

**City of Alexandria  
Meeting Minutes  
Saturday, October 18, 2025 9:30 AM - Council Chamber  
Public Hearing Meeting**

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**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. Zechman Brown, Deputy City Attorney; Mr. Stoddard, Director, Planning and Zoning (P&Z); Mr. Kerns, Division Chief, P&Z; Ms. Cooper, Urban Planner, P&Z; Ms. Contreras, Principal Planner, P&Z; Ms. Mclean, Chief of Staff, City Manager's Office; Ms. Dawson, Director, Libraries; Ms. Predeoux, Deputy City Manager; Mr. Tursack, P&Z; Mr. Smith, ITS; Ms. Demeke, ITS; Mr. Mansoor, ITS; and Police Sgt. Jones.

**Recorded by:** Gloria Sitton, City Clerk and Clerk of Council.

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**I. OPENING**

**1. Calling the Roll.**

Mayor Gaskins called the meeting to order and the City Clerk called the roll. All members of City Council were present, with Councilman Chapman arriving following roll-call.

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

Not needed.

**II. Proclamations and Recognitions**

**3. Presentation of a Proclamation Recognizing October 19-25, 2025, as Friends of Libraries Week.**

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman McPike and carried 6-0, City Council endorsed the proclamation. The vote was as follows: In favor, Mayor Gaskins, Vice Mayor Bagley, Councilman Aguirre, Councilman Elnoubi, Councilwoman Greene, and Councilman McPike; Opposed, none; Absent, Councilman Chapman.

4. Presentation of a Proclamation Recognizing October as National Breast Cancer Awareness Month.

**WHEREUPON**, upon motion by Councilwoman Greene, seconded by Vice Mayor Bagley and carried unanimously, City Council endorsed the proclamation. The vote was 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. Marta Schantz, Alexandria, Chair of the Environmental Policy Commission, gave Council an update on the activities of the Commission.
2. Katherine O'Connell, Alexandria, spoke about Alexandria divesting from Israel.
3. Jonathan Krall, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
4. Alyssa Aldape, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
5. Wind Viento, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
6. Emmy Greene, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
7. Erik Lips, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
8. Oliver Merino, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
9. Cameron White, Alexandria, spoke against the Sheriff assisting ICE in Alexandria.
10. Janice Grenadier, Alexandria, spoke about corruption with the courts and law enforcement.
11. Roberto Gomez, Alexandria, spoke in support of City libraries and their programs.

12. Jennifer Kenealy, Alexandria, spoke in support of City libraries and their programs.

13. Glen Pine, Alexandria, spoke in against the Sheriff assisting ICE in Alexandria and the need for the City to divest from supporting Israel.

14. Samar Naija, Alexandria, spoke about the war in Gaza and the need for the City to divest from supporting Israel.

15. Alison O'Connell, Alexandria, spoke about the war in Gaza and the need for the City to divest from supporting Israel.

\*\*\*The following speakers spoke at the end of the scheduled docket.\*\*\*

16. Carrie Fairmon, Alexandria, thanked Council for appointing new board members to guide ARHA.

17. Alfreda Tydings, Alexandria, thanked Council for appointing new board members to guide ARHA.

18. Dr. David Introcaso, Alexandria, spoke at the City's climate policies.

**WHEREUPON**, upon motion by Councilman Aguirre, seconded by Councilman Chapman and carried unanimously by roll-call vote, 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.

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**WHEREUPON**, upon motion by Councilman Elnoubi, seconded by Councilman Chapman and carried unanimously, City Council moved to consider docket item #13 earlier in docket. 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.

\*\*\*The vote on the item is listed under docket item #13.\*\*\*

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### **III. Action Docket Roll-Call Consent Items (6-11)**

6. Special Use Permit #2025-00044  
107 N Fairfax Street  
Public Hearing and consideration of a request for a Special Use Permit for Floor

Area Ratio up to 2.5 to allow for the proposed addition to an existing nonresidential building; zoned CD/Commercial Downtown.

Applicant: Patrick Camus

Planning Commission Action: Recommend Approval 7-0

(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; 10/18/25, and is incorporated as part of this record by reference.)

7. Rezoning #2025-00005  
Special Use Permit #2025-00049  
Encroachment #2025-00006  
601 Wythe Street  
Public Hearing and consideration of a request for (A) a Rezoning from CD-X/Commercial-Downtown (Old Town North) zone to CRMU-X/Commercial Residential Mixed-use (Old Town North) zone; (B) a Special Use Permit for a multi-unit residential dwelling; and (C) an Encroachment into the public right-of-way for upper floor balconies to facilitate the conversion of an existing office building to residences; zoned CD-X/ Commercial Downtown. Applicant: 601 Wythe Street LLC represented by Kenneth Wire, Wire Gill LLP, Attorney  
Planning Commission Action: REZ #2025-0005 Recommend Approval 7-0; SUP#2025-00049 Recommend Approval 7-0; and ENC #2025-00006 Recommend Approval 7-0

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 7; 10/18/25, and is incorporated as part of this record by reference.)

8. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 015.04 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 3333 Helen Street from, R-2-5/Residential family to RB/Townhouse in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00003 (Implementation Ordinance for Rezoning No. 2025-00003 associated with 3333 Helen Street approved by City Council on September 13, 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. 8; 10/18/25, 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. 8; 10/18/25, 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. 8; 10/18/25, and is incorporated as part of this record by reference.)

9. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article IX (SIGNS) to add provisions for a mural program, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00005 (Implementation Ordinance for Text Amendment No. 2025-00005 approved by City Council on September 13, 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. 9; 10/18/25, 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. 9; 10/18/25, 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. 9; 10/18/25, and is incorporated as part of this record by reference.)

10. Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article XIII (environmental management) to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00007 (Implementation Ordinance for Text Amendment No. 2025-00007 approved by City Council on September 13, 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. 10; 10/18/25, 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. 10; 10/18/25, 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. 10; 10/18/25, and is incorporated as part of this record by reference.)

- 11.** Public Hearing, Second Reading and Final Passage of an ordinance to amend and reordain Section 5-6-229.10 (PENALTIES) of Division 4 (FATS, OILS, AND GREASE [FOG], FOG MANAGEMENT), Article B (SEWAGE DISPOSAL AND DRAINS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

(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. 11; 10/18/25, 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. 11; 10/18/25, 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. 11; 10/18/25, and is incorporated as part of this record by reference.)

**WHEREUPON**, upon motion by Councilman Chapman, seconded by Councilwoman Greene and carried unanimously by roll-call vote, City Council approved the roll-call consent items. The approval was as follows:

6. City Council approved the Planning Commission recommendation.
7. City Council approved the Planning Commission recommendation.
8. City Council adopted an ordinance to amend to reordain Sheet No. 015.04 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 3333 Helen Street from, R-2-5/Residential Family to RB/Townhouse, in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00003.

The ordinance reads as follows:

#### ORDINANCE NO. 5605

AN ORDINANCE to amend and reordain Sheet No. 015.04 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 3333 Helen Street from, R-2-5/Residential family to RB/Townhouse in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00003.

WHEREAS, the City Council finds and determines that:

1. In Rezoning 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 September 4, 2025 of a rezoning of the property at 3333 Helen Street from, R-2-5/Residential family to RB/Townhouse, which recommendation was approved by the City Council at public hearing on September 13, 2025;

2. The said rezoning is in conformity with the 1992 Master Plan of the City of Alexandria, Virginia, as amended;

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 Sheet No. 015.04 of the "Official Zoning Map, Alexandria, Virginia," adopted by Section 1-300 of the City of Alexandria Zoning Ordinance, be, and the same hereby is, amended by changing, in the manner set forth below, the zoning classification of the property hereinafter described:

LAND DESCRIPTION: 3333 Helen Street, Alexandria, Virginia  
22305, 015.04-02-02

From: R-2-5/Residential family  
To: RB/Townhouse

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

Section 3. That Sheet No. 015.04 of the "Official Zoning Map, Alexandria, Virginia," as so amended, 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.

9. City Council adopted an ordinance to amend and reordain Article IX (SIGNS) to add provisions for a mural program, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00005.

The ordinance reads as follows:

ORDINANCE NO. 5606

AN ORDINANCE to amend and reordain Article IX (SIGNS) to add provisions for a

mural program, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00005.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00005, 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 September 4, 2025 of a text amendment to the Zoning Ordinance to adopt a mural program, which recommendation was approved by the City Council at public hearing on September 13, 2025;
2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding 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 Article IX of the Zoning Ordinance be, and the same hereby is, amended by inserting new language shown in underline, as follows:

9-102 – Definitions.

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(K.1) Mural. A work of art or artistic expression that is generally applied, painted, or placed directly on the exterior of a structure.

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9-205 – Murals.

The purpose of these provisions is to encourage the creation of vibrant areas to serve as centers for human activity, encourage the development of inviting, distinctive public spaces that promote culture and the arts, and create usable, visually appealing streetscapes and sidewalks that foster street-level activity and public interaction.

(A) Notwithstanding any contrary provisions under Articles IX, murals shall be permitted on any structure in any zone subject to the following requirements:

(1) Murals shall incorporate paint, tile, or similar artistic media;

(2) Murals shall be maintained in good condition; and

(3) Any text, numbers, symbols, logos, or trademarks within the mural shall be considered signs and subject to Section 9-200.

(B) Any mural installed or displayed on or before April 26, 2025 may continue to be displayed and kept in good condition.

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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 Article IX, 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.

10. City Council adopted an ordinance to amend and reordain Article XIII (ENVIRONMENTAL MANAGEMENT) to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00007.

The ordinance reads as follows:

#### ORDINANCE NO. 5607

AN ORDINANCE to amend and reordain Article XIII (ENVIRONMENTAL MANAGEMENT) to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2025-00007.

WHEREAS, the City Council finds and determines that:

1. In Text Amendment No. 2025-00007, 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 September 4, 2025 of a text amendment to the Zoning Ordinance to incorporate assessments and adaptations required to address coastal resilience and adaptation to sea-level rise and climate change to align with updates to the Chesapeake Bay Preservation Act as set out in 9VAC25-830-155, which recommendation was approved by the City Council at public hearing on September 13, 2025;

2. The City Council in adopting this ordinance expressly adopts, ratifies, affirms and concurs in the finding 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 Article XII 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:

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13-103 Definitions.

The following words and terms used in this Article XIII have the following meanings, unless the context clearly indicates otherwise.

- (A) Adaptation measure. A project, practice, or approach to mitigate or address an impact of climate change including sea-level rise, storm surge, and flooding including increased or recurrent flooding.
- ~~(A)~~(B) *Administrator.* The person responsible for the administration of this Article XIII, which in the city shall be the director of T&ES or his/her designee.
- ~~(B)~~(C) *Alexandria water quality volume default.* The volume equal to the first 0.5 inch of runoff multiplied by the total impervious area of the site as defined herein.
- ~~(C)~~(D) *Applicant.* A person who has submitted, or plans to submit, a plan of development or an exception request to the city or a person seeking approval from the city for any activity that is regulated under this article.
- ~~(D)~~(E) *Best management practice (BMP).* Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices, including both structural and nonstructural practices, to prevent or reduce the pollution of surface water and groundwater systems from the impacts of land-disturbing activities.
- ~~(E)~~(F) *Buffer area.* An area of natural or established vegetation managed to protect other components of a resource protection area and state waters from significant degradation due to land disturbances. To effectively perform this function, the buffer area will achieve a 75 percent reduction of sediments and a 40 percent reduction of nutrients. A 100-foot wide buffer area shall be considered to meet this standard.
- ~~(F)~~(G) *Chesapeake Bay Preservation Act land-disturbing activity.* A land-disturbing activity including clearing, grading, or excavation that results in a land disturbance equal or greater than 2,500 square feet and less than one acre in all

areas of the city designated as subject to the regulations adopted pursuant to the Chesapeake Bay Preservation Act, Code of Virginia, § 62.1-44.15:67 et seq.

~~(G)~~(H) *Clean Water Act* or CWA means the federal Clean Water Act (33 U.S.C § 1251 et seq.), formerly referred to as the Federal Water Pollution Control Act or Federal Water Pollution Control Act Amendments of 1972, Public Law 92-500, as amended by Public Law 95-217, Public Law 95-576, Public Law 96-483, and Public Law 97-117, or any subsequent revisions thereto.

~~(H)~~(I) *Common plan of development or sale*. A contiguous area where separate and distinct construction activities may be taking place at different times on different schedules.

~~(I)~~(J) *Control measure*. Any best management practice or stormwater management facility, or other method used to minimize the discharge of pollutants to state waters.

~~(J)~~(K) *Department (DEQ)*. The Virginia Department of Environmental Quality.

~~(K)~~(L) *Development*. Land disturbance and the resulting landform associated with the construction or substantial alteration of residential, commercial, industrial, institutional, recreational, transportation, or utility facilities or structures or the clearing of land for non-agricultural or non-silvicultural purposes.

~~(L)~~(M) *Director of T&ES/Director of P&Z*. Director of T&ES means the director of transportation and environmental services of the City of Alexandria. Director of P&Z means the director of planning and zoning of the City of Alexandria.

~~(M)~~(N) *Floodway*. All lands as defined in subsection 6-303(O) of this ordinance.

~~(N)~~(O) *General permit*. The state permit titled General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities found in 9VAC25-880 et seq. of the Virginia Erosion and Stormwater Management Regulations authorizing a category of discharges under the federal Clean Water Act and the Virginia Erosion and Stormwater Management Act within a geographical area of the Commonwealth of Virginia.

~~(O)~~(P) *Highly erodible soils*. Soils (excluding vegetation) with an erodibility index (EI) from sheet and rill erosion equal to or greater than eight. The erodibility index for any soil is defined as the product of the formula  $RKLS/T$ , where K is the soil susceptibility to water erosion in the surface layer; R is the rainfall and runoff; LS is the combined effects of slope length and steepness; and T is the soil loss tolerance.

~~(P)~~(Q) *Highly permeable soils*. Soils with a given potential to transmit water through the soil profile. Highly permeable soils are identified as any soil having a

permeability equal to or greater than six inches of water movement per hour in any part of the soil profile to a depth of 72 inches (permeability groups "rapid" and "very rapid"), as found in the "National Soil Survey Handbook" of November 1996 in the "Field Office Technical Guide" of the U.S. Dept. of Agriculture Natural Resources Conservation Service.

~~(Q)~~(R) *Impervious cover*. A surface composed of any material that significantly impedes or prevents natural infiltration of water into the soil. Impervious surfaces include, but are not limited to: roofs, buildings, streets, parking areas, and any concrete, asphalt, or compacted gravel surface.

~~(R)~~(S) *Intermittent stream*. Any natural or engineered channel (measured from top of bank) with flowing water during certain times of the year, when groundwater provides for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow. Acceptable methodologies for establishing the presence of an intermittent stream will be provided by the director of T&ES pursuant to subsection 13-104(C).

~~(S)~~(T) *Isolated wetlands of minimal ecological value*. Those wetlands, as defined in 9VAC25-210-10, that:

- (i) Do not have a surface water connection to other state waters;
- (ii) Are less than one-tenth of an acre in size;
- (iii) Are not located in a Federal Emergency Management Agency designated 100-year floodplain;
- (iv) Are not identified by the Virginia Natural Heritage Program as a rare or state significant natural community;
- (v) Are not forested; and
- (vi) Do not contain listed federal or state threatened or endangered species.

~~(T)~~(U) *Land disturbance or land-disturbing activity*. A manmade change to the land surface that potentially changes its runoff characteristics, including clearing, grading, filling, or excavation.

~~(U)~~(V) *Layout*. A conceptual drawing sufficient to provide for the specified stormwater management facilities required at the time of approval.

(W) *Mature tree*. For the purposes of this section, a canopy tree with a diameter at breast height (DBH) of approximately 12 inches or greater or an understory tree with a DBH of approximately four (4) inches or greater.

~~(V)~~(X) *Minor modification*. An amendment to an existing general permit before its expiration not requiring extensive review and evaluation including, but not limited to, changes in EPA promulgated test protocols, increasing monitoring frequency requirements, changes in sampling locations, and changes to

compliance dates within the overall compliance schedules. A minor general permit modification or amendment does not substantially alter general permit conditions, substantially increase or decrease the amount of surface water impacts, increase the size of the operation, or reduce the capacity of the facility to protect human health or the environment.

~~(W)~~(Y) *Natural channel*. A nontidal waterway that is part of the natural topography and is generally characterized as being irregular in cross section with a meandering course.

(Z) *Nature-based solution*. An approach that reduces the impacts of sea-level rise, flooding, and storm events through the use of environmental processes and natural systems.

~~(X)~~(AA) *Nonpoint source pollution*. Contamination from diffuse sources that is not regulated as point source pollution under Section 402 of the Clean Water Act.

~~(Y)~~(BB) *Nontidal wetlands*. Those wetlands, other than tidal wetlands, that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as defined by the U.S. Environmental Protection Agency pursuant to Section 404 of the Federal Clean Water Act, in 33 CFR 328.3b.

~~(Z)~~(CC) *Operator*. The owner or operator of any facility or activity subject to regulation under this Article XIII.

~~(AA)~~(DD) *Permittee*. The person to whom a state permit is issued, including any owner or operator whose construction site is covered under a state construction general permit.

~~(BB)~~(EE) *Person*. Any individual, corporation, partnership, association, municipality, commission, or political subdivision, of a state, governmental body, including federal, state, or local entity as applicable, any interstate body or any other legal entity.

~~(CC)~~(FF) *Pre-development*. The land use that exists at the time that plans for the development are submitted to the city. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the land use at the time the first item is submitted shall establish pre-development conditions.

~~(DD)~~(GG) *Post-development*. Conditions that reasonably may be expected or anticipated to exist after completion of the development activity on a specific site or tract of land.

- ~~(EE)~~(HH) *Public road*. For the purpose of this Article XIII, public road means a publicly owned road designed and constructed in accordance with water quality protection criteria at least as stringent as requirements applicable to the Virginia Department of Transportation, including regulations promulgated pursuant to (i) the Virginia Erosion and Stormwater Management Act (Section 62.1-44.15:51 et seq. of the Code of Virginia). This definition includes those roads where the Virginia Department of Transportation exercises direct supervision over the design or construction activities, or both, and cases where roads are constructed or maintained, or both, by the City of Alexandria.
- ~~(FF)~~(II) *Redevelopment*. The process of developing land that is or has been previously developed.
- ~~(GG)~~(JJ) *Regulations*. The Virginia Erosion and Stormwater Management Program (VESMP) Permit Regulations, 9VAC25-875, as amended.
- ~~(HH)~~(KK) *Restored stormwater conveyance system*. A stormwater conveyance system that has been designed and constructed using natural channel design concepts. Restored stormwater conveyance systems include the main channel and the flood-prone area adjacent to the main channel.
- ~~(II)~~(LL) *Resource management area (RMA)*. A Chesapeake Bay Preservation Area overlay designation as further defined in section 13-105(C).
- ~~(JJ)~~(MM) *Resource protection area (RPA)*. A Chesapeake Bay Preservation Area overlay designation as further defined in section 13-105(B).
- ~~(KK)~~(NN) *Shoreline*. Land contiguous to a body of water.
- ~~(LL)~~(OO) *Site*. The land or water area where any facility or land-disturbing activity is physically located or conducted, including adjacent land used or preserved in connection with the facility or land-disturbing activity. Areas channelward of mean low water in tidal Virginia shall not be considered part of a site. The following shall be used for determining water quality and water quantity requirements in sections 13-109(E) and (F): For projects disturbing less than 50 percent of the tax parcel, (or if multiple parcels are involved, the land subject to the application), the disturbed area shall constitute the site; for projects disturbing greater than or equal to 50 percent of the tax parcel (or if multiple parcels are involved, the land subject to the application), the entire tax parcel shall constitute the site.
- ~~(MM)~~(PP) *State*. The Commonwealth of Virginia.
- ~~(NN)~~(QQ) *State permit*. An approval to conduct a land-disturbing activity issued by the Virginia State Water Control Board in the form of a state stormwater

individual permit or coverage issued under a state general permit or an approval issued by the Virginia State Water Control Board for stormwater discharges from an MS4. Under these state permits, the state imposes and enforces requirements pursuant to the federal Clean Water Act, the Virginia Erosion and Stormwater Management Act, and their attendant regulations.

~~(OO)~~(RR) *State Water Control Law*. Chapter 3.1 (62.1-44.2 et seq.) of Title 62.1 of the Code of Virginia.

~~(PP)~~(SS) *State waters*. All waters on the surface or in the ground, wholly or partially within or bordering the commonwealth or within its jurisdiction, including wetlands.

~~(QQ)~~(TT) *Stormwater*. Precipitation that is discharged across the land surface or through conveyances to one or more waterways and that may include stormwater runoff, snow melt runoff, and surface runoff and drainage.

~~(RR)~~(UU) *Stormwater management facility*. A device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow.

~~(SS)~~ (VV) *Stormwater management plan*. A document or documents containing material describing methods for complying with the requirements of section 13-114 of this article.

~~(TT)~~ (WW) *Stormwater pollution prevention plan (SWPPP)*. A document that is prepared in accordance with section 13-113 of this article and good engineering practices and that identifies potential sources of pollutants that may reasonably be expected to affect the quality of stormwater discharges from the construction site, and otherwise meet the requirements of this article. In addition the document shall identify and require the implementation of control measures, and shall include, but not be limited to the inclusion of, or the incorporation by reference of, an approved erosion and sediment control plan, and a pollution prevention plan.

(XX) *Storm surge*. The resulting temporary rise in sea level due to the action of wind stress on the water surface and low atmospheric pressure created during storms which can cause coastal flooding. Surge is the difference from expected tide level. Storm tide is the total water level.

~~(UU)~~(YY) *Subdivision*. Means the same as defined in section 2-197.2 of the Alexandria Zoning Ordinance.

~~(VV)~~(ZZ) *Substantial alteration*. Expansion or modification of a building or development that would result in land disturbance exceeding an area of 2,500 square feet in the resource management area only.

~~(WW)~~(AAA) *Tidal shore*. Land contiguous to a tidal body of water between the mean low water level and the mean high water level.

~~(XX)~~(BBB) *Tidal wetlands*. Vegetated and nonvegetated wetlands as defined in Section 28.2-1300 of the Code of Virginia.

~~(YY)~~(CCC) *Top of Bank*. To the extent applicable, top of bank shall be determined on prevailing professional standards and the best professional judgment of the director.

~~(ZZ)~~(DDD) *Total maximum daily load (TMDL)*. The sum of the individual wasteload allocations for point sources, load allocations for nonpoint sources, natural background loading, and a margin of safety. TMDLs can be expressed in terms of either mass per time, toxicity, or other appropriate measure. The TMDL process provides for point versus nonpoint source trade-offs.

~~(AAA)~~(EEE) *Use*. Any activity on the land other than development, including, but not limited to agriculture, horticulture, and silviculture.

~~(BBB)~~(FFF) *Virginia Erosion and Stormwater Management Act* (§ 62.1-44.15:24 et seq.) of Chapter 3.1 of Title 62.1 of the Code of Virginia.

~~(CCC)~~(GGG) *Virginia Stormwater BMP Clearinghouse website*. A website that contains detailed design standards and specifications for control measures that may be used in Virginia to comply with the requirements of the Virginia Erosion and Stormwater Management Act and regulations.

~~(DDD)~~(HHH) *Virginia Erosion and Stormwater Management Program (VESMP)*. A program approved by the Virginia State Water Control Board that has been established by a VESMP authority for the effective control of soil erosion and sediment deposition and the management of the quality and quantity of runoff resulting from land-disturbing activities to prevent the unreasonable degradation of properties, stream channels, waters, and other natural resources. The program shall include such items as local ordinances, rules, requirements for permits and land-disturbance approvals, policies and guidelines, technical materials, and requirements for plan review, inspection, and enforcement consistent with the requirements of the Virginia Erosion and Stormwater Management Act.

~~(EEE)~~(III) *VESMP authority*. An authority approved by the Virginia State Water Control Board to operate a VESMP. For the purposes of this article, the city is the VESMP authority.

~~(FFF)~~(JJJ) *VESMP authority permit*. An approval to conduct a land-disturbing activity issued by the city for the initiation of a land-disturbing activity after evidence

of general permit coverage has been provided where applicable. In the City of Alexandria a VESMP authority permit is not a separate permit. Rather, the issuance of a building, land use, or other land development permit is contingent on a proposed land-disturbing activity meeting all VESMP authority permit requirements in 9VAC25-875 and the requirements of this article.

~~(GGG)~~(KKK) *Water body with perennial flow.* A body of water that flows in a natural or engineered channel year-round during a year of normal precipitation. This includes, but is not limited to streams, estuaries, and tidal embayments and may include drainage ditches or channels constructed in wetlands or from former natural drainage ways that convey perennial flow. Lakes and ponds, through which a perennial stream flows, are a part of the perennial stream. Generally, the water table is located above the streambed for most of the year and groundwater is the primary source for stream flow. The width of the perennial stream extends from top-of-bank to top-of-bank of the channel or to the limits of the normal water level for a pond or lake when there is no definable top-of-bank. Acceptable methodologies for establishing the presence of a water body with perennial flow will be provided by the director of T&ES pursuant to subsection 13-104(C).

~~(HHH)~~(LLL) *Water-dependent facility.* A development of land that cannot exist outside of the resource protection area and must be located on the shoreline by reason of the intrinsic nature of its operation. These facilities include, but are not limited to:

- (i) Ports;
  - (ii) The intake and outfall structures of power plants, water treatment plants, sewage treatment plants, and storm sewers;
  - (iii) Marinas and other boat docking facilities;
  - (iv) Beaches and other public water-oriented recreation areas;
- and
- (v) Fisheries or other marine resources facilities.

~~(HH)~~(MMM) *Watershed.* The total drainage area contributing runoff to a single point.

~~(JJJ)~~ (NNN) *Wetlands.* Tidal and nontidal wetlands.

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13-107 – Development, redevelopment, and uses permitted in RPAs.

The following criteria shall apply in RPAs unless the development, redevelopment, use, or land disturbing activity is exempted under section 13-123 or granted an exception pursuant to section 13-119. All development, redevelopment, and uses within the RPA must comply with the performance criteria provided in section 13-109.

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(F) The following adaptation measures are allowed within the RPA if approved by the director of T&ES and provided that a water quality impact assessment is performed and accepted by the director of T&ES as complete in accordance with section 13-117:

- (1) Be a nature-based solution adaptation measure that uses environmental processes, natural systems, or natural features, is appropriate for site conditions, and is:
  - (a) A Best Management Practice approved by the Chesapeake Bay Program Partnership;
  - (b) An approved Virginia Stormwater Best Management Practice listed in the Virginia Stormwater Best Management Practice Clearinghouse;
  - (c) An approved Shoreline Protection Strategy in accordance with the Tidal Wetlands Guidelines as determined by the Virginia Marine Resource Commission; or
  - (d) A project that is an eligible activity for funding by the Virginia Community Flood Preparedness Fund as determined by the Virginia Department of Conservation and Recreation.
- (2) Be designed, installed, and maintained in accordance with the applicable adaptation measure specifications in accordance with the type of the adaptation measure identified in subsection (F)(1) above.
- (3) Allow for the use of fill only under the following conditions:
  - (a) The grading and slope created by the use of fill shall be no greater than necessary based upon the project specifications and implemented in a manner that minimizes the impact of run-off;
  - (b) The fill must have the necessary biogeochemical characteristics, including sufficient organic content, to support the growth of vegetation and adequate permeability to allow infiltration consistent with the project specifications;
  - (c) The use of fill shall not enhance stormwater runoff from the RPA, and any lateral flow onto adjacent properties shall be controlled;
  - (d) Any impacts on the management of stormwater upland of the RPA created by the use of fill shall be mitigated as necessary; and
  - (e) The use of fill shall be consistent with any applicable federal or state law, including floodplain management requirements in 44 CFR Part 60 and section 6 - 300.
- (4) Maximize preservation of existing natural vegetation, including mature trees, and minimize land disturbance consistent with the adaptation measure specifications.
- (5) Comply with all federal, state, and local laws and requirements including any required permits and conditions.

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13-117 - Water quality impact assessment.

(A) The purpose of the water quality impact assessment is to:

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(5) Determine if proposed development or redevelopment within the RPA is vulnerable to sea level rise, storm surge, or flooding per subsection (C)(6) below.

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(C) A water quality minor impact assessment is required for development or redevelopment within RPAs or under an exception which involves 5,000 or less square feet of land disturbance; or for any development or redevelopment within the RMA that involves 5,000 or less square feet of land disturbance adjacent to an RPA, if required by the director of T&ES due to the presence or proximity of wetlands, potential for harmful discharge of contaminants from the property, or slopes greater ~~that~~ than 15 percent which are proposed to be disturbed. A minor assessment must demonstrate that the undisturbed buffer area, enhanced vegetative plantings, and any required BMPs will result in the removal of no less than 75 percent of sediments and 40 percent of nutrients from post-development stormwater runoff and that will retard runoff, prevent erosion, and filter nonpoint source pollution the equivalent of the full undisturbed buffer area and must include a resiliency assessment and adaptation measures if applicable. Such an assessment shall include a site plan that shows the following:

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(6) For any development or redevelopment within the RPA, the water quality impact assessment shall include a resiliency assessment. The resiliency assessment shall:

(a) Be based upon a potential impact range of 30 years or the lifespan of the project if less than 30 years;

(b) Utilize a model or forecast developed by or on behalf of the Commonwealth of Virginia;

(c) Identify potential impacts:

(i) From projected sea-level rise using the 2017 National Oceanographic and Atmospheric Administration (NOAA) Intermediate-High scenario projection curve or any subsequently updated version thereof, on the project site;

(ii) From storm surge based upon the most updated NOAA hydrodynamic Sea, Lake, and Overland Surges from Hurricanes model on the project site; and

(iii) From flooding based upon the most updated Special Flood Hazard Area and the Limit of Moderate Wave Action on the project site. Such assessment of flooding should be in conjunction with the requirements and application of floodplain management requirements and programs.

(d) Based upon the assessment, the director of T&ES, as necessary and appropriate, shall require conditions, alterations, or the installation of adaptation measures as part of the proposed land development consistent with the requirements of section 13-107 (F).

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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 Article XII, 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.

11. City Council adopted an ordinance to amend and reordain Section 5-6-229.10 (PENALTIES) of Division 4 (FATS, OILS, AND GREASE [FOG], FOG MANAGEMENT), Article B (SEWAGE DISPOSAL AND DRAINS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The ordinance reads as follows:

#### ORDINANCE NO. 5608

AN ORDINANCE to amend and reordain Section 5-6-229.10 (PENALTIES) of Division 4 (FATS, OILS, AND GREASE (FOG), FOG MANAGEMENT), Article B (SEWAGE DISPOSAL AND DRAINS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the Code of the City of Alexandria, Virginia, 1981, as amended.

#### THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-6-229.10 of the Code of the City of Alexandria, Virginia, 1981, as amended, be, and the same hereby is, amended by deleting the text shown in strikethrough and adding the text shown in underline and the table as follows:

#### Division 4 – FATS, OILS, AND GREASE (FOG), FOG MANAGEMENT PROGRAM

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#### Sec. 5-6-229.10 – Penalties

- (a) It shall be unlawful for any food service establishment to fail to comply with any provision of this division that applies to it. The owner of any such food service establishment that fails to comply with any applicable provision shall be in violation of this division.
- (b) Any violation listed in the following schedule shall subject the violator to a civil penalty in the amount of one hundred dollars (\$100.00) for an initial summons and one hundred dollars (\$100.00) for each additional summons; provided, however, that the total amount for a series of specified violations arising from the same operative set of facts shall not exceed three thousand dollars (\$3,000.00), as follows:

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| Violation                                                                                                                              | City Code Section |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Failure to maintain cleaning and maintenance records                                                                                   | 5-6-229.7         |
| Failure to maintain grease disposal records                                                                                            | 5-6-229.7         |
| Failure to properly maintain grease control device                                                                                     | 5-6-229.6         |
| Failure to allow inspection of grease control device                                                                                   | 5-6-229.8         |
| Failure to have grease a control device or devices meeting all applicable requirements of the Virginia Uniform Statewide Building Code | 5-6-229.9         |
| Failure to make required modification or repair to grease control device                                                               | 5-6-229.9         |

- (c) The director or designee may issue a civil summons ticket for a violation. Any person summoned or issued a ticket for a violation may make an appearance in person or in writing by mail to the treasurer of the locality prior to the date fixed for trial in court. Any person appearing may enter a waiver of trial, admit liability and pay the civil penalty established for the violation.
- (d) If a person charged with a violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided for by law. In any such trial, the city shall have the burden of proving by a preponderance of the evidence the liability of the alleged violator.
- (e) An admission of liability or finding of liability under this section shall not be deemed an admission at a criminal proceeding, and no civil action authorized by this section shall proceed while a criminal action is pending.
- (f) Each day that a violation exists or persists shall constitute a separate violation of this chapter.
- (g) The remedies provided in this section are cumulative and not exclusive. The designation of a violation of this chapter as a civil violation shall not be construed as prohibiting initiation of appropriate administrative or civil procedures pursuant to city, state, or federal law to prevent, correct, restrain, or abate violations of the chapter, including injunctive relief.

Section 2. That Section 5-6-229.10 as amended pursuant to Section 1 of this ordinance, be, and the same hereby is, reordained as part of the City of Alexandria City Code.

Section 3. That this ordinance shall become effective upon the date and at the time of its final passage.

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)**

- 12.** Development Special Use Permit #2025-10020  
6025 Duke Street - WestEnd Block D  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications for construction of a multi-unit residential

dwelling and a Special Use Permit request for a parking reduction; zoned CDD #29/Coordinateed Development District #29.

Applicant: Landmark Land Holdings LLC represented by Kenneth Wire, Wire Gill LLP, Attorney

Planning Commission Action: Recommend Approval as Amended 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. 12; 10/18/25, and is incorporated as part of this record by reference.)

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

1. Phoebe Coy, Alexandria, spoke in support of the DSUP and the increase in housing opportunities for the City.

**WHEREUPON**, upon motion by Councilman Elnoubi, 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 Chapman, seconded by Vice Mayor Bagley and carried unanimously, City Council reopened the public hearing for this item. 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

2. Kenneth Wire, attorney for the applicant, spoke in support of the DSUP and responded to questions from Council about the proposed project and the model for rental structure.

**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 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.

**\*\*City Council considered deferral of this item earlier in the meeting.\*\***

- 13.** 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

(A copy of the Planning Commission report is on file in the Office of the City Clerk and Clerk of Council, marked Item No. 13; 10/18/25, 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 deferred consideration on item #13 until a later meeting. 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.

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

See above.

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

Not needed.

**16. Adjournment.**

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**THERE BEING NO FURTHER BUSINESS TO BE CONSIDERED**, upon motion by Vice Mayor Bagley, seconded by Councilwoman Greene and carried unanimously, City Council adjourned the October 18, 2025 public hearing meeting at 11:34 a.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.

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**APPROVED BY:**

**ALYIA GASKINS**

**MAYOR**

**ATTEST:**

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Gloria A. Sitton, CMC    City Clerk

Adopted: November 12, 2025

DRAFT