

**City of Alexandria**  
**City Council – Council Chambers, City Hall**  
**Meeting Minutes**  
**Saturday, November 15, 2025**  
**9:30 AM**  
**City Council Public Hearing**

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Present: Mayor Alyia Gaskins, Vice Mayor Sarah R. Bagley, Members of Council Canek Aguirre, John Taylor Chapman, Abdel Elnoubi, Jacinta E. Greene, and R. Kirk McPike.

Absent: None.

Also Present: Mr. Parajon, City Manager; Ms. Zechman-Brown, Deputy City Attorney; Mr. Stoddard, Director, Planning and Zoning (P&Z); Mr. Kerns, Division Chief, P&Z; Ms. Miliarias, Principal Planner, P&Z; Mr. Turscak, P&Z; Mr. Lanning, Urban Planner; P&Z, Ms. Horowitz, Principal Planner, P&Z; Mr. Randall, Urban Planner, P&Z; Ms. Contrares, Principal Planner, P&Z; Mr. Geratz, Planner, P&Z; Mr. Shelby, Urban Planner, P&Z; Ms. McGraw, Transportation and Environmental Services (T&ES) Mr. Smith, ITS; Ms. Demeke, ITS; Mr. Mansoor, ITS; and Police Sgt. Jones.

Recorded by: Gloria Sitton, City Clerk and Clerk of Council.

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**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.

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

Not Needed.

3. Proclamation and Recognitions

None.

**4. Public Discussion Period**

The following persons participated in the public discussion period:

1. Nadene Paz, Alexandria, spoke about the Sheriff's voluntary cooperation with

ICE immigration practices.

2. Dr. David Introcaso, Alexandria, spoke about property rights within the City of Alexandria,
3. Kathy Keenoy, Alexandria, spoke about divesting City funds from Israel.
4. Emma Mahler, Alexandria, spoke about divesting City funds from Israel.
5. Lauren Roberts, Alexandria, spoke about divesting City funds from Israel.
6. Innayah Rosen, Alexandria, spoke about divesting City funds from Israel.
7. Chris Tang, Alexandria, spoke about divesting City funds from Israel.
8. Joanna Sanbar, Alexandria, spoke about divesting City funds from Israel.
9. Glen Pine, Alexandria, spoke about divesting City funds from Israel.
10. Oliver Merino, Alexandria, spoke about the Sheriff's voluntary cooperation with ICE and its immigration practices.
11. Salwaan Abdullah, Alexandria, spoke about divesting City funds from Israel.
12. B. Wenger, Alexandria, spoke about the Sheriff's voluntary cooperation with ICE and its immigration practices.
13. Susan Douglas, Alexandria, spoke about the Sheriff's voluntary cooperation with ICE and its immigration practices.
14. Melissa Elbirt, Alexandria, spoke about the occupation of Gaza and about divesting City funds from Israel.
15. Teresa (no last name), Alexandria, spoke about divesting from Israel.

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The following speakers were heard after the scheduled items.

16. Rose Esber, Alexandria, spoke about divesting from companies that support international problems.
17. Dane Lauritzen, Alexandria, spoke about the Sheriff's voluntary cooperation with ICE and its immigration practices.
18. Kate Sugarman, Alexandria, spoke about the Sheriff's voluntary cooperation with ICE and its immigration practices.
19. Jane Nunn, Alexandria, spoke about an ethical investment policy for the City.

20. Parklyn Teda, Alexandria, spoke about divesting City funds from Israel.
21. Zeina Azzam, Alexandria, spoke about an ethical investment resolution.
22. Michael Gering, Arlington, spoke about the Sheriff's voluntary cooperation with ICE.
23. Brian Bachir, Alexandria, spoke about unpaid taxes on an Air BnB property in his neighborhood.
23. Katherine Schulman, Alexandria, spoke about an ethical investment resolution.
24. Amy Horowitz, Alexandria, spoke about an ethical investment resolution.
25. Jessica Debias, Alexandria, representing the Environmental Policy Commission, gave an update of the activities of the Commission.
26. Jenny Yung, Alexandria, spoke about the occupation in Gaza.
27. Jade Cassie, Alexandria, spoke about the occupation in Gaza.
28. Katherine O'Connell, Alexandria, spoke about divesting from Israel.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene 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, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

**II. Action Docket**  
**Roll-Call Consent Items (5-10)**

5. Special Use Permit #2025-00052  
 1625 Prince Street  
 Public Hearing and consideration of a Special Use Permit request for a parking reduction associated with a conversion of an existing office building to a multi-unit residential dwelling; zoned OCH/ Office Commercial High.  
 Applicant: 1625 Prince Street LLC represented by Robert Brant, Attorney  
 Planning Commission Action: Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 5; 11/15/25, and is incorporated as part of this record by reference.)

6. Consideration of a Resolution for the City to Provide a Secondary Guaranty to Facilitate Virginia Housing (VH) Construction Financing for Housing Alexandria's (HALX's) Sanse Project.  
 (This is not a public hearing item)

(The City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 11/15/25, and is incorporated as part of this record by reference.)  
26-0357 signed resolution

7. Public Hearing, Second Reading and Final Passage of an Ordinance to Make Supplemental Appropriations for the Support of the City Government for Fiscal Year 2026.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 11/15/25, and is incorporated as part of this record by reference.)

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. 7; 11/15/25, 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. 7; 11/15/25, and is incorporated as part of this record by reference.)

8. Public Hearing, Second Reading and Final Passage of an Ordinance to amend Article A (TAXICABS) of Chapter 12 (TAXICABS AND OTHER VEHICLES FOR HIRE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 11/15/25, and is incorporated as part of this record by reference.)

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. 8; 11/15/25, 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. 8; 11/15/25, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 9-15-15 (Designated on-street vending locations) of Chapter 15 (FOOD TRUCK VENDORS) of Title 9 (LICENSING AND REGULATION) and Section 10-4-47 (PENALTIES FOR VIOLATIONS OF THIS CHAPTER) of Chapter 4 (STOPPING, STANDING AND PARKING) of Title 10 (MOTOR VEHICLES AND TRAFFIC) and add and ordain Section 10-4-48 (PENALTIES FOR VIOLATIONS OF THIS CHAPTER) of Chapter 4 (STOPPING, STANDING AND PARKING) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981, as amended.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 11/15/25, and is incorporated as part of this record by reference.

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. 9; 11/15/25, 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. 9; 11/15/25, and is incorporated as part of this record by reference.)

10. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 054.04 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 601 Wythe Street from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00005 (Implementation Ordinance for Rezoning No. 2025-00005 associated with 601 Wythe Street approved by City Council on October 18, 2025).

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 11/15/25, and is incorporated as part of this record by reference.

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. 10; 11/15/25, 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. 10; 11/15/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman McPike, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council closed the public hearing and approved the roll call consent items, with the exception of Item No. 8, which was considered under separate motion. The approval was as follows:

5. City Council approved the Planning Commission recommendation.
6. City Council approved the attached resolution indicating its support for a secondary guaranty of \$9.54 million to secure a Letter of Credit for HALX to facilitate VH bond funding for construction of Sanse Phase II("gmv4b") , as described below, and authorized the

City Manager to sign documents memorializing the guaranty which substantially conforms to the Term Sheet provide by Truist Bank.

The resolution reads as follows:

**RESOLUTION NO. 3337**

**RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A GUARANTY AGREEMENT FOR HOUSING ALEXANDRIA'S SANSE PROJECT**

**WHEREAS**, Alexandria Housing Development Corporation, also known as Housing Alexandria ("HALX"), is an Alexandria based nonprofit that is committed to developing and maintaining affordable housing opportunities in the City of Alexandria;

**WHEREAS**, HALX is developing the Sanse and Naja projects located at the intersection of Mount Vernon Avenue and Glebe Road in Arlandria;

**WHEREAS**, when completed the development will provide at least 474 affordable housing units (including 25% of the units being deeply affordable units for households with incomes at or below 40% AMI). The project has been designated Alexandria's highest housing priority and City financial commitments spanning multiple fiscal years through FY 2028 have been approved by Council to fund the Sanse building, with this support leveraging more than a dozen other sources;

**WHEREAS**, Virginia Housing ("VH") requires that all borrowers, in this case HALX, provide a Letter of Credit for 30% of the construction funding to be provided. The portion of the VH bonds (around \$55 million in total) ascribed to this phase of construction is approximately \$33 million, so HALX must provide a Letter of Credit in the amount of \$9.54 million;

**WHEREAS**, Truist Bank, has agreed to provide a Letter of Credit to HALX for this second bond closing premised on the City acting as HALX's backup or secondary guarantor; and

**WHEREAS**, the funds proposed to be used for the City guaranty are part of a multi-year funding plan already reviewed and approved by City Council, but which are subject to appropriation as part of the FY 2027 budget process. As such, these funds have been incorporated in the proposed Capital Improvements Program 10-year budget. If the FY 2027 funds are appropriated in due course, staff propose they be loaned to HALX when available in early July 2026 to fund its deposit securing the Letter of Credit and release the City from the guaranty.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:**

1. It is found and determined that the best interests of the City and its citizens will be served by the agreement by the City Council to enter into the guaranty agreement to satisfy certain conditions related to the VH financing by providing the moral obligation.

2. VH would not approve the VH financing without the security and credit enhancement provided by the guaranty agreement.
3. The City Manager or his designee is hereby authorized and directed to execute and deliver the guaranty agreement, to include that the provision of funds by the City would be subject to appropriations by the City Council. The guaranty agreement will be updated with completions, omissions, insertions, and changes not inconsistent with this Resolution, as deemed necessary by the City Manager in consultation with the City Attorney.
4. The City Manager is hereby authorized and directed to carry out the obligations set forth in the guaranty agreement, and to take all proper steps on behalf of the City as may be required in connection with HALX's financing of the Project or with the carrying out of any matter authorized by this Resolution and guaranty agreement. This includes upon City Council's appropriation of funds for FY2027, that the guaranty agreement will terminate and loan funds will be provided to HALX to support the Project.
5. All other acts of the City Manager or other officers of the City in furtherance of the VH financing for the Project and the execution and delivery by the City of the guaranty agreement are hereby ratified, approved, and confirmed.
6. No covenant, condition, agreement, or obligation contained in the guaranty agreement shall be deemed to be a covenant, condition, agreement, or obligation of any officer, employee, or agent of the City in his or her individual capacity, and no officer of the City executing the guaranty agreement shall be liable personally on the guaranty agreement, or be subject to any personal liability or accountability by reason of the execution and delivery thereof.
7. This Resolution shall take effect immediately.
7. City Council adopted an ordinance making supplemental appropriations for the support of the City Government for Fiscal Year 2026.

The ordinance reads as follows:

**ORDINANCE NO. 5617**

AN ORDINANCE making provision for the support of the government of the City of Alexandria, Virginia for Fiscal Year 2026.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the funds hereafter named the amounts required to defray the expenditures and liabilities of the city for which commitments were established in the form of encumbrances or otherwise on or before June 30, 2025, but which are payable in Fiscal Year 2026, and for which amounts were appropriated but not expended in Fiscal Year 2025 and further that the council does hereby allot the amounts so appropriated to the several city departments for Fiscal Year 2026, as follows:

EQUIPMENT REPLACEMENT RESERVE FUND

Office of the Sheriff	\$	31,552
Transportation and Environmental Services		1,396,407
Fire		1,019,152
Police		1,169,736
Recreation, Parks & Cultural Activities		31,214
Total Equipment Replacement Reserve Fund		<u>\$ 3,648,061</u>

Section 2. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2026, the source of such amount being Assigned General Fund Balance, and further that the Council does hereby allot the amount so appropriated for Fiscal Year 2026, as follows:

GENERAL FUND

ESTIMATED REVENUE:

Assigned General Fund Balance	\$	15,000,000
Total Estimated Revenue	\$	<u>15,000,000</u>

APPROPRIATION:

Non-Departmental	\$	15,000,000
Total Appropriation	\$	<u>15,000,000</u>

Section 3. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2026 the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2025 but not appropriated, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2026, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Circuit Court Judges		\$
120,696		
Commonwealth's Attorney		12,121
Community and Human Services		
1,610,639		
Criminal Justice Services		11,015
Economic Development		
1,700,000		
Emergency Communications		150,000

Fire	387,535
Historic Alexandria	65,194
Recreation, Parks & Cultural Activities	197,902
Transportation and Environment Services	
<u>101,188</u>	
Total Estimated Revenue	<u>\$ 4,356,290</u>

APPROPRIATION:

Circuit Court Judges		\$
120,696		
Commonwealth's Attorney	12,121	
Community and Human Services		
1,610,639		
Criminal Justice Services	11,015	
Economic Development		
1,700,000		
Emergency Communications	150,000	
Fire	387,535	
Historic Alexandria	65,194	
Recreation, Parks & Cultural Activities	197,902	
Transportation and Environment Services		
<u>101,188</u>		
Total Estimated Appropriation	<u>\$ 4,356,290</u>	

Section 4. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city in Fiscal Year 2026 the source of such amount being the residual balances accumulated as of June 30, 2025, in accounts for donations, fees and other special revenues, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2026, as follows:

DONATIONS AND OTHER SPECIAL REVENUE FUNDS

ESTIMATED REVENUE:

Commonwealth Attorney	154,704
Community and Human Services	1,122
Historic Alexandria	125,000
Transportation and Environmental Services	50,000
Recreation, Parks & Cultural Activities	<u>\$ 627,452</u>
Total Estimated Revenue	<u>\$ 958,278</u>

APPROPRIATION:

Commonwealth Attorney	154,704
Community and Human Services	1,122
Historic Alexandria	125,000

Transportation and Environmental Services	50,000
Recreation, Parks & Cultural Activities	\$ 627,452
Total Appropriation	<u>\$ 958,278</u>

Section 5. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2026 the source of such amount being external grant funds for which the proceeds were received or accepted prior to June 30, 2025, but which were not expended by such date, and further that the council does hereby allot the amount so appropriated to the several city departments for Fiscal Year 2026, as follows:

SPECIAL REVENUE FUND

ESTIMATED REVENUE:

Housing	\$ 7,046,183
Total Estimated Revenue	<u>\$ 7,046,183</u>

APPROPRIATION:

Housing	\$ 7,046,183
Total Appropriation	<u>\$ 7,046,183</u>

Section 6. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the Office of Housing for Fiscal Year 2026 the source of such amount being loan repayments, developer contributions, and Housing Trust Fund balance for which the proceeds were authorized and adjusted after July 1, 2025 and will be transferred, and further that the council does hereby allot the amount so appropriated to the Office of Housing for Fiscal Year 2026, as follows:

SPECIAL REVENUE FUND – AFFORDABLE HOUSING FUND

ESTIMATED REVENUE:

Developer contributions & loan repayments	\$ 1,697,497
Housing Trust Fund balance	\$ 213,837
Total Estimated Revenue	<u>\$ 1,911,334</u>

APPROPRIATION:

Housing	\$ 1,911,334
Total Appropriation	<u>\$ 1,911,334</u>

Section 7. That the Council of the City of Alexandria, Virginia, does hereby make

provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2026, the source of such amount being Assigned General Fund Balance, and further, that the council does hereby allot the amount so appropriated, as follows:

GENERAL FUND

ESTIMATED REVENUE:

Assigned General Fund Balance	\$ 382,547
Total Estimated Revenue	<u>\$ 382,547</u>

APPROPRIATION:

Criminal Justice Services	\$ 148,502
Fire	194,845
Police	35,000
Recreation, Parks & Cultural Activities	<u>4,200</u>
Total Appropriation	<u>\$ 382,547</u>

Section 8. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2026, the source of such amount being Assigned General Fund Balance, and further, that the council does hereby allot the amount so appropriated, as follows:

GENERAL FUND

ESTIMATED REVENUE:

Assigned General Fund Balance	\$ 2,742,155
Total Estimated Revenue	<u>\$ 2,742,155</u>

APPROPRIATION:

Circuit Court Clerk	\$ 37,850
City Clerk	47,387
Criminal Justic Services	115,130
Finance	300,000
Human Resources	391,150
Internal Audit	60,000
Police	360,000
Recreation, Parks & Cultural Activities	65,000
Office of the Sheriff	449,638
Non-Departmental	<u>916,000</u>
Total Appropriation	<u>\$ 2,742,155</u>

Section 9. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the city for Fiscal Year 2026, the source of such amount being Capital Project Fund revenue, intergovernmental revenue and developer contributions and further that the Council does hereby allot the amount so appropriated for Fiscal Year 2026, as follows:

CAPITAL PROJECTS

ESTIMATED REVENUE:

Capital Projects – Cash Capital		\$
916,000		
Capital Projects – Rental and Sale of Land	175,807	
Capital Projects – Donations	313,060	
Capital Projects – Intergovernmental Revenue	<u>2,939,170</u>	
Total Estimated Revenue	<u>\$ 4,344,037</u>	

APPROPRIATION:

Health Department CFMP		\$
20,000		
Freedom House Interior Renovations	250,000	
Chinquapin Ball Court Renovations	40,000	
Park Facilities CFMP	160,000	
Public Pools	96,000	
Old Town Pool	500,000	
Chinquapin Open Space Fund	175,807	
Waterfront Parks-CFMP	100,000	
Public Art Acquisition	43,060	
Broadband Communications Link - Eisenhower	1,083,055	
Complete Streets	20,000	
ITS Integration Phase III	1,206,115	
ITTF Scalable Digital Model	<u>650,000</u>	
Total Appropriation		
<u>\$ 4,344,037</u>		

Section 10. That the Council of the City of Alexandria, Virginia, does hereby make provision for and transfer appropriations for Fiscal Year 2026 the source of such amounts being in the General Fund and grant funds in the amounts hereafter stated that are required to defray certain expenditures and liabilities, as follows:

GENERAL FUND

Circuit Court Judges	\$ (786,780)
Information Technology	786,780
Nondepartmental	(200,000)

Police	50,000
Office of the Sheriff	150,000
Other Public Safety and Justice Services	(2,241,515)
Criminal Justice Services	2,241,515
Total Appropriation	<u>\$ 0</u>

GRANT FUNDS

Other Public Safety and Justice Services	\$ ( 684,287)
Criminal Justice Services	684,287
Total Appropriation	<u>\$ 0</u>

Section 11. That the Council of the City of Alexandria, Virginia, does hereby make provision for and appropriate to the fund hereafter named the amount hereafter stated that is required to defray certain expenditures and liabilities of the Alexandria Transit Company for Fiscal Year 2026 the source of such amount being external grant awards for which the proceeds were authorized and adjusted after July 1, 2025 but not appropriated, and further that the council does hereby allot the amount so appropriated to the Alexandria Transit Company for Fiscal Year 2026, as follows:

SPECIAL REVENUE FUND – ALEXANDRIA TRANSIT COMPANY (DASH)

ESTIMATED REVENUE:

Alexandria Transit Company	<u>\$ 12,004,428</u>
Total Estimated Revenue	<u>\$ 12,004,428</u>

APPROPRIATION:

Alexandria Transit Company	<u>\$ 12,004,428</u>
Total Appropriation	<u>\$ 12,004,428</u>

Section 12. That this ordinance shall be effective upon the date and at the time of its final passage.

9. City Council adopted an Ordinance to amend and reordain Section 9-15-15 (DESIGNATED ON-STREET VENDING LOCATIONS) of Chapter 15 (FOOD TRUCK VENDORS) of Title 9 (LICENSING AND REGULATION) and Section 10-4-47 (PENALTIES FOR VIOLATIONS OF THIS CHAPTER ) of Chapter 4 (STOPPING STANDING AND PARKING) OF TITLE 10 (MOTOR VEHICLES AND TRAFFIC ) and add and ordain Section 10-4-48 (PENALTIES FOR VIOLATIONS OF THIS CHAPTER) of Chapter 4 (STOPPING, STANDING AND PARKING) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981 as amended.

The ordinance reads as follows:

ORDINANCE NO. 5610

AN ORDINANCE to amend and reordain Section 9-15-15 (DESIGNATED ON-STREET VENDING LOCATIONS) of Chapter 15 (FOOD TRUCK VENDORS) of Title 9 (LICENSING AND REGULATION) and Section 10-4-47 (PENALTIES FOR VIOLATIONS OF THIS CHAPTER) of Chapter 4 (STOPPING, STANDING AND PARKING) of Title 10 (MOTOR VEHICLES AND TRAFFIC) and add and ordain Section 10-4-48 (PENALTIES FOR VIOLATIONS OF THIS CHAPTER) of Chapter 4 (STOPPING, STANDING AND PARKING) of Title 10 (MOTOR VEHICLES AND TRAFFIC) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 9-15-15 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 9-15-15 - Designated on-street vending locations.

After considering input from the traffic and parking board, t~~The city council~~ director of transportation and environmental services may establish or remove one or more designated vending locations within parking spaces on the public right-of-way where a food truck vendor may operate.

A. Factors for consideration of location: ~~city council~~ the director shall consider the following factors in determining whether a location should be used for vending:

- i. concentration of people within one-fourth of a mile of the location;
- ii. adequacy of parking in the surrounding area;
- iii. adequacy of space on the street for circulation and safety; and
- iv. amount of congestion.

B. Minimum requirements of location: At a minimum, the designated vending locations shall:

- i. be on streets that have at least 66 feet of right-of-way;
- ii. include no more than four parking spaces in a row;
- iii. not be located in front or within 20 feet from a commercial outdoor dining area measured along the curb line;
- iv. not be within 10 feet of an intersection, crosswalk, driveway, bus stop, taxi stand, or handicapped parking space;
- v. not be situated in any part of any designated loading zone or fire lane; and
- vi. allow for adequate clearance for pedestrian traffic as determined by the director of T&ES based on the context of the specific site.

Section 2. That Sections 10-4-47 and 10-4-48 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby are, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows and added by adding the text shown in underline as follows:

Sec. 10-4-47 - Penalties for violations of this chapter ~~Parking for food and ice cream trucks on public right-of way.~~

~~The penalty for violation of provisions regarding parking, standing, or stopping of vehicle in this chapter that are not contested and tendered to the director of finance within 30 days from the date the citation was issued shall be \$40.00 unless otherwise provided by this section, the city code, state law, or other provisions of law.~~

~~The penalties for the below violations that are not contested and tendered to the director of finance within 30 days from the date the citation was issued shall be as follows:~~

~~\_\_\_\_\_ (1) For violations of section 10-4-46, "Parking heavy vehicles in commercial business areas":~~

~~\_\_\_\_\_ a. One hundred dollars for the first violation,~~

~~\_\_\_\_\_ b. Two hundred fifty dollars for the second violation, and~~

~~\_\_\_\_\_ c. Three hundred fifty dollars for the third and any subsequent violation, upon the fourth and any subsequent violation the vehicle may be immobilized, in accordance with the process set forth in section 3-2-355, or be removed for safekeeping, in accordance with the process set forth in Article C, Chapter 8, Title 5; Notwithstanding any other section of the City Code, referenced or otherwise, penalties of this section may escalate and ultimately may include immobilization or removal whether or not the previous penalty fines have been paid.~~

~~\_\_\_\_\_ (2) The amount set by order of the Supreme Court of Virginia, pursuant to section 16.1-69.40:1 of the Code of Virginia, as amended, for a violation of section 10-4-41, "Parking prohibited at certain locations";~~

~~\_\_\_\_\_ (3) The amount set by order of the Supreme Court of Virginia, pursuant to section 16.1-69.40:1 of the Code of Virginia, as amended, for a violation of section 10-4-42, "Parking prohibited near fire hydrant, etc.";~~

~~\_\_\_\_\_ (4) Two hundred dollars for violations of section 10-4-44, "Parking prohibited in HOV lane."~~

(a) Definitions

(1) Food truck. A food truck is a mobile food establishment as defined in section 9-15-5(4) of this code.

(2) Block. That portion of a city street between two intersecting streets or, in the case of a dead-end street, between the street's end and an intersecting street.

(b) It shall be unlawful to park or stop a food or ice cream truck on or alongside a roadway, highway or street except at designated on-street locations pursuant to section 9-15-15.

(c) Food and ice cream trucks shall:

(1) park in a legal parking space and abide by all posted signage;

(2) not park in front of or within 20 feet of a commercial outdoor dining area, as measured along the curb line;

(3) not park within 10 feet of a driveway, taxi stand, or handicapped parking space, as measured along the curb line;

(4) not encroach in any part of a designated loading zone or fire lane;

(5) park within the width and the length of any marked parking space; and

(6) not park in a manner that blocks vehicle or pedestrian ingress or egress, causes traffic congestion, or blocks drive aisles.

Sec. 10-4-48 - Penalties for violations of this chapter.

The penalty for violation of provisions regarding parking, standing, or stopping of vehicle in this chapter that are not contested and tendered to the director of finance within 30 days from the date the citation was issued shall be \$40.00 unless otherwise provided by this section, the city code, state law, or other provisions of law.

The penalties for the below violations that are not contested and tendered to the director of finance within 30 days from the date the citation was issued shall be as follows:

- (1) For violations of section 10-4-46, "Parking heavy vehicles in commercial business areas":
  - a. One hundred dollars for the first violation,
  - b. Two hundred fifty dollars for the second violation, and
  - c. Three hundred fifty dollars for the third and any subsequent violation, upon the fourth and any subsequent violation the vehicle may be immobilized, in accordance with the process set forth in section 3-2-355, or be removed for safekeeping, in accordance with the process set forth in Article C, Chapter 8, Title 5; Notwithstanding any other section of the City Code, referenced or otherwise, penalties of this section may escalate and ultimately may include immobilization or removal whether or not the previous penalty fines have been paid.
- (2) The amount set by order of the Supreme Court of Virginia, pursuant to section 16.1-69.40:1 of the Code of Virginia, as amended, for a violation of section 10-4-41, "Parking prohibited at certain locations":
- (3) The amount set by order of the Supreme Court of Virginia, pursuant to section 16.1-69.40:1 of the Code of Virginia, as amended, for a violation of section 10-4-42, "Parking prohibited near fire hydrant, etc.":
- (4) Two hundred dollars for violations of section 10-4-44, "Parking prohibited in HOV lane."

Section 2. That Sections 9-15-15 and 10-4-47 as amended and Section 10-4-48 as added pursuant to Sections 1 and 2 of this ordinance, be, and the same hereby are, reordained or added and ordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

10. City Council approved the ordinance to amend and reordain Sheet No. 054.04 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 601 Wythe Street from, CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00005 (Implementation Ordinance for Rezoning No. 2025-00005 associated with 601 Wythe Street approved by City Council on October 18, 2025).

The ordinance reads as follows:

ORDINANCE NO. 5611

AN ORDINANCE to amend and reordain Sheet No. 054.04 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 601 Wythe Street from, CD-X/Commercial downtown zone (Old Town North) to — CRMU-X/Commercial residential mixed use (Old Town North) zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00005.

WHEREAS, the City Council finds and determines that:

1. In Rezoning No. 2025-00005, 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 October 9, 2025 of a rezoning of the property at 601 Wythe Street from CD-X/Commercial downtown zone (Old Town North) to CRMU-X/Commercial residential mixed use (Old Town North) zone, which recommendation was approved by the City Council at public hearing on October 18, 2025;

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. 054.04 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: 601 Wythe Street, Alexandria, Virginia 22314,  
054.04-09-08

From: CD-X/Commercial downtown zone (Old Town North)

To: CRMU-X/Commercial residential mixed use (Old Town North) 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. 054.04 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.

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

8. Public Hearing, Second Reading and Final Passage of an Ordinance to amend Article A (TAXICABS) of Chapter 12 (TAXICABS AND OTHER VEHICLES FOR HIRE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended.

(A copy of the City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 11/15/25, and is incorporated as part of this record by reference.

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. 8; 11/15/25, 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. 8; 11/15/25, and is incorporated as part of this record by reference.)

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

1. Madison Gibbs, Alexandria, attorney for Union Cab Company, spoke in opposition to the recommended policy change and requested the policy be amended to 40 to 20 instead.

**WHEREUPON**, upon motion by Councilman McPike, seconded by Councilman Elnoubi and carried 6-0, City Council closed the public hearing. The vote was as follows: In favor, Mayor Gaskins, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Absent, Vice Mayor Bagley.

**WHEREUPON**, upon motion Councilman Elnoubi, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council adopted an ordinance to amend Article A (TAXICABS) of Chapter 12 (TAXICABS AND OTHER VEHICLES FOR HIRE) of Title 9 (LICENSING AND REGULATIONS) of the Code of the City of Alexandria, Virginia, 1981, as amended. The vote was as follows: In favor, Mayor Gaskins, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Absent, Vice Mayor Bagley.

The ordinance reads as follows:

#### ORDINANCE NO. 5609

AN ORDINANCE to amend Article A (TAXICABS) of Chapter 12 (TAXICABS AND OTHER VEHICLES FOR HIRE) of Title 9 (LICENSING AND REGULATION) of the Code of the City of Alexandria, Virginia, 1981, as amended.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Article A, Chapter 12, Title 9 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline as follows:

Sec. 9-12-32 Requirements for certificate holders.

Each certificate holder shall:

- (a) provide 24-hour service;
- (b) provide two-way dispatch service located within the boundaries of the city that meets the following:
  - (1) dispatch must be provided 24 hours a day, seven days a week;
  - (2) if less than 130 taxicabs are authorized under the certificate, dispatch may be provided not less than 16 hours a day, seven days a week;
  - (3) if the certificate has been issued for less than one year, dispatch may be provided not less than 16 hours a day, seven days a week until one year following the date of issuance, after which dispatch must be provided as set out in paragraph (1) or (2), depending on the size of the certificate holder;
- (c) ~~[Reserved] provide the minimum level of service for dispatch and documented city trips and call response time as prescribed by regulation; however, in no circumstance may regulation set an average dispatch and documented city trip call volume equaling less than two calls per driver per day. In addition, in no circumstances may regulation provide more than 25 percent of the required call volume be satisfied by documented city trips. Dispatch and documented city trip service requirements shall be calculated based on the total number of properly documented calls served by the certificate holder during the time period reviewed by city staff;~~
- (d) [Reserved];
- (e) have affiliated a minimum of 40 10 taxicabs. This limitation may be modified by the city manager upon a finding that the public convenience and necessity will be served by such a modification.
- (f) provide a minimum of one vehicle, or one percent of the vehicles authorized under the certificate, whichever is greater, for ADA compliant handicap accessible transportation, and every vehicle permit issued for a handicap accessible vehicle shall state on the permit that it is to be used for a handicap accessible vehicle only. Each certificate holder has an affirmative obligation to make such ADA complaint vehicles available during the hours in which it provides dispatch service for dispatch to a qualified handicapped passenger in the event not less than two hours notice is provided by the passenger;
- (g) maintain a record of all taxicabs affiliated with the certificate holder, of the owners thereof and of all drivers thereof, including the current address and telephone number for each such owner and driver. This record shall be turned in not less than annually by a date to be determined by the director of T&ES and otherwise be available at all times for examination and inspection by the director, hack inspector or any police officer and shall be preserved for 12 months;
- (h) provide an alternative dispute resolution process for disputes arising between owners and/or drivers of taxicabs and the certificate holder pursuant to division 7 of this article;

- (i) provide and adhere to written policies setting forth service requirements for drivers affiliated with the certificate holder and specifying disciplinary actions that the holder will take in the event the requirements are not met. All such requirements and disciplinary actions and any revision that may from time to time be added by the certificate holder shall be provided to every affiliated driver and posted in a conspicuous location in the taxicab company offices;
- (j) not unreasonably withhold its agreement to allow an affiliated driver to transfer the authorization under which the driver is driving to another qualified driver;
- (k) provide a 30-day notice to drivers of any changes in stand dues and post such changes in a conspicuous location in the taxicab company offices with a clearly stated reason for the change, and file such changes and reasons with the city, for informational purposes;
- (l) post the most current schedule of stand dues in a conspicuous location in the taxicab company offices;
- (m) file with the city, in a manner prescribed by regulation, for informational purposes, the requirements and disciplinary actions required by subsection (i) and the stand due schedule and any changes required by subsection (k);
- (n) maintain monthly performance information and provide the following information to the city manager on a periodic basis, no less than annually, in the manner prescribed by regulation:
  - (1) dispatch call volume totals;
  - (2) number of complaints by type;
  - (3) a schedule of current stand dues;
  - (4) dispatch call volumes and detailed call and pick up data files; and
  - (5) such other information as may be prescribed by regulation.
- (o) [Reserved];
- (p) all information submitted to the city manager under this section shall include a statement that "It is unlawful for any certificate holder to make a false or misleading statement and the making of any false or misleading statement shall be grounds for revocation of a certificate and criminal prosecution," and shall be signed by the certificate holder or authorized representative;
- (q) all financial data information submitted pursuant to this section shall be deemed confidential financial information pertaining to the certificate holder's business license pursuant to title 9 of the City Code and exempt from disclosure to the public pursuant to Code of Virginia, §§ 58.1-3 and 46.2-2062(B) and shall otherwise be kept confidential to the extent permissible under the Code of Virginia and the City Code;
- (r) in the event that the City of Alexandria adopts a paratransit and/or senior citizen transportation program involving all certificate holders, each certificate holder must participate in such a program;
- (s) all certificate holders who operate as taxicab companies must have written contracts setting forth the terms and conditions of their agreements with the drivers who operate under the vehicle authorizations granted to each certificate holder; and

- (t) ensure that all affiliated vehicles accept major credit cards as payment for taxicab fares pursuant to a policy to be determined by the certificate holder, subject to the following conditions:
  - (1) If a certificate holder mandates that its affiliated drivers use a specific credit card processor, that company will:
    - a. charge drivers no more than five percent of the transaction for processing;
    - b. provide a direct deposit option for drivers.
  - (2) Certificate holders are responsible for uniformity of service and can determine the type(s) of credit card device(s) that are allowable in their fleet;
  - (3) [Reserved];
  - (4) The certificate holder will ensure that for all credit card transactions, its affiliated drivers will issue a paper receipt showing date of transaction, cab number, driver name, and the amount of the transaction for all credit card transactions. The receipt may be hand-written;
  - (5) The certificate holder will ensure that all credit card processing equipment authorized for use by its affiliated drivers shall be PCI DSS compliant; and
  - (6) The certificate holder will take affiliated taxicabs out of service if their credit card processing equipment is inoperable.

Sec. 9-12-57 Service requirements.

The following are minimum service requirements that must be met by all drivers holding a driver's permit issued under this division:

- (a) *Additional passengers.* No driver already engaged with a passenger shall take an additional passenger, except with the consent of all passengers.
- (b) [Reserved].
- (c) *Entering and leaving vehicles.* No driver shall allow a passenger to enter or leave any taxicab except along the curb of a street.
- (d) *Stopping in intersections to load or unload prohibited; interfering with traffic.* No driver of any taxicab shall stop, load or unload any passengers in the intersection of any streets or on any crosswalk. No such driver shall in any way impede or interfere with the orderly flow of traffic on the streets.
- (e) *Priority of calls for service.* Every driver of a taxicab shall serve requests for service in the order of receipt of such calls.
- (f) *Nonpaying passengers.* No nonpaying passenger shall be transported in a taxicab with a paying passenger, except bona fide officers or employees of the owner or certificate holder, or a police officer engaged in the performance of his duty.
- (g) *Drivers to take shortest route to destination.* The driver of each taxicab shall drive the same over the shortest practical route from the point of engagement to the destination of the passenger or passengers.

- (h) *Number of passengers.* No driver of a taxicab shall carry at any one time more adult passengers than the number for which the vehicle was designed.
- (i) *Passengers to occupy rear seat first.* Passengers shall fill the rear seat before using the front seat, and no driver shall carry a passenger in the front seat unless the back seat is filled, except when otherwise requested by a passenger.
- (j) *Loitering at taxi stands.* No driver shall loiter or congregate with others in sidewalks adjacent to a taxi stand in such a manner as to violate section 9-12-115 of this division or in such a manner as to unreasonably inhibit or impede the flow of pedestrian traffic on the sidewalk.
- (k) *Cruising.* The city manager may prohibit cruising throughout the city or in designated areas within the city in times of emergency, or at other times when some activity takes place within the city which will produce abnormal traffic congestion and danger to pedestrians and the city manager finds that cruising would add to the congestion and danger. No such prohibition may be issued, except in case of an emergency, without notice and public hearing before, and a recommendation from the board. When the city manager has issued such prohibition, it shall be unlawful for any person to cruise in the area designated.
- (l) *Refusal to carry passengers.* No driver of a taxicab shall refuse or neglect to convey any orderly person, upon request, unless previously engaged, off duty, or unable or forbidden by the provisions of this article to do so.
- (m) [Reserved].
- (n) *Responding to dispatch calls.* Every driver shall comply with the standards of dispatch service prescribed by regulation. ~~Each driver must average not less than 50 percent of the average dispatch call volume set by regulation pursuant to section 9-12-32(c) for the company with which the driver is affiliated. Notwithstanding the foregoing, a company may set a different level of service for its drivers so long as the company meets the dispatch requirements set forth by regulation pursuant to section 9-12-32(c) and notifies the hack inspector of this policy.~~
- (o) *Complying with service regulations.* All drivers shall comply with customer service related provisions prescribed by regulation.
- (p) *Complying with company service standards.* Every driver shall comply with the service requirements issued by the taxicab company with which the driver is affiliated.
- (q) *Smoking in taxicabs.* Smoking shall be prohibited in taxicabs at all times.
- (r) *Cell phone and mobile device use.* Drivers shall not use cell phones or other mobile devices when transporting passengers except for emergencies and trip related activities.

(Ord. No. 4402, 6/14/05, Sec. 1; Ord. No. 4922, 1/24/15, Sec. 1; Ord. No. 5339, 4/17/21, Sec. 1; Ord. No. 5544, 5/18/24, Sec. 1)

Section 2. That Sections 9-12-32 and 9-12-57 as amended, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

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

11. Development Special Use Permit #2025-10028  
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 dwelling 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, and (E) a fraternal or private club use; zoned OCH/Office Commercial High.

Applicant: West Street Acquisitions LLC, represented by Casey Nolan

Planning Commission Action: Recommend Approval 6-0-1

(This item was deferred from the October 18 Public Hearing Meeting)

(The Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 11/15/25, and is incorporated as part of this record by reference.)

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

1. Dino Drudi, Alexandria, representing the West Old Town Civic Association, spoke in opposition to this item and noted the flooding in the area as a problem.
2. Devery Travers, representing the Lincoln Lodge, spoke in support of the alternative language presented for this item.
3. Ken Wire, attorney for the applicant, spoke in support of this item.

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

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation with changes to condition #133.. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

12. Special Use Permit #2025-00042  
1000 Cameron Street

Public Hearing and consideration of a request for a Special Use Permit to add outdoor seating and expand the hours of operation at a restaurant (amending SUP #2022-00009); zoned CD/Commercial Downtown.

Applicant: Dany Lopez represented by Karen Becker, Agent

Planning Commission Action: Recommend Approval as amended 6-1

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

1. Maria Jarez, Alexandria, spoke in support of this item.
2. John Becker, Alexandria, spoke in support of this item.
3. Karen Becker, Alexandria, spoke in support of this item.
4. Sarah Himes, Alexandria, spoke in support of this item.
5. Ella Duncan-High, Alexandria, spoke in support of this item.
6. Derek Connor, Alexandria, spoke in support of this item.
7. Illana Melendez-Lopez, Alexandria, owner, spoke in support of this item.
8. James Nellis, Alexandria, spoke in support of this item.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council closed the public hearing for this item. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilman Aguirre and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

13. Special Use Permit #2025-00048  
Development Special Use Permit #2025-10015  
2051 Jamieson Avenue - Jamieson/Carlyle Block B

Public Hearing and a consideration of requests for: (A) a Special Use Permit to convert an existing office to multi-unit residential dwelling use, increase building height to 146 feet, an increase in floor area with the provision of affordable housing units, and various amendments to the Carlyle Block B "Design Guidelines" (amending SUP #2024-00063); and (B) a Development Special Use Permit and Site Plan for a change in use from office to multi-unit residential dwelling (with optional first-floor retail) and increases in floor area and building height, with

modifications and a Special Use Permit request for a mechanical penthouse exceeding 15 feet in height (amending Development Site Plan #2002-0014); zoned CDD#1/Coordinated Development District #1.

Applicant: Red Fox Development LLC, represented by Kenneth Wire, Wire Gill LLP, Attorney

Planning Commission Action: Recommend Approval as amended 7-0

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

1. Stephen Leeds, Alexandria, spoke in opposition to this item and requested a conditional approval.
2. Ken Wire, attorney for the applicant, spoke in support of this item and responded to questions from Council.

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

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman McPike and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

14. Development Special Use Permit #2025-10007  
4880 Mark Center Drive  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan to construct a multi-unit residential dwelling and a Special Use Permit request for a parking reduction; zoned CDD #4/ Coordinated Development District #4.  
Applicant: Bozzuto Development Company represented by M. Catharine Puskar, Attorney  
Planning Commission Action: Recommend Approval 6-0

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

1. Cathy Puskar, attorney for the applicant, spoke in support of the item.

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

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman Elnoubi and carried unanimously by roll-call vote, City Council approved the Planning commission

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

15. Master Plan Amendment #2025-00003  
Zoning Text Amendment #2025-00006  
Coordinated Development District Concept Plan #2025-00002  
601 E Glebe Road, 2601& 2901 Main Line Boulevard, and 2900 Potomac Avenue - Potomac Yard  
Public Hearing and consideration of requests for: (A) Amendment to the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to set minimum and maximum densities for residential, retail, office, hotel, and continuum of care in CDD#10, (B) Initiation and consideration of a Zoning Text Amendment to Section 5-602(A) of the Zoning Ordinance to increase the maximum amount of allowable residential units, decrease the maximum amount of allowable office space, and establish a mix of uses for the remaining density in CDD#10, and (C) Coordinated Development District (CDD) Concept Design Plan amendment to establish a change in uses and density for Landbay G, Blocks G, B and E, and Landbay H; zoned CDD#10/Coordinated Development District #10.  
Applicants: MTV Holdco, L.L.C., represented by M Catharine Puskar, Attorney; City of Alexandria Department of Planning & Zoning  
Planning Commission Action: MPA#2025-00003 Adopt Resolution 6-0; ZTA#2025-00006 Recommend Approval 6-0; CDD#2025-00002 Recommend Approval 6-0

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

1. Nathaly Zelaya, Alexandria, spoke about the need for deeply affordable housing.
2. Marianela Funes, Alexandria, spoke about the need for deeply affordable housing.
3. Clea Benson, Alexandria, representing the Potomac Yard Homeowners' Association, spoke about changes to the master plan.
4. Cathy Puskar, attorney for the applicant, spoke in support of the project and responded to questions from Council.

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

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried 6-0-1 by roll-call vote, City Council approved the Planning Commission recommendation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Abstain, Councilman Aguirre.

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

16. 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 #2025-00005  
3102 Wilson Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.  
Applicant: Classic Cottages, LLC  
Planning Commission Action: Approved 7-0

City Council received the information.

17. 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 #2025-00007  
103 E Monroe Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/ Residential.  
Applicant: CCI Fund 1 LLC  
Planning Commission Action: Approved 7-0

City Council received the information.

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

19. Closed Session (if Needed).

Not Needed.

20. Adjournment.

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**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council adjourned the public hearing meeting of November 15, 2025 at 2:00 p.m. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Chapman, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none.

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**APPROVED BY:**

**ATTEST:**

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**Gloria A. Sitton, CMC    City Clerk**

Adopted: February 10, 2026

DRAFT