

Docket Item #9  
Planning Commission Public Hearing  
February 1, 2022

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of February 1, 2022.

---

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

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

ALEXANDRIA PLANNING COMMISSION

February 1, 2022, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

Nathan Macek, Chair  
Melissa McMahon, Vice-Chair  
David Brown  
Stephen Koenig  
Mindy Lyle  
Jody Manor

Members Absent:

Vivian Ramirez

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Jeff Farner	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Ashley Labadie	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Stephanie Sample	Department of Planning & Zoning
Helen McIlvaine	Office of Housing
Eric Keeler	Office of Housing
Tamara Jovovic	Office of Housing
Lalit Sharma	Department of Transportation & Environmental Services
William Skrabak	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Megan Oleynik	Department of Transportation & Environmental Services
Melanie Mason	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Ellen Eggerton	Department of Transportation & Environmental Services

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Shannon Tokumaru	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Jack Browand	Recreation, Parks & Cultural Activities
Ana Vicinanzo	Recreation, Parks & Cultural Activities
John Marlin	Recreation, Parks & Cultural Activities
Alfred Coleman	Department of General Services
Charles Cooper	Department of Code Administration

### 1. **Call to Order.**

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

Chair Macek then read the following statement into record:

Due to the recent increase in COVID-19 cases, it has been determined that it may be safer to hold the February 1, 2022 Planning Commission Public Hearing through a fully virtual format. As a result, the February 1, 2022 Planning Commission Public Hearing has been changed from Hybrid to fully Electronic Pursuant to Virginia Code Section 2.2-3708.2(A)(3) and the Continuity of Government ordinance adopted by the City Council on June 20, 2020, the City is able to undertake essential business, with members of the public bodies and staff participating from remote locations through a Zoom Webinar. Electronic access will be provided.

The Planning Commission and City Council Public Hearings can be accessed by the public through the live broadcast on the government Channel 70 and streaming on the City's website. Electronic participation is also available via Zoom by registering to attend the hearings via registration links found on tonight's docket.

Public Comment will be received at this Public Hearing. The public may make Public Comments through the conference call or Webinar functions. Public Comments which have been submitted to the Department of Planning & Zoning staff at [PlanComm@alexandriava.gov](mailto:PlanComm@alexandriava.gov) prior to the Public Hearing have been received and added to the Docket as part of the official record for this Public Hearing. To address some virtual hearing etiquette that should be observed this evening, please remember to leave your microphone on mute and camera turned off when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the Public Hearing Dockets' page of the City of Alexandria's website, select this evening's Planning Commission Public Hearing, follow the "Sign Up to Speak" link, and fill out the Speaker Form that populates upon doing so. Once you have filled out a Speaker Form and are called upon to speak, please use the "Raise hand"

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

function located on the Webinar taskbar so that staff is able to quickly identify which User needs to be unmuted in order to provide Public Comment. If you are calling in via telephone this evening, you will press “\*9” to execute the “Raise hand”.

### 1.1 Resolution Finding Need to Conduct the Planning Commission Electronically

#### **PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the Resolution. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

#### **CONSENT CALENDAR:**

---

Chair Macek inquired as to whether there were any changes to tonight’s Docket. Staff responded stating requests are being made for deferral of Docket Items #3 and #10. Chair Macek inquired as to whether any members of the Planning Commission wished to pull an Item from the Consent Calendar. Commissioner Brown responded by indicating he wished to pull Docket Item #5 from the Consent Calendar.

### 2. Special Use Permit #2021-00109

28 East Maple Street

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R 2-5/ Single- and two- family.

Applicant: LA, Linden, LLC, A Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00109, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

### 3. Special Use Permit #2021-00115

3507 Mount Vernon Avenue

Public Hearing and consideration of a request for a Special Use Permit for the intensification of a non-complying general automobile repair use with the addition of automobile sales; zoned: NR/Neighborhood Retail (Arlandria).

Applicant: Kostadinov Pehlivanis

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Permit #2021-00115. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

4. Special Use Permit #2021-00118

3316 Circle Hill Road

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling; zoned: R-8/Single-family.

Applicant: Dumor Properties, LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, attorney

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00118, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

5. Special Use Permit #2021-00121

5241 Seminary Road

Public Hearing and consideration of a request for a Special Use Permit for the redevelopment of a substandard lot with a new single-family dwelling with lot modifications; zoned: R-12/Single-family.

Applicant: Eden Wubante

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

**Speakers:**

None.

**Discussion:**

Commissioner Brown commended the applicant for revising the project to bring the proposal into compliance with the side yard setback requirements without the need for the previously requested lot modifications and stated support for the project. He also shared why he was generally opposed to granting lot modifications for substandard redevelopment lot requests. As a member of the Infill Task Force, he reiterated that the intent of the substandard lot Special Use Permit (SUP) process was to determine compatibility for a project in terms of height, bulk, and design rather than as a way of avoiding complying with the requirements of the zone through modifications. In his view, granting a modification for a substandard lot SUP should meet the same standards as a Variance, namely, that “The condition or situation of the property concerned is not of so general or recurring a nature as to make it reasonably practicable.” He did not think a

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

modification was warranted in this case as he identified that other similar properties in this neighborhood have been developed and complied with the requirements of the zone despite being similarly narrow with respect to width without requiring such Variances or modifications.

Commissioner Koenig expressed support for Commissioner Brown’s perspective and gratitude to the applicant for the project refinement, as stated in the staff memorandum. Likewise, Chair Macek agreed with Commissioner Brown’s analysis.

**PLANNING COMMISSION ACTION:** This Item was removed from the Consent Calendar. On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission moved to recommend approval of Special Use Permit #2021-00121 with all applicable codes, ordinances, and staff recommendations, including the applicant revisions and condition amendment from the staff memorandum, dated January 28, 2022. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

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

6. Subdivision #2021-00007  
1801, 1901 and 1461 North Beauregard Street  
Public Hearing and consideration of a request for a Subdivision, to re-subdivide two existing lots into two new lots of record; zoned: CDD #4/Coordinated Development District #4.  
Applicant: Beauregard Alexandria, LLC

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2021-00007, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

### **NEW BUSINESS:**

---

7. Special Use Permit #2021-00119  
711 Princess Street  
Public Hearing and consideration of (1) a one-year Special Use Permit review and (2) a request to extend the hours for indoor and outdoor live entertainment, to expand the number of seats for outdoor dining and outdoor live entertainment, to permit amplified sound, and to allow a parking reduction for an indoor and outdoor live entertainment and outdoor dining use (amending Special Use Permit #2020-00102); zoned: CD/Commercial Downtown.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Applicant: Blue Heart Travel, Inc., dba Classical Movements, represented by Neeta Helms

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

### Speakers:

David Fritz, 409 N. Columbus Street, spoke in opposition to the Special Use Permit (SUP), stating he and his family experience noise disruptions from concerts and patrons as they leave and arrive, passing the rear of his property. He believed an increase of more than 50 patrons would worsen the noise and parking impacts.

Lelya Johnson, 403A North Alfred Street, registered her support for the proposal, offering that she purchased her home to be near the concert venue as it is a point of culture and art. She stated that parking was not impacted in the neighborhood.

James Ross, 4006 Javins Drive, spoke in support of the request as music director of the Alexandria Symphony. He outlined how impacts from amplification depend on the type of music played and classical music noise levels are low. In addition, he claimed additional patrons in an audience absorb more sound, so expanding the capacity at Classical Movements should not increase noise levels.

Marissa Regni, 3901 Rose Lane, Annandale, VA, supported the SUP proposal. A musician in the National Symphony, she played at Classical Movements and appreciated the opportunity to perform during the pandemic.

Tanya Lervik, 9112 49th Place, College Park, MD, expressed support for the proposal and mentioned she had been a frequent audience member. She believed the use contributed to Alexandria's culture and mentioned how it was a special outlet during the pandemic.

Carla Dulaney, 400 North Washington Street, stated support for the request. She enjoys the concerts from the Sunrise Senior Living patio and from her room above the applicant's garden.

Guy Lamolinara, 411 North Columbus Street, opposed the SUP request. As a resident with property abutting the business, he expressed that the noise levels make it difficult to enjoy his indoor and outdoor property. He believed the business' property was too small to accommodate a concert event space and the hours did not appropriately coexist with residential uses.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Neeta Helms, applicant representative, spoke in support of her business' application, stating that they started the concert series during the pandemic when their orchestra and choir planning efforts ceased, bringing in much-needed income during the difficult time. She said, over the year, they brought in a high caliber of musicians and programs to perform in the City.

Sara Casar, applicant representative, outlined and explained reasons for the applicant's requested amendments. She offered that the business would comply with the Noise Ordinance and would monitor for sound. She requested deletion of the condition for a Noise Mitigation Plan as the business most often complies with the Noise Ordinance.

Duncan Blair, attorney representative, supported the request, citing that the use will comply with the Noise Ordinance without the need for additional SUP conditions. He added that Sunrise Senior Living management didn't support the applicant's SUP request last year, but this year Sunrise Senior Living residents expressed support for concerts. To relieve noise on the residents at the beginning and end of concerts, he said the applicant would direct people through the Princess Street entrance and ask them to move quickly past the residential neighbors' backyards.

Johan van Zyl, applicant representative, spoke in support of the application and answered Commissioners' questions.

**PLANNING COMMISSION ACTION:** 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 6-0, with Commissioner Ramirez absent.

### Discussion:

Commissioner Lyle expressed the City's ongoing responsibility to support the arts, especially with the deep impacts the COVID-19 pandemic inflicted on the performing arts. Believing that Classical Movements has been subject to undue SUP regulations and citing that the Noise Ordinance would limit impacts, she recommended several condition amendments (Conditions 2, 4, 5, 10, 24, 25, 31-34) to encourage the business and allow it to thrive. Commissioner Lyle acknowledged that Sunrise Senior Living residents wrote to support the concerts and that parking is not a challenge on the street. As a note, Commissioner Lyle's proposed amendments to the staff recommended conditions will appear in the staff report to City Council since they are in the Planning Commission's vote of recommendation to City Council as further shown below.

Chair Macek supported Commissioner Lyle's proposed conditions, adding that as the City prides itself on supporting arts uses, it should relax regulations on the industry. He believed the Noise Ordinance should cover the impacts rather than an additional layer of SUP conditions.



## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Vice Chair McMahon concurred, stating she supported treating similar businesses with the same regulations and reiterating that the Noise Ordinance should exclusively govern the live entertainment use. She asked the applicant for clarification of the additional access and egress required to add seats and Johan van Zyl, an applicant representative, stated that they planned to create an emergency escape on the southeastern corner of the property near Sunrise Senior Living.

Commissioner Brown stated a sympathetic view of staff's recommended conditions relating to noise impacts as well as to Commissioner Lyle's proposed conditions. Ultimately, he supported the latter. Commissioner Brown inquired if the applicant had tried to arrange an agreement to use the parking lot across street for concerts. The applicant's representative, Johan van Zyl responded that they had approached Wells Fargo and the property owner and found them unwilling to lease the spaces due to liability concerns.

Commissioner Manor recommended that staff consider a separate definition for special events uses rather than defining them as restaurants.

**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 #2021-00119 with all applicable codes, ordinances, staff recommendations, the staff issued amendment in the January 28, 2022 memorandum, and amendments to Conditions 2, 4, 5, 10, 24, 25, 31-34. The motion carried on a vote of 5-0-1, with Commissioner Ramirez absent and Commissioner Manor abstaining.

**Reason:** The Planning Commission agreed with staff analysis as amended.

8. Rezoning #2021-00007  
Development Special Use Permit #2021-10029  
Transportation Management Plan Special Use Permit #2021-00088  
5380 Holmes Run Parkway - ParcView II  
Public Hearing and consideration of requests for (A) an amendment to the official zoning map to change the zone from RC/High Density Apartment Zone to RMF/Residential Multifamily Zone; (B) a Development Special Use Permit with site plan and modifications and a subdivision to construct two connected affordable apartment buildings with 227 units, a daycare/commercial/community use, and an underground garage; to renovate an existing apartment building with 146 affordable units, to re-subdivide the lot into two fee simple lots and dedicate a portion of Holmes Run Parkway and the newly created lot in Holmes Run Park to the City of Alexandria; including Special Use Permits to increase the allowable Floor Area Ratio to 2.7 and to have more

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

than three mechanical penthouses; and (C) a Tier III Transportation Management Plan Special Use Permit; zoned: RC/High Density Apartment.

Applicant: Wesley Housing Development Corporation of Northern Virginia, represented by M. Catharine Puskar, attorney

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

### Speakers:

Sash Impastato, 239 Medlock Lane, spoke on behalf of the Cameron Station Civic Association to oppose the project. He said that the project does not satisfy the Residential Multifamily (RMF) zone since it is too dense per the Eisenhower West/Landmark Van Dorn Small Area Plan (SAP). He said that the applicant should address temporary construction parking, constructability due to soil conditions, and include projections from the full build out of Landmark Mall and Landmark Overlook in the traffic study. He noted that 350 people have signed a petition and that 22 individuals submitted letters opposing the project.

Donna Fossum, 200 North Pickett Street, opposed the project and disagreed that the 30-year-old SAP is out of date since the neighborhood hasn't changed. She noted that the SAP found that the Van Dorn and Duke Street arterials already had high levels of congestion when the City Council adopted the SAP and, as a result, the plan established explicit limits on density. She noted that the neighborhood already has affordable housing and that this project will overcrowd the neighborhood.

Sandra Buerle, 5340 Holmes Run Parkway, opposed the project. She said that the neighborhood already has affordable housing and that it's irresponsible to approve the project without the applicant having first identified temporary parking during construction and having completed a study to determine that the construction will be safe. She noted that the heavy construction will be an undue hardship for neighbors; that the Landmark Mall redevelopment will exacerbate this problem; and that the area already has flooding issues.

David Blakeslee, a resident of Pavilion on the Park, 5340 Holmes Run Parkway, concurred with Ms. Buerle and opposed the project. He said that many of the adjacent buildings have older retirees, including himself, and that construction will disrupt their retirement. He agreed that the City needs more affordable housing but disagreed that this site is appropriate since Holmes Run Parkway isn't a wide road and has limited on-street parking. Instead of approving the rezoning to RMF, he said that the applicant should build the extra 15 or so units allowed under the High Density Apartment zone (RC) density requirements. He said that more affordable housing should be at Landmark Mall, Landmark Overlook, and the Vulcan site, which have fewer neighbors.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

James Aylward, a resident of Pavilion on the Park, 5340 Holmes Run Parkway, opposed the project. He said that the area already has serious noise issues and challenged the idea that Alexandria actually needs more housing. He said the neighborhood has insufficient transportation infrastructure.

James Lewis opposed the project. He said that unbundling the cost of parking will make housing more expensive for the ParcView community, especially for residents who need cars to access their jobs. He said that constructing an entirely affordable housing community represents 1970s era planning. He said that projects like Heritage with mixed-income residents are a better approach.

Kimberly Collins, 5300 Holmes Run Parkway, opposed the project. She noted that the neighborhood already has many affordable homes. She said the location next to the park is peaceful and quiet, and that constructing two new buildings will undermine quality of life. She is concerned about the construction noise, the effects on nearby buildings, and the environmental impacts. She suggested constructing the affordable housing as part of the Landmark Mall redevelopment.

Jackie Bsharah (no address provided) opposed the project. She indicated that parking and traffic are already difficult today and this project will make it worse. She added that affordable housing is necessary but should be in alternative locations with more space.

Megan Wilson (no address provided) opposed the project. She noted that Holmes Run Parkway is already congested and has limited parking. She said that construction noise will be problematic for people working from home.

Rie Babel, a resident of Pavilion on the Park, 5340 Holmes Run Parkway, opposed the project due to the proposed density, traffic, pile driving, and construction noise.

Coss Lumbe (no address provided) opposed the project. He said that the proposal squeezes two buildings into a small site. He noted that the neighborhood deals with a lot of littering and loitering today and that the project will make it worse.

M. Catharine Puskar, Wash, Colucci, Lubeley, & Walsh, project attorney, spoke in support of the development. She noted that the SAP is a guide to inform zoning and that the City Council adopted the RMF zone to incentivize deeply affordable housing. The project satisfies that requirement. She noted that the Department of Transportation & Environmental Services (T&ES) has long endorsed unbundling of parking to reduce single occupancy vehicle trips. She said that adding parking would actually induce more trips and congestion. She said that the project is trading five parking spaces on Holmes Run Parkway for a midblock pedestrian crossing, bus shelter, and Capital Bikeshare

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Station, which will improve travel options for residents. She discussed the transportation study and reiterated that the project will generate relatively few trips. She discussed the project timeline and noted that the two noisiest aspects: demolition and pile driving, will only occur for about two months total. She provided an overview of the regulations that they will need to adhere to during construction, including pre-construction meetings.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

### Discussion:

Commissioner Koenig thanked staff for working with the applicant to propose the all-electric condition. He asked staff to clarify that the condition would not allow interior gas appliances. Staff agreed that the condition would not permit gas appliances within apartments. He asked to clarify the number of units affordable at 50 percent of Area Median Income (AMI). Staff noted that 51 units are part of the total development, but that not all contribute to the deeply affordable requirement of the RMF zone. He asked if the applicant would pursue on-site renewable power generation if feasible. Shelley Murphy, Wesley Housing Development Corporation, said that they understand the benefits of moving toward renewable sources, but Virginia Housing requirements may limit their ability to install renewable energy. They will continue to research options and opportunities.

Commissioner Brown asked if the unbundled parking will be subsidized. Shelley Murphy, Wesley Housing Development Corporation, noted that parking rental rates will be lower than market rates. At a project in Arlington the rate was \$50 per month, which did not appear to be a barrier to residents who owned cars.

Chair Macek thanked staff for preparing the detailed Q&A memorandum prior to the Public Hearing. He asked for further clarification on the appropriateness of allowing additional density relative to the SAP. Staff noted that the Housing Master Plan and the SAP should each be given equal weight. Staff noted that the RMF zone explicitly states that the SAP establishes the height limit, but not the density. The RMF zone anticipates the tradeoff of providing deeply affordable housing in return for additional density.

Commissioner Brown noted Ms. Fossum's comments around density and the SAP. He found that the 2013 Housing Master Plan and the rezoning to RMF did not conflict with the 1992 SAP and the Housing Master Plan is a coequal chapter of the Alexandria Master Plan; he noted that the City had not yet envisioned granting density bonuses for affordable housing when the City Council adopted the SAP.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Vice Chair McMahon agreed with Commissioner Brown. She found that conserving the existing building and adding affordable homes to the site and the surrounding mixed-income neighborhood is consistent with the City's sustainability and equity goals. She acknowledged the considerable public transit options in the vicinity and the opportunity to locate affordable housing near the amenity that is Holmes Run Park. Although construction will be a nuisance for current neighbors, she reflected that the City has policies to minimize the impact and that her charge is to evaluate the effect of the project on the future of the neighborhood and not just the interim condition of construction.

Commissioner Lyle agreed with Commissioners Brown and McMahon. She disagreed with comments that the City targets affordable housing for only some parts of the City by listing recent projects in several neighborhoods. She disagreed with comments that the project will cause serious traffic issues by noting the investments in bus rapid transit and changes to the nearby roadways as part of the Landmark Mall redevelopment. She reiterated that members of the public had several opportunities to comment on the project prior to the Public Hearing.

Commissioner Koenig agreed with Commissioner Brown, Vice Chair McMahon, and Commissioner Lyle. He reinforced that this project satisfies the intent of the RMF zone by providing considerable affordable housing. He noted that the project will transform a surface parking lot and provide stormwater benefits. He encouraged the applicant to provide on-site renewable energy during construction.

Chair Macek concurred with his colleagues. He noted the importance of unbundling parking to ensure that residents who do not own cars do not need to pay to rent a parking space. Regarding traffic, he noted that many of the major intersections around the project site are at Level of Service B today compared to Level of Service C in 1988, around when the City Council adopted the SAP, such that the roadways could readily accommodate this project. He critiqued constructability concerns by noting that the project has wider buffers between its buildings and its neighbors compared to projects elsewhere in the City. He reiterated that the RMF zone is appropriate for this project and expressed concern about the misinformation that he received from commenters.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2021-00007. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10029 and Transportation

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Management Plan Special Use Permit #2021-00088. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

Reason: The Planning Commission agreed with the staff analysis. Per a staff recommendation, the Planning Commission added Condition #42A to codify the all-electric nature of the two new buildings.

**42A. CONDITION ADDED BY PLANNING COMMISSION:** New construction buildings B and C shall use electricity except for limited accessory elements of the buildings such as retail use, food and beverage uses, emergency generators, and common areas systems/amenities. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. The renovation to Building A shall comply with this condition to the extent feasible to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES)

9. City Charter Section 9.06 Case #2021-00010  
Right-of-Way in front of 1050 North Fayette Street  
Public Hearing and consideration of a request for the Planning Commission to review whether the interim use of a portion of the sidewalk in front of the building for overflow operations from the Yates Car Wash & Detail Center at 1018 North Henry Street is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.  
Applicant: City of Alexandria

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

Discussion:

Commissioner Brown asked for staff clarification about the treatment of the sidewalk and the lease area.

Vice Chair McMahon said that the lack of a sidewalk in this area was a missing pedestrian link and that the interim improvements would be a vast improvement in the area.

Chair Macek said that the car wash activities and the solvents used leave a film on the sidewalk and suggested that the lease agreement include a provision that the brick sidewalk surface be cleaned occasionally.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to approve the interim request, finding it consistent with Section 9.06 of the City Charter of Alexandria, Virginia, and with the City’s Master Plan. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

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

10. **Staff has requested for deferral of this item.**

City Charter Section 9.06 Case #2022-00001

ROW Adjacent to 4600 Eisenhower Avenue

Public Hearing and consideration of request for Planning Commission to review whether the proposed disposition of property (4600 Eisenhower Avenue) 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

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer City Charter Section 9.06 Case #2022-00001. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

11. Public Hearing and consideration of a request for the Planning Commission to adopt a Resolution to set its FY 2023 meeting schedule and establish continuation dates for meetings.

Staff: City of Alexandria, Department of Planning & Zoning

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the resolution, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

**OTHER BUSINESS:**

---

12.1 Draft PC/EPC/TC Joint Letter to City Council regarding the Climate Emergency, for discussion/adoption at the Feb. 1, 2022 Planning Commission Public Hearing - Discussion/Action

Chair Macek introduced the letter and thanked Vice Chair McMahon, Commissioner Koenig, and Commissioner Lyle for working on the letter.

Vice Chair McMahon stated the letter comes out of Work Sessions that the Planning

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

Commission and the Transportation Commission each held separately with the Environmental Policy Commission in the fall and winter. She indicated that in these sessions a desire was generated to address City Council regarding concerns at the intersection of planning, land use, transportation, and the environment. This letter is an effort to raise City Council's attention to blockages and a need for corrective tools and to give an opinion on where tools can be improved to help achieve the City's vision related to sustainability. She indicated small groups arose out of this desire which met publicly and held three public meetings to discuss and deliberate the letter. Vice Chair McMahon also stated the Transportation Commission heard the letter last week and approved it unanimously.

Commissioner Koenig stated he observed the Environmental Policy Commission's consideration of the letter. He stated he also felt their discussion was broadly based and that they were engaged. He also expressed appreciation to the members of the Environmental Policy Commission for preparing the letter. Commissioner Koenig also finds it significant that the Environmental Policy Commission, the Transportation Commission, and the Planning Commission are choosing to speak directly to City Council with one voice on the Climate Emergency.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve the letter, as written. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

### 12.2 Commissioners' Reports, Comments, and Questions.

Commissioner Koenig stated that he attended the Potomac Yard Metro Implementation Group's monthly meeting. He reported the project is progressing and that the opening date is currently slated for the fourth quarter of 2022. He also reported the joint meeting between City Council, Alexandria Redevelopment & Housing Authority board, and the Planning Commission has been rescheduled for Monday, March 14. He stated that the Request for Proposals (RFP) for redeveloping the Ladrey senior building in Old Town North is out and will come back sometime in February or March. Commissioner Koenig also asked for updates from staff related to two projects. The first being an inquiry into the status of the zero-carbon analysis for North Potomac Yard. Commissioner Koenig also requested an update for the energy and resilience plan requirement for Landmark. Director Moritz indicated staff would prepare responses to those requests.

Vice Chair McMahon commented that she wanted to share her observation of the Consent Calendar and substandard lot applications. She stated this process seemed like too much administrative burden for projects that are consistent with zoning requirements. She asked that they consider having a discussion related to the process and if they could



## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 1, 2022

streamline this process for homeowners. Chair Macek shared he also raised this question with staff and asked that staff look at these requirements. Chair Macek also added that while it does add burden to some properties, this tool makes some houses less likely to be torn down and redeveloped which keeps that house price more affordable. Commissioner Brown also agreed that he would like to discuss this topic at a later time. Commissioner Koenig stated he appreciated the topic being raised and is also concerned about the administrative burden. Director Moritz indicated that a discussion can be scheduled as this is also a matter on the Department of Planning & Zoning's work program.

Commissioner Lyle stated that the West End website should be available in the next week or so.

### **MINUTES:**

- 13 Consideration of the minutes from the December 7, 2021 Planning Commission meeting.
- 14 Consideration of the minutes from the December 8, 2021 Planning Commission meeting.
- 15 Consideration of the minutes from the January 4, 2022 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of December 7, 2021, December 8, 2021 and January 4, 2022, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.

### **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 10:58 p.m.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to adjourn the meeting. The motion carried on a vote of 6-0, with Commissioner Ramirez absent.