

City of Alexandria

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



Action 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
4850 Mark Center Drive, Alexandria, Virginia 22311**

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

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:

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.

Public Comment will be received at this meeting.

Submission of written statements is encouraged. Please verify the meeting date on the City's website. If you have prepared statement or written comments for the record you may email it to the City Clerk at CouncilComment@alexandriava.gov.

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.

I. OPENING

- 1. Calling the Roll.**
- 2. Approval of Electronic Participation Resolution. (if needed)**

Not 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]

City Council convene in closed executive session at 6:01 p.m., pursuant to Virginia Code section 2.2-3711(A)(19), to discuss plans to protect public safety as it relates to terrorist activity or specific cybersecurity threats or vulnerabilities to include 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; a discussion of information subject to the exclusion in subdivision (2) or (14) of section 2.2-3705.2, where discussion in an open meeting would jeopardize the safety of any person or the security of a facility, building, structure, information technology system, or software program; or discussion of reports or plans related to the security of any governmental facility, building, or structure or the safety of persons using such facility, building, or structure.

City Council reconvened in open session at 7:00 p.m.

City Council adopt the resolution regarding the closed executive session that was previously circulated to the Council. (RES. NO. 3344)

II. Opening Matters

4. Moment of Silence and Pledge of Allegiance

City Council observed a moment of silence and recited the Pledge of Allegiance.

III. Proclamations and Recognitions

5. 26-0547 Presentation of a Proclamation Recognizing January as Alexandria Mentoring Month.

City Council endorsed the 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)

City Council gave the reports.

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

11. [26-0548](#) Consideration of a Resolution to Designate Temporary City Council Chambers.

12. [26-0558](#) Consideration of a Grant Application to the Virginia Foundation for Healthy Youth to Educate Youth about the Evolving Dangers of Fentanyl.

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.

14. [26-0559](#) Consideration of the Monthly Financial Report for the Period Ending November 30, 2025.

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.

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

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).

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).

City Council approved action docket, with the exception of items 10j, 15, and 16, which were considered under separate motions. The approvals were as follows:

9. *City Council received the following resignations with regret: (a) Kurt Campos, Alexandria Gang Prevention Community Task Force; (b) Justin Jackson, Alexandria Redevelopment and Housing Authority (ARHA); (c) Paul Painter, Commission for the Arts; (d) Andrew McCarthy-Clark, Commission for the Arts; (e) Caitlin Fitzsimmons and Robert Ludke, Commission on Persons with Disabilities; (f) Emma Parsons, Public Records Advisory Commission; and (g) Emily Baker, Visit Alexandria Board of Governors.*

10. *City Council made appointments to the following boards, commissions, and committees: (a) appointed Time Brannon as the member from and representing Alexandria City Middle Schools, appointed Anthony Oliver as the member from and representing the Alexandria Interfaith Community, and appointed Clara Kwakye and Madeline P. Barrientos Recino as the two at-large youth members to the Alexandria Gang Prevention Community Task Force; (b) appointed Andrea R. Ponsor as the representative of an organization that promotes and maintains affordable housing to the Alexandria Affordability Advisory Committee; (c) appointed Sonja Allen as the representative from such organizations as education agencies, organized labor, rehabilitation agencies, community-based organization, economic development agencies and the public employment service to the Commission on Employment; (d) appointed Merle D. Cuthrell, Michael J. Kamin, and Caitlin Scuderi as the three citizen members and reappointed Robbi Woodson as the representative of the business community to the Commission on Persons with Disabilities; (e) appointed Sebastian Feiti as the member who attends high school in the City of Alexandria to the George Washington Birthday Celebration Committee; (f) appointed Jenny Waters as the Lee-Fendall House representative to the Historic Alexandria Resources Commission; (g) reappointed Katy Matthews as the Planning District III representative to the Park and Recreation Commission; (h) reappointed Daniel Roth as the member representing civic associations within Potomac Yard to the Potomac Yard Design Advisory Committee; (i) appointed Mark Tonsetic as the member of the City's Budget and Fiscal Affairs Advisory Committee; and (j) deferred the appointment to the Visit Alexandria Board of Governors until a subsequent meeting (separate motion).*

11. *City Council adopted the resolution designating temporary City Council Chambers. (RES. NO. 3345)*

12. *City Council: (1) retroactively approved the submission of a grant application to the National Association of County and City Health Officials for \$4,000; and (2) authorized the City Manager to execute all the necessary documents that may be required.*

13. *City Council: (1) approved a resolution supporting the submission of the FY 2032 CMAQ/RSTP funding request; and (2) authorized the City Manager to apply for these*

funds and to and enter into any necessary agreements to accept these grants. (RES. NO. 3346)

14. *City Council received the monthly financial report.*

15. *City Council approved the ordinance on first reading and scheduled it for public hearing, second reading and final passage on Saturday, January 24, 2026. (separate motion)*

16. *City Council approved the ordinance on first reading and scheduled it for public hearing, second reading and final passage on Saturday, January 24, 2026. (separate motion)*

17. *City Council approved the ordinance on first reading and scheduled it for public hearing, second reading and final passage on Saturday, January 24, 2026.*

18. *City Council approved the ordinance on first reading and scheduled it for public hearing, second reading and final passage on Saturday, January 24, 2026.*

VI. Individual Items (Roll-Call Items)

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

City Council adopted the resolution with an addition of the following words, "and community partners" under #2 in the BE IT RESOLVED clause. (RES. NO. 3350)

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].

City Council closed the public hearing and adopted the resolution indicating its good faith commitment to appropriate funding necessary to implement the tentative collective bargaining agreement between the City and SSPBA, subject to annual appropriation by City Council with the approval of the budget in each fiscal year the agreement is in effect. (RES. NO. 3349)

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]

City Council closed the public hearing and adopted the resolution indicating its good faith commitment to appropriate funding necessary to implement the tentative collective bargaining agreement between the City and IAFF Local 2141, subject to annual appropriation by City Council with the approval of the budget in each fiscal year the agreement is in effect. (RES. NO. 3347)

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].

City Council adopted the resolution indicating its good faith commitment to appropriate funding necessary to implement the tentative collective bargaining agreement between the City and AFSCME, subject to annual appropriation with the approval of the budget in each fiscal year the agreement is in effect. (RES. NO. 3348)

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

City Council moved to grant a Certificate of Appropriateness for alterations, with the following conditions.

For the center portion of the south facade:

**The final design for the center portion of the south facade shall conform to Option 4B with, with the following conditions and further specifications:*

1. *reverse the pilasters shall be made of stone or precast material and shall be in the color of Aquia Creek Sandstone or a similar light gray, tan, golden-beige color.*
2. *modify the recommendation to include language that incorporates working with staff so that the pilasters should be capped with an entablature that generally embraces classical proportions. Such entablature should be made of the same stone or precast material as the pilasters.*
3. *reverse the recommendation that the ground floor entryway openings in the center entrance pavilion should be arched and may include keystone and stone water table base elements. In order to accommodate arched openings, the applicant has the option to reduce the overall mass of the first-floor cornice molding and move the lettering to the entablature or cornice molding at the roofline atop the third floor.*
4. *affirm the recommendation that the doors of the center entrance pavilion shall be made of wood or clad in bronze or other metal. The doors shall not be aluminum storefront, frameless glass, or fullglass French doors. Any windows incorporated into the center entrance pavilion doors shall be of a colonial style with true or simulated divided lites and external muntins.*
5. *Reverse the recommendation that the decorative chimneys atop the center portion of the south façade shall be retained or reconstructed and composed of or clad primarily in brick, as depicted in the left image of Figure 4 on page 8 of the staff report, "Option 4B with chimneys." The decorative chimneys shall not be smaller or less visible than as depicted in such image. Council affirmed figure 3 without the chimneys.*
6. *Affirmed the recommendation that states to the maximum extent practicable, the first-floor extension of the center entryway pavilion shall be on the same vertical plane as the upper-floor (floors 2 and 3) extension directly above. Architectural detailing shall be used to minimize the appearance of any necessary setback in the upper floors.*

For the Fifth Floor:

Modify the conditions to read as follows: The addition shall be an unobtrusive backdrop to the contributing building facades. Glass and glazing on the curtain wall system shall not be visible from any point at street level behind the contributing façades on Cameron, Fairfax, and Royal Streets. Lighting along the roof of the fifth-floor addition is for the purpose of life, safety and code compliance.

For the Structures on Market Square:

City Council:

The design for the shade structure, terraced seating area, stage canopy, and stair/elevator enclosure shall generally conform with the following conditions and further specifications:

- 1. Affirmed the recommendation that the applicant shall study integrating the stage canopy structure with the opening of the stair/elevator enclosure.*
- 2. Affirmed the recommendation that the stage canopy, shade structure, and terraced seating shall be complimentary, using the same architectural style, design language, and materials.*
- 3. Affirmed the recommendation that the stage canopy shall be tall enough to accommodate a temporary stage beneath. This is authorized to be taller than 14 feet.*
- 4. Reverse the recommendation the applicant shall study incorporating architectural elements from the 1871 City Hall building into the stage canopy, shade structure, and stair/elevator enclosure. Such study should explore using curved 19th century style brackets on support columns.*
- 5. Modify the recommendation to read as follows: If structure is constructed, the terraced seating beneath the shade structure and the stone elements in the stair/elevator structure shall be granite stone.*
- 6. Affirmed that all conduit and drainage piping shall be enclosed and not exposed.*

City Council affirmed the following recommendations regarding the glass hyphens:

- 1. The glazing shall be unobtrusive, such that the hyphens recede as a third design element of the South façade.*
- 2. The canopy roof at the fire exits should be minimized so as to not create confusion about the location of the front entrance of the south façade of the building.*

City Council affirmed the following recommendations:

- 2. The restoration materials shall match the historic materials in color and texture.*
- 3. The final design and detailing at the fifth-floor exterior shall be similar in appearance to the adjacent slate roofs.*

VII. Contested Appointments

24. [26-0600](#)

Alexandria Housing Affordability Advisory Committee - 3-year term
1 residential tenant in the City

City Council appointed Michael T. Perry as the residential tenant in the City to the Alexandria Housing Affordability Advisory Committee.

25. [26-0602](#)

Commission for the Arts - 3-year term
1 representative of the public at large, as arts consumers or participants

City Council appointed Anne Evenhaugen as the representative of the public at-large, as arts consumers or participants to the Commission for the Arts.

26. [26-0601](#) Alexandria-Caen Sister City Committee - 2-year term
1 citizen member

City Council reappointed Angelique Moss as the citizen member to the Alexandria-Caen Sister City Committee.

27. [26-0603](#) Commission for Women - 3-year term
1 citizen member

City Council appointed Lexi White as the citizen member to the Commission for Women.

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

City Council appointed Jordan K. Eccles as the member from the field of urban planning to the Environmental Policy Commission.

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

City Council appointed Maoria K. Andrews as the citizen member to the Public Records Advisory Committee.

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

City Council appointed David Anderson, III and Alina Launchbaugh as the two citizen members to the Sister Cities Committee.

VIII. Other Business

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

City Council: (1) approved the City Council Look Ahead schedule to include:

** Virginia Municipal League (VML) Local Government Day scheduled for Thursday, February 5 all day in Richmond, Virginia.*

** FY 2027 Budget Calendar and Work Sessions Schedule; and (2) received the City Council Calendar from January 2026 - June 2026.*

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

Not needed.

33. **Adjournment.**

The meeting adjourned at 11:26 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.