

City of Alexandria

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



Docket - Final

Saturday, June 14, 2025

9:30 AM

City Council Public Hearing

The June 14, 2025, Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 969 2626 3131

Webinar Passcode: 969959

Dial-in number: 301-715-8592

Registration: https://zoom.us/webinar/register/WN_mb8OdIHVRiKlr2D8lJ8ldQ

If you use the Zoom webinar application, please be sure you have updated the application to the latest version for the best results. If you are unable to access the Zoom webinar, please use the Dial-In number to access the meeting.

*****PLEASE LOG-IN EARLY IF POSSIBLE*****

Links:

Meeting Agenda and Live Webcast

The meeting will be webcast live and video and audio recordings will be available a few days after the meeting.

Zoom Registration Form

If you wish to use Zoom to watch the meeting or to address Council, you must register first. Those wishing to address Council should also submit a Speaker's Form using the link below.

Speaker's Form

<https://apps.alexandriava.gov/SpeakerSignup/>

Submission of written statements is encouraged. Please sign up after the docket is created and posted and you are able to verify the meeting date on the City's website. If you have prepared statement or a written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

Public Comment will be received at this meeting.

Individuals requiring translation services should contact the City Clerk and Clerk of Council at gloria.sitton@alexandriava.gov or at 703.746.4550. We request that you provide a 48-hour notice so that the proper arrangements may be made. Please specify the language for translation when you make the request.

Las personas que requieran servicios de traducción deben comunicarse con el Secretario de la Ciudad y el Secretario del Consejo en gloria.sitton@alexandriava.gov o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

*****TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.*****

I. OPENING

1. Calling the Roll.

2. Approval of Electronic Participation Resolution (if Needed)

[25-3333](#) Approval of Electronic Participation Resolution by City Council. [ROLL-CALL VOTE]

Attachments: [25-3333_resolution](#)

3. Proclamations and Recognitions (if needed).

4. Public Discussion Period

[This period is a public comment period on items not listed on the agenda. The first 15 speakers will speak at the beginning of the meeting. Any remaining speakers will be heard at the conclusion of the docketed items.]

II. Action Docket

Roll-Call Consent Items (5-17)

- 5. [25-3308](#)** 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

Attachments: [SUP2025-00018 Staff Report](#)
[SUP#2025-00018 Presentation](#)

- 6. [25-3315](#)** 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

Attachments: [SUP2025-00016 Staff Report](#)
[SUP2025-00016 Presentation](#)

7. [25-3309](#) 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
Attachments: [DSUP2025-10006 Staff Report](#)
[DSUP2025-10006 Presentation](#)
8. [25-3310](#) 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
Attachments: [DSUP2025-10005 Staff Report](#)
[DSUP2025-10005 Presentation](#)
9. [25-3246](#) 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]
Attachments: [25-3246 Att1 Ordinance Cover - Emergency Management](#)
[25-3246 Att2 Ordinance - Emergency Management](#)
10. [25-3248](#) 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]

Attachments: [25-3248 cover](#)
[25-3248 ordinance](#)

11. [25-3250](#) 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]

Attachments: [25-3250 cover](#)
[25-3240 ordinance](#)

12. [25-3252](#) 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]

Attachments: [25-3252 cover](#)
[25-3252 ordinance](#)

13. [25-3258](#)

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.

Attachments: [Cover - RRI Fee Update- Attachment 1 -05.27.25](#)
[Ordinance -RRI Fee Update- Attachment 2 - 05.27.25](#)
[Attachment 3 Resolution No.3287 - FY26 Fee Schedule -Signed](#)

14. [25-3320](#)

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.

Attachments: [25-3092 Att 1 - Bond Authorization Ordinance Cover](#)
[25-3092 Att 2 - Bond Authorization Ordinance](#)
[25-3092 Att 3 - Bond Form](#)

15. [25-3321](#)

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]

Attachments: [25-3213 FY26 Appropriation Ordinance Cover](#)
[25-3213 FY26 Appropriation Ordinance](#)
[25-3213 Table I - FY 2026 Expenditures by Department](#)
[25-3213 Table II - FY 2026 Sources of Revenue](#)

16. [25-3322](#)

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]

Attachments: [25-3214 FY25 SAO Ordinance Cover 2025.06.10](#)
[25-3214 FY25 SAO Ordinance Attachment 2 2025.06.10](#)
[25-3214 FY25 SAO Grants Attachment 3 2025.06.10](#)

17. [25-3209](#)

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.

Attachments: [25-3209-Draft License Agreement between SSSA and the COA](#)

III. Individual Public Hearing Items

18. [25-3319](#)

Public Hearing on the Independent Evaluation of the Alexandria Fund for Human

Services.

Attachments: [25-3319 Attachment 1 Community Science Evaluation Alexandria Fund for Hun](#)
[25-3319 Attachment 2 - AFHS Memo from Councilwoman Alyia Gaskins](#)
[25-3319 PP AFHS Report Council Presentation FINAL](#)

19. [25-3318](#) 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.
Attachments: [25-3318 Lease Extension 2025](#)
20. [25-3311](#) 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
Attachments: [ENC2025-00001 Staff Report](#)
[ENC2025-00001 Presentation](#)
21. [25-3312](#) 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
Attachments: [DSUP2025-10004 Staff Report](#)
[DSUP2025-10004 Braddock West Extension CC Presentation](#)
22. [25-3313](#) 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

Attachments: [DSUP2025-10003 Staff Report](#)
[DSUP2025-10003 Presentation](#)

23. [25-3314](#)

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

Attachments: [DSUP2024-10009 Staff Report](#)
[DSUP2024-10009 Site Plan](#)
[DSUP2024-10009 Presentation Revised](#)
[DSUP2024-10009 6.13 Memo from Planning and Zoning](#)

IV. Other Business

None.

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

VI. Closed Session (if Needed).

VII. Adjournment.

The docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the City Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made. City meetings are closed-captioned for the hearing impaired.

If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.