

# City of Alexandria

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



## **Docket - Final-revised**

**Saturday, January 24, 2026**

**9:30 AM**

**City Council Chamber at Del Pepper Community Resource Center  
4850 Mark Center Drive, Alexandria, Virginia 22311**

## **City Council Public Hearing**

The January 24, 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, Alexandria, Virginia 22311) and electronically. Members of City Council and staff are participating either in-person or from a remote location through video conference call on Zoom webinar. The meeting can be accessed by government channel 70, streaming on the City's website, and via Zoom by the following link:

**Webinar ID: 938 9352 7596**

**Webinar Passcode: 212785**

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

**Registration:**[https://zoom.us/webinar/register/WN\\_mEltYcCXQqeeBSmCRiecCw](https://zoom.us/webinar/register/WN_mEltYcCXQqeeBSmCRiecCw)

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](mailto:gloria.sitton@alexandriava.gov) o al 703.746.4550. Le solicitamos que proporcione un aviso de 48 horas para que se puedan hacer los arreglos necesarios. Por favor, especifique el idioma de traducción cuando realice la solicitud.

**\*\*\*TAKE NOTICE: City Council will take a lunch break in the middle of the docket at a reasonable time when the agenda allows for a break.\*\*\***

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**I. OPENING**

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

**II. Proclamation and Recognitions**

None.

**3. 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.]

**Action Docket**

**II. Roll-Call Consent Items (4-8)**

4. [26-0612](#) Development Special Use Permit #2025-10021  
3120 Colvin Street - Colvin Street Garage  
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan (DSUP#2021-10022) with a modification, to construct a commercial building for a general automobile repair and a warehouse use; zoned I/Industrial.  
Applicant: 3120 Colvin LLC, represented by Duncan Blair, Attorney  
Planning Commission Action: Recommend Approval 7-0

**Attachments:** [26-0612\\_DSUP2025-10021 Staff Report](#)  
[26-0612\\_DSUP2025-10021 Site Plan](#)  
[26-0612\\_DSUP2025-10021 Presentation](#)

5. [26-0614](#) Master Plan Amendment #2025-00005  
Rezoning #2025-00006  
Special Use Permit #2025-00066  
Encroachment #2025-00009  
732 North Washington Street & 710 Madison Street  
Public Hearing and consideration of a request for (A) an amendment to the Old Town North Small Area Plan Chapter of the Master Plan to change the Recommended Height District Limits Map to allow for 55 feet in building height; (B) a Rezoning from CD-X/Commercial Downtown zone (Old Town North) to CRMU-X/Commercial Residential Mixed use (Old Town North) zone; (C) Special Use Permits for a multi-unit residential use and a parking reduction; and (D) an Encroachment into the public right-of-way for upper floor balconies to facilitate the conversion of an existing office building to a multi-unit residential building; zoned CD-X/ Commercial Downtown.  
Applicant: 732-806 Development LLC represented by Kenneth Wire, Wire Gill LLP, Attorney  
Planning Commission Action: MPA2025-00005 - Adopt Resolution 7-0; REZ2025-00006 - Recommend Approval 7-0; SUP2025-00066 - Recommend Approval 7-0; ENC2025-00009 - Recommend Approval 7-0.

**Attachments:** [26-0614\\_MPA2025-00005 Staff Report](#)  
[26-0614\\_MPA2025-00005 Presentation](#)

6. [26-0461](#) Public Hearing, Second Reading, and Final Passage of an Ordinance to lease and manage the Torpedo Factory Art Center (TFAC) to Initiate And Establish The Process To Grant An Agreement For The Lease, Management, And Operation Of The Torpedo Factory Arts Center ("TFAC"), Owned By The City Of Alexandria And Located At 105 Union Street.

**Attachments:** [26-0461 Attachment 1. Franchise Ordinance.pdf](#)  
[26-0461 Attachment 2. Request for Proposals - Terms and Specifications for Bi](#)

7. [26-0564](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article II (DEFINITIONS) to amend certain commercial and nonresidential definitions; Articles III (RESIDENTIAL ZONE REGULATIONS) IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), and VII (SUPPLEMENTAL ZONE REGULATIONS) for certain commercial and nonresidential uses, change from special to administrative uses and special and administrative to permitted uses, add uses to more zones, and use limitations and allow accessory uses to park in existing parking facilities on nonresidential properties; Article VIII (OFF-STREET PARKING AND LOADING) 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 shared off-street parking facilities; Article XI (DEVELOPMENT APPROVALS AND PROCEDURES) to reduce the processing time for an administrative special use permit change of ownership and amend administrative special use permit standards; and Article XII (NONCOMPLIANCE AND NONCONFORMITY) to delete inconsistent provisions of the City of Alexandria Zoning Ordinance, 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 for Commercial Uses Zoning Regulations approved by City Council on December 12, 2025).

**Attachments:** [26-0564 cover](#)  
[26-0564 ordinance](#)  
[26-0564 signed ordinance no. 5614](#)

8. [26-0566](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Sheet No. 074.03 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 598 South Alfred Street from RB/Townhouse zone to RMF/Residential multi-unit zone in accordance with the said zoning map amendment heretofore approved by city council as Rezoning No. 2025-00004 (Implementation Ordinance for Rezoning No. 2025-00004 associated with 598 South Alfred Street/Old Towne West - Block 3 approved by City Council on December 13, 2025).

**Attachments:** [26-0566 cover](#)  
[26-0566 ordinance](#)  
[26-0566 signed ordinance no. 5615](#)

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

9. [26-0492](#) Public Hearing and Consideration of a Five-Year License Agreement between the City of Alexandria and the Tall Ship Providence Foundation for the Docking of the Tall Ship Providence at Waterfront Park

**Attachments:** [26-0492 Attachment 1 - Lease Tall Ship Providence Foundation](#)

10. [26-0624](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend the Franchise Agreement awarded to the Tall Ship Providence Foundation to Dock a Replica Historic Tall Ship at the Waterfront Park bulkhead.

**Attachments:** [26-0624 Attachment 1 - Cover - TSP Franchise Amendment](#)  
[26-0624 Attachment 2 - Proposed Ordinance to the Tall Ship Providence Foun](#)  
[26-0624 Attachment 3 - Proposed Franchise Agreement](#)  
[26-0624 signed ordinance no. 5616](#)

11. [26-0617](#) BAR#2025-00465 - OHAD  
910 King Street  
Public Hearing and consideration of an Appeal of the Board of Architectural Review's (BAR) December 3, 2025 decision to approve a Certificate of Appropriateness for alterations at 910 King Street.  
Applicant and Appellant: 910 King St LLC represented by Romona Sanchez  
**Attachments:** [26-0617 Staff Report](#)  
[26-0617 Attachment 1 December 3, 2025 BAR2025-00465 Staff Report](#)  
[26-0617 Attachment 2 BAR Design Guidelines](#)  
[26-0617 Attachment 3 Appeal Application](#)  
[26-0617 Presentation](#)
12. [26-0613](#) Development Special Use Permit #2025-10030  
220 & 224 South Peyton Street  
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with ground floor commercial use, and Special Use Permit requests to increase the nonresidential floor area above 1.5 and for a parking reduction; zoned CD/Commercial Downtown.  
Applicant: Windmill Hill LLC. represented by Lauren Riley, Attorney  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [26-0613 DSUP2025-10030 Staff Report](#)  
[26-0613 DSUP2025-10030 Site Plan](#)  
[26-0613 DSUP2025-10030 Presentation](#)
13. [26-0615](#) Zoning Text Amendment #2025-00009  
Commercial to Residential Conversions  
(A) Initiation of a Zoning Text Amendment and (B) Public Hearing and consideration of a Text Amendment to Article XII - Noncompliance and Nonconformity of the City's Zoning Ordinance to establish provisions for office to residential conversions and to clarify the regulations related to the use of noncomplying structures generally.  
Staff: City of Alexandria, Planning and Zoning  
Planning Commission Action: Recommend Approval 7-0  
**Attachments:** [26-0615 ZTA2025-00009 Staff Report](#)  
[26-0615 ZTA 2025-00009 Presentation Revised](#)
14. [26-0616](#) Master Plan Amendment #2025-00004  
Green Building Plan  
(A) Initiation of a Master Plan Amendment; (B) Public Hearing and consideration of a Master Plan Amendment to adopt the Green Building Plan as a new chapter of the City's Master Plan.  
Staff: City of Alexandria, Office of Climate Action  
Planning Commission Action: Adopt Resolution 7-0

**Attachments:** [26-0616 MPA2025-00004 Staff Report](#)  
[26-0616 MPA2025-00004 Letters from the Planning Commission](#)  
[26-0616 MPA2025-00004 Proposed Green Building Plan](#)  
[26-0616 MPA2025-00004 Presentation](#)

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

15.     [26-0609](#)     **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**  
Subdivision #2025-00009  
106 East Braddock Road  
Public Hearing and consideration of a request for a Subdivision to re-subdivide one existing lot and two part lots into two lots; zoned R-2-5/Residential.  
Applicant: Classic Cottages, LLC, represented by Chad Riedy, Agent  
Planning Commission Action: Approved 7-0

**Attachments:** [26-0609 SUB2025-00009 Staff Report](#)  
[26-0609 SUB2025-00009 Presentation](#)

16.     [26-0610](#)     **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**  
Subdivision #2025-00010  
412 East Nelson Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned R-2-5/Residential.  
Applicant: OCH at 412 E Nelson, LLC represented by Duncan Blair, Attorney  
Planning Commission Action: Approved 7-0

**Attachments:** [26-0610 SUB2025-00010 Staff Report](#)  
[26-0610 SUB2025-00010 Presentation](#)

17.     [26-0611](#)     **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**  
Subdivision #2025-00011  
413 East Nelson Avenue  
Public Hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots; zoned RB/Townhouse.  
Applicant: OCH at 413 E Nelson, LLC represented by Duncan Blair, Attorney  
Planning Commission Action: Approved 7-0

**Attachments:** [26-0611 SUB2025-00011 Staff Report](#)  
[26-0610 SUB2025-00011 Presentation](#)

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

**19. Closed Session**[26-0646](#)

Executive Session --2.2-3711(A)(7) - Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. [ROLL-CALL]

**Attachments:** [26-0646 resolution](#)  
[26-0646 signed resolution](#)

**20. 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.*

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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.*