

# City of Alexandria

*City Council Chambers at Del Pepper Community Resource Center  
4850 Mark Center Drive  
Alexandria, VA 22311*



## **Docket - Final**

**Tuesday, January 13, 2026**

**6:00 PM**

**There will be an executive session at 6:00 p.m. The regular meeting will begin at 7:00 p.m. or shortly thereafter.**

**City Council Chamber at Del Pepper Community Resource Center**

**City Council Legislative Meeting**

The January 13, 2026 Legislative Meeting of the Alexandria City Council is being held in the City Council Chamber at Del Pepper Community Resource Center (4850 Mark Center Drive, Room 1305, Alexandria, Virginia 22311) and electronically. Members of the City Council and staff are participating either in-person or from a remote location through a video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and can be accessed via Zoom by the following link:

Webinar ID: 933 7046 1786

Webinar Passcode:930201

Dial-in number: 301-715-8592

Registration: [https://zoom.us/webinar/register/WN\\_LB-w\\_wVhRZ2xV-dm1UIVUg](https://zoom.us/webinar/register/WN_LB-w_wVhRZ2xV-dm1UIVUg)

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:**

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**Please Note:** Items #20, #21, #22, #23 are public hearing items. Please use the link below to sign up to speak on these items.

**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](mailto:CouncilComment@alexandriava.gov).

**Public Comment will be received at this meeting.**

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record you may email it to the City Clerk at [CouncilComment@alexandriava.gov](mailto:CouncilComment@alexandriava.gov).

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Individuals requiring translation services should contact the City Clerk and Clerk of Council at [gloria.sitton@alexandriava.gov](mailto: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](mailto: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.

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## I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution. (if needed)
3. Closed Session

[26-0552](#) Closed Session - Consideration of closed executive session to discuss of plans to protect public safety as it relates to terrorist activity or specific cybersecurity threats or vulnerabilities and briefings by staff members, legal counsel, or law-enforcement or emergency service officials concerning actions taken to respond to such matters or a related threat to public safety. [ROLL-CALL VOTE]

**Attachments:** [26-0552\\_resoluiton](#)  
[26-055\\_signed resolution](#)

## II. Opening Matters

4. Moment of Silence and Pledge of Allegiance

## III. Proclamations and Recognitions

5. [26-0547](#) Presentation of a Proclamation Recognizing January as Alexandria Mentoring Month.

**Attachments:** [26-0547\\_proclamation](#)

#### IV. Oral Reports

##### City Council on Boards, Commissions, and Committees

6. [26-0560](#) Oral Reports from Members of City Council on Boards, Commissions and Committees:
- \*ARHA Redevelopment Work Group (Mayor Gaskins and Councilman Chapman)
  - \*Northern Virginia Transportation Authority (NVTA) (Mayor Gaskins)
  - \*Legislative Subcommittee (Mayor Gaskins and Councilman McPike)
  - \*Commission on Aging (Councilman Aguirre)
  - \*Northern Virginia Transportation Commission (NVTC) (Councilman Aguirre and Vice Mayor Bagley)
  - \*Local Emergency Planning Committee (LEPC) (Councilman Elnoubi)

#### 7. City Council General Updates

##### City Manager's Oral Report

8. [26-0567](#) State of the Economy

#### V. Action Docket

##### Roll-Call Consent Items (9-18)

9. [26-0561](#) Receipt of the following resignations from Members of Boards, Commissions, and Committees:
- a) Alexandria Gang Prevention Task Force  
Kurt Campos
  - b) Alexandria Redevelopment and Housing Authority (ARHA)  
Justin Jackson
  - c) Commission for the Arts  
Paul Painter

- d) Commission on Employment  
Andrew McCarthy-Clark
- e) Commission on Persons with Disabilities  
Caitlin Fitzsimmons  
Robert Ludke
- f) Public Records Advisory Commission  
Emma Parsons
- g) Visit Alexandria Board of Governors  
Emily Baker

10. [26-0562](#) Uncontested Appointments for Boards, Commissions, and Committees:

- a) Alexandria Gang Prevention Task Force - 3-year term  
1 member from and representing Alexandria City Middle Schools  
1 member from and representing Alexandria Interfaith Community  
2 at-large youth members
- b) Alexandria Housing Affordability Advisory Committee - 3-year term  
1 representative of an organization that promotes and maintains affordable housing
- c) Commission on Employment - 2-year term  
1 representative from such organizations as education agencies, organized labor, rehabilitation agencies, community-based organization, economic development agencies and the public employment service
- d) Commission on Persons with Disabilities - 2-year term  
3 citizen members  
1 representative of the business community
- e) George Washington Birthday Celebration Committee - 2-year term  
1 member who attends high school in the City of Alexandria
- f) Historic Alexandria Resources Commission - 2-year term  
1 Lee-Fendall House representative
- g) Park and Recreation Commission - 3-year term  
1 Planning District III representative

- h) Potomac Yard Design Advisory Committee - 2-year term  
1 member representing Civic Association within Potomac Yard
- i) Stormwater Utility and Flood Mitigation Advisory Committee - 3-year term  
1 member of the City's Budget and Fiscal Affairs Advisory Committee
- j) Visit Alexandria Board of Governors  
1 Alexandria City Manager or designee

**Attachments:** [26-0562 Uncontested Ballot Jan. 2026](#)

[26-0562 B&C Redaction Notice](#)

[26-0562 Uncontested Redacted](#)

11. [26-0548](#) Consideration of a Resolution to Designate Temporary City Council Chambers.  
**Attachments:** [26-0548 Attachment 1 - Resolution to Designate a Temporary City Council Cha](#)  
[26-0548 signed resolution](#)
12. [26-0558](#) Consideration of a Grant Application to the Virginia Foundation for Healthy Youth to Educate Youth about the Evolving Dangers of Fentanyl.  
**Attachments:** [26-0558 Attachment 1 - VFHY 2026 Dangers of Fentanyl Grant Application](#)  
[26-0558 Attachment 2 - VFHY 2026 Dangers of Fentanyl Grant Overview](#)
13. [26-0554](#) Consideration of a Resolution to Support a Funding Request for FY 2032 Congestion Mitigation and Air Quality (CMAQ) and Regional Surface Transportation Program (RSTP) Funds.  
**Attachments:** [26-0554 Attachment 1 - Resolution for FY32 CMAQ-RSTP DRAFT](#)  
[26-0554 Attachment 2 - FY26-FY31 CMAQ-RSTP Approved and FY 32 Propos](#)  
[26-0554 Attachment 3- Transportation Commission Endorsement Letter](#)  
[26-0554 Attachment 4 - Presentation](#)  
[26-0054 signed resolution](#)
14. [26-0559](#) Consideration of the Monthly Financial Report for the Period Ending November 30, 2025.  
**Attachments:** [26-0559 Attachment 1 - Revenues, November 2025](#)  
[26-0559 Attachment 2 - Expenditures, November 2025](#)  
[26-0559 Attachment 3 - Consumption Taxes, through 12-22-25](#)
15. [26-0460](#) Introduction and First Reading, Consideration, and Passage on First Reading of an Ordinance to Initiate And Establish The Process To Grant An Agreement For The Lease, Management, And Operation Of The Torpedo Factory Arts Center ("TFAC"), Owned By The City Of Alexandria And Located At 105 Union Street.

**Attachments:** [26-0460 Attachment 1. Franchise Ordinance.pdf](#)  
[26-0460 Attachment 2. Request for Proposals - Terms and Specifications for Bi](#)

16. [26-0490](#) Introduction and First Reading. Consideration. Passage of an Ordinance to Amend the Franchise Agreement awarded to the Tall Ship Providence Foundation to Dock a Replica Historic Tall Ship at the Waterfront Park bulkhead
- Attachments:** [26-0490 Attachment 1 - Cover - TSP Franchise Amendment](#)  
[26-0490 Attachment 2 - Proposed Ordinance to the Tall Ship Providence Foun](#)  
[26-0490 Attachment 3 - Proposed Franchise Agreement](#)
17. [26-0563](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Article II (DEFINITIONS) to amend certain commercial and nonresidential definitions; Articles III (RESIDENTIAL ZONE REGULATIONS), IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), and VII (SUPPLEMENTAL ZONE REGULATIONS) for certain commercial and nonresidential uses, change from special to administrative uses and special and administrative to permitted uses, add uses to more zones, and add use limitations and allow accessory uses to park in existing parking facilities on nonresidential properties; Article VIII (OFF-STREET PARKING AND LOADING) to amend parking requirements associated with significantly altered structures or buildings, indoor and outdoor recreation and entertainment uses, health and athletic club or fitness studios uses, and shared off-street parking facilities; Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) to reduce the processing time for an administrative special use permit change of ownership and amend administrative special use permit standards; and Article XII (NONCOMPLIANCE AND NONCONFORMITY) to delete inconsistent provisions of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00007 (Implementation Ordinance for Text Amendment No. 2025-00007 for Commercial Uses Zoning Regulations approved by City Council on December 13, 2025).
- Attachments:** [26-0563 cover](#)  
[26-0563 ordinance](#)
18. [26-0565](#) Introduction and First Reading. Consideration. Passage on First Reading of an Ordinance to amend and reordain Sheet No. 074.03 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 598 South Alfred Street from RB/Townhouse zone to RMF/Residential multi-unit zone in accordance with the said zoning map amendment

heretofore approved by city council as Rezoning No. 2025-00004 (Implementation Ordinance for Rezoning No. 2025-00004 associated with 598 South Alfred Street/Old Towne West - Block 3 approved by City Council on December 13, 2025).

**Attachments:** [26-0565\\_cover](#)  
[26-0565\\_ordinance](#)

## VI. Individual Items (Roll-Call Items)

19. [26-0454](#) Consideration of a resolution Adopting ALX Forward: A Strategic Framework for Economic Growth.

**Attachments:** [26-0454 Attachment 1. Resolution](#)  
[26-0454 Attachment 2 - ALX Forward Strategic Framework](#)  
[26-0454 Attachment 3. Additional Community Feedback](#)  
[26-0454 signed resolution](#)

20. [26-0549](#) Public Hearing on the Fiscal Impact Study of the Tentative Collective Bargaining Agreement with the Alexandria Chapter of the Southern States Police Benevolent Association (SSPBA) and Consideration of a Resolution indicating City Council's Good Faith Commitment to the Appropriate Funding Necessary to Implement the Agreement. [ROLL-CALL VOTE].

**Attachments:** [26-0549 Attachment 1 - SSPBA Resolution \(Jan. 2026\)](#)  
[26-0549 Attachment 2 - APD SSPBA Tentative CBA FINAL](#)  
[26-0549 signed resolution](#)

21. [26-0550](#) Public Hearing on the Fiscal Impact Study of the Tentative Collective Bargaining Agreement with the International Association of Fire Fighters Local 2141 and Consideration of a Resolution indicating City Council's Good Faith Commitment to Appropriate the Funding Necessary to Implement the Agreement. [ROLL-CALL VOTE]

**Attachments:** [26-0550 Attachment 1 - IAFF Resolution \(Jan. 2026\)](#)  
[26-0550 Attachment 2 - AFD IAFF Tentative CBA Final](#)  
[26-0550 signed resolution](#)

22. [26-0551](#) Public Hearing on the Fiscal Impact Study of the Tentative Collective Bargaining Agreement with the American Federation of State, County and Municipal Employees and Consideration of a Resolution indicating City Council's Good Faith Commitment to Appropriate the Funding Necessary to Implement the Agreement. [ROLL-CALL VOTE].

**Attachments:** [26-0551 Attachment 1 - A&T AFSCME Resolution \(Jan. 2026\)](#)  
[26-0551 Attachment 2 - A&T AFSCME Tentative CBA - Dec 2026 FINAL \(w /](#)  
[26-0551 signed resolution](#)

23. [26-0542](#) BAR#2025-00370 - OHAD  
301 King Street and 108 N Fairfax Street  
City Hall and Market Square Renovation  
Public Hearing and consideration of an Appeal of the Board of Architectural Review's (BAR) November 19, 2025 decision to approve a Certificate of Appropriateness for 301 King Street and 108 N Fairfax Street.  
Applicant and Appellant: City of Alexandria

**Attachments:** [26-0542 Staff Report](#)  
[26-0542 Presentation](#)  
[26-0542 Attachment #1 November 5 BAR Staff Report](#)  
[26-0542 Attachment #2 11.13.25 General Services Memo to BAR](#)  
[26-0542 Attachment #3 BAR Design Guidelines](#)  
[26-0542 Attachment #4 Appeal Application](#)

## VII. Contested Appointments

24. [26-0600](#) Alexandria Housing Affordability Advisory Committee - 3-year term  
1 residential tenant in the City  
**Attachments:** [26-0600 Alexandria Housing Affordability Advisory Committee Ballot](#)  
[26-0600 B&C Redaction Notice](#)  
[26-0600 Alexandria Housing Affordability Apps. Advisory Committee Redacted](#)
25. [26-0602](#) Commission for the Arts - 3-year term  
1 representative of the public at large, as arts consumers or participants  
**Attachments:** [26-0602 Commission for the Arts Ballot](#)  
[26-0602 B&C Redaction Notice](#)  
[26-0602 Commission for the Arts Apps. Redacted](#)
26. [26-0601](#) Alexandria-Caen Sister City Committee - 2-year term  
1 citizen member  
**Attachments:** [26-0601 Alexandria-Caen Sister City Committee Ballot](#)  
[26-0601 B&C Redaction Notice](#)  
[26-0601 Alex-Caen Redacted](#)
27. [26-0603](#) Commission for Women - 3-year term  
1 citizen member

**Attachments:** [26-0603 Commission for Women Ballot](#)  
[26-0603 B&C Redaction Notice](#)  
[26-0603 Commission for Women Apps. Redacted](#)

28. [26-0604](#) Environmental Policy Commission - 2-year term  
1 member from the field of Urban Planning

**Attachments:** [26-0604 Environmental Policy Commission Ballot](#)  
[26-0604 B&C Redaction Notice](#)  
[26-0604 Environmental Policy Commission Apps. Redacted](#)

29. [26-0605](#) Public Records Advisory Commission - 2-year term  
1 citizen member

**Attachments:** [26-0605 Public Records Advisory Commission Ballot](#)  
[26-0605 B&C Redaction Notice](#)  
[26-0605 Public Records Advisory Commission Apps. Redacted](#)

30. [26-0606](#) Sister Cities Committee - 2-year term  
2 citizen members

**Attachments:** [26-0606 Sister Cities Commission Ballot](#)  
[26-0606 B&C Redaction Notice](#)  
[26-0606 Sister Cities Commission Apps.Redacted](#)

## VIII. Other Business

31. [26-0553](#) Consideration of City Council Schedule.

**Attachments:** [26-0553 Attachment 1- Look Ahead Calendar](#)  
[26-0553 Attachment 2 - Official City Council Calendar](#)

32. **Closed Session (if needed)**

33. **Adjournment.**

*The Cablecast schedule of Government meetings on Channel 70 can be found here:  
<http://apps.alexandriava.gov/Calendar/AltDisplay/VideoList.aspx>*

*This docket is subject to change.*

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*Full-text copies of ordinances, resolutions, and agenda items are available in the Office of the City Clerk and Clerk of the Council. Meeting materials are also available on-line at [alexandriava.gov/council](http://alexandriava.gov/council).*

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*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 703-746-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice so that the proper arrangements may be made.*

*City Council meetings are closed-captioned for the hearing impaired.*

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