

City of Alexandria

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



Action Docket - Final

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

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.

*****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.*****

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.

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

Not 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
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.
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.
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).

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).

City Council approved the action docket, with the exception of items 5 and 6, which were considered under separate motions. The approvals were as follows:

- 4. City Council closed the public hearing and approved the Planning Commission recommendation.*
- 5. City Council closed the public hearing and approved the Planning Commission recommendation. (separate motion)*
- 6. City Council closed the public hearing and denied the approval of the RFP process and requested that staff return with amendments, followed by readvertisement for subsequent approval. (separate motion)*
- 7. City Council closed the public hearing and adopted the ordinance as it relates to Text Amendment No. 2025-00007 for Commercial Uses Zoning Regulations approved by City Council on December 13, 2025. (ORD. NO. 5614)*
- 8. City Council closed the public hearing and adopted the ordinance as it relates to Rezoning No. 2025-00004 associated with 598 South Alfred Street/Old Towne West - Block 3 approved by City Council on December 13, 2025. (ORD. 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
- City Council closed the public hearing and approved the 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.*
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.
- City Council closed the public hearing and adopted 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. (ORD. 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
- City Council closed the public hearing and approved the Certificate of Appropriateness with the following conditions:*
1. *Staining on north elevation only as required - Reverse*
 2. *Staining on stones at entry - Affirm*
 3. *Simplify the metalwork at the entry door and transom - modify "simplify" to "match Victorian style"*
 4. *Simplify the design of the railings - modify "simplify" to "match Victorian style"*
 5. *Revise the design for the rooftop embellishment to be similar in size and complexity as the one at 913 King Street - modify to say continue to work with staff on the design*
 6. *The proposed rooftop signage and lights be denied - Affirm*
 7. *Flood lights will be a single color in the warm color range - Affirm*
 8. *Revise the selection for the carriage lights - Affirm*
 9. *Deny painting east, south and west elevations - Reverse*
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

City Council closed the public hearing and approved the Planning Commission recommendation.

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

City Council closed the public hearing and approved the Planning Commission recommendation.

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

City Council approved the Planning Commission recommendation with the following modifications:

- accept the Planning Commission recommendation regarding small projects*
- accept the Planning Commission recommendation regarding development review with Planning and Zoning taking the lead*
- incorporate the future updates portion into the Planning recommendation*
- Add onsite combustion is prohibited unless included in the Permitted Combustion Uses regarding electrification*
- OCA should consider the emergency management implications of EV charging infrastructure, including types of chargers, spacing, locations, emergency egress, and fire access.*
- Multi-unit residential EUI will be no tier 38*
- staff recommendation of 3% on-site or Clean Energy Fund*
- staff recommendation of produce enough energy on-site or on other City-owned property to cover site energy use.*
- Add the following condition that will strike language about air quality flushing and keep the language regarding materials without adverse health impacts will be used.*

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

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

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

City Council received the above items for information only.

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]

City Council convene in closed executive session at 4:33 p.m., pursuant to Virginia Code section 2.2-3711(A)(7) for 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.

City Council reconvened in open session at 5:24 p.m.

City Council adopted the resolution regarding the closed executive session that was

previously circulated to the Council. (RES. NO. 3367)

20. Adjournment.

City Council adjourned the meeting at 5:25 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.