 "___ estas?"

76 Read over quickly

77 Awkwardly formal

81 Molokai memorabilia

83 Name on a soda can

85 Loops in on an email

87 Hermann on the slopes

88 Makes things better

90 *Hey, linemen, do your jobs!"

95 Janelle of "Hidden Figures"

96 "Wanted" poster letters

97 Seaweed wrap

98 Squeezes (out)

99 *You're hiking the ball all wrong!"

104 Gain alternative

106 Points a finger at, for short

107 Like many an old den
- 108 Take a breath

111 Like Maleficent

114 Huge amount

115 Racket

116 Deadlocked

119 Drought-vulnerable southwestern reservoir

121 *That quarterback's throws ... dazzling!"

124 Be level ... or not on the level

125 Cooked up

126 Fur-ry family?

127 Flock's contribution

128 Menu connecting words

129 Pub supply

130 "Told you I could do it!"

131 Ketch kin
- DOWN**

1 Campaign-funding grp.

2 "Boola Boola" chanters

3 Wander about

4 "Calm down!"

5 Fair share?

6 Sunscreen letters

7 Accomplished

8 Michelin alternative

9 ___-bitsy

10 Cyclops feature

11 Killing it

12 "Oh, crud!"

13 "Almost ready!"

14 Sushi bar eggs
- 15 Enemies

16 Graph line

17 U2's lead singer

19 High-pitched wailing

23 Call a radio show, maybe

25 Wrapped again, as a twisted ankle

28 "Sons of Anarchy" characters

31 Fitbit stat

32 Part of a plot

33 Go for groceries

34 TV-monitoring device

35 Garlic unit

36 Museum artifact

39 Make a choice

40 Bogota babies

41 Tide target

42 Absorb a loss

44 Receiver Beckham Jr.

46 Rocker Frank

50 Fashionable Mizrahi

51 Flipper's choice

52 Lunch time, often

53 Footnote abbr.

57 Ungainly boats

60 Dots on a bus route

61 Rest area rig

63 "Blah, blah, blah"

64 Shake ___ (fast casual restaurant)

66 True self, to Carl Jung

69 Eldest Stark brother

70 Like many Peruvian artifacts

71 Candied, as fruits
- 72 Chunks in chowder

73 Rum, to some

74 City for whom a color was named

78 "Rikki-___-Tavi"

79 Caught some morays

80 Big wedding expense

82 "Ridiculously Flavorful" drink

84 Pointed a finger at

86 Snooty sorts

89 ___ vu

91 Gave the green light

92 Food drive donation

93 Unexpected visitors

94 Working on the bathroom floor

100 Steam open

101 Ten-year period

102 Some picnic spots

103 Melancholy, in Madrid

105 Pub choices

109 Journalist David

110 Amazon's milieu

111 "Shot Clock" singer Mai

112 Colorado resort

113 DIY furniture company

115 Bit of salt

117 Iggy Pop's "Break ___ Your Heart"

118 Alexa device

120 Sport for Jon Jones (Abbr.)

121 Vanna's co-host

122 Anger

123 "For sure!"

Editorial

Model it for us

It's a fact that Alexandria greatly needs to balance its tax base by drawing more businesses to the city. It's also a fact that a sports arena and entertainment district has the potential to help in this regard.

It's for those reasons that, despite many eloquent letters that residents have sent us opposing the arena – including several in this week's Times – we have yet to offer an opinion on the proposal as a whole.

The potential environmental, traffic and quality-of-life concerns raised by residents about this proposal are convincing. The knee-jerk, “let the billionaire pay for his own arena” argument is less so.

From an isolated, moral perspective it is indeed repugnant to think of taxpayers' hard-earned income funding a venture that would benefit Monumental Sports & Entertainment CEO Ted Leonis, whose net worth is estimated by Forbes to be \$3.1 billion. Images of granny clipping coupons to buy groceries and front-line workers living paycheck-to-paycheck come to mind.

But granny and front-line workers would also potentially benefit from the financial and jobs aspect of this proposal.

Elected officials and their staff in charge of development frequently – and in every state – put together attractive deals to try and lure large businesses to relocate if they have the potential to provide a large number of jobs in one fell swoop. And, despite the valid criticisms of the Potomac Yard proposal that's on the table, this initiative does have that potential.

The biggest hitch from our perspective is the lack of transparency by the Alexandria Economic Development Partnership, city staff, our local elected officials and the office of Gov. Glenn Youngkin around the variables and model used to generate the rosy economic forecasts in this proposal.

The only reason given publicly for this omission is the concern that some of the information in the model is proprietary to Mon-

umental Sports & Entertainment. The most polite label for this response is “poppycock.”

Tell us the specific variables and model used.

If Monumental expects Alexandrians, and Virginians as a whole, to potentially be stuck with a big bill if these projections don't come to pass, then releasing some heretofore undisclosed information may be a price they have to pay.

We tried this week, as others have previously, to get AEDP to disclose the variables and model used in their projections. Despite emailing three different AEDP officials, including President and CEO Stephanie Landrum, with this request three days ago, we have received no response as of our print deadline.

The primary takeaway from this refusal to release these variables and the overall model is that they likely won't stand up to close scrutiny.

Former U.S. Congressman Joe Sestak wrote a compelling letter “All models are wrong, some are useful” in the March 7 Alexandria Times. If you haven't read it yet, it's worth looking it up on our website at alextimes.com.

Sestak makes a convincing case for the necessity of knowing what model was used to arrive at projections. Sestak used as an example the new arena that was built for the Dallas Cowboys football team in Arlington, Texas, when current Alexandria City Manager Jim Parajon was deputy city manager there.

There are many examples of how the variables used in forecasts can result in wildly different projections – and not all of them can be accurate. Think of weather forecasts that track the potential path of hurricanes.

Different models can predict radically different outcomes. While we might prefer the model that predicts the storm will harmlessly turn out into the Atlantic, getting it wrong could mean being unprepared for a Category 5 storm that is a catastrophe for our beloved city.

Opinion

“Where the press is free and every man is able to read, all is safe.”

- Thomas Jefferson

Photo of the Week



Harborside reflected on the Potomac River.

PHOTO/LEE MOODY

Letters

A Monumental erosion of civic trust

To the editor:

Trust is won in drops and lost in buckets. City Council – and, worse, supposedly non-partisan city government functions – have forgotten this axiom since the announcement of the Potomac Yard arena proposal in December 2023.

Consider:

- Economic analyses and proposal documents have been released piecemeal, with elements redacted, and in some cases, via media leaks.

- Other than describing competing analysis from the District of Columbia as “wildly inaccurate,” city leaders have refused to detail a response, claiming that the city cannot engage with “everyone” – though an adjacent polity is hardly “everyone.”

- Monumental Sports & Entertainment has begun to engage civic leaders in its own campaign efforts, including a Super Bowl party attended by the current mayor and at least one candidate for City Council.

- The communications staff at city hall have used the city's social media communications to evangelize for the “immediate” benefits of the project.

What the city describes as community engagement has taken the shape and form of a campaign. A campaign that uses selective information, an accelerated time-

line and a tone of the experts know better to circumvent democratic deliberation and debate.

I'm not writing to debate the arena – that's a longer discussion, and it should be a longer discussion. It would be unwise to rush one of the largest tax-increment financing deals the country has witnessed. Rather, I want to challenge the approach taken by city leaders to “engagement.” It risks a severe erosion of civic trust in a city that, like much of the country, has seen a decline of trust over the last several years.

A better engagement campaign would:

- Slow down to allow time for meaningful debate, especially in light of upcoming elections.

- Make it an actual deliberative debate rather than a campaign. The proposal commits the city to \$100 million in funding. That deserves debate, not parties and pop-up events.

- Establish an open-access digital repository of proposal-related documents. This should include the ability for citizens or other entities to share alternative proposal analysis.

- Engage a neutral third-party to conduct polls of Alexandria residents, and

SEE TONSETIC

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The opinions expressed in letters and columns are those of the writers only and do not reflect the views, nor receive the endorsement, of the Alexandria Times.

Letters

Breakfast: Essential for learning

To the editor:

Last week marked National School Breakfast Week, yet every day serves as an ideal opportunity to commend the nutrition team, staff and teachers at Alexandria City Public Schools for their dedication to implementing an impactful solution that aids students in succeeding in the classroom: school breakfast.

Recently, No Kid Hungry allocated \$41,600 to help more children access breakfast in Alexandria. This contribution is part of a larger initiative, with No Kid Hungry distributing \$251,675 across 12 school districts in Virginia. The funds aim to support schools in implementing and strengthening Breakfast After the Bell programs by providing necessary equipment upgrades, such as coolers and carts.

Childhood hunger remains a significant concern statewide. Breakfast programs are an important part of the solution. Research from No Kid Hungry indicates that Breakfast After the Bell can significantly increase breakfast participation among students eligible for free or reduced-price lunch by up to 88%.

Ensuring children have access to a nutritious breakfast is essential for their learning and development.

I hope you'll join us in recognizing the important role school breakfast plays in the health and well-being of children, and celebrate the school nutrition professionals who work all year to provide healthy school meals for them. We see you, we appreciate you and we thank you!

-Sarah Steely,
No Kid Hungry Virginia

Kudos on your arena coverage

To the editor:

Thank you for your thoroughness in news regarding the proposed arena sports/entertainment facility.

I appreciate your attention to the significant negative consequences to a subsidized sporting facility. This is especially risky since the current proposal doesn't require the owners to stay in Alexandria. And I remain suspicious that the owners merely want Washington, D.C. to alter the agreement, contracts, rent and tax incentives. And not all of the teams will pull year round events given their current ticket sales and customers' locations. A four-fold increase in traffic and Metro use is significant.

Please keep up the reporting on the arena. Please also focus on what Alexandria must do to prevent developers with improper influence from illegal gifts

or non-transparent contributions. The story about the activities, if true, with a former mayor are deeply disturbing. How do we make sure this never happens again? We need sunlight and disclosure laws posting all contributions on the city hall website.

Alexandria needs to find new methods of expanding tax revenue. Using that Potomac land may be a wise way to raise tax revenue and produce private sector income; however, the current proposal is mostly about subsidizing wealthy team owners. Any project must require developers to provide far more than 90 two-bedroom housing units for fire, police, EMT, APS and medical staff for living closer to work. We need to find solutions to keep these essential employees working and living in Alexandria.

-Theresa Pugh,
Alexandria

TONSETIC

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publish the results.

One doesn't need to default to conspiracy theorizing to assert that democratic deliberation, in the best sense of the term, should not be secondary to corporate interests or timelines.

That we should default to transpar-

ency rather than technocracy. That trust is less a matter of the position you take on an issue, and more a matter of how you enact the principles that led you to that position.

Or maybe Alexandria Democrats simply forgot how to be Democrats.

-Mark Tonsetic,
Alexandria

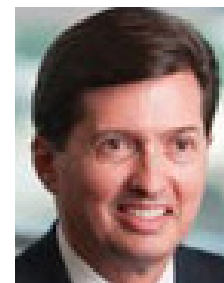


City Hall Watch

Becoming a one-faction town

BY BILL ROSSELLO

A recent Alexandria Times analysis by Mark Eaton told the story of how major changes to Alexandria's electoral process since 2009 have tilted the field more in favor of Democratic candidates. Clearly, those moves engendered a view among local Republicans that the system has abandoned them. As City Council has passed more extreme development, transportation and economic policies in recent years, an increasing number of Democrats are feeling the same way.



BILL
ROSSELLO

Recent examples of policies opposed by a broad swath of local Democrats include the pro-developer Zoning for Housing legislation, the Monumental Sports & Entertainment arena deal, major road redesign and road diet projects, natural stream "restoration" initiatives and the redefinition of green space to include building rooftops.

So, have we gone from nominally a two-party town to a solidly one-party town to now a one-faction town? It certainly seems that way.

In a city of just under 100,000 registered voters, the very small group of people currently holding the most influence within the Alexandria Democratic Committee is that faction. It is they who decide who the ADC machinery will support. And it is they who mobilize much of the organization to staff phone banks, write postcards and canvass the neighborhoods in local elections. Clearly, they do all of that exceedingly well.

The ADC vanguard, led by the current mayor, produced the winning candidates in the last election, nearly all adopting the same narrow-minded urbanist ideology. Worse, they often seem to heed input from external forces more than that of their own residents. One need only note the powerful organizations that have been supporting them. It is also well-known that Mayor Justin Wilson has been supported by national and regional groups of realtors with monetary or in-kind donations as high as \$20,000.

In the current Democratic primary campaign, one of the world's largest investment firms is now in the mix. Blackstone has been gobbling up single-family properties in major metropolitan areas across the country. One

of their board members, a city resident, donated a total of \$40,000 to the mayor and all but one of the incumbent council members over the past year. After donating \$5,000 last spring to Councilor Alyia Gaskins, the Blackstone board member donated an additional \$10,000 to her the week

charge to eliminate single-family home zones and announced her bid for mayor.

Interestingly, the 2021 election may have been early evidence of disaffection among many Democrats. Wilson, the incumbent mayor, underperformed in the November general election against a previously unknown Republican. In that election, statewide candidates Terry McAuliffe, Hala Ayala and Mark Herring each garnered more than 75% of Alexandria votes while Wilson received somewhat less at 68% – in his own town. And in the earlier Democratic primary, former Mayor Allison Silberberg received 43% of the vote.

Disaffection among mainstream Democrats with the highjacking of the ADC, their choice of local candidates and the policies of the current Council are what make the primary election on June 18 even more important than in past years. Voters are looking for far less ideology and much more pragmatism on the local issues most important to them.

June 18 is an opportunity for local Democrats to make the statement: "We want our local party back." They and like-minded others want our city back. If no one stands up to the ADC's current vanguard, we may become known more broadly as the "One Faction Town."

The writer is a civic advocate, management consultant and longtime Alexandria resident.

Letters

Arena process lacks transparency

To the editor:

The ongoing saga surrounding the proposed \$2 billion arena at Potomac Yard has reached a critical juncture, as recent investigations have shed light on the profound lack of transparency and accountability characterizing the deal's negotiation process. Despite promises of economic revitalization and job creation, the secrecy surrounding the project's documentation and the feasibility studies supporting it raises significant concerns over the project's integrity and the stewardship of taxpayer dollars.

Gov. Glenn Youngkin's assertion that the project would be "good for the Virginia taxpayer" without upfront costs belies the reality of the situation. The proposed financing model – relying heavily on public funds to the tune of at least \$1.5 billion, collected post-construction – places a considerable financial burden on taxpayers for a project whose benefits remain speculative at best. The fact that most public records related to the deal have been withheld from scrutiny only adds to the skepticism surrounding the project's purported advantages.

The refusal to disclose key documents, including PowerPoint decks, letters, notes from meetings between the governor and Monumental Sports & Entertainment and emails pertaining to the deal, underlines a troubling lack of transparency. Such secrecy not only impedes public understanding and debate over the arena's potential impacts but also contradicts principles of open governance and public accountability.

The unanimous approval of the deal by the Major Employment and Investment Project Approval Commission, in a session shrouded in secrecy and referred to as "Project Potter," further exemplifies the opaque nature of the process. The withholding of meeting materials under the guise of legal non-requirement for disclosure is particularly disconcerting, given the significant financial commitments being made.

Economic analyses, such as the one released by the Alexandria Economic Development Partnership, purport substantial economic benefits and job creation. However, the skepticism voiced by economists like J.C. Bradbury, who question the credibility of such projections and the overall efficacy of public investments in sports arenas, cannot be ignored. The history of stadium deals provides ample evidence of their questionable impact on local economies and the often unfulfilled promises of job creation and revenue generation.

The opposition from organized labor, citing a lack of necessary labor protections and the potential for creating more low-wage jobs, further complicates the arena's prospects. Such concerns underscore the need for a project that not only promises but also delivers tangible benefits to the community, including fair labor practices and sustainable economic development.

The City of Alexandria's reluctance to release complete documentation related to the project, claiming proprietary and confidential information, only exacerbates the transparency issues at hand. While Mayor Justin Wilson expresses frustration over the delays in releasing deal documents, the partial redactions in the Economic Impact Analysis do little to assuage concerns about the project's validity.

In light of these revelations, the proposed Potomac Yard arena project appears fraught with unanswered questions, unaddressed concerns and a glaring lack of transparency. As the legislative session draws to a close, the urgency to scrutinize the deal and demand accountability from all parties involved has never been greater. The citizens of Virginia deserve a project that is not only financially sound but also transparent, equitable and beneficial to the community at large.

*-Charlotte Achelois Scherer,
candidate for Alexandria
City Council*

Arena would be a disaster

To the editor:

Alexandria Economic Development Partnership President and CEO Stephanie Landrum said of the arena impact study: "So, it's really just residential with the existing shopping center or this entertainment district concept."

Is anyone with an imagination grounded in reality working on the question of what should be at this site?

Given the actual site conditions, among factors ignored in this impact study, we should not plan to develop this site as if it sits on stable bedrock. The arena proposal is a fantasy with huge negative economic, environmental and social impacts if it is allowed to go forward. It's just not economically feasible to pave over and build massive structures and underground parking at this wetland site. This

may be why the developers want to shift the risk and the costs to Virginians.

If this site is fully paved and deep foundations are pile-driven into the wet ground, where will all the displaced water and silt go? Clue: the nearby Potomac River. The remarkable attributes and the natural services – at no cost to us – of this site have been ignored, as if respecting our place at the edge of the Potomac River doesn't matter. Is our greater purpose really how many people we can nightly cram into a practically inaccessible entertainment complex?

When the fantasy profits do not materialize, then Alexandrians and Virginians will pay the price for this gambit for decades, and generations, to come.

*-Kathleen Kust,
Alexandria*

A hasty project

To the editor:

The arena proposal was hastily introduced over the holidays, presented to us as a done deal.

The entire budget of Alexandria for the last three years totals \$2.49 billion, which is about the same as the price tag for this one project. Why would Alexandria citizens volunteer our tax money to fund this

venture, for this degree of overspending? And for what? The simple fact is, it wasn't our idea, it is not for our benefit and we are struggling to spread the word fast enough to stop this insane project.

This smells so much like a con that it's hard to imagine that it isn't.

*-James R. Huddle,
Alexandria*

James Madison would be disappointed

To the editor:

National Sunshine Week, which is from March 10 to March 16, was established to honor James Madison's birthday and the importance of state open records laws. This event brings together journalists, civil society organizations, local government groups and the private sector to highlight the importance of government transparency.

Yet, secrecy was at the forefront of our last General Assembly when all of the common-sense campaign finance bills introduced died in darkness. Four out of five Virginians, irrespective of party, as revealed by 2021 Wason Center polling, believe that large donors have too much influence in our elections.

Recognizing that Virginia is one out of five states which has no limits on campaign contributions and is ranked 46 out

of 50 in the 2020 SWAMP Index, they support capping donations while nearly 90% of voters agree with the need for total disclosure of contributions.

They say "yes" to forcing disclosure of dark money election advertising, banning contributions from state-regulated utilities and restricting the personal use of campaign funds. Yet the bills introduced this session languished in committee. A limits bill wasn't even allowed a hearing while bills linked to Dominion Energy, which specifically ban contributions from public utilities, died without votes.

James Madison would agree with Virginians that all citizens deserve to have the ability to see who is funding all of their elected officials. The "democracy dies in darkness" techniques used

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The Hibernian Society in Alexandria

Alexandria’s long history with residents of Irish descent dates back to its founding. Alexandrians of Irish descent founded a Hibernian Society 200 years ago to aid impoverished Irish immigrants and to promote a sense of cultural identity. A letter to the Alexandria Gazette editor Samuel Snowden, published March 27, 1824, outlined the Hibernian Society’s aims. The Hibernian Society also organized the first St. Patrick’s Day Parade in Alexandria, a tradition that continues today.

The anonymous letter writer called “upon every Irishman, who loves his country, to come forward and give his name and his assistance to this infant Society.” Well before the Irish Potato Famine, the author asked the Gazette’s readers:

”How many poor families land upon the shores of America, fleeing from want and wretchedness and home, and seeking here, in the land of plenty and freedom, an asylum, a home(?)”

The author argued that the newly formed organization was the most effective means of



PHOTO/KIMBERLEE BRYCE FOR THE BALLYSHANERS INC.

Pat and Bernadette Troy served as Grand Marshals of the 2018 Alexandria St. Patrick’s Day Parade.

help to recent Irish immigrants. “[Its duty] should be to procure aid or employment for those in want; to attend to their necessities; to visit them in their sickness; to manage and superintend their little effects, to have the departed interred in a Christian manner.”

While the Irish community was one of the first immigrant communities in Alexandria, many communities joined them. Today, Alexandria City Public Schools has students from more than 119 different countries. Alexandria had one significant attraction for

recent arrivals from Ireland compared to other regional cities: The Church of Saint Mary – now The Basilica of St. Mary – was the first Catholic church in the Commonwealth of Virginia.

In 1795, parishioners initially located the church at the corner of Church and South Washington Streets. In 1826, two years after the founding of the Hibernian Society in Alexandria, the church moved to its current address of 310 South Royal St.

The Hibernian Society in Alexandria did not confine it-

self to helping recently arrived Irish immigrants. By 1836, the Hibernian Society started organizing a St. Patrick’s Day Parade, a tradition that continues today. The March 26, 1836, edition of the Alexandria Gazette describes that year’s parade on March 17 as “every way creditable, and an account of it worthy to be recorded.”

”The Hibernian Society met, and having made their arrangements, walked in procession from the room over the Hydraulions(a firehouse), down Royal Street, each of the members bearing on his breast...badges of green ribbon, an Eagle, a Harp, and a Shamrock,” the Gazette said.

The account concluded that the participants “parted in harmony and good feeling, praying only to meet again on the next Anniversary...”

This year’s St. Patrick’s Day marks not only the anniversary of the traditional death date of the patron saint of Ireland, but also keeps a 200-year-old Alexandrian tradition alive.

Out of the Attic is provided by the Office of Historic Alexandria.

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this session to kill these bills is disgraceful.

Our founding fathers who

recognized the perils of political parties would be disappointed by our legislators’ lack of transparency to voters. Yet in Virginia, reform is impos-

sible when big donors pull all the strings while powerful legislators who receive large donations kill bills that would build voter confidence in

our democratic system.

Tell your legislators that you support the “sunshine” factor.

-Nancy Morgan,
Alexandria

Weekly Poll

Last Week

What do you think of City Manager Jim Parajon’s budget proposal for fiscal year 2025?

- 65% 3.5% is too much of a tax increase for the average household.
- 16% The 3.5% increase is high, but necessary.
- 11% It funds the necessary services and is balanced.
- 8% I'm not sure yet.

This Week

Take the poll at alextimes.com

Do you think “swatting,” the practice of calling in a false emergency to 911, should be a felony or misdemeanor?

- A) A felony.
- B) A misdemeanor.
- C) It depends on the circumstances.
- D) I’m not sure.

Classifieds

LEGAL NOTICE



CITY OF ALEXANDRIA,
VIRGINIA
NOTICE OF PUBLIC HEARING
AND NOTICE OF AVAILABILITY OF THE DRAFT FY 2025 ONE-YEAR ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The City of Alexandria's Draft One-Year Action Plan ("Draft Action Plan") for the period July 1, 2024 to June 30, 2025 for Housing and Community Development will be available for a 30-day comment period beginning on or about Monday, March 18, 2024 and ending Friday, April 19, 2024. Persons wishing to comment on the Draft Action Plan may do so either in writing and/or by providing testimony the public hearing to be held before the Alexandria Housing Affordability Advisory Committee at their regular meeting on Thursday, April 4, beginning at 7:00 p.m. in Room 2000 on the second floor of Alexandria City Hall, 301 King Street.

The City's Draft Action Plan has been developed in accordance with guidelines set forth by the U.S. Department of Housing and Urban Development (HUD). The Draft Action Plan describes ac-

tions to be taken during City FY 2025 to meet housing and community development needs identified in the City's 2022 – 2026 Five-Year Consolidated Plan and serves as the City's application to HUD for an estimated \$1,094,483 in Federal Fiscal Year (FFY) 2024 Community Development Block Grant (CDBG) funds and \$712,411 in Home Investment Partnerships Program (HOME) funds.

The City's FY 2025 CDBG and HOME funding levels are based on the Federal Fiscal Year 2024 Approved Budget. Activities to be supported with CDBG Program funds have been developed to meet the national objective of benefiting low- and moderate-income persons. CDBG Program activities will continue the City's ongoing efforts to address the needs of its low- to moderate- income residents, identify and eradicate illegal housing discrimination; provide housing rehabilitation assistance to income-eligible homeowners; provide for the rehabilitation of multi-family buildings which house low-income renters; provide homeownership opportunities for low- to moderate-income homebuyers; provide emergency housing assistance and winter emergency shelter for homeless families; and provide accessibility modification assistance to low- to moderate-income renters. Activities to be supported with HOME Program funds have been developed to be consistent with the HOME Program objective of expanding the supply of decent, safe, sani-

tary, and affordable housing. HOME Program activities will also continue the City's efforts to provide affordable housing opportunities for low- to moderate-income residents. In addition to CDBG- and HOME-funded activities, the One-Year Action Plan describes other affordable housing and community development activities to be undertaken by the City during this period, including the development and preservation of affordable housing.

Copies of the City's Draft Action Plan (accompanied by a Resident Summary) may be reviewed or picked up beginning Monday, March 18 at the Office of Housing, located at 421 King Street, Suite 215, Alexandria, VA from 9 a.m. to 5 p.m., Monday through Friday. These documents will also be available on the City's Website: alexandriava.gov/Housing and for review at the following City libraries:

BEATLEY CENTRAL LIBRARY:
5005 Duke Street, Alexandria

BARRETT BRANCH LIBRARY:
717 Queen Street, Alexandria

BURKE BRANCH LIBRARY:
4701 Seminary Road, Alexandria

DUNCAN BRANCH LIBRARY:
2501 Commonwealth Avenue, Alexandria

Translated copies of the Draft Action Plan and copies of the Draft Action Plan accessible to persons with disabilities are available upon request. Written comments may be sent or delivered to the Office of Housing or emailed to kimberly.cadena@alexandriava.gov. Comments will be accepted until 5 p.m., Friday, April 19. Once approved by the City Council, the One-Year Action Plan will then be submitted to HUD, per their instructions, for the City to receive the FFY 2024 CDBG and HOME Program funds.

For further information or request for reasonable accommodations, please call the Office of Housing at 703.746.4990, or TTY 703.838.5056 for the hearing impaired.

LEGAL NOTICE



Public Hearing will be held by the City Council of the City of Alexandria, Virginia, held at City Hall, 301 King Street, Council Chamber and on Zoom webinar on Saturday, March 16, 2024, at 9:30 a.m., or as soon as may be heard on the herein-after described items.

Public Hearing and Consideration of a Renewed Five-Year License Agreement with Cox Virginia Telecom, LLC. To Permit Cox Virginia Telecom's Existing Conduits

and Fiber Optic Cables to Remain in the City of Alexandria's Public Rights-of-Ways.

Public Hearing and Consideration of Renewed Five-Year License Agreement with SummitG, LLC. To Permit SummitG, LLC. Existing Conduits and Fiber Optic Cables to Remain in the City of Alexandria's Public Rights-of-Ways.

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 Old Town North chapter of such master plan as Master Plan Amendment No. 2023-00008 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. 2023-00008 associated with 1201 East Abingdon Drive approved by City Council on February 24, 2024).

An Ordinance to amend and reordain Sheet No. 044.04 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 property at 1201 East Abingdon Drive from OCM(50)/Office Commercial Medium (50) to CRMU-X / Commercial Residential Mixed Use (Old Town North) in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2023-00006 (Implementation Ordinance for Rezoning No. 2023-00006 associated with 1201 East Abingdon Drive approved by City Council on February 24, 2024).

Public Hearing on the City Manager's Proposed Annual Operating Budget for FY 2025 (including Schools) and the Proposed Capital Improvement Programs (CIP) for FY 2025 -2034 (including the Schools CIP). Adoption is Scheduled for Wednesday, May 1, 2024. A public hearing on the ordinance establishing the Real Property Tax Rate will be held Wednesday, April 24, 2024 at 5:30 p.m.

AN ORDINANCE to amend Section 5-6-23 (Constructed so as to Require Separate and Direct Service for Each House, Building or Parcel of Property), 5-6-25.1 (Sewer Connection Permits and Service Fees; Construction Costs; Constructing Sewers by Owners Rather Than City; Additional Connections), and 5-6-28 (Unlawful to Connect Without Permit and Payment) of Division 1 (General Provision) of Article B (SEWAGE DISPOSAL AND DRAINS) of Chapter 6 (Water and Sewer) of Title 5 (Transportation And Environmental Services).

THE PUBLIC IS ADVISED THAT

AMENDMENTS OR ADDITIONS MAY BE MADE TO PROPOSED ORDINANCES WITHOUT FURTHER PUBLICATION. IT IS RECOMMENDED THAT PERSONS INTERESTED IN ANY OF THESE ORDINANCES OBTAIN FREE FULL-TEXT COPIES FROM THE CITY CLERK AT CITY HALL (LIMITED COPIES AVAILABLE). If the mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday. GLO-RIA SITTON, CMC, CITY CLERK

LEGAL NOTICE



ALEXANDRIA PLANNING
& ZONING DEPARTMENT
NOTICE OF ADMINISTRATIVE
REVIEW

The following request has been received for administrative review and approval.

For information on the following application or to comment, visit the City's website at www.alexandriava.gov/planning or call (703) 746-4666.

Special Use Permit #2024-00020
2501 North Shelley Street
Administrative Special Use Permit request for a New Use for a Child Care Home; zoned: R8/ Residential
Applicant: Dessye Ayal-Sew
Proposed Business Name: Wolela Childcare
Planner: Mavis Stanfield – mavis.stanfield@alexandriava.gov

In accordance with Section 11-500 of the Zoning Ordinance, the above-listed request may be approved administratively by the Director of Planning & Zoning. If you have any comments regarding the proposal above, please contact Planning & Zoning staff at 703.746.4666 or email the planner listed no later than **April 4, 2024**.

LEGAL NOTICE



ALEXANDRIA PLANNING
COMMISSION &
CITY COUNCIL
APRIL 2024

The items described below will be heard by the Planning Commission and the City Council on the dates and times listed below. NOTICE: Some of the items listed below may be placed on

WABC
Virginia Alcoholic Beverage Control Authority • www.abc.virginia.gov • 7450 Freight Way, Mechanicsville • Richmond, VA 23118 • (804) 213-4400

RETAIL LICENSE APPLICATION -- PART 2 (POSTING AND PUBLISHING)
PUBLISHING NOTICE

Please publish the following item in the legal notice section of your newspaper.

[Full Name(s) of Owner(s)] Keneth Arisay Villalobos Ceina - como en casa restaurant
If general partnership, enter partners' names or name of partnership; if L.P., L.L.C., or corporation, enter name as recorded with the State Corporation Commission. If association or tax-exempt private club, enter name. Only if a sole proprietor, enter first, middle, and last name.

Trading as: como en casa restaurant
(Trade Name)

4112 mt vernon AVE
(Exact street address of where business will trade)

Alexandria
(City/Town)

Alexandria City Virginia 22305
(County) (State) (Zip + 4)

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL AUTHORITY (ABC) for a Retail Restaurant or Caterer Application - Restaurant, Wine, Beer, Consumed On and Off Premises
(Type(s) of license(s) applied for)

license to sell or manufacture alcoholic beverages.

Keneth Arisay Villalobos Ceina - Owner
(Name and Title of Owner/Partner/Officer authorizing advertisement)

NOTE: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

Objections should be registered within 30 days at www.abc.virginia.gov or 800-552-3200.

ABC 50 (Rev. 02/2020). This is a classified state document. All information contained or submitted therein is public information. Please Retail License Application, page 10 refer to privacy information tab. Regarding general information, business instructions (provided separately) with questions.

Classifieds

a Consent Calendar. A consent item will be approved at the beginning of the meeting without discussion unless someone asks that it be taken off the Consent Calendar and considered separately. The Planning Commission reserves the right to recess and continue the Public Hearing to a future date. For further information, call the Department of Planning & Zoning at 703.746.4666 or visit www.alexandriava.gov/dockets.

ALEXANDRIA PLANNING COMMISSION

THURSDAY, APRIL 4, 2024
7:00 PM, CITY HALL
CITY COUNCIL CHAMBER
301 KING STREET
ROOM 2400
ALEXANDRIA, VIRGINIA 22314

ALEXANDRIA CITY COUNCIL

SATURDAY, APRIL 13, 2024
9:30 AM, CITY HALL
CITY COUNCIL CHAMBER
ROOM 2400
301 KING STREET
ALEXANDRIA, VIRGINIA 22314

A Public Hearing will be held by the Planning Commission on Thursday, April 4, 2024, beginning at 7:00 p.m. in the City Hall Council Chamber, on the second floor of City Hall, 301 King Street, Alexandria, Virginia 22314. The hearing can also be viewed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Remote participation is available via Zoom by registering to attend the hearing via the following registration link:

Planning Commission Public Hearing:

The Webinar will open at 6:30 p.m. to allow individuals to join. The Planning Commission Public Hearing will begin at approximately 7:00 p.m.

Registration Link: https://zoom.us/webinar/register/WN_Yxs4sPDdTQs3_64V5NJ7JQ

Zoom Audio Conference:
Dial in: 301-715-8592
Webinar ID: 968 8114 7793
Password: 336891

City Council (Public Hearing Webinar)

Registration Link: https://zoom.us/webinar/register/WN_HNaL3WUuTe6t5k925n8alg

Zoom Audio Conference:
Dial-in number: 301-715-8592
Webinar ID: 925 8951 5073
Webinar Passcode: 559945

Work Session: The Planning Com-

mission will hold a Work Session in the Council Chambers to discuss the Sign Ordinance Update. The Work Session will begin at 7:00 p.m.

Special Use Permit #2023-00106
406 East Glebe Road
Public Hearing and consideration of a Special Use Permit for an automobile sales area; zoned: CDD#24/Coordinated Development District #24.
Applicant: Petru Stratan

Master Plan Amendment #2023-00007
Text Amendment #2023-00006
Rezoning #2023-00005
Coordinated Development District Concept Plan #2023-00004
Development Special Use Permit #2023-10007 - Condo Flats
Development Special Use Permit #2023-10013 - Hotel
Development Special Use Permit #2023-10014 - Townhouses/Stacked Townhouses
Development Site Plan #2023-00013 - Infrastructure and public streets
Development Site Plan #2023-00014 - Public park
Coordinated Sign Special Use Permit #2023-00100
Subdivision #2023-00006
Vacation #2023-00005
Vulcan Site Redevelopment - 701 South Van Dorn Street and 698 Burnside Place
Initiation of and Public Hearing and consideration of requests for: (A) an amendment to the Eisenhower West Small Area Plan chapter of the Master Plan to amend the building heights diagram to change the height limit for the southern portion of the property from Medium-High to Medium to allow for lower minimum building heights; (B) a Text Amendment to the Zoning Ordinance to amend provisions of Section 5-602 to include hotel and townhouses within CDD#26 with a CDD Special Use Permit; (C) an amendment to the official zoning map to change the zoning of 701 South Van Dorn Street and 698 Burnside Place from I/Industrial to CDD #26/Coordinated Development District #26; (D) a Coordinated Development District Concept Plan Conceptual Design Plan Amendment to include the project site in CDD #26; (E) a Development Special Use Permit with Site Plan to construct six multi-unit residential buildings with 208 total units with a Special Use Permit to reduce the off-street parking requirement; (F) a Development Special Use Permit with Site Plan and modifications to construct a 256 room hotel with ground floor retail; (G) a Development Special Use Permit with Site Plan to construct 31 townhouse and 88 stacked townhouse (multi-unit residential) units with a Special Use Permit to reduce the off-street parking requirement for the stacked townhouses; (H) a Development Site Plan to construct three new streets and associated infrastruc-

ture; (I) a Development Site Plan to construct a public park; (J) a Coordinated Sign Special Use Permit for the hotel signage; (K) a Subdivision to create the new internal blocks and dedicate right-of-way; and (L) a vacation of a portion of the public right of way located at Courtney Ave and South Van Dorn Street, zoned: I/Industrial.
Applicants: City of Alexandria (Text Amendment); Lennar Corporation and Potomac Land Group II, LLC, represented by Kenneth Wire, attorney.
Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2025 Capital Improvement Program.
Staff: City of Alexandria, Office of Management & Budget (OMB)

Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its FY2025 Meeting Schedule and establish continuation dates for meetings.
Staff: City of Alexandria, Department of Planning & Zoning

LEGAL NOTICE



CORRECTION: CHANGE IN PUBLIC COMMENT PERIOD
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

March 14, 2024

City of Alexandria
421 King St., Suite 215
Alexandria, VA 22314
703.746.4990

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Alexandria.

REQUEST FOR RELEASE OF FUNDS

On or about **April 5, 2024** the City of Alexandria will submit a request to the US Department of Housing and Urban Development (HUD) for the release of Housing Choice Voucher (Project-Based Vouchers) funds under Section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437f), as amended to undertake a project known as the redevelopment of the Samuel Madden Homes for the purpose of constructing 532 housing units, including 326 units of low-income housing at 899 and 999 N Henry Street, Alexandria, VA 22314. The esti-

mated project funding is \$256 million and the project will have 137 project-based vouchers for low- and moderate-income households, a total of \$110,000,000, paid out over a 20-year period.

FINDING OF NO SIGNIFICANT IMPACT

The City of Alexandria has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR), which is on file at the Office of Housing, 421 King St, Ste. 215, Alexandria, VA and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR may also be viewed at the Office of Housing's website: alexandriava.gov/Housing

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the kimberly.cadena@alexandriava.gov or to the Office of Housing, 421 King St, Ste. 215, Alexandria, VA, 22314. **All comments received by 5.P.M on April 1, 2024** will be considered by the City of Alexandria prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Alexandria certifies to HUD that James F. Parajon in his capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Alexandria to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Alexandria's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Alexandria; (b) the City of Alexandria has omitted a step or failed to make a decision or finding required by HUD reg-

ulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD, Office of Public Housing – Washington DC Field Office, Bank of America Building, Tower II, 100 S. Charles Street, Suite 500, Baltimore, MD 21201, Attention: Ms. Laurel Davis, Director, Office of Public Housing – Washington DC Field Office. Potential objectors should contact HUD at (410) 209-6533 to verify the actual last day of the objection period.

James F. Parajon, City Manager

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