

Docket Item #8
Planning Commission Meeting
April 7, 2015

Consideration of approval of the Planning Commission minutes of the public hearing meeting of March 3, 2015.

PLANNING COMMISSION ACTION, MARCH 3, 2015: On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to approve the minutes as submitted. The motion carried on a vote of 7 to 0.

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

ALEXANDRIA PLANNING COMMISSION

MARCH 3, 2015

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chairwoman
Stewart Dunn, Vice Chairman
Maria Wasowski
Nathan Macek
David Brown
Stephen Koenig

Members Absent:

Mindy Lyle

Staff Present:

Karl Moritz	Department of Planning & Zoning
Jeff Farner	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Alex Dambach	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Taryn Toyama	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Trey Akers	Department of Planning & Zoning
James Roberts	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Pat Mann	Department of Planning & Zoning
Joanna Anderson	City Attorney
Chris Spera	City Attorney

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1. Call To Order

The Planning Commission meeting was called to order at 7:05 p.m.
Commissioner Lyle was absent. All other members were present.

2. Election of Planning Commission Officers (Chair and Vice Chairman).

On a nomination by Vice Chairman Dunn, the Planning Commission elected Mary Lyman as Chair.

On a nomination by Chairwoman Lyman, the Planning Commission voted to re-elect Stewart Dunn as Vice Chairman.

CONSENT CALENDAR:

3. Special Use Permit #2014-0124
5324 Taney Avenue - Child Care Home
Public hearing and consideration of a request to operate a child care home;
zoned R-8/Residential Single Family. Applicant: Alicia Orlando

This item was removed from the consent calendar.

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

Speakers:

William Lynch, property owner of 5328 Taney Avenue, spoke in opposition to the child care home, stating that he would prefer to see the neighborhood retain its single family home character. He mentioned he was unaware that the home had already been used as a child care home for 5 children.

Alicia Orlando, applicant, informed the commission that she currently intends to add only one additional child to the five she already has for a total of six children in her care.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Macek, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with staff analysis. Commissioner Macek stated his belief that the weekday, 8 a.m. to 5 p.m., on-street parking prohibition for non-resident vehicles is overly restrictive and requires the applicant to escort children to and

from parent vehicles as described in Condition 9. He called for a review of the parking policy and staff will pursue the issue with T&ES. Vice Chairman Dunn supported Commissioner Macek's position on the parking restriction. He also informed the resident speaker that the SUP would be reviewed in one year to evaluate possible impacts on the neighborhood.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

4. Special Use Permit #2014-0120
1575 Kenwood Avenue (Parcel Address: 1603 Peach Street) - Hertz Local Edition.
Public hearing and consideration of a request to operate an automobile rental business; zoned CSL/Commercial Service Low with Proffer. Applicant: Hertz Local Edition.
[This case was deferred at the February 3, 2015 Planning Commission hearing.]

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

Speakers:

Shepelle Watkins-White, attorney for Hertz Local Edition stated that she is the corporate contact for the SUP and that the recommended SUP conditions were reasonable. She will confirm that Hertz employees understand the conditions and adhere to them.

Michael Lindsay, owner of Lindsay Motor Car Company, spoke of his continued interest in being a good corporate citizen and mentioned that he has established a chain of command to immediately address residential neighbors' concerns.

Jonathan O'Briant, Hertz Local Edition area manager, offered to answer questions from the Planning Commission.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with staff analysis. Vice Chairman Dunn recognized the area residents' ongoing problems with commercial vehicle parking in the public right-of-way and, although the Hertz SUP conditions address the parking issues, problems may still remain. The parking management plan will have to be monitored to ensure that it resolves residents' concerns. Chairwoman Lyman commented that enforcement of Lindsay Lexus Service Center SUP parking violations should be initiated. Staff responded that warnings and citations have been issued for area commercial businesses, including the service center. Commissioner Wasowski recommended that a delivery zone should be established for Lindsay Lexus and staff will request that T&ES pursues this suggestion. Commissioner Brown had ensured that the interests of the nearby

residents were met through the Lindsay Lexus Service Center DSUP conditions when he was the Zoning Chair of the North Ridge Civic Association and he urged staff to monitor and enforce these conditions.

NEW BUSINESS:

5. Text Amendment #2015-0001

A) Initiation of a text amendment and B) public hearing and consideration of a text amendment to Section 4-1300 of the Zoning Ordinance to require a special use permit for Electrical Substation and Switching Stations greater than 10,000 square feet in size in the UT/Utilities and Transportation Zone. Staff: City of Alexandria Department of Planning and Zoning.

Deputy Director Jeff Farner, Division Chief Alex Dambach, and Assistant City Attorney Joanna Anderson gave a presentation and answered questions from the Planning Commission.

Speakers:

No individuals requested to speak on this item.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2015-0001. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Text Amendment #2015-0001 as amended.

The motion carried on a vote of 6 to 0 with Commissioner Lyle absent. The Planning Commission accepted the staff memo removing references to Section 7-1300 from the proposed text amendment because that section had not been advertised in the public notice, and Commissioner Brown clarified that the size thresholds shall be “less than 10,000 square feet” instead of “10,000 square feet or less” in order to remove an unintended regulatory gap.

Reason: The Planning Commission agreed with the staff analysis.

6. Special Use Permit #2014-0127

3303 Carolina Place

Public hearing and consideration of a request to construct a new single family dwelling on a developed substandard lot; zoned R 8/Residential Single Family.

Applicant: Brad Coburn and John Ladd

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

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Speakers:

Marjorie Weyers, Lee Circle, spoke in favor of the new home proposal, stating that the existing home has been unsatisfactorily maintained and does not complement the neighborhood.

Alfred Pollard, Alabama Avenue, supported the SUP request and commended the applicants for their outreach to the neighborhood.

Brad Coburn and John Ladd, applicants, stated that they were available for questions from the Planning Commission.

Shawn Glerum, proposal architect, supported the project and stated the request complied with all zoning and infill requirements and would replace a home in poor condition. He stressed that the applicants had worked closely with staff and neighbors to develop a proposal appropriate for the site.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of the request subject to compliance with all applicable codes, ordinances, and staff recommendations, including the amendment to Condition 3. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission generally agreed with staff analysis and supported the applicants' request to revise Condition 3 from the March 3, 2015 Memorandum regarding the applicant's responsibilities for distributing Lustron building materials from the existing dwelling. Commissioner Brown thanked the applicants for working closely with the North Ridge Civic Association and Chairwoman Lyman congratulated them on development of a very good residential infill proposal. Vice Chairman Dunn requested that staff revise the report to reflect that the two space parking requirement is met through the use of the garage as well as the driveway. Commissioner Macek suggested staff inform the owners of the Lustron house at 2104 Scroggins Lane that their property is the last representation of this architectural style in the city.

3. CONDITION AMENDED BY PLANNING COMMISSION: The applicant shall advertise the availability of roof tiles, exterior wall panels from the garage and chimney, metal garage door, and rear garage windows to the Lustron community **historic preservation organizations or to interested individuals associated with the preservation of Lustron homes** for 60 days and shall donate these building materials to an organization or individual after removing the materials, **interested in restoring a Lustron home. The applicant shall coordinate the removal of the building materials** with after receiving building and/or demolition permit approval, and shipping them at the recipients' expense **and facilitate the transfer of the building materials from the site to interested parties** to the satisfaction of the Director of Planning and Zoning. (P&Z) (PC)

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7. Special Use Permit #2015-0001

5447 Fillmore Avenue

Public hearing and consideration of a request to construct a new single family dwelling on a vacant, substandard lot with modifications; zoned R 20/Residential Single Family.

Applicant: Eric Teran.

Planner Taryn Toyama gave a presentation and answered questions from the Planning Commission.

Speakers:

Eric Teran, applicant, spoke in support of the proposal. Mr. Teran also provided the Planning Commission with new diagrams at the meeting depicting additional information on the proposed home.

Joseph Labow, realtor for the property owner, also spoke in support of the proposal.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of the request subject to all applicable codes, ordinances, and staff recommendations; including an amendment to Condition #2. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with staff analysis and the suggested edits in the corresponding staff memo to amend portions of the staff report and Condition #2 to correct the calculation error made for the front yard setback survey along North Rosser Street.

2. CONDITION AMENDED BY PLANNING COMMISSION: A modification shall be granted to allow the front yard setback of ~~46.5~~ **47.1** feet facing North Rosser Street, where ~~53.8~~ **54.4** feet is required from the curb face.
~~(P&Z)~~ **(PC)**

The Planning Commission discussed the optimal placement of the house on the site, taking into account impacts on the views from the adjacent home and other factors. The Planning Commission determined that it was not necessary to move the proposed home closer to Rosser Street because the proposed home meets the side-yard setback requirements of the Zoning Ordinance and because the adjacent home has only one window facing the proposed house, and that window will continue to have a view of the neighborhood.

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8. Special Use Permit #2014-0128
101 and 107 North Union Street - The Waterfront Market
Public hearing and consideration of a request to amend previously approved
Special Use Permit #2013-0009 to expand an existing restaurant; zoned WPR and
KR/Waterfront Park and Recreation and King Street Urban Retail.
Applicant: The Waterfront Market LLC represented by John Manor

Division Chief Alex Dambach and Planner Richard Lawrence gave a presentation and answered questions from the Planning Commission.

Speakers:

Jerry McAndrews, resident of Old Town, spoke in favor the proposal.

Mr. McAndrews expressed that the restaurant brings something unique to the Torpedo Factory area and the expansion of the restaurant will continue to enliven the Marina and Waterfront as redevelopment of the area continues. He expressed excitement, activity and momentum along the Marina and Waterfront area and urged the commission to approve the proposal.

Charlotte Hall, Vice President of the Potomac Riverboat Company, spoke in favor of the proposal.

Ms. Hall expressed the expansion of the restaurant was a step in the right direction for Waterfront Implementation. Ms. Hall expressed that with the exception of the Chart House, it has been a struggle to have restaurants/café's along the waterfront and the expansion will continue to increase activity and vibrancy as the area continues to develop as a world class waterfront.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of the request subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with the staff analysis.

9. Special Use Permit #2014-0129
4608 & 4610 Kenmore Avenue (Parcel Address: 4550 Kenmore Avenue)
7-Eleven
Public hearing and consideration of a request to amend previously approved
Special Use Permit #2003-0116 to expand an existing convenience store; zoned
CG/Commercial General. Applicant: 7 Eleven Inc. represented by M. Catharine Puskar,
attorney

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

Speakers:

M. Catherine Puskar, attorney for the applicant, spoke in support of the application and stated that the expansion provides the applicant with an opportunity to upgrade another 7-Eleven in the City.

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 the request subject to compliance with all applicable codes, ordinances, and staff recommendations, including the amendment to Condition 20 and the deletion of Condition 21. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission generally agreed with the staff analysis and accepted the applicant's proposed condition revisions that were introduced at the meeting and corresponded with modifications in the Police Department's recommendations. Condition 20 language was expanded to permit the monitoring of restrooms and the ATM by security cameras and the Condition 21 requirement for the scheduling of two employees at all times was deleted. Vice Chairman Dunn asked if the Police proposed and approved the changes to Conditions 20 and 21 and staff responded that it had. Commissioner Macek requested the consistent use of "restroom" in all conditions. Additionally, he expressed that the seating proposed in the original application could have been an amenity for customers and may have improved security by attracting customers. Commissioner Macek suggested that the commission may want to consider seating in future convenience store SUPs based on positive outcomes for this business model in other jurisdictions. Commissioner Wasowski supported his remarks, adding that a seating area could have reduced litter. She agreed with the Condition 20 amendment, stating that the original requirement to locate near the cashier was restrictive.

20. **CONDITION AMENDED BY THE PLANNING COMMISSION:**
CONDITION ADDED BY STAFF: The public restroom and ATM shall be placed in clear view of and in close proximity to the cashiers **or the restroom exterior and ATM shall be monitored by working closed-circuit security cameras.** (Police) (P&Z) (PC)

21. **CONDITION DELETED BY THE PLANNING COMMISSION:**
CONDITION ADDED BY STAFF: The applicants shall be required to have a minimum staffing of 2 employees at all times, including the overnight shift.
(Police) (PC)

10. Subdivision #2014-0017
Rezoning #2014-0014
Special Use Permit #2014-0125
1101 Janney's Lane - Douglas MacArthur School
Public hearing and consideration of requests for: A) a subdivision to re-subdivide existing parcels; B) an amendment to the official zoning map to change the zone from R 12/Residential Single Family to R 8/Residential Single Family, and C) an amendment to previously approved Special Use Permit #2013 0095 to relocate a classroom trailer; zoned R 12/Residential Single Family. Applicant: Alexandria City Public Schools represented by Dr. William Holley.

Division Chief Alex Dambach gave a presentation and answered questions from the Planning Commission.

Speakers:

Mark Eisenhour, Applicant, Alexandria City Public Schools, spoke in favor of the project and explained that the facility is needed because of school crowding.

Rae Covey, Applicant, Principal of Douglas MacArthur School, explained how the playgrounds are available to the public after school hours and on weekends and explained how the school is overcrowded and needs the additional space that would be provided by the proposed Learning Cottage.

Mary Catherine Gibbs spoke in favor of the project and explained that she is the former president of the school's PTA. She also discussed how this rezoning, subdivision, and SUP are the best possible way to address the school's needs. She also explained the year-long process in which this project was developed.

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 approve Subdivision #2014-0017 subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Reason: The Planning Commission agreed with the staff analysis.

11. Rezoning #2014-0013
Development Special Use Permit #2014-0026
Encroachment #2014-0006
0 Prince Street; 200 and 204 Strand Street - Old Dominion Boat Club
Public hearing and consideration of a request for: (A) An amendment to the official zoning map to change the zone from W-1 to WPR, with proffer; (B) A development special use permit and site plan, with modifications, to construct and operate a boat club building, (C) A special use permit for a parking reduction; and, (D) An encroachment into the public right-of-way on Prince Street for steps and a balcony; zoned W-1/Waterfront

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Mixed-Use. Applicant: Old Dominion Boat Club, represented by Mary Catherine Gibbs

Planners Gary Wagner and James Roberts gave a presentation and answered questions from the Planning Commission.

Speakers:

Mary Catherine Gibbs and Michael Winstanley, both representing the applicant, spoke in support.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Rezoning #2014-0013 subject to the proffer and all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

By unanimous consent, the Planning Commission voted to amend condition #8 (Development Special Use Permit #2014-0026) to reflect the language in the 3/3/15 memo from the Director of Planning and Zoning, to amend condition 81 and delete condition T&ES C-8 (both Development Special Use Permit #2014-0026) as set out in the 3/3/15 memo from the Director of Transportation and Environmental Services.

The Planning Commission additionally directed staff and the applicant to continue to work towards a resolution to condition #8 (see discussion below).

On a motion by Vice Chairman Dunn, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of Development Special Use Permit #2014-0026, as amended, and Encroachment #2014-0013 subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

Discussion:

The Commission agreed with the staff analysis, and was supportive of the project as a key element which allows for the implementation of the Waterfront Plan, and as providing for a new location and building for the Old Dominion Boat Club.

The Commission asked staff and the applicant to continue to work towards a solution to the issues at the lot's east and west perimeter as set forth in condition #8. The Commission recommended that the applicant offer flexibility in their position with regards to the western wall and that the City offer flexibility on their position with regards to the eastern wall.

These issues relate to City staff's concern for the height of the wall proposed at the proposed parking lot's western property line and to the difference of opinion between the two parties regarding the structural support necessary for the eastern perimeter of the proposed parking lot.

CONDITIONS AMENDED BY THE PLANNING COMMISSION

8. All walls, curbs, fences, piers, gates and lighting shall be subject to final approval by the Board of Architectural Review. The perimeter curb/wall and fence around the parking lot shall not exceed 6 feet in total, with the exception of the any associated piers, or as approved by the Board of Architectural Review:

The perimeter features shall be to the following design:

- a. At the east and west property lines, a 30 inch (above the parking lot surface) masonry wall with a fence above and masonry piers (at a minimum framing the gate entrances and at corners). The applicant shall bear the responsibility of ensuring the perimeter feature is fully supported from a structural perspective without resort to installing material to support the applicant's lot from any adjacent property.
- b. At the south property line, the applicant has the option of either:
 - i. The wall and fence as described in a) above (with 4-6 piers), or
 - ii. A curb with a fence above and masonry piers (4-6 piers) as determined by the Board of Architectural Review and off site screening on a planted berm located on Lot 602. If this option is selected by the applicant, the applicant shall be responsible for the installation of the berm at no greater than 2:1 slope, and extending a maximum of 4 feet in width from the southern property line for the first 105 feet from the west property line and a maximum of 7 feet in width from the southern property line for the remainder, saw cutting the asphalt on Lot 602, installing wheel-stops on the adjacent row of parking, installing planting (at sufficient density, species and height to screen the parking lot to 3 feet in height) and an erosion control material both of which shall be maintained for a minimum of three years and in conjunction with the standards set out in the City's Landscape Guidelines, to the satisfaction of the Directors of P&Z, RP&CA, and DPI.
 - iii. The applicant shall bear the responsibility of ensuring the perimeter feature is fully supported from a structural perspective without resorting to installing material to support the applicant's lot from any adjacent property except to the extent that the material is a compacted gravel sub-base that is permeable and allows for a minimum of 15 inches maintained of planting soil above. The ODBC shall be responsible and liable for the structural integrity of its property including in any areas where the transition in grade to the adjacent city property is used to stabilize its property. The City shall not be liable for any damages to the ODBC property that may result from the ODBC's construction of this transition.
(P&Z)(RP&CA)(DPI)(PC) [Direction from the Planning Commission: the Applicant and the City will enter into a cooperative effort with the expectation to resolve outstanding issues regarding the east and west perimeter conditions before

the City Council meeting on March 14 with the direction that the ODBC might compromise more on the west side and the City might compromise more on the east side]

81. All exterior building-mounted loudspeakers shall be prohibited, except as located on the dockside for the purpose of communicating with the occupants of boats docked at the club ~~and no amplified sound shall be audible at the property line~~. Noise levels at the property line shall comply with the limits in the Noise Ordinance. (T&ES)

CONDITIONS DELETED BY THE PLANNING COMMISSION

~~T&ES C-8 In compliance with Title 5: Transportation and Environmental Services, Section 5-1-2(12b) of the City Charter and Code, the City of Alexandria shall provide solid waste collection services to the condominium townhomes portion of the development. All refuse/recycling receptacles shall be placed at the City Right-of-Way. (T&ES)~~

12. Coordinated Development District Concept Plan #2014-0006
Development Special Use Permit #2014-0045
Vacation #2014-0006
2460 Mill Road; 301 and 315 Stovall Street; 312 and 314 Taylor Drive
Eisenhower East Block 2 - TSA
Public hearing and consideration of a request for: (A) An amendment to a previously approved Coordinated Development District #2014 0004 to transfer parking spaces from Block 4 to Block 2; (B) A Stage II Development Special Use Permit and site plan, with modifications, to construct an office building and an above ground parking structure; and (C) Vacation of a public right of way; zoned CDD#2/Coordinated Development District #2. Applicant: JBG Associates LLC represented by M. Catharine Puskar, attorney.

Planners Gary Wagner and Trey Akers gave a presentation and answered questions from the Planning Commission.

Speakers: M. Catharine Puskar, representing the applicant, answered questions from the Commission, spoke concerning the vacation of public right-of-way areas, and included a letter clarifying parking for Hoffman Town Center properties (see Staff Report, modified Section G. Parking).

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to recommend approval of CDD #2014-0006; Development Special Use Permit #2014-0045 with amendment to Condition #2, and new Conditions #9F and #44A; and Vacation #2014-0006 and subject to all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Lyle absent.

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

2. (AMENDED BY PLANNING COMMISSION): Public Art details (design, materials, artist) and community involvement in accordance with the Hoffman Public Art Plan can be agreed/approved by the City and in coordination with the Applicant or future Applicant (if the project is sold/transferred) prior to the Certificate of Occupancy. **The Per the City's Public Art Policy, the** Public Art contribution/value shall be calculated at the rate of \$.30 per gross square foot of building floor area **and need not exceed \$75,000 per building; this 631,427 square foot office building yields a contribution totaling \$75,000.** The Final Site Plan can be released prior to these items being finalized. This process must be noted on the FSP and made clear to any future Applicants. **(PC)**

9. The final building design will be in substantial conformance to the materials included in Attachment A and outlined in the DRB process as well as the Staff Report. The Applicant shall work with Staff to refine the following key elements, subject to the satisfaction of the Director of P&Z and in consultation with the DRB, including:

f. (ADDED BY PLANNING COMMISSION) The design approved via Condition 9 is applicable to a federal tenant only. If a federal tenant is not selected as the building tenant and/or the selected tenant requires substantially different security and building materials requirements (including stricter or lesser criteria), the Applicant will resubmit a Stage 2 DSUP demonstrating that the site and building design are in accordance with the Stage 1 DSUP approval (DSUP#2014-0027), or as amended. (PC)

44A. (ADDED BY PLANNING COMMISSION) The Applicant, its successors, or assigns shall comply with all provisions of the Stage 1 DSUP TMP conditions 33-35 to the satisfaction of the Director of TE&S. (T&ES) (PC)

13. Development Special Use Permit #2014-0001
4001 Eisenhower Avenue - Cameron Run Regional Park
Public hearing and consideration of a request for a development special use permit and site plan, to construct recreational facilities and ancillary uses, including special use permit requests for lighting of any area of the POS zone for nighttime uses and for structures up to 30 feet in height; zoned POS/Public Open Space. Applicant: Northern Virginia Regional Park Authority represented by Brian Nolan

Without objection, the Planning Commission noted the deferral of Development Special Use Permit #2014-0001.

ORAL REPORTS BY MEMBERS OF THE PLANNING COMMISSION:

No oral reports were given.

OTHER BUSINESS:

Information Item: Demographic Update

Urban Planner Pat Mann gave a presentation on demographics in the City.

Discussion Item: Potomac Yard Metrorail Station

An update on the Draft Environmental Impact Statement (DEIS) process for the Potomac Yard Metrorail Station, an infill Metrorail station located between the National Airport and Braddock Road Metrorail stations on the Blue and Yellow lines in the vicinity of the Potomac Yard Development. The update will provide information on opportunities to learn about project impacts and how to submit comments on the DEIS.

Deputy Director Sandra Marks and Deputy Director Jeffrey Farner gave a presentation.

MINUTES:

14. Consideration of approval of the Planning Commission minutes of the regular public hearing of February 3, 2015.

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

15. **Adjournment**

The Planning Commission meeting was adjourned 12:15 a.m.