

Docket Item #7
Planning Commission Public Hearing
October 9, 2025

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 23, 2025.

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

ALEXANDRIA PLANNING COMMISSION

June 23, 2025 7:00 P.M.

Council Chamber

301 King Street, City Hall Alexandria, Virginia

Members Present:

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

Members Absent: None

Staff Present:

Karl Moritz	Department of Planning & Zoning
Paul Stoddard	Department of Planning & Zoning
Nancy Williams	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Ashley Casimir	Department of Planning & Zoning
Lanning Blaser	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
David Sharon	Department of Planning & Zoning
Brian Dofflemeyer	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Rob Kerns	Department of Planning & Zoning
Jeremy McPike	Department of General Services

#1. CALL TO ORDER

The Planning Commission Public Hearing was called to order at 7:00 p.m. All members were present at the Call to Order.

Chair McMahon read the following instructions:

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

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

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

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

Chair McMahon asked if there were any changes to the Docket. Ms. Jacobs announced the applicant’s request to defer Docket Item #2.

Docket Item #5 was removed from the Consent Calendar.

CONSENT CALENDAR

- #2** Vacation #2023-00004
Kent Place and Russel Road (Adjacent to 2800 Russel Road)
Public Hearing and consideration of a request to vacate a portion of the Public Right-of-Way located on the southern end of Kent Place 2800 near Russel Road; zoned R-8/Residential
Applicant: 2800 Russel Road LLC represented by Amanda Rudolph, Agent

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to accept the deferral of Vacation #2023-00004. The motion carried on a vote of 7-0.

- #3** Development Special Use Permit #2025-10009 (Multi-Unit Residential Building)
Development Special Use Permit 2025-10010 (Stacked Townhouses)
5901, 5951 & 5999 Stevenson Avenue and 2 S Whiting Street – Landmark Overlook
Public Hearing and consideration of requests for an extension of previously approved Development Special Use Permits and Site Plans with modifications to construct two multi-unit residential buildings with ground floor retail and to construct stacked townhouses, including Special Use Permits for a parking reduction and tandem parking for the stacked townhouses, to treat the Landmark Overlook project area as a tract for the purpose of calculating FAR, and to increase FAR to 2.03 for the multi-unit residential building and the stacked townhouses; zoned CRMU - H/Commercial Residential Mixed Use-High.
Applicant: West End Development Associates LLC & Landmark 100 LLC, represented by Kenneth Wire and Megan Rappolt, Attorneys

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to recommend approval of Development Special Use Permit #2025-10009 and Development Special Use Permit #2025-10010 on the Consent Calendar.

- #4** Development Site Plan #2025-00013
600 President Ford Lane - Residential Swimming Pool
Public Hearing and consideration of a request for a Development Site Plan with a modification to the secondary front yard setback to construct a swimming pool, pergola, and related improvements (amending DSP #2016-00016); zoned R-20/Residential.
Applicant: Thomas M. Buchanan and Theresa C. Buchanan represented by Duncan Blair, Attorney

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted unanimously to approve Development Site Plan #2025-00013 on the Consent Calendar.

- #5** Street Name Case #2025-00003
Parcel Address: 5001 Eisenhower Avenue
Public Hearing and consideration of a request for the approval of a name for a new public street perpendicular to Eisenhower Avenue within the 5001 Eisenhower Avenue redevelopment; zoned CDD #31 / Coordinated Development District #31.
Applicant: 5001 Eisenhower Office Owner LLC, represented by Kenneth Wire & Megan Rappolt, Attorneys

PLANNING COMMISSION ACTION

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve Street Name Case #2025-00003. The motion carried on a vote of 6-0-1. Commissioner Lennihan recused herself.

New Business

- #6 Development Site Plan #2025-00005
301 King Street and 108 N Fairfax Street - City Hall, Market Square Plaza and Garage Renovation Public Hearing and consideration of a request for a Development Site Plan for the demolition and reconstruction of Market Square Plaza and the below-grade parking garage, and the renovation and expansion of City Hall; zoned KR/King Street Urban Retail and CD/Commercial Downtown
Applicant: City of Alexandria, Department of General Services

SPEAKERS

There were no speakers.

DISCUSSION

Commissioner Dubé asked about the project's timetable. General Services Director Jeremy McPike stated that the construction is estimated to take 3 years. The City Farmer's Market and City Council's offices will be relocated to Tavern Square. City Council as well as other boards and commissions, including the Planning Commission, will meet at the Del Pepper Center on Mark Center Drive.

Chair McMahon commented that the new Market Square Plaza design will work better for multiple purposes. She also supports the enlarged space for informal seating but concerned there is not enough shade. Chair McMahon highlighted the lack of cargo bike parking, which is larger than the standard bike parking as currently planned. She requested that staff consider spaces for cargo bike parking during the final design stages. Lastly, Chair McMahon commented that the Fairfax St. sidewalk extension is appropriate and the prioritization of safety at the garage entrance is paramount. The removal of some parking area should not impede travel in that area.

Commissioner Lennihan recommended that staff consider the actual calculation of energy that will be needed for this highly utilized site.

PLANNING COMMISSION ACTION

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

On a motion by Commissioner Brown, seconded by Vice Chair Koenig, the Planning Commission voted to approve Development Site Plan #2025-00005 as submitted. The motion carried on a vote of 7-0.

MINUTES

- #7 Consideration of the minutes from the May 6, 2025 Public Hearing meeting.
Consideration of the minutes from the June 4, 2025 Public Hearing meeting.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve the minutes of the May 6, 2025 Public Hearing as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission deferred consideration of the June 4, 2025 Planning Commission meeting minutes.

Other Business

Commissioners' Reports, Comments & Questions

Planning Commission Letter Regarding the Green Building Policy Update

Vice Chair Koenig asked for a small correction to footnote #4 to clarify the calculations. He added that Chair McMahon did an excellent job drafting the letter.

On a motion by Vice Chair Koenig, seconded by Commissioner Manor, the Planning Commission voted to approve the transmission of the Planning Commission's Letter Regarding the Green Building Policy Update to staff in the Office of Climate Action. The motion carried on a vote of 7-0.

Commissioner Manor expressed his gratitude for the opportunity to serve on the Waterfront Commission again. He shared highlights of the Waterfront Walk. Commissioner Manor also discussed the letter from the Waterfront Commission regarding the Robinson Terminal North site. In the letter, the Waterfront Commission discussed environmental issues and requested continued access to the Waterfront during the project's construction. Commissioner Manor recognized Planning & Zoning Assistant Director Nancy Williams's work on the Waterfront Plan over the years.

Director's Report

Planning & Zoning Deputy Director Paul Stoddard summarized the Director's Report. He highlighted progress on the AlexWest Design Guidelines and the Community Update meetings.

Chair McMahon recommended that Staff look for additional methods to notify the public of the Community Update meetings. Assistant Director Nancy Williams noted that information for the Community Update meetings is provided in the Planning Commission's Weekly Upcoming Meetings and Events email.

Assistant Director Nancy Williams reminded Chair McMahon that Staff are planning a Planning Commission retreat for the fall.

Planning Commission members extended heartfelt best wishes to Director Karl Moritz on his retirement, taking time to reflect on his impactful career and notable contributions to the organization.

#8 Adjournment

The Planning Commission meeting was adjourned at 8:35 pm.