

City of Alexandria
City Council Chambers at Del Pepper Community Resource Center
Saturday, March 14, 2026 9:30 AM
City Council Public Hearing Meeting – Meeting Minutes

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

ABSENT: Jacinta E. Greene.

ALSO PRESENT: Mr. Parajon, City Manager; Ms. Cordell Ivery, City Attorney; Mr. Lambert, Deputy City Manager; Mr. Routt, Director, Office of Management and Budget (OMB); Ms. Hamm, Assistant Director, OMB; Ms. Mclean, Chief of Staff, City Manager's Office; Mr. Stoddard, Director, Planning and Zoning; Mr. Smith, Information Technology Services (ITS); Mr. Mansoor, ITS, Ms. Waters, Deputy City Clerk, Ms. Fleming, Director, Office of Communication and Community Engagement; 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 Council were present, with Councilman Chapman arriving following roll-call. Councilwoman Greene was absent for the meeting.

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

Not needed.

3. Proclamations and Recognitions

None.

4. Public Discussion Period

The following persons participated in the public discussion period:

1. Marta Schantz, Alexandria, representing the Environmental Policy Commission, gave an update on the projects or issues the Commission has been discussing over the past month.

2. Loren DePina, Alexandria, spoke about issues with ARHA properties and

tenants.

3. Janice Grenadier, Alexandria, spoke about issues she is having with the court system.

4. Ariana Villatoro, Alexandria, spoke about issues she is having with the ARHA unit she is living in.

5. Bob Wood, Alexandria, spoke about Alexandria FuturePort, a proposed economic development project along the Waterfront.

6. Frank (no last name given), representing Alexandria Accountability, spoke about issues with public safety in the District and in Alexandria.

7. Dana Colarulli, Alexandria, representing the Park and Recreation Commission, gave an update on the activities of the Commission and how they have been giving input to the Recreation, Parks and Cultural Activities Department on projects they are working on.

8. Scott Corzine, Alexandria, spoke about the need for input from residents on proposed pump station along the waterfront.

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

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

5. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 061.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 11 and 21 North Quaker Lane and 3369 Duke Street, from CL/Commercial low zone with proffer to CL/Commercial low zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00007 (Implementation Ordinance for Rezoning No. 2025-00007 associated with Duke and Quaker Townhomes approved by City Council on February 21, 2026).

(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. 5; 03/14/26, and is incorporated as part of this record by reference.

A copy of the ordinance referred to in the above item, of which each member of Council received a copy not less than 24 hours before said introduction, is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 03/14/26, and is incorporated as part of this record by reference.)

WHEREUPON, upon motion by Councilman Aguirre, seconded by Vice Mayor Bagley and carried unanimously by roll-call vote, City Council approved the roll call consent item. The

approval was as follows:

5. City Council closed the public hearing and passed the ordinance to amend and reordain Sheet No. 061.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 11 and 21 North Quaker Lane and 3369 Duke Street, from CL/Commercial low zone with proffer to CL/Commercial low zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00007.

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

The ordinance reads as follows:

ORDINANCE NO. 5626

AN ORDINANCE to amend and reordain Sheet No. 061.01 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 (OFFICIAL ZONING MAP AND DISTRICT BOUNDARIES), of the City of Alexandria Zoning Ordinance, by rezoning the properties at 11 and 21 North Quaker Lane and 3369 Duke Street, from CL/Commercial low zone with proffer to CL/Commercial low zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00007.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2025-00007, 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 February 3, 2026 of a rezoning of the properties at 11 and 21 North Quaker Lane and 3369 Duke Street, from CL/Commercial low zone with proffer to CL/Commercial low zone, which recommendation was approved by the City Council at public hearing on February 21, 2026;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

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

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Sheet No. 061.01 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: 11 North Quaker Lane, Alexandria, Virginia
22304, 061.01-04-12

From: CL/Commercial low zone with proffer
To: CL/Commercial low zone

LAND DESCRIPTION: 21 North Quaker Lane, Alexandria, Virginia
22304, 061.01-04-11

From: CL/Commercial low zone with proffer
To: CL/Commercial low zone

LAND DESCRIPTION: 3369 Duke Street, Alexandria, Virginia 22314,
061.01-04-13

From: CL/Commercial low zone with proffer
To: CL/Commercial low zone

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

Section 3. That Sheet No. 061.01 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.

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

6. Public Hearing on the City Manager's Proposed Annual Operating Budget for FY 2027 (including Schools) and the Proposed Capital Improvement Program (CIP) for FY 2027 to FY 2036 (including Schools CIP), and Proposed Tax Rate Recommendations.

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

1. Julie Harris, Alexandria, spoke about funding for affordable housing.
2. Teofila Gomez, Alexandria, spoke about additional funding for affordable housing.
3. Ingris Moran, Alexandria, representing Tenants and Workers United, spoke about additional funding for affordable housing and additional services for immigrant communities in the City.
4. Esteban Hernandez, Alexandria, spoke about additional funding for affordable housing.
5. Delmy Reynaldo, Alexandria, spoke about additional funding for affordable housing.
6. Shelley McCabe, Alexandria, spoke about additional funding for affordable housing.

7. Catie Brownback, Alexandria, spoke about the need for additional funding for ACPS.
8. Christina Hidebidle, Alexandria, representing ACPS Budget Advisory Committee, spoke about the need for additional funding for ACPS.
9. Teri Gennarelli, Alexandria, spoke about the need for additional funding for ACPS.
10. Crisa Young, Alexandria, spoke about the need for guardrails on the funding for ACPS.
11. David Paladin-Fernandez, Alexandria, spoke about the need for funding for ACPS and the need for help with ACPS balancing their budget.
12. Bill Dickinson, Alexandria, spoke about the funding for economic development, specifically the proposed FuturePort project.
13. Michelle Rief, Alexandria, Chair of the ACPS School Board, spoke about the need for additional funding for ACPS.
14. Tess McEnery, Alexandria, spoke about defunding the Sheriff's Department.
15. Nathaniel Cartegena, Alexandria, spoke about additional funding for the DASH system.
16. Dawn Lucas, Alexandria, representing the Education Association, spoke about additional funding for ACPS for collective bargaining.

WHEREUPON, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman and carried unanimously, City Council closed the public hearing on the City Manager's Proposed Operating Budget for FY2027. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, and Councilman Elnoubi; Opposed, none; Absent, Councilwoman Greene.

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

7. 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 #2025-00013
3833, 3835, and 3837 Elbert Avenue
Public Hearing and consideration of a request for a Subdivision to re-subdivide four existing lots into two lots; zoned RB/Residential Townhouse Applicant: Farhang Mojgani
Planning Commission Action: Accepted the Applicant's Request to Withdraw - 6-0
8. Development Site Plans and Zoning Ordinance Subdivision cases are heard by the Planning Commission but placed on the City Council docket for information. Zoning Ordinance Subdivision cases are heard by City Council only upon appeal.

Subdivision #2025-00006
Development Site Plan #2025-00030
806 North Columbus Street - Townhomes
Public Hearing and consideration of a request for: (A) a Subdivision to re-subdivide three existing lots with variations to the lot areas, widths, and frontages; and (B) a Development Site Plan to construct three townhouses; zoned RB/Townhouse.
Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney
Planning Commission Actions: SUB #2025-00030 - Approved 6-0; DSP #2025-00006 - Approved 6-0

The above items were for information only.

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

Not needed.

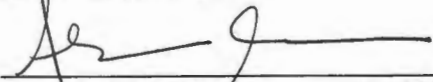
10. Closed Session (if needed)

Not needed.

11. 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 May 14, 2026 public hearing meeting at 11:11 a.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, and Councilman Elnoubi; Opposed, none; Absent, Councilwoman Greene.

APPROVED BY:



ALYIA GASKINS MAYOR

ATTEST:



Gloria A. Sitton, CMC City Clerk

Adopted: May 12, 2026