

**City of Alexandria**  
**Meeting Minutes**  
**Tuesday, December 13, 2025 - 7:00 PM**  
**City Council Chambers at Del Pepper Community Resource Center**  
**City Council Public Hearing**

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. Predeoux, Deputy City Manager; Mr. Lambert, Deputy City Manager; Ms. Baker, Deputy City Manager; Ms. Ginsberg, Legislative Director; Ms. Brown, Deputy City Attorney; Ms. McIlvaine, Director of Housing; Mr. Stoddard, Director of Planning and Zoning (P&Z); Ms. Horowitz, Principal Planner, P&Z; Mr. LaColla, Land Use Services Division Chief (P&Z); Mr. Smith, Information Technology Services (ITS); Mr. Mansoor, ITS, Ms. Demeke, ITS; and Police Lt. Jones.

Recorded by: Keia Waters, Deputy City Clerk and Clerk of Council.

**OPENING**

**1. Calling the Roll.**

Mayor Gaskins called the meeting to order, and the Deputy City Clerk called the roll. All council members were present with Councilwoman Greene arriving at 9:33 a.m.

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

Approval of Electronic Participation Resolution by City Council was not needed.

**Proclamation and Recognitions.**

**3. Presentation of a Proclamation Celebrating the 50th Anniversary of Chris Collins Dance Studio**

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council endorsed the proclamation. 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.

**4. Presentation of a Proclamation for a Day to Celebrate the Legacy of the Alexandria City Hall and Council Chambers.**

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Vice Mayor Bagley and carried unanimously, City Council endorsed the proclamation. 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.

## 5. Public Discussion Period

The following persons participated in the public discussion period.

1. Melissa Elbirt, Alexandria, spoke about City divesting from Israel.
  2. Cameron White, Alexandria, spoke about City divesting from Israel.
  3. Katherine O'Connell, Alexandria, spoke about City divesting from Israel.
  4. Emma Mahler, Alexandria, spoke about City divesting from Israel.
  5. Joanna Sanbar, Alexandria, spoke about City divesting from Israel.
  6. Jacob Zions, Alexandria, spoke about City divesting from Israel.
  7. Amy Horowitz, Alexandria, spoke about City divesting from Israel.
  8. Glen Pine, Alexandria, spoke about City divesting from Israel.
  9. Alison O'Connell, Alexandria, spoke about City divesting from Israel.
  10. Eldon Boes, Alexandria, spoke in support of Climate Change programs.
  11. Katharine Schulman, Alexandria, spoke about City divesting from Israel.
  12. Rose Esber, Alexandria, spoke about City divesting from Israel.
  13. Nikki Enfield, Alexandria, spoke about City divesting from Israel.
  14. Jennifer Taylor, Alexandria, spoke about City divesting from Israel.
  15. Zeina Azzam, Alexandria, spoke about City divesting from Israel.
- \*\*\*\*The following speakers spoke at the end of the scheduled docket\*\*\*\*
16. Janice Grenadier, Alexandria, spoke about issues with judicial system in the City.
  17. Carrie Schwartz, Alexandria, spoke about City divesting from Israel.
  18. Kathleen Lowy, Alexandria, spoke about City divesting from Israel.
  19. Ahmad El-Masry, Alexandria, spoke about City divesting from Israel.
  20. Sara Katz, Alexandria, spoke about City divesting from Israel.

21. Marc Bendick Jr., Ph.D., Alexandria, spoke in opposition of the proposed waterfront pump station and cost of the project.

22. Rasha Enayah, Alexandria, spoke about City divesting from Israel.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman 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.

### III. Action Docket

#### Roll-Call Consent Items (6-13)

**6. Special Use Permit #2025-00055**

205 Macarthur Road

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-8/Residential.

Applicant: Character Holding 9, LLC; represented by Duncan Blair, Attorney  
Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 6; 12/5/25, and is incorporated as part of this record by reference.)

**7. Special Use Permit #2025-00056**

2 West Howell 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-5/Residential.

Applicant: Daryl and Caroline Andrews, represented by Duncan Blair, Attorney

Planning Commission Action: Recommend Approval 5-2

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 12/5/25, and is incorporated as part of this record by reference.)

**8. Special Use Permit #2025-00058**

612A-B South Pickett Street (Parcel Address: 600 South Pickett Street)

Public Hearing and consideration of a request for a Special Use Permit for a general automobile repair use; zoned CDD #28/Coordinated Development District #28.

Applicant: DLA Auto Body Inc, represented by Dara Al-Mahwi

Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 8; 12/5/25, and is incorporated as part of this record by

reference.)

- 9.** Special Use Permit #2025-00063  
3210 Duke Street  
Public Hearing and consideration of a request for a Special Use Permit for a light automobile repair use; zoned CG/Commercial General.  
Applicant: Woodward Capital LLC, represented by Julio Veizaga  
Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 9; 12/5/25, and is incorporated as part of this record by reference.)

- 10.** Development Special Use Permit #2025-10027  
2729 King Street - Woodbine Rehabilitation Healthcare Facility Addition - 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 an addition to an existing nursing home, with Special Use Permit requests for a reduction to the required loading spaces and to increase the percentage of compact parking spaces; zoned RB/Townhouse.  
Applicant: Woodbine Property 1, LLC represented by M. Catharine Puskar, Attorney  
Planning Commission Action: Recommend Approval 6-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 10; 12/5/25, and is incorporated as part of this record by reference.)

- 11.** Introduction of an Amendment to the License Agreement with Cox Virginia Telecom to Permit Cox Virginia Telecoms to Install Additional Conduits and Fiber Optic Cables in the City of Alexandria's Public Rights-of-way.

(The City Manager's memorandum is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 11; 12/5/25, and is incorporated as part of this record by reference.)

- 12.** 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 Potomac Yard/Potomac Greens chapter of such master plan as Master Plan Amendment No. 2025-00003 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. 2025-00003 associated with 601 E Glebe Road, 2601 & 2901 Main Line Boulevard, and 2900 Potomac Avenue - Potomac Yard approved by City Council on November 15, 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. 12; 12/5/25, 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. 12; 12/5/25, 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. 12; 12/5/25, and is incorporated as part of this record by reference.)

13. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00006 (Implementation Ordinance for Text Amendment No. 2025-00006 approved by City Council on November 15, 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. 13; 12/5/25, 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. 13; 12/5/25, 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. 13; 12/5/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council closed the public hearing and approved the roll call consent items 6-12. The approval was as follows:

6. City Council approved the Planning Commission recommendation.
7. City Council approved the Planning Commission recommendation.
8. City Council approved the Planning Commission recommendation.
9. City Council approved the Planning Commission recommendation.
10. City Council approved the Planning Commission recommendation.
11. City Council set this matter for a public hearing on December 9, 2025 and after hearing public testimony approve the attached amendment to the license agreement with Cox,

and authorized the City Manager to execute the amendment and to take any other actions that are necessary to implement the amendment.

12. City Council adopted an ordinance to amended to reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Potomac Yard/ Potomac Greens chapter of such master plan as Master Plan Amendment NO. 2025-00003 and no other amendments, and to repeal all provisions of the master plan as may inconsistent with such amendment.

#### ORDINANCE NO. 5612

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 Potomac Yard/Potomac Greens chapter of such master plan as Master Plan Amendment No. 2025-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2025-00003, 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 November 6, 2025 of an amendment to the Potomac Yard/Potomac Greens Chapter of the Master Plan of the City of Alexandria to update the Land Use Principles to eliminate prescriptive uses and densities and revise the language to list a maximum square footage of density for all uses in CDD #10, which recommendation was approved by the City Council at public hearing on November 15, 2025;
2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.
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 the Potomac Yard/Potomac Greens Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by updating the Land Use Principles on Page 71 to delete number 1 and amend number 2 as shown in strikethrough and underline:

1.The CDD shall be predominantly residential and mixed use, with the highest densities of commercial uses adjacent to the existing Potomac Yard shopping center, and near the existing Metro station location where a future Metro Station could be located. Uses shall be consistent with the concept plan shown on Map+ 21. Land Use Concept.

- Maximum 6,098,000 net square feet of residential, retail, office, hotel, and continuum of care space.
- Minimum density to support a walkable, vibrant mixed-use development.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

13. City Council adopted an ordinance to amend and reordain Section 5-602 (A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) and the City of Alexandria Zoning Ordinance, in accordance with text amendment heretofore approved by city council as Text Amendment No. 2025-00006 (Implementation Ordinance for Text Amendment No. 2025-0006).

#### ORDINANCE NO. 5613

AN ORDINANCE to amend and reordain Section 5-602(A) (COORDINATED DEVELOPMENT DISTRICTS CREATED, CONSISTENCY WITH MASTER PLAN, REQUIRED APPROVALS) of Article V (MIXED USE ZONES) of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00006.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00006, 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 November 6, 2025 of a text amendment to the Zoning Ordinance to adopt amendments to modify the CDD#10 maximum development levels associated with different uses, which recommendation was approved by the City Council at public hearing on November 15, 2025;
2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the findings and action of the Planning Commission above stated;
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 Section 5-602(A) of the Zoning Ordinance be, and the same hereby is, amended by deleting the language shown in strikethrough and inserting new language shown in underline, as follows:

(A) The CDD districts, as shown on Table 1, are as follows: Table 1. Coordinated Development Districts

(B)

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CDD #	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum FAR and/or Development Levels	Maximum Height	Uses
10	Potomac Yard/ Potomac Greens	The RB zone regulations shall apply to the area south of the Monroe Avenue Bridge and east of the Metro Tracks, the CSL zone regulations shall apply on the first 250 feet east of Route 1, and the I zone regulations shall apply on the remainder of the site; except that the U/T regulations shall apply to an area approximately 120 feet wide located just west of the Metrorail right-of-way (area shown on the plat for Case REZ #95-0005) for the purpose of accommodating the relocated rail mainline on the yard, and except also that the area known as the "Piggyback Yard" and Slaters Lane portion of Potomac Yard (as shown on the plat for Case REZ #95-0004) may be developed pursuant to the CRMU-L zone provided that the Piggyback Yard: - shall contain no more than 275 dwelling units; - shall contain no more than 60,000 square feet of commercial space, of which no more than 30,000 square feet shall be office; - shall be planned and developed pursuant to a special use permit; - shall have a maximum height of 50 feet; - shall generally be consistent with the goals and the guidelines of the small area plan.	<p>Up to <del>1,747,346</del> <u>698,000</u> square feet of office space, except that office square footage may be converted to retail square footage through the special use permit process.</p> <p>Up to 325,000 square feet of continuum of care use, which may include up to 190 dwelling units.</p> <p>Up to <del>120,000</del> <u>115,000</u> square feet of retail space.<sup>2</sup></p> <p>Up to <del>2,800</del> <u>2,800</u> residential I Units.</p> <p><b>Up to 330,000 net square feet of hotel, retail, residential, office and/or continuum of care space uses within Landbav G<sup>3</sup> and/or Landbav H.<sup>4</sup></b></p> <p>Note 2: Office floor area may be converted to ground floor retail use through a special use permit.</p> <p><b>Note 3: Within Landbav G, the minimum amount of development shall be 1,921,000 square feet.</b></p> <p><b>Note 4: Within Landbav H, the minimum amount of development shall be 907,000 square feet.</b></p>	Heights shall be as shown on the map entitled "Predominate Height Limits for CDD" (Map No. 24, Potomac Yard/Potomac Greens Small Area Plan Chapter of 1992 Master Plan) as may be revised.	Predominantly residential, with a mix of land uses to include home for the elderly, office, retail and service, hotel, parks and open spaces, and community facilities.

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Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing text amendment.

Section 3. That Section 5-602(A), as amended pursuant to Section 1 of this ordinance, 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, and shall apply to all applications for land use, land development or subdivision approval provided for under the City of Alexandria Zoning Ordinance which may be filed after such date, and shall apply to all other facts and circumstances subject to the provisions of the City of Alexandria Zoning Ordinance, except as may be provided in Article XII of the Zoning Ordinance.

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.

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

##### **14. Public Hearing, Second Reading and Final Passage of the Proposed Alexandria Legislative Package for the 2026 General Assembly Session**

(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. 14; 12/5/25, and is incorporated as part of this record by reference.)

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

1. Michael Robert Schuster, Alexandria, spoke in support of the item.
2. Giselle Canso, Alexandria, spoke on ranked choice voting.
3. Richard Merritt, Alexandria, requested removal of the ceiling on cigarette taxes, add authority to tax vaping products, and increase the state cigarette tax with rebates to cities and counties.
4. Pamela Berg, Alexandria, spoke in opposition to the language inaccurately suggesting systemic deficiencies in Virginia's election system.
5. Kathie Hoekstra, Alexandria, spoke in support of adding an item to the legislative agenda.
6. Marsha Rhea, Alexandria, spoke on housing language modification.

**WHEREUPON**, upon motion by Councilman McPike, 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 McPike, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council approved the Alexandria Legislative Package for the 2026 General Assembly Session with amendments to language regarding election and cigarette tax. 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.** Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment Housing Authority (ARHA) for the Next Phase of The Heritage at Old Town Redevelopment Project [ROLL CALL VOTE]

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, City Council closed the public hearing and adopted a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment Housing Authority (ARHA) for the Next Phase of The Heritage at Old Town Redevelopment Project. 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.

#### RESOLUTION.3343

RESOLUTION OF THE CITY COUNCIL OF ALEXANDRIA, VIRGINIA WITH RESPECT TO REDEVELOPMENT AND HOUSING AUTHORITY FINANCING FOR LDP HOLDINGS, LLC, DOING BUSINESS AS JAIR LYNCH REAL ESTATE PARTNERS, AND 431 S. COLUMBUS ST. BLOCK 1 OWNER 2, LLC OR AN AFFILIATE THEREOF

WHEREAS, the Alexandria Redevelopment and Housing Authority (the "Authority") has considered the application of LDP Holdings, LLC, doing business as Jair Lynch Real Estate Partners ("JLRP"), requesting the issuance of the Authority's revenue bonds in an amount not to exceed \$20,000,000 (the "Bonds") to assist JLRP and 431 S. Columbus St. Block 1 Owner, LLC, or another entity affiliated with and controlled by or under common control with JLRP (the "Borrower"), in financing and refinancing certain of the costs of the acquisition, construction and equipping of a qualified residential rental project to consist of land and improvements thereon, including approximately 52 affordable apartments in a condominium structure, interspersed throughout a single building with approximately 236 market rate apartments without concentration or differentiation, to be owned and operated by the Borrower, and located at 435 South Alfred Street in the City of Alexandria, Virginia (the "Project"), and the Authority has held a public hearing on the Bonds and the Project on November 24, 2025 (the "Public Hearing") and adopted an inducement resolution with respect to the Bonds and the Project on December 8, 2025;

WHEREAS, Section 14 7(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds;

WHEREAS, the Authority issues its bonds on behalf of the City of Alexandria, Virginia (the "City"), the Project is located in the City and the City Council (the "Council") constitutes the highest elected governmental unit of the City;

WHEREAS, the Authority has recommended that the Council approve the issuance of the Bonds; and

WHEREAS, a copy of the Authority 's resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, and a certificate of the Public Hearing have been filed with the Council.

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

1. The Council approves the issuance of the Bonds by the Authority for the benefit of the Borrower, as required by Section 147(f) of the Code and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code"), as applicable to the Virginia housing authorities, to permit the Authority to assist in the financing of the Project.

2. The approval of the issuance of the Bonds does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Project or the Borrower. The issuance of revenue bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the City and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the City, will be pledged to the payment of such Bonds. Neither the City nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and money pledged therefor.

3. This resolution shall take effect immediately upon its adoption

**16. Zoning Text Amendment #2025-00007  
Commercial Uses Zoning Regulations**

(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of various text amendments to Articles II, III, IV, V, VI, VII, VIII, XI, and XII of the Zoning Ordinance to amend certain commercial and nonresidential definitions and use limitations, to (1) change certain commercial and nonresidential uses from requiring Special Use Permits and Administrative Special Use Permits to permitted uses; (2) to change certain uses from requiring a Special Use Permit to an Administrative Special Use Permit; (3) to add certain commercial and nonresidential uses to more zones; (4) to reduce the processing time for an Administrative Special Use Permit Change of Ownership; and (5) to amend parking requirements associated with significantly altered structures or buildings, indoor and outdoor recreation and entertainment uses, health and athletic club or fitness studios uses, and allowing accessory uses to park in existing parking facilities on nonresidential properties.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Initiate 7-0; Recommend Approval 7-0

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilman McPike and carried unanimously, City Council closed the public hearing and approved the Planning Commission recommendations striking indoor music venue square footage requirements, trailer regulations, outdoor fitness regulations, and exterior speaker prohibitions for reconsideration within 90 days. 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.

**17. Rezoning #2025-00004  
Development Special Use Permit #2025-10022**

598 S Alfred Street - Old Towne West Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB/Townhouse zone to RMF/Residential multi-unit zone and (B) a Development Special Use Permit and Site Plan to construct a multi-unit residential building, and a Special Use Permit request to increase the allowed Floor Area Ratio up to 3.0 for the provision of affordable housing pursuant to Section 3-1406(B) of the Zoning

Ordinance; zoned RB/Townhouse.

Applicant: Alfred Street Baptist Church and The Community Builders, Inc, represented by Mary Catherine Gibbs, Attorney

Planning Commission Actions: REZ #2025-0004 - Recommend Approval 7-0; DSUP #2025-10022 - Recommend Approval 7-0

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

1. Mary Catherine Gibbs, attorney, spoke on behalf of the applicant.

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilwoman Greene 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 Councilwoman Greene, seconded by Councilman Chapman 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.

18. Development Special Use Permit #2025-10023 - Landbay G, Block B/E  
Development Special Use Permit #2025-10024 - Landbay G, Block G  
Development Special Use Permit #2025-10025 - Landbay H  
Encroachment #2025-00008  
2901 and 2601 Main Line Boulevard, 2900 Potomac Avenue, and 601 E  
Glebe Road - Potomac Yard Landbays G & H

Public Hearing and consideration of requests for: (A) Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with publicly accessible open space and ground floor retail, and Special Use Permit requests for more than three rooftop penthouses and a parking reduction for Landbay G, Blocks B and E; (B) a Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building, and a Special Use Permit request for a parking reduction for Landbay G, Block G; and (C) a Development Special Use Permit and Site Plan to construct townhomes with publicly accessible open space, and a Special Use Permit request for lots without frontage per Section 7-1007 of the Zoning Ordinance for Landbay H; and (D) an Encroachment into the public right-of-way for upper floor residential balconies for Landbay G, Block B/E; zoned CDD#10/Coordinated Development District #10.

Applicants: MTV Holdco, L.L.C., Wesley Housing Development Corporation, & Toll Mid-Atlantic LP Company, Inc., represented by M. Catharine Puskar, Attorney

Planning Commission Actions: DSUP #2025-10023 and ENC #2025-00008 -

Recommend Approval 6-0-1; DSUP #2025-10024 - Recommend Approval 6-0-1; DSUP #2025-10025 Recommend Approval 4-2-1

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

1. Marsha Rhea spoke in support of item.
2. Clea Benson spoke about open space concerns.
3. Cathy Puskar, attorney, spoke on behalf of the applicant.

**WHEREUPON**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene 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 for DSUP #2025-10023 for the mixed-use building with encroachment. 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 unanimously by roll-call vote, City Council approved the Planning Commission recommendation for DSUP #2025-10024 with additional conditional language by staff. 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 Chapman and carried unanimously by roll-call vote, City Council approved the Planning Commission recommendation for DSUP #2025-10025 as proposed. 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.

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

**19. Zoning Text Amendment #2025-00008**  
Historic Preservation Zoning Regulations

(A) Initiation of a Zoning Text Amendment; and (B) Public Hearing and consideration of various text amendments to: (1) correct technical errors in Articles VIII, IX, and X; (2) amend Section 6-403(B)(2) to allow the Board of Architectural Review to delegate the waiver of rooftop mechanical screening requirements in the Old and Historic District and for 100 Year Old Buildings; (3) amend Section 7-1800 to remove restrictions on ATM installations on contributing buildings in the Historic Districts; (4) modify the review process for Development Special Use Permits in the Historic Districts by formalizing the concept review process and

separating the Certificate of Appropriateness into two parts; and (5) amend Article X to modify, delete, and update regulations pertaining to the Historic Districts and 100 Year Old Buildings; extend the validity period for Certificates of Appropriateness and Permits to Demolish; clarify Board of Architectural Review standards for routine maintenance, repairs, and alterations; remove outdated references; and update language to be gender-neutral.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Deferred Without Objection

City Council received the information

**20. Public Discussion Period (Remaining Speakers, if any).**

See above.

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

Not needed.

**22. Adjournment.**

**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Bagley, seconded by Councilman Chapman and carried unanimously, City Council adjourned the December 13, 2025 public hearing meeting at 1:25 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.