

Docket Item # 14
Planning Commission Meeting
June 2, 2015

Consideration of approval of the Planning Commission minutes of the public hearing meeting of
May 5, 2015.

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

ALEXANDRIA PLANNING COMMISSION

May 5, 2015

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chair

Stewart Dunn, Vice Chair

Maria Wasowski

Nathan Macek

David Brown (arrived during consideration of docket item #7)

Stephen Koenig

Member Absent:

Mindy Lyle

Staff Present:

Karl Moritz

Department of Planning & Zoning

Jeff Farner

Department of Planning & Zoning

Nathan Imm

Department of Planning & Zoning

Alex Dambach

Department of Planning & Zoning

Dirk Geratz

Department of Planning & Zoning

Kendra Jacobs

Department of Planning & Zoning

Nathan Randall

Department of Planning & Zoning

Ann Horowitz

Department of Planning & Zoning

Susan Eddy

Department of Planning & Zoning

Patt Mann

Department of Planning & Zoning

Sandra Marks

Department of Transportation and Environmental Services

Dana Wedeles

Department of Recreation, Parks and Cultural Activities

Laurel Hammig

Alexandria City Public Schools

Karen Graf

Alexandria City School Board, Chairwoman

Joanna Anderson

City Attorney

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 5, 2015

1. Call To Order

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

Chairwoman Lyman, Vice Chairman Dunn and Commissioners Wasowski, Koenig and Macek were present. Commissioner Brown arrived during consideration of docket item #7. Commissioner Lyle was absent.

CONSENT CALENDAR:

2. Encroachment #2015-0001
4825 Maury Lane

Public hearing and consideration of a request for encroachments into the public right of way; zoned R-20/Residential Single Family. Applicant: VJ and Jane K. Murrell.

Vice Chairman Dunn removed this item from the consent calendar.

Planner Nathan Randall gave a presentation and answered questions from the Planning Commission.

Speakers:

V.J. Murrell, applicant, spoke in favor of the request and answered questions from the Planning Commission.

Chairwoman Lyman 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 subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 5 to 0, with Commissioners Brown and Lyle absent.

Reason: The Planning Commission agreed with the staff analysis and asked the applicants about their request for after-the-fact approval.

3. Special Use Permit #2015-0010
3846 King Street - Potomac Crescent Waldorf School

Public hearing and consideration of a request to operate a day care center and a private academic school; zoned RA/Residential Multi Family. Applicant: Northern Virginia Waldorf Initiative Inc.

PLANNING COMMISSION ACTION: Without objection, the Planning Commission recommended approval of Special Use Permit #2015-0010 subject to compliance with all applicable codes, ordinances, and staff recommendations. Commissioner Koenig recused himself from the consent vote with Commissioners Brown and Lyle absent.

Reason: The Planning Commission agreed with the staff analysis. Commissioner Koenig

recused himself from the vote because of his firm's involvement in the development of the applicant's architectural plans.

4. Special Use Permit #2015-0015
3230, 3234, & 3240 Colvin Street; 30 South Quaker Lane
Alexandria Car Connection Inc.
Public hearing and consideration of a request to operate an automobile sales business; zoned I/Industrial. Applicant: Alexandria Car Connection Inc. represented by Masyed Saydi.

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of Special Use Permit #2015-0015 subject to compliance with all applicable codes, ordinances, and staff recommendations.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to reopen the public hearing and reconsider Special Use Permit #2015-0015. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

Speaker:

Eric Lawrence, adjacent property owner, expressed concerns regarding the delivery of automobiles by tractor trailers and the potential use of banner signs.

Planner Ann Horowitz answered questions from the Planning Commission.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2015-0015 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5 to 0 with Commissioners Lyle and Brown absent.

Reason: The Planning Commission agreed with the staff analysis. In response to a speaker's concerns, Commissioner Wasowski acknowledged that car-carrying trucks have the potential to cause impacts; however, automobile sales lots exist in the City and have not resulted in traffic impacts. Commissioner Macek added that similar automobile sales lots have been recently approved on Colvin Street and the use can be monitored through its SUP conditions.

5. Special Use Permit #2015-0020
107 North Fairfax Street - Dolci Gelati
Public hearing and consideration of a request to operate a restaurant; zoned CD/Commercial Downtown. Applicant: Eric A. Roper

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of Special Use Permit #2015-0020 subject to

compliance with applicable codes, ordinances, and staff recommendations.

Reason: The Planning Commission agreed with the staff analysis.

6. Development Site Plan #2014-0044
500 Pendleton Street
Public hearing and consideration of a request for a development site plan to construct an addition to existing townhouse; zoned RM/Residential Townhouse. Applicant: General and Mrs. Harold Adams represented by Frederick Taylor, architect.

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission recommended approval of Development Site Plan #2014-0044 subject to compliance with applicable codes, ordinances, and staff recommendations with Commissioners Brown and Lyle absent.

Reason: The Planning Commission agreed with the staff analysis.

NEW BUSINESS:

7. Public hearing and consideration of the Potomac Yard Draft Environmental Impact Statement (DEIS) to designate the location for a potential Metrorail station within Potomac Yard and determine consistency with the Master Plan, Potomac Yard Coordinated Development District(s) and associated approvals; zoned CDD #10/ Coordinated Development District #10, CDD #19/Coordinated Development District #19, and WPR/Waterfront Park and Recreation. Applicant: City of Alexandria and Washington Metropolitan Transit Authority (WMATA)

P&Z Deputy Director Jeff Farner, T&ES Deputy Director Sandra Marks, and Planner Nathan Imm gave a presentation and answered questions from the Planning Commission.

Speakers:

Poul Hertel, representing himself, spoke in opposition to the request. Mr. Hertel commented that the Alternative B station would be clearly visible from the Parkway and would damage the special entrance to Alexandria. Mr. Hertel stated that the establishment of the Old & Historic District was put in place to protect the integrity of the Parkway. Mr. Hertel expressed that the choice [of Alternative B] would destroy Alexandria's cultural heritage.

Katy Cannady, representing herself, spoke in opposition to the request. Ms. Cannady commented that only half of the traffic generated by the North Potomac Yard development will be absorbed by the metro station. Ms. Cannady highlighted that Alternative A is only three blocks from Alternative B which costs millions more and takes parkland.

Kathryn Papp, representing herself, spoke in opposition to the request. Ms. Papp contended that the distance from high density development in North Potomac Yard to station location Alternative B would require alternative transit to get to station. Ms. Papp

stated that her primary concern is that the net benefits agreement with the National Park Service NPS is too cheap, and should be more than \$12 million.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Dunn, seconded by Commissioner Wasowski, the Planning Commission voted to recommend Alternative B, with construction access Option 2, for the Potomac Yard Metro Station and determined that it is consistent with the City's Master Plan. The motion carried on a vote of 5 to 0 to 1 with Commissioner Lyle absent and Commissioner Macek recusing himself.

Reason: The Planning Commission agreed with the staff analysis that the provision of a metrorail station, specifically in the location of Alternative B, is most consistent with and represented in the preceding planning processes and documents. Further commentary discussed that the impacts to the George Washington Memorial Parkway can be mitigated through collaboration already outlined through the draft net benefits agreement with the National Park Service, and that the Alternative B location minimizes impacts to the linear park [Potomac Yard Park] in Potomac Yards.

8. Subdivision #2014-0014
809 & 811 Vassar Road
Public hearing and consideration of a request to re-subdivide two lots into three lots; zoned R 8/Residential. Applicant: Stephen and Mary Hales.

Planner Nathan Randall gave a presentation and answered questions from the Planning Commission.

Speakers:

Helen Lloyd, Crown View Drive, expressed opposition to the request. She noted that her property is designated as a National Historic Landmark given that former President Gerald Ford once lived there. She expressed concern that future development of proposed Lot 626 would have a negative impact on the neighborhood character generally. She also stated that any new dwelling on proposed Lot 626 would negatively impact the value of, and view shed from, her property.

David Rust, Crown View Drive, opposed the request. He noted historic elements of the neighborhood and believed that the future new dwelling on proposed Lot 626 would loom over the neighborhood. He stated that the staff report lacked an analysis of the effect the proposal would have on property values in the area.

Zorana Ilic, Crown View Drive, expressed opposition to the request. She disagreed with the recommended “similarly-situated lots” to which the proposal was compared, and stated her concerns about stormwater management and potential damage to retaining walls in connection with a future new dwelling on proposed Lot 626.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 5, 2015

Elliot Rhodeside, Crown View Drive, believed that the subdivision proposal would bring instability to a stable neighborhood. He stated that he disagreed with the staff report and answered questions from the Planning Commission.

Jason Van Wagner, Cambridge Road, stated his support for the request, particularly given the analysis in the staff report. He also noted the existence of other City regulations that would limit the size of any future dwelling.

Don Brady, Crown View Drive, expressed opposition to the request. He stated that a new house in this location would detract from the neighborhood generally, and specifically with regard to property values. He also noted aesthetic and stormwater-related concerns.

Mary Hales, applicant, expressed support for the proposal and referenced her May 4th letter to the Commission. She believed that the subdivision request would add value to the neighborhood and also noted her vested interest in maintaining property values given that she lives immediately next-door to proposed Lot 626. She also answered questions from the Planning Commission.

Mary Catherine Gibbs, attorney for the applicant, spoke in support of the request. She noted that the request under consideration was only for the subdivision and not future development of proposed Lot 626. She referenced several letters of support and stated her agreement with the lot character analysis in the staff report. She also answered several questions from the Planning Commission.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission approved the request subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5 to 1, with Vice Chairman Dunn voting against. Commissioner Lyle was absent.

Reason: The majority of the Planning Commission agreed with the staff analysis, including the lot character analysis and the recommendation of which properties were the most “similarly-situated lots.” It also acknowledged that, consistent with a Virginia Supreme Court decision, the Commission could not consider the aesthetics or character of any dwelling that may be constructed on the lot in the future. The minority of the Planning Commission did not agree with the recommended set of “similarly-situated lots” and also believed that the lot width for proposed Lot 626 did not fall within the range of widths found at comparison lots.

9. Special Use Permit #2015-0018
620 South Pickett Street (Parcel Address: 600 South Pickett Street)
RS Collision Center of Alexandria
Public hearing and consideration of a request to operate a general automobile repair business; zoned I/Industrial. Applicant: RS Collision Center of Alexandria

Planner Ann Horowitz gave a presentation and answered questions from the Planning Commission.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Special Use Permit #2015-0018 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 5 to 0 with Commissioners Koenig and Lyle absent.

Reason: The Planning Commission agreed with the staff analysis.

10. Special Use Permit #2015-0024
765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P
Public hearing and consideration of a request for an amendment to the Carlyle Special Use Permit (SUP #2012 0006) related to the construction of Carlyle Block P; zoned CDD #1/Coordinated Development District #1.
Applicant: Carlyle Plaza LLC represented by Kenneth W. Wire, attorney

Division Chief Robert Kerns and Principal Planner Gary Wagner gave a presentation and answered questions from the Planning Commission.

Speaker:
Jonathan Rak, attorney, representing the applicant.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Special Use Permit #2015-0024, subject to compliance with all applicable codes, ordinances, and staff recommendations with an amendment to condition 64 and 70A(m), and addition of Finding F-2 in the City Code Comments. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with the staff analysis and found the proposal to be consistent with the intent of the Eisenhower East and Carlyle Plans.

64. CONDITION AMENDED BY PLANNING COMMISSION: Construction of development, which for purposes of this paragraph includes infrastructure improvements, shall commence within the project area prior to April 18, 1995, and thereafter Applicant shall diligently and continuously pursue completion of all development within the project area. In the event there is no substantial construction activity proceeding on a continuous basis within the project area for more than 24 months, applicant shall be deemed not to have satisfied the requirement that it "diligently and continuously pursue" completion of development within the project area. Block P shall expire and become null and void, unless substantial construction of the project is commenced within 36 months of City Council approval (May 16, 2015) and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after

approval to update the City Council on the project status if substantial construction has not commenced at such time. (P&Z) (PC)

70A. The development of Block P shall be consistent with the Design Guidelines dated 11/19/2009, the special use permit conditions contained herein, the approved transportation management plan, all applicable approvals and the following:

- m. CONDITION AMENDED BY PLANNING COMMISSION: The applicant shall hire a LEED certified consultant as a member of the design and construction team. The consultant shall work with the team to incorporate sustainable design elements and innovative technologies into the project so that numerous building components may earn the developer points under the U.S. Green Building Council's system for LEED certification. The applicant shall include sustainable elements in design and construction that are sufficient to meet the requirements for seven (7) LEED Prerequisites and include a minimum of 26 LEED points for New Construction credits. The applicant shall register the project with the USGBC as assurance that the project will seek LEED certification. The applicant shall provide documentation to the Department of Planning & Zoning prior to the issuance of the certificate of occupancy for the building. The applicant shall provide documentation of LEED certification within one year of the issuance of the certificate of occupancy. Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of LEED Silver to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES. Diligent pursuance and achievement of this certification shall be monitored through the following:
- i. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first final site plan and provide a draft checklist showing how the project plans to achieve the certification.*
 - ii. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
 - iii. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
 - iv. Provide documentation of LEED Silver Certification from USGBC (or equivalent) within two years of obtaining a final certificate of occupancy.
 - v. Failure to achieve LEED Silver (or equivalent) for the commercial project will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
 - vi. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. [For use when applicant pursues core and shell with tenants to fit-out interior.] (P&Z)(RP&CA)(T&ES)(PC)

F-2. FINDING ADDED BY PLANNING COMMISSION: The Application requests an extension for three years with no changes to the Project Parameters. Per the application, if there is no change in land use, increase in number of units, or increase in impervious area then the Infrastructure & Right of Way division will deem the project as grandfathered for sanitary and storm sewer adequate outfall analyses. (T&ES- I-ROW/Storm)(PC)

11. Coordinated Development District Concept Plan #2015-0001
Development Special Use Permit #2014-0033
Transportation Management Plan SUP #2015-0030
Coordinated Sign Special Use Permit #2015-0031
3809-3839 Mount Vernon Avenue (Parcel Address: 3809, 3809-A, 3811, & 3811-A Mount Vernon Avenue) and 3907 Bruce Street
Mount Vernon Village Center
Public hearing and consideration of a request for an extension to the date of expiration of the following previous approvals: (A) Coordinated Development District Concept Plan (CDD #6) #2011-0005; (B) Development Site Plan #2009-0016 to construct a mixed use project with residential and ground floor retail, with a Special Use Permit for building height increase in exchange for affordable housing units per Section 7-700 of the Zoning Ordinance; (C) Special Use Permit for Transportation Management Plan #2011-0058; and (D) Special Use Permit for Freestanding Sign and Coordinated Sign Program #2011-0070; zoned CDD #6/Coordinated Development District #6. Applicant: Arlandria Center LLC represented by Duncan Blair, attorney

Division Chief Robert Kerns and Planner Maya Contreras gave a presentation and answered questions from the Planning Commission.

Speaker:

Duncan Blair, Land, Carroll and Blair, attorney for the project, spoke in support of the project.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of CDD #2015-0001, DSUP #2014-0033, TMP SUP #2015-0030 and Coordinated Sign SUP #2015-0031. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Discussion:

The Commission agreed with the staff analysis.

Commissioner Brown referenced a letter emailed to Planning Commission on May 4, 2015, from Mr. Jon Liss, Executive Director of Tenants and Workers United, and asked how staff would address the noted concerns, including use of Four Mile Run Park, public art, and provision of affordable housing at the project. Commissioner Brown asked about

timing for completion of the Final Site Plan for the project, and about current parking conditions at the site.

Commissioner Macek noted this project has not requested a parking reduction and that there may be opportunities for shared or leased parking for the neighborhood.

Commissioner Wasowski noted the project was anticipated as part of the Arlandria Plan, as envisioned, and that construction would help bring that plan to fruition. She requested clarification on Condition 130a to ensure the City would retain ability to oversee access in the central courtyard.

Commissioner Koenig requested additional clarification about provision of affordable housing units at the project, and whether they would be provided on-site.

ORAL REPORTS BY MEMBERS OF THE PLANNING COMMISSION:

Chairwoman Lyman provided an update on the ARHA redevelopment work group.

OTHER BUSINESS:

Discussion Item: Long Range Educational Facilities Plan

Deputy Director Susan Eddy, Urban Planner Pat Mann, Park Planner Dana Wedeles, and ACPS Planner Laurel Hamming gave a presentation and answered questions from the Planning Commission.

MINUTES

Consideration of the minutes of the April 7 and 9, 2015 hearings.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to approve the minutes of April 7 and April 9 as submitted. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

ADJOURNMENT:

13. The Planning Commission meeting was adjourned at 11:12pm.