

City of Alexandria

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



Action 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_mb8OdIHVRIKlr2D8IJ8ldQ

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.

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 (if Needed)

[25-3333](#)

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

City Council adopted the electronic participation resolution. (RES. NO. 3305)

3. Proclamations and Recognitions (if needed).

Not needed.

4. Public Discussion Period

City Council received comments from persons who participated in 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
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
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
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

-
9. [25-3246](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to amend and reordain Chapter 3 (EMERGENY SERVICES) of Title 4 (PUBLIC SAFETY). [ROLL-CALL VOTE]
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]
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]
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 (COMMERICAL, 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]

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.

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.

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]

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]

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.

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.*

7. *City Council approved the Planning Commission recommendation. (separate motion)*

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. (ORD. NO. 5590)*

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.

(ORD. NO. 5591)

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. (ORD. NO. 5592)

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. (ORD. NO. 5593)

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. (ORD. NO. 5594)

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 (ORD. NO. 5595)

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. (ORD. NO. 5596)

16. City Council adopted the proposed Supplemental Appropriation Ordinance totaling \$3,043,800. (ORD. NO. 5597)

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.

III. Individual Public Hearing Items

18. [25-3319](#) Public Hearing on the Independent Evaluation of the Alexandria Fund for Human Services.
City Council closed the public hearing and received evaluation conducted by community science and considered the recommendations.
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.
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.
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
City Council approved the Planning Commission recommendation.
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
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.

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

City Council approved the Planning Commission recommendation.

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

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.

IV. Other Business

None.

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

VI. Closed Session (if Needed).

Not needed.

VII. Adjournment.

The meeting was adjourned at 2:21 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow-up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.