

Docket Item #15  
Planning Commission Public Hearing  
January 4, 2022

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of January 4, 2022.

---

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

**\* \* \* M I N U T E S \* \* \***

ALEXANDRIA PLANNING COMMISSION

January 4, 2022, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

Nathan Macek, Chair  
Melissa McMahan, Vice-Chair  
David Brown  
Vivian Ramirez  
Jody Manor  
Stephen Koenig

Members Absent:

Mindy Lyle

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Jeff Farner	Department of Planning & Zoning
Katherine Carraway	Department of Planning & Zoning
Margaret Curran	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Robert M. Kerns	Department of Planning & Zoning
Dirk H. Geratz	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Carson C. Lucarelli	Department of Planning & Zoning
Helen McIlvaine	Office of Housing
Eric Keeler	Office of Housing
Tamara Jovovic	Office of Housing
Hillary Orr	Department of Transportation & Environmental Services
Megan Oleynik	Department of Transportation & Environmental Services
Alex Block	Department of Transportation & Environmental Services
Jesse Maines	Department of Transportation & Environmental Services

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Alex Boulden  
Jack Browand

Department of Transportation & Environmental Services  
Recreation, Parks & Cultural Activities

1. **Call to Order.**

The Planning Commission meeting was called to order at 7:00 p.m. Commissioner Lyle was excused. All other members were present at the Call to Order.

Chair Macek then read the following statement into the record:

Due to the recent increase in COVID-19 cases, it has been determined that it may be safer to hold the January 4, 2022 Planning Commission Public Hearing through a fully virtual format. As a result, the January 4, 2022 Planning Commission Public Hearing has been changed from Hybrid to fully Electronic Pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, the City is able to undertake essential business, with members of the public bodies and staff participating from remote locations through a Zoom Webinar. Electronic access will be provided.

The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via registration links found on tonight's docket.

Public Comment will be received at this Public Hearing. The public may make Public Comments through the conference call or Webinar functions. Public Comments which have been submitted to Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) prior to the Public Hearing have been received and added to the Docket as part of the official record for this Public Hearing. To address some virtual hearing etiquette that should be observed this evening, please remember to leave your microphone on mute and camera turned off when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the Public Hearing Dockets' page of the City of Alexandria's website, select this evening's Planning Commission hearing, follow the "Sign Up to Speak" link, and fill out the Speaker Form that populates upon doing so. Once you have filled out a Speaker Form and are called upon to speak, please use the "Raise hand" function located on the Webinar taskbar so that staff is able to quickly identify which User needs to be unmuted in order to provide Public Comment. If you are calling in via telephone this evening, you will press "\*9" to execute the "Raise hand".

**CONSENT CALENDAR:**

---

Chair Macek inquired as to whether there were any changes to tonight’s Docket. Staff responded stating they updated the Docket to add Item 1.1. Staff also stated that translation services would be offered for Docket Items 6 and 7.

- 1.1 Resolution Finding Need to Conduct the Planning Commission Electronically

**PLANNING COMMISSION ACTION:**

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the Resolution. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Chair Macek inquired as to whether any members of the Planning Commission wished to pull any items from the Consent Calendar, to which no Commissioners provided confirmation they wished to do so.

2. City Charter Section 9.06 Case #2021-00009  
3002A Mosby Street

Public Hearing and consideration of a request for the Planning Commission to review whether the proposed sale of property by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.

Applicant: City of Alexandria

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed sale of property by the City of Alexandria consistent with the City of Alexandria’s Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

**NEW BUSINESS:**

---

3. Zoning Text Amendment #2021-00004  
Co-living Dwelling Proposal

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define co-living dwelling and amend apartment hotel and tourist home definitions; amend Article III to allow co-living dwellings with a Special Use Permit in RM, RB, RS, RT, RMF zones; amend Article III to allow co-living dwellings with an administrative Special Use Permit in RCX, RA, RC, RD zones; amend Article IV to allow co-living dwellings with an administrative Special

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Use Permit in CC, CSL, CG, CD, CD-X, CL, OC, OCH, OCM(50), OCM(100), NR; amend Article V to allow co-living dwellings with an administrative Special Use Permit in CRMU-L, CRMU-M, CRMU-H, CRMU-X, W-1, zones; amend Article VI to allow co-living dwellings with an administrative Special Use Permit in KR zone; amend each zone listed above to classify the use as non-residential for the purpose of applying area and bulk regulations for up to two co-living dwellings; amend Article VIII to establish parking requirements for co-living dwellings; and amend Article XI to establish administrative review criteria including number of units, maximum occupancy, sign requirements, and the minimum term for lease agreements as well as identify conditions which require a Special Use Permit in the aforementioned zones.

Staff: City of Alexandria, Department of Planning & Zoning

Alexa Powell is the staff assigned to this Item(P&Z).

Chair Macek indicated that there have been several presentations to the Planning Commission on this Item and there are no speakers, so he asked for questions from the Planning Commission.

Speakers:

N/A

Discussion:

Commissioner Brown requested an explanation for the inclusion of language within the proposed Text Amendment to classify co-living as non-residential for the purposes of applying the area and bulk regulations and inquired as to potential impacts to neighborhood character. Staff explained that the rationale for classifying co-living as non-residential for purposes of applying the area and bulk regulations was based on our current policy for accessory apartments. Given the similarities, staff did not see a reason this use should be treated differently from an accessory apartment particularly if this section only applies to projects that are proposing a maximum of two co-living dwellings. The only zones where the accessory apartment provision is not present but where this language is proposed for co-living are OCH, RCX, RA, RC, RD, RMF, and NR. With the exception of the NR zone all of these zones are high density. Therefore, this shift would have limited impact on the neighborhood character and more than likely these would come in as part of a larger development project that would be subject to Planning Commission and City Council review. This language is also proposed in RM, RB, RS, and RT zones. However, under this proposal such projects would be subject to Planning Commission and City Council review.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Vice-Chair McMahon asked staff for clarification as to why these units were not being recommended in the single-family and two-family zones. Staff responded that during the community engagement process there was overwhelming opposition to allow co-living in these areas. While she understood staff's rationale Vice Chair McMahon expressed disappointment that these single-family zones were not included, particularly as these zones make up a large part of the City but would be excluded from this policy. She also suggested that in order to reach our broader community housing goals it may sometimes be necessary to propose policies that are unpopular. Department of Planning & Zoning (P&Z) Director Moritz stated that as part of the Zoning for Housing Initiative, P&Z plans to have further conversations around housing policies as a whole and will get more direction policymakers to address these concerns. Chair Macek concurred with Vice Chair McMahon's observations and while supportive of the current proposal he also did not see a reason to exclude single-family zones from the co-living proposal and encouraged further discussion as part of the inclusionary housing initiative in the future to expand to other zones.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2021-00004. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

4. Special Use Permit #2021-00095  
220 East Monroe Avenue  
Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the redevelopment of a substandard lot with a single-family dwelling; zoned: R-2-5/Single-and two-family.  
Applicant: Capitol Hill Iron Gate JV, LLC, represented by Timothy Sullivan, agent

Alexa Powell is the staff assigned to this Item (P&Z).

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Chair Macek indicated that no speakers are signed up for this Item and inquired as to whether the Planning Commission wished to have a presentation on this Item and the Planning Commission opted not to receive a presentation.

Speakers:

N/A

Discussion:

Chair Macek requested staff to consider studying and bringing forward a Zoning Ordinance Text Amendment for substandard lots which do not meet lot width to be processed with an Administrative Special Use Permit approval rather than as a full hearing as these lots are in many cases similar to all the other lots in the neighborhood. This change would streamline the process. Staff indicated they can explore this. Commissioner Brown indicated his support of the project and also Commissioner Koenig indicated that he agreed with Chair Macek's comments and added that some of the lots are substandard due to the lack of lot area.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing and recommend approval of Special Use Permit #2021-00095, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

5. Master Plan Amendment #2021-00009  
Rezoning #2021-00008  
Development Special Use Permit #2021-10026  
3701 West Braddock Road - Alexandria City High School Project, Minnie Howard Campus  
Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the Alexandria Master Plan to amend the Height Limit Map from 35 feet to 77 feet for the subject property and to amend the City Land Use Map to switch the Institutional and Parks & Open Space land uses for the subject property; (B) an amendment to the official zoning map to change the zone from POS/Public Open Space and Community Recreation zone and R-12/Single-Family zone to OCM(50)/Office Commercial Medium (50) zone and POS/Public Open Space and Community Recreation zone; (C) a Development Special Use Permit with Site Plan for the construction of a new high school building, community services and athletic fields and courts, including Special Use Permits to allow in the POS zone a public park, congregate recreational facilities, and lighting facilities for nighttime use, congregate recreational facility lighting up to 80 feet in height, and an increase in height for recreational area up to 30 feet in height; to allow in the OCM(50) zone building height to exceed 50 feet up to 77 feet and to exceed the parking maximum; and modifications to the landscape islands requirements and street tree spacing requirements in the Landscape

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Guidelines; zoned: R-12/Single-Family Residential and POS/Public Open Space and Community Recreation.

Applicant: City of Alexandria and Alexandria City Public Schools, represented by Erika L. Gulick, ACPS

Dirk H. Geratz (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Dr. Gerald Mann, representing Alexandria City Public Schools (ACPS), spoke in favor of the project, highlighting the connected network of schools and student schedules. ACPS will be working with consultants on the master schedule.

Azjargal Bartlett, representing ACPS, spoke in favor of the project highlighting the goals of the project to benefit the students and the community. Ms. Bartlett noted the state-of-the-art new building and that the building as proposed increases capacity, improves recreational facilities, incorporates co-locational uses, and it is green building compliant.

Commissioner Brown questioned ACPS about the availability of student parking at the King Street campus and the new campus. Ms. Bartlett said that the existing student parking made available adjacent to the King Street campus would remain the same, and there was no student parking at the new site, with shuttling being provided between the two campuses. Commissioner Brown thought their plan for transitioning the students was sound and could be successful. He also commented that the use of the recreation space to build the new school while maintaining the existing school made sense, but worried about how the loss of recreation space would be an impact to those users. Jack Browand, Department of Recreation, Parks and Cultural Activities (RPCA), responded that RPCA is working on a schedule to accommodate, and not reduce, the programming that currently occurs at Minnie Howard.

Commissioner Koenig discussed the complex planning and collaboration processes for this project as a connected high school network. He also noted the significant achievement of Net Zero performance and the tremendous learning opportunity that it presents, and he is looking forward to following the ongoing development of the project as it moves through construction.

Chair Macek spoke about the public DASH bus access to the site, which is now located off N. Early Street because the ridership was light at the previous Braddock location. He encouraged staff to promote the City's transportation services. He indicated that the school is a huge employment center, and the City needs to promote and drive ridership of public transportation to and from the site. He hopes that, as the site develops, staff will



## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

review public transportation to optimally serve the site to make it easier for people to access the site's benefits by DASH bus.

Vice Chair McMahon questioned ACPS about encouraging bus usage and discouraging parent vehicle drop-off and single-occupancy vehicle parking at the site. Patricia Williamson, representing ACPS, noted that students have free access to the DASH bus and use that as an alternative to the school and parents' transportation, and explained the current parent drop-off options at the school. Vice Chair McMahon noted that the school is still providing all the surface vehicle parking, bus and vehicle looping for safety, and thinks this is prioritizing the vehicle over providing other options of traveling to campus.

Vice Chair McMahon also asked ACPS about staff commuting options, and Ms. Bartlett stated that ACPS provides a monthly stipend to staff if they use public transportation. Megan Oleynik, Department of Transportation & Environmental Services (T&ES), confirmed that ACPS provides a stipend of \$45 per month and that prior to the pandemic about 150 students rode the DASH bus to the Minnie Howard campus, and 800 to 950 students to the King Street campus. Ms. Oleynik also noted that ACPS has expressed interest in having a DASH bus stop on Braddock Road in front of the school and that is something the City is discussing with DASH.

Chair Macek was impressed by the DASH ridership numbers to the campuses and indicated that this underscores the need for easier public transportation access at this site. He stated while 19 parking spaces are provided for ACPS buses, equally easier to access public transportation should be pursued, ideally before the school opens.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

### Discussion:

Vice Chair McMahon spoke about how impressed she was with the sustainability aspects of the project and how this project demonstrates what it's going to take to achieve the City's climate change goals. Vice Chair McMahon had no issues with any of the modification requests and was supportive of the co-location of services at the site that can be used by the community. Understanding why the request is being made, Vice Chair McMahon was concerned about the request for additional parking and hopes City projects move away from a suburban busing and parent drop-off mentality and promote biking, walking and public transportation, which are best for people and the environment. Public transportation in front of all school sites needs to be considered and is the responsibility of the City.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Commissioner Koenig agreed with Vice Chair McMahon’s comments. He reiterated the success of this project and its advanced design, despite the accommodation of vehicles. This project, along with the Douglas MacArthur project, have shown that projects can meet Net Zero performance and use what has been learned from these projects for other projects in the City.

Commissioner Ramirez noted she was involved with the Superintendents Task Force, which showed a deep level of caring, collaboration, diligence and ingenuity resulting in a project that balanced all the complex requirements. She was supportive of the project, which addresses the strong need in the City and an improvement for the City. Commissioner Ramirez hopes the Green Building aspects of the project are a learning opportunity for the students as well.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to adopt a Resolution of the Master Plan Amendment #2021-00009, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00008, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10026, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Reason: The Planning Commission agreed with the staff analysis.

6 & 7. Zoning Text Amendment #2021-00009

A Text Amendment to the CDD #12 Zoning Table

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602(A), CDD #12, development guidelines, to increase the Maximum Height limit and allowable uses within the CDD to conform to the Arlandria/Chirilagua Plan.

Applicant: City of Alexandria, Department of Planning & Zoning and Office of Housing

City Charter Section 9.06 Case #2021-00006

Coordinated Development District Conceptual Design Plan #2021-00005

Development Special Use Permit #2021-10024

Transportation Management Plan Special Use Permit #2021-00063

Vacation #2021-00001

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

221 West Glebe Road and 3606, 3610, 3612 and 3700 Mount Vernon Avenue – AHDC Glebe/Mt. Vernon

Public Hearing and consideration of requests for: (A) Planning Commission to review whether the proposed disposition of property (3700 Mount Vernon Avenue) by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter; (B) a Coordinated Development District (CDD) Conceptual Design Plan; (C) a Development Special Use Permit (DSUP) with site plan including special use permits for additional density through the provision of affordable housing pursuant to Section 7-700 and for a parking reduction; modifications to the height-to-setback ratio, the line at zone transition, and the front yard setback as per Sections 6-403, 7-902(A) and 7-902(B) respectively, to construct a mixed-use affordable housing multifamily development with structured parking; (D) a Tier III Transportation Management Plan Special Use Permit (TMP SUP); and, € the Vacation (VAC) of a portion of City-owned alley; zoned: CDD #12/Coordinated Development District #12. Applicant: Alexandria Housing Development Corporation (AHDC), represented by Duncan W. Blair, attorney, and the City of Alexandria (Section 9.06 Case)

Carson C. Lucarelli (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Roy Shannon, Esq., who represented St. Rita’s Parish, was the first public speaker offering support by the church and school for the affordable housing component of the project. He also characterized from their perspective the following impacts as they relate to the church, which abuts the AHDC Glebe Road/Mt. Vernon Avenue site. The issues they identified as potential impacts were: loading, shade on the playground and building height/orientation. Following their testimony, Chair Macek inquired as to when these specific concerns were shared with AHDC, but Mr. Shannon deferred to the Pastor, who was the second to last public speaker.

Josh Bowman, a constituent, spoke about the numerous pedestrian fatalities on West Glebe Road and the need for a more complete streets design and approach to the surrounding streets. He spoke about the need for greater pedestrian safety measures around the site and about potential major impacts to an underground stream. He also stated that the project was under parked.

Bethany Hamm, the Principal of St. Rita’s School, spoke about potential impacts related to construction, an increase in population density, and demolition. She agreed that access to the outdoors is important but wanted to know more about construction phasing.

Christopher Christiansen, the Pastor, was not opposed to the project as presented and agreed with the importance of access to fresh air and sunlight. However, he expressed

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

concerns about potential impacts related to the scale of the buildings, the alleys, the land swap, and the loss of the interim parking lot at 3700 Mt. Vernon Avenue. He also acknowledged that the shadow studies and other items raised by their attorney, Roy Shannon, were requested from AHDC in October of 2021.

Duncan Blair, Esq., is the applicant's attorney and was the last public speaker. He spoke about the extensive engagement between AHDC and St. Rita's. He also clarified that there was extensive collaboration with AHDC and the surrounding properties during the public engagement process for the Arlandria-Chirilagua Small Area Plan (SAP). He also acknowledged various members of the team who were available to speak on specific matters related to infill urban construction adjacent to schools and parishes. He also addressed questions from Commissioner Brown regarding construction duration; as well as questions from Commissioner Koenig regarding proposed building energy usage in which he acknowledged there would be no gas appliances or fireplaces. He also addressed questions from Vice Chair McMahan regarding construction staging and fencing.

John Frederick, President of AHDC, spoke on several occasions. Specifically, that the garage has been designed to accommodate work vehicles. He also spoke to the right-sizing of the parking ratios, as they relate to affordability and unit size.

Stephen Karcha is a Vice President with APM, who is AHDC's construction agent. He spoke about his firm's extensive history working in and around Alexandria – particularly as it relates to urban infill and adjacency to surrounding [private] schools and related uses.

Melanie Mason, Department of Transportation & Environmental Services (T&ES), addressed Mr. Bowman's testimony at the request of Vice Chair McMahan regarding the underground stream. Based on her testimony, once a stream is undergrounded, it becomes daylighted and is thus incorporated into the City's stormwater infrastructure network.

Megan Oleynik, T&ES, addressed Chair Macek's request to speak more on the amount of parking provided. She noted that the request to reduce the parking burden by 7 spaces was reasonable given the walkable characteristics of the development itself, the neighborhood, and the proposed traffic signal at West Glebe Road. She also clarified the design responsibility for the signal at West Glebe Road falls on the applicant.

Ryan Knight, T&ES, clarified on the points above pertaining to the applicant's role to design the signal, which the City will ultimately install.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner McMahan, seconded by Commissioner Koenig, the Planning Commission voted to close the Public

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Hearing. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

### Discussion:

Commissioner Brown spoke to a letter that was received from the North Ridge Citizens Association (NRCA) and indicated that while he understands the validity of the concerns of North Ridge, he is looking at the project as a representative of the entire City and not specifically as a representative of North Ridge. Given that, he believes the benefits of the project outweigh the concerns.

Commissioner Brown asked the applicant's attorney to expound upon the anticipated construction duration and about formalizing a liaison who would keep St. Rita's and others abreast throughout the process. At the end of public discussion, City staff clarified the presence of Condition #129, which obligates the applicant to establish a "Construction Liaison." He ended his commentary by stating he supports the project.

Vice Chair McMahon asked questions to the applicant's attorney regarding construction management and staging. She also praised Jonathan Frederick and AHDC for the project itself, including its complexity. She also asked questions about the underground stream, which T&ES was able to address. She also thanked Commissioner Brown for addressing the letter from NRCA, and she noted the creative approaches the project takes towards open space and roadway connections.

Commissioner Koenig asked the applicant's attorney to clarify the types of appliances in the building/units and if the project would incorporate on-site energy production. He also spoke of his intent to make a motion to amend Condition #26 for the buildings to be solar active rather than solar ready.

Chair Macek spoke to engage the public speakers, along with City staff and fellow Commissioners, at various times regarding the perceived impacts raised by residents and other notions raised.

Commissioner Manor spoke on the remarkability of the homeownership opportunities proposed by the AHDC project.

Commissioner Koenig outlined his interest in making a motion to amend Condition #46 of the Development Special Use Permit (DSUP) that would make the buildings solar active rather than solar ready.

Vice Chair McMahon agreed with the idea expressed by Commissioner Koenig. Chair Macek indicated his opposition stating that he thought it would be unfair to place this requirement on the applicant at this juncture in the process. He said he would be happy to talk more generally about this further in the context of a policy discussion.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission, voted not to support an amendment to Condition #46 of Development Special Use Permit #2021-10024 that would make the buildings solar active rather than solar ready. The motion failed 3 to 3 due to the lack of a majority, with Commissioner Lyle absent.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2021-00009. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00009, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Vacation #2021-00001, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed disposition of property (3700 Mount Vernon Avenue) by the City of Alexandria consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2021-00005, Development Special Use Permit #2021-10024 and Transportation Management Plan Special Use Permit #2021-00063, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Subject to the following revisions to **Condition #23**, which are captured below:

**CONDITION #23**

Post sign(s) stating that plaza ~~and private street~~ with public access easements are open to the public, noting that the operating hours are from 5:00AM to 10:00PM and other restrictions consistent with City Park regulations, to the satisfaction of the Director of Recreation, Parks and Cultural Activities. Show the sign locations and design on the Final Site Plan and install the signs prior to the Certificate of Occupancy for that Phase containing the plaza. ~~and/or private street.~~ **(PC)**

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

(P&Z) (RP&CA)

8. Rezoning #2021-00004  
Development Special Use Permit #2021-10017  
Transportation Management Plan Special Use Permit #2021-00052  
1033, 1055 and 1111 North Fairfax Street - Tidelock  
Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OCM(50)/Office Commercial Medium (50) zone to CRMU-X/Commercial Residential Mixed Use (Old Town North) zone; (B) a Development Special Use Permit and site plan with modifications to construct two multifamily buildings (Buildings A and B) with 234 units including an arts and cultural anchor and a commercial building (Building C) with an arts and cultural anchor, including special use permits for multifamily dwellings in the CRMU-X zone, to increase the floor area ratio to 2.5 in the CRMU-X zone, for bonus density and height (for Buildings A and B) for the provision of affordable housing, for bonus density and height (for Buildings A and B) for the provision of an arts and cultural anchor in Old Town North, for a live entertainment use and outdoor recreation and entertainment use (Building C), a parking reduction for the multifamily dwellings and the commercial use and a loading reduction for the arts and cultural anchor and/or commercial use; (C) a Special Use Permit for a transportation management plan (tier two); zoned: OCM(50)/Office Commercial Medium (50).  
Applicant: Tidelock Property Owner, LLC, represented by Kenneth W. Wire, attorney

Michael Swidrak (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Ken Wire, attorney for the applicant, spoke in support of the project. Mr. Wire noted that the applicant was providing the proposal based on existing site conditions and existing TransPotomac Plaza covenants, adding that the applicant cannot make changes to the adjacent properties that are not part of the Development Special Use Permit (DSUP) site. Mr. Wire introduced Ryan Whitaker and Grant Epstein of the applicant team and Jeffery Tribble of Levine Music.

Jeffery Tribble, President and CEO of Levine Music, spoke in support of the project. Mr. Tribble focused on education, performance and community as he discussed Levine Music's desire to operate the proposed arts and cultural anchor.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Discussion:

Commissioner Manor asked staff about the occupancy of the existing two other office buildings and how the development will connect with the Potomac River Generating Station (PRGS) redevelopment to the north. Staff noted that the scale and mixed-use nature of this proposal will connect visually to the future PRGS redevelopment. Mr. Wire added that the Mount Vernon Trail and a future linear park will connect the site with the PRGS site.

Commissioner Brown stated to the applicant that he was disappointed in the size of the ground-floor residential lobbies in buildings A and B, since they do not strengthen the vitality of the creative economy and would be better served to foster small creative businesses, more consistent with the Old Town North Small Area Plan (OTNSAP). Commissioner Brown asked the applicant if portions of these lobbies could be adjusted to allow for more flexible uses. Mr. Wire responded that the applicant looked at providing additional ground-level commercial or flex space in buildings A and B but decided the lack of sidewalk presence for these frontages would negatively impact the vitality of the spaces and that the lobbies served as important amenities for the residential spaces. Commissioner Brown also asked if there was a space on site where a café could locate in support of the performance space. Ryan Whitaker, with the applicant team, responded by stating that the applicant intends to locate a café at the ground level of the commercial space of Building C in addition to more restaurant space at the second floor and rooftop.

Vice Chair McMahon led Commission discussion regarding the applicant's proposed condition changes and staff's responses. Regarding Condition #127, Vice Chair McMahon said that the requirement for the minimum number of monthly performances or events is too specific for a DSUP condition and should be left to the future Memorandum of Understanding (MOU), a sentiment echoed by Commissioner Manor, who questioned how the City would enforce the provision. Vice Chair McMahon added that the applicant's proposed language for Condition #127 that paraphrased language from the staff report for the Arts and Cultural District for arts and cultural anchors without requiring a specific number of days of activation or location. Vice Chair McMahon stated that it will be in the applicant's and arts anchor's interest to activate the arts anchor spaces and keep it programmed to make it successful. Chair Macek added that the flexibility of managing the arts anchor use across the two spaces is sufficient and there should not be specific requirements for the use of the performance space in the DSUP conditions. Mr. Wire stated that the applicant requests to not have a specific number of days that performances or events must be held in the space as a DSUP condition but that the proposed arts anchor, Levine Music, will easily provide well more than 12 days a month of events, programming and activation. Mr. Wire stated that the preference is to outline the minimum number of days of activation and programming and other use-related matters in the MOU during the Final Site Plan process.



ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Vice Chair McMahon agreed with the staff recommendation to amend a portion of Condition #121 and agreed with staff that adding the specific contribution amount to the condition is not necessary as it is subject to change depending on when the Certificates of Occupancy are issued. Vice Chair McMahon and Chair Macek also agreed with staff on Condition #28 regarding improvements to a plaza on the 1199 N. Fairfax Street property, stating that staff's language is not a condition that cannot be met; it simply provides specificity. Vice Chair McMahon and Commissioner Koenig also agreed on staff's recommendation for Condition #21, stating that the City should not support gas stoves or fireplaces in new construction as it conflicts with the City's sustainability goals.

Regarding Condition #4, Vice Chair McMahon questioned the ability to condition public access on adjacent properties not subject to the DSUP via providing documentation to City staff confirming public access; however, she supported the portion of the condition related to requesting the placement of signage throughout TransPotomac Plaza noting public access. Chair Macek asked if staff could find the relevant TransPotomac Plaza covenants related to public access in land records. Mr. Wire added that it is not possible to treat publicly accessible open space in TransPotomac Plaza as if it were a City park, though he confirmed that the master association documents will allow the public, as guests of Tidlock and Levine Music, to use the common open space. Staff noted that this documentation has been requested multiple times over the past several months and has not been provided. Mr. Wire stated that he would send the requested documentation outlining public accessibility to the common areas not owned by Tidlock to staff after the hearing.

Commissioner Brown stated his support of the project though was bothered by the fact that the 2020 Housing Policy Update has not been applied properly as he saw for a project that was submitted formerly as a DSUP application in the spring of 2021. Tamara Jovovic, Office of Housing, stated that the 2020 Housing Policy Update is not applicable in this case because the proposed rezoning of the site to CRMU-X was envisioned in the OTNSAP. Additionally, Ms. Jovovic stated that the Office of Housing provides comments based on the Housing Policy in effect with the initial Concept phase, prior to the submission of the DSUP application.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10017 and Transportation Management Plan Special Use Permit #2021-00052, subject to

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

all applicable codes and staff recommendations. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Reason: The Planning Commission agreed with the staff analysis and with the applicant's recommended changes to the **Conditions #4, #121, and 127** conditions as shown below:

**Condition #4**

The applicant shall request that adjacent property owners allow installation of wayfinding signage described in Condition 3b above to allow for public access to the plaza area located adjacent to Second Street that connects to the open space between buildings A and B and the open space lawn area adjacent to Building C.

- a. ~~The applicant shall provide documentation and/or Transpotomac Plaza association documents with the Final Site Plan that confirms public access for common areas of the 1001 and 1199 North Fairfax Street properties to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (PC) \*~~

**Condition #121**

Pursuant to the Old Town North Small Area Plan Implementation Developer Contributions Policy, a contribution is required to the Old Town North Implementation Fund. Based on the formula adopted by City Council in 2018, the contribution amount is as follows:

- a. \$9.36 (2021\$) per net new square foot of development, excluding square footage achieved through the application of Section 7-700 **and Section 6-900** of the Zoning Ordinance;

**Condition #127**

The use for the arts and cultural anchor space(s) identified in the Preliminary Site Plan shall meet the definition of an arts and cultural anchor in Section 6-902 of the Zoning Ordinance and comply with the provisions of Section 6-904 of the Zoning Ordinance, as consistent with other provisions of the Zoning Ordinance.

- a. A Memorandum of Understanding (MOU) will be drafted with the applicant, City and operator of the arts and cultural anchor space detailing use limitations, operations, demonstration of space activation through minimum attendance, visitors and/or events, cost-sharing agreements with the condominium and/or master association, framework for the future transfer of ownership and/or tenancy, and the City's right of first refusal for future operators and/or purchasers of the space. \*

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

- b. The applicant shall provide a contract, deed or other recorded instrument in compliance with Section 6-904(G) of the Zoning Ordinance.
- c. The MOU shall establish the terms and details by which ~~the performance space located in Building C shall host performances and/or events open to the public or guests at a minimum average of 12 days a month over the course of a year~~ **the arts and cultural anchor space will be open to the public with regularly scheduled presentations, activities, classes, or performances that are open to the public for a significant number of days within the calendar year commensurate with the type of use and operation** to the satisfaction of the Directors of P&Z and RP&CA (P&Z) (RP&CA) (PC) \*,\*\*\*

9. Discussion Item - Draft FY 2023 Long Range Planning Interdepartmental Work Program  
Staff: City of Alexandria, Department of Planning & Zoning

Carrie Beach, Planning & Zoning; Karl Moritz, Planning & Zoning; Tamara Jovovic, Office of Housing; Hillary Orr, Transportation & Environmental Services; and Jack Browand, Recreation, Parks & Cultural Activities gave a presentation on the FY 2023 Long Range Planning Interdepartmental Work Program.

10. Public Hearing and consideration of a request for the Planning Commission to adopt a Resolution to set its meeting schedule and establish continuation dates for meetings.  
Staff: City of Alexandria, Department of Planning & Zoning

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the Resolution. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

**OTHER BUSINESS:**

---

11. Commissioners' Reports, Comments, and Questions.

No reports were given.

**MINUTES:**

---

12. Consideration of the minutes from the December 7, 2021 Planning Commission meeting.

The Planning Commission will consider the minutes from the December 7, 2021 Planning Commission meeting at its next hearing.

13. Consideration of the minutes from the December 8, 2021 Planning Commission meeting.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

The Planning Commission will consider the minutes from the December 8, 2021 Planning Commission meeting at its next hearing.

14. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 12:28 a.m.

15. **ADMINISTRATIVE APPROVALS**

*The following Special Use Permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.*

Special Use Permit #2021-00112

410 South Pickett Street

Administrative Special Use Permit request for a New Use of a Day Care Center; zoned: CDD #17a/Coordinated Development District #17a.

Proposed Business Name: Nash Kids dba Montessori Kids Universe

Applicant: Joy Nash

Planner: Patrick Silva

Status: Approved - 12/3/2021

Special Use Permit #2021-00100

1501 Mount Vernon Avenue

Administrative Special Use Permit request for a New Use of a restaurant with outdoor dining; zoned: CL/Commercial Low.

Proposed Business Name: Matt & Tony's

Applicant: Mitten Hospitality LLC c/o Matt Sloan

Planner: Patrick Silva Status: Approved - 12/6/2021

Special Use Permit #2021-00111

5100 Filmore Avenue

Administrative Special Use Permit request for a Change of Ownership of a Child or Elder Care Home; zoned: RC/High Density Apartment.

Current Business Name: The Fountains at Washington House

Applicant: WELL Trevi Tenant LLC

Planner: Patrick Silva

Status: Approved - 12/13/2021

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2022

Special Use Permit #2021-00105

3000, 3006, 3012, 3012A Duke Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant;  
zoned: CG/Commercial General.

Current Business Name: Yates Pizza

Proposed Business Name: Reef Kitchen

Applicant: Vessel Va Operations, LLC

Planner: Patrick Silva

Status: Approved - 12/14/2021

Special Use Permit #2021-00113

1001 King Street

Administrative Special Use Permit request for a Change of Ownership of a Restaurant;  
zoned: KR/King Street Urban Retail.

Proposed Business Name: Turkish Coffee Lady

Applicant: Gizem Salcigil White

Planner: Patrick Silva Status: Approved - 12/15/2021