

Docket Item #12
Planning Commission Public Hearing
September 6, 2022

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of September 6, 2022.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 6, 2022

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

ALEXANDRIA PLANNING COMMISSION

September 6, 2022, 7:00 p.m.

Council Chamber

Alexandria, Virginia

Members Present:

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

Members Absent:

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
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Patrick Silva	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Yon Lambert	Department of Transportation & Environmental Services
William Skrabak	Department of Transportation & Environmental Services
Jesse Maines	Department of Transportation & Environmental Services
Melanie Mason	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Jack Browand	Department of Recreation, Parks, and Cultural Activities
Judy Lo	Department of Recreation, Parks, and Cultural Activities

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1. **Call to Order.**

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

Chair Macek then read the following statement into record:

“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. Williams, 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.

Additionally, a reminder to all, including Commissioners, Staff, and Speakers in the Chamber to please speak clearly into the microphone to ensure all are able to hear in a clear manner.”

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight’s Docket. Staff responded that there are no changes to the Docket this evening.

Chair Macek inquired as to whether the Planning Commission wished to pull any Items from the Consent Calendar, also noting that there is a Speaker Slip for Item #4. The Planning Commission requested that Items #5 and #7 be pulled as well.

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Planning Commissioner Jody Manor recused himself from Item #2.

2. Zoning Text Amendment #2022-00009
(A) Initiation and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to align minor elements of the King Street outdoor dining overlay zone (Section 6-800) with the commercial parklet program for outdoor dining in on-street parking spaces.
Staff: City of Alexandria, Department of Planning & Zoning

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2022-00009. The motion carried on a vote of 6-0, on the Consent Calendar, with Commissioner Manor recusing himself.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission recommended approval of Zoning Text Amendment #2022-00009. The motion carried on a vote of 6-0, with Commissioner Manor recusing himself.

Reason: The Planning Commission agreed with the staff analysis.

3. Zoning Text Amendment #2022-00010
Minor Updates to the KR/King Street Urban Retail zone
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 6-702 to allow administrative special uses on both the ground and upper floors in the KR/King Street Urban Retail zone.
Staff: City of Alexandria, Department of Planning & Zoning.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2022-00010. The motion carried on a vote of 7-0 on the Consent Calendar.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission recommended approval of Zoning Text Amendment #2022-00010. The motion carried on a vote of 7-0 on the Consent Calendar.

Reason: The Planning Commission agreed with the staff analysis.

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Item #4 was pulled from the Consent Calendar as a result of a submitted speaker request. Staff gave a presentation followed by a brief statement from a neighbor, Ms. Gail Ritter, in support the applicant's request.

4. Special Use Permit #2022-00022

103A East Del Ray Avenue

Public Hearing and consideration of a request for a Special Use Permit for: (A) redevelopment of a developed substandard lot with lot modifications, and; (B) a two space Parking Reduction; zoned: R-2-5/Single and two-family.

Applicant: Melanie Bradshaw and David Metzner

Alexa Powell (P&Z) 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 recommend approval of Special Use Permit #2022-00022. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

Item #5 was pulled from the Consent Calendar by the Planning Commission.

5. Special Use Permit #2022-00048

106 Hume Avenue - Stracci Pizza

Public Hearing and consideration of a Special Use Permit for a temporary trailer and outdoor dining with over 40 seats (amending SUP #2021-00033); zoned: CL/Commercial low.

Applicant: Stracci Pizza

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

Discussion:

Commissioner Brown noted that the sidewalk area between the subject site (106 Hume Avenue) and the site at which off-site parking will be provided (2903 Mt. Vernon Avenue) appeared to be in poor repair and inquired of which department is responsible

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for maintaining this portion of the right-of-way. The Department of Transportation & Environmental Services staff stated the department is responsible for sidewalk maintenance, but that any poor condition stemming from overgrowth originating from private property would be the responsibility of the private property owner.

Commissioner Ramirez inquired whether the staff recommendation to revise Condition #32 was intended to provide the applicant the ability to request an additional three years for which the temporary trailer could remain on-site. Staff confirmed this was indeed the case.

Chair Macek expressed his desire to see a future policy and regulation change to evaluate parking requirements stemming from outdoor dining based on the square footage of the given outdoor dining area and to defer to state building code to set a maximum number of seats for a given outdoor dining area.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2022-00048, with conditions. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

6. Special Use Permit #2022-00052
4200 Eisenhower Avenue - Joseph Hensley Park renovation
Public Hearing and consideration of a request for a Special Use Permit to allow three (3) structures above 15 feet that measure between 20 and 30 feet tall, for safety netting and fencing around athletic fields within the public park; zoned: POS/Public Open Space.
Application: City of Alexandria, represented by Judy Lo, Department of Recreation, Parks and Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2022-00052. The motion carried on a vote of 7-0 on the Consent Calendar.

Reason: The Planning Commission agreed with the staff analysis.

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Item #7 was pulled from the Consent Calendar.

7. Street Naming Case #2022-00002
Eisenhower Pointe - 4901 Eisenhower Avenue
Public Hearing and consideration of a request for the approval of two new Street Names located in the redevelopment called Eisenhower Pointe at 4901 Eisenhower Avenue; zoned CRMU-H, with proffers/Commercial Residential Mixed-Use High, with proffers. Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Street Name Case #2022-00002. The motion carried on a vote of 7-0 on the Consent Calendar.

Reason: The Planning Commission agreed with the staff analysis.

ITEMS PREVIOUSLY DEFERRED:

8. Encroachment #2022-00001
300 Hume Avenue
Public Hearing and consideration of a request for an Encroachment into the public rights-of-way along Hume Avenue and Turner Road for a fence; zoned: R-2-5/Single- and-two family.
Applicant: Jeffrey W. Howard and Jenafer B. Howard, represented by Duncan W. Blair, attorney

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

Discussion:

Chair Macek inquired whether the City has a mechanism in place to collect a voluntary contribution associated with Encroachment approvals. Staff responded that currently the City only charges for commercial Encroachments and there is not a policy or approach in place for collecting fees associated with residential encroachments. Staff also indicated that City staff is currently evaluating the potential for an amended Encroachment Policy

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on a City-wide scale. Chair Macek stated his concern about the City's ability to collect, track and enforce a voluntary contribution without a formal policy or mechanism in place. Chair Macek also stated his belief that the Turner Road location is an important site for a future sidewalk and expressed support for the staff recommendation. Chair Macek asked staff to provide additional details regarding the change in staff report recommendation, originally scheduled for the June 7 Public Hearing and deferred by the Planning Commission at the applicant's request. Staff conveyed that the recommendation changed largely due to public input from neighbors of the subject property who expressed the near-term interest in seeing a sidewalk installed along the Turner Road frontage and an existing improvement in the right-of-way would make it more difficult to receive funding for a sidewalk.

Commissioner Lyle inquired how many streetlights are present along the Turner Road frontage. Staff confirmed one streetlight is present. Commissioner Lyle disagreed with the staff recommendation and voiced her support for Encroachments on both Turner Road and Hume Avenue and suggested adding a condition which tied any future sale of the property to a requirement to remove or relocate the fence. Commissioner Lyle also suggested tying the removal of the fence to the timing of the filing for a grant application for sidewalk funding and the removal of the portion of fence which is currently located within the vision clearance triangle at the corner of Hume Avenue and Turner Road.

Vice Chair McMahon asked the applicant whether the outreach that was conducted with neighbors prior to the September 6, 2022 Planning Commission Public Hearing, resulted in support from neighbors who previously opposed the proposal. The applicant confirmed at least one party who previously opposed the proposal now supported it. Vice Chair McMahon observed that accommodating the fence to remain in its current location that ties its removal to a property sale or grant application would result in logistical issues and would be difficult to track and enforce. The Vice Chair noted her support of the staff recommendation.

Commissioner Brown expressed his opposition to the approval of the Encroachments on both Hume Avenue and Turner Road and stated his opinion that it is the property owner's responsibility to ensure that any fence is installed on their property honors property lines.

Commissioner Koenig voiced his support of the staff recommendation.

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Speakers:

Charles Krockner, 301 Clifford Avenue, opposed the applicant's request and supported the staff recommendation.

Jeffery Howard, the applicant, spoke in favor of the request for an Encroachment on both Turner Road and Hume Avenue. Mr. Howard indicated his full intention to adhere to the Zoning regulations and requested that the future removal of the fence along Turner Road be timed in line with the future construction of a sidewalk along Turner Road.

Duncan Blair, attorney for the applicant, spoke in favor of the request and noted that additional outreach resulted in support for the project from a number of the neighbors of 300 Hume Avenue. Mr. Blair reiterated his client's desire to see the timing of the fence removal along Turner Road coincide with the future construction of a sidewalk. Mr. Blair conveyed his client's willingness to provide a voluntary contribution towards the future construction of a sidewalk along Turner Road.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing and recommend approval of Encroachment #2022-00001 as proposed by staff. The motion carried on a vote of 6-1.

Reason: The Planning Commission agreed with the staff analysis.

NEW BUSINESS:

9. Master Plan Amendment #2022-00003
Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of the update to the Water Quality Management Supplement Chapter of the City's Master Plan and a change in name to the Chesapeake Bay Preservation Plan. The amendment is required pursuant to the Chesapeake Bay Preservation Act and the Chesapeake Bay Preservation Area Designation and Management Regulations, it includes an information base, policies and policy implementation related to: the location and extent of Chesapeake Bay Preservation Areas; physical constraints to development, including soil limitations; the character and location of commercial and recreational fisheries and other aquatic resources; shoreline and streambank erosion problems; existing and proposed land uses; catalog of existing and potential water pollution sources; and public and

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private waterfront access areas, including the general locations of or information about docks, piers, marinas, boat ramps, and similar water access facilities.

Applicant: City of Alexandria, Department of Transportation & Environmental Services

Melanie Mason (T&ES) presented the Docket Item. There were no speakers and no questions from the Planning Commission.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing and initiate Master Plan Amendment #2022-00003. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of the Master Plan Amendment #2022-00003. The motion carried on a vote of 7-0.

Planning Commissioner Jody Manor recused himself from Item #10.

10. Special Use Permit #2022-00049

7 King Street, 101, 105 and 107 North Union Street - Vola's Dockside Grill

Public Hearing and consideration of a request for a Special Use Permit for: (A) an expansion of the indoor dining area; (B) outdoor dining seats over 40; and (C) a temporary trailer (amending SUP #2017-00039): zoned; KR/King Street urban retail, WPR/Waterfront Park and recreation, and CD/Commercial downtown.

Applicant: ARP Waterfront, LLC

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

Speaker:

M. Catherine Puskar, applicant's attorney, spoke in support of the application and the related condition amendments.

Discussion:

Chair Macek explained that the amendments were intended to simplify conditions and ensure waterfront vibrancy where possible. The referencing of the Noise Ordinance in only one condition and having that standard apply to the inside of the Torpedo Factory Art Center, was one example.

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Commissioner Lyle concurred with the Chair's comments, adding that negative impacts would not be generated as residential uses are not nearby. She recommended accepting the staff amended conditions dated September 2 and as edited by Chair Macek.

Commissioner Brown expressed support for the request and recognized that the expansion of Vola's was a welcome sign of post-pandemic business success.

Vice Chair McMahon observed that the amended conditions signify a way to improve condition sets and hoped to see this continue.

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 #2022-00049, as amended. The motion carried on a vote of 6-0, with Commissioner Manor recusing himself.

#2. CONDITION #2 AMENDED BY PLANNING COMMISSION: The maximum number of ~~total indoor~~ seats at the restaurant shall be determined by the statewide building code and applicable lease agreements. ~~The number of indoor seats shall not exceed 166 seats. Up to 114 outdoor seats may be provided on the Marina in the designated area through the previously approved lease agreement between the applicant and the City provided minimum aisle clearance requirements are met. The layout of the outdoor dining areas shall be consistent with the plans submitted with this application and illustrated in the report. Additionally, up to twenty (20) outdoor seats along King Street may be provided on the premises subject to approval by the Director of Planning and Zoning through the King Street Outdoor Dining Program (P&Z) (SUP 2017-00039) (PC)~~

#3. CONDITION #3 AMENDED BY PLANNING COMMISSION: The applicant shall utilize Fayette Alley as a loading and unloading area located off North Union Street for supply deliveries. Loading and unloading may ~~not~~ only occur ~~and is strictly prohibited on King Street and in loading zone designated areas on North Union Street.~~ Supply deliveries, loading, and unloading activities shall not occur between the hours of 11 p.m. and 7 a.m. ~~(P&Z)(T&ES) (SUP #2014-0128) (PC)~~

#7. CONDITION #7 AMENDED BY PLANNING COMMISSION: The hours of operation for all outdoor seats shall be limited to between 7 a.m. and 11 p.m., 7 days a week. The outdoor dining areas shall be closed and cleared of all customers by 11 p.m. The outdoor seating areas shall not include advertising signage, including on umbrellas. ~~(P&Z) (SUP #2013-0009) (PC)~~

#12. CONDITION #12 AMENDED BY PLANNING COMMISSION: The use must comply with the City’s noise ordinance. The applicant may install loudspeakers at 7 King Street and 101 North Union Street. ~~All loudspeakers shall be prohibited from the exterior of the building and no amplified sound shall be audible at the property line and cannot be heard beyond the property line inside the Torpedo Factory Art Center.~~ (P&Z) (T&ES) (SUP #2017-0002) (PC)

#15. CONDITION #15 DELETED BY PLANNING COMMISSION: ~~The applicant shall direct patrons to the availability of parking at nearby public garages and shall participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies in the King Street Retail Strategy.~~ (T&ES) (SUP #2013-0009) (PC)

#24. CONDITION #24 DELETED BY PLANNING COMMISSION AND ADDED TO CONDITION #38: ~~The applicant shall require its employees who drive to use off-street parking~~ (T&ES) (SUP #2015-0132) (PC)

#31. CONDITION #31 AMENDED BY PLANNING COMMISSION: No admission or cover fee shall be charged for limited live entertainment in the indoor dining areas. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment to the principal function of the restaurant as an eating establishment by featuring the food service as well as the entertainment. ~~Limited live entertainment is not permitted in the outdoor dockside dining area.~~ (P&Z) (SUP #2017-00039) (PC)

#34. CONDITION #34 AMENDED BY PLANNING COMMISSION: The applicant shall encourage patrons to park off-street through the provision of information about nearby garages and availability, and alternative modes of transportation on advertising and on the restaurant’s website. Where applicable, the applicant shall provide a map of nearby garages. ~~Information on the garages and alternative modes of transportation shall be clearly indicated on daily menus for customer use.~~ (T&ES) (P&Z) (SUP #2017-00039) (PC)

#38. CONDITION AMENDED BY PLANNING COMMISSION: The applicant shall require its employees who drive to use off-street parking. The applicant shall contact the T&ES parking planner at 703.746.4025 for information about applying to participate in the Discount Parking Program for Employees of Old Town Businesses (or other similar program if one is created) that offers discounted parking at select City parking facilities on evenings and weekends. (P&Z) (SUP #2018-0111) (PC)

#40. CONDITION #40 AMENDED BY PLANNING COMMISSION: The applicant shall allow the City to use the outdoor area near the temporary trailer free of charge up to five (5) days per year on a Thursday, Friday, or Saturday and up to five (5) days per year on a Sunday, Monday, Tuesday, or Wednesday, unless otherwise mutually agreed upon, for public events. The applicant shall be responsible for removal of the furniture and/or ropes, lights, planters and stanchions prior to the event and replacement of the same after the event at no charge to the City. The applicant shall be responsible for removal of the lights and/or planters prior to the event and replacement of the same after the event, subject to reimbursement of the cost of such removal by the City to the applicant. All users shall be responsible for compliance with all conditions of the SUP. Such use ~~and any required removal of furniture, ropes, lights, and/or planters,~~ shall be scheduled with at least 90 days written notice or within a time frame mutually agreed in writing between the City and the applicant. ~~(RPCA) (PC)~~

#44. CONDITION #44 AMENDED BY PLANNING COMMISSION:

a. ~~In the outdoor dining area with the temporary trailer: a. Unamplified acoustic limited live entertainment shall be permitted between the hours of 6 p.m. to 11 pm, Monday through Friday and until 11 p.m. on Saturdays, Sundays and holidays. Amplification is only permitted in association with a special event that requires a permit from Recreation, Parks, and Cultural Activities Department or in the form of background music until 11 p.m. and cannot be heard beyond the property line and inside the Torpedo Factory Art Center. (RPCA) (T&ES) (P&Z) (SUP#2019-00118) (PC)~~

e. ~~Ninety seats are permitted at the outdoor area and~~ Tables and chairs shall be placed a minimum of three feet from the façade of the Torpedo Factory Art Center to prevent damage. (P&Z) (RPCA) (PC)

g. ~~The design of the outdoor dining areas and all its components shall be consistent with the quality standards of the King Street Outdoor Dining Design Guidelines. Any outdoor seating areas, including umbrellas, shall not include advertising signage. (P&Z) (SUP #2018-0111) (PC)~~

#45. CONDITION #45 AMENDED BY PLANNING COMMISSION: Sound systems, speakers, or any corresponding equipment cannot be attached to ~~any building face including~~ the Torpedo Factory Art Center. ~~(RPCA) (SUP #201-00118) (PC)~~

#46. CONDITION #46 AMENDED BY PLANNING COMMISSION: The applicant shall repair the Torpedo Factory Art Center walls on the eastern elevation where tables and chairs have damaged the façade. An action plan

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~~describing proposed repair methods shall be submitted to preservation@alexandriava.gov for review within 30 days of SUP approval before repairs work commences. Final repairs shall be to the satisfaction of the Directors of Recreation, Parks, and Cultural Activities and Planning and Zoning ensure that any marks on the Torpedo Factory Art Center façade that result from outdoor dining furnishings are removed in a timely manner. (RPCA) (P&Z) (PC)~~

#47. CONDITION #47 AMENDED BY PLANNING COMMISSION: The temporary trailer is permitted for two years until September 16, 2024 with an opportunity to increase the term for an additional ~~one~~ three years through administrative SUP approval. ~~(P&Z)~~ (PC)

11. Rezoning #2022-00006
Development Special Use Permit #2022-10011
Transportation Management Plan Special Use Permit #2022-00053
615, 615A and 621 King Street
Public Hearing and consideration of a request for (A) a Rezoning of a portion of the property from CD / Commercial Downtown to KR / King Street Retail; (B) a Development Special Use Permit and Site Plan with modifications to construct a 24-unit multifamily building with ground-floor commercial uses and the rehabilitation of two historic buildings for commercial use, including Special Use Permits to increase the FAR up to 2.5 in the KR zone, to permit a personal service establishment with more than 30 linear feet of frontage on King Street, a Parking Reduction from 32 to zero parking spaces, and a loading space reduction from one to zero loading spaces for the commercial uses; and (C) a Special Use Permit for a transportation management plan; zoned KR / King Street Retail and CD / Commercial Downtown.
Applicant: The Silverman Group, represented by M. Catharine Puskar, Attorney

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

Speaker:

Cathy Puskar, representing the applicant, spoke in favor of the project and the design that has been supported by the Board of Architectural Review. Ms. Puskar noted Condition #41, related to the transit improvements contribution, and that they are making the contribution in reliance of one of the three listed projects happen. They don't want to make the contribution and not see progress and hope this funding will move one of the projects to the top of the list. Ms. Puskar is in support of staff's recommended conditions.

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

Discussion:

Vice Chair McMahon expressed support for the project, indicating she is looking forward to new development in the vacant spaces and rehabilitation of the historic facades. Thinking creatively about infill, including small spaces and not just larger projects, Vice Chair McMahon expressed support for the elimination of parking at this location which she said can be successful due to the multiple, free transit routes that circulate through Old Town and Alexandria at-large, as well as other transit options.

Commissioner Brown noted that he has been reassured by staff and the applicant that no parking at this location could be successful. Recognizing that this is a unique project asking for something that hasn't been done before, Commissioner Brown found that the project's modest size and being rental units is a good place to try no parking.

Chair Macek noted that there were not public comments despite the significant parking reduction, and if there was a place in the City for this type of project to make sense, it would be here given the location, the walkability, transit accessibility, public parking options if wanted. Chair Macek is appreciative of staff support for this creative option and supports rejuvenation of the block through both residential as well as modern retail spaces.

Commissioner Ramirez voiced support of the project, echoing Vice Chair McMahon and Commissioner Brown in their comments, seeing the block revitalized and activated.

Commissioner Manor asked if there was any information regarding future tenants for the site. Ms. Puskar responded that they were focused on getting the project approved and did not have any tenants at this time.

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

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10011, with the amendments in the memorandum of September 6, and Transportation Management Plan Special Use Permit #2022-00053. The motion carried on a vote of 7-0.

The Planning Commission recommended the following conditions be added:

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#14a. CONDITION #14a ADDED BY PLANNING COMMISSION: Remove and replace the dead street tree, in kind, pursuant to the City’s Landscape Guidelines. **** (PC)

#26a. CONDITION #26a ADDED BY PLANNING COMMISSION: Disclose to all future tenants as part of their lease agreement that they are not eligible to obtain a City issued residential parking permit.(PC)

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

12. Commissioners’ Reports, Comments, and Questions.

Commissioner Lyle reported that the Duke Street Transitway Advisory Group is moving along well. The group is currently discussing the Bus Rapid Transit aspects of the plan. Commissioner Lyle reported that the group will be discussing staff generated concepts at the October meeting.

Commissioner Koenig reported updates related to the Potomac Yard Metro Implementation Group, including relaying the Blue and Yellow line-related Metro closures. Additionally, Commissioner Koenig reported that the opening date for the Potomac Yard Metro station is currently slated for late fall 2022.

Commissioner Koenig also inquired about the status of the October 2022 Joint Environmental Policy Commission and Planning Commission Work Session. Staff indicated that the date is Monday, October 17 at 7:30 p.m., with the location and Agenda to be forthcoming from the Department of Transportation and Environmental Services.

MINUTES:

13. Consideration of the minutes from the June 7, 2022 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of June 7, 2022. The motion carried on a vote of 7-0.

14. Consideration of the minutes from the June 23, 2022 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes

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of June 23, 2022, with changes as stated by Chair Macek. The motion carried on a vote of 7-0.

ADJOURNMENT

15. The Planning Commission Public Hearing was adjourned at 9:24 p.m.