

Docket Item #  
Planning Commission Meeting  
October 2, 2018

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 5, 2018.

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

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

ALEXANDRIA PLANNING COMMISSION

June 5, 2018, 7:00 p.m.

City Hall Council Chambers  
Alexandria, Virginia

Members Present:

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

Members Absent:

Melissa McMahan

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Joanna Anderson	Office of the City Attorney
Emily Baker	City Manager's Office
Mitch Bernstein	Department of Project Implementation
Jeffrey Farner	Department of Planning & Zoning
Katherine Carraway	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Madeleine Sims	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Christopher Ziemann	Department of Transportation and Environmental Services
Tamara Jovoic	Office of Housing
Department of Community and Human Services	

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

The Planning Commission held a Work Session in the City Council Workroom prior to the Public Hearing to discuss the following items:

- Long Range Educational Facilities Plan - Phase II (15 minutes)
- Route 1 South Housing Affordability Strategy (45 minutes)

1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:04 pm  
Commissioner McMahan was excused. All other Members were present.

2. Discussion item: Potomac Yard Metro Update

Deputy City Manager Emily Baker and Deputy Director in Planning & Zoning Jeffrey Farner gave the Commission a brief update.

**CONSENT CALENDAR:**

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3. Subdivision #2018-0002

609, 611, & 613 North Columbus Street

Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots through the adjustment of property lines; zoned: RB/Townhouse.

Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney

4. Special Use Permit #2018-0028

611 & 613 North Columbus Street

Public Hearing and consideration of a request for parking reductions and for open space modifications for two single-family dwellings; zoned: RB/Townhouse.

Applicant: Genuario Properties, Inc., represented by M. Catharine Puskar, attorney

The above two items were removed from consent and heard together but voted on separately as follows.

Speakers:

Bill Del Bagno, 615 North Columbus Street, asked for an explanation of the impact of reduced open space for the property at 609 North Columbus Street. He also questioned the impacts of construction on his property next door.

Bob Brandt, attorney for the applicant, spoke in support of the Special Use Permit application and explained that approximately 35% of open space would be provided at

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

611 and at 613 North Columbus Street. The open space would increase for the property at 609 North Columbus Street with the approval of the Subdivision. He added that his client has previously spoken to Mr. Del Bagno about this and it was his understanding that those issues were addressed but his client will also continue to work with the neighboring property owner to ensure construction impacts would be contained to the sites of the proposed single-family homes.

Chair Lyman closed the Public Hearing.

Commissioner Brown clarified that the two subject properties at 611 and 613 North Columbus Street do not count as open space for the property at 609 North Columbus Street, but are two separate lots of record.

**PLANNING COMMISSION ACTION:**

On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2018-0002 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

Reason: The Planning Commission agreed with staff analysis.

**PLANNING COMMISSION ACTION:**

On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2018-0028 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

Reason: The Planning Commission agreed with staff analysis.

5. Special Use Permit #2018-0030  
2425 Eisenhower Avenue - Umbrella Special Use Permit for Outdoor Uses  
Public Hearing and consideration of a request for a Special Use Permit to allow for outdoor food and crafts markets and amusement enterprises on an undeveloped lot; zoned: CDD #2/Coordinated Development District #2.  
Applicant: 2425 Eisenhower Avenue Acquisitions, LLC

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2018-0030, with Commissioner McMahon absent.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

6. Subdivision #2017-0003  
2619 & 2621 Randolph Avenue  
Public Hearing and consideration of a request for a subdivision with a variation to re-subdivide two lots into a new configuration; zoned: R2-5/Residential Single and Two Family.  
Applicant: Charles P. Halloran

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission voted to approve Subdivision #2017-0003, with Commissioner McMahon absent.

**NEW BUSINESS:**

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7. Special Use Permit #2018-0017  
421 Clifford Avenue - Mother of Light Center  
Public Hearing and consideration of a request for a social service use comprised of volunteers who distribute food and clothing and conduct on-site appointments for individuals in need; zoned: CSL/Commercial Service Low.  
Applicant: Mother of Light Center

**Speakers:**

Kyle Williams, 409 Clifford Avenue, opposed the Special Use Permit (SUP) request citing concerns over on-site operations and counseling.

Ashley Preston, 409 Clifford Avenue, cited concerns over the organization's experience and training in opposition to the on-site operations. She noted that she does not oppose the applicant's off-site operations.

Emily Allen, 403A Clifford Avenue, expressed concerns over the applicant's choice in location, the presence of other social service organizations in the neighborhood, and compatibility with the Oakville Triangle Small Area Plan.

Willet Hossfeld, 412 Clifford Avenue, cited concerns over the screening of individuals to be served on-site, a lack of applicant outreach and established procedures, and security impacts.

Adrienne Miller, 413 Clifford Avenue, expressed concerns over loitering, crime, and impacts arising from the new organization. She did not believe this was an appropriate location for this use. She expressed that she was not opposed to the off-site operations, only the on-site operations.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

Anne Issacs, 408 Clifford Avenue, expressed additional concerns over safety and security of the neighborhood. She recommended that the applicant remove the on-site client services.

Nataly Juckovsky, 408 Clifford Avenue, stated that she believed neighborhood problems would result from the use and that she would like to know the contact information of the volunteers on-site if issues arise.

Beth Currier, representing the Board of Directors for the Mother of Light Center, applicant, stated that the application had been revised from a respite day center to a volunteer outreach center in response to resident concerns that were expressed at the Del Ray Land Use Committee. She responded to speaker concerns explaining that a full-time volunteer manager would be on-site; that the location was chosen due to the proximity to 12 regional churches; and that the policy and procedures handbook would be finalized if SUP approval was granted.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:** On a motion made by Vice Chairman Macek and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0017 with revised language and an amendment to Condition #14 from the June 1, 2018 memorandum; amendments to Conditions #2 and #26; the deletion of Condition #9; and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner Melissa McMahon absent.

**Reason:** The Planning Commission largely agreed with staff analysis.

Commissioner Wasowski inquired about the kinds of on-site appointments that would be provided and the management of the on-site operations. She also expressed interest in simplifying conditions, and deferring the request, however noting that the applicant revised the proposal entirely to address community concerns.

Commissioner Lyle asked the applicant about the choice of location and control over the site. She explained concerns over volunteer-led operations and was inclined to defer the case to allow the applicant additional time to provide clarity in their application.

Vice Chairman Macek shared concerns that Conditions #2 and #9 were too narrowly tailored. He provided condition language for a Condition #2 amendment and suggested deleting Condition 9 to give the applicant more flexibility.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

Commissioner Brown stated that he was opposed to deferring the case. He reiterated that the Planning Commission does not consider business readiness in their decisions, and that the Commission's review addresses compliance with the Zoning Ordinance.

Commissioner Koenig supported the application and did not support a deferral.

Chair Lyman proposed a six-month review and opposed a deferral

8. Special Use Permit #2018-0020  
4800 Brenman Park Drive - Ben Brenman Park Lighting  
Public Hearing and consideration of a request to amend Special Use Permit #2015-0128 to add lights which would not be user activated in the dog park area at Ben Brenman Park; zoned: CDD #9/Coordinated Development District #9.  
Applicant: City of Alexandria Department of Recreation, Parks, and Cultural Activities

Commissioner Brown asked staff to confirm the distance from the nearest light to residential home, and if there are any up-lighting issues. Staff stated that the distance to the nearest residence was 182 feet and the lighting effects would not be impactful for the residents as the lights are designed with a full cut-off lighting feature to prevent light spill onto adjacent properties.

Commissioner Lyle acknowledged that the light battery discharge plan had been amended through application revisions to discharge only during park operating hours of 6 am and 10 pm.

**PLANNING COMMISSION ACTION:** On a motion made by Commissioner Lyle and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2018-0020 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

Reason: The Planning Commission agreed with the staff analysis.

9. Special Use Permit #2018-0029  
116 & 120 South Payne Street - Friends of the Guest House  
Public Hearing and consideration of a request for a congregate housing facility; zoned: CL/Commercial Low.  
Applicant: Friends of the Guest House, represented by Kenneth Wire, attorney

Speakers:

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

Gregory Christ, 114 Commerce Street, supported the applicant but expressed concerns over the view from their windows to the subject site.

Danielle Romanetti, resident and business owner, supported the application and cited her personal experiences working with Friends of the Guest House.

Ken Wire, attorney for the applicant, responded to concerns expressed by Mr. Christ and provided a brief overview of the organization, length of the waiting list, house rules, and parking needs.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:** On a motion made by Vice Chairman Macek and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2018-0029 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6-0 with Commissioners Melissa McMahon absent.

Reason: The Planning Commission agreed with the staff analysis.

Commissioner Brown inquired about the code requirements for the rear outdoor stairway/fire escape. Staff replied that the Code Administration would ensure that the building complies with code requirements.

Vice Chairman Macek commended the applicant on their outreach.

10. Text Amendment #2018-0005  
Massage Establishments  
(A) Initiation of a Text Amendment; and (B) public hearing and consideration of a Text Amendment to the Zoning Ordinance to: delete section 2-176 and add section 2-153.2 to revise the definition of medical office to include massage establishments, to rename medical office a health profession office, and to remove redundant words; to amend articles IV (Commercial, office and industrial zones), V (Mixed use zones), VI (Special and overlay zone) to transfer massage establishments from administrative special use to permitted health profession office use, replace the term medical office with health profession office, and delete massage establishments from use limitations; to amend the definitions in sections 2-126 and 2-174 and to amend sections 3-902 (RC/High density apartment zone, Permitted uses) and 7-303 (Home occupations, Use limitations) to replace the term medical office with health profession office; to amend sections 4-1202 and 4-1202.1 (I/Industrial zone) to add health profession office as a permitted use and to transfer massage establishments from administrative special use to permitted health profession office use; to amend sections 5-402, 5-402.1, and 5-403 (CRMU-



ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

X/Commercial residential mixed use (Old Town North) zone) to add health profession office and business and professional office as permitted uses above the ground floor, and special uses on the ground floor, and to transfer massage establishments from administrative special use to permitted health profession office use as previously described; to amend section 5-511 (W-1/Waterfront Mixed use Zone, Use Limitations) to remove massage establishment as a use limitation in this zone; to amend section 6-603 (Mount Vernon Avenue urban overlay zone, Uses) to remove massage establishment; to amend 7-302 (Home occupations, Prohibited occupations) to replace medical or dental clinic with health profession office; to amend section 8-200 (Off-street parking and loading, General parking regulations) to remove massage establishments from the list of specific commercial uses; and; to amend section 11-513 (Special use permits, Administrative special use permit) to delete massage establishment and replace the term medical office with health profession office.

Staff: City of Alexandria Department of Planning & Zoning

Margaret Cooper, P&Z, presented the case and answered questions from the Planning Commission.

Commissioner Brown said the requirements to be licensed through the Board of Nursing to be a massage therapist are extensive and asked staff if there was a history of licensed massage therapist engaging in illicit activity. Staff said there have been no valid complaints related to licensed massage establishments.

Speakers:

Diana Simonton, 1107 Belleview Boulevard A-1, expressed support for the text amendment and gratitude towards the Planning Director and staff for their research and analysis.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:** On a motion made by Commissioner Brown and seconded by Vice Chairman Macek, the Planning Commission voted to initiate Text Amendment #2018-0005. The motion carried on a vote of 6-0, with Commissioner McMahan absent. On a motion made by Commissioner Brown and seconded by Vice Chairman Macek, the Planning Commission voted to approve Text Amendment #2018-0005. The motion carried on a vote of 6-0, with Commissioner McMahan absent.

Reason: The Planning Commission agreed with the staff recommendations.

11. Public Hearing and consideration of the FY 2019 Long Range Planning Interdepartmental Work Program.  
Staff: City of Alexandria Department of Planning & Zoning

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

Carrie Beach, P&Z, presented the case and answered questions from the Planning Commission.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair Macek, seconded by Commissioner Koenig, the Planning Commission voted to adopt the FY19 Interdepartmental Long-range Planning Work Program. The motion carried on a vote of 6 to 0 with Commissioner McMahon absent.

12. Development Special Use Permit #2018-0004  
Transportation Management Plan Special Use Permit #2018-0034  
4401 Ford Avenue, 3101 Park Center Drive, & 4300 King Street - Park Center Amendment  
Public Hearing and consideration of requests for: (A) an amendment to DSUP2003-0035 with modifications to permit the conversion of two existing buildings from office use to residential (multi-family) use; and (B) a Special Use Permit for a Transportation Management Plan for Tier 3 (multi-family building); zoned: CRMU-H / Commercial Residential Mixed Use (High).  
Applicant: US Park Center Owner, LLC, represented by Kenneth Wire, attorney

Speakers:

Linda Paulson, resident, expressed support for the improved streetscape. She indicated that her residential community has been using parking within the Park Center development for guests and asked that the option for paid public parking remain available.

Ken Wire, attorney for the applicant team, spoke in support of the project.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of DSUP #2018-0004, as amended, and TMP Special Use Permit #2018-0034, subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

Reason:

The Planning Commission agreed with the staff analysis and supported staff's recommendation to add Condition #15f to the DSUP conditions to allow flexibility on the total number of residential units. Commissioner Brown noted that traffic back-ups currently occur for vehicles accessing the 395 freeway and asked whether this project would exacerbate that condition. Commissioner Koenig expressed support for the sustainable nature of the adaptive reuse of the existing buildings.

15 f. **CONDITION ADDED BY PLANNING COMMISSION** Unit Count: Total residential unit count between the two building conversions will be limited to 435 units. With each final site plan, the applicant will provide a proposed unit layout and associated parking plan. Adjustments to residential unit count shall comply with the conditions below and current City policies at the time of the conversion.

13. Master Plan Amendment #2018-0001  
Development Special Use Permit #2018-0008  
3000 Potomac Avenue - National Industries for the Blind  
Public Hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum allowable building height; (B) Development Special Use Permit to amend DSUP #2016-0022 to increase the height of the building, and a request for a parking reduction; zoned CDD#10 / Coordinated Development District #10.  
Applicant: National Industries for the Blind, represented by Kenneth Wire, attorney

Speakers:

Ken Wire, attorney for the applicant team, spoke in support of the project.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to approve a resolution amending the Potomac Yard / Potomac Greens Small Area Plan chapter of the Master Plan to amend the maximum allowable building height. The motion carried on a vote of 6-0, with Commissioner McMahan absent.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of the Development Special Use Permit to amend DSUP #2016-0022 to increase the height of the building with a modification for the height-to-setback ration and for a parking reduction, subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 6-0, with Commissioner McMahan absent.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

Reason:

The Planning Commission agreed with the staff analysis and supported staff's recommendation

14. Development Special Use Permit #2017-0017  
Encroachment #2018-0004  
3030 & 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Potomac Yard  
Public Hearing and consideration of requests for: (A) an amendment to previously-approved Development Special Use Permit #2007-0022, as amended through Development Special Use Permit #2014-0028, with a modification and a request for a parking reduction; and (B) an Encroachment on Dogue Street for a transformer vault within the public right-of-way; zoned: CDD#10/Coordinated Development District #10. Applicant: APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

Speakers:

M. Catharine Puskar, representing the applicant, spoke in favor of the project. Ms. Puskar restated the project benefits, including the construction of new office space in the City and Potomac Yard, and the implementation of planning efforts through the construction of the realigned Wesmond Drive. Ms. Puskar stated her client's concern with the potential removal of the southern Potomac Yard Metrorail Station entrance. At the request of Commissioner Koenig, Ms. Puskar stated that the applicant plans to move quickly through the final site plan process to commence construction, to open the building by 2021, which is the 100-year anniversary of APTA.

Chair Lyman closed the Public Hearing.

**PLANNING COMMISSION ACTION:**

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0017, with a request for a parking reduction, a modification for the height-to-setback ratio, and ENC #2018-0001. The motion carried on a vote of 6 to 0, with Commissioner McMahon absent.

Reason: The Planning Commission agreed with the staff analysis. Commissioner Brown asked staff if the City is receiving any compensation for the proposed encroachment. Staff responded that the encroachment was facilitated through the Landbay G DSUP conditions, and that there was no specific compensation other than any application fees. Chair Lyman asked staff why the City was processing an encroachment if the street has

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2018

not yet been constructed and if encroachments are permitted in the conditions. Staff answered that it is City policy that all requested encroachments with development projects require a formal application and approval if the encroachment will be located in a current or future right-of-way.

Commissioner Brown asked staff if the large stair towers included in the proposal are excludable from FAR calculations, which staff confirmed that the stairwells are excludable. Commissioner Brown also asked for clarification on the remaining square footage on Block A after the approval of NIB. Staff answered that APTA is not utilizing the full amount of allotted square footage for Block A, and approximately 22,000 net square feet of office space and nearly 1,500 square feet of retail space will remain as allowable square footage on Block A if this APTA proposal is approved. Vice Chairman Macek asked if the remaining density could be shifted to other blocks in Potomac Yard, and staff affirmed that the square footage is available in Landbay G and could be reapportioned with future Landbay G DSUP amendments.

Chair Lyman noted her support for the realignment of Wesmond Drive and the creation of the publicly accessible plaza. Vice Chairman Macek supported the investment of the applicant in the City, and that the City will work with the applicant on Metrorail Station access. Commissioner Wasowski noted her support for the proposed public art piece in the plaza related to the theme of movement.

**OTHER BUSINESS:**

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15. This item was moved to the Work Session.
16. Commissioner Reports, Comments & Questions

**MINUTES:**

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17. Consideration of the minutes from the May 1, 2018 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Macek, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes from the May 1, 2018 hearing. The motion carried on a vote of 6 to 0.

18. Adjournment

The Planning Commission meeting was adjourned at 11:00 p.m.