

City of Alexandria
City Council Chambers at Del Pepper Community Resource Center
Meeting Minutes
Saturday, February 21, 2026 9:30 AM
City Council Public Hearing

Present: Mayor Alyia Gaskins, Vice Mayor Sarah R. Bagley, Members of Council Canek Aguirre, John Taylor Chapman, Abdel Elnoubi, and Jacinta E. Greene.

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Mr. Stoddard, Director, Planning and Zoning (P&Z); Ms. Brown, Deputy City Attorney; Ms. Zechman Brown, Deputy City Attorney; Ms. Baker, Deputy City Manager; Ms. Predeoux, Deputy City Manager; Mr. Lambert, Deputy City Attorney; Ms. McLean, Chief of Staff, City Manager's Office; Ms. Demeke, ITS; Mr. Smith, ITS; Mr. Mansoor, ITS, and Police Sgt Alvarez.

Recorded by: Gloria Sitton, City Clerk and Clerk of Council

I. OPENING

1. Calling the Roll.

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of Council were present, with Councilman Chapman arriving at following roll-call.

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

Not needed.

3. Proclamations and Recognitions

None.

4. Public Discussion Period

The following persons participated in the public discussion period:

1. Oliver Merino, Alexandria, spoke about reducing the Sheriff's budget.

2. Jessica Tipton, Alexandria spoke against the Sheriff's cooperation with ICE.
3. Laura Mayer-Sommer, Alexandria, spoke about the Sheriff's cooperation with ICE.
4. Barry P Finkelstein, Alexandria, spoke about the Sheriff's cooperation with ICE.
5. Mariama Bangura, Alexandria, spoke about teacher and program elimination with ACPS.
6. Loren DePina, Alexandria, spoke about issues and concerns with ARHA.
7. Kydra Penn, Alexandria, spoke about issues and concerns with ARHA.
8. Carrie Fairmon, Alexandria, spoke about an eviction from an ARHA property.
9. Timothy Doyle, Alexandria, spoke about retaining funding for the Chinese and Latin programs at ACPS.
10. Dan Brendel, Alexandria, spoke about issues and concerns with ARHA.
11. Stacey Rudolph, Alexandria, spoke about retaining funding for the Chinese and Latin programs at ACPS.
12. Shayne Suslowitz, Alexandria, spoke about retaining the Chinese and Latin teachers at ACPS.
13. Jennifer Ayers, Alexandria, spoke about needed support of the ALIVE! and other essential human services.
14. Karen Daly, Alexandria, spoke about retaining funding for the Chinese and Latin programs at ACPS.
15. Joseph Daly, Alexandria, spoke about retaining the Chinese teachers and language programs.

****The following people spoke following scheduled docket items****

16. Cameron White, Alexandria, spoke against the Sheriff's cooperation with ICE.
17. Tonya Matthews, Alexandria, spoke about issues with her housing unit in an ARHA development.

18. Nikki Enfield, Alexandria, spoke against the Sheriff's cooperation with ICE.
19. Toni Maschler, Alexandria, spoke against the Sheriff's cooperation with ICE.
20. Liz Chien, Alexandria, spoke in support of continued funding for ACPS language programs.
21. Leticia Airaheta, Alexandria, spoke about issues with her housing unit with ARHA.
22. Dawn Lucas, Alexandria, representing the Education Association of Alexandria, spoke in support of funding for ACPS and its employees.
23. Sujata Mitra, Alexandria, spoke against converting Jefferson-Houston to a middle school.
24. Salomea Fredericks, Alexandria, spoke against converting Jefferson-Houston and other funding needs for the ACPS Budget.
25. Gayle Reuter, Alexandria, spoke about the need for support for ALIVE! to service the critical needs in the City.
26. Morgan Waite, Alexandria, VA, spoke against the Sheriff's collaboration with ICE and about the need to divest from Israel.
27. Dan Beattie, Alexandria, gave Council an update on the projects and initiatives that the Environmental Policy Commission is working on, including the current spill in the Potomac River.
28. Corinna Gruel, Alexandria, spoke about issues with ARHA and the condition of her home.
29. Jamie Fortin, Alexandria, spoke against the Sheriff's collaboration with ICE.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council closed the public discussion period. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

II. Action Docket
Roll-Call Consent Items

5. Coordinated Development District Concept Plan #2025-00001
Development Special Use Permit #2025-10016
Development Site Plan #2025-00021 - This item is considered by the Planning Commission only.
2618, 2623, 2627, 2638, 2641, 2648, 2658 Foster Ave; 5143, 5165, 5173, 5183 Seminary Road, & 5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue - Upland Park
Public Hearing and consideration of requests for: (A) an amendment to Coordinated Development District #21 Concept Plan, including the Upland Park neighborhood, to align with the Alexandria West Small Area Plan; (B) an extension of a Development Special Use Permit and Site Plan to construct townhomes with Special Use Permit requests for a building without frontage on a public street and to increase the minimum number of townhouses in a row; and (C) a Development Site Plan to construct a public park; zoned CDD #21/ Coordinated Development District #21.
Applicant: Alexandria Development Associates LLC, represented by Kenneth Wire, Attorney
Planning Commission Action: CDD #2025-00001 Recommend Approval 7-0; DSUP #2025-10016 Recommend Approval 7-0; DSP #2025-00021 Approved 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 5; 02/21/26, and is incorporated as part of this record by reference.)

6. Special Use Permit #2025-00072
420 East Windsor Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct a single-unit dwelling on a developed substandard lot; zoned R-2-5/Residential.
Applicant: Eric Frantz
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 6; 02/21/26, and is incorporated as part of this record by reference.)

7. Special Use Permit #2025-00054
601 & 619 S. Patrick Street
Public Hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use; zoned CSL/Commercial Service Low.
Applicant: Valhall Property Holding LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 7; 02/21/26, and is incorporated as part of this record by reference.)

reference.)

8. Public hearing, Second Reading, and Final Passage of an ordinance to temporarily move the polling place in the City Hall Precinct to Lyles Crouch School and temporarily rename the Precinct accordingly.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 02/21/26, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to amend Sections 3-2-82 and 3-2-85 (Encroachment fees) Article G of Chapter 2 of Title 3 (Finance, Taxation and Procurement) and Section 5-2-29 (Street Encroachments) of Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services) to allow publicly accessible electrical vehicle charging equipment encroachments into public rights-of-way.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 02/21/26, and is incorporated as part of this record by reference.)

10. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 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. 2025-00005

associated with 732 North Washington and 710 Madison Streets approved by City Council on January 24, 2026).

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 02/21/26, and is incorporated as part of this record by reference.)

11. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 732 North Washington and 710 Madison Streets from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00006 (Implementation Ordinance for Rezoning No. 2025-00006 associated with 732 North Washington and 710 Madison Streets approved by City Council on January 24, 2026).

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 02/21/26, and is incorporated as part of this record by reference.)

12. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00009 (Implementation Ordinance for Text Amendment No. 2025-00009 for

Commercial-to-Residential Conversions approved by City Council on January 24, 2026).

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 12; 02/21/26, and is incorporated as part of this record by reference.)

13. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the Green Building Plan chapter heretofore approved by city council as Master Plan Amendment No. 2025-00004 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. 2025-00004 associated with the Green Building Plan approved by City Council on January 24, 2026).

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 02/21/26, and is incorporated as part of this record by reference.)

14. Public Hearing, Second Reading and Final Passage of an Ordinance to adopt Section 10-4-28 (Parking in spaces reserved for charging plug-in electric motor vehicles) of the Code of the City of Alexandria, Virginia.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 14; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 14; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 24; 02/21/26, and is incorporated as part of this record by reference.)

15. Public Hearing, Second Reading, and Final Passage of an Ordinance to Initiate And Establish The Process To Grant An Agreement For The Lease, Management, And Operation Of The Torpedo Factory Arts Center (“TFAC”), Owned By The City Of Alexandria And Located At 105 Union Street.

(A copy of the City Manager’s memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 02/21/26, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council approved the roll-call consent calendar, with the exception of docket item #7 and docket item #15, which were considered under separate motions. The approval was as follows.

5. City Council approved the Planning Commission recommendations.
6. City Council approved the Planning Commission recommendations.
8. City Council adopted an ordinance to establish Lyles Crouch School (530 S. Saint Asaph St.) as a polling place in lieu of City Hall and rename the City Hall Precinct Old Town-South Precinct, through the period of construction at City Hall.

The ordinance reads as follows:

ORDINANCE NO. 5618

AN ORDINANCE to amend and reordain Section 2-2-10 (ESTABLISHMENT OF ELECTION DISTRICTS AND VOTING PLACES) Subsection (b), and to amend and

reordain “The Official Map of the City of Alexandria, Virginia, Designating Election Districts and Voting Places,” adopted by Section 2-2-13 (MAP OF ELECTION DISTRICTS AND VOTING PLACES), all of Chapter 2 (ELECTIONS), Title 2 (GENERAL GOVERNMENT) of The Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 2-2-10 Subsection (b) of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained to delete the text shown in strikethrough and add the text shown in underline as follows:

(b) The City Hall Election District shall be bounded and described by the census blocks shown on the map adopted by [section 2-2-13](#) of this code as comprising the said district.

The voting place within the City Hall Election District shall be at City Hall, located at 301 King Street. However, notwithstanding the prior, beginning with the June 2026 primary elections, the voting place within the City Hall Election District will be a temporary voting place at Lyles Crouch School, 530 S. Saint Asaph St, Alexandria, VA 22314, and shall remain so until the renovation of City Hall is complete.

Section 2. That “The Official Map of the City of Alexandria, Virginia, Designating Election Districts and Voting Places,” adopted by Section 2-2-13 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended and reordained as shown on Exhibit 1, attached hereto and incorporated fully by reference, to reflect the temporary voting place within the City Hall Election District at 530 S. Saint Asaph St, Alexandria, VA 22314.

Section 3. That this ordinance shall become effective upon the earlier of i) April 24, 2026, or ii) the receipt by the City Attorney’s Office of a Certificate of No Objection from the Office of the Attorney General of Virginia; and the adjustments contained herein will be utilized for the elections in 2026 and thereafter until or unless further modified and amended.

9. City Council closed the public hearing and adopted an ordinance to authorize the City Manager to initiate and establish the process for allowing the use of the public right-of-way to design, install, own, operate, maintain, repair, upgrade, and remove electric vehicle supply equipment (EVSE) for the use and benefit of the public and at no cost to the City.

The ordinance reads as follows:

ORDINANCE NO. 5619

AN ORDINANCE to amend and reordain Section 5-2-29 (STREET

ENCROACHMENTS) of Chapter 2 (STREETS AND SIDEWALKS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-2-29 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 5-2-29 - Street encroachments.

(a) Encroachment requirements. Encroachments into a public right-of-way are subject to the following:

(1) Permits. A permit for an encroachment must be obtained from the director of the department of transportation and environmental services or designee. The director may establish rules and procedures for processing permits and administering this section. After a permit has been granted, it may be revoked, and the encroachment removed from the right-of-way whenever the applicant fails to comply with any permit conditions. An encroachment permit application will be reviewed by the director to determine compliance with the following:

a. The location of the encroachment shall not unduly obstruct the public right-of-way and shall not interfere with access and safety.

b. The encroachment shall be of such design and construction, so as not to constitute a nuisance or public hazard.

c. The encroachment shall be of a design, material and color which is generally recognized as intended for and suitable for the public right-of-way in an urban environment, the character is compatible with the character of the surrounding area, and, if located in an historic district, is compatible with the streetscape in the district and is consistent with the applicable design guidelines adopted by the board of architectural review.

d. The owner of any nonpermanent encroachment must move the encroachment whenever the city requires access to the encroachment location or as set out in subsection (a)(4) below.

(2) Fees. Fees for encroachments shall be established pursuant to sections 3-2-82 and 3-2-85 of this code.

(3) Insurance. The permit holder shall be required to maintain, in force, insurance as required and approved by the city for the duration of the encroachment.

(4) Removal. The permit holder shall remove the encroachment if the director determines that the encroachment interferes with public access or is otherwise inconsistent with the public welfare. In such case, the director shall provide the

permit holder with written notice of the need to remove the encroachment at least 10 days prior to the date on which the removal must be completed. If the permit holder cannot be found or fails to remove the encroachment within the time specified, the director shall have the right to remove the encroachment, at the expense of the permit holder, and shall not be liable for any loss or damage to the encroaching structure that may occur as a result of the removal.

(b) Encroachments in substantial conformance with the following may be authorized by permit as set out in subsection (a) above:

(1) Non-permanent encroachments upon public sidewalks or rights-of-way. Non-permanent, moveable encroachments upon public spaces may be approved subject to the following:

(2) Stationary encroachments upon public sidewalks or rights-of-way. Stationary encroachments upon public sidewalks and rights-of-way must be compliant with the following guidelines and measurements:

(3) Publicly accessible electrical vehicle (EV) charging equipment encroachments into public rights-of-way. Publicly Accessible EV Charging Equipment, as that term is defined in this section, may be approved by the director of transportation and environmental services, or their designee, and installed within the public right-of-way subject to encroachment permitting requirements described in this chapter as well as the following additional conditions:

a. Publicly Accessible Electric Vehicle (EV) Charging Equipment (“EV Charging Equipment”) shall mean electric vehicle charging infrastructure that is available for use by the general public, without restriction to a particular property owner, individual, or entity.

b. The EV Charging Equipment shall be installed and operated in a manner consistent with a license agreement between the owner and the City.

c. The EV Charging Equipment shall be installed and operated in a manner consistent with the “City of Alexandria EV Charging Requirements,” which are hereby incorporated by reference and adopted into this section, and to which amendments may be made by the director of the department of transportation and environmental services, or their designee, as necessary.

(c) Except as authorized under subsection (b) above, any encroachment into a public street, alley, sidewalk or other right-of-way may be authorized only by special ordinance adopted by city council and is subject to the requirements

under subsection (a) above.

Section 2. That Section 5-2-29 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

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

10. City Council adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

The ordinance reads as follows:

ORDINANCE NO. 5620

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 Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2025-00005, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on January 6, 2026 of an amendment to the Old Town North Small Area Plan Chapter of the Master Plan of the City of Alexandria to change the height limit for the property at 732 North Washington and 710 Madison Street from 50 to 55 feet, which recommendation was approved by the City Council at public hearing on January 24, 2026;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Old Town North Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by amending Figure 2.14: Recommended Height District Limits, to change the height limit for the property at 732 North Washington and 710 Madison Street from 50 to 55 feet, attached hereto and incorporated fully herein by reference.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

11. City Council adopted an ordinance to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 732 North Washington and 710 Madison Streets from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00006.

The ordinance reads as follows:

ORDINANCE NO. 5621

AN ORDINANCE to amend and reordain Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 732 North Washington and 710 Madison Streets from CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00006.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2025-00006, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on January 6, 2026 of a rezoning of the properties at 732 North Washington and 710 Madison Streets from CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone, which recommendation was approved by the City Council at public hearing on January 24, 2026;
2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 732 North Washington Street, Alexandria, Virginia 22314, 054.04-08-04

From: CD-X/Commercial downtown zone (Old Town North)
To: CRMU-X/Commercial residential mixed use (Old Town North) zone

LAND DESCRIPTION: 710 Madison Street, Alexandria, Virginia 22314, 054.04-08-03

From: CD-X/Commercial downtown zone (Old Town North)
To: CRMU-X/Commercial residential mixed use (Old Town North) zone

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing amendment on the said map.

Section 3. That Sheet No. 054.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage.

12. City Council adopted an ordinance to amend and reordain Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00009.

The ordinance reads as follows:

ORDINANCE NO. 5622

AN ORDINANCE to amend and reordain Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00009.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00009, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice

so require, recommended approval to the City Council on January 6, 2026 of a text amendment to the Zoning Ordinance to adopt provisions establishing the process for considering commercial to residential conversions, which recommendation was approved by the City Council at public hearing on January 24, 2026;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding and action of the Planning Commission above stated;

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Article XII of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

12-101 – Terms defined.

- (A) Noncomplying structure means any building or structure that:
- (1) Existed prior to the effective date of any change in the zoning regulations or restrictions, but which thereafter, by reason of such change, is not in compliance with the zoning regulations or restrictions then in effect or
 - (2) Changed in use pursuant to section 12-1100 and, by reason of such change, is not in compliance with applicable zoning regulations or restrictions.
- (B) Reserved. ~~A building on a lot that does not meet the current zoning requirements for residential use, that was originally constructed or principally used prior to June 24, 1992 as a residence, may be reverted from commercial use to a residential use and shall be a noncomplying structure provided that:~~
- (1) ~~The proposed residential use is permitted in the zone or is located in a building which faces the north side of the 1400- or 1500 block of King Street, or the south side of the 1600 block of King Street, which is setback from the front property line and has a first floor at least three feet above grade at the front building wall;~~
 - (2) ~~The proposed residential use contains a number of dwelling units equal to or less than previously existed on the property;~~
 - (3) ~~Since the most recent conversion to a commercial use, or since June 24, 1992, whichever is more recent, there has~~

~~been no expansion to the structure and no changes to the lot of record that increase the degree of noncompliance for a residential use; and~~

- ~~(4) Since the building was last a residential use, the number of parking spaces has not been reduced notwithstanding the requirements to provide parking in section 8-200.~~

12-102 – Noncomplying structures.

Noncomplying structures shall be permitted to continue indefinitely and shall be considered legal structures, but subject to the following restrictions:

- (D) Use of noncomplying structures. A noncomplying structure may be used for or occupied by any use that is listed as a permitted or special use in the zone or is permitted pursuant to section 12-200 or 12-300 provided that the proposed use does not increase the existing structure's noncompliance. If the proposed use increases a structure's existing noncompliance or would not otherwise comply with this ordinance, it may only be permitted pursuant to section 12-1100. Residential reuse. A building which faces the unit through 1400 block of King Street and which is a noncomplying structure because it exceeds the floor area ratio of the KR zone, may be converted from nonresidential to same-residential use, notwithstanding any requirement of the KR zone applicable to residential uses, provided that a special use permit is approved to allow such conversion.

Sec. 12-1100 – Residential re-use of existing buildings.

Any nonresidential building or portion thereof may be changed from nonresidential to residential use provided that such residential use is listed as a permitted or special use in the zone or permitted pursuant to section 12-200 or 12-300 and subject to this section 12-1100.

12-1101 – Nonresidential to residential conversions.

Any change in use other than pursuant to 12-102(D) may be permitted with special use permit approval pursuant to section 11-500 and the following:

- (A) Reductions to minimum requirements. In approving a special use permit under the provisions of this section 12-1101, city council may reduce minimum yards, open space, off-street parking, and other minimum requirements imposed by this ordinance subject to the following:

- (1) The applicant shall demonstrate that meeting these requirements would be infeasible.
- (2) The remedy provided by this section shall be the exclusive remedy for reductions from these requirements.
- (B) Floor area ratio and height. The special use permit approval shall not authorize any increase to the existing floor area ratio or height unless such increase would comply with applicable floor area ratio and height requirements.

12-1102 – Residential reversion.

Any nonresidential building, that was originally constructed or used as a residence may be reverted to a residential use subject to the following:

- (A) A residential reversion of any building on the north side of the 1400 or 1500 block, or south side of the 1600 block of King Street, may be permitted regardless of the first-floor residential use prohibitions established by the KR zone.
- (B) Since the most recent conversion to a nonresidential use, or since June 24, 1992, whichever is more recent, there has been no expansion to the building or changes to the lot of record that increase the degree of noncompliance for a residential use.
- (C) The proposed residential use would comply with the zone's density limitations, except that where these limitations would result in fewer dwelling units than previously existed, the proposal may provide up to the previous number of units.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Article XII, as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria Zoning Ordinance.

Section 4. That this ordinance shall become effective on the date and at the time of its final passage, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

- 13. City Council adopted an ordinance reordain the Master Plan of the City of

Alexandria, Virginia, by adopting and incorporating therein the Green Building Plan chapter heretofore approved by city council as Master Plan Amendment No. 2025-00004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

The ordinance reads as follows:

ORDINANCE NO. 5623

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the Green Building Plan chapter heretofore approved by city council as Master Plan Amendment No. 2025-00004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2025-00004, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on January 6, 2026 to adopt the Green Building Plan Chapter of the Master Plan of the City of Alexandria to establish green building standards for development projects, which recommendation was approved by the City Council at public hearing on January 24, 2026;
2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.
3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Green Building Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is adopted, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this

ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

14. City Council adopted an ordinance to adopt Section 10-4-28 (Parking in spaces reserved for charging plug-in electric motor vehicles) of the Code of the City of Alexandria, Virginia.

The ordinance reads as follows:

Ordinance No. 5624

AN ORDINANCE to amend and reordain Chapter 4 (STOPPING, STANDING, AND PARKING) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981, as amended, to add a new Section 10-4-48 (PARKING IN SPACES RESERVED FOR CHARGING PLUG-IN ELECTRIC MOTOR VEHICLES).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by adding a new code section as shown in underline as follows:

Sec. 10-4-48 - Parking in spaces reserved for charging plug-in electric motor vehicles.

(a) This section is adopted pursuant to the authority granted to localities under the Code of Virginia, Sec. 46.2-1219.3, as amended.

(b) It shall constitute a violation of this section for any person to park a vehicle:

(1) that is not a plug-in electric motor vehicle, as defined in Sec. 56-1 of the Code of Virginia, as amended; or (2) that is a plug-in electric motor vehicle, as defined in Sec. 56-1 of the Code of Virginia, as amended, but that is not in the process of charging, in a parking space adjacent to an electric vehicle charging station that is clearly marked as reserved for charging plug-in electric motor vehicles.

(c) The penalty for violation of provisions in this section that are not contested and tendered to the director of finance within 30 days from the date the citation was issued shall be _\$25.00.

Section 2. That Section 10-4-48 pursuant to Section 1 of this ordinance, be, and the same hereby is, added as part of the City of Alexandria City Code.

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

7. Special Use Permit #2025-00054
601 & 619 S. Patrick Street
Public Hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use; zoned CSL/Commercial Service Low. Applicant: Valhall Property Holding LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 7; 02/21/26, and is incorporated as part of this record by reference.)

The following persons participated in the public hearing for this item:

1. Lee Ann Gardner, Alexandria, spoke against the Special Use Permit.
2. Duncan Blair, Alexandria, attorney for the applicant spoke in support of the Special Use Permit and responded to questions from Council.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman Elnoubi and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendations. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

15. Public Hearing, Second Reading, and Final Passage of an Ordinance to Initiate And Establish The Process To Grant An Agreement For The Lease, Management, And Operation Of The Torpedo Factory Arts Center ("TFAC"), Owned By The City Of Alexandria And Located At 105 Union Street.

(A copy of the City Manager’s memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 02/21/26, and is incorporated as part of this record by reference.

A copy of the informal memorandum explaining the ordinance is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 02/21/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 02/21/26, and is incorporated as part of this record by reference.)

The following person participated in the public hearing for this item:

1. Lisa Schumaier, Alexandria, spoke in opposition for the storage of the historic boat at the Torpedo Factory Arts Center.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman Aguirre and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council closed adopted an ordinance to initiate and establish the process to grant an agreement for the lease, management, and operation of the Torpedo Factory Arts Center (“TFAC”), owned by the City of Alexandria and located at 105 Union Street. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

The ordinance reads as follows:

ORDINANCE NO. 5625

AN ORDINANCE to initiate and establish the process to grant an agreement for the lease, management, and operation of the Torpedo Factory Arts Center (“TFAC”), owned by the City of Alexandria and located at 105 Union Street, and to authorize and direct the City Manager to advertise a request for proposals for such agreement.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the City of Alexandria (“the City”) proposes to execute an agreement permitting the lease, management, and operation of the

Torpedo Factory Arts Center (“TFAC”), located at 105 Union Street in Alexandria, as set forth in the following proposed franchise ordinance, which is intended to be adopted by the City Council at a later date in substantially the same form and content as set forth herein, after advertisement and review of bids as set forth in Section 15.2-2101 of the Code of Virginia, et. seq.:

ORDINANCE NO. _

AN ORDINANCE to grant to ____, its successors and assigns, a franchise (“Franchise”) under certain conditions, permitting the franchisee to lease, manage, and operate the Torpedo Factory Arts Center (TFAC).

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That this Franchise is hereby granted to __, hereinafter referred to as “Grantee”, its successors and assigns, to permit the Grantee to lease, manage, and operate the TFAC to the highest art, history, and cultural center industry standards and in the best interest of the City, including maintenance, design, construction, and modifications to further and accommodate such use.

Section 2. That the said Franchise is granted to the Grantee after public notice and invitation for bids, as required by law, pursuant to Section 3 of Ordinance ____, and after the invitation for bids was duly closed and all bids were fully and carefully investigated and evaluated.

Section 3. That the Grantee be, and hereby is, granted a Franchise for no less than five years, commencing on the date agreed upon by the parties as documented in the lease, management and operation agreement (“Agreement”), and the Franchise may be extended, not to exceed a total term of forty years, upon mutual, written contract of the parties, to lease, manage and operate the TFAC to the highest art, history, and cultural center industry standards and in the best interest of the City, including maintenance, design, construction, and modifications to further and accommodate such use. The Agreement may provide for the addition or modification of programming elements, operations, services, and uses of the TFAC over the term of the Franchise, as may be negotiated by the parties, to respond to changing community needs, financial conditions, and best practices in arts, history, and cultural center management, provided that such changes are consistent with the overall purpose of this Ordinance and the Agreement. Grantee may perform maintenance, design, construction and modifications to support Grantee’s primary use of such public property in compliance with the

Agreement, all applicable federal, state, and local laws and regulations. Grantee shall strictly comply with the terms of this Ordinance and with the Agreement, together with all applicable laws and regulations of the City of Alexandria, the Commonwealth of Virginia, and the United States, and any regulatory agency having jurisdiction, including without limitation, compliance with certain conditions, including but not limited to:

- 1. Comply with requests of the City Manager of the City of Alexandria (the "City Manager") consistent with the intent of this ordinance and the successful operation and management of TFAC.*
- 2. This Franchise may be assigned or transferred with the prior written consent of the City.*
- 3. Grantee shall obtain liability insurance policies to the satisfaction of the City Attorney of the City of Alexandria; such insurance shall name the City as an additional insured.*
- 4. Grantee shall protect all property of the City or any other person during any work to design, install, operate, maintain, repair, and upgrade, lease, manage and operate TFAC to the highest art, history, and cultural center industry standards and in the best interest of the City, including maintenance, design, construction and modifications to further and accommodate the such use, and shall fully restore, in kind, any property damaged or destroyed during any such work.*
- 5. Additional conditions provided in the Agreement attached hereto and incorporated fully herein by reference.*

Section 4. That the City Manager be and hereby is authorized to execute such documents as may be required to effectuate this Franchise hereby granted.

Section 5. That the City Clerk of the City of Alexandria (the "City Clerk") be and hereby is authorized to attest the execution of said documents and to affix thereon the official seal of the City.

Section 2. That upon final adoption of this Ordinance, the City Clerk shall advertise the notice set forth below to invite bids for the Franchise proposed to be granted as set forth in Section 1. Such notice shall be published in a newspaper in the City.

NOTICE

BIDS ARE INVITED BY THE CITY OF ALEXANDRIA, VIRGINIA, FOR THE GRANT OF A FRANCHISE PERMITTING THE GRANTEE TO LEASE, MANAGE

AND OPERATE THE TORPEDO FACTORY ARTS CENTER (TFAC) TO THE HIGHEST ART, HISTORY, AND CULTURAL CENTER INDUSTRY STANDARDS AND IN THE BEST INTEREST OF THE CITY, INCLUDING MAINTENANCE, DESIGN, CONSTRUCTION, AND MODIFICATIONS TO FURTHER AND ACCOMMODATE SUCH USE.

DRAFT

THE TERMS AND CONDITIONS FOR THE FRANCHISE ARE ATTACHED TO THE ORDINANCE AND ARE AVAILABLE ON THE CITY'S WEBSITE AT [HTTPS://WWW.ALEXANDRIAVA.GOV/TORPEDOFACTORY.](https://www.alexandriava.gov/torpedofactory)

THE TERM OF THE FRANCHISE IS NEGOTIABLE BUT SHALL BE FOR AN INITIAL TERM OF NO LESS THAN 5 YEARS WITH SUCCESSIVE EXTENSIONS, NOT TO EXCEED A TOTAL TERM OF FORTY YEARS, SUBJECT TO THE APPROVAL OF CITY COUNCIL.

ALL BIDS ARE TO BE SUBMITTED IN WRITING IN THE FORMAT REQUIRED BY THE TERMS AND SPECIFICATIONS OF THE REQUEST FOR PROPOSALS (THE TERMS "BIDS" AND "PROPOSALS" SHALL BE SYNONYMOUS FOR THE PURPOSES OF THIS NOTICE. SIMILARLY, THE TERMS "BIDDER" AND "PROPOSER" ARE SYNONYMOUS AND USED INTERCHANGEABLY). THE PROPOSAL DOCUMENTS ARE TO BE SENT TO *ALFRED COLEMAN* BY E-MAIL AT ALFRED.COLEMAN@ALEXANDRIAVA.GOV, AND MUST BE RECEIVED ON OR BEFORE 4 P.M. EASTERN TIME, *APRIL 27, 2026*. AT THAT TIME BIDS SHALL BE PUBLICLY OPENED AND BIDDERS IDENTIFIED. THE LOCATION OF THE BID OPENING WILL BE *2331 MILL ROAD, SUITE 201, ALEXANDRIA, VA 22314*.

IN ADDITION, IDENTIFICATION OF ALL BIDDERS SHALL BE ANNOUNCED, A BRIEF SUMMARY OF EACH BID RECEIVED SHALL BE READ, AND THE PRESIDING OFFICER SHALL INQUIRE IF ANY FURTHER BIDS ARE OFFERED IN OPEN SESSION OF THE CITY COUNCIL FOR THE CITY OF ALEXANDRIA IN THE CITY COUNCIL CHAMBER AT DEL PEPPER COMMUNITY RESOURCE CENTER, 4850 MARK CENTER DR., ROOM 1305, ALEXANDRIA, VA 22311, ON TUESDAY, MAY 12, 2026 OR AS SOON THEREAFTER AS PRACTICABLE AND AS DULY NOTICED BY THE CITY COUNCIL. AT THE SAID MEETING, THE PRESIDING OFFICER SHALL DECLARE THE BIDDING CLOSED AND THE PRESIDING OFFICER SHALL REFER THE BIDS RECEIVED TO THE CITY MANAGER AND/OR CITY STAFF TO EVALUATE, REVIEW, AND CONSIDER IN THE MANNER PRESCRIBED BY THE TERMS AND SPECIFICATIONS OF THE REQUEST FOR PROPOSALS, INCLUDING THE SELECTION OF, AND NEGOTIATION OF A FRANCHISE AGREEMENT OR SIMILAR DOCUMENT WITH A RESPONSIVE BIDDER. AS SOON THEREAFTER AS PRACTICABLE, THE CITY MANAGER AND/OR STAFF WILL RECOMMEND THE SUCCESSFUL BIDDER AND PRESENT THE NEGOTIATED FRANCHISE AGREEMENT FOR CONSIDERATION AND APPROVAL BY CITY COUNCIL.

THE CITY RESERVES THE RIGHT IN THE CITY MANAGER'S SOLE

DISCRETION TO REJECT ANY AND ALL BIDS, TO TERMINATE NEGOTIATIONS AT ANY STAGE OF THE SELECTION PROCESS, AND TO READVERTISE THE ORDINANCE WITH OR WITHOUT MODIFICATION.

DRAFT

THE DESCRIPTIVE NOTICE OF THE PROPOSED FRANCHISE NOTICE IS AS FOLLOWS:

The proposed ordinance will grant an exclusive franchise under certain conditions, permitting the grantee to lease, manage, and operate the Torpedo Factory Arts Center (TFAC), including maintenance, design, construction, and modifications to further and accommodate such use. Complete text of the ordinance is available in the office of the City Clerk.

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

The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

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

16. Appointment of Member of City Council to the Legislative Subcommittee.

WHEREUPON, upon motion by Councilman Elnoubi, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council approved appointment of Councilman Chapman to the Legislative Subcommittee. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

17. Rezoning #2025-00007

Development Special Use Permit #2025-10031

11 and 21 North Quaker Lane and 3369 Duke Street - Duke & Quaker

Townhomes

Public Hearing and consideration of requests for: (A) a request for an amendment to the official zoning map to change the zoning designation for the properties from CL/Commercial Low with proffer to CL/Commercial Low (removing the existing proffer); and (B) a Development Special Use Permit and Site Plan with modifications to construct two multi-unit townhouse-style residential buildings, and with Special Use Permit requests for an increase in building height and bonus density pursuant to Section 7-700 of the Zoning Ordinance; zoned CL/Commercial Low with proffer.

Applicant: 614 Westbrad LLC, represented by M. Catharine Puskar, Attorney

Planning Commission Action: REZ #2025-00007 Recommend Approval 7-0;

DSUP #2025-10031 Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 17; 02/21/26, and is incorporated as part of this record by reference.)

The following person participated in the public hearing for this item:

1. Cathy Puskar, attorney for the applicant, spoke in support of the item and responded to questions from Council.

WHEREUPON, upon motion by Councilman Chapman, seconded by Vice Mayor Bagley and carried unanimously, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilman Elnoubi and carried unanimously by roll-call vote, City Council approved Planning Commission recommendation with amendments to condition #83. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

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

18. 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 #2025-00012
102 East Monroe 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: Alabama Ave LLC, represented by Duncan Blair, Attorney
Planning Commission Action: Approved 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 18; 02/21/26, and is incorporated as part of this record by reference.)

19. Development Site Plans and Zoning Ordinance Subdivision cases are heard by the Planning Commission but placed on the City Council docket for information. Zoning Ordinance Subdivision cases are heard by City Council only upon appeal.
Subdivision #2025-00006
Development Site Plan #2025-00030
806 North Columbus Street - Townhomes
Public Hearing and consideration of a request for: (A) a Subdivision to re-subdivide three existing lots with variations to the lot areas, widths, and frontages; and (B) a Development Site Plan to construct three townhouses; zoned RB/Townhouse.
Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney

Planning Commission Action: Deferred 7-0

(A copy of the Planning Commission report is on file in the City Clerk and Clerk of Council, marked as Item No. 19; 02/21/26, and is incorporated as part of this record by reference.)

20. Public Discussion Period (Remaining Speakers, if any).

21. Closed Session

Executive Session -2.2-3711(A)(7) and (A)(8) - Consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body and consultation with legal counsel regarding specific legal matters concerning City Council's budget authority which require the provision of legal advice by such counsel. [ROLL-CALL VOTE]

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Greene and carried unanimously, City Council convened in closed executive session at 12:44 p.m., pursuant to Virginia Code section 2.2-3711(A)(7) and (8) for consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body and consultation with legal counsel employed or retained by a public body regarding specific legal matters concerning budget authority which require the provision of legal advice by such counsel. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Greene and carried unanimously, City Council reconvened in open session at 2:40 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

WHEREUPON, upon motion by Councilman Aguirre, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council adopted the resolution regarding the closed executive session that was previously circulated to the Council. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

The resolution reads as follows:

RESOLUTION NO. 3365

WHEREAS, the Alexandria City Council has this 21st day of February, 2026 recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712 of the Code of Virginia requires a certification by the city council that such executive session was conducted in accordance with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the city council does hereby certify that, to the best of each member's knowledge, only public business matters that were identified in the motion by which the executive session was convened, and that are lawfully exempted by the Freedom of Information Act from the Act's open meeting requirements, were heard, discussed or considered by council during the executive session.

22. Adjournment.

THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman Elnoubi, seconded by Vice Mayor Bagley and carried unanimously, City Council adjourned the public hearing meeting of February 21, 2026 at 2:41 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilwoman Greene; Opposed, none.

APPROVED BY:

ALYIA GASKINS MAYOR

ATTEST:

Gloria A. Sitton, CMC City Clerk

Adopted: April 14, 2026