

**City of Alexandria  
Meeting Minutes  
Saturday, June 14, 2025, 9:30 AM – Council Chamber  
City Council Public Hearing Meeting**

\*\*\*\*\*

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

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Cordell Ivery; Ms. Garvey, Director, Department of Community and Human Services (DCHS); Mr. Gutierrez, Deputy Director, DCHS; Ms. Baker, Deputy City Manager; Mr. Stoddard, Deputy Director, Planning and Zoning (P&Z); Mr. Moritz, Director, P&Z; Ms. Zechman-Brown, Deputy City Attorney; Ms. Sample, Urban Planner, P&Z; Ms. Miliaras, Principal Planner, P&Z; Mr. Routt, Director, Office of Management and Budget (OMB); Mr. Kerns, Division Chief, P&Z; Mr. Welles, Urban Planner, P&Z; Mr. Maines, Division Chief, Transportation and Environmental Services (T&ES); Mr. Alves, Urban Planner, P&Z; Mr. Turscak, Urban Planner, P&Z; Mr. Browand, Deputy Director, Recreation, Parks, and Cultural Activities (RPCA); Ms. Christopher, Race and Social Equity Officer, City Manager's Office; Ms. Stanfield, Urban Planner, P&Z; Mr. Smith, ITS; Ms. Demeke, ITS, and Police Lt. May.

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 City Council were present with Councilman Chapman arriving after roll call and Councilwoman Greene and Councilman Aguirre attending via Zoom webinar.

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

**WHEREUPON**, upon motion by Councilman McPike, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote, City Council adopted the electronic participation resolution. 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.

The resolution reads as follows:

## **Resolution No. 3305**

### **Resolution Regarding Electronic Participation by a Member of City Council**

**WHEREAS**, Virginia Code Section 2.2-3708.3 provides that an individual member of a public body may fully participate in meetings electronically if any such member meets the criterion of the code and the public body has adopted an Electronic Meeting Policy; and

**WHEREAS**, City Council adopted an Electronic Participation Policy on June 22, 2021 as Resolution No. 3011; and

**WHEREAS**, City Council Member Jacinta E. Greene has notified the Mayor and the Clerk that she is unavailable to be physically present for the June 14, 2025 City Council Meeting due to a personal matter, specifically travel for work; and

**WHEREAS**, City Council Member Canek Aguirre has notified the Mayor and the Clerk that he is unavailable to be physically present for the June 14, 2025 City Council Meeting due to personal matter, specifically travel for personal reasons; and

**WHEREAS**, the Council Member has not participated in more than two or 25% of City Council Meetings by electronic means during this calendar year; and

**WHEREAS** the City Council Member Jacinta E. Greene will participate in the City Council Meeting by video conference call from Atlanta, Georgia and arrangements have been made to ensure the member shall be heard by all participants at the City Council Meeting; and

**WHEREAS**, the City Council Member Canek Aguirre will participate in the City Council meeting by video conference call from North Carolina and arrangements have been made to ensure the member shall be heard by all participants at the City Council Meeting; and

**WHEREAS** a quorum of the City Council is physically assembled in person.

### **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:**

That pursuant to Virginia Code 2.2-3708.3 and the City Council's Electronic Meeting Policy Resolution 3011, City Council Member Jacinta E. Greene and City Council Member Canek Aguirre will participate remotely in this meeting by video conference call.

3. Proclamations and Recognitions (if needed).

Not needed.

4. Public Discussion Period.

The following persons participated in the public discussion period:

1. Quardricos Driskell, Alexandria, spoke on behalf of various faith communities in the City in support of the many changes occurring in the regional because of policy changes and offered support to those impacted by the changes.
2. Rose-Etta Horn, Alexandria, spoke against the sell of the Alate property and how it will impact the current residents.
3. Darien Tillinghast, Alexandria, spoke about an issue with mail and package delivery because of discrepancies with their address with the U.S. Postal Services.
4. Dalal Hasan-Hamad, Alexandria, spoke about her concerns about the sell of the Alate property and how it will impact the current residents.
5. Lillian Thompson, Alexandria, spoke about her concerns about the sale of Alate property and how selling the building will impact her living conditions.
6. Owen Affe, Alexandria, spoke against the sell of the Alate property and how it will impact his mother, who is a tenant, and he spoke about use of public funds for purchase of the building.
7. Greg Delawie, Alexandria, spoke about ranked choice voting and requested that Council support it before the General Assembly.
8. Charlie Loelius, Alexandria, spoke about supporting transgender children and fighting the administration withholding of funds for the community.
9. Steven Hinds, Alexandria, spoke in support of the purchase of the Alate to move the residents from the Ladrey into better living conditions.
10. Lester Simpson, representing ARHA, spoke in support of the purchase of the Alate property, noting it would allow expansion of the housing stock for seniors in the community and address the deteriorating conditions at the Ladrey building.
11. Maudie Hinds, Alexandria, spoke in support of the purchase of the Alate to move the residents from the Ladrey into better living conditions.
12. Caroletha Brown, Alexandria, spoke in support of the purchase of the Alate property to move the residents from the Ladrey into better living conditions.
13. Thomas McQuighan, Alexandria, spoke against the sell of the Alate property and how it will impact his living conditions.

Council took a ten minute recess to allow the members of community present to discuss the Alate property to meet with representatives from ARHA.

**WHEREUPON**, upon motion by Councilman Elnoubi, seconded by Councilman Chapman and carried unanimously by roll-call vote, 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, Councilwoman Greene, and Councilman McPike; Opposed, none.

**II. Action Docket**  
**Roll-Call Consent Items (5-17)**

5. Special Use Permit #2025-00018  
505 S Van Dorn Street  
Public Hearing and consideration of a request for a Special Use Permit to add a second drive through facility at an existing restaurant (amending SUP #1489); zoned CG/Commercial General. Applicant: McDonald's USA, LLC represented by Evan Pritchard  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 06/14/25, and is incorporated as part of this record by reference.)

6. Special Use Permit #2025-00016  
3106 Colvin Street  
Public Hearing and consideration of a request for a Special Use Permit request for a vehicle towing service and associated impound lot; zoned I/Industrial. Applicant: Metro Motor Towing & Co. represented by Hisham Eleyan  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 06/14/25, and is incorporated as part of this record by reference.)

7. Development Special Use Permit #2025-10006  
912, 916 and 920 King Street  
Public Hearing and consideration of a request for a five-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, with Special Use Permits for: (A) increased Floor Area Ratio to 2.5, (B) a Parking Reduction to allow off-site residential parking and (C) a reduction of the loading space requirement for clearance height; zoned KR/King Street Urban Retail. Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 06/14/25, and is incorporated as part of this record by reference.)

8. Development Special Use Permit #2025-10005

116 South Henry Street

Public Hearing and consideration of a request for a three-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, a multi-unit residential building and an automated parking garage, with Special Use Permits for: (A) motor vehicle parking or storage for more than 20 vehicles, (B) to exceed the maximum parking requirement and (C) a reduction of the loading space requirement for clearance height; zoned CD/Commercial Downtown. Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney

Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 06/14/25, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Chapter 3 (EMERGENCY SERVICES) of Title 4 (PUBLIC SAFETY). [ROLL-CALL VOTE]

(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; 06/14/25, 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; 06/14/25, 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; 06/14/25, 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 Section 3-1406 (FLOOR AREA RATIO) of Article III (RESIDENTIAL ZONE REGULATIONS) to make the RMF/Residential multi-unit zone comply with updated Virginia Housing Development Authority lending policies related to long-term affordability, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00004 (Implementation Ordinance for Text Amendment No. 2025-00004 approved by City Council on May 17, 2025). [ROLL-CALL VOTE]

(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; 06/14/25, 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; 06/14/25, 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; 06/14/25, 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. 062.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 2921 Nob Hill Court and a portion of the property at 126 Longview Drive from, R-8/Residential to RA/Multi-unit in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00001 (Implementation Ordinance for Rezoning No. 2025-00001 associated with Westridge Towns approved by City Council on May 17, 2025). [ROLL-CALL VOTE]

(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; 06/14/25, 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; 06/14/25, 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; 06/14/25, 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 Articles IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VII (SUPPLEMENTAL ZONE REGULATIONS), and X (HISTORIC DISTRICTS AND BUILDINGS) to correct technical errors and make clarifications; Articles III (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), and VI (SPECIAL AND OVERLAY ZONES) to add churches as a permitted use in the RD/High density apartment, RS/Townhouse, RT/Townhouse, CD-X/Commercial downtown (Old Town North), CR/Commercial regional, I/Industrial, CRMU-L, M, H, and X (Commercial residential mixed use low, medium, high, and Old Town North), W-1/Waterfront mixed-use, and CDD/Coordinated development district zones; Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES) to remove height limitations for lighting permitted with a Special Use Permit approval for congregate recreational facilities and dog parks; Section 7-202 (PERMITTED

OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) to allow electric vehicle charging equipment in any required yard; Section 7-203 (ACCESSORY DWELLINGS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) related to accessory dwelling units to delete permit requirement and use limitations; and Section 8-200(F) (GENERAL PARKING REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING) to exempt churches from certain parking requirements, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00003 (Implementation Ordinance for Text Amendment No. 2025-00003 approved by City Council on May 17, 2025). [ROLL-CALL VOTE]

(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; 06/14/25, 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; 06/14/25, 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; 06/14/25, 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 Section 8-1-118 - Issuance of certificate; fees, Subsection (a) of the Residential Rental Inspection Program Ordinance.

(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; 06/14/25, 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; 06/14/25, 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; 06/14/25, and is incorporated as part of this record by reference.)

14. Public Hearing, Second Reading and Final Passage Introduction and First Reading. Consideration. Passage on First Reading 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.

(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; 06/14/25, 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; 06/14/25, 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. 14; 06/14/25, and is incorporated as part of this record by reference.)

15. Public Hearing, Second Reading, and Final Passage of an Ordinance to Make Appropriations for the Support of the City Government for Fiscal Year 2026. [ROLL-CALL VOTE]

(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; 06/14/25, 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; 06/14/25, 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; 06/14/25, and is incorporated as part of this record by reference.)

16. Public Hearing, Second Reading, and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2025. [ROLL-CALL VOTE]

(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. 16; 06/14/25, 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. 16; 06/14/25, 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. 16; 06/14/25, and is incorporated as part of this record by reference.)



17. Public Hearing and Consideration of an Extension of a License Agreement between the City of Alexandria and St. Stephen's and St. Agnes School for the use of the recreational facilities located at Ft. Ward Park.

(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. 17; 06/14/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman McPike, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote, City Council approved the roll-call consent items. The approvals were as follows:

5. City Council approved planning Commission recommendation.
6. City Council approved planning Commission recommendation.
8. City Council approved planning Commission recommendation.
9. City Council adopted an ordinance to amend and reordain Chapter 3 (Emergency Services) of Title 4 (Public Safety) of the Code of the City of Alexandria, Virginia 1981 as amended, to change the Emergency Services Code of the City of Alexandria, Virginia, to Emergency Management Code of the City of Alexandria, Virginia, and to change the Office of Emergency Services to the Office of Emergency Management effective January 2025.

The ordinance reads as follows:

#### ORDINANCE NO. 5599

AN ORDINANCE to amend and reordain Chapter 3 (Emergency Services) of Title 4 (Public Safety) of the Code of the City of Alexandria, Virginia 1981 as amended, to change the Emergency Services Code of the City of Alexandria, VA to Emergency Management Code of the City of Alexandria, VA, and to change the Office of Emergency Services to the Office of Emergency Management effective January 2025.

#### THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1: That Chapter 3, Title 4 of The Code of the City of Alexandria, Virginia 1981, as amended, be and the same hereby as amended and reordained to read as follows:

#### CHAPTER 3 – Emergency ~~Services~~ Management

Sec. 4-3-1 - Short title.

This chapter shall be known and may be cited as the Emergency ~~Services~~ Management Code of the City of Alexandria, Virginia.

Sec. 4-3-2 - Definitions.

- (a) Emergency services management. The preparation for and the carrying out of functions, other than functions for which military forces are primarily responsible, to prevent, minimize and repair injury and damage resulting from natural or manmade disasters; together with all other activities necessary or incidental to the preparation for and carrying out of the foregoing functions. These functions include, without limitations, ~~fire-fighting~~ firefighting services, police services, medical and public health services, rescue engineering, ~~air raid warning services~~, communications, radiological, chemical, biological, and other ~~special weapons of mass destruction~~ defense, evacuation of persons from ~~stricken~~ impacted areas, emergency ~~welfare~~ mass care and sheltering services, emergency transportation, existing or properly assigned functions of ~~plant~~ environmental protection, temporary restoration of public utility services and other functions related to civilian protection.
- (b) Hazardous substances. All materials or substances that now or hereafter are designated, defined, or characterized as hazardous by law or regulation of the city, state, or federal government.
- (c) Natural disaster. Any act of nature, including but not limited to, hurricane, tornado, storm, flood, high water, wind-driven water, tidal wave, earthquake, fire or other ~~catastrophe~~ emergencies resulting in damage, hardship, suffering or possible loss of life.
- (d) Man-made disaster. Any condition following an attack by an enemy or foreign nation upon the United States resulting in substantial damage to property or injury to persons in the United States and may be by use of bombs, missiles, shellfire, ~~atomic~~ nuclear, radiological, chemical or biological means or other weapons or processes; also ~~their~~ conditions resulting from other accidental or intentional causes, such as ~~oil spills~~ releases of hazardous substances, other injurious environmental contamination, conflagrations, explosions, failures of infrastructure (including power outages, disruption of water and sanitary sewer services, etc.), sabotage, covert and overt paramilitary actions or other similar acts.
- (e) Local emergency. The condition declared by city council when in its judgment the threat or actual occurrence of a disaster is or threatens to be of sufficient severity and magnitude to warrant coordinated action to prevent or alleviate the damage, loss, hardship or suffering threatened or caused thereby; provided, however, that a local emergency arising wholly or substantially out of a resource shortage may be declared only by the governor, upon petition of the city council, when he deems the threat or actual occurrence of a disaster to be of sufficient severity and magnitude to warrant coordinated city council action to prevent or alleviate the damage, loss, hardship or suffering threatened or caused thereby.
- (f) Resource shortage. The absence, unavailability or reduced supply of any raw or processed natural resource, or any commodities, goods or services of any kind which

bear a substantial relationship to the health, safety, welfare and economic well-being of the citizens of the commonwealth.

- (g) *Interjurisdictional agency for emergency services management*. Any organization established between contiguous political subdivisions to facilitate the cooperation and protection of the subdivisions in work of disaster prevention, preparedness, response and recovery.

#### Sec. 4-3-3 - Establishment of office.

There is hereby established the office of emergency services management of the City of Alexandria, Virginia.

#### Sec. 4-3-4 - Director of office.

- (a) The city manager shall be the director of the office of emergency services management. Duties and responsibilities of the director are as follows:
- (1) The director shall organize emergency services management and direct emergency operations through the regularly constituted government structure, and shall use equipment, supplies and facilities of existing departments, offices and agencies of the city to the maximum extent practical. The officers and personnel of all the departments, offices and agencies are directed to cooperate with and extend any services and facilities to the director upon request.
  - (2) The director shall prepare or cause to be prepared and kept keep current a city emergency operations plan.
  - (3) The director may, in collaboration with other public and private agencies within the state, develop or cause to be developed mutual aid agreements or reciprocal assistance in the case of an emergency or disaster too great to be dealt with unassisted.
- (b) The director shall have authority to appoint a coordinator of emergency services management with the consent of the city council. The coordinator shall be responsible to the director and shall carry out any tasks as designated by the director.

#### Sec. 4-3-5 - Declaration of local emergency.

- (a) A local emergency may be declared by the director of emergency services management with the consent of council. In the event that council cannot convene due to the emergency or other exigent circumstances, the director or any member of council in the absence of the director may declare the existence of a local emergency, subject to confirmation by council at its next regularly scheduled meeting or at a special meeting within 14 days of the declaration, whichever occurs first. When in its judgment all

emergency actions have been taken, council shall take appropriate action to end the declared emergency.

- (b) A declaration of a local emergency shall activate the response and recovery programs of all applicable local and interjurisdictional emergency operations plans and authorize the furnishing of aid and assistance thereunder.
- (c) Whenever a local emergency has been declared, the director of emergency ~~services management~~ may be authorized by the council to enter into contracts and incur obligations on behalf of the city necessary to combat the threatened or actual disaster, protect the health and safety of persons and property, and provide emergency assistance to the victims of the disaster. In exercising the powers vested under this section, under the supervision and control of council, the director may proceed without regard to time-consuming procedures and formalities prescribed by law (except mandatory constitutional requirements) pertaining to the performance of public work, entering into contracts, incurring of obligations, employment of temporary workers, rental of equipment, purchase of supplies and materials, and other expenditures of public funds, providing any funds in excess of allocations authorized by city council are available.
- (d) Whenever a local emergency has been declared, the director, or member of the council acting in the absence of the director, shall notify the state office of emergency services Virginia Department of Emergency Management (VDEM) when all local resources have been committed and assistance is needed from the state.

~~Whenever a local emergency has been declared, the director, or member of the council acting in the absence of the director, shall notify the state office of emergency services when all local resources have been committed and assistance is needed from the state.~~

#### **Sec. 4-3-6 - State of emergency.**

Whenever the governor has declared a state of emergency, the city council may, under the supervision and control of the governor or his designated representative, enter into contracts and incur obligations necessary to combat the threatened or actual disaster beyond the capabilities of local government, protect the health and safety of persons and property, and provide emergency assistance to the victims of the disaster, in exercising the powers vested under this section, under the supervision and control of the governor, the city council may proceed without regard to time-consuming procedures and formalities prescribed by law pertaining to public work, entering into contracts, incurring of obligations, employment of temporary workers, rental of equipment, purchase of supplies and materials, levying of taxes, and appropriation and expenditure of public funds.

#### **Sec. 4-3-7 - Emergency operations plan.**

- (a) The director shall prepare or cause to be prepared and shall keep current a comprehensive emergency operations plan.

- (b) The plan shall include but not be limited to the responsibilities of all local departments, agencies, commissions, etc.
- (c) The director shall in the plan establish a chain of command within the emergency organization. The responsible person for each agency shall designate and keep on file with the director a current list of three persons as successors to his position. The list shall be in order of succession.
- (d) The plan shall be comprehensively reviewed, updated, and formally adopted by city council every four years.

Sec. 4-3-8 - City liability.

- (a) Neither the city nor agents nor representatives of the city, nor any individual, receiver, firm, partnership, corporation, association or trustee, nor any of the agents thereof, in good faith carrying out, complying with or attempting to comply with any order, rule or regulation promulgated pursuant to the provisions of this chapter, shall be liable for any damage sustained to persons or property as a result of this activity.
- (b) Any person owning or controlling real estate or other premises who voluntarily and without compensation grants the city the right to inspect, designate and use the whole or any parts of the real estate or premises for the purpose of sheltering persons during an actual or impending disaster shall not be civilly liable for the death of, or injury to, any persons on or about the real estate or premises under any license, privilege or other permission, or for loss of or damage to the property of the person.
- (c) If any person holds a license, certificate or other permit issued by any state or political subdivision thereof, evidencing the meeting of qualifications for professional, mechanical or other skills, the person may gratuitously render aid involving that skill in the city during a disaster, and that person shall not be liable for negligently causing the death of, or injury to, any person or for the loss of or damage to the property of any person resulting from any gratuitous service.

Section 2. That Chapter 3 as enacted pursuant to Section 1 of this ordinance, be, and the same hereby is, enacted as part of the City of Alexandria City Code.

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

10. City Council adopted an ordinance to amend and reordain Section 3-1406 (FLOOR AREA RATIO) of Article III (RESIDENTIAL ZONE REGULATIONS) to make the RMF/Residential multi-unit zone comply with updated Virginia Housing Development Authority lending policies related to long-term affordability, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00004.

The ordinance reads as follows:

## ORDINANCE NO. 5591

AN ORDINANCE to amend and reordain Section 3-1406 (FLOOR AREA RATIO) of Article III (RESIDENTIAL ZONE REGULATIONS) to make the RMF/Residential multi-unit zone comply with updated Virginia Housing Development Authority lending policies related to long-term affordability, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00004.

WHEREAS, the City Council finds and determines that:

1. In Text 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 May 6, 2025 of a text amendment to the Zoning Ordinance to amend the RMF zone regulations to comply with updated Virginia Housing Development Authority lending policies related to long-term affordability, which recommendation was approved by the City Council at public hearing on May 17, 2025;
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 Section 3-1406(B) of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

\*\*\*

(4) If the Virginia Housing Development Authority or successor is the first lienholder of the permanent loan and if there is a foreclosure by the Virginia Housing Development Authority and it is the successful bidder and becomes the successor in interest, then the committed affordable housing units required may be reduced to no less than 20 percent of the originally approved units at 60 percent of the area median income for the Washington D.C. Metropolitan Statistical Area. Under no other circumstances will a reduction in the committed affordable units be allowed or considered.

\*\*\*

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

Section 3. That Section 3-1406(B), 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.

11. City Council adopted an ordinance to amend and reordain Sheet No. 062.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 2921 Nob Hill Court and a portion of the property at 126 Longview Drive from, R-8 Residential to RA/Multi-unit in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00001.

The ordinance reads as follows:

#### ORDINANCE NO. 5592

AN ORDINANCE to amend and reordain Sheet No. 062.03 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the property at 2921 Nob Hill Court and a portion of the property at 126 Longview Drive from, R-8 Residential to RA/Multi-unit in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00001.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2025-00001, 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 May 6, 2025 of a rezoning of the property at 2921 Nob Hill Court and a portion of the property at 126 Longview Drive from, R-8 Residential to RA/Multi-unit, which recommendation was approved by the City Council at public hearing on May 17, 2025;
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. 062.03 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: 2921 Nob Hill Court, Alexandria, Virginia  
22314, 062.03-01-09, site on attached Vicinity Map

From: R-8 Residential  
To: RA/Multi-unit

LAND DESCRIPTION: a portion of 126 Longview Drive, Alexandria,  
Virginia 22314, 062.03-01-13, site on attached Vicinity Map

From: R-8 Residential  
To: RA/Multi-unit

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. 062.03 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 Articles IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VII (SUPPLEMENTAL ZONE REGULATIONS), and X (HISTORIC DISTRICTS AND BUILDINGS) to correct technical errors and make clarifications; Articles III (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), and VI (SPECIAL AND OVERLAY ZONES) to add churches as a permitted use in the RD/High density apartment, RS/Townhouse, RT/Townhouse, CD-X/Commercial downtown (Old Town North), CR/Commercial regional, I/Industrial, CRMU-L, M, H, and X (Commercial residential mixed use low, medium, high, and Old Town North), W-1/Waterfront mixed-use, and CDD/Coordinated development district zones; Section 6-403 (GENERAL REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES) to remove height limitations for lighting permitted with a Special Use Permit approval for congregate recreational facilities and dog parks; Section 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) to allow electric vehicle charging equipment in any required yard; Section 7-203 (ACCESSORY DWELLINGS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) related to accessory dwelling units to delete permit requirement and use limitations; and Section 8-200(F) (GENERAL PARKING REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING) to exempt churches from certain parking requirements, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00003.

The ordinance reads as follows:

#### ORDINANCE NO. 5593

AN ORDINANCE to amend and reordain Articles IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VII (SUPPLEMENTAL ZONE REGULATIONS), and X (HISTORIC DISTRICTS AND BUILDINGS) to correct technical errors and make clarifications; Articles III (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), and VI (SPECIAL AND OVERLAY ZONES) to add churches as a permitted use in the RD/High density apartment, RS/Townhouse, RT/Townhouse, CD-X/Commercial downtown (Old Town North), CR/Commercial regional, I/Industrial, CRMU-L, M, H, and X (Commercial residential mixed use low, medium, high, and Old Town North), W-1/Waterfront mixed-use, and CDD/Coordinated development district zones; Section 6-403 (GENERAL

REGULATIONS AND EXCEPTIONS) of Article VI (SPECIAL AND OVERLAY ZONES) to remove height limitations for lighting permitted with a Special Use Permit approval for congregate recreational facilities and dog parks; Section 7-202 (PERMITTED OBSTRUCTIONS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) to allow electric vehicle charging equipment in any required yard; Section 7-203 (ACCESSORY DWELLINGS) of Article VII (SUPPLEMENTAL ZONE REGULATIONS) related to accessory dwelling units to delete permit requirement and use limitations; and Section 8-200(F) (GENERAL PARKING REGULATIONS) of Article VIII (OFF-STREET PARKING AND LOADING) to exempt churches from certain parking requirements, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00003.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00003, 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 May 6, 2025 of a text amendment to the Zoning Ordinance adopt amendments to make various updates, which recommendation was approved by the City Council at public hearing on May 17, 2025;
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 Sections 3-1001, 3-1202, and 3-1302 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

\*\*\*

Sec. 3-1000 – RD/High density apartment zone.

3-1001 – Permitted uses.

The following uses are permitted in the RD zone:

\*\*\*

(B.1) Church;

\*\*\*

Sec. 3-1200 – RS/Townhouse zone.

\*\*\*

3-1202 – Permitted uses.

The following uses are permitted in the RS zone:

\*\*\*

(C.1) Church;

\*\*\*

Sec. 3-1300 – RT/Townhouse zone.

\*\*\*

3-1302 – Permitted uses.

The following uses are permitted in the RT zone:

\*\*\*

(C.1) Church;

\*\*\*

Section 2. That Sections 4-602, 4-702, and 4-1202 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 4-600 – CD-X/Commercial downtown zone (Old Town North).

\*\*\*

4-602 – Permitted uses.

The following uses are permitted in the CD-X zone:

\*\*\*

Sec. 4-700 – CR/Commercial regional zone.

\*\*\*

4-702 – Permitted uses.

The following uses are permitted in the CR zone:

\*\*\*

(A) Church; ~~Recreation and entertainment use, indoor and outdoor;~~

\*\*\*

(E.4) Recreation and entertainment use, indoor and outdoor;

\*\*\*

Sec. 4-1200 – I/Industrial zone.

\*\*\*

4-1202 – Permitted uses.

The following uses are permitted in the I zone:

\*\*\*

(G.1) Church;

\*\*\*

Section 3. That Sections 5-102, 5-202, 5-302, 5-402, 5-502, and 5-602 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 5-100 – CRMU-L/Commercial residential mixed use (low) zone.

\*\*\*

5-102 – Permitted uses.

The following uses are permitted in the CRMU-L zone:

\*\*\*

- (C.1) Church; ~~Day care center;~~
- (C.2) Day care center; ~~Health and athletic club or fitness studio;~~
- (C.3) Health and athletic club or fitness studio; -

\*\*\*

Sec. 5-200 – CRMU-M/Commercial residential mixed use (medium).

\*\*\*

5-202 – Permitted uses.

The following uses are permitted in the CRMU-M zone:

\*\*\*

- (C.1) Church; ~~Day care center;~~
- (C.2) Day care center; ~~Health and athletic club or fitness studio;~~
- (C.3) Health and athletic club or fitness studio; -

\*\*\*

Sec. 5-300 – CRMU-H/Commercial residential mixed use (high).

\*\*\*

5-302 – Permitted uses.

The following uses are permitted in the CRMU-H zone:

\*\*\*

- (C.1) Church; ~~Day care center;~~
- (C.2) Day care center; ~~Health and athletic club or fitness studio;~~
- (C.3) Health and athletic club or fitness studio; -

\*\*\*

Sec. 5-400 – CRMU-X/Commercial residential mixed use (Old Town North) zone.

\*\*\*

5-402 – Permitted uses.

The following uses are permitted in the CRMU-X zone:

\*\*\*

- (A.3) Auxiliary dwelling, not to exceed four ~~for~~ units;
- (A.3.1) Church;

\*\*\*

Sec. 5-500 – W-1/Waterfront mixed-use zone.

\*\*\*

5-502 – Permitted uses.

The following uses are permitted in the W-1 zone:

\*\*\*

- (C.1) Church; ~~Personal service establishment, pursuant to section 5-509;~~
- (C.2) Personal service establishment, pursuant to section 5-509; ~~Private school,~~  
commercial, pursuant to section 5-509;

(C.3) Private school, commercial, pursuant to section 5-509;  
\*\*\*

Sec. 5-600 – CDD/Coordinated development district.

\*\*\*

5-602 – Coordinated development districts created, consistency with master plan, required approvals.

\*\*\*

(E) Notwithstanding the uses that may be allowed with a CDD special use permit in each CDD zone pursuant to sections 5-602(A) and 5-602(D) of this ordinance, the following uses are permitted in each CDD when located in or immediately adjacent to a building constructed pursuant to a CDD special use permit, unless specifically prohibited therein:

\*\*\*

(1.1) Church;

\*\*\*

Section 4. That Section 6-403 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:

Sec. 6-400 – Height districts.

\*\*\*

6-403 – General regulations and exceptions.

\*\*\*

(F) *Lighting for congregate recreational facilities and dog parks.*

\*\*\*

(2) The following limitations apply:

\*\*\*

(b) Reserved; ~~Poles may be up to 80 feet in height;~~

\*\*\*

Section 5. That Section 7-202, 7-203, and 7-2501 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 7-202 – Permitted obstructions.

The following obstructions shall be permitted when located in a required yard and placed so as not to obstruct light and ventilation and when otherwise permitted by law:

(A) In all yards:

\*\*\*

(12) Structures or mechanical equipment associated with electric vehicle charging, provided that they comply with the noise level established in subsection 7-202(C)(3).

\*\*\*

- (B) In any yard except a primary front yard:
- (4) ~~Structures or mechanical equipment associated with electric vehicle charging, provided that it complies with the noise level established in subsection 7-202(C)(3).~~

\*\*\*

Sec. 7-203 – Accessory dwellings.

- (A) ~~Reserved. No accessory dwelling unit shall be permitted unless a permit for the same has been issued by the director. An application for the permit shall be submitted to the director on such forms as the director may prescribe and shall include information that demonstrates compliance with this section 7-203. The applicant shall submit the fee prescribed by section 11-104.~~
- (B) *Use limitations.*

\*\*\*

- (4) An accessory dwelling unit's kitchen shall contain a kitchen sink, a cooking appliance, a food preparation counter, storage cabinets, and a refrigerator. ~~-. No more than three persons shall reside in the accessory dwelling.~~

\*\*\*

- (6) ~~Reserved. The owner of the property shall maintain the property as their primary residence at the time the permit required by section 7-203(A), above, is issued.~~

\*\*\*

Sec. 7-2500 – Private garages.

7-2501 – Freestanding private garages ~~to the rear~~ to the rear of the main building.

\*\*\*

Section 6. That Section 8-200 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:

Sec. 8-200 – General parking regulations.

\*\*\*

- (F) *Prior existing buildings and structures.*

\*\*\*

- (3) The provisions of this section 8-200(F) shall not apply to:
- (a) The enlargement, significant enlargement, or significant alteration of single-unit, two-unit, or townhouse dwellings;
- (b) The significant alteration of a church; and
- (c) The significant alteration of any dwelling unit or units that serve households at or below 60 percent Area Median Income (AMI) for 30 years or more.
- (4) For the purposes of this section 8-200(F), the following definitions apply:
- (a) "Significantly altered" and "significant alteration" shall mean the reconstruction, remodeling or rehabilitation of, or other physical changes to, a structure or building, or a portion thereof, over any two-year period, whether or not involving any supporting members of the structure or

building and whether altering interior or exterior components of the structure or building, which involves expenditures amounting to one-third ~~33 1/3 percent~~ or more of the market value of the structure or building, or portion thereof, at the time of the application for an alteration permit. ~~The cost of the remodeling or rehabilitation of units that serve households at or below 60 percent Area Median Income (AMI) for 30 years or more shall be exempt from the calculation of expenditures pursuant to this section.~~

\*\*\*

Section 7. That Section 10-105, 10-107, 10-113, 10-205, 10-208, 10-301, 10-309, 10-310, and 10-316 of the Zoning Ordinance be, and the same hereby are, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

Sec. 10-100 – Old and Historic Alexandria District.

\*\*\*

10-105 – Matters to be considered in approving certificates and permits.

(A) *Certificate of appropriateness.*

\*\*\*

(3) *Additional standards—Washington Street.*

~~(a)~~ In addition to the standards set forth in section 10-105(A)(2), the following standards shall apply to the construction of new buildings and structures and to the construction of additions to buildings or structures on lots fronting on both sides of Washington Street from the southern city limit line north to the northern city limit line:

(a)(4) Construction shall be compatible with and similar to the traditional building character, particularly including mass, scale, design and style, found on Washington Street on commercial or residential buildings of historic architectural merit.

\*\*\*

(B) *Permit to move, remove, capsule or demolish in whole or in part buildings or structures.* The board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Old and Historic Alexandria District.

\*\*\*

(8) Would retention of the building or structure help maintain the scale and character of the neighborhood?

\*\*\*

10-107 – ~~Appeals from board of architectural review.~~

\*\*\*

(C) Appeal of administrative decision to board of architectural review.

(1) A person aggrieved by an administrative decision made pursuant to the authority of section 10-103 may file an appeal with the director within 14 days of the day of the administrative decision.

- (2) An appeal shall be docketed within a reasonable time for a public hearing before the board and the board shall review the matter de novo.
- (3) The appeal provided in this section 10-107(C), together with the appeals provided under this section 10-107(A) and (B), shall be the exclusive remedy and procedure for challenging an administrative decision made pursuant to section 10-103.

\*\*\*

#### 10-113 – Administrative approval of certain permits.

The director may review and approve applications for the following exterior changes, provided they comply with the specific criteria and standards outlined and formally approved by the board.

\*\*\*

- (b) Minor architectural elements, including, but not limited to, such as residential accessibility structures; sheds; storm doors; gutters and downspouts; utility meters, vents and HVAC condensers; fences and gates; exterior lighting and shutters; siding and trim; railings; and, antennas.

\*\*\*

#### Sec. 10-200 – Parker-Gray District.

\*\*\*

#### 10-205 – Matters to be considered in approving certificates and permits.

\*\*\*

- (B) *Permit to move, remove, capsule or demolish in whole or in part buildings or structures.* The board of architectural review or the city council on appeal shall consider any or all of the following criteria in determining whether or not to grant a permit to move, remove, capsule or demolish in whole or in part a building or structure within the Parker-Gray District.

- (1) Is the building or structure of such architectural or historic interest that its moving, removing, capsulating, or demolition ~~removal~~ would be to the detriment of the public interest?

\*\*\*

#### 10-208 – Additional or concurrent right to move, remove, capsule or demolish in whole or in part buildings or structures.

- (A) *Right to move, remove, capsule or demolish in whole or in part buildings or structures if conditions are met.* In addition to the right of appeal hereinabove set forth, the owner of a building or structure, the moving, removing, capsulating, or demolition in whole or in part of which is subject to the provisions of this Article X, shall, as matter of right, be entitled to move, remove, capsule, ~~raze~~ or demolish in whole or in part such building or structure provided, that:

\*\*\*

#### Sec. 10-300 – Preservation of certain buildings and structures over 100 years old outside the Old and Historic Alexandria District and the Parker-Gray District.

#### 10-301 – Purpose.



The City of Alexandria seeks, through the creation of 100 year old building lists, to protect community health and safety and to promote the education, prosperity, and general welfare of the public through the ~~identification, iden-tification~~, preservation, protection and enhancement of buildings, structures, places, or features, together with their landscapes and settings, which are over 100 years old, which are situated outside of the protections afforded buildings or structures in the Old and Historic Alexandria District or the Parker-Gray District, and which have special historical, cultural, artistic, or architectural significance. To achieve these general purposes the City of Alexandria seeks to pursue the following specific purposes:

\*\*\*

#### 10-309 – Appeals.

\*\*\*

##### (C) Appeal of administrative decision to board of architectural review.

- (1) A person aggrieved by an administrative decision made pursuant to the authority of section 10-316 may file an appeal with the director within 14 days of the day of the administrative decision.
- (2) An appeal shall be docketed within a reasonable time for a public hearing before the board and the board shall review the matter de novo.
- (3) The appeal provided in this section 10-309(C), together with the appeals provided under this section 10-309(A) and (B), shall be the exclusive remedy and procedure for challenging an administrative decision made pursuant to section 10-316.

\*\*\*

#### 10-310 – Additional or concurrent right to move, remove, capsulate or ~~raise~~ demolish in whole or in part buildings or structures over 100 years old.

\*\*\*

#### 10-316 – Administrative approval of certain permits.

The director may review and approve applications for minor architectural elements, including, but not limited to, such as residential accessibility structures; sheds; storm doors; gutters and downspouts; utility meters, vents and HVAC condensers; fences and gates; exterior lighting and shutters; siding and trim; railings; and, antennas, provided they comply with the specific criteria and standards outlined and formally approved by the board.

\*\*\*

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

Section 3. That Sections 3-1001, 3-1202, 3-1302, 4-602, 4-702, 4-1202, 5-102, 5-202, 5-302, 5-402, 5-502, 5-602, 6-403, 7-202, 7-203, 7-2501, 8-200, 10-105, 10-107, 10-113, 10-205, 10-208, 10-301, 10-309, 10-310, and 10-316, as amended pursuant to Sections 1 through 7 of this ordinance, be, and the same hereby are, 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 to amend and reordain Section 8-1-118 (ISSUANCE OF CERTIFICATE; FEES) Subsection (a) of Chapter 1 (BUILDING CODE), Title 8 (BUILDING CODE REGULATIONS) of The Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

#### ORDINANCE NO. 5594

AN ORDINANCE to amend and reordain Section 8-1-118 (ISSUANCE OF CERTIFICATE; FEES) Subsection (a) of Chapter 1 (BUILDING CODE), Title 8 (BUILDING CODE REGULATIONS) of The Code of the City of Alexandria, Virginia, 1981, as amended.

#### THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 8-1-118, Subsection (a) 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:

(a) Except as provided in section 8-1-117(c) above, there shall be a ~~\$75 inspection~~ fee for the inspection of each dwelling unit. If repairs or corrections are deemed necessary by the code official, and a reinspection is required, no additional fee shall be charged for the reinspection. If however, subsequent reinspections are required, there shall be charged an additional fee of ~~\$60~~ per dwelling unit for each subsequent unit reinspection. No reinspection shall be performed, nor any certificate of compliance be issued, until all fees have been paid. Fees for inspections or reinspections under this section shall be set from time to time as part of the fee schedule for enforcement of the Building Code adopted by City Council resolution.

Section 2. That this ordinance shall become effective on July 1, 2025.

14. City Council adopted an ordinance to amend and reordain of the City Council of the City of Alexandria, Virginia authorizing the Issuance of General Obligation Bonds in the estimated maximum aggregate principal amount of \$90,750,000 and authorizing the issuance of general obligation refunding bonds; and providing for reimbursement to the City of Alexandria from bond proceeds.

The ordinance reads as follows:

#### ORDINANCE NO. 5595

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA  
AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION CAPITAL  
IMPROVEMENT BONDS IN THE ESTIMATED MAXIMUM AMOUNT OF \$90,750,000  
AND PROVIDING FOR REIMBURSEMENT TO THE CITY OF ALEXANDRIA FROM  
BOND PROCEEDS; AND AUTHORIZING THE ISSUANCE OF GENERAL  
OBLIGATION REFUNDING BONDS

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

WHEREAS, the City Council (the "City Council") of the City of Alexandria, Virginia ("City") has determined that it is advisable to issue (a) up to \$90,750,000 in aggregate principal amount of general obligation bonds of the City to finance the cost, in whole or in part, of the various capital improvements as described below (collectively, the "Projects") and (b) general obligation refunding bonds of the City to refund in advance of their maturities certain bonds previously issued by the City in order to achieve debt service savings.

1. Authorization of New Money Bonds and Use of Proceeds. The City Council hereby determines that it is advisable to contract a debt and to issue and sell general obligation bonds in the aggregate maximum principal amount of \$90,750,000 (the "New Money Bonds"). The issuance and sale of the New Money Bonds are hereby authorized. The proceeds from the issuance and sale of the New Money Bonds shall be used to pay all or a portion of the costs of the Projects as described below, and the costs of issuing the New Money Bonds, and the City Manager and the Director of Finance of the City, or either one of them acting alone (the "Authorized Officer"), is authorized and directed to determine the portion of the cost of each Project to be financed with New Money Bond proceeds and to reallocate New Money Bond proceeds among the Projects if necessary or desirable.

General Project Description

Estimated Maximum Cost

City and Schools Buildings and Parks

\$34,010,000

Construction, remodeling, renovation and repairing of existing and new City and school buildings and park facilities and acquisition of necessary land and equipment (includes projects contained in the capital improvement program under "Alexandria City Public Schools," "Public Buildings," "Recreation and Parks," and "Information Technology Plan").

Transportation Improvements

\$20,740,000

Maintenance and upgrade of the City's transportation infrastructure, transit infrastructure and traffic control infrastructure (includes projects contained in the capital improvement program under "Transportation & Transit Infrastructure," and including, without limitation, payment of the City's share of

certain Washington Metropolitan Area Transit Authority (i.e., "METRO") capital improvements).

Infrastructure

\$36,000,000

Construction, renovation and improvement of City storm sewers and waterways and acquisition of necessary equipment (includes projects contained in the capital improvement program under "Community Development" and "Stormwater Management")

Total:

\$90,750,000

2. Authorization of Refunding Bonds; Refunding of Prior Bonds. The City Council hereby determines that it is advisable to contract a debt and to issue and sell, in addition to the New Money Bonds authorized in paragraph 1 of this Ordinance, general obligation refunding bonds (the "Refunding Bonds" and, together with the New Money Bonds, the "Bonds") on the terms determined in the manner set forth in this Ordinance. The proceeds from the issuance and sale of the Refunding Bonds shall be used to refund, redeem and/or defease certain outstanding bonds issued by the City (the "Refunded Bonds") and to pay the costs of issuing the Refunding Bonds. The specific bonds to be refunded shall be determined by the Authorized Officer, pursuant to the criteria set forth in this paragraph. The Authorized Officer is authorized to determine the series, maturities and amounts of the Refunded Bonds as such officer determines to be in the best interest of the City as long as the aggregate minimum savings achieved by issuance of the Refunding Bonds is not less than 3% savings on a present value basis compared to the existing debt service on the Refunded Bonds. The Authorized Officer is authorized to enter into an escrow agreement providing for the deposit of proceeds of the Refunding Bonds and the refunding and redemption of the Refunded Bonds with such escrow agent as the Authorized Officer may select.

3. Pledge of Full Faith and Credit. The full faith and credit of the City are hereby irrevocably pledged for the payment of the principal of, premium, if any, and interest on the Bonds as the same become due and payable. The City Council shall levy an annual ad valorem tax upon all property in the City, subject to local taxation, sufficient to pay the principal of, premium, if any, and interest on the Bonds as the same shall become due for payment unless other funds are lawfully available and appropriated for the timely payment thereof.

4. Details and Sale of Bonds. The Bonds shall be issued upon the terms established pursuant to this Ordinance and upon such other terms as may be determined in the manner set forth in this Ordinance. The Bonds shall be issued in one or more taxable or tax-exempt series, in fully registered form, shall be dated such date or dates as the Authorized Officer may approve, shall be in the denominations of \$5,000 each or whole multiples thereof or such other denominations as the Authorized Officer shall approve and shall be numbered from R-1 upwards consecutively. The Bonds shall mature on such dates and in such amounts and shall be issued in such principal amount as the Authorized Officer may approve, provided that: (a) the final maturity of any New Money Bond is not more than approximately 20 years from its date and the aggregate principal amount of the New Money Bonds is not more than

\$90,750,000; and (b) the final maturity of the Refunding Bonds is not later than one year after the final maturity of the Refunded Bonds and the aggregate principal amount of the Refunding Bonds is not more than the amount needed to pay the principal of and premium, if any, and interest on the Refunded Bonds to their redemption date and to pay the costs of issuing the Refunding Bonds. The Bonds may be sold pursuant to a public or private placement and may be sold on a negotiated or competitive bid basis, all as may be determined by the Authorized Officer. The Authorized Officer is authorized and directed, at his or her option, to accept a bid or bids for the purchase of the Bonds which results in the lowest true interest cost to the City and the Bonds shall bear interest, payable semi-annually, at such rate or rates and shall be sold to the successful bidder or bidders at such price as may be set forth in the bid or bids so accepted, or, if he or she deems it to be in the City's financial interest, to forego such competitive bidding and negotiate the sale of the Bonds to one or more initial purchasers; provided that (a) the true interest cost of the New Money Bonds shall not exceed 6.5% per annum and (b) the debt savings criteria set forth in paragraph 2 of this Ordinance is satisfied with respect to the Refunding Bonds. The Authorized Officer is authorized and directed to approve such optional redemption provisions for the Bonds as such officer or officers determine to be in the best interest of the City. The City Council may provide for additional or other terms of the Bonds by subsequent resolution.

5. Form of Bonds. The Bonds shall be in substantially the form attached to this Ordinance as Exhibit A, with such appropriate variations, omissions and insertions as are permitted or required by this Ordinance. There may be endorsed on the Bonds such legend or text as may be necessary or appropriate to conform to any applicable rules and regulations of any governmental authority or any usage or requirement of law with respect thereto.

6. Book-Entry-Only-Form. The Bonds may be issued in book-entry-only form. The Bonds shall be issued in fully-registered form and may be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC") as registered owner of the Bonds, or in the name of another DTC nominee, and immobilized in the custody of DTC. One fully registered Bond in typewritten or printed form for the principal amount of each maturity of the Bonds may be registered to DTC or its nominee. In such event, beneficial owners of the Bonds shall not receive physical delivery of the Bonds and principal, premium, if any, and interest payments on the Bonds shall be made to DTC or its nominee as registered owner of the Bonds on the applicable payment date.

Transfer of ownership interest in the Bonds may be made by DTC and its participants (the "Participants"), acting as nominees of the beneficial owners of the Bonds in accordance with rules specified by DTC and its Participants. In such event, the City shall notify DTC of any notice required to be given pursuant to this Ordinance or the Bonds not less than fifteen (15) calendar days prior to the date upon which such notice is required to be given and the City shall also comply with the agreements set forth in the City's Letter of Representations to DTC.

In the event the Bonds are issued in book-entry-only form and registered in the name of DTC's nominee as permitted above, replacement Bonds (the "Replacement Bonds") may be issued directly to beneficial owners of the Bonds rather than to DTC or its nominee but only in the event that:

- (i) DTC determines not to continue to act as securities depository for the Bonds; or
- (ii) The City has advised DTC of its determination not to use DTC as a securities depository; or
- (iii) The City has determined that it is in the best interest of the beneficial owners of the Bonds or the City not to continue the book-entry system of transfer.

Upon the occurrence of an event described in (i) or (ii) above, the City shall attempt to locate another qualified securities depository. If the City fails to locate another qualified securities depository to replace DTC, the City Council shall execute and deliver Replacement Bonds substantially in the form set forth in Exhibit A to this Ordinance to the Participants. In the event the City Council, in its discretion, makes the determination noted in (iii) above and has made provisions to notify the beneficial owners of the Bonds by mailing an appropriate notice to DTC, the appropriate officers and agents of the City shall execute and deliver Replacement Bonds substantially in the form set forth in Exhibit A to this Ordinance to any Participants requesting such Replacement Bonds. Principal of and interest on the Replacement Bonds shall be payable as provided in this Ordinance and in the Bonds, and Replacement Bonds will be transferable in accordance with the provisions of paragraphs 10 and 11 of this Ordinance and the Bonds.

7. Appointment of Bond Registrar and Paying Agent. The Authorized Officer is authorized and directed to appoint a Bond Registrar and Paying Agent for the Bonds, and as long as the Bonds are in book-entry form, any Authorized Officer may serve as Paying Agent.

The Authorized Officer may appoint a subsequent registrar and/or one or more paying agents for the Bonds upon giving written notice to the owners of the Bonds specifying the name and location of the principal office of any such registrar or paying agent.

8. Execution of Bonds. The Mayor and the Clerk of the City are authorized and directed to execute appropriate negotiable Bonds and to affix the seal of the City thereto and to deliver the Bonds to the purchaser thereof upon payment of the purchase price. The manner of execution and affixation of the seal may be by facsimile, provided, however, that if the signatures of the Mayor and the Clerk are both by facsimile, the Bonds shall not be valid until signed at the foot thereof by the manual signature of the Bond Registrar.

9. CUSIP Numbers. The Bonds may have CUSIP identification numbers printed thereon. No such number shall constitute a part of the contract evidenced by the Bond on which it is imprinted and no liability shall attach to the City, or any of its officers or agents by reason of such numbers or any use made of such numbers, including any use by the City and any officer or agent of the City, by reason of any inaccuracy, error or omission with respect to such numbers.

10. Registration, Transfer and Exchange. Upon surrender for transfer or exchange of any Bond at the principal office of the Bond Registrar, the City shall execute and deliver and

the Bond Registrar shall authenticate in the name of the transferee or transferees a new Bond or Bonds of any authorized denomination in an aggregate principal amount equal to the Bond surrendered and of the same form and maturity and bearing interest at the same rate as the Bond surrendered, subject in each case to such reasonable regulations as the City and the Bond Registrar may prescribe. All Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in form and substance reasonably satisfactory to the City and the Bond Registrar, duly executed by the registered owner or by his or her duly authorized attorney-in-fact or legal representative. No Bond may be registered to bearer.

New Bonds delivered upon any transfer or exchange shall be valid obligations of the City, evidencing the same debt as the Bonds surrendered, and shall be secured by this Ordinance and entitled to all of the security and benefits hereof to the same extent as the Bonds surrendered.

11. Charges for Exchange or Transfer. No charge shall be made for any exchange or transfer of Bonds, but the City may require payment by the registered owner of any Bond of a sum sufficient to cover any tax or other governmental charge which may be imposed with respect to the transfer or exchange of such Bond.

12. Non-Arbitrage Certificate and Tax Covenants. The Authorized Officer and such officers and agents of the City as the Authorized Officer may designate are authorized and directed to execute with respect to the Bonds one or more Non-Arbitrage Certificates and Tax Covenants setting forth the expected use and investment of the proceeds of the Bonds and containing such covenants as may be necessary in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the "Tax Code"), including the provisions of Section 148 of the Tax Code and applicable regulations relating to "arbitrage bonds." The City Council covenants on behalf of the City that the proceeds from the issuance and sale of the Bonds will be invested and expended as set forth in the City's Non-Arbitrage Certificate and Tax Covenants relating to such Bonds, to be delivered simultaneously with the issuance and delivery of such Bonds and that the City shall comply with the other covenants and representations contained therein.

13. Choice of Law. Any Bonds issued pursuant to the authorization granted in this Ordinance, and any disputes arising out of or related to the Bonds, shall be governed in all respects, including validity, interpretation and effect by and shall be enforceable in accordance with, the laws of the Commonwealth of Virginia, without regard to principles of conflict of laws.

14. Disclosure Documents. The Authorized Officer and such officers and agents of the City as the Authorized Officer may designate are hereby authorized and directed to prepare, execute, if required, and deliver appropriate notices of sale, preliminary official statements, official statements, continuing disclosure agreements or such other offering or disclosure documents as may be necessary to expedite the sale of the Bonds. The notices of sale, preliminary official statements, official statements, continuing disclosure agreements or other documents shall be published in such publications and distributed in such manner, including electronically, and at such times as the Authorized Officer shall determine. The Authorized

Officer is authorized and directed to deem the preliminary official statements "final" for purposes of Securities and Exchange Commission Rule 15c2-12.

15. Further Actions. The Authorized Officer and such officers and agents of the City as the Authorized Officer may designate are authorized and directed to take such further action as they deem necessary regarding the issuance and sale of the Bonds including the execution and delivery of such bond purchase agreement or agreements as may be required in connection with any negotiated sale of the Bonds and the execution and delivery of any such other documents, agreements and certificates as they may deem necessary or desirable and all actions taken by such officers and agents in connection with the issuance and sale of the Bonds are ratified and confirmed.

16. Reimbursement. The City Council adopts this declaration of official intent under U.S. Treasury Regulations Section 1.150-2. The City Council reasonably expects to reimburse advances made or to be made by the City to pay the costs of the Projects from the proceeds of its debt. The maximum amount of debt expected to be issued for the Projects is set forth in paragraph 1 above.

17. Effective Date; Applicable Law. In accordance with Section 15.2-2601 of the Code of Virginia of 1950, as amended, the City Council elects to issue the Bonds pursuant to the provisions of the Public Finance Act of 1991 without regard to the requirements, restrictions or other provisions contained in the Charter of the City.

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

15. City Council adopted the Appropriations Ordinance for FY 2026 reflecting \$1,877,450,574 in total appropriations for the annual budget, plus \$12,968,000 in end of year encumbrances.

The ordinance reads as follows:

#### ORDINANCE NO. 5596

AN ORDINANCE making appropriations for the support of the government of the City of Alexandria, Virginia, for Fiscal Year 2026.

#### THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

**Section 1.** That, pursuant to Section 6.07 of the City Charter, the sum of \$1,877,450,574 be, and the same hereby is, appropriated for the support of the government of the City of Alexandria in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026.

**Section 2.** That, pursuant to Section 6.07 of the City Charter, the sum of \$1,877,450,574 appropriated in Section 1 of this ordinance for the support of the government of



the City of Alexandria in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026 be, and the same hereby is, further appropriated to the following City departments, major operating units, component units, and major categories of expenditures in the amounts set forth below:

<u>Department/Unit/Component Unit/</u>	
<u>Category of Expenditure</u>	-
<u>Appropriation</u>	
City Council	\$ 912,600
City Manager	6,023,019
Management & Budget	1,874,667
Circuit Court Judges	1,926,652
18th General District Court	169,167
18th District Juvenile Court	95,600
Commonwealth's Attorney	5,644,398
Sheriff	35,853,541
Clerk of Courts	2,194,027
Criminal Justic Services	9,075,456
Court Services Unit	476,496
Human Rights	1,255,570
Internal Audit	478,499
Information Technology	20,121,586
Communications	2,631,656
City Clerk & Clerk of Council	607,113
Finance	16,168,504
Human Resources	6,300,566
Planning & Zoning	9,578,617
Economic Development	9,063,993
City Attorney	4,510,800
Registrar	1,994,988
General Services	15,174,325
Performance Analytics	1,140,122
Transportation & Environmental Services	61,324,909

Transit Services	61,075,679
Fire	71,579,453
Independent Policing Auditor	620,884
Police	75,830,870
Emergency Communications	10,204,079
Code Administration	9,342,166
Housing	10,657,251
Community & Human Services	115,598,765
Other Health Services	1,036,507
Health	10,085,981
Historic Alexandria	5,862,845
Recreation, Parks & Cultural Affairs	34,947,894
Library	10,014,087
Schools	389,428,190
Other Educational Activities	15,449
Nondepartmental	12,794,500
Debt Service - Schools	47,834,265
Debt Service - General City	56,876,980
Debt Service - Transportation	289,953
Debt Service - Stormwater	1,390,677
Debt Service - Sanitary Sewer	1,473,214
Debt Service - Potomac Yard	10,208,750
Debt Service - Fire	536,728
Capital Improvements	205,866,544
Interfund Transfers	<u>519,281,992</u>
<b>TOTAL APPROPRIATIONS</b>	<b>\$ 1,877,450,574</b>

**Section 3.** That, pursuant to Section 6.07 of the City Charter, the sum of \$1,877,450,574 appropriated in Section 1 of this ordinance for the support of the City of Alexandria in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026 be, and the same hereby is, further appropriated to the following principal objects of city expenditures:

<u>Object of Expenditures</u>	<u>Appropriation</u>
Personnel Service	\$ 385,495,571
Non-Personnel Services	203,288,260
Capital Outlay	98,846
Debt Service	118,610,567
Component Unit – Library	9,940,421
Component Unit – Schools	389,428,190
Alexandria Transit Company	37,264,417
Equipment Replacement	8,175,766
Interfund Transfers	519,281,992
Capital Projects	<u>205,866,544</u>

**TOTAL APPROPRIATIONS**

**\$ 1,877,450,574**

DRAFT

**Section 4.** That the sum of \$1,877,450,574 appropriated in Section 1 of this ordinance for the support of the government of the City of Alexandria in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026 is expected to be derived from the following sources of revenue:

<u>Source of Revenue</u>	<u>Amount</u>
General Property Taxes	\$ 645,772,670
Other Local Taxes	172,661,945
Permits, Privilege Fees and Licenses	16,115,732
Fines and Forfeitures	5,694,500
Intergovernmental Revenue	240,020,159
Charges for Services	85,119,422
Revenue from Use of Money and Property	27,615,867
Miscellaneous Revenue	11,834,298
Bond Proceeds – Future Sale	90,732,352
Spendable Fund Balance – General Fund	28,992,992
Spendable Fund Balance – Capital Projects Fund	5,169,025
Spendable Fund Balance – Residential Refuse Fund	2,072,692
Spendable Fund Balance – Sanitary Sewer Fund	13,333,557
Spendable Fund Balance – Internal Services Fund	3,769,154
Spendable Fund Balance – Other Fund Balance	9,264,217
Interfund Transfers	<u>519,281,992</u>
<b>TOTAL ESTIMATED REVENUE</b>	<b>\$ 1,877,450,574</b>

**Section 5.** That, pursuant to Section 6.14 of the City Charter, the sum of \$205,866,544 be, and the same hereby is, appropriated for Capital Improvement Project expenditures of the City of Alexandria and the Alexandria City Public Schools in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026. This sum, which consists of the \$205,866,544 appropriated as Capital Projects in Section 3 of this ordinance, is appropriated as follows: (i) \$184,881,544 capital projects that are included in the City government Fiscal Year 2026 - 2034 Capital Improvement Program adopted by City Council on April 30; and (ii) \$20,985,000 to the capital projects identified in the Alexandria City Public Schools' capital budget.

**Section 6.** That the sum of \$205,866,544 appropriated in Section 5 of this ordinance for capital improvement project expenditures of the City of Alexandria and the Alexandria City Public Schools in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026 is expected to be derived from the following sources of revenue:

<u>Source of Revenue</u>	<u>Amount</u>
Intergovernmental Revenue	\$ 19,720,368
Transfer In from Special Revenue – Sewer	17,533,500
Transfer In from Special Revenue – Stormwater	9,770,800
Transfer In from Special Revenue – Refuse	750,000
Transfer in from General Fund (Cash Capital)	32,754,924

Transfer in from NVT	7,040,000
Transfer in from Affordable Housing Fund	6,570,000
Charges for Services	1,944,600

DRAFT

Appropriation of General Fund Balance	15,000,000
Miscellaneous Revenue	50,000
Revenue from Use of Money and Property	4,000,000
Bond Proceeds – Future Sale – Including Sewer Funds	<u>90,732,352</u>
<b>TOTAL ESTIMATED REVENUE</b>	<b>\$ 205,866,544</b>

**Section 7.** That the sum of \$519,281,992, be, and the same hereby is, authorized to be transferred between the following funds maintained by the City, as set forth below:

<u>From Fund</u>	<u>Amount</u>	<u>To Fund</u>	<u>Amount</u>
General	\$ 44,500,804	Special Revenue	\$ 44,500,804
General	17,035,000	Potomac Yard	17,035,000
General	9,789,776	Special Revenue –Housing	9,789,776
General	32,754,924	Capital Projects	32,754,924
General	34,248,717	NVTA	34,248,717
General	282,384,561	Component Unit – Schools	282,384,561
General	2,005,700	Alexandria Transit Company	2,005,700
General	9,278,953	Component Unit – Library	9,278,953
Special Revenue– Code	830,000	General	830,000
Special Revenue - Sewer	1,295,588	General	1,295,588
Special Revenue - Sewer	17,533,500	Capital Projects	17,533,500
Special Revenue – Refuse	869,952	General	869,952
Special Revenue – Refuse	750,000	Capital Projects	750,000
Special Rev – Stormwater	2,561,000	General	2,561,000
Special Rev – Stormwater	9,770,800	Capital Projects	9,770,800

Special Rev – Housing	6,570,000	Capital Projects Fund	6,570,000
Potomac Yard	5,199,000	General	5,199,000
NVTA	7,040,000	Capital Projects Fund	7,040,000

DRAFT

NVTA	34,863,717	Alexandria Transit Company	34,863,717
TOTALS	<u>\$ 519,281,992</u>	TOTALS	<u>\$ 519,281,992</u>

**Section 8.** That the sum of \$1,877,450,574 appropriated in Section 1 of this ordinance for the support of the government of the City of Alexandria in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026 is, for accounting purposes and in accordance with generally accepted accounting principles, attributed, for each City department, major operating unit, component unit, and major category of expenditure, to the funds maintained by the City as shown in Table I on the pages following this ordinance.

**Section 9.** That the sum of \$1,877,450,574 appropriated in Section 1 of this ordinance for the support of the government of the City of Alexandria in the fiscal year beginning on the first day of July 2025 and ending on the thirtieth day of June 2026 is, for accounting purposes and in accordance with generally accepted accounting principles, attributed, for each major source of revenue, to the funds maintained by the City as shown in Table II on the pages following this ordinance.

**Section 10.** That the City Council of the City of Alexandria, Virginia does hereby make provision for and appropriation to the funds hereafter named in the amounts required to defray the expenditures and liabilities of the City for which commitments were established in the form of encumbrances or otherwise on or before June 30, 2025 but which are payable in fiscal year 2026 and for which amounts were appropriated but not expended in fiscal year 2025 and further, that the City Council does hereby allot the amounts so appropriated to the several City departments for fiscal year 2026 as follows:

**GENERAL FUND**

City Manager	\$ 328,000
Management & Budget	16,000
Criminal Justice Services	72,000
Community and Human Services	600,000
Emergency Communications	104,000
Finance	456,000
Fire	1,584,000
General Services	1,176,000
Health	24,000
Historic Alexandria	112,000
Housing	8,000
Human Resources	176,000
Information Technology Services	192,000
Internal Audit	24,000
Non-Departmental	728,000



Planning and Zoning  
Police  
Registrar

48,000  
1,208,000  
16,000

DRAFT

Recreation, Parks and Cultural Activities	1,640,000
Sheriff	1,080,000
Transit	440,000
Transportation and Environmental Services	<u>2,936,000</u>
<b>Total General Fund</b>	<b><u>\$12,968,000</u></b>

**Section 11.** That this ordinance shall become effective upon the date and at the time of its final passage.

16. City Council adopted the proposed Supplemental Appropriation Ordinance totaling \$3,043,800.

The ordinance reads as follows:

**ORDINANCE NO. 5597**

AN ORDINANCE making provision for the support of the government of the City of Alexandria, Virginia for Fiscal Year 2025.

**THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:**

Section 1. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2025, the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2024 but not appropriated, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2025, as follows:

**SPECIAL REVENUE FUND**

**ESTIMATED REVENUE:**

Community and Human Services	40,118
Planning and Zoning	29,500
Office of Historic Alexandria	70,000
Alexandria Police Department	207,500
Office of the Sheriff	<u>144,000</u>
Total Estimated Revenue	<b><u>\$ 491,118</u></b>

## SPECIAL REVENUE FUND

### APPROPRIATION:

Community and Human Services	40,118
Planning and Zoning	29,500
Office of Historic Alexandria	70,000
Alexandria Police Department	207,500
Office of the Sheriff	144,000
Total Estimated Revenue	<u>\$ 491,118</u>

Section 2. That the Council of the City of Alexandria, Virginia, does hereby make provision for and transfer appropriations for Fiscal Year 2025 the source of such amounts being in the General Fund in the amounts hereafter stated that are required to defray certain expenditures and liabilities, as follows:

## GENERAL FUND

Non-Departmental	\$ (3,661,720)
Office of the City Manager	( 390,000)
Finance	( 110,000)
Health Services – Other	( 65,000)
City Council	125,500
Office of the Sheriff	200,000
City Attorney	500,000
Commonwealth's Attorney	160,000
Community and Human Services	1,008,000
Fire Department	762,000
General Services	120,000
Information Technology Services	346,220
Office of Historic Alexandria	558,000
Office of Performance Analytics	65,000
Clerk of the Circuit Court	382,000
Total Appropriation	<u>\$ 0</u>

Section 3. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2025, the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2024 but not appropriated, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2025, as follows:

## SPECIAL REVENUE FUND

### ESTIMATED REVENUE:

Criminal Justice Activities	\$ 61,648
Fire Department	30,556
Recreation, Parks, and Cultural Activities	5,000
Community and Human Services	<u>2,455,478</u>
Total Estimated Revenue	<u>\$ 2,552,682</u>

### APPROPRIATION:

Criminal Justice Activities	\$ 61,648
-----------------------------	-----------

Fire Department

30,556

DRAFT

Recreation, Parks, and Cultural Activities	5,000
Community and Human Services	<u>2,455,478</u>
Total Estimated Revenue	<u>\$ 2,552,682</u>

Section 4. That the Council of the City of Alexandria, Virginia, does hereby make provision for and transfer appropriations to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2025, the source of such amount being Capital Project Fund revenue, and further that the Council does hereby allot the amount so appropriated for Fiscal Year 2025, as follows:

#### CAPITAL PROJECTS FUND

##### APPROPRIATION:

Capital Projects – Old Cameron Run Trail	\$ (939,266)
Capital Projects – Traffic Adaptive Signal Control	<u>939,266</u>
Total Appropriation	<u>\$ 0</u>

Section 5. That this ordinance shall be effective upon the date and at the time of its final passage.

17. City Council approved and authorized the City Manager to execute a three-year license agreement substantially with St. Stephen's and St. Agnes School.

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.

7. Development Special Use Permit #2025-10006  
912, 916 and 920 King Street  
Public Hearing and consideration of a request for a five-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, with Special Use Permits for: (A) increased Floor Area Ratio to 2.5, (B) a Parking Reduction to allow off-site residential parking and (C) a reduction of the loading space requirement for clearance height; zoned KR/King Street Urban Retail.  
Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 06/14/25, and is incorporated as part of this record by reference.)

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

1. Boyd Walker, Alexandria, spoke in opposition to the development of the property and suggested the property be developed into a park.
2. Mary Catherine Gibbs, attorney for the applicant, spoke in support of the proposal and responded to questions from Council.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman McPike 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 Chapman and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation. 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.

### **III. Individual Public Hearing Items**

18. Public Hearing on the Independent Evaluation of the Alexandria Fund for Human Services.

(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. 18; 06/14/25, and is incorporated as part of this record by reference.)

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

1. Allen Lomax, Alexandria, spoke in support of the recommendations and evaluation of the Alexandria Fund for Human Services.
2. Heather Peeler, Alexandria, representing ACT for Alexandria, spoke in support of the evaluation of the Alexandria Fund for Human Services.
3. Jorge Figueredo, Alexandria, representing El Futuro, a nonprofit, spoke in support of the evaluation of the Alexandria Fund for Human Services.

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

Please note: Councilwoman Greene lost internet connection at 11:09 a.m. and would rejoin the meeting shortly.

19. Public Hearing and Consideration of One-Year Lease Extensions to Artists and Arts Organizations ranging from September 30, 2026 through September 30, 2028, at the Torpedo Factory Art Center Located at 105 N. 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. 19; 06/14/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Chapman, seconded Vice Mayor Bagley and carried unanimously by roll-call vote, City Council closed the public hearing regarding the form and content of the proposed lease extension for leases at the Torpedo Factory Art Center and authorized the City Manager to extend current leases in good standing for artists and arts organizations. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilman McPike; Opposed, none; Absent, Councilwoman Greene.

20. Encroachment #2025-00001  
400 Carlisle Drive  
Public hearing and consideration of a request for an Encroachment into the Public Right-of-Way for a retaining wall on the portion of the property along King Street; zoned R-5/Residential. Applicant: Square One Development Group  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 20; 06/14/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council closed the public hearing and approved the staff recommendation for the alternative encroachment. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilman McPike; Opposed, none; Absent, Councilwoman Greene.

21. Development Special Use Permit #2025-10004  
727 North West Street (Parcel Address: 1319 Wythe Street) - Braddock West Extension  
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with ground floor commercial space and a private or fraternal club use with Special Use Permits for: (A) increased Floor Area Ratio to 3.0 in the OCH/Office Commercial High zone, (B) Bonus Density and Height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, (C) a Parking Reduction for residential and commercial uses, (D) retail shopping or personal service



establishments on a lot which does not include office buildings, (E) a fraternal or private club use; zoned OCH/Office Commercial High. Applicant: West Street Acquisitions LLC, represented by Eric Ronda

Planning Commission Action: Recommend Approval 6-0-1

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 21; 06/14/25, and is incorporated as part of this record by reference.)

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

1. Herbert Rosenblum, Alexandria, attorney for Lincoln Lodge #11, spoke in support of the lodge receiving the space in the development under the last approval.
2. Dino Drudi, Alexandria, representing the West Old Town Citizens' Association, spoke against the extension of proposed project, noting that the area floods.
3. Ronde Benton, representing Lincoln Lodge #11, requested that the developer honor the commitment to give the lodge space in the development.
4. Daniel Watkins, representing the applicant, spoke in support of the extension for the DSUP and he noted that the obligations to the lodge had been satisfied.
5. Casey Nolan, representing the applicant, spoke in support of the extension for the DSUP and responded to questions from Council.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman 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 Councilman McPike; Opposed, none. Absent, Councilwoman Greene.

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation for an extension of the DSUP for three months (until October 18, 2025) and to return to Council for further discussion about stormwater mitigations and additional review of setbacks and height. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, and Councilman McPike; Opposed, none; Absent, Councilwoman Greene.

22. Development Special Use Permit #2025-10003  
5000 Fairbanks Avenue and 5101 Fillmore Avenue - The View  
Public Hearing and consideration of a request for a Development Special Use Permit with Site Plan to construct a multi-unit residential building for seniors, with Special Use Permits for: (A) Bonus Density and Height associated with Section 7-700 of the Zoning Ordinance, (B) a reduction of required off-street parking, and (C) for mechanical

penthouse taller than 15-ft.; zoned RC/ High Density Apartment. Applicant: The View at Goodwin Living, LLC represented by M. Catharine Puskar, attorney  
Planning Commission Action: Recommend Approval 7-0

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

1. Bart Gohmann, Alexandria, spoke in support of the DSUP.
2. Carolyn Gohmann, Alexandria, spoke in support of the DSUP.
3. Garrett Urdle, Alexandria, spoke in support of the DSUP.
4. Cathy Puskar, attorney for the applicant, spoke in support of the proposed DSUP and responded to questions from Council.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman McPike and carried unanimously by roll-call vote, 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 Councilman McPike; Opposed, none; Absent, Councilwoman Greene.

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

City Council took a ten minute recess at this time.

Please note: Councilwoman Greene returned to the meeting at 1:37 p.m.

23. Development Special Use Permit #2024-10009  
500 and 501 North Union Street - Robinson Terminal North  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct two mixed-use multi-unit residential buildings with ground-floor commercial spaces, with Special Use Permit requests for: (A) increased density for a development site identified in the waterfront small area plan per Section 5-504(D) of the Zoning Ordinance, (B) an increase in height above 30 feet in the Potomac River Vicinity Height District per Section 6-404 of the Zoning Ordinance (501 North Union Street), (C) a Parking Reduction for multi-unit residential and commercial spaces (500 North Union Street), and (D) for an increase of up to 20 feet for a mechanical penthouse (500 North Union Street); zoned W-1/Waterfront Mixed-Use. Applicant: RTN East LLC and RTN West LLC, represented by Kenneth W. Wire, attorney  
Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 23; 06/14/25, and is incorporated as part of this record by reference.)

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

1. Melissa Kuennen, Alexandria, spoke in support of the DSUP.
2. Andrew Macdonald, Alexandria, request remediation for the land at Robinson Terminal North.
3. Ann Shack, Alexandria, requested an additional step for remediation at Robinson Terminal North.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman and carried unanimously by roll-call vote, 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 Chapman and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation with modifications to the following conditions: condition #2, condition #103, condition #125, condition #159, condition #161, and condition #167. 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.

#### **IV. Other Business**

None.

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

Not needed.

#### **VI. Closed Session (if Needed).**

Not needed.

#### **VII. Adjournment.**

**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman and carried unanimously, City Council adjourned the public hearing meeting of June 14, 2025 at 2:21 p.m. 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.

\*\*\*\*\*

**APPROVED BY:**

\_\_\_\_\_  
**ALYIA GASKINS**

**MAYOR**

**ATTEST:**

\_\_\_\_\_  
Gloria A. Sitton, CMC City Clerk

Adopted: September 9, 2025

DRAFT