

Docket Item #6  
Planning Commission Meeting  
December 1, 2015

Consideration of approval of the Planning Commission minutes of the public hearing meeting of November 5, 2015.

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

ALEXANDRIA PLANNING COMMISSION  
NOVEMBER 5, 2015  
7:30 P.M., Council Chambers  
301 King Street, City Hall  
Alexandria, Virginia

Members Present:

Mary Lyman, Chair  
Stewart Dunn, Vice Chair  
Maria Wasowski  
Nathan Macek  
Stephen Koenig  
Mindy Lyle  
David Brown

Members Absent:

None

Staff Present:

Karl Moritz	Department of Planning & Zoning
Alex Dambach	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Robert Kearns	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Radhika Mohan	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
James Roberts	Department of Planning & Zoning
Laura Durham	Recreation, Parks and Cultural Activities
Steve Sindiong	Transportation and Environmental Services
Satya Singh	Transportation and Environmental Services
Helen McIlvaine	Office of Housing
Joanna Anderson	City Attorney

1. Call to Order.

The Planning Commission public hearing was called to order at 7:30 P.M.

**CONSENT CALENDAR:**

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2. Special Use Permit #2015-0098  
408 East Glebe Road and 3006 Jefferson Davis Highway - GQ Dry Cleaners  
Public hearing and consideration of a request to operate a laundry and dry cleaning business; zoned: CSL/Commercial Low. Applicant: Hyon B. Chung and Moon Sik Park

Commissioner Wasowski removed the item from the consent calendar.

There were no speakers.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0098 with an amendment to condition #17, and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis. Commissioner Wasowski supported the amendment to Condition 17, establishing September 2025 as the specific date the second SUP review because the site is located in the Oakville Triangle/Route One Corridor Plan overlay area.

17. **CONDITION AMENDED BY PLANNING COMMISSION:** The Special Use Permit shall be reviewed by the Director of Planning & Zoning, with notice to the community, five years from the date of approval (November 2020), in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. If the Director determines the use to be incompatible with surrounding uses or anticipated redevelopment, the Director shall docket the Special Use Permit for Planning Commission and City Council to take such action as they deem appropriate at the time. Notwithstanding the staff review, City Council shall review the Special Use Permit, ~~ten years from the date of approval (November in September 2025)~~, in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z) (PC)
3. Development Special Use Permit #2015-0017  
1101 & 1102 Finley Lane - Pickett's Ridge Phase II  
Public hearing and consideration of a request for an extension and update to standard conditions for previously-approved Development Special Use Permit #2012-0017 for the

remaining undeveloped lot located at 1101 Finley Lane; zoned R-20/Residential Single-family. Applicant: Sutton Building Corporation, represented by M. Catharine Puskar, Attorney

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2015-0017.

**UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:**

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4. City Charter Section 9.06 Case #2015-0001  
518 East Bellefonte Avenue  
Public hearing and consideration of a request for the Planning Commission to review whether the proposed dedication to the City of the subject property is consistent with the City of Alexandria Master Plan; zoned CSL/Commercial Service Low. Staff: Department of Recreation, Parks and Cultural Activities

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Dunn, seconded by Commissioner Lyle, the Planning Commission found the proposed dedicated of the subject property to the City consistent with the City of Alexandria's Master Plan. The motion carried on a vote of 7 to 0.

5. Subdivision #2014 0014  
809 & 811 Vassar Road  
Public hearing and consideration of a request to re subdivide two lots into three lots; zoned R 8/Residential.  
Applicant: Stephen and Mary Hales

Alex Dambach (P&Z) gave a presentation and answered questions from the Commission.

**Speakers:**

Mary Catherine Gibbs, attorney for the applicant, expressed support for the request. She explained the legal issues of the subdivision request and provided diagrams, via PowerPoint, showing the way the proposed lots are similar in size, shape, and frontage with other lots in the comparison area.

Sean Roth expressed support for the request. He stated that application meets the technical requirements of Zoning, and that the approval process should be predictable.

Tim Lloyd, Crown View Drive, expressed opposition to the request. He opposed the process used in this project's analysis. He spoke favorably of the process that had been used for a subdivision on Braddock Road.

Helen Lloyd, Crown View Drive, mentioned the transcript of the City Council Hearing and expressed opposition to the request. She opposed the methodology used in this analysis. She stated that the analysis was different from other analyses for other subdivisions.

Deanna Rhodeside, 414 Crown View Drive, expressed opposition to the request. She stated that there should be a high bar for the analysis. She said the analysis that had been used for Braddock Road was the one that should be used.

Mark Leon, expressed opposition to the request. He said the median and mean should be more heavily used in the analytical process.

Rebecca Rust, 506 Crown View Drive, expressed opposition to the request. She said the process was different from the process used at the Braddock Road subdivision.

Kristen Ellis, purchaser of 814 Vassar Road, expressed support for the request. She said she is buying a house across the street and feels that the proposed lots are bigger than many lots in the neighborhood and are in character. She said she will be 'looking at the lots every day.'

Zyrana Ilich, Crown View Drive, mentioned a document prepared by David Rust that analyses the lots and shows that some proposed lot dimensions deviate by more than ten percent from the lot dimensions of the comparable lots.

Mary Hales, applicant, expressed support for the request. She explained that the Braddock Road subdivision method had been used in the previous analysis, but that method was appealed to Council and remanded. She also mentioned an alternative plat she proposed that would have adjusted lot lines by a few inches to make the quantitative measures look better, but these adjustments would have required modifications to existing houses.

Jason Von Wagner, Cambridge Road, expressed support for the request. He stated that tedious City standards give the City its good quality of life. He further explained that he saw the charts and numbers from the analysis and found that the lots are in character.

Judy Miller, spoke in support of the request. She explained her work on helping develop the City's infill standards and explained how those standards have protected the City, and this application meets those standards. She said a denial would 'discriminate' against the applicant.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission approved the request subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 1, with Vice Chairman Dunn voting against.

**Reason:** The majority of the Planning Commission agreed with the staff analysis, including the review process and the lot character analysis, and the finding that the lot character of the proposed lots are substantially the same as the lots in the area of comparison. Commissioners also acknowledged the many ways lot character can be evaluated and the qualitative nature of character assessment, and they acknowledged that the proposed lots are fully compliant with zoning requirements. The minority of the Planning Commission did not

agree with the staff analysis and found that one of the proposed lots would be smaller than two similarly shaped lots in the comparison area.

**NEW BUSINESS:**

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6. Special Use Permit #2015-0097  
300 King Street (Parcel address: 302 King Street) - Sang Jun Thai  
Public hearing and consideration of a request to expand an existing grandfathered restaurant at the basement level; zoned KR/King Street Retail. Applicant: Christopher Tantayanurak

Ann Horowitz (P&Z) and Alex Dambach (P&Z) gave a presentation.

Speakers:

Lonnie Rich, attorney for the applicant, spoke in support of the request, stating that the live entertainment from the proposed business would not impact the neighborhood as residences are not located nearby and soundproofing would mitigate the noise.

Yvonne Callahan, Old Town Civic Association president, stated that the late night hours would elicit noise in residential areas. She expressed additional concerns about the applicant's past non-compliance with codes and ordinances and the proposed business's parking impacts on the area. She recommended that staff conduct periodic reviews of the business after it is operational.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0097 with amendments to Conditions 5 and 22, and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. Chairman Lyman and Vice Chairman Dunn recommended that the restaurant adhere to the closing hours consistent with the neighborhood standard. Commissioner Macek stated that he supported the proposed closing hour given the late night hours of some nearby restaurants. He considered parking impacts to be minimal since the majority of businesses would be closed when the restaurant was operational. Commissioner Brown asked the applicant and his attorney about the applicant's lack of compliance. They responded that the applicant was unaware that he could not open the business prior to SUP approval and that recent interior renovations were limited to cosmetic work. Commissioner Wasowski stressed that the hours of the first and second floor restaurant could not be extended beyond the existing grandfathered hours without separate SUP approval. Commissioner Lyle supported the late night hours, suggesting that the business would likely attract young adults, who may choose transportation options other than driving. She recommended that the applicant meet with neighbors after the business had been operational for a discussion on restaurant impacts. Commissioner Koenig also believed

that the closing hour was reasonable. The Commission recommended an amendment to Condition 5 to allow for entertainment to begin earlier in the evening and recommended an amendment to Condition 22 to require a meeting of the applicant with community residents to help ensure compliance with SUP conditions.

5. **CONDITION AMENDED BY PLANNING COMMISSION:** Live entertainment is permitted between ~~10~~ 8 p.m. and 1:30 a.m., daily. (P&Z) (PC)

22. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for three months, six months, and one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. In addition, the applicant and Director of Planning and Zoning shall meet with the Old Town Civic Association after six months of operation to review the applicant's consistency with the SUP conditions. (P&Z) (PC)

7. Special Use Permit #2015-0092  
Encroachment 2015-0004  
728 North Henry Street - Mason Social  
Public hearing and consideration of requests: (A) to add rooftop dining to an existing restaurant, (B) for a parking reduction, and (C) for an encroachment into the public right-of-way; zoned CRMU-M/Commercial Residential Mixed Use (Medium). Applicant: Mason Social, LLC

Ann Horowitz (P&Z) and Alex Dambach (P&Z) gave a presentation and answered questions from the Commission.

Speakers:

Ian Mundel, operator of the adjacent daycare center, stated he was concerned about construction activity and asked that the construction be designed in a way to not affect his play area. He also asked that an open area on the roof adjacent to his play area get blocked from customer access.

Mary Catherine Gibbs, attorney for the applicants, spoke in support of the request and answered questions from the Planning Commission. She represented that the applicant will work closely with daycare operator during construction and that the open area of the roof abutting the daycare would be barricaded from customer access.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0092, with an amendment to Conditions #4 and Condition #22, and subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. The Commission amended Condition #4 to offer the applicant a closing hour of midnight on Friday and Saturday and Condition #22 to add a requirement that the applicant meet with neighbors six months after opening.

4. **CONDITION AMENDED BY PLANNING COMMISSION:** The hours of operation for the rooftop area shall be limited to between 11 a.m. and 10 p.m. Sunday-Thursday and between 11 a.m. and ~~11 p.m.~~ midnight Friday and Saturday. The outdoor dining area shall be closed and cleared of all customers by 10 p.m. Sunday-Thursday and by ~~11 p.m.~~ midnight Friday and Saturday and shall be cleaned and washed at the close of each business day that it is in use. (P&Z) (T&ES)(PC)
  
22. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. Six months after opening, the applicant shall hold a meeting with its neighbors to discuss and address any community concerns that may arise.(P&Z) (PC)

8. Special Use Permit #2015-0090  
700 Ramsey Street - Substandard Lot Construction  
Public hearing and consideration of a request to construct a new single-family dwelling on a vacant substandard lot; zoned R 2-5/Residential Single-family. Applicant: West Restored Properties, LLC, represented by M. Catharine Puskar, Attorney

Ann Horowitz (P&Z) and Alex Dambach (P&Z) gave a presentation and answered questions from the Commission.

Speakers:

Cathy Puskar, attorney for the applicant, spoke in favor of the application.

D’Vera Cohn, adjacent property owner, stated that she is satisfied with efforts from the applicant to address concerns, but she commented that the proposed house would be

somewhat large even though it meets Zoning requirements including infill standards.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0090, The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

9. Master Plan Amendment #2015-0006

Eisenhower West Small Area Plan

The Plan area is generally bounded by Duke Street to the north, South Pickett Street to the west, Holmes Run to the east, and the Metro/CSX rail lines to the south.

A) Initiation of a Master Plan Amendment, and B) public hearing and consideration of a request for an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to create the Eisenhower West Small Area Plan. Staff: Department of Planning and Zoning

The Planning Commission heard this item after item #5.

Radhika Mohan (P&Z), Laura Durham (RPCA) and Steve Sindiong (T&ES) gave a presentation and answered questions from the Commission.

Speakers:

Mary Catherine Gibbs, attorney, identified herself as a Steering Committee member and supports the Plan. She also noted that community support for the Plan as well as the process.

Cathy Puskar, attorney, represented a property owner on South Pickett St. who is concerned with the illustrative plan showing a potential multimodal bridge on the property. Ms. Puskar emphasized the property owner's right to redevelop in the future and appreciates the language included in the Plan addressing the concern.

Ken Wire, attorney, identified himself as a Steering Committee member and supports that Plan along with the community and land owners. He suggested that the heights in the ¼ to ½ radius be shown as 7-15 stories and requested that the intent of the Plan be maintained to allow flexibility for property owners to redevelop in the future.

Lawrence Horowitz identified himself as a Managing Partner of Velsor Properties LLC, which owns three properties on Eisenhower Avenue and supports the Plan along with his firm. He commended staff on the transparency of the planning process and believes the Plan will create a vibrant community that will also be feasible to implement.

Agnés Artemel identified herself as a Steering Committee member and representative of the Eisenhower West Partnership. She commended staff on outreach efforts and stated that the planning process was very constructive. On behalf of the Partnership she shared that implementation of the Plan is critical and needs to begin immediately, and include Fairfax County and WMATA in the process; the Plan is flexible and conceptual, which gives the ability for property owners to adjust to market conditions; and the Plan and its implementation be reviewed periodically for any necessary adjustments.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2015-0006. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Commissioner Wasowski, the Planning Commission voted to adopt and recommend approval of the resolution for Master Plan Amendment #2015-0006 as amended by staff recommendations to the Planning Commission as well as an amendment to page 102 regarding developer contribution amounts:

*Attached November 5, 2015, Memo to Planning Commission*

*Additional edits were drafted after the draft Eisenhower West Small Area Plan was included in the November 5, 2015 Planning Commission Docket. These edits are for your consideration for inclusion in the final Eisenhower West Small Area Plan.*

- *Pages 27, 52, 72, 76, 80, 84, 88,92: Remove “Multi-family” and/or “Townhouse” labeling within yellow Residential bar from “Potential Development Summary” and “Land Use” tables.*
- *Page 26, Revise Land Use Principle #10:*
  - *Currently Reads: “Properties can seek to redevelop under existing zoning, they are encouraged to comply with the principles of this plan.”*
  - *Revise to Read: “Properties included in the plan area maintain their rights under existing zoning.”*
- *Page 30, Revise Affordable Housing Guideline #2*
  - *Currently Reads: “Pursuant to Section 7-700 of the zoning code, bonus densities of 30% or more are allowed in order to encourage the production of affordable units.”*
  - *Revise to Read: “Pursuant to Section 7-700 of the zoning code, bonus densities in excess of 20% are allowed in order to encourage the production of affordable units.”*
- *Page 45: Revise label of striped park/plaza in Public Parks and Open Space Diagram to read:*
  - *Currently Reads: “Mix of Park and Plaza Space”*

- *Revise to Read: “Mixed Open Space”*
- *Page 53, Revise Building heights diagram:*
  - *Revise all blocks within 1/4-mile to 1/2-mile range to be shaded the same color (Medium-High Brown);*  
*Add “Step Down Zone” shading to blocks in between The Reserve and The Exchange residential communities.*
  
- *Page 74, Revise Neighborhood 1 Building Height Guidelines:*  
*Currently Reads: “Buildings in this neighborhood located between 1/4 and 1/2 a mile of the Van Dorn Metrorail Station will be a minimum of 10 stories and a maximum of 15 stories. The tallest buildings within this range should front Van Dorn Street.”*
  - *Revise to Read: “Buildings in this neighborhood located between 1/4 and 1/2 a mile of the Van Dorn Metrorail Station will be a minimum of 7 stories and a maximum of 10 15 stories. The tallest buildings within this range should front Van Dorn Street.”*
- *Page 77, Revise Neighborhood 2 Land Use Guideline #6:*
  - *Currently Reads: “For parcels affected by the multimodal bridge, development rights will not change if a property is rendered developable as a result of another bridge alignment being selected.”*
  - *Revise to Read: “**If it is determined that parcels shown as open space or the Multimodal Bridge/street right-of-way are not needed for that purpose, redevelopment consistent with neighboring redevelopment parcels is supported by this Plan.**”*
- *Page 77, Revise Neighborhood 2 Transportation and Connectivity Guideline #6 :*
  - *Currently Reads: “Streets located south of, and parallel to, South Pickett Street and adjacent to Backlick Run are required streets. See Figure 5.13.”*
  - *Revise to Read: “Streets located south of, and parallel to, South Pickett Street and adjacent to Backlick Run are required streets. Final location of streets may vary depending on site constraints. See Figure 5.13.”*
- *Page 81, New Neighborhood 3 Land Use Guideline #5:*
  - *To Read: “**If it is determined that parcels shown as open space or the Multimodal Bridge/street right-of-way are not needed for that purpose, redevelopment consistent with neighboring redevelopment parcels is supported by this Plan.**”*
- *Language Added to Clarify Townhouses in the Plan:*
  - *Page 73-74, Neighborhood 1 Land Use and Building Height Guidelines:*
    - *New Land Use Guideline: “A limited number of townhouses will be permitted in this neighborhood.”*
    - *New Building Height Guideline: “Townhouses should be 3-4 stories in height.”*
  - *Page 82, New Parking Guideline #2 to read:*
    - *“Parking for townhouses will be accessed from a rear alley. Front loaded townhouses are prohibited.”*
  - *Page 89, Building Form and Character Guideline #5: Remove.*

On page 102 of the Draft Plan, the Commission agreed to strike the first two sentences of the developer contribution language on page 102 of the Plan and add clarification:

*“The City’s initial analysis indicates that developer contributions at approximately \$10-12 per square foot (2015 dollars) on average will accommodate the future infrastructure needs and is comparable to contributions in recent small area plans. That figure is included within the small area plan for general information, but there is also information that indicates that rates within this range will not be feasible during the catalyst phase. The Plan envisions that there will be developer contributions to accommodate future infrastructure needs that are comparable to other recent Small Area Plans. The actual developer contribution rates will be determined during a subsequent and more detailed study. That study will recognize that this plan’s goal is to calibrate developer contributions so as to build and sustain redevelopment momentum created by the TSA Headquarters announcement and this plan as well as to fund infrastructure. The Infrastructure and Funding Plan will determine how contributions should be phased in over time and will look at varying contributions by neighborhood and land use such as to encourage office.”*

The motion carried on a vote of 7 to 0.

Discussion:

Commissioner Brown asked for clarification on the Plan’s recommended neighborhood in which to locate a school (Neighborhood 1) and on the intended level of detail for the Plan. Mr. Moritz confirmed that the planning process functioned on a high level and at a later time will involve analyses on a neighborhood by neighborhood basis.

Commissioner Lyman asked if Coordinated Development Districts by neighborhood are anticipated for the plan area. Mr. Moritz said that would most likely be the case.

Commissioner Lyle suggested that the Plan’s identified dollar amount per square foot for developer contributions is too high and should be adjusted. She also questioned the heights identified in the Plan for ¼ to ½ mile radius from the metro. Commissioner Lyle recommended that the Plan not designate private property as public park space, even on an illustrative basis. Finally, she shared concern that the final results of the Transportation Study had not yet been shared with the Steering Committee.

Mr. Moritz shared his hesitancy to remove any suggested developer contribution dollar amounts, but noted that a more detailed study is forthcoming and contributions can be addressed at that time. The Commission agreed to strike the first two sentences of the developer contribution language on page 102 of the Plan and add clarification:

*“The City’s initial analysis indicates that developer contributions at approximately \$10-12 per square foot (2015 dollars) on average will accommodate the future infrastructure needs and is comparable to contributions in recent small area plans. That figure is included within the small area plan for general information, but there is also information that indicates that rates within this range will not be feasible during the catalyst phase. The Plan envisions that there will be developer contributions to accommodate future infrastructure needs that are comparable to other recent Small Area Plans. The actual developer contribution rates will be determined during a subsequent and more detailed study. That study will recognize that this plan’s goal is to calibrate developer contributions so as to build and sustain redevelopment momentum created*

*by the TSA Headquarters announcement and this plan as well as to fund infrastructure. The Infrastructure and Funding Plan will determine how contributions should be phased in over time and will look at varying contributions by neighborhood and land use such as to encourage office.”*

Mr. Moritz also noted that the heights in the Plan document were identified incorrectly due to an administrative error and that they should show as 7 to 15 stories. He said that Mr. Sindiong noted that final results of the Transportation Study had been received this week and will be circulated next week.

The Commission discussed Commissioner Lyles’ concern with designating private property on the Plan as public park space. Commissioners Koenig and Macek emphasized that this Plan is a vision and does not negate any property owners’ rights to develop their property. Commissioner Wasowski suggested again that the Plan is high level and it is helpful to hear the constraints of specific properties with the plan area. She also noted that there are tools available for compensating land owners for their property.

The consensus of the Commission was to leave the Plan as drafted with the inclusion of amendments noted in the November 5<sup>th</sup> memorandum to the Planning Commission and amendments discussed at the November 5<sup>th</sup> meeting.

Commission members commended the overall planning process, thorough Steering Committee and staff work, and community participation.

10. Master Plan Amendment #2015-0001  
Rezoning #2015-0001  
Development Special Use Permit #2013-0001  
Transportation Management Plan SUP #2015-0002  
Special Use Permit #2015-0109  
4530, 4600, 4600B, 4600D, 4622 King Street and 3451 North Beauregard Street - The Gateway at King and Beauregard  
Public hearing and consideration of requests for: (A) an amendment to Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 77 feet to 100 feet and to amend the land-use designation for the property from OCM(100) to CRMU-H; (B) an amendment to the official zoning map to change the zone from OCM(100) with proffer to CRMU-H; (C) a development special use permit and site plan with modifications for an increase in Floor Area Ratio (FAR) to construct two mixed-use buildings and one office building including a special use permit for a parking reduction and for a loading space reduction; a special use permit for a retail shopping establishment larger than 20,000 gross square feet; (D) a special use permit for a transportation management plan (TMP); and (E) a special use permit for a coordinated sign program; zoned: OCM(100)/Office Commercial Medium. Applicant: 4600 King Street, LLC, represented by Duncan Blair, Attorney

Ryan Price (P&Z) and Maya Contreras (P&Z) gave a presentation and answered

questions from the Commission.

Speakers:

Duncan Blair, attorney representing the applicant, spoke in favor of the request. He provided a summary of project, including a description of its community benefits, to the Commission. He also noted agreement with the condition changes recommended in the staff memorandum.

Guy Land, President of the Fairlington Citizens Association spoke in favor of the project and expressed his community's excitement to see the property redeveloped. Mr. Land noted that inclusion of the corner parcel was a critical win for the project and commended staff and the applicant on their efforts to make that happen. Mr. Land noted that community outreach efforts to his community were appreciated and well received. Mr. Land noted some concerns with the amount of traffic that could be generated from the new development, and urged the City and developer to continue to increase public transit options in the area.

Aristotle Kronis, attorney for Jim Hurysz, resident of Fairlington, spoke in opposition to the project. Mr. Kronis noted his client's concerns regarding the increase in traffic that will be created by this development, specifically at the intersection of King Street and S. 28<sup>th</sup> Street which the traffic analysis for the project indicated would change from a level of service "B" to a level of service "C". Mr. Kronis also noted his clients concerns about the lack of active-open space options on-site and in the vicinity of the project.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Koenig, seconded by Commissioner Macek, the Planning Commission voted to adopt a revised Master Plan Amendment #2015-0001 resolution to amend the land-use designation in the Alexandria West Small Area Plan for the property from OCM-100/Office Commercial Medium to CRMU-H/Commercial Residential Mixed-Use-High. The motion carried on a vote of 7-0.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Map Amendment (rezoning) #2015-0001 request to change the zoning designation of the property from OCM-100/Office Commercial Medium with proffer to CRMU-H/Commercial Residential Mixed-Use-High. The motion carried on a vote of 7-0.

On a motion by Commissioner Koenig, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2013-0001 (including the related site plan modifications, Special Use Permits, and TMP), with the addition of Conditions #67a as noted in staff's November 6<sup>th</sup> memorandum to the Commission, and subject to compliance with all applicable codes, ordinances and other staff recommendations. The motion carried on a vote of 7-0.

Reason:

The Planning Commission agreed with the staff analysis. There was discussion about the permitted floor area ratio under the current zoning, and what the floor area ratio would be if the basement retail were included. The Commission also commented on the rezoning and asked about the benefits provided to the City in exchange for the rezoning. Staff commented on the overall developer contribution package, highlights of which include contributions to affordable housing, public art, bikeshare, and road improvements along N. Beauregard Street. Staff also noted how the project will provide additional retail amenities for the area, and activates a mostly vacant parcel at a critical gateway location into the City. The Commission also discussed the traffic impacts of the project, specifically the level of service at the King Street and N. Beauregard Street intersection. Staff commented on City plans to provide improvements to this intersection, and noted that the developer the project would be providing some of those improvements. There was also discussion about the level of service at the King Street and 28<sup>th</sup> Street intersection lowering from a “B” to “C”. The Commission noted that a “C” level of service is a well-functioning intersection. The Commission asked staff about car sharing options in the parking garage. The applicant noted that car sharing requirements are included in the Transportation Management Plan (TMP) for the project. The Commission noted that the project is well designed to utilize synergies between the mix of uses in terms of the shared parking and centralized public open space options.

67a. **CONDITION ADDED BY THE PLANNING COMMISSION:** The applicant shall coordinate with adjacent property owners on the design and construction of a pedestrian connection to the site if any of the following adjacent parcels proceed with redevelopment: 003.04-OA-00, 003.04-OC-00, 011.02-01-01. Coordination shall begin at the time of the DSUP application for the adjacent parcels listed above by providing safe feasible pedestrian access from the applicable property line to the central plaza of the development proposal to the satisfaction of the Directors of P&Z and T&ES. (P&Z)(T&ES)

11. Development Special Use Permit #2014-0019  
Transportation Management Plan SUP #2015-0075  
1800 and 1800 R Mount Vernon Avenue - Mt. Vernon Avenue at 1800  
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a mixed use residential and retail building using the form based development regulations with a compliance deviation pursuant to section 6-606(F); a special use permit or a parking reduction and a loading space reduction; and (B) a special use permit for a Transportation Management Plan; zoned: CL/Commercial Low and Mount Vernon Avenue Urban Overlay. Applicant: BREVIC Development LLC, represented by Duncan Blair, Attorney

James Roberts (P&Z) gave a presentation and answered questions from the Commission.

Speakers:

Ben Winograd at 1725 Price Street was concerned with noise in the amenity space at the rear of the building and on the 3<sup>rd</sup> floor roof deck and proposed several additional conditions that would limit the time that the spaces could be used and prohibiting the use of outdoor speakers and alcohol. The Planning Commission did not support the proposed additional conditions, pointing out that are conditions regarding noise in the staff report and that the City has a noise ordinance. Also, the Planning Commission did not feel it appropriate to restrict the use of alcohol in the outdoor amenity spaces.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, and seconded by Commissioner Lyle, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis with one modification to Condition 13.c. regarding the integration of existing building features into the new building.

- 13.c. **CONDITION AMENDED BY PLANNING COMMISSION:** Provide the following building refinements to the satisfaction of the Director of P&Z:
- c. Continue to work with staff on the integration of the existing building façade carved stone elements on the new building, unless determined not feasible by the Director of Planning and Zoning. Based on a site inspection, it is feasible that the frieze band, the center parapet detail, pilasters and floral medallions can be retained and reused.

12. Development Site Plan #2015-0020  
100 South Reynolds Street - The Mark (Washington Suites)  
Public hearing and consideration of a request for an amendment to previously-approved Development Site Plan #2012-0032 to add an additional eight residential units, to remove the proposed parking structure, and to apply the current parking standards for multifamily residential buildings; zoned: RD/ High-density Apartment. Applicant: Landmark 100 SR, LLC, represented by M. Catherine Puskar, Attorney

Gary Wagner (P&Z) gave a presentation and answered questions from the Commission.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2015-0020. The motion carried on a vote of 7 to 0.

13. Text Amendment #2015-0005  
Sign Regulations  
Public hearing and consideration of a Text Amendment to adopt new regulations for signs in all zones of the City in Article IX of the Zoning Ordinance. Staff: Department of Planning and Zoning

**PLANNING COMMISSION ACTION:** Without objection, the Planning Commission deferred the request.

14. Vacation #2015-0003  
418 West Braddock Road  
Public hearing and consideration of a request for a vacation of the public right-of-way; zoned: R-8/Residential Single-family. Applicant: Richard and Elizabeth Tonner

**PLANNING COMMISSION ACTION:** Without objection, the Planning Commission deferred the request.

### **Other Business**

No other business was discussed.

15. Minutes

Consideration of the meeting minutes for the October 6 and October 8 Planning Commission meetings.

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission approved the minutes of October 6, 2015 and October 8, 2015 as amended.

16. Adjournment

The Planning Commission meeting was adjourned at 1:25am.