

City of Alexandria

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



Action 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-OFOA

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.

Vice Mayor Bagley called the meeting to order and the City Clerk called the roll. All the members of Council were present, with Mayor Gaskins and Councilwoman Greene attending virtually via Zoom webinar.

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]

City Council approved the electronic participation resolution. (RES. NO. 3337)

II. Proclamations

None.

3. Public Discussion Period

The following persons participated in the public discussion period:

1. *Nicholas Morrow, Alexandria, spoke at an urban forestry issue that RPCA helped resolve for him.*

2. *Janice Grenadier, Alexandria, spoke about a new justice platform she had created.*

[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
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
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

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).
8. [26-1115](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2026.
- 8a. [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
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).
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.
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.
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.
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.
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.

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.

City Council approved the roll-call consent items, with the exception of docket item #6, which was considered under separate motion. The approvals were as follows:

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

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

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

**amendment to condition #9 requiring an additional 3 months review of the SUP*

**amendment to condition #10 to require a decibel monitoring device with data logging capabilities be installed for noise monitoring at the site.*

**amendment to condition #3 removing the allowance of Sunday hours and following 12 months of full compliance with no more than 2 violations, the applicant may seek an administrative review of the SUP. (separate motion)*

7. *City Council closed the public hearing and adopted 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. (ORD. NO. 5635)*

8. *City Council closed the public hearing and adopted an ordinance to make supplemental appropriations for the support of the City Government for Fiscal Year 2026. (ORD. NO. 5636)*

8a. *City Council closed the public hearing and adopted an ordinance making provision for the support of the government of the City of Alexandria, Virginia, for Fiscal Year 2026. (ORD. NO. 5637)*

9. *City Council closed the public hearing and adopted 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. (ORD. NO. 5638)*

10. *City Council closed the public hearing and adopted 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. (ORD. NO. 5639)*

11. *City Council closed the public hearing and adopted an ordinance to make appropriations for the support of the City Government for Fiscal Year 2027. (ORD. NO. 5640)*

12. City Council closed the public hearing and adopted an ordinance to move the polling place in the Blessed Sacrament Precinct to Christ the King Anglican Church and remane the Precinct North Quaker. (ORD. NO. 5641)

13. City Council closed the public hearing and adopted 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. (ORD. NO. 5642)

14. City Council closed the public hearing and adopted 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. (ORD. NO. 5643)

15. City Council closed the public hearing and adopted 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. (ORD. NO. 5644)

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.

City Council moved to defer approval of the ordinance.

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

City Council: (1) formally directed, and authorized, the City Manager to amend the existing Interim Agreement with Skanska/JMT for Phase 1 Scope of Service, as needed (to include amending the project scope, performance criteria, and Phase 1 fees), to design and construct the preferred project alternative: "Option 3 - Enhanced Gravity Sewer," (as presented to Council on March 24, 2026), and as described herein and in Attachment 2 of the docket item; and (2) authorized the City Manager, or his designee, to:

- receive and negotiate a Guaranteed Maximum Price (GMP) Proposal;*
- execute a Comprehensive Agreement with Skanska/JMT generally consistent with the proposed draft Comprehensive Agreement (Attachment 1) to finalize both the project scope and Design-Builder scope;*
- authorize Phase 2 Services for the Waterfront Implementation Project, not to*

exceed Council-authorized funding for Phase 2;

- *determine the appropriate contract and payment structure (i.e. Cost-Plus with the potential for a Shared Savings provision, or Stipulated Price/Lump Sum) through negotiation of the GMP, multiple separate GMP proposals, and/or Early Works Packages;*

- *issue contract modifications and/or amendments to the project scope and Comprehensive Agreement, as needed within the financial limit authorized by Council, to accomplish requirements of Phase 2 design and construction for the Option 3-Enhanced Gravity Sewer option; and*

- *scope, negotiate and execute Early Work Package contracts and amendments within the approved funding and contingency limits.*

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

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

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

City Council closed the public hearing and moved to disapprove the proposed SUP.

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.

City Council closed the public hearing and approved the Planning Commission recommendation with the following amendments:

Conditions 28.1 and 28.2 are proposed to further clarify the sequence of site deconstruction and phasing:

28.1 No certificates of occupancy will be issued for blocks B or C until the above-grade power plant is completely abated and removed.

28.2 If construction mobilization for blocks D, E or F has not begun after the finalization of deconstruction of the above-grade power plant structures, the area east of Road A and north of Block C shall be protected and inaccessible to the public via a fence and the ground will be stabilized to mitigate potential dust and erosion and to ensure that any contaminated surface soils (if applicable) are not accessible.

CDD CONDITIONS 30(b), 30.1(b), 31(b), 31.1(b), and 32(b)

Provide substantial completion of the following improvements (excluding limited punch list items to the satisfaction of the Director of P&Z and adhering to the Landscape Guidelines) and open the following areas to the public within 90 days of the issuance of the 50 percent certificate of occupancy or prior to issuance of any certificates of occupancy past the first 50 90 percent of residential units, whichever occurs first:

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.

City Council adopted the resolution approved the term sheet for the redevelopment of the Potomac River Generating Station (PRGS) property and authorized the City

Manager to negotiate and execute agreements to implement the project. (RES. NO. 3338)

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
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
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
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]
The executive session was postponed.

27. **Adjournment.**

The meeting was adjourned at 4:27 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.