

Docket Item #10
Planning Commission Public Hearing
January 5, 2023

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of January 5, 2023.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 5, 2023

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

ALEXANDRIA PLANNING COMMISSION

January 5, 2023, 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
Jeff Farner	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Bill Cook	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Nathan Orr	Department of Transportation & Environmental Services
Christopher Ziemann	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	Recreation, Parks & Cultural Activities
Helen McIlvaine	Office of Housing
Bill Eger	General Services

1. Call to Order.

The Planning Commission meeting was called to order at 7:00 p.m. Commissioner Manor arrived at 7:03 p.m., all other members were present at the Call to Order.

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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. Lockwood, 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.

Also, 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 were no changes to the docket.

2. Encroachment #2022-00005
2462 Mandeville Lane - Nando’s Outdoor Dining
Public Hearing and consideration of a request for an Encroachment for outdoor dining and related structures into the public right-of-way at 2462 Mandeville Lane.
Applicant: Nando's Restaurant Group, Inc., represented by LJP Architects

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2022-00005. The motion carried on a vote of 7-0 on the Consent Calendar.

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3. Development Site Plan #2022-00025
Discovery Time Learning Center - 417 Hume Avenue
Public Hearing and consideration of a request for a Development Site Plan to allow for the enclosure and renovation of an existing open porch within a zone transition setback at a day care center pursuant to Section 7-903 of the Zoning Ordinance; zoned CDD#24 / Coordinated Development District #24.
Applicant: Stephanie Harris, represented by Theresa del Ninno, Architect

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2022-00025. The motion carried on a vote of 7-0 on the Consent Calendar.

4. Special Use Permit #2022-00092
1225 King Street
Public Hearing and consideration of a request for a Special Use Permit for a floor area ratio (FAR) of up to 2.5 with an open space modification for the conversion from nonresidential to residential use for the upper floors of an existing building, zoned KR.
Applicant: King Street Apts LLC, represented by Duncan Blair

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 #2022-00092, as amended. The motion carried on a vote of 7-0 on the Consent Calendar.

NEW BUSINESS:

5. Discussion Item: Draft FY 2024 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Department of Planning & Zoning

Carrie Beach, Department of Planning & Zoning; Christopher Ziemann, Department of Transportation & Environmental Services; Jack Browand, Department of Recreation, Parks & Cultural Activities; and Helen McIlvaine, Office of Housing gave a presentation on the FY 2024 Long Range Planning Interdepartmental Work Program.

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Carrie Beach, Department of Planning & Zoning (P&Z), gave a brief presentation outlining the major studies, projects, and plans proposed in the Fiscal Year 2024 draft Long Range Planning Interdepartmental Work Program (FY 2024 Draft Work Program). The FY 2024 Draft Work Program is a culmination of collaboration among City departments to ensure staff and budgetary needs are considered in determining future work. The final FY 2024 Work Program will be docketed for Public Hearing in May/June.

Discussion:

Vice Chair McMahon asked about the Lower King Street closure project and how its current community process differs from what has been addressed in previous work plans. Chris Ziemann, Department of Transportation and Environmental Services (T&ES), explained that the Lower King Street closure will focus on the pedestrianization of the Unit Block of King Street and will explore a new design in relation to Waterfront Implementation.

Vice Chair McMahon asked about outreach efforts with businesses of the 200-Block of King Street and whether there is feasibility for a Pilot Closure on this block. Mr. Ziemann confirmed there is continued discussion but no consensus on next steps as of yet.

Vice Chair McMahon also asked about coordination with other jurisdictions on the Alexandria West Plan boundaries. Ms. Beach confirmed that the planning process includes close inter-jurisdictional coordination with Fairfax and Arlington Counties. Vice Chair McMahon inquired whether neighborhoods adjacent to that plan area have received notification of the plan process and if there has been interest to participate, to which Ms. Beach responded that Fairfax County provided contact information of nearby neighborhood groups where P&Z may provide updates of the planning process. Vice Chair McMahon inquired as to whether the Arlandria-Chirilagua Small Area Plan Residential Multi-Family (RMF) zoning recommendations could be incorporated into the RMF study as part of the Zoning for Housing package. Ms. Beach confirmed there may be opportunity to synthesize these efforts in the broader initiative.

Regarding the WMATA Affordable Housing Feasibility Study under Housing, Vice Chair McMahon confirmed she looks forward to a briefing regarding a previous study on the Braddock Road Metro station and housing affordability.

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Commissioner Manor requested to know what specific businesses T&ES were working with on the Lower King Street closure, and Mr. Ziemann indicated they were primarily working through the Old Town Business and Professional Association.

P&Z Director Moritz, on behalf of a resident who could not provide her live testimony, notified the Planning Commission that the resident's public comment for this meeting has been provided via writing.

Commissioner Koenig asked for the purpose, overview and timeline of the proposed Vision Plan. Ms. Beach explained that the goals and objectives of the City of Alexandria's Master Plan have not been updated since 1992, and the Vision Plan will encompass collective goals and objectives that have been specified in more recent Small Area Plan updates and other policy documents. The Vision Plan is meant to be high-level and comprehensive and to serve as guidance for future policy and long-range planning. Ms. Beach noted that the Vision Plan is scheduled to start in the middle of the calendar year but a re-assessment of timing, over the next few months, will occur, pending the progress of ongoing plans or studies.

Chair Macek indicated that he supports the FY 2024 Draft Work Program as proposed. In addition, he noted that it was unfortunate that the timing for the FY 2024 Draft Work Program didn't enable integration of the forthcoming Planning Commission/Environmental Policy Commission recommendation for a work program item on addressing Climate Change through updates to the entitlements process.

Chair Macek recommended that the Planning Commission support the FY 2024 Draft Work Program and noted the expectation that the final FY 2024 Work Program will address the Climate Change recommendations of the Joint Planning Commission/Environmental Policy Commission ahead of its presentation to City Council in May.

6. Discussion Item: Draft Energy and Climate Change Action Plan
Staff: City of Alexandria, Departments of General Services and Transportation and Environmental Services

Bill Eger, Department of General Services, gave a presentation on the Draft Energy and Climate Change Action Plan and answered questions from the Planning Commission.

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Vice Chair McMahon inquired about existing building energy use in the draft Energy and Climate Change Action Plan (Draft Plan). She asked if the Draft Plan or staff have a sense of what impactful actions would be needed to make change on this topic.

Commissioner Lyle asked if the City has plans to set an example for commercial building owners by improving the energy efficiency of City owned buildings.

Commissioner Koenig asked for an update on the Commercial Property Assessed Clean Energy Program (C-PACE). Commissioner Koenig also asked, related to existing buildings, when it is expected that the City will have a process that informs property owners.

Chair Macek reminded the Planning Commission that they can make comments on the Draft Plan individually during the Public Comment period.

7. City Charter Section 9.06 Case #2022-00006
William Ramsay Recreational Center and Park
Public Hearing and consideration of request for Planning Commission to review whether several new utility easements related to Dominion Energy infrastructure and service reliability improvements are consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: Virginia Electric and Power Company (doing business in Virginia as Dominion Energy Virginia)

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

Discussion:

Vice Chair McMahon commented that this case is a representation of understanding the needs of a neighborhood and the compatibility of the utility activity needed in that area.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to find the proposed new utility easements at William Ramsay Recreational Center and Park consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7-0.

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Reason: The Planning Commission agreed with the staff analysis.

8. Rezoning #2022-00007
Development Site Plan #2022-00004
Subdivision #2022-00004
6336 Stevenson Avenue - Edgewood Towns
Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the zone from RB/Townhouse zone to RC/High density apartment zone with proffer; (B) a Development Site Plan with modifications to construct seven (7) townhomes and site improvements, including shared driveway and parking access pursuant to Section 7-1600(F) and reduced size parking spaces pursuant to Section 11-512(B), and; (C) a Subdivision to subdivide the existing one (1) lot into seven (7) lots; zoned R-B/Townhouse Zone.
Applicant: Old Creek Homes LLC, represented by Duncan Blair

Speaker:

Duncan Blair, attorney for the applicant, spoke in support of the project. He outlined the long history of the site and the challenges of redevelopment in the RB/Townhouse zone. He stated his client's support for Condition 10i as it relates to flexibility on building materials during the Final Site Plan process.

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 on a vote of 7-0.

Discussion:

Commissioner Lyle requested assurances that staff's addition to Condition 10i would not impact the project's ability to move forward during the Final Site Plan stage.

Vice-Chair McMahon received staff clarification on the proffered rezoning, as it changes the zone from a townhouse zone to a multifamily zone and noted that the rezoning will result in a project as generally proposed in the Master Plan. She also received additional clarification of how staff works with applicants on smaller projects on landscaping. Specifically, she noted lawns as an aesthetic preference that is not necessarily in line with City environmental goals.

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PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2022-00007. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2022-00004, as amended. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2022-00004. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

#10. CONDITION AMENDED BY PLANNING COMMISSION: The building design, including the appearance, color, and quality of materials; final detailing; three-dimensional expression; and depth of all plane changes, shall be consistent with the elevations dated October 28, 2022 and the following conditions. Provide this information regarding materials and design to the satisfaction of the Director of P&Z prior to Final Site Plan release: (P&Z) (Code) *

- a. Samples of actual window glazing, frame, and sash components proposed for each area of the building in the color and material that will be provided (may reduce sample sizes for ease in handling).
- b. Where fiber cement façade panels are proposed, they shall not use a wrap-around trim for mounting to the substructure but may use either a batten system to conceal the joints or a rainscreen type installation. If exposed fasteners are proposed, they may be either concealed or if exposed, shall be finished to match the adjacent panels and their location integrated into the overall design.
- c. The underside of all balconies shall be finished with soffit, paint or stain and present a visually cohesive appearance.
- d. Coordinate the design, color, and materials of all penthouses, rooftop mechanical areas, and rooftop screening with the overall architecture of the building, as regards massing, materials, and detailing/expression.
- e. The recessed or projecting depth of brick rustication must be a minimum of 3/4 inches.

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- f. Where plane changes in facades are proposed, they shall generally not be less than two feet.
- g. Where dissimilar materials meet, they must typically meet at an interior corner; where that is not possible, such transitions shall occur at a significant plane change or reveal.
- h. Adjust the partial-brick facades so that the trim board transition from brick to siding is near the bottom of the windows above the brick. Configure highest windows surrounded by brick to have headers above the windows, a few courses of brick, then the top finished in a header or soldier course before transitioning to siding above.
- i. **Work with Staff during the Final Site Plan process to finalize building design details and colors. (P&Z)**

#91. CONDITION AMENDED BY PLANNING COMMISSION: Submit all Homeowner's Association covenants for review and approval by the Director of P&Z and the City Attorney prior to applying for the first Certificate of Occupancy. Include the conditions listed below in a dedicated section of the association covenants. The language shall establish and state that these conditions cannot be changed except by an amendment to this DSP approved by City Council.

- a. The principal use of the garage parking shall be for passenger vehicles; ~~parking only~~; storage which interferes with the use of a parking space for a motor vehicle **garaged at the address** is not permitted.
- b. All landscaping, bioretention plantings, and open space areas within the development shall be maintained by the Homeowner's Association per the released Final Site Plan.
- c. Exterior building improvements or changes by future residents shall require the approval of **the** City ~~Council~~, as determined by the Director of P&Z.
- d. Develop a noise control by-law to control noise levels in the development and resolve noise issues between neighboring occupants and disclose this by-law to all involved at the time of sale or lease agreement.
- e. Stormwater facility BMPs must be inspected and adequately maintained as designed to ensure proper functioning.
- f. The specific language of the disclosure statement to be utilized shall be provided to the City for approval prior to release of any certificate of occupancy permit. (P&Z) (T&ES) (City Attorney) ***

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OTHER BUSINESS:

9. Commissioners' Reports, Comments, and Questions.

Chair Macek provided an update that the Planning Commission and Environmental Policy Commission (EPC) are still working jointly to provide recommendations on how the City can address its Climate Emergency related goals. Chair Macek also confirmed that the Planning Commission and EPC will have a joint meeting on January 30, 2023.

Vice Chair McMahon provided an update on the Duke Street in Motion Advisory Group meeting that she attended for Commissioner Lyle. She reported that recommendations were provided to staff for several segments of Duke Street. She reported that a topic of conversation at the meeting was how any potential changes to Duke Street would impact school buses that use the road.

MINUTES:

10. Consideration of the minutes from the December 6, 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 December 6, 2022. The motion carried on a vote of 7-0.

ADJOURNMENT

11. The Planning Commission Public Hearing was adjourned at 8:39 p.m.