

Docket Item #10

Planning Commission Meeting
September 6, 2012

Consideration of approval of the Planning Commission minutes of the public hearing meeting of June 5, 2012.

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

ALEXANDRIA PLANNING COMMISSION

June 5, 2012

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

John Komoroske, Chair
Stewart Dunn, Vice Chair
Donna Fossum
Mary Lyman
Lawrence Robinson

Members Absent:

Jesse Jennings
Eric Wagner

Staff Present:

Faroll Hamer	Department of Planning & Zoning
Barbara Ross	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Pat Escher	Department of Planning & Zoning
Katie North	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Colleen Willger	Department of Planning & Zoning
Gwen Wright	Department of Planning & Zoning
Joanna Anderson	Office of City Attorney
Jon Frederick	Office of Housing
Matt Melkerson	Transportation and Environmental Services
Steve Sindiong	Transportation and Environmental Services

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

1. Call to Order

The Planning Commission was called to order at 7:35 p.m.

CONSENT CALENDAR

AN ITEM ON THE CONSENT CALENDAR WILL BE HEARD ONLY IF SOMEONE REQUESTS IT BE REMOVED FROM THE CONSENT DOCKET. ITEMS NOT REMOVED WILL BE APPROVED OR RECOMMENDED FOR APPROVAL AS A GROUP AT THE BEGINNING OF THE MEETING.

2. [SPECIAL USE PERMIT #2011-0068](#)

1001 Jefferson Street – Miracle Field

Public hearing and consideration of a request to install lighting at an existing athletic field; zoned POS/Public Open Space and Community Recreation. Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

3. [SPECIAL USE PERMIT #2012-0024](#)

20 Dove Street and 2438 Duke Street - Dogtopia of Alexandria

Public hearing and consideration of a request to operate a dog day care facility with overnight boarding; zoned OCM-50/Office Commercial Medium (50). Applicant: Josie's Dog House, LLC DBA Dogtopia of Alexandria

By unanimous consent, the Planning Commission recommended approval of items #2 and #3.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

4. [SPECIAL USE PERMIT #2011-0087](#)

2216 & 2218 Mount Vernon Avenue (Parcel Address: 2216 Mount Vernon Avenue) - Del Ray Pizzeria

Public hearing and consideration of a request for amendments to allow increased seating and a parking reduction; zoned CL/Commercial Low. Applicant: Del Ray Pizzeria, LLC by Duncan Blair [**Deferred from April 3, 2012 hearing; Planning Commission public hearing closed**]

Urban Planner Nathan Randall gave a presentation. Deputy Director Barbara Ross responded to questions regarding the project.

Speakers:

Duncan Blair, attorney for the applicant, spoke in favor of the applicant's request for 82 seats on the first floor, 20 outdoor seats and an additional 30 seats on the second floor of the restaurant for special events. He reiterated that his client would be able to reserve 10 additional off-street parking spaces for special events.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Ms. Lyman, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations, including amendments contained in staff's May 22, 2012 memo. The motion passed on a vote of 5 to 0, with Mr. Wagner and Mr. Jennings absent.

NEW BUSINESS

5. [SPECIAL USE PERMIT #2012-0025](#)

1220, 1240, 1250 North Pitt Street – Teeter Toddlers

Public hearing and consideration of a request to operate an amusement enterprise;
OC/Office Commercial. Applicant: Elaine E. Gordon DBA Teeter Toddler's Playgroup, LLC.

Urban Planner Nathan Randall gave a presentation.

Speakers:

Elaine Gordon, applicant, spoke in favor of the request and stated that she would have a “zero tolerance” policy toward customers and staff to prevent them from using Bellvue Place for any reason.

John Sheiner, representing Pitt Street Station Homeowners Association, spoke in opposition to the request. He expressed concern about child safety and believed that vehicles arriving at the business would negatively impact nearby residences by using privately-owned Bellvue Place for parking, standing, or to access parking spaces.

Timothy Holland, Bellvue Place homeowner, discussed vehicle safety and the potential for accidents resulting from vehicles parking on Bellvue Place.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission recommended approval of the request subject to compliance with all applicable codes, ordinances and staff recommendations as amended. The motion passed on a vote of 5 to 0, with Mr. Wagner and Mr. Jennings absent.

17. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall prohibit customers and staff at all times from ~~parking on~~ any vehicular use of Bellevue Place at all times. (P&Z)(PC)

19. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for ~~one year~~ six months, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the

permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(PC)

Reason: The Planning Commission agreed with the staff analysis but added conditions to strengthen the prohibition against using Bellvue Place.

6. [SPECIAL USE PERMIT #2012-0026](#)

2 East Walnut Street - Grape + Bean

Public hearing and consideration of a request to operate a restaurant at an existing retail establishment and a request for a parking reduction; zoned CL/Commercial Low.

Applicant: SRDG INC.

Barbara Ross, Deputy Director, Planning & Zoning, gave a presentation.

Speakers:

Shrinath Malur, 421 Commonwealth Avenue, expressed concern about the potential negative impact on his residence from outdoor dining portion of the request. He also stated that he was not sufficiently notified of the Special Use Permit request.

Sheera Rosenfeld, applicant, spoke in support of the request. She described her efforts in reaching out to neighbors, including Mr. Malur, and noted that she also fulfilled all legal noticing requirements.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Robinson, seconded by Ms. Lyman, the Planning Commission recommended approval of the request subject to compliance with all other applicable codes, ordinances and staff recommendations as amended. The motion passed on a vote of 5 to 0, with Mr. Wagner and Mr. Jennings absent.

20. **CONDITION AMENDED BY PLANNING COMMISSION:** The Director of Planning and Zoning shall review the Special Use Permit after it has been operational for ~~one year~~ six months, and shall docket the matter for consideration by the Planning Commission and City Council if: (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)(PC)

Reason: The Planning Commission agreed with the staff analysis but added a six-month

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

review to ensure that any impacts are addressed.

7. [SPECIAL USE PERMIT #2012-0027](#)

1024 and 1026 King Street - Hank's Oyster Bar

Public hearing and consideration of request to expand an existing restaurant; zoned KR/King Street Urban Retail. Applicant: Hank's Oyster Bar Old Town, LLC by David Chamowitz, attorney

Urban Planner Nathan Randall gave a presentation.

Speakers:

David Chamowitz, attorney for the applicant, spoke in support of the request.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 5 to 0, with Mr. Wagner and Mr. Jennings absent.

Reason: The Planning Commission agreed with the staff analysis.

8. [SPECIAL USE PERMIT #2012-0029](#)

1416 Duke Street – Private School

Public hearing and consideration of a request to operate a private school; zoned OCM(50)/Office Commercial Medium (50). Applicant: Blue Bird of Alexandria, LLC.

Urban Planner Nathan Randall gave a presentation.

Speakers:

Ulka Patel Shriver, attorney for the applicant, spoke in support of the request.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Ms. Lyman, seconded by Mr. Robinson, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion passed on a vote of 5 to 0, with Mr. Wagner and Mr. Jennings absent.

Reason: The Planning Commission agreed with the staff analysis.

9. [SPECIAL USE PERMIT #2012-0030](#)

501 East Monroe Avenue - Wholesale Business

Public hearing and consideration of a request to operate a wholesale coffee roasting

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

business and a request for a parking reduction; zoned CSL/Commercial Service Low.
Applicant: M.E. Swing Company, Inc.

Urban planner Nathan Randall gave a presentation. Deputy Director Barbara Ross responded to questions regarding the project.

Speakers:

David Chamowitz, attorney for the applicant, spoke in support of the request. He asked for the removal of recommended Condition #17 requiring the provision of 10 off-street parking spaces for employees, citing difficulties in obtaining such parking.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Ms. Fossum, seconded by Mr. Dunn, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations as amended. The motion passed on a vote of 5 to 0, with Mr. Wagner and Mr. Jennings absent.

16. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall ~~require its employees who drive to use off-street parking and/or~~ provide employees who use mass transit with subsidized bus and rail fare media. The applicant shall also post DASH and Metrobus schedules on-site for employees. (T&ES)(PC)
17. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall maintain an up-to-date parking agreement for a minimum of 10 parking spaces to the satisfaction of the Directors of Planning and Zoning and Transportation and Environmental Services. (T&ES)~~

Reason: The Planning Commission agreed with the staff analysis but deleted Condition #17 and changed Condition #16 because it found that that no off-street parking should be required for employees.

10A-C. [MASTER PLAN AMENDMENT#2012-0002](#)
[REZONING#2012-0001](#)
[DEVELOPMENT SPECIAL USE PERMIT#2011-0007](#)

100 South Pickett Street – The Delaney

Public hearing and consideration of requests for: A) an amendment to the Landmark – Van Dorn Small Area Plan to change the zoning from CG to CRMU-M and to change the height map to permit a building height of 77 feet; B) a rezoning from CG/Commercial General to CRMU-M/ Commercial Residential Mixed-Use (Medium) with proffers to the development plan and to provide 23 on-site affordable housing units; C) a development special use permit, with site plan, to construct a mixed-use building with residential and retail with surface and garage parking, including a special use permit approval to increase FAR to 2.0 for a mixed-use building in the CRMU-M zone; zoned CG/ Commercial General. Applicant: CIA- Pickett Street, LLC represented by Duncan Blair, attorney

Urban Planner Patti Escher, Urban Planner Colleen Willger, Jon Frederick, Office of Housing, and Matt Melkerson, Department of Transportation and Environmental Services, gave a presentation.

Speakers:

Duncan Blair, representing the applicant.

Mindy Lyle, 5235 Tancetti Lane, spoke in support of the proposal. Ms. Lyle commented that the development will improve an eyesore and that she is happy with the development. Ms. Lyle also stated that connectivity is something to be looked at with regards to walkability and improving neighborhoods. She asked that Planning Commission support the proposal.

Giselle Caruso, 214 Gretna Green Court, resident of Brigadoon across from 100 South Pickett Street. Ms. Caruso stated that she would like Brigadoon included in the Background section of the report and include Brigadoon in the Construction section of the Staff Recommendations. Ms. Caruso stated her concern with Finding 1 on page 45 related to the sanitary sewer. She also commented that the traffic on Pickett Street is unknown at this time due to the retail being proposed not having a specified tenant. Ms. Caruso requested that any traffic studies include Home Depot and requested that the plans not be approved until a traffic light is installed at Valley Forge Drive. Finally, Ms. Caruso stated her belief that there are parking issues in the neighborhood and would like the 15% visitor parking practice observed by the applicant, as she believes visitors will use Valley Forge Drive for parking.

Lori Ginter, 5250 Valley Forge Drive #805, resident of Wapleton Condominiums, stated her concern with traffic on Valley Forge Drive. Ms. Ginter commented that pedestrians have difficulty crossing Pickett Street and cannot make a safe crossing. Ms. Ginter also questioned the building's compatibility with the neighborhood and asked that the traffic be studied before the rezoning is approved.

Janet Salmons, 129 Gretna Green Court, resident of Brigadoon, also requested that Brigadoon be added to the Background section of the staff report. Ms. Salmons expressed concern with traffic and pedestrian crossings on South Pickett Street. She stated her desire to cross the street and shop and eat at the Pickett Center and proposed retail. Ms. Salmons also commented that there may be parking agreements between the bowling alley owner and other businesses in the area, as she has witnessed unloading and loading on the property. Ms. Salmons commented on the building's compatibility with Cameron Station as well.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION:

Master Plan Amendment #2012-0002

On a motion made by Commissioner Fossum, seconded by Commissioner Dunn, the Planning Commission voted to **adopt** the Master Plan Amendment #2012-0002 resolution to amend the Landmark/Van Dorn Small Area Plan to change the land use designation as shown on the small area plan maps from CG/ Commercial General to CRMU-M/Commercial Residential Mixed Use-Medium Density and to amend the building height map in the Master Plan from 50 feet to 77 feet for this property only, consistent with the CRMU-M zone provisions. The motion carried on a vote of 5-0. Commissioner Wagner and Commissioner Jennings were absent.

Reason: The Planning Commission agreed with the reasoning in the staff report and found that a mixed use building was consistent with the goals for the area and the intent of the Landmark/Van Dorn Small Area Plan.

Rezoning #2012-0001

On a motion made by Commissioner Fossum, seconded by Commissioner Dunn, the Planning Commission voted to **recommend approval** of Rezoning #2012-0001 request to change the zoning designation from CG/Commercial General to CRMU-M/Commercial Residential Mixed Use-Medium Density with proffers for the provision of 23 on-site affordable housing units and adherence to the submitted plan. The motion carried on a vote of 5-0. Commissioner Wagner and Commissioner Jennings were absent.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the Landmark/Van Dorn Small Area Plan.

During the hearing, the applicant represented that they would be submitting a revised proffer statement to incorporate changes related to the affordable housing plan conditions #2 and #7 as follows (deleted text is ~~stricken~~ added text is underlined):

2. Rents payable for the set-aside units shall not exceed the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC Metropolitan Area Family Median Income. Rents shall remain at the established affordable rates for a period of 40 years or the life of the building, whichever is less ~~30 years~~ from the date of initial occupancy of each affordable unit. The owner shall re-certify the incomes of such households annually.
7. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year or the life of the building, whichever is less ~~30-year~~ affordability period.

Development Special Use Permit #2011-0007

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

On a motion made by Commissioner Fossum, seconded by Commissioners Robinson and Lyman, the Planning Commission voted to **recommend approval** of Development Special Use Permit with Site Plan #2011-0007 to construct approximately 189 residential units and approximately 8,994 sq. ft. of retail; and Special Use Permit for an increase in Floor Area Ratio (FAR) from 0.75 to 2.0 for a mixed-use development in the CRMU-M zone. The motion carried on a vote of 5-0. Commissioner Wagner and Commissioner Jennings were absent.

Reason: The Planning Commission generally expressed support of the proposal and agreed with staff recommendations.

11A-F. [MASTER PLAN AMENDMENT#2012-0001](#)
[COORDINATED DEVELOPMENT DISTRICT#2012-0001](#)
[DEVELOPMENT SPECIAL USE PERMIT #2011-0031](#)
[ENCROACHMENT#2012-0001](#)
[VACATION#2012-0001](#)
[SPECIAL USE PERMIT TMP#2012-0010](#)

1700 and 1800 Eisenhower Avenue, 760 John Carlyle Street, 340, 350, and 400 Hooffs Run Drive - Carlyle Plaza Two

Public hearing and consideration of a request for: A) an amendment to the Eisenhower East Small Area Plan to merge blocks 26A, 26B, and 28 into a single block with a maximum height of 375 feet, and allow a portion of the residential floor area for this block to be used for a hotel use; B) an amendment to CDD Concept Plan; C) a development special use permit, with site plan, to construct a mixed-use development to include office, residential, parking, and a multi-purpose recreational space including special use permit approval to increase the height of the penthouse to 20 feet ~~and a waiver of Article XIII Stormwater Management Quantity Control~~; D) an encroachment into the public right-of-way for transition zone stairs, planter boxes, retaining walls, and aerial walkway; E) vacation of a portion of Holland Lane below the proposed pedestrian bridge; and F) a transportation management plan; zoned CDD#11/Coordinated Development District #11. Applicant: Carlyle Plaza, LLC and City of Alexandria Sanitation Authority, represented by Kenneth Wire, attorney

Gwen Wright, Division Chief, Planning & Zoning, City Architect Tom Canfield, Urban planner Gary Wagner, Urban Planner Katye North, Jon Frederick, Office of Housing, and Matt Melkerson, Department of Transportation and Environmental Services, gave a presentation

Speakers:

Lee Hernly, resident and board member of Carlyle Towers and secretary of the Carlyle Community Council (CCC), spoke in support of the project as he believed it would be a good addition to the neighborhood. He requested that the size of the play area and type of

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

equipment be expanded to provide more activities for children. He also noted that the CCC, who owns the land within the traffic circle that will be removed, has not been contacted by the City about the acquisition of this property.

Bill Cleveland, resident of Carlyle Towers, spoke in support of the project and expressed his appreciation for responding to his request to include a playground for the community. He noted that the size and type of equipment at Hunter Miller Park is successful and should be considered for this area.

Ken Wire, attorney representing the applicant, discussed the origin of the concept plan for all of South Carlyle and the partnership that has developed between the Alexandria Renew Enterprises (formerly Alexandria Sanitation Authority) and Carlyle Plaza, LLC. He emphasized the connection between the two projects even though they have been approved separately and noted that Alexandria Renew needs the Carlyle Plaza development to proceed in order to fund and construct the tank and field in time to meet the new treatment regulations. He also explained that the applicant had determined the affordable housing contribution by considering the amount of development allowed on both sites, not just the Carlyle Plaza site.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Ms. Fossum, seconded by Mr. Robinson, the Planning Commission voted to adopt the resolution for MPA # 2012-0001. The motion carried on a vote of 4 to 1, with Mr. Dunn voting against. Mr. Wagner and Mr. Jennings were absent.

On a motion by Ms. Fossum, seconded by Ms. Lyman, the Planning Commission voted to recommend approval of CDD #2012-0001, DSUP #2011-0031, ENC #2012-0001, VAC #2012-0001, and TMP-SUP #2012-0010, subject to compliance with all applicable codes, ordinances, and conditions, with amendments to DSUP condition #13.a. The motion carried on a vote of 4 to 1, with Mr. Dunn voting against. Mr. Wagner and Mr. Jennings were absent.

13. **[CONDITION AMENDED BY PLANNING COMMISSION]** Provide the following modifications to the landscape plan and supporting drawings, to the satisfaction of the Directors of P&Z and/or RP&CA and the City Arborist:
 - a. Provide a **barrier** ~~continuous 6 foot high fence~~ at the base of the amphitheater seating to connect with the fence around the athletic field. Coordinate fence/netting/railing details with DSUP 2009-0019.
 - b. Provide a continuous concrete mow strip at the base of each row of pre-cast concrete seat walls in the amphitheater.
 - c. Continuous tree trenches on grade shall be Silva Cells, structural soils, suspended sidewalks, or approved equal by the Director of RP&CA. Structural soil shall not be permitted within the minimum soil volume required by the City of Alexandria Landscape Guidelines.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

- d. Provide the City standard landscape notes on the plans in compliance with the City of Alexandria Landscape Guidelines.
- e. Amend the sections through the planting areas above structure to clearly identify the layers of planting medium as separate from all other layers.
- f. Per the agreement with City P&Z staff, tree planting above structure shall have a minimum 3 foot soil depth. Green roof underlayment layers other than soil shall not count towards the 3foot requirement.
- g. Consider replacing the *Platanus* planting in the Circle-South Park for a tree with distinctive presence but a lighter canopy for this already shaded area.
- h. L2.13 Clarify with a dimensioned section and amend if required the apparent conflict between the at-grade planter and buried structure within the plaza outside of the north residential tower's north entrance.
- i. L2.12: Provide a dimensioned section elevation to illustrate the condition of the bike/pedestrian trail landing where it meets grade at the end of Eisenhower Ave. The section and elevation shall be taken parallel to the trail.
- j. L4.02 and all associated plan or detail sheets: Continue to coordinate the design of the BMP tree pits and trenches within the sidewalk with City staff. Guidelines will be issued at a later date for a standardized installation of such features. Please make the following amendments:
 - i. The BMP system shall be sized and designed to accommodate the stormwater from the adjacent roadway and to provide sufficient soil volume to support the proposed tree planting.
 - ii. The edge treatment of the pits and planters, and any measures required for pedestrian safety (e.g. a curb edge) shall be coordinated with City staff.
 - iii. Amend the typical dimension on detail #2, L4.02 for the width of the pit. Typically they are 7' per the plan.
 - iv. Amend the herring bone pattern on detail #2, L4.02 to be City's standard running bond.
 - v. Any footings or utilities located within the pits and trenches shall not detrimentally affect the system's operation or inhibit the healthy establishment of the proposed planting. Footings and utilities shall be located accordingly and design details provided to indicate their relationship to the BMP.
 - vi. Structural soils shall not be permitted in the BMP's located in the sidewalk.
 - vii. For the smaller planters, one flume per planter shall be provided. Flumes for the larger planters shall be provided based on the grading and hydrology of the site, in coordination with City staff. Flumes shall not be grated.
- k. Provide detailed sections and plans of the tree planting installation within the plaza area, including the extents of the soil panels or trenches for planting soil, methods for supporting the paved areas and the integration of the tree grates with the paving,
- l. The planting strip shown at the back of the Bartholomew St sidewalk shall not preclude individual entrances, if provided, to the residential liner units.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

- m. Sheet L5.50, remove the standardized notes for the typical planting details which apply to at-grade rather than on-structure planting.
- n. The proposed planting within the RPA as shown on the planting plans within the landscape series drawings shall be fully coordinated with the information provided in the WQIA.
- o. Planting within the RPA shall be per the CBLAD requirements, and as agreed with the City's OEQ staff.
- p. The concrete planter boxes in the transition zone bio-wall shall have a level of design detail and finish commensurate with other building elements in this project. Particular consideration shall be given to the visual condition of the concrete where it is used as a water wall or horizontal water feature, for the periods/seasons when the water feature is both running and when it is turned off.
- q. The transition zone bio-wall shall be designed to prevent water overflow onto the pedestrian access routes, or the Circle-South Park.
- r. The water feature portions of the bio-wall shall terminate at the plaza level in a manner that creates an organic connection between the waterfall and the ground plane, including subtractive elements that allow the water to fall below the level of the plaza, as illustrated in the Design Guidelines on Page 17, bottom center precedent image.
- s. Provide the following amendments to the area at the base of the bike/pedestrian trail:
 - i. Provide a planting area between the retaining wall at the base of the trail and the handicap access ramp;
 - ii. Relocate trees further from the trail where branches may interfere with pedestrians on the trail;
 - iii. Architectural finish on both sides of the retaining wall at the base of the bike/pedestrian trail, in consultation with the Design Review Board.
- t. Replace the *Ilex opaca* next to the stairs of the transition zone with a smaller evergreen species. (P&Z)(RP&CA)(**PC**)

Reason: The Planning Commission agreed with the staff analysis and recommendations. There was a discussion about the appropriate way to calculate the voluntary affordable housing contribution with Office of Housing staff suggesting an approach different from the applicant's. The Commission supported the applicant's argument for determining the contribution and did not amend DSUP condition #52 since it reflected the amount the applicant had proposed.

The Commission did make a minor amendment to condition #13.a. to allow for additional design flexibility in providing an appropriate barrier between the athletic field and the terraced deck.

Regarding Mr. Dunn's vote, he stated that he supported the project, but he did not support the request to allow the Design Review Board (DRB) to approve the final design of the buildings, without submission of additional DSUP applications, and he felt that the option to include a hotel component should be subject to review through a future Master Plan

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

Amendment and DSUP process. He acknowledged that the DRB review is a public process, but remained concerned with removing the DSUP/public process for the building design at the Planning Commission and City Council level. The rest of the Commissioners present were comfortable with delegating this authority to the DRB because the existing DSUP application sets the development parameters for the buildings and the design guidelines provide a level of control on the final building forms.

12A-C. [COORDINATED DEVELOPMENT DISTRICT#2012-0002](#) [DEVELOPMENT SPECIAL USE PERMIT#2012-0004](#) [STREET NAME CASE#2012-0001](#)

1050, 1100, 1200A North Fayette Street – Braddock Gateway Phase II

Public hearing and consideration of a request for: A) an amendment to previously approved CDD#2011-0002 and CDD#2011-0003; B) a development special use permit, with site plan and subdivision, to construct a residential building with ground floor retail and below grade parking and a park; and C) a request to name a public street; zoned CDD#15/ Coordinated Development District #15. Applicant: Braddock Gateway, LC represented by Mary Catherine Gibbs, attorney

Urban Planner Patti Escher, Urban Planner Colleen Willger, and City Architect Tom Canfield, gave a presentation

Speakers:

Mary Catherine Gibbs, attorney representing applicant. Ms. Gibbs requested modifications to Conditions #102 and #104 relating to the timing of the Implementation Plan. Ms. Gibbs asked that the entire CDD be considered a catalyst project of the Braddock Metro Neighborhood Plan and be given a total of 36 months instead of the current 24 months to construct each phase. Ms. Gibbs explained that given the length of construction and the recent economic downturn, a 24 month period is outside the realm of feasible timing for any phase to be completed. She also testified that the amount of additional contributions/improvements is about a total of \$7 million.

Poul Hertel, 1217 Michigan Court, spoke in support of the proposal but requested additional language be added to the staff recommendation as noted above.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Commissioner Dunn, seconded by Commissioner Robinson, the Planning Commission voted to **recommend approval** of the amendments to Coordinated Development District #15. The motion carried on a vote of 5-0. Commissioner Wagner and Jennings were absent.

Reason: The Planning Commission generally supported the proposal and agreed with staff analysis and recommendations.

Development Special Use Permit #2012-0004

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

On a motion made by Commissioner Dunn, seconded by Commissioner Robinson, the Planning Commission voted to **recommend approval** of the Development Special Use Permit with Site Plan and Subdivision pursuant to CDD #15 for the redevelopment of an existing warehouse facility and large parking lot into a mixed use residential/retail development with 2/3 acre park. The motion carried on a vote of 5-0. Commissioners Wagner and Jennings were absent.

1. **CONDITION AMENDED BY PLANNING COMMISSION:** The Final Site Plan and building elevations shall be in substantial conformance with the preliminary plans dated April 16, 2012 and shall comply with the following conditions of approval. The design of the central park which will be finalized during the final site plan review. The materials and detailing in final site plan must be commensurate with the quality of design of the Preliminary Plan. (PC)

102. **CONDITION AMENDED BY PLANNING COMMISSION:** Pursuant to the Braddock Neighborhood Metro Neighborhood Plan, CDD #15 is required to make contributions to the Braddock Neighborhood Open Space Fund and the Community Amenities Fund. The second phase of CDD #15 may be considered a catalyst project pending the timing of the issuance of the Certificate of Occupancy which shall be obtained within 24 36 months of Phase I. (June, 2017) If the Certificate of Occupancy is issued after this time restriction, the second phase will be considered a Non-Catalyst Project plus a Density Bonus. Funds are to be levied based on the amount of gross square footage of the proposed development and escalated with the CIP. Phase II has 177,923 gross square feet of development. (PC)

Braddock Metro Neighborhood Plan Implementation Formulas

Braddock Gateway Phase II, Block 2			
Building's Gross Square Footage	177,923 sq ft		
Fund Account		Catalyst Project	Non- Catalyst Project Plus Density Bonus
Open Space		\$0.98	\$6.13
Community Amenities		\$0.42	\$0.74
Total		\$1.40	\$6.87
Potential Contribution Amount**		\$249,092.00	\$1,222,331.00

** This phase of the development has additional deductions pursuant the adopted recommendations of the Braddock Metro Neighborhood Plan Implementation Formulas and CDD #15 conditions of approval.

104. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall provide the dollar amount provided in Condition 2 e prior to the release of the Final Site Plan for the off-site improvements of the extension of two six foot wide

sidewalks along Payne and Fayette Streets. The cost of this improvement may be deducted from the applicant/owner's contribution to the Braddock Metro Neighborhood Amenities Fund. The City will construct these improvements in coordination with the adjacent property owner, Mr. Yates. (P&Z) (PC)

Reason: The Planning Commission generally expressed support of the proposal and agreed with staff analysis and recommendations. The Planning Commission revised Conditions #1, #102 and #104 as revised within the report.

Street Name Case #2012-0001

Item deferred.

13. TRANSIT WAY CORRIDORS A & B

Public hearing and consideration of a request for approval of transit way corridors A & B.
Staff: Transportation and Environmental Services

Steve Sindiong, Department of Transportation and Environmental Services, David Whyte, Consultant from Kimley Horn and Associates, Inc., and Abi Lerner Deputy Director, Department of Transportation and Environmental Services, gave a presentation

PLANNING COMMISSION ACTION: The Planning Commission endorsed the Transportation Commission's recommendation for corridors a & b with amendments. 5-0

Summary of Transportation and Planning Commission Actions

For Corridor A, the Transportation Commission stated that the analysis of a circulator within Old Town be sensitive to the residents' concerns and historic infrastructure. Furthermore, the Transportation Commission encouraged additional analysis for east-west connectivity between Corridor B, the Huntington Metrorail station and Maryland via the Woodrow Wilson Bridge, and that community outreach be conducted as part of the analysis, and that findings be presented to the Transportation Commission and City Council. The Planning Commission concurred with the High Capacity Transit Corridor Work Group, and the Transportation Commission recommendation. In response to comments made by residents during the Public Hearing, the Planning Commission instructed staff to review the process that would need to be followed to remove the section of Corridor A south of Braddock Road Metro from the Transportation Master Plan. Staff will bring a recommendation on this issue to the Planning Commission during the fall of 2012.

For Corridor B, the Transportation Commission concurred with the recommendation made by the High Capacity Transit Corridor Work Group. The Planning Commission concurred with both the High Capacity Transit Corridor Work Group and the Transportation Commission. In addition, the Planning Commission recommended that the Corridor B improvements (related to Alternative 3c) have minimal impacts to businesses and homeowners along Duke Street, and noted that a bicycle facility along Duke Street be accommodated only if studies demonstrate that the streetscape can still be enhanced.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 5, 2012

14. Consideration of the minutes of the [May 1, 2012](#) and [May 3, 2012](#) Planning Commission meetings.

The Planning Commission approved the minutes without objection.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

The Planning Commission meeting was adjourned at 2:03 a.m.

INFORMATION ITEMS

The following special use permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

SPECIAL USE PERMIT #2012-0007

2006 Eisenhower Avenue

Request for a change of ownership and minor amendments for an increase in hours of operation and seating for a restaurant. Dabky, Inc.

SPECIAL USE PERMIT #2012-0037

701 & 703 North Washington Street

Request for a change of ownership of a service station with a convenience store. Mount Vernon Petroleum Realty

SPECIAL USE PERMIT #2012-0035

619 Burnside Place

Request for a change of ownership to operate an automobile repair shop. K & N Automotive Group, LLC DBA Professional Auto Body

SPECIAL USE PERMIT #2012-0021

442 North Henry Street

Request for a change of ownership to operate a service station. Shuber LLC