

City of Alexandria

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



Action Docket - Final

Saturday, May 16, 2026

9:30 AM

City Council Public Hearing

The May 16, 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: 980 8777 5841

Webinar Passcode: 263198

Dial-in number: 301-715-8592

Registration:

https://zoom.us/webinar/register/WN_VIY4BooJQz6ck6veVvmyA

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 Deputy City Clerk called the roll. All members of Council were present, with Councilman Aguirre arriving at 9:45 p.m.

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

Not needed.

II. Proclamations

3. [26-1007](#) Presentation of a Proclamation Recognizing Emergency Medical Services Week.

City Council endorsed the proclamation

3a. [26-1010](#) Presentation of a Proclamation Recognizing May as Mental Health Awareness Month.

City Council endorsed the proclamation

4. Public Discussion Period

The following persons participated in the public discussion period:

1. Jennifer Debias, Alexandria, provides an update on the Environmental Policy Commission.

- 2 Susan Parker, Alexandria, spoke on traffic issues and impacts in Old Town.
3. Erin Urlahs, Alexandria, spoke on beekeeping regulations.
4. Janice Grenadier, Alexandria, spoke on corruption.

[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 (5-11)

5. [26-1004](#) Development Special Use Permit #2026-10003
1609 Cameron Street (Parcel Address: 1501 Cameron Street) - Old Town Pool Replacement
Public hearing and consideration of a request for a Development Special Use Permit and Site Plan for demolition and reconstruction of a public pool facility with a Special Use Permit request to operate a Congregate Recreational Facility; zoned: POS/Public open space and community recreation zone.
Applicant: Department of Recreation, Parks & Cultural Activities, City of Alexandria.
Planning Commission Action: Recommend Approval 7-0
6. [26-1001](#) Development Special Use Permit #2026-10005
5050 Mark Center Drive
Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan to construct a multi-unit building with Special Use Permit requests for a parking reduction and penthouses to exceed 15 feet in height; zoned CDD #4/Coordinated Development District #4.
Applicant: Mark Center Residential LLC represented by Ken Wire, Attorney
Planning Commission Action: Recommend Approval 7-0
7. [26-0896](#) Public Hearing, Second Reading and Final Passage of an Ordinance to amend and reordain Article II (DEFINITIONS) to amend and add definitions related to accessory live entertainment, limited live entertainment, and recreation and entertainment uses and Articles IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), and VII (SUPPLEMENTAL ZONE REGULATIONS) to allow outdoor health and athletic clubs or fitness studios and live entertainment as permitted uses subject to use limitations, amend restaurant use limitations, allow temporary trailers for compulsory public and private academic schools as a permitted use, and amend section 4-702 to add day care as a permitted use, of the

City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2026-00001 (Implementation Ordinance for Text Amendment No. 2026-00001 for Commercial Uses Update approved by City Council on April 18, 2026).

8. [26-0982](#) Public Hearing, Second Reading and Final Passage of an Ordinance to Amend Sections 5-2-16 (PLACING MERCHANDISE ON OR OTHERWISE OBSTRUCTING SIDEWALKS AND OTHER PUBLIC RIGHTS-OF-WAY) and 5-2-29 (STREET ENCROACHMENTS) of the of Article A (GENERAL PROVISIONS) of Chapter 2 (STREETS AND SIDEWALKS) of Title 5 (TRANSPORTATION AND ENVIRONMENTAL SERVICES) of the City Code of the City of Alexandria, Virginia, 1981, as amended.

PLEASE NOTE: This item has been deferred June 2026

9. [26-0983](#) Consideration of a Lease Agreement between the City of Alexandria and Casa Chirilagua for Use of the City-owned Community Building at 4109 Mount Vernon Avenue.

10. [26-0984](#) Consideration of a Three (3) Year License Agreement Renewal with the Alexandria Boxing Club for the Boxing Facility at Charles Houston Recreation Center.

11. [26-0985](#) Consideration of a Three (3) Year Lease Agreement Renewal with Child and Family Network Centers at Leonard “Chick” Armstrong Recreation Center Located at 25 West Reed Avenue.

City Council approved the roll call consent items. The approval was as follows:

6. City Council approved the Planning Commission recommendations.

7. City Council adopted an ordinance to amended to reordain Article II (DEFINITIONS) to amend and add definitions related to accessory live entertainment, limited live entertainment, and recreation and entertainment uses and Articles IV (COMMERCIAL, OFFICE AND INDUSTRIAL ZONES), V (MIXED USE ZONES), VI (SPECIAL AND OVERLAY ZONES), and VII (SUPPLEMENTAL ZONE REGULATIONS) to allow outdoor health and athletic clubs or fitness studios and live entertainment as permitted uses subject to use limitations, amend restaurant use limitations, allow temporary trailers for compulsory public and private academic schools as a permitted use, and amend section 4-702 to add day care as a permitted use, of the City of Alexandria Zoning Ordinance, in accordance with the text amendment heretofore approved by city council as Text Amendment No. 2026-00001 (Implementation Ordinance for Text Amendment No. 2026-00001 for Commercial Uses Update approved by City Council on April 18, 2026).

8. This item was taken out of order. City Council will hear this item at the June 13, 2026 Public Hearing..

9. City Council approved a new five-year lease agreement between the City of Alexandria and Casa Chirilagua for use of the City-owned Community Building at 4109 Mount Vernon Avenue at Four Mile Run Park.

10. City Council approved a Three (3) Year License Agreement Renewal with the Alexandria Boxing Club for the Boxing Facility at Charles Houston Recreation Center.

11. City Council approved a Three (3) Year Lease Agreement Renewal with Child and Family Network Centers at Leonard "Chick" Armstrong Recreation Center Located at 25 West Reed Avenue.

IV. Individual Public Hearing Items (Roll-Call Vote)

12. [26-0914](#)

Public Hearing and Consideration of Appeals of the Traffic and Parking Board's February 23, 2026 Decision to Recommend Roadway Design Changes as Part of the Braddock Road Corridor Improvements Project.

City Council upheld the Traffic and Parking Board (TPB) decision, with modifications.

Motion by Vice Mayor and seconded by Councilwoman Marks to retain all traffic control as approved by the Traffic and Parking Board for segments one and two; and to change the plan as approved by the Traffic and Parking Board for segment three to require, after analysis, completion of the sidewalks on Hancock Avenue and West Luray Ave to clearly delineate, to the extent feasible, and indicate crosswalks at Hancock Avenue, West Luray, Little Street, and Ramsey Street with high visibility striping or best practices; and to allow parking on the north side of Braddock Road between Hancock Avenue and West Luray. The motion passed 4-3.

The following persons participated in the public hearing:

- 1. Elena Hutchison, Alexandra, spoke in support of TPB decision.*
- 2. Brian Egan, Alexandra, spoke in support of TPB decision.*
- 3. William Buschur, Alexandra, spoke in support of TPB decision.*
- 4. James Miceli, Alexandra, spoke in support of TPB decision.*
- 5. Tom VanAntwerp, Alexandra, spoke in support of TPB decision.*
- 6. Bill Pugh, Alexandra, spoke in support of TPB decision.*
- 7. Margaret Janowsky, Alexandra, spoke in support of the appeal against TPB decision.*
- 8. Nancy Lopez, Alexandra, spoke in support of the appeal against TPB decision.*
- 9. Greg Cottrell, Alexandra, spoke in support of the appeal against TPB decision.*
- 10. Matthew Underwood, Alexandra, spoke in support of TPB decision.*
- 11. Marianne McInerney, Alexandra, spoke in support of the appeal against TPB decision.*
- 12. James Hokm,*
- 13. Virginia Bush,*
- 14. Alice Wolfram, Alexandra, spoke in support of TPB decision.*
- 15. Adam Bibler, Alexandra, spoke in support of TPB decision.*
- 16. Nicole Radshaw, Alexandra, spoke in support of TPB decision.*
- 17. Ian Smith, Alexandra, spoke in support of TPB decision.*
- 18. Anna Anderson, Alexandra, spoke in support of the appeal against TPB decision.*
- 19. Jennifer Wade, Alexandra, spoke in support of TPB decision.*
- 20. James Lovo, Alexandra, spoke in support of the appeal against TPB decision.*
- 21. Julie Anne Harris, Alexandra, spoke in support of TPB decision.*
- 22. Mallory Lawhorne, Alexandra, spoke in support of TPB decision.*
- 23. Marta Schantz, Alexandra, spoke in support of TPB decision.*
- 24. Glenn Siegal, Alexandra, spoke in support of the appeal against TPB decision.*

25. Michele Schoeppe, Alexandra, spoke in support of the appeal against TPB decision.
26. Jacquelyn Kittredge, Alexandra, spoke in support of TPB decision.
27. Tom Van Wagner, Alexandra, spoke in support of the appeal against TPB decision.
28. Stephanie Elms, Alexandra, spoke in support of TPB decision.
29. Ken Notis, Alexandra, spoke in support of TPB decision.
30. Joseph Fray, Alexandra, spoke in support of TPB decision.
31. Matt Arnold, Alexandra, spoke in support of TPB decision.
32. Becky Hammer,
33. Nate McKenzie, Alexandra, spoke in support of TPB decision.
34. Dianne Harris, Alexandra, spoke in support of TPB decision.
35. Mike Doyle, Alexandra, spoke in support of TPB decision.
36. William Nichols, Alexandra, spoke in support of TPB decision.
37. Karl Kalbacher, Alexandra, spoke in support of the appeal against TPB decision.
38. Libby Clemens, Alexandra, spoke in support of TPB decision.
39. Randy Cole, Alexandra, spoke in support of TPB decision.
40. Riley DePiano, Alexandra, spoke in support of the appeal against TPB decision.
41. Alex Howe, Alexandra, spoke in support of TPB decision.
42. Sandra Gogol, Alexandra, spoke in support of the appeal against TPB decision.
43. John J. Patrick, Alexandra, spoke in support of TPB decision.
44. Praveen H Kathpal, Alexandra, spoke in support of TPB decision.
45. Bonnie Naugle, Alexandra, spoke in support of TPB decision.
46. Don Niss, Alexandra, spoke in support of the appeal against TPB decision.
47. Frank A. Putzu, Alexandra, spoke in support of the appeal against TPB decision.
48. Ruth Reeder, Alexandra, spoke in support of TPB decision.
49. Jonathan Krall, Alexandra, spoke in support of TPB decision.
50. Jol Silversmith, Alexandra, spoke in support of the appeal against TPB decision.
51. Stewart Norwood, Alexandra, spoke in support of the appeal against TPB decision.
52. Lauren Hedinger, Alexandra, spoke in support of TPB decision.
53. Suzanne Heiler Brown, Alexandra, spoke in support of TPB decision.
54. Judith Miller, Alexandra, spoke in support of the appeal against TPB decision.
55. Scott Baker, Alexandra, spoke in support of the appeal against TPB decision.
56. Rawley Vaughan, Alexandra, spoke in support of TPB decision.
57. Grit Cooper, Alexandra, spoke in support of the appeal against TPB decision.
58. David Byrd, Alexandra, spoke in support of TPB decision.
59. Ellis Orrin-Brown, Alexandra, spoke in support of TPB decision.
60. Kursten Phelps, Alexandra, spoke in support of TPB decision.
71. Robbie Morris, Alexandra, spoke in support of the appeal against TPB decision.
72. Darlene Vanderbush, Alexandra, spoke in support of TPB decision.
73. Zack DesJardins, Alexandra, spoke in support of TPB decision.
74. rebecca weinstein, Alexandra, spoke in support of TPB decision.
75. Alison Mullarkey , Alexandra, spoke in support of the appeal against TPB decision.
76. Len Rubenstein, Alexandra, spoke in support of TPB decision.
77. Alex Goyette, Alexandra, spoke in support of the appeal against TPB decision.

78. Rob Letzler, Alexandra, spoke in support of TPB decision.
79. Thomas Halloran, Alexandra, spoke in support of TPB decision.
80. Thomas Fulham, 605 N View Ter, For the original staff recommendation
81. Jerilyn Christensen, Alexandra, spoke in support of the appeal against TPB decision.
82. Rudolf Rojas, Alexandra, spoke in support of the appeal against TPB decision.
83. James Durham, Alexandra, spoke in support of TPB decision.
84. Duncan Blair, Alexandra, spoke in support of TPB decision.
85. Moira MacDougal, Alexandra, spoke in support of TPB decision.
86. Dane Lauritzen, Alexandra, spoke in support of TPB decision.

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

[26-1002](#)

Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information only, and heard by City Council only upon appeal.

Subdivision #2026-00001

411 Clifford Avenue

Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation to floor area ratio; zoned R-2-5/Residential.

Applicant: Teresa Elaine Lustig represented by Duncan Blair, Attorney

Planning Commission Action: Approve 7-0

[26-1003](#)

This case was deferred by the Planning Commission and is only for information only. There is no Council action required at this time.

Special Use Permit #2026-00013

404 A East Alexandria Avenue

Public hearing and consideration of a request for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street; zoned R-2-5/Residential.

Applicant: Eric Teran and Daniela Gross

Planning Commission Action: Defer 6-1

[26-1005](#)

This case was deferred by the Planning Commission and is only for information only. There is no Council required at this time.

Zoning Text Amendment #2026-00002

Beekeeping Zoning Regulations

A) Initiation of a Zoning Text Amendment; and B) Public Hearing and consideration of text amendments to Zoning Ordinance Articles II (Definitions) and VII (Supplemental Zone Regulations) to define beekeeping and beekeeping equipment, allow beekeeping as an accessory use, allow beekeeping equipment as permitted

accessory structures, and establish requirements for beekeeping and beekeeping equipment.

Staff: City of Alexandria, Department of Planning & Zoning

Planning Commission Action: Defer 7-0

13. Public Discussion Period (Remaining Speakers, if any)

14. Closed Session (if needed)

15. Adjournment.

The meeting was adjourned at 8:46 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.