

City of Alexandria

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



Action 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

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.

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 and Councilwoman Greene arriving during the executive session.

2. Approval of Electronic Participation Resolution (if needed)

Not 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) and 2.2-3711 (A)(1) 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 and to discuss a personnel matter.

City Council convened in closed executive session at 6:00 p.m., pursuant to Virginia Code sections 2.2-3711 (A)(1) and (A)(6) to discuss the performance of the City Council appointees and 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.

City Council reconvened in open session at 7:13 p.m.

II. Proclamations and Recognitions

4. [26-1113](#) Presentation of a Proclamation Recognizing National Night Out.

City Council endorsed the proclamation.

5. [26-1158](#) Presentation of the Annual Commission of the Year Impact Award.

Councilman Chapman presented the Annual Commission of the Year Impact Award to the Stormwater Utility and Flood Mitigation Advisory Committee.

6. **Public Discussion Period**

The following persons participated in the public discussion period:

1. *David Brickley, Woodbridge, Virginia, spoke at the upcoming events related to the 9/11 Trail.*
2. *Rushton Turner, Alexandria, spoke at the installation of bus stop near her home on Fairfax Street and the impact it has on parking for the residents in the area.*
3. *Nancy McCormick, Alexandria, spoke at the approval of bike lanes along Braddock Road.*

[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).
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).

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).
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)
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)
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)
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)
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)
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.
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.
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.
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.

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.

City Council approved the roll-call consent items, with the exception of item #15, which was considered under separate motion. The approval was as follows:

7. *City Council closed the public hearing and adopted 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. (ORD. NO. 5645)*

8. *City Council closed the public hearing and adopted 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. (ORD. NO. 5646)*

9. *City Council closed the public hearing and 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 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. (ORD. NO. 5647)*

10. *City Council adopted the resolution which incorporates the approved Collective Bargaining changes. (RES. NO. 3395)*

11. *City Council: (1) adopted the resolution to approve application to the Uber Transit Fund for a \$50,000 grant to pilot a same-day, on-demand paratransit program; (2) authorized a \$5,000 local match if the grant is awarded; (3) authorized the City Manager or his designee to submit the proposal and enter into any necessary agreements with Uber Transit to accept and administer the funds; and (4) authorized a \$2.00 supplemental fare for same-day trips conducted under the pilot. (RES. NO. 3396)*

12. *City Council adopted 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. (RES. NO. 3397)*

13. *City Council: (1) adopted a resolution to support the modification of Contract No. 3193 between the City and Finlay by change orders in the total sum of \$269,754.16; and (2) the City Manager, or his designee, is hereby authorized to take any and all*

necessary actions to carry out the purposes of this Resolution, including but not limited to executing change orders and issuing payment to Finley. (RES. NO. 3398)

14. City Council: (1)received this report recommending a license agreement between the City and Kahan Dhillon to use a portion of City-owned property located at 912 King Street for a term of twelve (12) months for outdoor dining; and (2) authorized the City Manager to execute the license agreement.

15. City Council released and allocated \$200,000 in contingent reserves from the Alexandria Sheriff's Office general fund operating budget to support a Jail Operational Efficiency Study. (separate motion)

16. City Council closed the public hearing and approved the license agreement with Teleport Communications America, LLC, and authorized the City manager to execute the agreement and to take any other actions that are necessary to implement the same.

17. City Council closed the public hearing and approved the license agreement with the U.S. Army Corps of Engineers, and authorized the City manager to execute the agreement and to take any other actions that are necessary to implement the same.

18. City Council closed the public hearing and approved the 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.

19. City Council closed the public hearing and approved the amendment to the license agreement with Zayo, and authorized the City manager to execute the amendment and to take any other actions that are necessary to implement the amendment.

20. City Council closed the public hearing and approved the extension of the 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.

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
City Council approved the Planning Commission recommendation.
- 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

City Council approved the Planning Commission recommendation and upheld the denial.

V. Other Business

23. [26-1060](#)

Health Department Update

This item was taken out of order before Item No. 23.

City Council received the updated from the Health Department.

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

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

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

27. Public Discussion Period (Remaining Speakers, if any).**28. Closed Session (if needed).**

City Council reconvened in closed session at 10:10 p.m.

City Council reconvened in open session at 10:36 p.m.

City Council adopted the resolution regarding the closed executive session that was previously circulate to the Council. (RES. NO. 3999)

29. Adjournment.

The meeting was adjourned at 10:38 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.