

Docket Item #10  
Planning Commission Public Hearing  
December 6, 2022

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

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – DECEMBER 6, 2022

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**ALEXANDRIA PLANNING COMMISSION**

December 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  
Jody Manor  
Vivian Ramirez

**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
Maya Contreras	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Patrick Silva	Department of Planning & Zoning
Thomas Hamed	Department of Transportation & Environmental Services
Katie North	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

**1. Call to Order.**

The Planning Commission meeting was called to order at 7:03 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

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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:**

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Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded that staff had requested deferral for Docket Item #5. Additionally, the Chair pulled Docket Item #3.

2. Special Use Permit #2022-00062  
500 North Union Street - Juicebox  
Public Hearing and consideration of a Special Use Permit for a temporary trailer; zoned: W-1/Waterfront mixed use.  
Applicant: Christina Barbari

**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 #2022-00062, as amended. The motion carried on a vote of 7-0 on the Consent Calendar.

3. Planning Commissioner Ramirez recused herself from Docket Item #3.  
Street Naming Case #2022-00003  
West End Alexandria (Landmark) - 5801 and 6001 Duke Street

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Public Hearing and consideration of a request for a Street Name Case to name five new public streets in the redevelopment called West End Alexandria; zoned CDD #29 / Coordinated Development District #29.

Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, attorney

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

### Speaker:

M. Catharine Puskar, Walsh, Colucci, Lubeley, & Walsh, on behalf of Inova Health System, agreed with the proposed change to Julia Johns Place instead of Healthway Place.

### Discussion:

Chair Macek noted the prominence of the future Inova Alexandria Hospital and the opportunity to honor Julia Johns, the founder of the institution, so he supported replacing the proposed change of Healthway Place to Julia Johns Place.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing and to approve Street Naming Case #2022-00003, as amended. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with staff analysis.

## **ITEMS PREVIOUSLY DEFERRED:**

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4. Zoning Text Amendment #2022-00012  
(A) Initiation of a Text Amendment and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article XI, Section 11-700 related to Transportation Management Special Use Permits, to adopt a policy for Transportation Management Plans (TMPs) and to allow changes to existing TMPs administratively.  
Staff: City of Alexandria, Department of Transportation & Environmental Services

Thomas Hamed (T&ES) presented the Docket Item and answered questions from the Planning Commission.

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### Speaker:

Morgan Babcock, Carlyle Council, spoke requesting that this item be deferred indicating that there were too many outstanding questions.

### Discussion:

The Planning Commission also had a number of questions for staff.

Commissioner Manor asked for further explanation of the discounting programs on slide 7 related to building in Enhance Transit Areas and discounts for upfront payments. Staff reviewed the slide further.

Vice Chair McMahon requested information related to the bullets on slide 3 for Single Occupancy Vehicles (SOVs) and the ability to self-manage, and she inquired about the Stonegate Transportation Management Plan (TMP). She also asked for clarification as to what the role of the TMP Coordinator would be. In response to the SOV question, staff indicated that to self-manage, a development will need to meet size criteria. If it does not meet the size criteria, it can still self-manage if it meets other criteria. One of those other criteria is to meet SOV goals set by City. This would be independently verified by the City using measurement tools, such as surveys and data analysis. Measurement costs would be paid by the property owner. In terms of TMP Coordinators, staff indicated all developments would be required to have a TMP Coordinator involved in building management. The TMP Coordinator shall be responsible for paying invoices for participation in the program, assisting City staff with surveys and event programming, and serving as a point of contact for the City. For developments that manage their own TMP, the TMP Coordinator will manage the program and the GO Alex Funding.

Commissioner Lyle requested more information pertaining to outreach inquiring as to the number of TMPs that were contacted beyond routine annual group TMP meetings. She indicated that she does not believe the Text Amendment appears ready and that more information should be provided to outstanding questions.

Vice Chair McMahon in following up on Commissioner Lyle's statement pertaining to the need for more information, suggested that staff return with the following:

- An understanding of the sunset date for multi-building TMPs;
- An Outreach Plan to small TMPs, perhaps prepare a set of FAQs;
- Stakeholder meetings for large TMPs; and
- A Plan on how to address shuttles.

Chair Macek also requested more information on the 70/30 split, requesting that staff be more explicit relating to the rationale for 70 percent to Citywide and the 30 percent for improvements proximate to development. Staff indicated it can provide more

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information but also indicated the thinking is that the majority of the funding received from developments would be used for Citywide transportation projects and programs that are documented to lower SOV use. Staff would use the Alexandria Mobility Plan (AMP) as a guiding document for these Citywide projects and programs. The remaining 30 percent of the funding would be used for projects and programs within the specific Small Area Plan boundaries where the development is located.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Zoning Text Amendment #2022-00012. The motion carried on a vote of 7-0.

### **NEW BUSINESS:**

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5. **The applicant has requested for deferral of this item.**

Discussion Item: Potomac River Generating Station - Coordinated Sustainability Strategy  
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 defer Discussion Item: Potomac River Generating Station - Coordinated Sustainability Strategy. The motion carried on a vote of 7-0.

**Commissioner Ramirez recused herself from Items #6-8**

6. Development Special Use Permit #2022-10015  
Transportation Management Plan Special Use Permit #2022-00077  
West End (Landmark) Block I - 5801 Duke Street  
Public Hearing and consideration of a request for a Development Special Use Permit with modifications and a Subdivision to construct a mixed-use multifamily building with 390 units and 105,000 sq. ft. of commercial space, including a Coordinated Development District Special Use Permit, a Special Use Permit to exceed the maximum allowed off-street parking requirement, and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.  
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

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

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### Speaker:

Ken Wire, attorney for the applicant, spoke in support of the project, noting the history of the site, the volume of development being requested, and the community support for the project, as there are no other speakers for the project. He outlined some of the project benefits, including providing the 45 required affordable units with this phase; the projects exceed the City requirements for phosphorous removal, providing EV charging and solar ready requirements (i.e., panels, conduit, available roof space); and he confirmed that at least 50 percent of the roof of each building will structurally be able to hold the weight of solar panels.

**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 recusing herself.

### Discussion:

Commissioner Manor shared his experience at his residential building with metal panels facing east making a popping noise as they warm up.

Vice Chair McMahon thanked staff for sharing the overall parking table that the applicant provided at her request. Staff clarified that the balance of approximately 500 spaces in the garage will be allocated to Inova Hospital. She noted that, as currently shown, the projects are parked at a higher ratio than is typically seen and appreciated staff's explanation that the intent was to allow flexibility as anticipated transit comes online, and they can observe actual demand for the spaces in the existing garage.

Commissioner Koenig asked whether the buildings would meet the 40 Energy Use Intensity (EUI) as represented in the Coordinated Development District's (CDD) Energy and Resilience Plan. Mr. Wire confirmed that they anticipate they will meet or exceed that requirement, and that they will provide the exact numbers with the building permit applications. Commissioner Koenig appreciated the solar ready requirement includes a panel, conduit, and space for the roof panel, and that an array of photovoltaic conductors could cover 50 percent of the roof space. He requested clarification on the submitted plans since they only reserve approximately 5-10 percent of the roof space for solar panels.

Mr. Wire confirmed that the building can handle the structural load at 50 percent coverage, and there are additional considerations associated with whether they could cover more of the roof, based on the design of the photovoltaic system. Mr. Koenig asked when a renewable generation facility could be installed and functional.

Mr. Wire said that it will be a year to 18 months until the buildings are on-line and they will conduct a cost benefit analysis for each building. The earliest possible date is when they pull the building permits, but the team will review the opportunity for solar panels at

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every step of the process. The applicant will also own the buildings long-term and may install solar panels at a later date if they are not installed from the start. Commissioner Koenig said that he anticipates that the buildings will open with an EUI of 40 and without functional solar generation, which is in line with the current City requirements.

Commissioner Lyle noted the 20-year process to get the Landmark Mall redevelopment to this phase, and that the community supports these buildings as reflected in the lack of speakers. She specifically noted the successful efforts of the project manager, Jared Alves. She discussed the benefits from these buildings include frontloading the affordable housing, supporting the future transit facility, and continuing to improve stormwater management of the site by removing the untreated surface parking lots.

Commissioner Koenig recognized that the Planning Commission is likely to recommend approval of the project, but that he would not be able to support it. He believes the project is not responsible architecture and will not benefit the City environmentally. He said that best practice multi-family architecture should be at 20 EUI, with onsite renewable energy to enable the critical evolution of a cleaner power system during a period of accelerating climate change. He does not find that the project meets these requirements and reflects a short-term perspective.

Commissioner Brown empathized with Commissioner Koenig's positions but said that he would be supporting the project. He compared the project to the Hyundai Motors parking lot in Del Ray, which the Planning Commission opposed because it was inconsistent with the Master Plan. He noted that the City Council opted to overturn the Planning Commission's decision, as was their right. In this case, the applicant has met the requirements, so he would not penalize the applicant for not exceeding the goals that the Planning Commission might want. He reflected that the project is providing about 4 percent affordable units (45 of 1,100 units) and said that neighboring jurisdictions could secure double that figure.

Vice Chair McMahon thanked everyone for their efforts on the project and the project benefits, as outlined by Mr. Wire. She noted that the City has an opportunity site at this location, and that the CDD reflected what can be achieved. She found that the site will be improved, particularly with transit to support the private investment and redevelopment, and that the project moves the Master Plan forward in a good faith effort. She concurred with Commissioner Koenig's concerns about the delay to provide projects with enhanced energy benefits and noted that the City relies on developer partners to continue to make improvements.

Chair Macek said that it is an important project and reflects the long-term planning at the site.



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Commissioner Brown finds that the project is an exemplary effort and a great example of mixed-use. He has high hopes and expectations for the project to succeed with a successful residential and retail mix.

Commissioner Manor noted this was his childhood mall and that having 52 acres to redevelop as transit-oriented development is extraordinary.

Commissioner Lyle noted that community expectations did not have to be adjusted as the project proceeded, because the project achieved what was hoped for in the Small Area Plan.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10015 and Transportation Management Plan Special Use Permit #2022-00077. The motion carried on a vote of 5-1. Commissioner Ramirez recused herself from Item #6.

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

7. Development Special Use Permit #2022-10016  
Transportation Management Plan Special Use Permit #2022-00077  
West End (Landmark) Block K - 5801 Duke Street  
Public Hearing and consideration of a request for a Development Special Use Permit with a Subdivision to construct a mixed-use multifamily building with 337 units and 32,000 sq. ft. of commercial space, including a Coordinated Development District Special Use Permit, a Special Use Permit to decrease the off-street parking requirement, and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.  
Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10016. The motion carried on a vote of 5-1. Commissioner Ramirez recused herself from Item #7.

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

8. Development Special Use Permit #2022-10017  
Transportation Management Plan Special Use Permit #2022-00077

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West End (Landmark) Blocks E & G - 5801 Duke Street

Public Hearing and consideration of a request for a Development Special Use Permit to construct three mixed-use buildings with 390 multifamily units, over 80,400 sq. ft. of commercial space, and over 119,500 sq. ft. of medical office space; including a Coordinated Development District Special Use Permit; a Special Use Permit to exceed the maximum allowed off-street parking requirement; a Special Use Permit for more than three mechanical penthouses; a Special Use Permit for a penthouse to exceed 15-ft. in height; and a Tier III Transportation Management Plan; zoned CDD #29/Coordinated Development District #29.

Applicant: Landmark Land Holdings, LLC, represented by Kenneth Wire, Attorney

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle/ Vice Chair McMahon, seconded by Commissioner Lyle/ Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2022-10017. The motion carried on a vote of 5-1. Commissioner Ramirez recused herself.

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

9. Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings.  
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 adopt the resolution. The motion carried on a vote of 7-0.

### **OTHER BUSINESS:**

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10. Commissioners' Reports, Comments, and Questions.

The Planning Commission discussed the letter drafted by Chair Macek relating to several recommended items for funding under the City's draft FY 2024 budget development process. Suggestions for the FY 2024 budget development process were requested of boards and commissioners by the City. The Planning Commission voted to express their support for the letter and to allow Chair Macek to finalize it.

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Commissioner Lyle reported that Duke Street Transitway Advisory Group is moving along well, and the Advisory Group has provided responses to staff recommendations.

Vice Chair McMahon provided a report from the Transportation Commission. She reported that they received an update related to the King Street and Commonwealth Avenue rail bridge projects. She also reported that the Transportation Commission endorsed the Duke Street Transitway Advisory Group's guiding principles.

Commissioner Koenig provided a report from the joint Planning Commission – Environmental Policy Commission Work Group meeting. He stated that the Work Group is trying to provide specific and useable recommendations with regard to their objectives of improving energy efficiency with respect to new and existing buildings. Chair Macek also stated that the Work Group has met twice and is making productive efforts to highlight common areas of interest.

Commissioner Ramirez also noted that construction is occurring at the Minnie Howard Campus. She mentioned that foundation work will occur throughout the rest of the year.

### **MINUTES:**

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11. Consideration of the minutes from the November 1, 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 November 1, 2022, with a change as stated by Chair Macek. The motion carried on a vote of 7-0.

### **ADJOURNMENT**

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12. The Planning Commission Public Hearing was adjourned at 9:46 p.m.