

City of Alexandria

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



Docket - Final

Saturday, November 15, 2025

9:30 AM

City Council Public Hearing

The November 15, 2025 Public Hearing Meeting of the Alexandria City Council is being held in the Council Chamber (301 King Street, Alexandria, Virginia, 22314) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

Webinar ID: 947 7571 2497

Webinar Passcode: 200485

Dial-in number: 301-715-8592

Registration:https://zoom.us/webinar/register/WN_Tp33-bEESF2US5aOEDmxgg

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

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

Links:

Meeting Agenda and Live Webcast

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

Zoom Registration Form

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

Speaker's Form

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

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

Public Comment will be received at this meeting.

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

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

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

I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution (if needed).
3. Proclamation and Recognitions

None.

4. Public Discussion Period

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

II. Action Docket

Roll-Call Consent Items (5-10)

5. [26-0420](#) 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
Attachments: [26-0420 SUP2025-00052 Staff Report](#)
[26-0420 SUP2025-00052 Presentation](#)
6. [26-0357](#) 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)

Attachments: [26-0357 Housing Alexandria Guaranty Resolution 111425](#)
[26-0357 The Sanse - Project Financing Phases 111025](#)
[26-0357 signed resolution](#)

7. [26-0416](#) 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.

Attachments: [26-0416 Attachment 1 - 2025.11.12 Fall SAO Cover](#)
[26-0416 Attachment 2 - 2025.11.12 Fall SAO Ordinance](#)
[26-0416 Attachment 3 - Grant Adjustments](#)
[26-0416 Attachment 4 - Incomplete Projects](#)
[26-0416 signed ordinance no. 5617](#)

8. [26-0418](#) 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.

Attachments: [26-0418 Attachment 1 - Ordinance Cover Sheet](#)
[26-0418 Attachment 2 - Ordinance Updated Taxi 2025](#)
[26-0418 Attachment 3 - Presentation](#)
[26-0418 Signed ordinance no. 5609](#)

9. [26-0419](#) 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.

Attachments: [26-0419 Attachment 1 - Ordinance Cover Sheet](#)
[26-0419 Attachment 2 - Ordinance](#)
[26-0419 Attachment 3 - Presentation](#)
[26-0419 signed ordinance no. 5610](#)

10. [26-0350](#) 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).

Attachments: [26-0350 cover](#)
 [26-0350 ordinance](#)
 [26-0350 signed ordinance no. 5611](#)

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

11. [26-0429](#) 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)
 Attachments: [26-0429 DSUP2025-10028 727 N West St Staff Memo](#)
 [26-0429 DSUP2025-10028 CC Staff Report](#)
 [26-0429 letters/emails](#)
 [26-0429 letter](#)
 [26-0429 DSUP2025-10028 727 N West St Presentation REVISED 11.14.2025](#)
12. [26-0421](#) 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
 Attachments: [26-0421 SUP2025-00042 Staff Report](#)
 [26-0421 SUP2025-00042 Presentation](#)
 [26-0421 letters/emails](#)
 [26-0421 Complied Letter](#)

13. [26-0423](#) 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
Attachments: [26-0423 DSUP2025-10015 & SUP2025-00048 Staff Report](#)
 [26-0423 DSUP2025-10015 Site Plan](#)
 [26-0423 DSUP2025-10015 Presentation](#)
 [26-0423 letters/emails](#)
14. [26-0422](#) 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
Attachments: [26-0422 DSUP2025-10007 Staff Report](#)
 [26-0422 DSUP2025-10007 Site Plan](#)
 [26-0422 letters/emails](#)
 [26-0422 DSUP2025-10007 Presentation REVISED 11.14.25](#)
15. [26-0428](#) 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

Attachments: [26-0428 MPA2025-00002 CDD2025-00002 & ZTA2025-00006 Staff Report](#)
[26-0428 MPA2025-00002 CDD2025-00003 & ZTA2025-00006 Presentation](#)
[26-0428 CDD2025-00002 CDD Concept Design Plan](#)
[26-0428 letters/emails](#)

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

16. [26-0430](#) **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

Attachments: [SUB2025-00005 Staff Report](#)
[SUB2025-00005 Presentation](#)

17. [26-0431](#) **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

Attachments: [SUB2025-00007 Staff Report](#)
[SUB2025-00007 Presentation](#)

18. Public Discussion Period (Remaining Speakers, if any).**19. Closed Session (if Needed).****20. Adjournment.**

The docket is subject to change.

Limited Full-text copies of ordinances, resolutions, and agenda items are available the Office of the City Clerk and Clerk of Council. Meeting materials are also available on-line at alexandriava.gov/council.

Individuals with disabilities who require assistance or special arrangements to participate in the City Council meeting may call the City Clerk and Clerk of Council's Office at 703-745-4550 (TTY/TDD 838-5056). We request that you provide a 48-hour notice to that the proper arrangements may be made. City meetings are closed-captioned for the hearing impaired.

If the Mayor finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting, this meeting will be continued to the following Saturday.