

# City of Alexandria

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



## **Docket - Final**

**Wednesday, July 1, 2026**

**6:00 PM**

**There will be an executive session prior to the meeting. The regular meeting will begin at 7:00 p.m or shortly thereafter.**

**City Council Public Hearing**

The July 1, 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, Room 1305, Alexandria, Virginia 22311) and electronically. Members of the City Council and staff are participating either in-person or from a remote location through a 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: 969 3536 7721**

**Webinar Passcode: 035937**

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

**Registration:**

**[https://alexandriava.zoom.us/webinar/register/WN\\_qfGZjHyKQy62jxmptD\\_FsQ](https://alexandriava.zoom.us/webinar/register/WN_qfGZjHyKQy62jxmptD_FsQ)**

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](mailto: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.

## I. OPENING

1. Calling the Roll.
2. Approval of Electronic Participation Resolution (if needed)

### Closed Session (if needed)

3. [26-1129](#) 6:00 p.m. -- Closed Session - Consideration of closed executive session pursuant to Virginia Code section 2.2-3711(A)(6) to discuss or consider the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected.

Attachments: [26-1129 resolution](#)

## II. Proclamations and Recognitions

4. [26-1113](#) Presentation of a Proclamation Recognizing National Night Out.  
Attachments: [26-1113 proclamation](#)
5. [26-1158](#) Presentation of the Annual Commission of the Year Impact Award.

## 6. 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.]

## III. Action Docket

### Roll-Call Consent Items (7-20)

7. [26-1100](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 064.03 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 1019 Cameron Street from, CL/Commercial low zone to

CD/Commercial downtown zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2026-00001 (Implementation Ordinance for Rezoning No. 2026-00001 associated with 1019 Cameron Street approved by City Council on June 13, 2026).

**Attachments:** [26-1100 cover](#)  
[26-1100 ordinance](#)

8. [26-1102](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 060.01 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 4154 Duke Street from, CL/Commercial low zone with proffer to CL/Commercial low zone with proffer in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2026-00002 (Implementation Ordinance for Rezoning No. 2026-00002 associated with 4154 Duke Street approved by City Council on June 13, 2026).
- Attachments:** [26-1102 cover](#)  
[26-1102 ordinance](#)
9. [26-1104](#) 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 Housing chapter of such master plan as Master Plan Amendment No. 2026-00001 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. 2026-00001 associated with the Housing 2040 Plan approved by City Council on June 13, 2026).
- Attachments:** [26-1104 cover](#)  
[26-1104 ordinance](#)
10. [26-1107](#) Consideration of a Resolution to Amend the Firefighters and Police Officers Pension Plan to Incorporate Collective Bargaining Agreement Changes. (Not a Public Hearing Item)
- Attachments:** [26-1107 Attachment 1 - Resolution - Fire and Police Plan Amendment](#)  
[26-1107 Attachment 2 - Fire and Police Plan Amendment Plan Language](#)
11. [26-1108](#) Consideration of a Resolution to Support Proposed Same-Day On-Demand Paratransit Pilot Application Through the Uber Transit Fund and Approve Fares for Rides Taken Under the Pilot Program. (Not a Public Hearing Item)
- Attachments:** [26-1108 Attachment 1 - Resolution](#)
12. [26-1048](#) Consideration of a Resolution Authorizing the Issuance of Revenue Bonds by the Alexandria Redevelopment and Housing Authority (ARHA) for the CLI New Elbert

LLC Elbert Avenue Project. (Not a Public Hearing Item)

**Attachments:** [26-1048 Attachment 1 - ARHA CLI Elbert Council Resolution](#)  
[26-1048 Attachment 2 - ARHA Board Presentation](#)  
[26-1048 Attachment 3 - ARHA CLI New Elbert Notice\(223219862.2\)](#)  
[26-1048 Attachment 4 - 2026 CLI Elbert Avenue \(ARHA Inducement\)\(2232102\)](#)

13. [26-1132](#) Consideration of a Resolution Authorizing an Increase of more than 25% of Original Contract Price Awarded Under ITB 1125 to Finley Asphalt & Sealing LLC for the State of Good Repair Program.(Not a Public Hearing Item)  
**Attachments:** [26-1132 Attachment 1 - SGR Exceedance Resolution](#)
14. [26-1031](#) Consideration of a License Agreement between the City of Alexandria and Kahan Dhillon for Use of a Portion of City-owned Property Located at 912 King Street for Outdoor Dining. (Not a Public Hearing Item)  
**Attachments:** [26-1031 Attachment 1 - 912-920 Outdoor Dining License Agreement](#)
15. [26-1140](#) Request for Release of Contingent Reserves for Jail Operational Efficiency Study (Not a Public Hearing Item)
16. [26-1127](#) Public Hearing and Consideration of a License Agreement with Teleport Communications America, LLC to Permit the operation of a telecommunications system in the City of Alexandria's public rights-of-way.  
**Attachments:** [26-1127 Attachment 1 - 200 Stoval St Alexandria City As-Built](#)  
[26-1127 Attachment 2 - 675 N Washington St Alexandria City As-built](#)  
[26-1127 Attachment 3 - COA-Teleport License Agreement](#)
17. [26-1130](#) Public Hearing and Consideration of a License Agreement with the United States, Army Corps of Engineers to Permit the United States to operate a previously installed telecommunications system in the City of Alexandria's public rights-of-way.  
**Attachments:** [26-1130 Attachment 1 - Amendment No. 1 Qwest License Agreement](#)  
[26-1130 Attachment 2 - Amendment No. 2 Qwest License Agreement](#)  
[26-1130 Attachment 3 - Army License Agreement City-CAO Final 050506](#)  
[26-1130 Attachment 4 - Previous License Agreement with Qwest Government](#)
18. [26-1131](#) Public Hearing and Consideration of an Amendment to the License Agreement with Cox Virginia Telecom to Permit Only Cox Virginia Telecom and City Use of Cox Facilities in the City of Alexandria's public rights-of-ways.  
**Attachments:** [26-1131 Attachment 1 - Amendment No. 1 To License Agreement Between The](#)  
[26-1131 Attachment 2 - Cox renewed 5 year license agreement 2024](#)
19. [26-1133](#) Public Hearing and Consideration of a Second Amendment to a Five-Year License Agreement dated July 1, 2024, between the City of Alexandria Virginia and Zayo Group, LLC. to Permit Zayo to Install Two Conduit and Fiber Optic Builds of approximately 2,854 linear feet located at 2401 Mill Rd. in the City of Alexandria's

Public Rights-of-Ways.

**Attachments:** [26-1133 Attachment 1 - 2024 Zayo License Agreement](#)  
[26-1133 Attachment 2 - 2401 Mill Rd Construction Design](#)  
[26-1133 Attachment 3 - Zayo License Agreement Amendment 2](#)

20. [26-1160](#) Public Hearing and Consideration of Extending Leases to Artists through March 31, 2027 and Galleries and Founding Members through September 30, 2027, at the Torpedo Factory Art Center located at 105 N. Union Street.

**Attachments:** [26-1160 Attachment 1 - Lease Extension 2026](#)  
[26-1160 Attachment 2 - List of studios and galleries](#)

#### IV. Individual Public Hearing Items

21. [26-1150](#) Special Use Permit #2026-00019  
1010 & 1020 Princess Street and 331 North Henry Street  
Public hearing and consideration of a request for a Special Use Permit for the conversion of a noncomplying structure from commercial to residential use with yard and open space modifications; zoned CL/Commercial Low.  
Applicant: Old Creek Homes, LLC represented by Duncan Blair, attorney  
Planning Commission Action: Recommend Approval 6-0

**Attachments:** [SUP2026-00019 Staff Report](#)  
[SUP2026-00019 Presentation](#)

22. [26-1151](#) Special Use Permit #2026-00018  
5601 & 5603 Courtney Avenue and 720, 730, & 750 South Van Dorn Street  
Public Hearing and consideration of a request for a Special Use Permit for a five-year extension to continue operations of an asphalt plant (amending SUP#2017-00097); zoned: I/Industrial.  
Applicant: Virginia Paving Company represented by Ken Wire, attorney  
Planning Commission Action: Recommend Denial 6-0

**Attachments:** [SUP2026-00018 Staff Report](#)  
[SUP2026-00018 Presentation](#)

#### V. Other Business

23. [26-1060](#) Health Department Update

**Attachments:** [26-1060 Health Dept CHIP Update Presentation](#)

**The following items are for information only and do not require Council action.**

24. [26-1149](#) **Please Note: This item was deferred at the request of the applicant.**  
Vacation #2026-00001

Ramsey Street and East Alexandria Avenue (Adjacent to 218 and 300 East Alexandria Avenue)

Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the northern end of Ramsey Street and adjacent to the properties at 218 & 300 East Alexandria Avenue: zoned R-2-5/Residential Single Family.

Applicants: St. Joe's LLC represented by M. Catharine Puskar, attorney, and Olivia Campbell and George P. Rhodes, III represented by Duncan Blair, attorney

Planning Commission Action: Deferred at the request of the applicant 6-0

**Attachments:** [VAC2026-00001 Application Materials](#)

25. [26-1147](#) **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 #2026-00005

114 East Raymond 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 Single Family

Applicant: Timothy Moran

Planning Commission Action: Approve 6-0

**Attachments:** [SUB2026-00005 Staff Report](#)  
[SUB2026-00005 Presentation](#)

26. [26-1148](#) **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 #2026-00008

311 Clifford Avenue

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned R-2-5/Residential Single Family

Applicant: The Parkway Partnership, LLC represented by M. Catharine Puskar, attorney

Planning Commission Action: Approve 6-0

**Attachments:** [SUB2026-00008 Staff Report](#)  
[SUB2026-00008 Presentation](#)

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

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

**29. Adjournment.**

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*The docket is subject to change.*

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*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](http://alexandriava.gov/council).*

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*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.*

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*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.*