

Docket Item #9
Planning Commission Public Hearing
April 7, 2022

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of April 7, 2022.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

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

ALEXANDRIA PLANNING COMMISSION

April 7, 2022, 7:00 p.m.

Council Chamber (301 King Street, Alexandria, Virginia, 22314) and Electronically
Alexandria, Virginia

Members Present:

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

Members Absent:

None

Staff Present:

| | |
|-------------------------|---|
| Karl W. Moritz | Department of Planning & Zoning |
| Christina Zechman-Brown | Office of the City Attorney |
| Nancy Williams | Department of Planning & Zoning |
| Samantha Lockwood | Department of Planning & Zoning |
| Jeff Farner | Department of Planning & Zoning |
| Tom Canfield | Department of Planning & Zoning |
| Tony LaColla | Department of Planning & Zoning |
| Ann Horowitz | Department of Planning & Zoning |
| Rachel Drescher | Department of Planning & Zoning |
| Ashley Labadie | Department of Planning & Zoning |
| Robert M. Kerns | Department of Planning & Zoning |
| Dirk H. Geratz | Department of Planning & Zoning |
| Abigail Harwell | Department of Planning & Zoning |
| Catherine Miliaras | Department of Planning & Zoning |
| Michael Swidrak | Department of Planning & Zoning |
| Daniel Welles | Department of Planning & Zoning |
| Katherine Carraway | Department of Planning & Zoning |
| Arthur Wicks | Office of Management and Budget |
| Helen McIlvaine | Office of Housing |
| Tamara Jovovic | Office of Housing |
| Brian Dofflemyer | Department of Transportation & Environmental Services |
| Alex Boulden | Department of Transportation & Environmental Services |
| Melanie Mason | Department of Transportation & Environmental Services |
| Ellen Eggerton | Department of Transportation & Environmental Services |
| Shannon Tokumaru | Department of Transportation & Environmental Services |
| William Skrabak | Department of Transportation & Environmental Services |

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

| | |
|----------------|---|
| Khoa Dinh Tran | Department of Transportation & Environmental Services |
| Jack Browand | Recreation, Parks & Cultural Activities |
| Judy Lo | Recreation, Parks & Cultural Activities |

1. **Call to Order.**

The Planning Commission meeting was called to order at 7:02 p.m. All members were present at the Call to Order.

2. Remarks by City Manager Jim Parajon

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded stating they had received speaker forms for Docket Items #2 and #3. Items #2 and #3 were then pulled from the Consent Calendar.

3. Special Use Permit #2021-00128

424 North Washington Street

Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.
Applicant: Potomac Crescent Waldorf School

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

Speakers:

George Best, 421 North Columbus Street, spoke in opposition to the Special Use Permit (SUP), stating the hours of the pick-up and drop-off plan will cause traffic impacts on North Washington Street. He added that Saint Mary's School has traffic officers for pick-up and drop-off and asked for a traffic study for the plan. Mr. Best provided alternatives and added conditions for consideration.

Jeff Holdren, 420 North Washington Street, spoke in opposition to the SUP, stating trash collection from the alley requires trash collectors to walk down the alley, and the amount of trash listed on the application seemed low.

Paul Dueffert, 4312 Brandywine Street, NW, Washington, DC, spoke in opposition of the SUP, stating the pick-up and drop-off plan is not safe with the traffic on North Washington Street. Also, he did not believe the placard was located legally, and the Public Hearing should be delayed.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

Jim Bethard, 428 North Washington Street, spoke in opposition of the SUP, stating if a fire occurred students and teachers would have to assemble either on Washington Street or in the alley behind the building, which is not safe.

Maria Bethard, 428 North Washington Street, spoke in opposition of the SUP, stating the safety issues with the pick-up and drop-off plan. She also stated there is one lane on Oronoco Street for those turning left or right on Washington Street, so traffic would back-up on side streets. She also stated 17 parking spaces would be lost with the construction of the play area, resulting in parking issues in the area.

Zach Cromer, 425 North Columbus Street, spoke in opposition of the SUP, stating the timeline of the pick-up and drop-off plan does not take into account getting children in and out of vehicles and the traffic on North Washington Street causes safety issues.

John Cox, Operations Director for Potomac Waldorf Crescent School, spoke in support of the SUP, stating safety is a primary concern for faculty and staff, and they have managed pick-up and drop-off successfully at their current location at South Washington Street.

Minturn Wright, attorney representative of J. Holdren, spoke in opposition of the SUP, identifying other schools on Washington Street where pick-up and drop-off is not located from the street.

Paul Nary, applicant, thanked the neighbors for their concerns for safety. He indicated the school has worked with the neighbors and staff and has agreed to conditions resulting from these conversations, including appointing a community liaison for the neighbors. He stated the school has two years of experience with implementing safe pick-up and drop-off plans. The school staggers the pick-up and drop-off based on grade level and the students exit on curbside only and are escorted into the building by staff. Current enrollment is about 55 students, but they hope to grow. They are reserving three spaces at the nearby Colonial Parking garage for any late comers who can then walk to the school. He stated 5% of the enrollment walk to school, and he believes this will increase with the new location.

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

Discussion

Vice Chair McMahon asked staff about the Fire Department's review of the possible emergency vehicle easement (EVE) at the rear of the property as indicated on a 1997 survey plat. Staff explained the easement notation was not discovered until the day before through additional staff research and, therefore, was not in the original application

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

materials for the Fire Department to review. She also asked whether this is an easement that could be removed, and staff noted that the Fire Department would need to make that decision if the EVE is found to be active still.

Chair Macek asked if the City held an emergency vehicle easement registry, and staff replied that it would contact the Fire Marshall, who oversees EVEs, the following week for this information. He recommended that, while staff was speaking with the Fire Department, to ask how it identifies and tracks EVE locations and does the shift from a parking lot to a playground negate the need for the EVE.

Vice Chair McMahon stated her support for the request, noting she believed the pick-up and drop-off plan would not impact traffic and provide a safe transfer of children. Using the on-street parking spaces as such would be consistent with how the parking spaces are currently being used. She added that she does not see the school functioning differently than the by-right use of a day care center and recommended the inclusion of bike racks for students.

Commissioner Lyle agreed with Vice Chair McMahon. She addressed that Saint Mary's has several hundred students more than the proposed school so the need for police on-site for pick-up and drop-off is not necessary. She recognized that more office buildings are becoming schools, as represented in the West End, and is a successful repurposing of vacant, underutilized office space. She stated with additional residences constructed in Old Town, schools within walking and biking distance will become more popular and in-demand. Commissioner Lyle asked whether the EVE was evident on title research. Staff said it has not been included on the titles searched to date, conflicting with the information on the 1999 survey plat, and prompting staff to recommend the addition of Condition #16.

Commissioner Manor asked staff if the rear parking area could be used for pick-up and drop-off; however, staff noted that vehicles coming in and out of the one-way private alley would cause congestion.

Commissioner Brown asked staff if it could comment on conditions submitted that evening by a speaker. Staff responded to each condition and summarized that the issues were already addressed in SUP conditions or in the City Code. A few were issues related to business decisions that the applicant could discuss with the neighbors.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission moved to recommend approval of Special Use Permit #2022-00128 with all applicable codes, ordinances, staff recommendations, and the addition of Condition #16. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

Reason: The Planning Commission agreed with staff analysis.

4. Special Use Permit #2022-00006
2700 Witter Drive - Witter Recreational Fields Safety Netting
Public Hearing and consideration of a request to allow athletic safety netting up to 30 feet in height; zoned POS/Public Open Space.
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

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

Speaker

Thomas Park, representing the Alexandria Soccer Association (ASA), spoke in support of the project. He noted that Witter Field supported a variety of sports at an intensity not originally intended, which has resulted in increased incidents of balls leaving the field over the existing 6-foot fence and impacting spectators, other park users, drivers, vehicles and adjacent properties. The amount of issues has increased to the point that ASA has raised the funds to help the City with installation of the netting for the purposes of improving the safety of future of participants and spectators.

Discussion

Commissioner Lyle asked staff about what consideration has been made to raising the height of fencing around athletic fields taller than the standard 6 feet. Jack Browand, Deputy Director for Recreation, Parks and Cultural Activities, stated that fences can go up to 15 feet by-right without SUP approval and all locations are looked at individually, considering the condition of the area in which the fields are located.

Chair Macek commented that clarity on a policy when high netting for sports facilities would be helpful, as not all sites would be appropriate. He stated that in the case of Witter Field it did appear appropriate, but not all soccer fields or playing fields would. Chair Macek also noted that possible allowance of administrative actions, similar to restaurant SUPs, on requests such as this should be considered as a possible streamlining approach. Lastly, Chair Macek thought it a missed opportunity that funds were being used from ASA rather than potential development occurring in the immediate area as a contribution condition.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing and recommend approval of Special Use Permit #2022-00006. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

NEW BUSINESS:

5. Discussion Item: A Draft Text Amendment to the Bonus Density and Height provisions of Section 7-700 of the Zoning Ordinance (1) to allow bonus height to be utilized in zones with 45 ft height limits and (2) to establish affordable housing for certain rezonings seeking additional density.

Staff: City of Alexandria, Department of Planning & Zoning

Nancy Williams (P&Z), Patrick Silva (P&Z), Tom Canfield (P&Z), and Tamara Jovovic (Housing) presented the Docket Item and answered questions from the Planning Commission.

Staff reviewed the proposal for a text amendment to Section 7-703(B) but indicated that part 2, as stated above, is a proposed amendment that will now be handled separately from part 1. The Planning Commission provided a number of suggestions to part 1, suggesting to add more clarity to the presentation, and to the graphics, prior to the upcoming April Community Meeting. Such suggestions included: (1) label the maps and add more clarity as to where the proposal would be applicable; (2) label the models depicting additional floors and also differentiate between the floors; and (3) consider adding another Community Meeting to the process.

6. Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Fiscal Year 2023 Capital Improvement Program.

Staff: City of Alexandria, Office of Management & Budget (OMB)

Arthur Wicks (OMB) presented the Docket Item and answered questions from the Planning Commission.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the advisory recommendations to the City Manager regarding the Fiscal Year 2023 Capital Improvement Program are consistent with Section 6.14 of the City Charter. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

7. Subdivision #2022-00001
105 and 107 East Randolph Avenue
Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: R-2-5/Single- and Two-family.
Applicant: Christopher Alan Hutchison and Elena Caudle Hutchison, represented by Duncan W. Blair, attorney

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

Speakers

Barbra Byington, 108 Stewart Avenue, spoke in support of the staff recommendation for denial reiterating points she provided in writing, including that the proposal would not meet the zoning requirements. She also expressed concerns about future improvements, including a potential pool, increased impervious surfaces and potential increased run-off, and that approval of the proposed lot configuration would set a bad precedent allowing a deviation from the goals of the Master Plan.

Jeremy Flachs, 109 E. Randolph Avenue, spoke in support of the staff recommendation for denial reiterating points he provided in writing, including similar concerns as Ms. Byington around increased impervious surfaces with future improvements. He also noted that approving a geometry dissimilar to others in the historic neighborhood would set a bad precedent. He endorsed the comments of the Del Ray Citizens' Association and noted that an approval would only benefit the owners of 105 E. Randolph Avenue.

Duncan Blair, attorney representing the applicant, spoke in opposition of the staff recommendation noting that the proposal has no request to remove trees or to build anything; he indicated it is a request to subdivide the lots for future sale and development or transfer of ownership. He explained that the Seymour case established the ordinance's criteria of value cannot be used as an evaluation measure for subdivisions and that the Zoning Ordinance says the proposal must only be substantially the same character, not identical. He expressed that the proposal is suitable for residential use and structures, meets and exceeds the lot area and requirements of the R2-5 zone, and meets street frontage and alignment with the street criteria. He said the majority of the proposed lots align with the other lots north/south with the exception of the jog in the rear of the lot. He mentioned any future pool or structures would require a future grading plan where stormwater requirements would be met. He made note of a staff presentation in 2016 regarding suitability of use. He notes that the perception of the character of the neighborhood would not be noticeable, and the jog does not make it less suitable for residential use. Commissioner Brown asked Mr. Blair if it was a matter of law or judgement that the Planning Commission should approve the request, to which Mr. Blair

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

said they are not required to approve but should be fair to the applicant. Lastly, he noted that staff recommended conditions go too far requiring more than 25% tree canopy coverage.

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

Discussion

Commissioner Lyle expressed that she would not support the motion and made note of her time on the Board of Zoning Appeals (BZA) where they approved several Variances in the area of the subject site in regards to setbacks, as an example, to highlight that there have been several changes in the area due to BZA actions and not necessarily Planning Commission actions. She mentioned that the front lines and back fences would stay the same with the proposed changes being internal to the two lots.

Chair Macek said that he would support the motion because the change in the lot line would make one of the lots substantially larger than others in the subdivision, and the larger size could affect the volume of potential development in such a manner as to be substantially out of character for the neighborhood and without any further approvals. He also found the irregular shape to be noteworthy when considering the existing subdivision, the extent of the area of analysis for this case.

Vice Chair McMahon said that she would not support the motion because she was not convinced the change would not be substantially the same character. She considers character as something people consider from the street, and the proposed change would be invisible and therefore not be experienced by anyone from outside of the lots. She did not believe the additional lot area would make a noticeable impact on allowable floor area ratio and future build out of the lots.

Commissioner Manor asked staff if fencing could be placed along the rear of the lot and if a pool would have to be fenced, to which staff responded yes to both. He agreed that people perceive character from the street side and expressed that he would not support the motion.

Commissioner Koenig stated he would support the motion. He noted that the subdivision process requires a technical analysis and that he interprets the term “neighborhood character” in the subdivision ordinance as the character of the geometry of the lot, not the character of the development of the lot. He makes note that the Commission is proscribed specifically not to consider the existing and future build out of the neighborhood. In those terms, he concludes that the character of the lots is relentlessly rectangular and that the proposed change is significant and therefore out of character. He also mentioned the

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

restrictions to one lot and opportunities for the other are not inherently similar to others in the subdivision.

Commissioner Brown notes that the similarly situated lots are all rectilinear in character, a pattern that continues outside of the subdivision, as well. He explained that the purpose of subdivisions is to provide permanency and settled expectations as to how a particular area would be developed. He said it is not for the purpose of providing convenience to the owner even if they own both lots. He believes that if the applicant did not own both lots, the application would not have been brought before the Commission for consideration. He mentioned that he agreed with staff's analysis on page 11 of the staff report and approaches the subdivision law conservatively considering the area has been undisturbed for 100 years. He mentioned an approval would be different than a Variance for a garage, for example, as buildings are not permanent like lot lines. Lastly, he reiterated Mr. Blair's admittance that it would not be unlawful to deny the application.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to deny Subdivision #2022-00001. The motion carried on a vote of 4-3.

Reason: The Planning Commission agreed with the staff analysis.

8. City Charter Section 9.06 Case #2022-00002
Unit Block of King Street (between Union Street and Strand Street) and the northern part of the Strand
Public Hearing and consideration of a request for the Planning Commission to review whether the temporary closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria

Christopher Ziemann (T&ES) presented the Docket Item and answered questions from the Planning Commission.

Speakers:
None.

Discussion:
Chair Macek stated his interest in seeing security barriers, such as water-filled barricades, installed at the points of closure for the unit block of King Street and the Strand as well as at either end of the 100 block of King Street to ensure public safety. Staff responded that permanent bollards have been selected for installation at the 100 block of King Street intersections that accommodate police safety and fire access needs. It will continue to

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

evaluate barriers that satisfy the needs of both departments for the temporary closure of the unit block of King Street and the Strand.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the temporary closure of the unit block of King Street and the northern portion of the Strand to vehicular traffic consistent with the City of Alexandria Master Plan, pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 6-0, with Commissioner Manor recusing himself.

Reason

The Planning Commission agreed with staff analysis that the proposed and temporary closure supports pedestrian access between the Waterfront and the 100 block of King Street and is consistent with the City’s Master Plan.

9. Rezoning #2022-00001

Development Special Use Permit #2021-10030

Indoor & Outdoor Live Entertainment Special Use Permit #2022-00003

Transportation Management Plan Special Use Permit #2022-00005

901 North Pitt Street

Public Hearing and consideration of a request for (A) an amendment to the official zoning map to change the zone for the site from OC/Office Commercial to CRMU-X/Commercial Residential Mixed Use (Old Town North); (B) a Development Special Use Permit and Site Plan with modifications to redevelop the existing office building and associated parking lots into a multifamily residential building comprised of 250 units with ground-floor restaurant or retail and an arts and cultural anchor, including Special Use Permits for a multifamily dwelling in the CRMU/X zone, to increase the floor area ratio to 2.5 in the CRMU/X zone, for bonus density for the provision of affordable housing, for bonus density and height for the provision of an arts and cultural anchor in Old Town North, and a parking reduction for the restaurant; and (C) a Special Use Permit for Live Entertainment, indoor and outdoor; (D) a Special Use Permit for a Transportation Management Plan; zoned OC/Office Commercial.

Applicant: 901 N Pitt Street LLC, represented by, Kenneth W. Wire, Attorney.

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

Speakers

Ken Wire, attorney for the applicant, spoke in support of the project with members of the applicant team, Austin Flajser and Wish Carr, also in attendance.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

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

Discussion

Commissioner Manor inquired about the Old Town North Implementation Fund. Staff responded stating the fund goes to the acquisition and construction of the new linear park along the rail corridor. Commissioner Manor made an additional comment asserting the arts use should raise parking demand based on intensity. Commissioner Brown noted how the lot size is approximately 59,000 square feet which totals to an increase of 60% over the Special Use Permit (SUP) density (2.5) for CRMU-X after the bonuses are applied. Each density bonus adds about an acre of area after applying exclusions, although variations in lot size result in 30% density bonuses being vastly different for each project case. Additionally, the proposed building only gains 13 of the permitted 50 feet with the use of bonus height. Commissioner Brown followed up by asking if there have been any projects that have utilized more than a small portion of bonus height. Staff responded confirming the density bonus is the driving factor and there is a tradeoff between height and open space.

Additionally, Commissioner Brown asked why atriums are included with FAR calculations for residential zones but not commercial or mixed-use zones. Staff confirmed the rationale behind this policy is that high-ceiling atriums are more common with commercial uses to make retail more successful and thus there is a balance between competing interests. Commissioner Brown also discussed the applicant's cost of the arts anchor, inquiring if the tenant is expected to pay rent for the space. Staff responded citing the Old Town North Small Area Plan (OTNSAP) recommends the space to be rent-free to promote the viability of the arts district and that all projects approved thus far have included free rent.

Vice Chair McMahon asked about the rationale behind the mid-block crossing to Montgomery Park given that it does not lead directly to a path within the park. Staff responded the driving factor of the placement of the mid-block crossing was for safety purposes keeping it out of proximity with the adjacent intersection and Montgomery and N. Royal Streets and confirmed the OTNSAP recommends the mid-block crossing in this location.

Commissioner Lyle asked the applicant if technology is not yet at a place to allow for the rooftop outside air unit to be electric at this point in response to their letter arguing the proposed amendment to Condition #42. The applicant responded indicating the dedicated outside air unit (gas) will kick in when temperature is below 40 degrees (a cold weather supplement).

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

Commissioner Koenig stated the applicant brings exemplary projects forward and praised how effectively the OTNSAP has been implemented. After a previous discussion with the applicant, Commissioner Koenig followed up speaking in support with how the building is all electric with the exception of specific exceptions, including the rooftop air exchange, and mentioned the importance of incorporating renewable energy on development sites to be solar operational as opposed to solar ready. Furthermore, Commissioner Koenig believes the City should identify targets for Energy Use Intensity (EUI) and that development projects should provide annual greenhouse gas emissions derived.

Chair Macek mentioned Commissioner Brown’s points about density bonus calculations were interesting and identified challenges with projects having a set-in-stone space for arts with variable density bonuses throughout projects. Chair Macek closed the discussion after noting this topic is worth revisiting in the future when the zoning text related to the arts and cultural district is reviewed (once 100,000 square feet of arts and cultural anchors have been approved).

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2022-00001. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10030 as amended, Indoor and Outdoor Entertainment SUP #2021-00003, Transportation Management Plan SUP #2022-00005, and for amendments to Condition 42 and Condition 70 as proposed by the applicant in a letter dated April 7, 2022. The motion carried on a vote of 7 to 0.

Reason

The Planning Commission agreed with the staff analysis and with the applicant’s recommended changes to the conditions as shown below:

Condition #42

42. The building shall use electricity except for limited accessory elements of the building such as retail use, food, use, food and beverage uses, emergency generators, and common areas systems amenities including indoor or outdoor community fire pits ~~and gas-fired rooftop dedicated outside air unit.~~ **and gas-fired rooftop dedicated outside**

air unit. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel.¹

Condition #70

70. Transformers ~~should be located underground where feasible unless adequately~~ **shall be** screened **consistent with the preliminary plan** to the satisfaction of the Director of P&Z.

OTHER BUSINESS:

10. Commissioners' Reports, Comments, and Questions.

Commissioner Lyle reported that Eisenhower West / Landmark Van Dorn Implementation Group will hold a meeting on April 27. Additionally, Commissioner Lyle reported that May 12 will be the ceremonial demolition date for the Landmark Mall project.

Commissioner Koenig reported that the Potomac Yard Metro Implementation Group met recently and was provided general updates. He reported that Fall 2022 remains the target opening date for the station. Commissioner Koenig reported that the Virginia Tech building is still on target for a Fall 2024 opening. Additionally, Commissioner Koenig reported that Blocks 15 and 19 are slated for a Fall 2022 construction start and Fall 2024 opening for those projects.

Vice Chair McMahon reported that the Transportation Commission will be holding a retreat on Saturday, April 9.

Chair Macek reported that Commissioner Lyle will be the Planning Commission's representative on the Duke Street Advisory Group.

MINUTES:

11. Consideration of the minutes from the March 1, 2022 Planning Commission meeting.

Chair Macek indicated a need for three corrections to the minutes from March 1, 2022. Chair Macek asked for the record to reflect that Commissioner Brown was absent due to a medical reason and participated from his home; that additional details be added to the

¹ Staff submitted a memo to Planning Commission on April 6, 2022 recommending that the language allowing a gas-fired rooftop dedicated outside air unit not be permitted to be consistent with other recent approvals and the City's goal to move toward full electrification. The applicant's memo proposed the condition allowing it to remain and was approved by the Planning Commission.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 7, 2022

reasoning for recommending denial of Item 4; and, that Commissioner Ramirez be noted as recusing herself from Item 7, not abstaining, and therefore the vote should be 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of March 1, 2022, with the corrections and revisions as stated by Chair Macek. The motion carried on a vote of 7-0.

12. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 11:19 p.m.

13. **ADMINISTRATIVE APPROVALS**

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

Special Use Permit #2021-000041

2312 Mount Vernon Avenue

Administrative Special Use Permit request for a Minor Amendment of a Restaurant; zone: CL/Commercial Low.

Current Business Name: Pork Barrel BBQ

Applicant: Hog Thaid, LLC

Planner: Rachel Drescher

Status: Approved - 1/7/2022

Special Use Permit #2021-00123

4700 Eisenhower Avenue

Administrative Special Use Permit request for a New Use of a Light Assembly, Service, and Craft establishment; zoned: OCM(100)/Office Commercial Medium (100).

Proposed Business Name: Saltbox

Applicant: SB DC-ALX, LLC

Planner: Patrick Silva

Status: Approved - 1/12/2022

Special Use Permit #2021-00124

4917 Brenman Park Drive

Administrative Special Use Permit request for a New Use of a Private Commercial School; zoned: CDD #9/Coordinated Development District #9.

Proposed Business Name: Bright Start Learning Center

Applicant: Bright Start Learning Center LLC

Planner: Patrick Silva

Status: Approved - 1/25/2022