

City of Alexandria

*City Council Chambers at Del Pepper Community Resource Center
4850 Mark Center Drive
Alexandria, VA 22311*



Docket - Final

Saturday, June 13, 2026

9:30 AM

City Council Public Hearing

The June 13, 2026 Public Hearing Meeting of the Alexandria City Council is being held in the City Council Chamber at Del Pepper Community Resource Center (4850 Mark Center Drive, Alexandria, Virginia 22311) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 946 3995 0920

Webinar Passcode: 043992

Dial-in number: 301-715-8592

Registration:

https://alexandriava.zoom.us/webinar/register/WN_ZaRszGsnT3CD3yijK-OF0A

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast:

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form:

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form:

<https://apps.alexandriava.gov/SpeakerSignup/>

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you

provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.

Approval of Electronic Participation Resolution by City Council. [ROLL-CALL VOTE]

2. [26-1098](#)

Approval of the Electronic Participation Resolution by Council. [ROLL-CALL VOTE]

Attachments: [26-1098 resolution](#)

II. Proclamations

None.

3. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

III. Action Docket

Roll-Call Consent Items (4-15)

4. [26-1079](#)

Rezoning #2026-00001

Development Special Use Permit #2026-10001

1019 Cameron Street

Public Hearing and consideration of a request for (A) an amendment to the official

Zoning Map to change the zone from CL/Commercial Low to CD/Commercial

Downtown; and (B) Development Special Use Permit and Site Plan with modifications to construct an expansion to the existing nonresidential building with a two-story addition and a Special Use Permit to increase the nonresidential Floor Area Ratio above 1.5; zoned: CL / Commercial Low.

Applicant: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors represented by M. Catharine Puskar, Attorney

Planning Commission Action: Recommend Approval 7-0

Attachments: [26-1079_DSUP2026-10001 & REZ2026-00001 Staff Report](#)
[26-1079_DSUP2026-10001 & REZ2026-00001 Site Plan](#)
[26-1079_DSUP2026-10001 & REZ2026-00001 Presentation](#)

5. [26-1080](#) Rezoning #2026-00002
4154 Duke Street
Public Hearing and consideration of a request for an amendment to the official Zoning Map to amend an existing proffer to expand the permitted commercial uses for the subject property, zoned CL/Commercial Low with proffer.
Applicant: Toto Moto Academy LLC represented by Nubar Azimova
Planning Commission Action: Recommend Approval 7-0
Attachments: [26-1080_REZ2026-00002 Staff Report](#)
[26-1080_REZ2026-00002 Presentation](#)
6. [26-1085](#) Special Use Permit #2026-00009
699 Prince Street
Public hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; zoned CD/Commercial Downtown.
Applicant: J River 699 Prince Street LLC
Planning Commission Action: Recommend Approval 7-0
Attachments: [26-1085_SUP2026-00009 Staff Report](#)
[26-1085_SUP2026-00009 Presentation](#)
7. [26-0352](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 601 Wythe Street to construct and maintain encroachments in the public right of way for upper floor balconies, street-level bollards, a permanent planter, and a retaining wall at that location (Implementation Ordinance for Encroachment No. 2025-00006 associated with 601 Wythe Street approved by City Council on October 18, 2025).
Attachments: [26-0352_cover](#)
[26-0352_ordinance](#)
8. [26-1033](#) Public Hearing, Second Reading and Final Passage of an Ordinance making provision

for the support of the government of the City of Alexandria, Virginia for Fiscal Year 2026

Attachments: [26-1033 Attachment 1 - Ordinance Cover](#)
[26-1033 Attachment 2 - Proposed Ordinance](#)
[26-1033 Attachment 3 - Alexandria250 MOU](#)

9. [26-0890](#) Public Hearing, Second Reading and Final Passage of an Ordinance authorizing the owner of the property located at 732 North Washington Street to construct and maintain encroachments in the public right of way for upper floor balconies at that location (Implementation Ordinance for Encroachment No. 2025-00009 associated with 732 North Washington Street and 710 Madison Street approved by City Council on January 24, 2026).
- Attachments:** [26-0890 cover](#)
[26-0890 ordinance](#)
10. [26-1091](#) Public Hearing, Second Reading and Final Passage of an Ordinance Authorizing and Empowering the Issuance, Sale and Delivery of General Obligation Bonds to Finance City and Schools Capital Projects and to Refund Certain Outstanding Bonds of the City.
- Attachments:** [26-1091 Attachment 1 - Ordinance Cover](#)
[26-1091 Attachment 2 - 2026 Bond Ordinance](#)
[26-1091 Attachment 3 - Bond Form](#)
11. [26-1092](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2027.
- Attachments:** [26-1092 Attachment 1 - FY27 Appropriation Ordinance Cover, June 9, 2026, At](#)
[26-1092 Attachment 2 - FY27 Appropriation Ordinance](#)
[26-1092 Attachment 3 - Table I - FY 2027 Expenditures by Department](#)
[26-1092 Attachment 4 - Table II - FY 2027 Sources of Revenue](#)
12. [26-1093](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Move the Polling Place in the Blessed Sacrament Precinct to Christ the King Anglican Church and Rename the Precinct North Quaker.
- Attachments:** [26-1093 Attachment 1 - Ordinance Cover](#)
[26-1093 Attachment 2 - Proposed Ordinance](#)
[26-1093 Attachment 3 - Proposed Polling Place Map](#)
13. [26-1094](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article V (PUBLIC HEALTH ADVISORY COMMISSION) of Chapter 4 (COMMITTEES, BOARDS, AND COMMISSIONS) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: [26-1094 Attachment 1 - Information on Proposed Ordinance](#)
[26-1094 Attachment 2 - Proposed Ordinance](#)

14. [26-1095](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 2-4-161 (SAME- COMPOSITIONS) of Article U (ALEXANDRIA TRANSPORTATION COMMISSION) of Chapter 4 (COMMITTEES, BOARDS AND COMMISSIONS) Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: [26-1095 Attachment 1 - Information on Proposed Ordinance](#)
[26-1095 Attachment 2 - Proposed Ordinance](#)

15. [26-1096](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 2-4-80 (Creation, Composition and Organization) of Article 1 (Alexandria Archaeological Commission) of Chapter 4 (Committees, Boards, and Commissions) of Title 2 (General Government), of the Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: [26-1096 Attachment 1 - Information on Proposed Ordinance](#)
[26-1096 Attachment 2 - Proposed Ordinance](#)

IV. Individual Public Hearing Items (Roll-Call Vote)

16. [26-0888](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Sections 5-2-16 (Placing merchandise on or otherwise obstructing sidewalks and other public rights-of-way) and 5-2-29 (Street Encroachments) of the of Article A (GENERAL PROVISIONS) of Chapter 2 (STREETS AND SIDEWALKS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the City Code of the City of Alexandria, Virginia, 1981, as amended.

Attachments: [26-0888 Attachment 1 - Ordinance Cover](#)
[26-0888 Attachment 2 - Ordinance](#)
[26-0888 Attachment 3 - Presentation](#)

17. [26-1089](#) Public Hearing, Consideration and Authorization of the Execution of Proposed Comprehensive Agreement for the Waterfront Implementation Project.

Attachments: [26-1089 Attachment 1 - Comprehensive Agreement](#)
[26-1089 Attachment 2 - Concept Plan Excerpts from March 24, 2024, presenta](#)
[26-1089 Attachment 3: WFI_COUNCIL PRESENTATION](#)

18. [26-1088](#) Master Plan Amendment #2026-00001
Housing 2040 Plan
Public Hearing and consideration of a request for: (A) Initiation of a Master Plan Amendment; and (B) an amendment to the City's Master Plan to create the Housing 2040 Plan Chapter, replacing the 2013 Housing Master Plan Chapter.

Applicant: City of Alexandria, Office of Housing

Planning Commission Action: Initiate and Recommend Approval 7-0

Attachments: [26-1088_MPA2026-00001_Staff_Report](#)

[26-1088_MPA2026-00001_Housing_Master_Plan](#)

[26-1088_MPA2026-00001_Presentation](#)

19. [26-1086](#)

Special Use Permit #2026-00013

404 A East Alexandria Avenue

Public hearing and consideration of a request for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street.; zoned R-2-5/Residential.

Applicant: Eric Teran and Daniela Gross

Planning Commission Action: Recommend Approval 7-0

Attachments: [26-1086_SUP2026-00013_Staff_Report](#)

[26-1086_SUP2026-00013_Previous_Case_Materials](#)

[26-1086_SUP2026-00013_Presentation](#)

20. [26-1087](#)

Subdivision #2026-00007 - **Subdivisions are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Coordinated Development District Concept Plan #2025-00004

Development Special Use Permit #2025-10011 - Block B

Development Special Use Permit #2025-10012 - Block C

Development Special Use Permit #2025-10013 - Waterfront Open Space

Development Special Use Permit #2025-10014 - Rail Corridor Open Space

Encroachment #2025-00003

1300 N. Royal Street - PRGS Redevelopment Blocks B&C and Open Spaces

Public Hearing and consideration of requests for: (A) a Subdivision to subdivide 1300

North Royal Street into three (3) lots and a future public right-of-way; (B)

amendments to Coordinated Development District #30 Conceptual Design Plan

conditions related to phasing for parks and transportation improvements; open space

contribution and maintenance; and phasing and coordination of affordable housing;

(C) a Development Special Use Permit and Site Plan to construct a multi-unit

residential building with commercial uses, with Special Use Permits for multi-unit

residential and commercial uses and a Parking Reduction; (D) a Development Special

Use Permit and a Site Plan to construct a multi-unit residential building with

commercial uses, with Special Use Permits to allow a multi-unit residential building

and commercial uses and a Parking Reduction; (E) a Development Special Use

Permit and Site Plan to construct public open space along the Potomac River, with a

Special Use Permit for a Parking Reduction; (F) a Development Special Use Permit

and Site Plan to construct public open space along the planned Linear Park in Old

Town North, with a Special Use Permit for a Parking Reduction; (G) an

Encroachment for a canopy over a building entrance (related to the building listed under (C) above); zoned CDD #30/Coordinated Development District #30.

Applicant: HRP Potomac LLC, represented by Ken Wire, Attorney

Planning Commission Actions: SUB2026-00007- Approve 7-0; CDD2025-00004

Recommend Approval 7-0 as amended; DSUP2025-10011, 10012, 10013 &

10014 - Recommend Approval 7-0; ENC2025-00003 Recommend Approval 7-0.

Attachments: [26-1087_DSUP2025-10011-10012 Staff Report](#)

[26-1087_DSUP2025-10011 Site Plan](#)

[26-1087_DSUP2025-10012 Site Plan](#)

[26-1087_DSUP2025-10013-10014 Staff Report](#)

[26-1087_DSUP2025-10013 Site Plan](#)

[26-1087_DSUP2025-10014 Site Plan](#)

[26-1087_DSUP2025-10011-14 Community Comments and Boards and Commi](#)

[26-1087_DSUP2025-10011-10014 Presentation](#)

21. [26-1009](#) Resolution Approving the Term Sheet for the Redevelopment of the Potomac River Generating Station (PRGS) Property and Authorizing the City Manager to Negotiate and Execute Agreements to Implement the Project.

Attachments: [26-1009 Attachment 1. Term Sheet.pdf](#)

[26-1009 Attachment 2. Additional Community Feedback.pdf](#)

[26-1009 Attachment 3. Resolution](#)

Please note: The following items are FOR INFORMATION ONLY and do not require Council action.

22. [26-1083](#) **Section 9.06 cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

City Charter Section 9.06 Case #2026-00007

912 King Street

Public Hearing and consideration of a request for the Planning Commission to review whether the proposed lease of a portion of City of Alexandria property at 912 King Street for outdoor dining is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria, Department of Planning and Zoning

Planning Commission Action: Approve 7-0

Attachments: [26-1083_SEC2026-00007 Staff Report](#)

[26-1083_SEC2026-00007 Presentation](#)

23. [26-1081](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2026-00003

6216 North Morgan Street

Public hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-12/Residential Single Family.

Applicant: Jeffrey L. Adelman and Maria F. Campos represented by Erin M. August, Attorney

Planning Commission Action: Approve 7-0

Attachments: [26-1081 SUB2026-00003 Staff Report](#)

[26-1081 SUB2026-00003 Presentation](#)

24. [26-1082](#) **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**

Subdivision #2026-00004

306 Beverley Drive

Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation for lot width; zoned R-8/Residential Single Family.

Applicant: 306 Beverley LLC represented by M. Catharine Puskar, Attorney

Planning Commission Action: Approve 7-0

Attachments: [26-1082 SUB2026-00004 Staff Report](#)

[26-1082 SUB2026-00004 Presentation](#)

25. **Public Discussion Period (Remaining Speakers, if any)**

Closed Session

26. [26-1097](#) Consideration of a closed executive session to discuss a personnel matter.

[ROLL-CALL VOTE]

Attachments: [26-1097 resolution](#)

27. **Adjournment.**

The docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the City Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made. City meetings are closed-captioned for the

hearing impaired.

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.