

# **City of Alexandria**

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



## **Action Docket - Final**

**Saturday, September 13, 2025**

**9:30 AM**

**Council Chamber**

**City Council Public Hearing**

The September 13, 2025 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) 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:

Date: Sep 13, 2025 09:00 AM

Webinar ID: 928 1146 8368

Webinar Passcode: 368309

Dial-in number: 301-715-8592

Registration:

[https://zoom.us/webinar/register/WN\\_wwzZpqxGQUmnFAVXEmhzqg](https://zoom.us/webinar/register/WN_wwzZpqxGQUmnFAVXEmhzqg)

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](mailto:CouncilComment@alexandriava.gov).

Public Comment will be received at this meeting.

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto:gloria.sitton@alexandriava.gov) or at 703.746.4550. We request that you provide 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](mailto: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.**

*Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of City Council were present, with Councilman Chapman arriving at 9:45 a.m., and Councilman Aguirre attended via Zoom webinar.*

### **2. Approval of Electronic Participation Resolution (if needed)**

[26-0234](#)

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

*City Council adopted the electronic participation resolution. (RES. NO. 3321)*

### **3. Proclamations and Recognitions**

None.

### **4. 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.]**

*The following persons participated in the public discussion period:*

*1. Marc Bendick, Jr., Alexandria, spoke about the placement of the proposed waterfront pump station and cost of the project.*

2. *Mary Lou Egan, Alexandria, spoke against the proposed waterfront pump station project.*
  3. *Alison O'Connell, Alexandria, spoke about the City divesting from Israel.*
  4. *Mishal Zahra, Alexandria, spoke about City divesting from Israel.*
  5. *Sandra Welch, Alexandria, spoke against the proposed waterfront pump station project.*
  6. *Robert E. Griffiths, Alexandria spoke against the proposed waterfront pump station project.*
  7. *Damien Wright, Alexandria, spoke about the conditions of ARHA properties and the poor customer service received from the Authority.*
  8. *Annette Santiago, Alexandria, spoke about the conditions of ARHA properties and the poor customer service received from the Authority.*
  9. *Bianca Rivera, Alexandria, spoke about the conditions of the ARHA properties and the poor customer service received from the Authority.*
  10. *Alfreda Tydings, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.*
  11. *Cameron Hubbard, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.*
  12. *Asia Ford, Alexandria spoke about the conditions of the ARHA properties and poor customer service received from the Authority.*
  13. *Nikki Enfield, Alexandria, spoke about the City divesting from Israel.*
  14. *Colleen Moore, Alexandria, spoke about the City divesting from Israel.*
  15. *Emma Mahler, Alexandria, spoke about ICE enforcement in the City and the City divesting from Israel.*
- \*\*\*The following people spoke at the end of the scheduled agenda.\*\*\**
16. *Ronesha Parker, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.*
  17. *Janice Grenadier, Alexandria, spoke about corruption in the City and in the judicial system.*
  18. *Clare Skarda, Alexandria, spoke about preserving green space along the waterfront and not building the pump station in park.*
  19. *Stephen Wintermeyer, Alexandria, representing the Watermark HOA, spoke against the placement of the proposed waterfront pump station.*
  20. *Hillary Zimmerman, Alexandria, spoke against the placement of the proposed waterfront pump station.*

**II. Action Docket****Roll-Call Consent Items (5-12)**

5. [26-0219](#) Special Use Permit #2025-00032  
51 E Windsor Avenue  
Public Hearing and consideration of a request for a Special Use Permit to construct a two-unit semi-detached dwelling on a developed substandard lot; zoned R-2-5/Residential.  
Applicant: 51 E Windsor, LLC; represented by Deyi Awadallah  
Planning Commission Action: Recommend Approval as Amended 6-0
6. [26-0217](#) Rezoning #2025-00003  
3333 Helen Street  
Public Hearing and consideration of a request for an amendment to the official Zoning Map to change the zone from R-2-5/Residential family zone to RB/Townhouse zone; zoned R-2-5/Residential.  
Applicant: Morgan Tyler and Tomas Plaza Reneses  
Planning Commission Action: Recommend Approval 6-0
7. [26-0221](#) Zoning Text Amendment #2025-00005  
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article IX of the Zoning Ordinance to add provisions for a mural program.  
Staff: City of Alexandria, Planning and Zoning Department  
Planning Commission Action: Initiate and Recommend Approval 6-0
8. [26-0218](#) Development Special Use Permit #2025-10008  
3000 Business Center Drive - DASH Bus Facility  
Public hearing and consideration of a request for a Development Special Use Permit with a Site Plan to expand the parking, maintenance, and storage at the DASH bus facility by constructing a canopy with Electric Vehicle charging stations; zoned I/Industrial.  
Applicant: Alexandria Transit Company (DASH)  
Planning Commission Action: Recommend Approval 6-0
9. [26-0220](#) Zoning Text Amendment #2025-00007  
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article XIII of the Zoning Ordinance to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155.  
Staff: City of Alexandria, Department of Transportation and Environmental Services

Planning Commission Action: Initiate and Recommend Approval 6-0

10. [26-0210](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend and Reordain Section 3-2-152 (Short Term Residential Rental Registry) of Article K (Transient Lodging Tax) of Chapter 2 (Taxation) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

11. [26-0211](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to Amend and Reordain Section 3-3-70 (Design-Build and Construction Management Contracts) of Division 2 (Competitive Negotiation) of Article D (Contract Formation and Methods Of Source Selection) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

12. [26-0212](#) Public Hearing, Second Reading and Final of an Ordinance to amend and reordain Article A (GENERAL PROVISIONS) of Chapter 5 (OFFICERS AND EMPLOYEES) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

*City Council approved the roll-call consent items, with item #12 considered under a separate motion. The approval was as follows:*

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

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

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

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

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

*10. City Council closed the public hearing and adopted the ordinance to amend and reordain City Code Section 3-2-152 to repeal the Short Term Rental Registry maintained by the Department of Finance. (ORD. NO. 5598)*

*11. City Council closed the public hearing and adopted the ordinance to amend and reordain SEction 3-3-70 (Design-Build and Construction Management Contracts) of Division 2 (Competitive Negotiation) of Article D (Contract Formation and Methods of Source Selection) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended. (ORD. NO. 5599)*

*12. City Council closed the public hearing and adopted an ordinance authorizing the City Manager to establish bonus programs to support operational effectiveness and address personnel needs, including but not limited to, retirement, retention, and*

*performance. Bonuses may be provided to employees in accordance with applicable administrative regulations and guidelines. (ORD. NO. 5600) (separate motion)*

### III. Individual Public Hearing Items

13. [26-0215](#) Public Hearing and Consideration of the Recommendations from the Subcommittee on Boards and Commissions.
- City Council closed the public hearing to receive public comment on proposed recommendations on board dissolutions, composition changes, changes to processes and procedures for City boards, commissions, and committees; and approved staff beginning the implementation and approvals of proposed changes as outlined in this memo, with completion of all changes by June 30, 2026. The subcommittee will schedule a meeting map out the plan for implementation.*
14. [26-0213](#) Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Permanent Closure of the 200 Block of King Street to Vehicular Traffic. [ROLL-CALL VOTE]
- City Council closed the public hearing and adopted the ordinance approving and authorizing the permanent closure of the 200 block of King Street to vehicular traffic. (ORD. NO. 5601)*

**Please Note: The following items are for information only and do not require Council action.**

15. [26-0222](#) **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 #2025-00003  
15 & 17 E Custis Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned R-2-5/Residential.  
Applicant: 15 & 17 E Custis Ave LLC represented by M. Catharine Puskar, attorney  
Planning Commission Action: Approved 6-0
16. [26-0223](#) **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 #2025-00004  
1702 Dewitt Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.  
Applicant: Alex Wilson  
Planning Commission Action: Approve as amended 6-0

### IV. Other Business

None.

**V. Public Discussion Period (remaining speakers, if any)**

**VI. Closed Session**

17. [26-0214](#) Executive Session - 2.2-3711(8). Consultation with legal counsel regarding specific legal matters pertaining to the Alexandria Redevelopment and Housing Authority requiring the provision of legal advice by such counsel. [ROLL-CALL VOTE]

*City Council convened in closed executive session at 10:53 a.m., pursuant to Virginia Code section 2.2-3711(A)(B) for consultation with legal counsel regarding specific legal matters pertaining to the Alexandria Redevelopment and Housing Authority requiring the provision of legal advice by such counsel.*

*City Council reconvened in open session at 12:49 p.m.*

*City Council adopted a resolution regarding the closed executive session that was previously circulated to the Council. (RES. NO. 3322)*

**VII. Adjournment.**

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*The meeting adjourned at 12:51 p.m.*

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*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.*