

**City of Alexandria
Meeting Minutes
Saturday, September 13, 2025 9:30 AM - Council Chamber
Public Hearing Meeting**

Present: Mayor Alyia Gaskins, Vice 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, City Attorney; Ms. Zechman Brown, Deputy City Attorney; Mr. Stoddard, Acting Director, Planning and Zoning (P&Z); Mr. Lambert, Deputy City Manager; Ms. Brown, Deputy City Attorney; Ms. Fleming, Director, Office of Communications and Community Engagement (OCCE); Mr. Smith, ITS, Ms. Demeke, ITS, and Police Sgt. Jones.

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 at 9:45 a.m., and Councilman Aguirre attended via Zoom webinar.

2. Approval of Electronic Participation Resolution (if needed)

Approval of the 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-vote, City Council adopted the electronic participation resolution. The vote 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. 3321

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 criteria of the code and the public body has adopted an Electronic Meeting Policy; and

WHEREAS, City Council adopted an Electronic Participation Policy on June 24, 2025 as Resolution No. 3309; and

WHEREAS, City Council Member Canek Aguirre has notified the Mayor and the Clerk that he is unavailable to be physically present for the September 13, 2025, City Council Meeting due to a travel, specifically travel to the American Public Transportation Conference in Boston, MA; and

WHEREAS, the Council Member Canek Aguirre 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 Canek Aguirre will participate in the City Council Meeting by video conference call from Boston, MA 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 3309, City Council Member Canek Aguirre will participate remotely in this meeting by video conference call.

3. Proclamations and Recognitions

None.

4. Public Discussion Period

The following persons participated in the public discussion period:

1. Marc Bendick, Jr., Alexandria, spoke about the placement of the proposed waterfront pump station and cost of the project.
2. Mary Lou Egan, Alexandria, spoke against the proposed waterfront pump station project.
3. Alison O'Connell, Alexandria, spoke about the City divesting from Israel.
4. Mishal Zahra, Alexandria, spoke about City divesting from Israel.
5. Sandra Welch, Alexandria, spoke against the proposed waterfront pump station project.
6. Robert E. Griffiths, Alexandria spoke against the proposed waterfront pump

station project.

7. Damien Wright, Alexandria, spoke about the conditions of ARHA properties and the poor customer service received from the Authority.

8. Annette Santiago, Alexandria, spoke about the conditions of ARHA properties and the poor customer service received from the Authority.

9. Bianca Rivera, Alexandria, spoke about the conditions of the ARHA properties and the poor customer service received from the Authority.

10. Alfreda Tydings, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.

11. Cameron Hubbard, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.

12. Asia Ford, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.

13. Nikki Enfield, Alexandria, spoke about the City divesting from Israel.

14. Colleen Moore, Alexandria, spoke about the City divesting from Israel.

15. Emma Mahler, Alexandria, spoke about ICE enforcement in the City and the City divesting from Israel.

The following people spoke at the end of the scheduled agenda.

16. Ronesha Parker, Alexandria, spoke about the conditions of the ARHA properties and poor customer service received from the Authority.

17. Janice Grenadier, Alexandria, spoke about corruption in the City and in the judicial system.

18. Clare Skarda, Alexandria, spoke about preserving green space along the waterfront and not building the pump station in park.

19. Stephen Wintermeyer, Alexandria, representing the Watermark HOA, spoke against the placement of the proposed waterfront pump station.

20. Hillary Zimmerman, Alexandria, spoke against the placement of the proposed waterfront pump station.

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

II. Action Docket

Roll-Call Consent Items (5-12)

5. Special Use Permit #2025-00032
51 E Windsor Avenue
Public Hearing and consideration of a request for a Special Use Permit to construct a two-unit semi-detached dwelling on a developed substandard lot; zoned R-2-5/Residential.
Applicant: 51 E Windsor, LLC; represented by Deyi Awadallah
Planning Commission Action: Recommend Approval as Amended 6-0

(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; 9/13/25, and is incorporated as part of this record by reference.)

6. Rezoning #2025-00003
3333 Helen Street
Public Hearing and consideration of a request for an amendment to the official Zoning Map to change the zone from R-2-5/Residential family zone to RB/Townhouse zone; zoned R-2-5/Residential.
Applicant: Morgan Tyler and Tomas Plaza Reneses
Planning Commission Action: Recommend Approval 6-0

(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; 9/13/25, and is incorporated as part of this record by reference.)

7. Zoning Text Amendment #2025-00005
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article IX of the Zoning Ordinance to add provisions for a mural program. Staff: City of Alexandria, Planning and Zoning Department
Planning Commission Action: Initiate and Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of City Clerk and Clerk of Council, marked Item No. 7; 9/13/25, and is incorporated as part of this record by reference.)

8. Development Special Use Permit #2025-10008
3000 Business Center Drive - DASH Bus Facility
Public hearing and consideration of a request for a Development Special Use Permit with a Site Plan to expand the parking, maintenance, and storage at the DASH bus facility by constructing a canopy with Electric Vehicle charging stations; zoned I/Industrial.
Applicant: Alexandria Transit Company (DASH)
Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of City Clerk and Clerk of Council, marked Item No. 8; 9/13/25, and is incorporated as part of this record by reference.)

9. Zoning Text Amendment #2025-00007
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of an amendment to update Article XIII of the Zoning Ordinance to incorporate

assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155.

Staff: City of Alexandria, Department of Transportation and Environmental Services
Planning Commission Action: Initiate and Recommend Approval 6-0

(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; 09/13/25 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 3-2-152 (Short Term Residential Rental Registry) of Article K (Transient Lodging Tax) of Chapter 2 (Taxation) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

(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; 09/13/25 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; 9/13/25, 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; 9/13/25, 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 Section 3-3-70 (Design-Build and Construction Management Contracts) of Division 2 (Competitive Negotiation) of Article D (Contract Formation and Methods Of Source Selection) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

(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; 09/13/25 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; 9/13/25, 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; 9/13/25, and is incorporated as part of this record by reference.)

12. Public Hearing, Second Reading and Final of an Ordinance to amend and reordain

Article A (GENERAL PROVISIONS) of Chapter 5 (OFFICERS AND EMPLOYEES) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended. [ROLL-CALL VOTE]

(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; 09/13/25 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; 9/13/25, 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; 9/13/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council approved the roll-call consent items, with Item #12 considered under a separate motion. The approval was as follows:

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

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

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

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

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

10. City Council closed the public hearing and adopted the ordinance to amend and reordain City Code Section 3-2-152 to repeal the Short Term Rental Registry maintained by the Department of Finance.

The ordinance reads as follows:

ORDINANCE NO. 5600

AN ORDINANCE to amend and reordain Section 3-2-152 (SHORT-TERM RESIDENTIAL RENTAL REGISTRY) of Article K (TRANSIENT LODGING TAX), Chapter 2 (TAXATION), of Title 3 (FINANCE, TAXATION AND PROCUREMENT), of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 3-2-152 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 3-2-152 Short-term residential rental registry.

- (a) The following words and phrases when used in this section shall, for the purposes of this section, have the following respective meanings, except where the context clearly indicates a different meaning:
 - (1) *Operator*. The proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term residential rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.
 - (2) *Short-term residential rental*. The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.
- ~~(b) There is hereby established a short-term residential rental registry. Upon offering any short-term residential rentals, all operators shall register with the department of finance. This shall be an annual registration for each property offered for short-term residential rental and shall require the operator to provide the complete name of the operator and the address of each property in the city offered for short-term residential rental by the operator.~~
- ~~(c) *Registry exemptions*. The following shall not be required to register pursuant to this section if such person is (i) licensed by the Commonwealth of Virginia Real Estate Board or is a property owner who is represented by a real estate licensee; (ii) registered pursuant to the Virginia Real Estate Time-Share Act (§ 55-360 et seq.) of the Code of Virginia, 1950, as amended; (iii) licensed or registered with the Commonwealth of Virginia Department of Health, related to the provision of room or space for lodging; or (iv) licensed or registered with the city, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments.~~
- ~~(d) *Penalties*. Failure to register a property within 30 days of being offered for short-term residential rental shall result in a penalty to be paid by the operator in the amount of \$500. The director may waive such penalty if the failure to register was due to no fault of the operator. Until such time as the operator pays the penalty and registers such property, the operator may not continue to offer such property for short-term residential rental. Upon repeated violation of the registration requirement as it relates to a specific property, and upon notice, the operator shall be prohibited from registering said property and from offering that property for short-term residential rental. Such prohibition may, for good cause, be appealed to the director.~~
- ~~(e) *Multiple violations of other laws*. An operator required to register a property may be prohibited by the city from offering a specific property for short-term residential rental within the city, upon multiple violations on more than three occasions of applicable~~

~~state and local laws, ordinances, and regulations, as they relate to the short-term residential rental.~~

- ~~(f) *Non-contravention.* Except as provided in this section, nothing herein shall be construed to prohibit, limit, or otherwise supersede existing local authority to regulate the short-term residential rental of property through general land use and zoning authority. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants; the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (§ 55-79.39 et seq.) of the Code of Virginia, 1950, as amended; the declaration of a common interest community as defined in § 55-528 of the Code of Virginia, 1950, as amended; the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55-424 et seq.) of the Code of Virginia, 1950, as amended; or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55-508 et seq.).~~
- ~~(g) *Administration.* Notwithstanding any other provision of this article, the director may enter into agreements, subject to local law, with computer platform hosts of short-term residential rentals, and with data-analytic vendors for short-term residential rentals, to facilitate the efficient collection of the transient lodging tax pursuant to this article. (Ord. No. 5091, 11/18/17, Sec. 2, eff. 1/1/18)~~

Section 2. That Section 3-2-152 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

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

11. City Council closed the public hearing and adopted the ordinance to amend and reordain Section 3-3-70 (Design-Build and Construction Management Contracts) of Division 2 (Competitive Negotiation) of Article D (Contract Formation and Methods of Source Selection) of Title 3 (Finance, Taxation and Procurement) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

ORDINANCE NO. 5601

An Ordinance to Amend and Reordain Section 3-3-70 (DESIGN-BUILD AND CONSTRUCTION MANAGEMENT CONTRACTS) of Division 2 (COMPETITIVE NEGOTIATION) of Article D (CONTRACT FORMATION AND METHODS OF SOURCE SELECTION) of Title 3 (FINANCE, TAXATION AND PROCUREMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 3-3-70 of The Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is amended by deleting the text shown in strikethrough and by adding the text shown in underline as follows:

Sec. 3-3-70 - Design-build and construction management contracts.

- (a) The city may enter into a contract for construction on a fixed price or not-to-exceed price construction management or design-build basis, provided that the city (1) complies with the requirements of this section and (2) has by this ordinance implemented procedures consistent with the procedures adopted by the Secretary of Administration of the Commonwealth of Virginia for utilizing construction management or design-build contracts.
- (b) Prior to making a determination as to the use of construction management or design-build for a specific construction project, the city shall have in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall (1) advise such the city regarding the use of construction management or design-build for that project and (2) assist the city with the preparation of the request for proposal and the evaluation of such proposals.
- (c) A written determination shall be made in advance by the city that competitive sealed bidding is not practicable or fiscally advantageous, and such writing shall document the basis for the determination to utilize construction management or design-build. The determination shall be included in the request for qualifications and be maintained in the procurement file.
- (d) Procedures adopted by the city for construction management pursuant to this article shall include the following requirements:
 - (1) Construction management contracts may be utilized for projects where the project cost is expected to be more than \$10 million;
 - (2) Construction management may be utilized on projects where the project cost is expected to be less than \$10 million, provided that (i) the project is a complex project and (ii) the project procurement method is approved by the city council. The written approval of the city council shall be maintained in the procurement file;
 - (3) Public notice of the request for qualifications is posted on the Department of General Service of the Commonwealth of Virginia's central electronic procurement website, known as eVA, at least 30 days prior to the date set for receipt of qualification proposals;
 - (4) The construction management contract is entered into no later than the completion of the schematic phase of design, unless prohibited by authorization of funding restrictions;
 - (5) Prior construction management or design-build experience or previous experience with the Department of General Services of the Commonwealth of Virginia's Bureau of Capital Outlay Management shall not be required as a prerequisite for award of a contract. However, in the selection of a contractor, the city may consider the experience of each contractor on comparable projects;

- (6) Construction management contracts shall require that (i) no more than 10 percent of the construction work, as measured by the cost of the work, be performed by the construction manager with its own forces and (ii) the remaining 90 percent of the construction work, as measured by the cost of the work, be performed by subcontractors of the construction manager, which the construction manager shall procure by publicly advertised, competitive sealed bidding to the maximum extent practicable. The provisions of this subdivision shall not apply to construction management contracts involving infrastructure projects;
- (7) The procedures allow for a two-step competitive negotiation process; and
- (8) Price is a critical basis for award of the contract.
- (e) Procedures adopted by the city for design-build construction projects shall include a two-step competitive negotiation process consistent with the standards established for state public bodies by the Division of Engineering and Buildings of the Department of General Services for the Commonwealth of Virginia.

Section 2. That Section 3-3-70 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

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

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

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

(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; 09/13/25 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; 9/13/25, 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; 9/13/25, and is incorporated as part of this record by reference.)

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

1. Janice Grenadier, Alexandria, spoke against allowing bonuses for City employees.

WHEREUPON, upon motion by Councilman McPike, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council closed the public hearing and adopted an ordinance authorizing the City Manager to establish bonus programs to support operational effectiveness and address personnel needs, including but not limited to, retirement, retention, and performance. Bonuses may be provided to employees in accordance with applicable administrative regulations and guidelines. 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 ordinance reads as follows:

ORDINANCE NO. 5602

AN ORDINANCE to amend and reordain Article A (GENERAL PROVISIONS) of Chapter 5 (OFFICERS AND EMPLOYEES) of Title 2 (GENERAL GOVERNMENT) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Title 2, Chapter 5, Article A of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by adding Section 2-5-7, Employee Bonus Program, as follows:

Sec. 2-5-7 Employee Bonus Program

The city council, city manager, or their designee may authorize bonuses for city officers and employees, to address a variety of needs including retirement, retention, and performance. Bonuses may be provided in accordance with policies approved by the city manager.

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

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

III. Individual Public Hearing Items

13. Public Hearing and Consideration of the Recommendations from the Subcommittee on Boards and Commissions.

(A copy of the City Clerk's memo is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 09/13/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council closed the public hearing to receive public comment on proposed recommendations on board dissolutions, composition changes, changes to processes and procedures for City boards, commissions, and committees, and approved staff beginning the implementation and approvals of proposed changes as outlined in this memo, with completion of all changes by June 30, 2026. The subcommittee will

schedule a meeting map out the plan for implementation. The vote was as follows: Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, Councilman McPike, Opposed, none.

14. Public Hearing, Second Reading and Final Passage of an Ordinance Approving and Authorizing the Permanent Closure of the 200 Block of King Street to Vehicular Traffic. [ROLL-CALL VOTE]

(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; 09/13/25 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; 9/13/25, 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; 9/13/25, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Chapman, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote City Council closed the public hearing and adopted the ordinance approving and authorizing the permanent closure of the 200 block of King Street to vehicular traffic. The vote goes as follows Mayor Gaskins, Vice Mayor Bagley, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

The ordinance reads as follows:

ORDINANCE NO. 5603

AN ORDINANCE Approving and Authorizing the Permanent Closure of the 200 Block of King Street to Vehicular Traffic

WHEREAS, the 200 block of King Street, between Fairfax Street and Lee Street, is a two-way street with several restaurants, retail shops, and residences; and

WHEREAS, on September 10, 2024, the Mayor of the City of Alexandria ("City") directed staff to develop a pilot program to test closing the 200 block of King Street to vehicular traffic; and

WHEREAS, on November 13, the City Council approved a pilot program to temporarily close the 200 block of King Street to vehicular traffic; and

WHEREAS, the 200 block of King Street was closed to vehicular traffic on November 22, 2024, and reopened on January 3, 2025, for staff to address operational impacts of the vehicular closure and get feedback from the businesses and residents on the block; and

WHEREAS, the 200 block of King Street was closed again to vehicular traffic on March 13, 2025, and is approved to remain closed until September 30, 2025, unless approved by the City Council to be permanently closed to vehicular traffic; and

WHEREAS, in 2019, the City Council directed staff to develop a pilot program to test closing the 100 block of King Street to vehicular traffic; and

WHEREAS, in 2021, the City Council approved the permanent closure of the 100 block of King Street to vehicular traffic to allow for additional space for pedestrians and for businesses to expand their operations outdoors; and

WHEREAS, in 2012, the City Council adopted the [Waterfront Small Area Plan](#), which recommends closing the unit block of King Street and Strand Street north of the parking garage entrance to traffic to make a pedestrian plaza; and

WHEREAS, in 2022, the City Council approved the permanent closure of the unit block of King Street and the northern portion of Strand Street to vehicular traffic to allow for additional space for pedestrians and for businesses to expand their operations outdoors; and

WHEREAS, the closures of the 100 block of King Street, unit block of King Street, and northern portion of Strand Street provide additional pedestrian space and outdoor dining areas that are beneficial to the waterfront area, while not negatively impacting traffic circulation in this area; and

WHEREAS, the City now intends to extend the pedestrian space of lower King Street by permanently closing the 200 block of King Street beginning October 1, 2025; and

WHEREAS, city staff will work with the businesses and residents on the 200 block of King Street to make better use of public space, meet public safety requirements, and provide opportunities for continued outdoor dining and retail activities; and

WHEREAS, city staff will continue to evaluate the impacts of the closure of the 200 block of King Street, including on deliveries, disabled access, and public safety response; and

WHEREAS, on July 28, 2025, the Traffic and Parking Board reviewed and made a recommendation to support the permanent closure of the 200 block of King Street to vehicular traffic, along with the permanent removal of parking spaces on that block, based on the reasons provided herein; and

WHEREAS, on November 7, 2024, the Planning Commission found that temporary or permanent closure of the 200 block of King Street to vehicular traffic was consistent with the City of Alexandria Master Plan; and

WHEREAS, pursuant to City Charter § 2.03(a) and Code of Virginia § 15.2-2006, the City has the authority to close streets and alleys; and

WHEREAS, the City has complied with the legal requirements in order to permanently close this block to vehicular traffic; and

WHEREAS, in consideration of the findings of the Traffic and Parking Board and the Planning Commission, and the report of the staff, the City Council of the City of Alexandria, has determined that the permanent closure of the 200 block of King Street to vehicular traffic is desirable; therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That, pursuant to City Charter § 2.03(a) and Code of Virginia § 15.2-2006, permanent closure of the 200 block of King Street, located between Fairfax Street and Lee Street to vehicular traffic is approved.

Section 2. That the city manager be, and hereby is, authorized to do on behalf of the City of Alexandria all things necessary or desirable to carry into effect this permanent closure, including the execution of documents.

Section 3. That the city clerk be, and hereby is, authorized to attest the execution by the city manager of all documents necessary or desirable to carry into effect this closure, and to affix thereon the official seal of the City of Alexandria, Virginia.

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

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

15. Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2025-00003

15 & 17 E Custis Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned R-2-5/Residential.

Applicant: 15 & 17 E Custis Ave LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Approved 6-0

(A copy of the City Manger's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 15; 9/13/25, and is incorporated as part of this record by reference.)

16. Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.

Subdivision #2025-00004

1702 Dewitt Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.

Applicant: Alex Wilson

Planning Commission Action: Approve as amended 6-0

(A copy of the City Manager's memorandum I son file in the Office of the City Clerk and Clerk of Council, marked Item No. 16; 9/13/25, and is incorporated as part of this record by reference.)

IV. Other Business

None.

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

See above.

VI. Closed Session

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

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council convened in closed executive session at 10:53 a.m., pursuant to Virginia Code section 2.2-3711(A)(B) for consultation with legal counsel regarding specific legal matters pertaining to the Alexandria Redevelopment and Housing Authority requiring the provision of legal advice by such counsel. 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 Councilwoman Greene and carried unanimously, City Council reconvened in open session at 12:49 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.

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

The resolution reads as follows:

RESOLUTION NO. 3322

WHEREAS, the Alexandria City Council has this 13th day of September, 2025, recessed into executive session pursuant to a motion made and adopted in accordance with the Virginia Freedom of Information Act; and

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

NOW, THEREFORE, BE IT RESOLVED, that the city council does hereby certify that, to

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

VII. Adjournment.

THERE BEING NO FUTHER BUSINESS TO BE CONSIDERED, upon motion by Councilman Elnoubi, seconded by Councilman Chapman and carried unanimously, City Council adjourned the public hearing of September 13, 2025, at 12:51 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aquirre, Councilwoman Chapman, Councilman Elnoubi, Councilwoman Greene and Councilman McPike: Opposed, none.

APPROVED BY:

ALYIA GASKINS MAYOR

ATTEST:

Gloria A. Sitton CMC City Clerk

Adopted: October 14, 2025