

Docket Item #9  
Planning Commission Public Hearing  
September 4, 2025

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 4, 2025.

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

**ALEXANDRIA PLANNING COMMISSION**

**June 4, 2025 7:00 P.M.**

**Council Chamber**

**301 King Street, City Hall Alexandria, Virginia**

**Members Present:**

Melissa McMahon, Chair  
David Brown  
Robert Dubé  
Stephen Koenig, Vice Chair  
Holly Lennihan  
Jody Manor  
Vivian Ramirez

**Members Absent:**

**Staff Present:**

Karl Moritz	Department of Planning & Zoning
Paul Stoddard	Department of Planning & Zoning
Nancy Williams	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Rob Kerns	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Daniel Welles	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Brian Dofflemyer	Department of Planning & Zoning
David Sharon	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Kenneth Turscak	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Lanning Blaser	Department of Planning & Zoning
Ashley Casimir	Department of Planning & Zoning
Jack Browand	Department of Recreation
Beth Znidersic	Department of Recreation
Jesse Maines	Department of Transportation
Gavin Pellitteri	Department of Transportation

## #1. CALL TO ORDER

The Planning Commission Public Hearing was called to order at 7:00 p.m. All members were present at the Call to Order, except Commissioners Manor and Ramirez who both joined by approximately 7:00 p.m.

Chair McMahon read the following instructions:

“If you wish to speak on a Docket Item and have not already signed up to do so, please fill out a Speaker Form online by following the “Sign Up to Speak” hyperlink present on the cover page of this evening’s Public Hearing Docket or in person by filling out a hardcopy speaker form, which can be found on either materials tables (located immediately outside the Chambers or at the back of the Chambers), and providing it to Ms. Williams, who has her hand raised.

Please note, comments from the public are limited to 3 minutes per speaker, with the exception of applicants and their representation. To make your public comment through the Zoom application, please click on the "Raise Hand" button located on the Zoom taskbar once you hear your name called upon to make your statement, in order to let staff know it is you who needs to be unmuted in order to make your public comment.

To make your public comment if you are dialing into tonight’s meeting via phone, please press \*9 to execute the “Raise Hand” function once you hear your name called upon to make your statement, followed by \*6 to toggle the unmute function. To make your public comment in person, please come up to either podium located at the front of the Chambers when you hear your name called upon to make your statement. Before starting your public comment, please first identify yourself by first and last name.

The City encourages and welcomes public comments from all residents on Planning Commission matters. In keeping with that principle, and with the principle of inclusiveness, this is a reminder of the shared expectation that the content and tenor of public comments always be civil and respectful. Thank you for honoring those principles. A reminder to all, including Commissioners, staff, and speakers in the Chambers to please speak clearly into the microphone to ensure all are able to hear in a clear manner.”

The Chair inquired as to whether there were any changes to tonight’s Docket. Staff responded that there is a request from staff to defer Item #11, the Minutes from the May 6, 2025 Planning Commission Public Hearing. The Planning Commission took action to defer the Minutes as reflected under Item #11 of tonight’s Docket.

The Chair inquired if there were any requests from the public to pull Items from the Consent Calendar. Staff replied there were not any requests from the public. The Chair inquired as to whether the Planning Commission would like to pull Items from the Consent Calendar. Not hearing any requests from Commissioners, the Chair asked for a motion on the Consent Calendar. A motion was made and approved and is included under Items #2, #3, #4 and #5 on the Consent Calendar.

## **CONSENT CALENDAR**

- #2** Special Use Permit #2025-00018  
505 S Van Dorn Street  
Public Hearing and consideration of a request for a Special Use Permit to add a second drive through facility at an existing restaurant (amending SUP #1489); zoned CG/Commercial General.  
Applicant: McDonald's USA, LLC represented by Evan Pritchard

### **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of SUP #2025-00018. The motion carried on a vote of 5-0 on the Consent Calendar.

- #3** Special Use Permit #2025-00016  
3106 Colvin Street  
Public Hearing and consideration of a request for a Special Use Permit request for a vehicle towing service and associated impound lot; zoned I/Industrial.  
Applicant: Metro Motor Towing & Co. represented by Hisham Eleyan

### **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of SUP #2025-00016. The motion carried on a vote of 5-0 on the Consent Calendar.

- #4** Development Special Use Permit #2025-10006  
912, 916 and 920 King Street  
Public Hearing and consideration of a request for a five-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, with Special Use Permits for: (A) increased Floor Area Ratio to 2.5, (B) a Parking Reduction to allow off-site residential parking and (C) a reduction of the loading space requirement for clearance height; zoned KR/King Street Urban Retail.  
Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney

### **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted y to recommend approval of DSUP #2025-10006. The motion carried on a vote of 5-0 on the Consent Calendar.

- #5** Development Special Use Permit #2025-10005  
116 South Henry Street  
Public Hearing and consideration of a request for a three-year extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a mixed-use, multi-unit residential building with ground floor commercial uses, a multi-unit residential building and an automated parking garage, with Special Use Permits for: (A) motor vehicle parking or storage for more than 20 vehicles, (B) to exceed the maximum parking requirement and (C) a reduction of the loading space requirement for clearance height; zoned CD/Commercial Downtown.  
Applicant: Galena Capital Partners represented by Mary Catherine Gibbs, attorney Planning Commission

#### **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of DSUP #2025-10005. The motion carried on a vote of 5-0 on the Consent Calendar.

### **New Business**

- #6** Public Hearing and consideration of the FY 2026 – FY 2027 Long Range Planning Interdepartmental Work Program  
Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks & Cultural Activities

Staff went through the FY 2026 – FY 2027 Long Range Planning Interdepartmental Work Program and shared an early draft of an Online Community Tool. The tool is intended to be user friendly and to summarize the vision, goals, and key projects in each Small Area Plan (SAP), how the City is planning for growth, and how SAPs are implemented.

#### **SPEAKERS**

Melissa Kuennen – Ms. Kuennen introduced herself as the Vice President of NOTICe – She stated that NOTICe highly encourages and supports an analysis of the Old Town North Arts District.

#### **DISCUSSION**

Commissioner Manor inquired about the status of Metro Stage. The Department of Planning & Zoning indicated that staff can follow-up with an update. It was shared by the previous speaker that Metro Stage has hired a new architect, and they are also continuing to look for funding.

Chair McMahon noted that she is encouraged with the inclusion of a Real Estate analysis. Staff did clarify that the analysis would be of City properties. Chair McMahon also mentioned that she is pleased with the inclusion of a City's Facilities Plan. She inquired as to the process for the ACPS Facilities Plan and staff said that the process has not been worked out yet, as it will first need the City Council's approval.

Commissioner Dube inquired as to whether the Joint Planning process that occurred in 2018 included both schools and public facilities. Staff responded that it was educationally based. However, staff also added that there were some individual projects that may have been of a joint in nature.

Vice Chair Koenig noted that he believes it is important to include the Arts District's analysis in the Work Plan and believes the results will be helpful when the Planning Commission is evaluating such projects.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried by a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to recommend approval of the Long Range Interdepartmental Work Program. The motion carried on a vote of 7-0.

**#7 Encroachment #2025-00001**

400 Carlisle Drive

Public Hearing and consideration of a request for an Encroachment into the Public Right-of-Way for a retaining wall on the portion of the property along King Street; zoned R-5/Residential.

Applicant: Square One Development Group

**SPEAKERS**

Ms. Margerie Leon-Greenberg who lives at 2400 King Street, is opposed to the modified encroachment proposed by staff and supports the applicant's encroachment request, due to this area along King Street having steep slopes, existing overhead utility lines, etc. and she also pointed out the stringent encroachment conditions listed in the staff report may discourage fellow homeowners in future when it is time for wall maintenance.

Mr. Spike Meatyard, the applicant, spoke against the alternative encroachment proposed by staff. Mr. Meatyard pointed out that the existing wall is currently failing and mentioned the City encroachment criteria were recently established in 2023. He added that his wall and many other existing walls along this block, which are also located in the public ROW, pre-date these regulations. He suggested he would prefer to push the wall back 8" rather than all the way to property line to be more in line with the exiting walls on the block and it would still provide the minimum space to construct a city standard minimum 5' wide sidewalk in the future.

**DISCUSSION**

Chair McMahon spoke about how the staff proposal makes sense and incremental changes make a difference. She indicated it would set a good precedent for the way property owners along this stretch of roadway can think about and plan in a similar fashion when considering future site improvements.

**PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, seconded Vice Chair Koenig, the Planning Commission voted to recommend approval of ENC #2025-00001. The motion carried on a vote of 7-0.

#8

Development Special Use Permit #2025-10004

727 North West Street (Parcel Address: 1319 Wythe Street) - Braddock West Extension

Public Hearing and consideration of a request for an extension of a previously approved Development Special Use Permit and Site Plan with modifications to construct a multi-unit residential building with ground floor commercial space and a private or fraternal club use with Special Use Permits for: (A) increased Floor Area Ratio to 3.0 in the OCH/Office Commercial High zone, (B) Bonus Density and Height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, (C) a Parking Reduction for residential and commercial uses, (D) retail shopping or personal service establishments on a lot which does not include office buildings, (E) a fraternal or private club use; zoned OCH/Office Commercial High.

Applicant: West Street Acquisitions LLC, represented by Eric Ronda

### **SPEAKERS**

Herbert Rosenblum, representing the Lincoln Lodge, expressed the concerns that the Lincoln Lodge had with the project. When property was originally sold to Insight Property, the Lincoln Lodge was informed that they would have a facility incorporated into the new development as part of their contract. They understood that it would carry forward with the new developer. They have requested meetings with CRC but have not been granted a meeting to discuss the matter and work out a solution. Herb Rosenblum noted the Lodge's understanding has been that they would be granted a two-floor space of 1,800 square feet per floor in the building pursuant to the original agreement. Mr. Rosenblum noted the developer has since indicated payment would be required for space, different from what they believe the contract to state.

Dino Drudi, President of West Old Town Citizens Association (WOTCA), did not receive an invitation to attend the community meeting. WOTCA has longstanding opposition to the project. Opposition has centered around the flooding at this intersection.

Casey Nolan, applicant representative and representing West Street Acquisitions, LLC., spoke in support of the project. He gave a brief presentation highlighting the work that has been completed.

Chair McMahon asked the applicant's representative to describe what they intended with the original proposal to accommodate the Lincoln Lodge, noting the original approval represented that there would be space in the building allocated for the Lodge.

Casey Nolan responded that the intent of the flex units would allow for a fraternal lodge but asserted being unable to comment on private discussions with them.

### **DISCUSSION**

Vice Chair Koenig asked about the overall stormwater improvement plan for the project and if there will be additional work in the public ROW. Eric Ronda, applicant representative and representing West Street Acquisitions, LLC., confirmed once development is completed the stormwater quality will improve by reducing runoff by 30 percent once the development is completed.

Commissioners Brown and Dube inquired with staff about any stormwater improvements in the area surrounding the site and asked how such improvements are being managed. Department of Transportation and Environmental Services Stormwater staff, Jesse Maines and Gavin Pellitteri, confirmed that there are currently no City capital projects planned for this area, but this project itself

will improve stormwater impacts and will reduce runoff by 30 percent.

Vice Chair Koenig asked staff to summarize their knowledge of the applicant's agreement with the Lincoln Lodge. Staff stated the approved SUP for a fraternal organization permits the use of the Lodge in the building and confirmed the City cannot manage details of the private agreement between both parties.

Chair McMahon expressed support of the project and commented on the element of additional flexibility to allow for additional parking, -- while atypical for a site in such close proximity to a Metro Station, -- created opportunities for on-site parking for other uses nearby. Chair McMahon followed up to express a strong desire to see an amicable agreement between the Lincoln Lodge and the applicant.

Vice Chair Koenig reiterated a strong support for the project, noting consistency with the Planning Commission's support of the original approval. Commissioner Koenig cited the density and other fundamentals of the proposal were consistent with what is envisioned for this part of the City.

### **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Ramirez, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of DSUP #2025-10004. The motion carried on a vote of 6-0-1, with Commissioner Brown abstaining.

**#9**

Development Special Use Permit #2025-10003

5000 Fairbanks Avenue and 5101 Fillmore Avenue - The View

Public Hearing and consideration of a request for a Development Special Use Permit with Site Plan to construct a multi-unit residential building for seniors, with Special Use Permits for: (A) Bonus Density and Height associated with Section 7-700 of the Zoning Ordinance, (B) a reduction of required off-street parking, and (C) for mechanical penthouse taller than 15-ft.; zoned RC/ High Density Apartment.

Applicant: The View at Goodwin Living, LLC represented by M. Catherine Puskar, attorney

### **SPEAKERS**

Robert Chase, 5104 Fillmore Avenue, said that he opposed the project. He expressed concern about the proposed building heights and density, the impact on parking and traffic in the neighborhood, the noise associated with deliveries and trash removal, the limited number of affordable units, and the loss of mature trees.

Joshua Porto, 5110 Echols Avenue, said that he opposed the project. He expressed concerns about the proposed height and massing, the impact on privacy for the adjacent homes, the impact on parking, traffic, and congestion in the neighborhood, and the limited number of affordable units.

Paul Toland, President of the Fillmore Place Homeowners Association, 5164 Carters Lane, said that the association opposed the project. He expressed concerns about the proposed height, impact on parking and traffic in the neighborhood, the noise associated with the project, and the need for additional screening/beautification along the property lines between the site and the existing homes.

Cathy Puskar, Walsh Colluci LLC, project attorney, presented on the project. She said that they are proposing this project consistent with the RC / High Density Apartment zoning district regulations, which



permit buildings up to 150-ft. in height. They are requesting additional height and density under Section 7-700, but are still meeting the minimum required setbacks from the property lines. She said that they worked with staff to evaluate the impact of the project on traffic and determined that the project would not have a negative impact, primarily because traffic associated with senior housing occurs outside of peak travel times. She noted that the area immediately adjacent to the Fillmore Place townhomes was a surface parking lot, and that they are beautifying the area by creating a community garden for the residents and moving the parking into the proposed underground garage.

Chair McMahon asked the applicant how the loading docks would operate. Cathy Puskar said that the building would have two loading docks. The loading dock within the shorter tower would just be used for resident move-ins/outs. The loading dock in the taller tower, facing N. Beauregard, would be used for deliveries, trash, and move-ins/outs.

Vice Chair Koenig asked about the criteria to approve a Special Use Permit for the taller mechanical penthouses and the implications of these height limits for rooftop solar panels. Staff said that the criteria are the same as for all other Special Use Permits, which include the visual impact. Staff acknowledged that rooftop solar panels may be subject to similar requirements, as they must comply with height and bulk regulations as accessory structures.

## **DISCUSSION**

Commissioners asked questions of the applicant's representative, and no other discussion occurred.

## **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2025-10003. The motion carried on a vote of 7-0.

**#10**

Development Special Use Permit #2024-10009

500 and 501 North Union Street - Robinson Terminal North

Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct two mixed-use multi-unit residential buildings with ground-floor commercial spaces, with Special Use Permit requests for: (A) increased density for a development site identified in the waterfront small area plan per Section 5-504(D) of the Zoning Ordinance, (B) an increase in height above 30 feet in the Potomac River Vicinity Height District per Section 6-404 of the Zoning Ordinance (501 North Union Street), (C) a Parking Reduction for multi-unit residential and commercial spaces (500 North Union Street), and (D) for an increase of up to 20 feet for a mechanical penthouse (500 North Union Street); zoned W-1/Waterfront Mixed-Use.

Applicant: RTN East LLC and RTN West LLC, represented by Kenneth W. Wire, attorney

## **SPEAKERS**

Speakers: Tommy Volk, a representative from the Old Town North Alliance, spoke in support of the proposal. Mr. Volk stressed the importance of integrating public art into site as a gateway into the Old Town North Arts and Cultural District. He asked about the amount of public art contribution and if it can be provided earlier in the development process. He also added that he was in support of public input on any public art and having waterfront public access provided at the start of the first phase of construction with clear deadline for final park improvements.

Chair McMahon asked staff to clarify the public art contribution. Staff noted that the contribution is based on the Public Art Policy formula, and that staff plans to coordinate with the applicant during the Final Site

Plan process on located public art in a public access easement area on site or in the future dedicated open space area, the latter of which requires a separate public process with the Commission for the Arts.

Melissa Kuennen, representing NOTICe (North Old Town Citizens' Association), noted her concerns regarding community discussions on project phasing and contribution amounts. Ms. Kuennen said that the applicant's plan to phase the project was only publicly discussed as of March and only mentioned in the parking reduction SUP application. She noted concerns with the virtual-only format of the applicant led community meetings. She also expressed concerns about the open space contribution amounts, asking why the original proposal of over \$7 million had been reduced to \$2.7 million. She also asked that grass and temporary lighting be added to the condition requiring a temporary waterfront path on the East Block per Condition #2.

Ann Shack, representing Tobacco Quay and nearby residents, noted her concerns with the site contamination and the phased approach to remediation, and specifically that the Health and Safety and Remediation plans should be available for public review before any site permit approvals.

Boyd Walker, a resident of King Street, noted the proposal needs a stronger approach to the site's history and how it will be interpreted. Specifically, he advocated for additional interpretation that provides background on the tobacco warehouse on or near the site in the 18th century and the waterfront's use for the docking and berthing of boats at the time, including by George Washington.

Ken Wire, WireGill, LLP attorney for the applicant, spoke in support of the project. Mr. Wire mentioned the broad support for the architectural program from the Urban Design Advisory Committee and the Board of Architectural Review, and talked about the overall construction phasing and remediation timeline. He noted that the pier removal (as a separate project) will be commencing later in June, and that after approval, the applicant will be seeking grading plan approval to regrade both blocks with clean fill (on top of existing concrete slabs), and add grass to the East Block to clear the minimum elevation for residential development from FEMA. He acknowledged the contamination on the site and that construction phasing is partially based on the unknown timeline of the remediation process and excavating a garage on a historic site. He promised that the applicant will bring all reports and materials related to remediation to the community, per condition language. Mr. Wire also clarified that the overall site improvement budget is \$9 million overall with \$2.7 million for the public improvements after initial site work (per conditions of approval). He stated that additional improvements to the interim trail may come out of the overall contribution amount.

## **DISCUSSION**

Chair McMahon asked staff to confirm that parking lots (for the East Block) are not a permitted use in the W-1 zone. Staff confirmed this, also stating that construction worker parking for the development would be permitted on site. She also asked if temporary lighting will be included in any temporary waterfront path. Mr. Wire answered that it is not currently included in the conditions, but the applicant is happy to include. Chair McMahon asked about the timing of the environmental mitigation process.

Mr. Wire stated the order is first remapping the sites out of the floodplain, then developing the environmental remediation plan and health and safety plan to be reviewed by City staff. Department of Transportation and Environmental Services (T&ES) staff added that the City staff in T&ES has reviewed the management of numerous contaminated sites across city for decades. Staff also mentioned that the City will be reviewing a soils management plan that includes information on truck hauling routes. Mr. Wire noted that the applicant will be employing lined trucks for hauling contaminated soil off the site.

Commissioner Brown asked the applicant how many units in the East Building will have entries along the open space. Mr. Wire stated that five units will face the East Block Open Space, but all of them are two-story “maisonette” units that will have bedrooms on the second floor.

Commissioner Brown noted some concern with residential units fronting the publicly accessible open space, but understood the challenges of developing the site, and noted his support of the overall open space and the East Building restaurant.

Commissioner Brown also noted that the applicant may want to secure additional restaurant parking, some of which may be available on nearby office parking lots.

Commissioner Dube asked who comments on the Health and Safety Plan and will there be a health and safety official on site. Staff answered that there will be a health and safety official on site from the construction team, and that the Health and Safety Plan will be posted online. Staff mentioned the project has contingent approval by Virginia Department of Environmental Quality (DEQ) pending the submission of the health and safety plan.

Commissioners Lennihan and Ramirez expressed support for the project noting that issues regarding phasing and project delays are understandable considering the complex nature of development on the site.

Commissioner Ramirez added that without any improvements or development on the site, the soil would remain contaminated.

Commissioner Manor asked the applicant about the status of potential restaurant operators, which Mr. Wire responded was too early to state. Vice Chair Koenig noted his support of the project and his agreement with other Planning Commission comments. He noted it is best to see the two-block site as an integrated proposal even if phasing requires the blocks to be built separately. He also noted his support for the architecture and the open space design with connections to existing waterfront open space.

## **PLANNING COMMISSION ACTION**

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to recommend approval of DSUP #2024-10009. The motion carried on a vote of 7-0.

## MINUTES

**#11** Consideration of the May 6, 2025 Minutes from the Public Hearing meeting.

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to defer the Planning Commission Minutes of May 6, 2025. The motion carried on a vote of 5-0.

## Other Business

### Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report: Deputy Director Paul Stoddard indicated that staff has started an online [Community Meeting Series](#). The next meeting will be on June 17, 2025. The first one was held in April, and everything is on the webpage. Also, the [Duke Street Small Area Plan Update](#) is underway with outreach; the schedule of meetings is on the project webpage and City calendar. Further the One Start Initiative is part of the City's Priorities. The Initiative looks at how to maintain the rigor on which the proposals are reviewed but also achieve the benefits of public investment faster.

Green Building Policy Update: Chair McMahon indicated that the Planning Commission also wants to utilize this meeting to review its letter on the Green Building Policy. She said that she and Commissioner Lennihan met with representatives of the Environmental Planning Commission. A decision was made for each Commission to submit separate letters with comments that both Commissions agree to and, also, the more specific ones that a Commission may choose to include. Chair McMahon indicated that she and Commissioner Lennihan then drafted a letter on behalf of the Planning Commission and it out to the Planning Commission. She indicated that both Commissioner Brown and Commissioner Koenig sent comments. Commissioner Brown indicated that he would be satisfied with the Commission either including or not including his comments. He said he supports the process and gives the Chair the discretion. Vice Chair Koenig indicated that can go through the points in his specific comments and he did. Commissioner Lennihan also provided some verbal comments in the meeting. Chair McMahon indicated that the Green Building Policy would not be docketed for City Council review prior to the summer recess so there is more time to do more work on the letter. The [Planning Commission Green Building Policy](#) comment letter was finalized at the June 23, 2025 Planning Commission Public Hearing. It was subsequently forwarded to the City's Office of Climate Action.

**#12** **Adjournment**

The Planning Commission meeting was adjourned at 11:27 p.m.

