

Docket Item #19  
Planning Commission Meeting  
May 2, 2017

Consideration of approval of the Planning Commission minutes of the public hearing meeting of April 6, 2017.

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**\*\*\* MINUTES \*\*\***

**ALEXANDRIA PLANNING COMMISSION**

April 6, 2017

8:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

**Members Present:**

Mary Lyman, Chairwoman  
Nathan Macek, Vice Chairman  
David Brown  
Stephen Koenig  
Mindy Lyle  
Melissa McMahan  
Maria Wasowski

**Members Absent:**

None

**Staff Present:**

Karl Moritz	Department of Planning & Zoning
Joanna Anderson	Office of the City Attorney
Dori Martin	Office of the City Attorney
Kristen Walentisch	Department of Planning & Zoning
Nancy Williams	Department of Planning & Zoning
Morgan Routt	Office of Management & Budget
Arthur Wicks	Office of Management & Budget
Alex Dambach	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Stephanie Free	Department of Planning & Zoning
William Cook	Department of Planning & Zoning
Christopher Ziemann	Department of Transportation & Environmental Services
Katye North	Department of Transportation & Environmental Services
Shaun Smith	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning

1. Call to Order.

The Planning Commission public hearing was called to order at 8:05 P.M. All members were present.

2. Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program. Staff: City of Alexandria – Planning and Zoning Department and Office of Management and Budget

Carrie Beach (P&Z) provided a brief opening and introduced Morgan Routt (OMB) and Arthur Wicks (OMB) who gave a presentation and answered questions from the Commission.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission determined that the Capital Improvement Plan is consistent with the City's Master Plan. The motion carried on a vote of 7-0.

**CONSENT CALENDAR:**

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3. Special Use Permit #2016-0100

623 & 625 North Columbus Street

Public hearing and consideration of a request for parking reductions and for open space modifications for the construction of two single family dwellings; zoned:

RB/Townhouse. Applicant: 623 & 625 North Columbus Street Homes, LLC, represented by M. Catharine Puskar, attorney

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission deferred Special Use Permit #2016-0100.

4. Development Special Use Permit #2017-0003

1225 First Street - Braddock Gateway Phase I Amendment

Public hearing and consideration of a request for an amendment to a previously approved Development Special Use Permit #2014-0015 to update the residential parking requirements and increase the slope of the parking garage ramp; zoned:

CDD#15/Coordinated Development District #15.

Applicant: Braddock Gateway, LLC, represented by Mary Catherine Gibbs, attorney

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0003 as amended.

**NEW BUSINESS:**

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5. Residential Permit Parking for New Development Policy

Public hearing and recommendation on the Residential Permit Parking for New Development Policy.

Staff: City of Alexandria Department of Transportation and Environmental Services

Katy North (T&ES) and Chris Ziemann (T&ES) gave a presentation and answered questions from the Commission.

Speakers: Thomas Spoehr, 308 S. Fairfax Street, had a few concerns and recommendations regarding the proposed policy. The first was that rather than having the applicant of future development projects perform the parking survey, the City should perform the survey and have the applicant pay for the associated costs. The second point Mr. Spoehr made was rather than conducting the survey at peak parking hours and days of the week, the survey should be conducted multiple times during the year to accurately capture the parking trends in the surveyed area. The third point he made was that rather than the City working with the applicant to determine the survey area, the City should provide the applicant with more guidance on what the survey area should be.

Bert Ely, Vice President of the Old Town Civic Association (OTCA), spoke his concerns on behalf of the OTCA. He stated that he believes future development projects should have patrons/residents fully parked on-site and that future residents should not be able to receive a parking permit to park on the street. Mr. Ely pointed out that on-street parking will likely worsen if the City Council approves the 72-hour parking rule, which will allow residents going out of town for more than 72 hours to apply for a permit to park on the street for up to 14 days. Last, he stated that the OTCA is in support of limiting from existing parking districts sites that are likely to be redeveloped; for instance, the Bus Barn and some of the ARHA properties. Ms. Lyman asked Mr. Ely if he agreed with Mr. Spoehr and the points he made, in which Mr. Ely stated that he did.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Commissioner Wasowski, the Planning Commission voted to recommend adoption of the Residential Permit Parking for New Development Policy. The motion carried on a vote of 5-2, with Vice Chairman Macek and Commissioner Lyle dissenting.

Reason: The Planning Commission supported the policy as a reasonable approach to addressing the issue through specific criteria about parking conditions near the site and about the development. Many of the Commissioners noted that adjusting the price of an on-street parking permit could be a more equitable way to address parking and might encourage residents with off-street parking to use those spaces rather than park on the street. Commissioners Lyle and Macek did not support the policy because they felt it was inequitable to all residents and gave some residents access to a public good while excluding others.

6. Development Special Use Permit #2016-0012  
2360 Eisenhower Avenue & 2300 Dock Lane - Hoffman Blocks 11 & 12  
Public hearing and consideration of a request for an extension of an existing Development Special Use Permit (#2013-0008) with updated standard conditions and revised conditions related to transportation improvements; zoned: CDD #2/Coordinated Development District #2.  
Applicants: Hoffman Towers Block 11, LLC & Hoffman Towers Block 12, LLC,  
represented by Ken Wire, attorney

Stephanie Free (P&Z) gave a presentation. She also noted additional amendments to Conditions #9, #49 and #50, as recommended by staff pursuant to a P&Z memorandum dated April 5, 2017.

Speakers:

Ken Wire, attorney representing the applicant, spoke in favor of the request.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Vice Chair Macek, the Planning Commission voted to **recommend approval** of DSUP2016-00012 as amended and with revisions to Conditions #60.C and #64, 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 and recommended a minor condition change to eliminate the name of the person who currently serves as the Landlord-Tenant Relations Division Chief at the Office of Housing (#60.C), and clarify that the parking meters will be multi-space meters (#64).

60.C. **CONDITION ADDED BY STAFF:** The developer shall notify Melodie Seau, the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information, including the affordable rents, fees, and property amenities. The City will notify interested parties of the availability of set-aside units. The developer shall not accept applications for affordable set-aside units until 45 days after written notification has been provided to the Office of Housing. (Housing) (PC)

64. **CONDITION AMENDED BY STAFF:** All on-street parking controls and restrictions within the project area shall be determined by the City. Any such controls and restrictions which the applicant desires shall be shown on the final site plan. Within the project area, eight (8) any multi-space parking meters which are placed on private streets with public access easements or on public rights-of-way shall be acquired and installed by the applicant in accord with City specifications for the on-street spaces on Eisenhower Avenue, Port Street, Dock Lane, and Anchor Street. The City reserves the right to maintain, enforce, and collect revenue from parking meters on private streets containing public access easements. The applicant shall have the right to use the parking spaces on private streets for construction parking without charge by the City. The public access easement for the private streets shall incorporate the terms of this condition. (P&Z)(T&ES)(PC)

7. Development Special Use Permit #2017-0001  
Special Use Permit #2017-0018  
1700 Duke Street - Whole Foods Market  
Public hearing and consideration of requests for: (A) a Development Special Use Permit to remove conditions from a previously approved DSUP (#2002-0009) associated with restaurant use in the grocery store; and (B) for a Special Use Permit for the expansion of

restaurant use associated with the grocery store; zoned: CDD #1/Coordinated Development District #1. Applicant: Whole Foods Market, Inc., represented by M. Catharine Puskar, attorney

Speakers: Lee Hernley of the Carlyle Community Council spoke of ongoing concerns from neighbors about noise at night, traffic around the loading area, early morning truck activity and noise, and other issues.

Cathy Puskar, representing the applicant, spoke in support of the application and clarified the store hours. She also restated that the store has in the past coordinated with building management and the condominium association to address resident concerns and would continue those efforts.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0001 and Special Use Permit #2017-0018, subject to compliance with all applicable codes, ordinances and staff recommendations, with an amendment to SUP Condition #6 to clarify that in no event shall the restaurant operations close later than the grocery store. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

6. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The hours during which the indoor and outdoor dining area is open to the public shall be restricted to between 7:00 a.m. and 11:00 p.m. Sunday through Thursday, and between 7:00 a.m. and 12:00 midnight on Friday and Saturday. Meals ordered before the closing time may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. In no event shall the dining areas stay open later than the grocery store. (P&Z) (PC)

## **OTHER BUSINESS:**

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8. Discussion item: Proposed Floor Area Ratio Text Amendment

The Planning Commission received an update on Floor Area Ratio potential amendments to the Zoning Ordinance that are being explored by staff. Staff addressed concerns brought up by the Planning Commissioners at the March Planning Commission meeting on a discussion of the same topic. The potential amendments are anticipated to be scheduled for Planning Commission consideration in the future. This update was presented by Sam Shelby, Shaun Smith, Alex Dambach, and Mary Christesen from the Department of Planning & Zoning.

9. Commissioners' Reports, Comments and Questions

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Commissioner Koenig mentioned an open house for the North Potomac Yard Small Area Plan on April 18, 2017 at 6:00 pm.

Commissioner Wasowski mentioned a community open house for the Old Town North Small Area Plan Update on April 13, 2017 at 7:00 pm.

**MINUTES:**

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10. Consideration of the minutes from the March 7, 2017 Planning Commission meetings.

Without objection, the Planning Commission approved the minutes from the March 7, 2017 meeting as submitted.

11. Adjournment

The Planning Commission meeting was adjourned at 11:01 P.M.