

Docket Item #7
Planning Commission Public Hearing
June 22, 2026

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 2, 2026.

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

ALEXANDRIA PLANNING COMMISSION

June 2, 2026 7:00 P.M.

Council Chambers

4850 Mark Center Dr. Rm 1305, Alexandria, Virginia 22311

Members Present:

Melissa McMahon, Chair
Stephen Koenig, Vice Chair
Vivian Ramirez
Robert Dubé
Holly Lennihan
Jody Manor
Susan Fitter Harris

Members Absent:

None

Staff Present:

| | |
|--------------------|---------------------------------|
| Paul Stoddard | Department of Planning & Zoning |
| Kendra Jacobs | Department of Planning & Zoning |
| Christina Brown | Office of the City Attorney |
| Rob Kerns | Department of Planning & Zoning |
| Ryan Freed | Office of Climate Action |
| Dustin Smith | Office of Climate Action |
| Lanning Blaser | Department of Planning & Zoning |
| Tony LaColla | Department of Planning & Zoning |
| Rachel Drescher | Department of Planning & Zoning |
| Michael Swidrack | Department of Planning & Zoning |
| Catherine Miliaris | Department of Planning & Zoning |
| Nathan Imm | Department of Planning & Zoning |
| Kenneth Turscak | Department of Planning & Zoning |
| Tamara Jovovic | Office of Housing |
| Aspasia Xypolia | Office of Housing |
| Mary Horner | Office of Housing |
| Chris Do | Office of Housing |
| Gypsy Roberts | Office of Housing |
| Kim Cadena | Office of Housing |

#1. CALL TO ORDER

The Planning Commission Public Hearing was called to order at 7:00 p.m. Commissioner Ramirez arrived shortly after the Call to Order. All other members were present at the Call to Order.

Discussion Item: Green Building Plan Implementation

Rob Kerns, Ryan Freed, and Dustin Smith gave a status update on the implementation of the Green Building Plan.

Commissioner Harris inquired into whether these Green Building benchmarks were tied to mandatory deliverables or developer incentives. Rob Kerns responded that they are the standards.

Commissioner Manor inquired into “whole building meter”. Dustin Smith defined them as important tools for property owners to monitor energy and water consumption through occupancy.

Chair McMahan clarified into the whether submittals are cumulative elements or singular at each stage as depicted in the submitted matrices. Rob Kerns and Ryan Freed responded that each submission is singular at each stage, but the record is maintained cumulatively. Chair McMahan requested the instructions clarify this further. Chair McMahan further inquired into Standard Condition 16(c) and how it would be filled in. Rob Kerns answered that this would be clarified through implementation of the plan.

Commissioner Dubé inquired into how this standardized condition came to be. Rob Kerns answered that it was based on Council’s instruction to leave some flexibility in the standard conditions.

Commissioner Lennihan stated her skepticism regarding success of this plan when flexibility is built into the submittal allowances and asked to see the list of building specs that would be permitted under the flexibility standard. Ryan Freed responded, speaking to the difficult nature of quantifying EUI among differing build types. Commissioner Lennihan spoke to the momentum that comes with larger projects and the need for a mechanism to ensure this flexibility does not allow for decreased green building policies. Commissioner Lennihan clarified part of the process, Conceptual Energy Modeling with EUI Estimate, was optional. Rob Kerns responded that it was optional at Concept 1, but that it would be required at the Preliminary Stage.

Vice Chair Koenig seconded Commissioner Dubé and Lennihan’s concerns and expressed appreciation for setting the July 1 implementation date. He inquired into whether the Planning Commission would review whether a project is meeting the standards or using the alternative payout path or if they will review the conceptual design regarding how the 3% requirement will be met. Ryan Freed answered that their panels would be shown on the site plan being considered. Vice Chair Koenig requested a well-developed conceptual renewable energy plan, what their performance is intended to be, and comparison to their anticipated energy load to demonstrate that 3% will be met.

Chair McMahon read the following instructions:

Before we begin, I have just a few announcements about participating in tonight's meeting.

If you wish to speak on a Docket Item and have not already signed up to do so, please fill out Speaker Form online by following the "Sign Up to Speak" hyperlink 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 the tables located immediately outside the Chambers, and providing it to Ms. Jacobs, who has her hand raised.

Please note, comments from the public are limited to 3 minutes per speaker, except for 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, to let staff know you need to be unmuted. 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.

For those here in person, please step up to the podium located at the front of Chambers when your name is called and 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, please speak directly into the microphone to ensure all can hear you clearly.

If you are here to speak on docket item 8, 404 A East Alexandria Avenue, and you signed up to speak in May. Please be sure that you complete the new speaker form if you wish to speak tonight, so don't rely on the speaker form you may have filled out last time"

Item #3 was removed from the Consent Calendar.

CONSENT CALENDAR

- #2** Rezoning #2026-00001
Development Special Use Permit #2026-10001
1019 Cameron Street
Public Hearing and consideration of a request for (A) an amendment to the official Zoning Map to change the zone from CL/Commercial Low to CD/Commercial Downtown; and (B) Development Special Use Permit and Site Plan with modifications to construct an expansion to the existing nonresidential building with a two-story addition and a Special Use Permit to increase the nonresidential Floor Area Ratio above 1.5; zoned: CL / Commercial Low.
Applicant: Robert T. Pizzano Contractors, Inc. d/b/a Pizzano Contractors represented by M. Catharine Puskar, Attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to recommend approval of Rezoning #2026-00001 and Development Special Use Permit #2026-10001 on the Consent Calendar.

#3 Special Use Permit #2026-00009 699 Prince Street

Public hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; zoned CD/Commercial Downtown.

Applicant: J River 699 Prince Street LLC

SPEAKERS

Hannah Williams, 607 Prince Street, spoke in opposition and cited past complaints were already occurring. Expressed concerns with how past complaints were handled and the businesses' ability to work with their surrounding neighbors. Expressed concerns about how the SUP conditions would handle the noise complaints and suggested more refined clearer conditions to aid in mitigating noise.

Laura Vetter, 204 S Saint Asaph, Spoke in opposition. Shared past violations of the noise ordinance and the impacts that neighbors have experienced living close to the site. Spoke to the past communication with city staff and the hotel management. The hotel has not been trustworthy based on past complaints and has not shown a willingness to work with the surrounding neighbors.

DISCUSSION

Commissioner Manor asked staff to explain Condition #6 of the Special Use Permit which requires a "neighborhood liaison." Staff outlined the criteria for Condition #6 and the applicant's responsibility to have a plan in place to handle noise complaints.

Commissioner Harris asked staff to confirm the area of live entertainment on the rooftop. Staff explained where the entertainment would take place. Staff acknowledged that speakers are located across the entire rooftop that all play the same volume. Commissioner Harris asked staff to speak about the pattern of complaints and the past enforcement of city operators. Staff explained the history of complaints and the process of bringing the outdoor live entertainment use into compliance.

Chair McMahan asked staff to speak to the process if the business is unable to comply with the Noise Ordinance after SUP approval. Staff shared the process would involve docketing the SUP for review with Planning Commission and City Council. Council could include additional conditions or revoke the SUP. Chair McMahan asked staff to clarify where inspectors measure sound. Staff replied at the property line of the subject property. Chair McMahan confirmed with staff that this is the standard we hold businesses to when measuring noise. Chair McMahan asked about vibrations from noise, staff shared that the speakers can be adjusted and can assist with vibrations, but ultimately a sound engineer would confirm vibrational effects. Staff shared information about a noise governor, and its purpose to control volume. Chair McMahan acknowledged that conditions of the SUP, aside from a condition requiring the speakers to face downward are consistent conditions used for other outdoor live entertainment uses. Chair McMahan asked staff to clarify how retaining a sound engineer would be beneficial prior to

approval. Staff shared that the sound engineer would develop a plan to ensure that noise, speakers, and speaker locations are able to operate within the city's permitted noise ordinance. Chair McMahon acknowledged that due to the past complaints, it's not uncommon to add additional mitigatory conditions and supports both additional conditions.

Commissioner Dube inquired about a condition for noise to be measured along the east property line. Staff informed Commissioner Dube that noise is measured along various locations at the site's property line. Staff confirmed that with an additional noise inspector and wider hours of coverage, testing could be performed more frequently. Staff confirmed the noise ordinance standard for a reduction in decibel levels is 11 pm. Commissioner Dube asked staff about the capacity of the rooftop. SUP2018-00064 permits up to 150 seats at the rooftop restaurant.

Commissioner Lenihan asked staff if it would be possible to add a 3-month review to the SUP considering the neighbors' comments. Staff confirmed that this can be added as a condition of the SUP.

Commissioner Harris asked staff if hiring a sound engineer could be included as a condition prior to approval. Staff informed Commissioner Harris that while this is not a standard condition for live entertainment uses, Commissioners can add the condition to the SUP. Commissioner Harris asked staff to confirm no complaints had been received since June 2025. Staff responded that the site was put on notice during a June 2025 joint meeting and the hotel has not had complaints since then.

Commissioner Manor asked staff to outline the history of complaints. Staff gave a brief synopsis of complaints received in late 2024 and early 2025. Staff met with the hotel in June 2025 and since then, no complaints have been received. Staff shared with the Planning Commission that the rooftop restaurant is permitted to have outdoor background music provided it complies with the City's noise ordinance.

Vice Chair Koenig spoke in support of the additional conditions based on the history of complaints.

PLANNING COMMISSION ACTION

This item was removed from the consent calendar and heard before Docket Item #8. On a motion by Vice Chair Koenig, seconded by Commissioner Harris, the Planning Commission voted to approve SUP #2026-00009 with an amendment to condition #9 requiring an additional three (3) month review of the Special Use Permit; and with the addition of Condition #10 to read:

10. **CONDITION ADDED BY THE PLANNING COMMISSION:** Prior to the commencement of outdoor live entertainment, the applicant shall retain a qualified acoustical engineer to prepare a sound and vibration management plan and certify that the rooftop sound system is designed and capable of operating in compliance with the City's Noise Ordinance. The plan shall include testing of the sound system and identify speaker types, locations, orientation, maximum allowable sound levels, operational controls, and any other measures necessary to ensure compliance with the City's Noise Ordinance and the conditions of this approval. The sound and vibration management plan shall be submitted to and approved by the directors of Planning and Zoning and Transportation and Environmental Services prior to the commencement of outdoor live entertainment. The applicant shall implement and maintain all

recommended measures for the duration of the use. The directors of Planning and Zoning and Transportation and Environmental Services may require additional acoustical testing or modifications to the approved plan if verified violations of the City's Noise Ordinance occur.

The motion carried on a vote of 7-0.

- #4 Rezoning #2026-00002
4154 Duke Street
Public Hearing and consideration of a request for an amendment to the official Zoning Map to amend an existing proffer to expand the permitted commercial uses for the subject property, zoned CL/Commercial Low with proffer.
Applicant: Toto Moto Academy LLC represented by Nubar Azimova

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to recommend approval of Rezoning #2026-00002 on the Consent Calendar.

- #5 **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**
Subdivision #2026-00003
6216 North Morgan Street
Public hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned R-12/Residential Single Family.
Applicant: Jeffrey L. Adelman and Maria F. Campos represented by Erin M. August, Attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2026-00003 on the Consent Calendar.

- #6 **Zoning Ordinance Subdivision cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**
Subdivision #2026-00004
306 Beverley Drive
Public hearing and consideration of a request for a Subdivision to re-subdivide an existing lot into two lots with a variation for lot width; zoned R-8/Residential Single Family.
Applicant: 306 Beverley LLC represented by M. Catharine Puskar, Attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Subdivision #2026-00004 on the Consent Calendar.

- #7 **Section 9.06 cases are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**
City Charter Section 9.06 Case #2026-00007
912 King Street
Public Hearing and consideration of a request for the Planning Commission to review whether the proposed lease of a portion of City of Alexandria property at 912 King Street for outdoor dining is

consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria, Department of Planning and Zoning

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve City Charter Section 9.06 Case #2026-00007 on the Consent Calendar.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

- #8** Special Use Permit #2026-00013
404 A East Alexandria Avenue
Public hearing and consideration of a request for Special Use Permits to construct a single-unit dwelling on a vacant substandard lot and for a lot without frontage on a public street.; zoned R-2-5/Residential.
Applicant: Eric Teran and Daniela Gross

SPEAKERS

Monica Perry, Del Ray Land Use Committee Chair, spoke in opposition, expressed concern that building on a lot without frontage would not be compatible with the Del Ray neighborhood, and that an improper precedent would be set.

Ann Kammerer, 1403 Mount Vernon Avenue, spoke in opposition, expressing concerns about the lack of frontage, fire safety and risk to surrounding neighbors, and flooding and groundwater impacts.

Alicia Montgomery, 406 East Alexandria Avenue, spoke in opposition and stated that there is widespread opposition to this request. She also expressed concerns about the stalled vacation request adjacent to the subject property and related lot line inconsistencies.

Brett Rice, 408 East Alexandria Avenue, spoke in opposition, stating the application is not eligible to be reviewed, staff has been inconsistent with the application of the ordinance, and there are unresolved lot line issues with the adjacent vacation request.

Eric Teran, applicant, presented the case and answered questions from Planning Commission. He explained the existing lot is in the range of the surrounding lots size, the proposal complies with the R-2-5 zone, and the dwelling would be compatible with the surrounding neighborhood. Mr. Teran explained how further fire-resistant construction and fire suppression systems would ensure additional fire safety, how construction activity would be managed, and how the dwelling must comply with all stormwater and groundwater impacts. He outlined all the changes he has made to the proposal in response to the neighbors' concerns including the alley adjustments to allow adjacent neighbors to continue to access their parking spaces and the adjustments to the basement to increase the survival of surrounding trees.

DISCUSSION

Commissioner Harris asked staff to clarify the accuracy of the survey. Staff responded that the survey was completed by a licensed surveyor and matched the dimensions shown on other City records.

Commissioner Dube asked about the alley improvements. Staff recommended conditions which require the applicant to improve the alley to the west of the property and condition that the applicant is responsible for repairing any damage to the alleys.

Chair McMahon asked whether frontage is a requirement to apply for a substandard lot SUP. Staff confirmed it is not a requirement. She also asked about vehicular parking access for vehicle and how it would generally compare to access to ADUs. Staff explained the applicant provided a turning radius diagram, which T&ES staff confirmed was feasible, and that ADUs are not required to provide off-street parking.

Vice Chair Koenig confirmed with Assistant City Attorney Brown that the SUP applications could be considered by Planning Commission. He spoke in support of the request, finding it met all the required SUP criteria. He explained that Del Ray is an eclectic neighborhood and the proposal represented a creative and reasonable configuration given the unique constraints of the site. He noted the applicant has made significant adjustments in response to the neighbors' concerns.

Commissioner Dube corrected the applicant regarding which fire station would respond to an emergency at the site. He explained that he was originally concerned about life safety issues with but after further review and conversations with the Fire Marshall, he had no concerns with the proposal.

Commissioner Ramirez also noted the applicant's responsiveness to the neighbors' concerns. She also noted how the proposed construction could improve the flooding issues as the site currently has no stormwater management.

Commissioner Harris said she was also originally hesitant about the request but spent significant time researching life safety issues and reviewing the case materials and ultimately found all SUP criteria was met.

Chair McMahon spoke in support of the request. She acknowledged how the design is sensitive to the neighbors and that a single unit dwelling would be a suitable use of the property. She noted how the staff report shows how the proposed dwelling is perfectly average as compared to other dwellings in the surrounding area. She explained how the lot without frontage SUP should be focused on whether the use and access of the property is feasible. She further explained there is by-right development in Del Ray which could be more disruptive than the proposal and found that the public process has meaningfully improved the proposal.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Special Use Permit #2026-00013. The motion carried on a vote of 7-0.

NEW BUSINESS

- #9** Subdivision #2026-00007 - **Subdivisions are heard by the Planning Commission, placed on the City Council docket for information, and heard by City Council only upon appeal.**
Coordinated Development District Concept Plan #2025-00004

Development Special Use Permit #2025-10011 - Block B
Development Special Use Permit #2025-10012 - Block C
Development Special Use Permit #2025-10013 - Waterfront Open Space
Development Special Use Permit #2025-10014 - Rail Corridor Open Space
Encroachment #2025-00003
1300 N. Royal Street - PRGS Redevelopment Blocks B&C and Open Spaces
Public Hearing and consideration of requests for: (A) a Subdivision to subdivide 1300 North Royal Street into three (3) lots and a future public right-of-way; (B) amendments to Coordinated Development District #30 Conceptual Design Plan conditions related to phasing for parks and transportation improvements; open space contribution and maintenance; and phasing and coordination of affordable housing; (C) a Development Special Use Permit and Site Plan to construct a multi-unit residential building with commercial uses, with Special Use Permits for multi-unit residential and commercial uses and a Parking Reduction; (D) a Development Special Use Permit and a Site Plan to construct a multi-unit residential building with commercial uses, with Special Use Permits to allow a multi-unit residential building and commercial uses and a Parking Reduction; (E) a Development Special Use Permit and Site Plan to construct public open space along the Potomac River, with a Special Use Permit for a Parking Reduction; (F) a Development Special Use Permit and Site Plan to construct public open space along the planned Linear Park in Old Town North, with a Special Use Permit for a Parking Reduction; (G) an Encroachment for a canopy over a building entrance (related to the building listed under (C) above); zoned CDD #30/Coordinated Development District #30.
Applicant: HRP Potomac LLC, represented by Ken Wire, Attorney

SPEAKERS

Melissa Kuennen, Vice President of NOTICE and Gables Old Town North resident, requested that the site better integrate with the Old Town North neighborhood and that a stand-alone affordable housing building should not be sought, and that affordable housing should be dispersed across the site.

Martha Harris, resident of Old Town North, expressed concerns with the proposal. Ms. Harris said that the phasing plan appeared to delay public benefits and reduce expenditures for the applicant.

Bill DePuy, Old Town North resident who lives at the Muse near the site, referred to the requests by NOTICE regarding demolition, deconstruction and remediation and noted concerns about decontamination activities concurrent with new construction and potential increased risks to workers and residents.

Mary Harris, president of NOTICE, resident of Marina Towers near the site, stated her overall support for redevelopment of the site but seeks limits on concurrent deconstruction and remediation activities with new vertical construction.

William Hamm, economist and resident of Old Town North, expressed concerns about transportation impacts because the applicant used traffic data from 2022. Mr. Hamm requested deferral to allow for updated transportation studies.

Scott Corzine, resident of Old Town, noted his agreement with comments from NOTICE members about the risks of concurrent deconstruction and construction activities.

Ken Wire, applicant's attorney, provided an overview of the proposals and spoke in support of the project.

Melissa Schrock, Vice President of Mixed-Use Development at HRP Group, introduced the project and spoke in support.

DISCUSSION

Vice Chair Koenig questioned the status of PRGS Block A and the phasing of arts anchors in the Coordinated Development District (CDD) site. Staff responded that Block A is considered part of phase 1 of the Tax Increment Financing (TIF) plan being considered by City Council. Staff anticipate the applicant will move forward with a plan for Block A when a potential user can be identified.

Vice Chair Koenig asked staff to clarify the CDD conditions (139 and 140) related to sustainability targets, specifically if the 3 percent on-site renewable generation target is binding or optional for buildings or the site. Staff responded that it is an expectation that the applicant will achieve 3 percent sitewide energy generation even if blocks B and C are likely to provide 1 to 1.5 percent and 2 to 2.5 percent, respectively. Commissioner Lennihan noted concern that the other blocks will not be able to generate enough on-site renewable energy to make the 3 percent sitewide target. Staff responded that additional areas of solar can be found on the blocks and site during and potentially after construction. Regarding a question from Commissioner Lennihan on the use of "industry-standard" in CDD Condition 139 for reductions in embodied carbon, staff noted that the use of the term relates to the accepted materials and process, and a specific LEED credit related to embodied carbon.

Commissioner Lennihan asked staff about CDD Condition 22 regarding the public-private partnership for 100,000 SF of affordable housing and the Affordable Housing Strategy (AHS). Staff explained that the condition was proposed to be amended to give the applicant additional time to update the AHS and identify a partner or funding mechanism.

Commissioner Dube asked for confirmation that the City received a grant for third-party review of the remediation and abatement-related documents submitted by the applicant as required with the Infrastructure Development Site Plan. It was confirmed that the City received the grant to review the documents, which are located on the City's PRGS page.

Chair McMahon noted her support for the overall project and its momentum to move toward construction. The Chair said she likes the architecture and urban design and is confident that the technical processes the City has for remediating sites can be applied to smaller sites or sections. She noted that each step must be done responsibly and sensitively since there are existing residents in the vicinity. She acknowledged the proposed phasing changes and has no issues with the approach. Chair McMahon also added that an updated traffic study (as requested by a speaker from the community) would not change the overall planning and density of the site.

Commissioner Dube noted his support for the overall project. He noted he is comfortable with the submitted hazard mitigation plans and that they are well developed. The Commissioner also noted his support for the connections between Slaters Lane and Old Town North that will be created with the construction of Road A.

Commissioner Harris noted her thanks to staff, the applicant and the community for the ongoing development process. She noted the importance maintaining an active process to find a user for the Block A site.

Commissioner Ramirez noted her support for the overall project with no objections to the proposal. She noted that once remediation is completed on Block A, the block could be made a public space while the right user is found. The Commissioner said that good development outcomes can take a lot of time.

Commissioner Manor thanked staff and the applicant for the efforts on this important project. The Commissioner appreciated that the applicant is working with a wildlife manager to relocate the wildlife on the site.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to approve Subdivision #2026-00007. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2025-00004, with amendments to conditions 30, 30.1, 31, 32 and 32.1. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair Koenig, seconded by Commissioner Dube, the Planning Commission voted to recommend approval of Development Special Use Permits #2025-10011, #2025-10012, #2025-10013 and #2025-10014. The motion carried on a vote of 7 to 0.

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to recommend approval of Encroachment #2025-00003. The motion carried on a vote of 7 to 0.

- #10** Master Plan Amendment #2026-00001
Housing 2040 Plan
Public Hearing and consideration of a request for: (A) Initiation of a Master Plan Amendment; and (B) an amendment to the City's Master Plan to create the Housing 2040 Plan Chapter, replacing the 2013 Housing Master Plan Chapter.
Applicant: City of Alexandria, Office of Housing

SPEAKERS

Michael Schuster, 1613 Crestwood Drive, representing the Commission on Aging, spoke on the housing needs of the city's older adults. Mr. Schuster spoke in support of Goals 3 and 7, and advocated for a mixed-income assisted living facility, increased funding for auxiliary grants to support low-income households in assisted living, further study on housing options to allow older adults to age in place, Medicaid waivers for in-home services and assisted living, and support for universal design policies, including the Virginia Livable Home Tax Credit.

Melissa Kuennan, 525 Montgomery Street, spoke regarding the importance of bonus density to provide new affordable units in neighborhoods that otherwise would lack affordable housing. Ms. Kuennan spoke against cash contributions that concentrate affordable housing in lower-

income neighborhoods instead of distributing affordable housing throughout the city to create mixed-income neighborhoods.

Becca Dedert, 2307 11th Street N, Arlington, representing the Coalition for Smarter Growth, spoke in support of the adoption of the Housing 2040 Plan. Ms. Dedert expressed support for Goal 2 and suggested adding lot size reductions, FAR increases, and reduced parking ratios as incentives for replacement. Ms. Dedert advocated for the City to maximize its bonding authority to provide \$50 million towards the affordable housing pipeline and to adopt ordinances under the Faith in Housing legislation and HB594 to streamline the process to develop affordable housing.

Marsha Rhea, 918 Juniper Place, representing the Alexandria chapter of Virginians Organized for Interfaith Community Engagement (VOICE), spoke in support of Goals 1, 3, 4, and the rest of the goals in the Housing 2040 Plan. Ms. Rhea advocated for the City to adopt an ordinance to create a by-right pathway for affordable housing. Ms. Rhea spoke on the need to use bond capacity to address affordable housing pipeline and implement the Plan's goals.

Betsy Faga, 4800 Fillmore Avenue, spoke in support of the Housing 2040 Plan. As a member of Alexandria Housing Affordability Advisory Committee (AHAAC) and VOICE, Ms. Faga commended staff for the work, analysis, and community engagement to produce the draft Housing 2040 Plan. Ms. Faga spoke to the need for affordable housing, noting that the first phase of Sansé has over 3,900 households on the waitlist for 206 affordable units. Ms. Faga urged for new financial tools to fund projects waiting in the affordable housing pipeline.

James Allgood, 1308 N Ivanhoe Street, spoke against the Housing 2040 Plan. Mr. Allgood questioned how many housing units Alexandria needs as a city of 15.2 square miles. Mr. Allgood asked what a sustainable population size would be in which citizens' quality of life is maintained over time without overcrowded schools and traffic. Mr. Allgood emphasized that the City should determine what population it is looking to sustain and then determine the type of housing it should provide for this population.

Elliott Waters, 325 Cameron Station Boulevard, provided suggestions to improve the Housing 2040 Plan. Mr. Waters added that it needs specificity and clarity to implement goals and advocated for the inclusion of four "fixes." Mr. Waters suggested that the Plan develop a right to return for groups affected by documented harm from the 1930s to the 1960s, set production targets to build housing for low-income residents, provide protections for workers who are essential for our community, and prevent inhumane evictions.

Jonathan Krall, 6 E Mason Avenue, representing Grassroots Alexandria commended Housing staff for the Housing 2040 Plan. Mr. Krall advocated for data collection and transparency on excessive fees, lease non-renewal, misleading leases, failure to work with non-English speaking tenants, and deceptive utility billing practices to develop a public-facing good landlord registry. Mr. Krall advocated for more deeply affordable housing and supported the financial ideas proposed by Coalition for Smarter Growth and VOICE.

Sean Zielenbach, representing AHAAC, spoke in support of the Housing 2040 Plan and the work that Housing staff has put into the process. Mr. Zielenbach advocated for the development of tangible benchmarks and targets to guide the Plan. Ms. Zielenbach also advocated for City action to fund the 1,300 units in the affordable housing pipeline using new financial tools, including

additional bonding authority, tax abatement, and fee waivers. Mr. Zielenbach emphasized that young people ages 25-34 are leaving Alexandria due to the lack of affordable housing, and that the City must find ways to make affordable housing more viable.

DISCUSSION

Commissioner Manor inquired what lessons were learned from the Housing Master Plan. Staff responded and noted that lessons included the importance of being prepared to address changes in housing needs and market conditions and the need for greater regulatory and financial tools to address deeper levels of affordability.

Chair McMahan inquired what the City's philosophy was on providing affordable housing as standalone buildings versus as set-aside units in market-rate projects. Staff responded and noted that communities should be looked at holistically and that, in order to foster mixed-income communities, it was important to both create affordable housing communities through public-private partnerships (to maximize yield and depth of affordability) and to encourage set-aside units within market-rate properties.

Chair McMahan inquired if there were examples of recent regional targets that would inform the development of the Housing 2040 targets. Staff responded and noted that the Regional Housing Initiative targets were adopted in 2020 seven years following the approval of the Housing Master Plan and that new regional targets would not be expected until 2030 (which would not align with the timeline of Housing 2040). Staff also noted that while the framework for the Housing 2040 targets has not been finalized, it will be informed by current and projected needs, among other factors, and will consider how neighboring jurisdictions have approached target setting.

Commission Ramirez expressed appreciation for the three-year reports and built-in five-year check-ins to evaluate the continued relevance of the Plan. The Commissioner also underscored the importance of setting tangible benchmarks, raising awareness of existing resources for residents, and ensuring residents can easily access information.

Commission Manor inquired how much information on the Office of Housing's website was in Spanish. Staff responded and noted that the Housing Resource Guide and Affordable Rental Housing Options documents were available in five other languages, the City's eNews had built-in language capabilities, interpretation was offered at Housing 2040's community meetings, and staff were working through partners to facilitate community conversations in trusted spaces.

Commission Lennihan commended the breadth and ambitiousness of the Plan and the effort it makes to address the housing needs of vulnerable communities.

Commission Dube noted that the Plan is a living document and expressed appreciation that staff would be reviewing it over the course of implementation. The Commissioner commended the partnerships discussed in Goals 7 and 8 to enable residents to age safely at home and highlighted the importance of continuing to provide assistance to new condominium boards. The Commissioner noted examples in which developers did not set up adequate reserves at the time of transition to buyers leading to significant increases in condominium fees.

Vice Chair Koenig noted appreciation for the scope of the Plan and for the dedication of a goal to sustainability. The Commissioner noted that the Plan recognizes the importance of energy and

operationally efficient and sustainable architecture as a way of sustaining resilience and quality of life. The Commissioner also commended the Plan for advancing energy efficiency in older housing which constitutes the majority of the City's housing stock.

Chair McMahon shared a response to James Algood's testimony. She noted that there is no one number that determines what a maximum sustainable population is and that Alexandria will continue to change over time. The Chair noted the importance of developing targets and collecting data to track progress against a range of indicators, not just the number of units delivered at different levels of affordability. The Chair endorsed the use of dashboards to bring greater transparency to landlord practices enabling accountability that recognizes good actors and identifies those falling short. The Chair noted that one way to balance the needs of a growing senior population with those of a declining younger population is universal design. The Chair observed the need for new resources and financial tools and creative financing approaches to implement the Plan's recommendations. The Chair recommended that as part of implementation, staff work to ensure policy tools accurately reflect the City's housing goals, do not conflict with one another, or allow developers to select the regulatory tools that yield the lowest affordable housing contribution; this would involve a review of the City current housing policies, including those related to payments in lieu.

PLANNING COMMISSION ACTION

On a motion by Commissioner Harris, 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 initiate Master Plan Amendment #2026-00001. 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 adopt the resolution approving the amendment of the City's Master Plan that adopts the Housing 2040 Plan and replaces the 2013 Housing Master Plan.

OTHER BUSINESS

Commissioners' Reports, Comments & Questions

Planning & Zoning Director's Report

Planning Director Paul Stoddard highlighted the Planning & Zoning Community Meeting Series and upcoming projects.

MINUTES

- #10 Consideration of the May 5, 2026 Planning Commission Public Hearing minutes.

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Lennihan, the Planning Commission voted to approve the minutes from the April 7, 2026 Planning Commission Public Hearing. The motion carried on a vote of 7-0.

#8 ADJOURNMENT

The Planning Commission meeting was adjourned at 11:50 p.m.