

City of Alexandria

*301 King St., Room 2400
Alexandria, VA 22314*



Action 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.

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

City Council heard speakers.

[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)

[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

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)
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.
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.
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.
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).

City Council approved the roll call consent items. 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 authorize the City Manager to sign documents memorializing the guaranty which substantially conforms to the Term Sheet provide by Truist Bank [RES.NO.3337]

7. City Council adopted an ordinance making supplemental appropriations for the support of the City Government for Fiscal Year 2026.

8. 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.

1) Madison Gibbs spoke against Union Cab Company.

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.

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).

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)

City Council approved the Planning Commission recommendation to include an added condition. (Condition #127).

1.Dino Drudi, Alexandria, spoke in opposition of the item.

2.Devery Travers, of Lincoln Lodge, spoke in support of the alternative language.

3.Ken Wire, attorney for applicant, spoke on the item.

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

City Council approved the Planning Commission recommendation.

1. Maria Jarez, Alexandria spoke in support of the item.

2. John Becker, spoke in support of the item.

3. Karen Becker, spoke in support of the item.

4.Jessica Nellis, spoke in opposition of the item.

5. Sarah Himes, spoke in support of the item.

6. Ella Duncan-High, spoke in support of the item.

7.Derek Connor, Alexandria, spoke in support of the item.

8.Illana Melendez-Lopez, spoke on the item.

9. James Nellis, spoke in support of the item.

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

City Council approved the Planning Commission recommendation.

1. *Stephen Leeds, Alexandria, spoke in opposition of the item.*

2. *Ken Wire, attorney for the applicant, spoke on the item.*

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

City Council approved the Planning commission recommendation.

1.. *Cathy Puskar, attorney for the applicant, spoke on the item.*

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

City Council approved the Planning Commission recommendation.

1. *Nathaly Zelaya, Alexandria, spoke on the need for deeply affordable housing.*
2. *Marianela Funes, Alexandria, spoke on the need for deeply affordable housing.*
3. *Clea Benson, Alexandria Potomac Yard HOA, spoke on the need for changes.*
4. *Mellissa B Kuennen, Alexandria, spoke project standard for density to remain the same.*
5. *Cathy Puskar, attorney for the applicant, spoke on the item.*

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
City Council received the information.
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
City Council received the information.
18. **Public Discussion Period (Remaining Speakers, if any).**
City Council heard speakers,
19. **Closed Session (if Needed).**
Not Needed.

20. Adjournment.

The meeting was adjourned at 2:00 p.m.

NOTE: The action docket is a summary of Council's meeting deliberations prepared largely for staff follow-up. Formal minutes of the meeting, when approved by Council become the official record of the meeting of Council decisions made at the meeting.