

Docket Item #10

Planning Commission Meeting
February 3, 2015

Consideration of approval of the Planning Commission minutes of the public hearing meeting of January 6, 2015.

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

January 6, 2015

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Eric Wagner, Chair
Stewart Dunn, Vice Chair
Maria Wasowski
Nathan Macek
Mary Lyman
Mindy Lyle
David Brown

Members Absent:

None

Staff Present:

Joanna Anderson	City Attorney
Emily Baker	Department of Project Implementation
Alex Dambach	Department of Planning & Zoning
Patricia Escher	Department of Planning & Zoning
Anthony Gammon	Department of Project Implementation
Bob Garbacz	Department of Transportation & Environmental Services
Laurel Hammig	Alexandria City Public Schools
Robert Kerns	Department of Planning & Zoning
Daphne Kott	Department of Transportation & Environmental Services
Ryan Price	Department of Planning & Zoning
Katie North	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Taryn Toyama	Department of Planning & Zoning

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1. Call to Order.

The Planning Commission meeting was called to order at 7:07 p.m. All members were present.

Chairman Eric Wagner expressed his appreciation to City staff, the public and his family for supporting his role on the Commission for over 20 years.

Mayor William Euille thanked Chairman Wagner for his public service and presented him with a proclamation, a key to the City and a City seal.

CONSENT CALENDAR:

2. Vacation #2014-0005

2500 Sanford Street

Public hearing and consideration of a request for a vacation of public right-of-way; zoned R-8/Residential Single-Family.

Applicant: Joe Salama

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

3. Special Use Permit #2014-0109

1940 Duke Street - Panera Bread

Public hearing and consideration of a request to amend Special Use Permit #2014-0081 to increase permitted number of delivery vehicles; zoned CDD #1/Coordinated Development District 1.

Applicant: Panera, LLC represented by Duncan Blair, attorney

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

4. Special Use Permit #2014-0112

3131 Colvin Street (Parcel Address: 3148 Duke Street) and 3120 Colvin Street - Total Package Auto

Public hearing and consideration of a request to operate an automobile sales business; zoned CG/Commercial General and I/Industrial.

Applicant: Total Package Auto LLC represented by Ryan Alexander

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

5. Special Use Permit #2014-0113
5055 Seminary Road - Farmers Market at Southern Towers
Public hearing and consideration of a request to operate an outdoor food and crafts market; zoned RC/High-Density Apartment.
Applicant: Jim Nicholson

PLANNING COMMISSION ACTION: Without objection, the Planning Commission noted the deferral of the request.

Reason: The applicant failed to comply with the legal notice requirements.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

6. Development Site Plan #2014-0024
Special Use Permit #2014-0088
5055 Seminary Road - Southern Towers Clubhouse
Public hearing and consideration of requests for: a) development site plan, with modifications, to construct a clubhouse building and b) a special use permit to operate a day care center; zoned RC/High Density Apartment.
Applicant: Southern Towers LLC represented by Kenneth Wire, attorney

Robert Kerns, Division Chief; Katye North, Urban Planner; and Ryan Price, Urban planner gave a presentation and answered questions.

Speakers:

Ken Wire, attorney representing the applicant, spoke in support of the project and provided further clarification as to the lighting and usage of the tennis courts and fields. He stated that the remaining lights for the tennis courts would be set to timers limiting usage to 30 minutes and the lights would not be used past 10pm.

Roderick Day, a resident of Stonegate, expressed some concern about the size and usage of the proposed field. He asked that Southern Towers provide a better fence and sound barrier along the property line to mitigate the impacts. He also noted that a petition stating concerns about the field had been provided to the Commission with over sixty signatures from Stonegate residents.

Mark Ricardo, a resident of Stonegate, stated that he did not support this project, even if a sound barrier were installed because he did not think it would eliminate the noise issues from the field and courts. As a resident directly adjacent to the Southern Towers tennis courts, he currently can hear the games played. He also noted that the tennis court lights remain on all the time and it would be difficult to enforce a timing condition for the lights.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve the DSP, subject to compliance with all applicable codes, ordinances, and conditions, with amendments to Conditions #3, 56, and 57, and new condition 8A. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of the SUP, subject to compliance with all applicable codes, ordinances, and conditions, with amendments to Conditions #2 and 5. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission discussed the comments received from the adjacent Stonegate residents and existing Southern Towers residents, which included concerns about the intensity of the field use, lighting of the field and tennis courts, noise, and safety. They also discussed the proposed pedestrian connections to the planned transit stop, particularly the coordination among adjacent property owners. The Planning Commission considered amendments to the conditions to address these issues resulting in the following amendments to the conditions:

Amended DSP Conditions:

3. **[CONDITION AMENDED BY PLANNING COMMISSION]** ~~Construct a pedestrian trail connection to link the Goodwin House site to the future high-capacity transit stop on the Southern Towers property. The pedestrian trail connection shall be provided in conjunction with the permitting process and prior to the opening of the high-capacity transit stop at Southern Towers.~~ **Prior to the opening of the high-capacity transit stop at Southern Towers, the applicant shall demonstrate a good faith attempt to coordinate with the adjacent property owners of property 011.03-01-05 for the construction of a pedestrian trail and with the City for necessary easements for such a trail that will promote connectivity to the future high-capacity transit stop on the Southern Towers property.** (P&Z) (PC)
- 8A. **[CONDITION ADDED BY PLANNING COMMISSION]** **The applicant shall repair and maintain the existing fence along the property line shared with the Stonegate community.** (PC)
56. **[CONDITION AMENDED BY PLANNING COMMISSION]** All ~~e~~**Exterior** building-mounted loudspeakers shall be ~~prohibited~~ **used for safety and similar announcements only** and no amplified sound shall be audible at the property line. (T&ES) (PC)
57. **[CONDITION AMENDED BY PLANNING COMMISSION]** Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. This does not include daycare pick-up and drop-off activities **or trash collection.** (T&ES)

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Amended SUP conditions:

2. **[CONDITION AMENDED BY PLANNING COMMISSION]** The hours of operation for the day care center shall be limited to between 7:00 6:30am and 6:00 6:30pm, Monday through Friday. (P&Z)(**PC**)
5. **[CONDITION AMENDED BY PLANNING COMMISSION]** The applicant shall provide at least 10 parking spaces, which shall be designated with signage as being reserved for day care center between the hours of 7:00 6:30am and 6:00 6:30pm. (P&Z)(**PC**)

NEW BUSINESS:

7. Subdivision #2014-0015
500 and 502 Gibbon Street
Public hearing and consideration of a subdivision request with variations to subdivide an existing parcel into two new lots; zoned RM/Residential Townhouse.
Applicant: Catherine D. Webster and Margaret Lynne Bourjaily represented by Duncan Blair, attorney

Planner Nathan Randall gave a presentation and answered questions.

Speakers:

Duncan Blair, representing the applicant, spoke in support of the request and noted that the subdivision request would have no effect on the alley or structures in question.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission approved the request subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Immediately following the Planning Commission action, a member of the public, Mr. Michael Barry, asked to speak, noting that he had signed up to speak but didn't realize to whom he should hand the speaker form.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to reconsider the item without objection. Chairman Wagner reopened the public hearing to hear comments from Mr. Barry.

Speaker:

Michael Barry, 504 Gibbon Street, expressed concern that the proposal might have an impact on the structures, including fencing, located in the alley located to the rear of the site. The Commission also asked staff to look into an adjacent neighbor's concern about structures located in the alley to the rear of the site but noted that the subdivision request would not directly impact that circumstance.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyman, seconded by Commissioner Wasowski, the Planning Commission approved the request subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

8. Subdivision #2014 0016
310 North Quaker Lane
Public hearing and consideration of a request to subdivide an existing parcel into two new lots; zoned R-20/Residential Single Family.
Applicant: J. Perry Kruger represented by Duncan Blair, attorney

Planner Nathan Randall discussed a January 6 staff memo proposing amended conditions regarding tree preservation.

Speakers:

Duncan Blair, representing the applicant, spoke in support of the request and answered questions from the Planning Commission.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyman, seconded by Commissioner Lyle, the Planning Commission approved the request, with an amendment to Condition #3 regarding trees as noted in the January 6th staff memorandum to the Commission, and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis and with staff's recommended amendments to Condition #3 regarding tree protection.

CONDITION AMENDED BY PLANNING COMMISSION:

3a. No trees shall be removed, without approval from the Director of Planning & Zoning, on proposed Lot 901 prior to approval of a grading plan for the development of the property.

3b. The applicant shall provide, implement and follow tree protection measures, immediately prior to and during construction at proposed Lot 901, for the tree directly identified on the Preliminary Tree Protection Plan and all trees located within the approximate tree protection area shown on the Plan. The applicant shall also depict the trees and necessary protection areas around those trees on any future grading plan. Tree protection measures shall be determined by the Director of Planning & Zoning consistent with the City of Alexandria Landscape Guidelines. If the approved tree protection methods have not been followed, replacement trees or a monetary fine commensurate with the value of replacement trees shall be required for each tree identified for protection that is destroyed. The replacement trees shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit.

3c. The Director may waive the requirement for the protection of any dead or diseased trees (due to natural causes) that may be included within the Preliminary Tree Protection Plan.

3d. Alternatively, If the protection of any of the trees identified in on the Plan are diseased or their protection is otherwise not feasible as determined by the Director, the Director may either: 1) designate an alternate tree or trees for protection or 2) allow otherwise protected trees to be replaced, on a one-for-one basis and with half of the replaced trees being at least two-inch caliper and half of the replaced trees being at least four-inch caliper in size. If the approved tree protection methods have not been followed, replacement trees or a monetary fine commensurate with the value of replacement trees shall be required for each tree identified for protection that is destroyed. The replacement trees shall be installed and, if applicable, the fine shall be paid prior to the issuance of the Certificate of Occupancy permit. (P&Z) (PC)

9. Special Use Permit #2014 0108
1001 King Street - Blueprint Chocolatiers
Public hearing and consideration of a request to operate a restaurant; zoned KR/King Street Urban Retail Zone.
Applicant: Teaspoon LLC represented by Kim Gustafson

Urban Planner Ann Horowitz gave a presentation and answered questions.

Speakers:

Paul Linnell, 1003 King Street, expressed concern regarding the logistics of trash storage shared by the businesses and residents at 1001, 1003, and 1005 King Street. He also inquired about the existence of easement issues that could impact the 1003 and 1005 King Street properties.

Kim Gustafson, applicant, spoke in support of the proposal and responded to the trash storage question of the 1003 King Street property owner.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of the request. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis. Although the easement issue raised in Condition 10 was resolved for 1001 King Street, the Commission decided to retain this condition as part of the SUP record.

10. Special Use Permit #2014-0111
1117 Roan Lane
Public hearing and consideration of a request to construct new single family dwelling on a substandard lot; zoned R-12/Residential Single Family.
Applicant: Classic Cottages LLC represented by Duncan Blair, attorney

Urban Planner Taryn Toyama and Division Chief Alex Dambach gave a presentation and answered questions.

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Speakers:

Duncan Blair, attorney for the applicant, spoke in favor of the proposal.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of the request. The motion carried on a vote of 6 to 1.

Reason: The Planning Commission agreed with the staff analysis that the proposed home is compatible with the neighborhood and meets the standards for infill development. Commissioners discussed staff's finding that the proposal requires an SUP, agreeing that it was the correct finding, but noting that the information supporting that finding was not included in the staff report. Several commissioners noted that the information used to determine if the proposal needed an SUP would be also helpful information for public officials and members of the public to have when evaluating the compatibility of the proposed housing unit. The Planning Commission requested that the information, including the existing dwelling's gross square footage and height, to be added to the staff report to the City Council). The Planning Commission also discussed whether the floor area of basements that are fully underground should continue to be counted in infill cases such as this one. A majority of Commissioners ultimately concluded that the information provided in the original report was sufficient for analysis of this application, and the proposed dwelling was found to be suitable for the site.

11. Text Amendment #2014-0008
Rezoning #2014-0007
CDD Concept Plan #2014-0003
Development Special Use Permit #2014-0012
4800 Fillmore Avenue - Goodwin House
Initiation of a text amendment and public hearing and consideration of requests for: a) a text amendment to the Zoning Ordinance to amend the provisions of Section 5 600 to establish a new Coordinated Development District Zone; b) an amendment to the official zoning map to change the zone from RC/High Density Apartment and RA/Multifamily to Coordinated Development District #23; c) a special use permit for a CDD conceptual design plan; and d) a development special use permit with site plan to construct a home for the elderly; zoned RC/High Density Apartment and RA/Multifamily.
Applicant: Goodwin House Inc., represented by M. Catharine Puskar, attorney

Principal Planner Patricia Escher and Urban Planner Ryan Price gave a presentation and answered questions.

Speakers:

Pete Benevage, Chairman of the Beauregard Design Review Committee, spoke in favor of the project and noted that if the applicant decides to proceed with the underground parking option, the BDAC would like the opportunity to review the façade changes associated with that change.

Cathy Puskar, attorney for the applicant, spoke in favor of the project and commented on the scope of the overall project and community outreach efforts in and outside of Goodwin House, summarizing the primary concerns of Goodwin House residents which include input into the overall process,

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quality of open space, as well as parking constraints. Ms. Puskar provided additional information on the underground parking option, and noted it is likely to be a part of the project.

Kathleen Anderson, President and CEO of Goodwin House, spoke in favor of the project and provided a summary of the history, operations, charitable contributions, and future plans of Goodwin House. Ms. Anderson highlighted how some of the Goodwin House campus is in need of upgrading, which is part of the scope of the proposed development.

Fitz Woodrow Jr., resident of Goodwin House and Chairman of the Resident Council at Goodwin House, spoke in favor of the project, noting as a 4 year resident of Goodwin House, he has appreciated the quality of the care; however the facilities are in need of upgrading. He specified that many of the rooms are overcrowded and lack adequate privacy.

Sarah Brady, resident of Goodwin House and Chair of the Health Services Committee at Goodwin House spoke in favor of the project, noting the essential function of the memory care operation at Goodwin House known as “Hope Garden.” Ms. Brady also described how the existing skilled nursing facility is in need of upgrading due to limited privacy and space.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION:

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to initiate Text Amendment #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Text Amendment #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Rezoning #2014-0007. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of the CDD Concept Plan #2014-0003. The motion carried on a vote of 7 to 0.

On a motion by Vice Chairman Dunn, seconded by Commissioner Lyman, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0012. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis. Commissioners raised the issue of tree preservation on the site and there was discussion with the applicant of the potential for saving several additional trees. After a second review by the applicant, 3 trees were identified as being salvageable (T14, T16, and T17). The applicant has represented that those trees will be preserved as part of this project. There was also a broader discussion about the applicability of Transportation Management Plans (TMPs)

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on these types of uses, and that the City might want to expand the requirements to include some institutional uses such as hospitals and universities. Staff agreed to explore expanding the list of uses requiring TMPs to include institutional uses.

12. Master Plan Amendment #2014-0008

Rezoning #2014-0008

Development Special Use Permit #2014-0003

Transportation Management Plan SUP #2014-0096

Vacation #2014-0003

5000 and 5001 Echols Avenue - The Fillmore

Public hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the height map from 35 feet and 45 feet to 70 feet on the site area, and the proposed land use map from Institutional to Commercial Residential Mixed Use Medium (CRMU M) on the site area; (B) an amendment to the official zoning map to change the zone from R 12 to CRMU M; (C) a development special use permit and site plan to construct two multi-family residential buildings including special use permits for an increase in Floor Area Ratio (FAR) and a parking reduction; (D) a special use permit for a Transportation Management Plan; and (E) to vacate a portion of public right of way; zoned R-2 /Residential Single Family. Applicant: AHC Inc., represented by Duncan Blair, attorney

Division Chief Robert Kerns, Principal Planner Patricia Escher and Urban Planner Ryan Price gave a presentation and answered questions.

Speakers:

Pete Benevage, Fairbanks Avenue resident, spoke in favor of the project and suggested to align the Echols Avenue hammer head such that it can eventually be connected to Fairbanks Avenue as identified by the Beauregard Small Area Plan

Duncan Blair, attorney for the applicant, spoke in favor of the project and commented on the City's affordable housing partnership with the applicant AHC, Inc.

Chairman Wagner closed the public hearing.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to adopt the resolution and recommend approval of MPA#2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Rezoning #2014-0008. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0003 as amended. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Lyman, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Transportation Management Plan SUP #2014-0096. The motion carried on a vote of 7 to 0.

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On a motion by Commissioner Lyman, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Vacation #2014-0003. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis. There was discussion about aligning the proposed hammer head on Echols Avenue with the future road connection to Fairbanks Avenue as shown in the Beauregard Small Area Plan. The Commission made clear that decision was a future matter but encouraged staff to work with the applicant during the final site plan process to design the site such that it would not preclude a future road connection if deemed necessary at that time.

Commissioners discussed the issue of consistency with the existing small area plan, noting the relevance of the Beauregard Small Area Plan's boundary being adjacent to this property and the likelihood that the Beauregard Plan would have included the site if the church had identified themselves as a redevelopment site while the Plan was being developed. Commissioners also provided guidance to staff regarding how staff reports address small area plan consistency.

There was concern raised about the traffic capacity at the Beauregard Road/Seminary Road intersection. The applicant noted that solutions have been identified though a traffic study they conducted such as modification to the traffic signalization at that intersection.

The Commission also commented on the school enrollment impacts, particularly the generation rates used for affordable housing units in the City, and noted concern with the impact on John Adams Elementary and Hammond Middle School. Staff noted that updated generation rates will be included in the forthcoming Long-Range Educational Facilities Plan and noted that a new process for keeping the rates current will be part of that roll-out. It was also pointed out that much of the redevelopment taking place in this area of the City is likely to produce the opposite effect, a reduction in students enrolled in the schools, because the housing types being proposed in the new developments historically have had lower student generation rates. ACPS also addressed the capacity concerns noting that students generated by this proposed development would most likely be staggered, and in varying grade-levels. ACPS staff also referenced existing policies that are in place, such as Modified Open Enrollment (MOE) that prevent overcrowding.

Lastly, it was pointed out that capacity expansion projects at other West End schools such as Polk and Patrick Henry are in the pipeline and will alleviate some of the capacity issues that are currently occurring in this area of the City.

The Commission also raised traffic concerns from the proposed development, specifically related to turning left from Fillmore Avenue onto Seminary Road. Staff noted that most people heading to the south that are traveling on Fillmore avenue would use N. Beauregard St which is a signalized intersection, not the unsignalized intersection with Seminary Rd.

A discussion about the impacts of this development on the single-family residential neighborhoods in this part of the city concluded the Commission's deliberation. It was noted that a take-away lesson from this project is that proactive dialogue with religious institutions, specifically during Small Area Planning processes is an important step

because given the recent trends, many of these types of land owners are downsizing their operations, and open to redevelopment opportunities.

23. **CONDITION DELETED BY PLANNING COMMISSION:** ~~The applicant shall provide at least 9 parking spaces on Fillmore Avenue in front of the two buildings, which shall be designated with signage as being reserved for day care center drop-off between the hours of 7:00am and 10:00am and day care center pick-up between the hours of 3pm and 6pm. (P&Z)~~

39. **CONDITION AMENDED BY PLANNING COMMISSION:** The designated daycare pickup/drop-off parking spaces on Fillmore Avenue shall be limited to a total of 4 spaces, and shall be clearly signed and restricted to 15 minute parking during peak pickup and drop-off times (drop-off between the hours of 7:00am and 10:00am and day care center pick-up between the hours of 3pm and 6pm). If additional spaces are required to support adequate operation for pickup and drop off, the request shall be submitted to and approved by the Parking and Traffic Board. Provide details of the signage for approval on the final site plan. * (P&Z) (T&ES)

ORAL REPORTS FROM PLANNING COMMISSIONERS

No reports were given.

OTHER BUSINESS:

Discussion Item: FY2016 Draft Interdepartmental Work Program

Karl Moritz presented the FY2016 Draft Interdepartmental Work Program and discussed upcoming planning projects.

Commissioner Lyman commented that it is important to carefully prioritize so that the Commission and the public will be able to participate in the type of deliberative process that has been created over the years.

Commissioner Wasowski suggested that parking requirements and standards is taken under consideration, particularly in the Mount Vernon Avenue and Del Ray areas.

Commissioner Macek agreed with the priorities that have been set, particularly the North Old Town and North Potomac Yard Small Area Plans. He also commented that staying on schedule with these projects is very important. In regards to the Environmental Policy Commission's request to consider the Green Building Policy, Commissioner Macek asked staff to consider what studies and research are available to possibly accelerate consideration of the Green Building Policy.

Vice Chairman Dunn asked Mr. Mortiz if additional resources to accelerate projects would be possible. He also asked Mr. Mortiz where he would propose to reduce planning priorities.

Commissioner Wasowski noted that several of the projects depend on developer contributions to fund staff positions.

Discussion Item: Proposed Waterfront Phasing and Funding Plan

Director of the Department of Project Implementation Emily Baker and Civil Engineer Tony Gammon gave a presentation.

Commissioner Lyman agreed that it makes sense to focus on flood mitigation and the walk way.

Commissioner Macek stated that the Plan does a good job of developing alternative implementation steps and asked about the status of the pier at the end of King Street.

Commissioner Brown agreed that Staff has done a splendid job of laying out the options for decision makers.

Vice Chairman Dunn expressed his support for the flood mitigation plan stating that it is a complex matter but has been sorted out in a rational and balanced way.

MINUTES:

13. Consideration of the Planning Commission minutes of the December 2, 2014 hearing.

Without objection, the Planning Commission approved the minutes of December 2, 2014 with amendments to docket item number 11 to clarify Ken Wire's statement acknowledging his error in requesting the correct hours of operation and the Planning Commission's acknowledgment of Mr. Wire's error. Vice Chair Dunn added his reasons for voting against request for 24 hour operation.

ADJOURNMENT:

Before the conclusion of the meeting Staff presented Chairman Wagner with a gift in appreciation of his many years of service on the Commission.

14. The Planning Commission meeting was adjourned at 12:07 a.m.