

# City of Alexandria

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



## **Action Docket - Final**

**Saturday, February 21, 2026**

**9:30 AM**

**City Council Public Hearing**

The February 21, 2026 Public Hearing Meeting of the Alexandria City Council is being held in the City Council Chamber at Del Pepper Community Resource Center (4850 Mark Center Drive, Alexandria, Virginia 22311) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

**Webinar ID: 987 6079 3181**

**Webinar Passcode: 585514**

**Dial-in number: 301-715-8592**

**Registration:**

**[https://zoom.us/webinar/register/WN\\_\\_tGxaW16QNSQjfk6c2-Mqg](https://zoom.us/webinar/register/WN__tGxaW16QNSQjfk6c2-Mqg)**

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

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

**Links:**

**Meeting Agenda and Live Webcast:**

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

**Zoom Registration Form:**

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

**Speaker's Form:**

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

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

Public Comment will be received at this meeting.

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

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

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

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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, with Councilman Chapman arriving at following roll-call.*

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

*Not needed.*

**3. Proclamations and Recognitions**

**None.**

**4. Public Discussion Period**

*The following persons participated in the public discussion period:*

- 1. Oliver Merino, Alexandria, spoke about reducing the Sheriff's budget.*
- 2. Jessica Tipton, Alexandria spoke against the Sheriff's cooperation with ICE.*
- 3. Laura Mayer-Sommer, Alexandria, spoke about the Sheriff's cooperation with ICE.*
- 4. Barry P Finkelstein, Alexandria, spoke about the Sheriff's cooperation with ICE.*
- 5. Mariama Bangura, Alexandria, spoke about teacher and program elimination with*

ACPS.

6. Loren DePina, Alexandria, spoke about issues and concerns with ARHA.
  7. Kydra Penn, Alexandria, spoke about issues and concerns with ARHA.
  8. Carrie Fairmon, Alexandria, spoke about an eviction from an ARHA property.
  9. Timothy Doyle, Alexandria, spoke about retaining funding for the Chinese and Latin programs at ACPS.
  10. Dan Brendel, Alexandria, spoke about issues and concerns with ARHA.
  11. Stacey Rudolph, Alexandria, spoke about retaining funding for the Chinese and Latin programs at ACPS.
  12. Shayne Suslowitz, Alexandria, spoke about retaining the Chinese and Latin teachers at ACPS.
  13. Jennifer Ayers, Alexandria, spoke about needed support of the ALIVE! and other essential human services.
  14. Karen Daly, Alexandria, spoke about retaining funding for the Chinese and Latin programs at ACPS.
  15. Joseph Daly, Alexandria, spoke about retaining the Chinese teachers and language programs.
- \*\*The following people spoke following scheduled docket items\*\**
16. Cameron White, Alexandria, spoke against the Sheriff's cooperation with ICE.
  17. Tonya Matthews, Alexandria, spoke about issues with her housing unit in an ARHA development.
  18. Nikki Enfield, Alexandria, spoke against the Sheriff's cooperation with ICE.
  19. Toni Maschler, Alexandria, spoke against the Sheriff's cooperation with ICE.
  20. Liz Chien, Alexandria, spoke in support of continued funding for ACPS language programs.
  21. Leticia Airaheta, Alexandria, spoke about issues with her housing unit with ARHA.
  22. Dawn Lucas, Alexandria, representing the Education Association of Alexandria, spoke in support of funding for ACPS and its employees.
  23. Sujata Mitra, Alexandria, spoke against converting Jefferson-Houston to a middle school.
  24. Salomea Fredericks, Alexandria, spoke against converting Jefferson-Houston and other funding needs for the ACPS Budget.
  25. Gayle Reuter, 110 E. Del Ray Avenue, spoke about the need for support for

*ALIVE! to service the critical needs in the City.*

*26. Morgan Waite, Alexandria, VA, spoke against the Sheriff's collaboration with ICE and about the need to divest from Israel.*

*27. Dan Beattie, Alexandria, gave Council an update on the projects and initiatives that the Environmental Policy Commission is working on, including the current spill in the Potomac River.*

*28. Corinna Gruel, Alexandria, spoke about issues with ARHA and the condition of her home.*

*29. Jamie Fortin, Alexandria, spoke against the Sheriff's collaboration with ICE.*

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

## II. Action Docket

### Roll-Call Consent Items

5. [26-0692](#) Coordinated Development District Concept Plan #2025-00001  
Development Special Use Permit #2025-10016  
Development Site Plan #2025-00021 - This item is considered by the Planning Commission only.  
2618, 2623, 2627, 2638, 2641, 2648, 2658 Foster Ave; 5143, 5165, 5173, 5183 Seminary Road, & 5066, 5105, 5106, 5115, 5118, 5121, 5129 Fairbanks Avenue - Upland Park  
Public Hearing and consideration of requests for: (A) an amendment to Coordinated Development District #21 Concept Plan, including the Upland Park neighborhood, to align with the Alexandria West Small Area Plan; (B) an extension of a Development Special Use Permit and Site Plan to construct townhomes with Special Use Permit requests for a building without frontage on a public street and to increase the minimum number of townhouses in a row; and (C) a Development Site Plan to construct a public park; zoned CDD #21/ Coordinated Development District #21.  
Applicant: Alexandria Development Associates LLC, represented by Kenneth Wire, Attorney  
Planning Commission Action: CDD #2025-00001 Recommend Approval 7-0; DSUP #2025-10016 Recommend Approval 7-0; DSP #2025-00021 Approved 7-0
6. [26-0695](#) Special Use Permit #2025-00072  
420 East Windsor Avenue  
Public Hearing and consideration of a request for a Special Use Permit to construct

a single-unit dwelling on a developed substandard lot; zoned R-2-5/Residential.

Applicant: Eric Frantz

Planning Commission Action: Recommend Approval 7-0

7. [26-0694](#) Special Use Permit #2025-00054  
601 & 619 S. Patrick Street  
Public Hearing and consideration of a request for a Special Use Permit for an outdoor recreation and entertainment use; zoned CSL/Commercial Service Low.  
Applicant: Valhall Property Holding LLC, represented by Duncan Blair, Attorney  
Planning Commission Action: Recommend Approval 7-0
8. [26-0599](#) Public hearing, Second Reading, and Final Passage of an ordinance to temporarily move the polling place in the City Hall Precinct to Lyles Crouch School and temporarily rename the Precinct accordingly.
9. [26-0621](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend Sections 3-2-82 and 3-2-85 (Encroachment fees) Article G of Chapter 2 of Title 3 (Finance, Taxation and Procurement) and Section 5-2-29 (Street Encroachments) of Chapter 2 (Streets and Sidewalks) of Title 5 (Transportation and Environmental Services) to allow publicly accessible electrical vehicle charging equipment encroachments into public rights-of-way.
10. [26-0632](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2025-00005 associated with 732 North Washington and 710 Madison Streets approved by City Council on January 24, 2026).
11. [26-0634](#) 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 properties at 732 North Washington and 710 Madison Streets 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. 2025-00006 (Implementation Ordinance for Rezoning No. 2025-00006 associated with 732 North Washington and 710 Madison Streets approved by City Council on January 24, 2026).

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12. [26-0636](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00009 (Implementation Ordinance for Text Amendment No. 2025-00009 for Commercial-to-Residential Conversions approved by City Council on January 24, 2026).
13. [26-0638](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the Green Building Plan chapter heretofore approved by city council as Master Plan Amendment No. 2025-00004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment (Implementation Ordinance for Master Plan Amendment No. 2025-00004 associated with the Green Building Plan approved by City Council on January 24, 2026).
14. [26-0643](#) Public Hearing, Second Reading and Final Passage of an Ordinance to adopt Section 10-4-28 (Parking in spaces reserved for charging plug-in electric motor vehicles) of the Code of the City of Alexandria, Virginia.
15. [26-0653](#) Public Hearing, Second Reading, and Final Passage 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.
- City Council approved the roll-call consent calendar, with the exception of docket item #7 and docket item #15. The approval was as follows.*
5. *City Council approved the Planning Commission recommendations.*
  6. *City Council approved the Planning Commission recommendations.*
  7. *City Council approved the Planning Commission recommendations. (separate motion)*
  8. *City Council adopted an ordinance to establish Lyles Crouch School (530 S. Saint Asaph St.) as a polling place in lieu of City Hall and rename the City Hall Precinct Old Town-South Precinct, through the period of construction at City Hall. (ORD. NO. 5618)*
  9. *City Council closed the public hearing and adopted an ordinance to authorize the City Manager to initiate and establish the process for allowing the use of the public right-of-way to design, install, own, operate, maintain, repair, upgrade, and remove electric vehicle supply equipment (EVSE) for the use and benefit of the public and at no cost to the City. (ORD. NO. 5619)*
  10. *City Council adopted an ordinance to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Old Town North Small Area Plan chapter of such master plan as Master Plan Amendment No. 2025-00005 and no other*
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*amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5620)*

11. City Council adopted 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 properties at 732 North Washington and 710 Madison Streets 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. 2025-00006. (ORD. NO. 5621)

12. City Council adopted an ordinance to amend and reordain Article XII (NONCOMPLIANCE AND NONCONFORMITY) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00009. (ORD. NO. 5622)

13. City Council adopted an ordinance reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the Green Building Plan chapter heretofore approved by city council as Master Plan Amendment No. 2025-00004 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment. (ORD. NO. 5623)

14. City Council adopted an ordinance to adopt Section 10-4-28 (Parking in spaces reserved for charging plug-in electric motor vehicles) of the Code of the City of Alexandria, Virginia. (ORD. NO. 5624)

15. City Council closed the public hearing and adopted 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. (ORD. NO. 5625) (separate motion)

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

16. [26-0706](#) Appointment of Member of City Council to the Legislative Subcommittee.

*City Council approved appointment of Councilman Chapman to the Legislative Subcommittee.*

17. [26-0696](#) Rezoning #2025-00007  
Development Special Use Permit #2025-10031  
11 and 21 North Quaker Lane and 3369 Duke Street - Duke & Quaker Townhomes  
Public Hearing and consideration of requests for: (A) a request for an amendment to the official zoning map to change the zoning designation for the properties from CL/Commercial Low with proffer to CL/Commercial Low (removing the existing proffer); and (B) a Development Special Use Permit and Site Plan with modifications to construct two multi-unit townhouse-style residential buildings, and with Special Use Permit requests for an increase in building height and bonus density pursuant to Section 7-700 of the Zoning Ordinance; zoned CL/Commercial Low with proffer.

Applicant: 614 Westbrad LLC, represented by M. Catharine Puskar, Attorney  
Planning Commission Action: REZ #2025-00007 Recommend Approval 7-0;  
DSUP #2025-10031 Recommend Approval 7-0

*City Council approved Planning Commission recommendation with amendments to condition #83.*

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

18. [26-0693](#)      **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 #2025-00012  
102 East 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: Alabama Ave LLC, represented by Duncan Blair, Attorney  
Planning Commission Action: Approved 7-0
19. [26-0697](#)      Development Site Plans and Zoning Ordinance Subdivision cases are heard by the Planning Commission but placed on the City Council docket for information. Zoning Ordinance Subdivision cases are heard by City Council only upon appeal.  
Subdivision #2025-00006  
Development Site Plan #2025-00030  
806 North Columbus Street - Townhomes  
Public Hearing and consideration of a request for: (A) a Subdivision to re-subdivide three existing lots with variations to the lot areas, widths, and frontages; and (B) a Development Site Plan to construct three townhouses; zoned RB/Townhouse.  
Applicant: 732 and 806 Development LLC, represented by Kenneth Wire, Attorney  
Planning Commission Action: Deferred 7-0
20.    **Public Discussion Period (Remaining Speakers, if any).**
21.    **Closed Session**

[26-0701](#)      Executive Session -2.2-3711(A)(7) and (A)(8) - Consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body and consultation with legal counsel regarding specific legal matters concerning City Council's budget authority which require the provision of legal advice by such counsel. [ROLL-CALL VOTE]

*City Council convened in closed executive session pursuant to Virginia Code section 2.2-3711(A)(7) and (8) for consultation with legal counsel and briefings by staff*

*members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body and consultation with legal counsel employed or retained by a public body regarding specific legal matters concerning budget authority which require the provision of legal advice by such counsel.*

*City Council reconvened in open session at 2:40 p.m.*

*City Council adopted the resolution regarding the closed executive session that was previously circulated to the Council. (RES. NO. 3365)*

**22. Adjournment.**

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*The meeting was adjourned at 2:41 p.m.*

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*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.*