

Docket Item #14  
Planning Commission Meeting  
October 6, 2015

Consideration of approval of the Planning Commission minutes of the public hearing meeting of September 1, 2015.

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

**ALEXANDRIA PLANNING COMMISSION**

September 1, 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  
Mindy Lyle  
David Brown  
Stephen Koenig

**Members Absent:**

None

**Staff Present:**

Karl Moritz	Department of Planning & Zoning
Alex Dambach	Department of Planning & Zoning
Kendra Jacobs	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Ryan Price	Department of Planning & Zoning
Jim Maslanka	Transportation & Environmental Services
Robert Garbacz	Transportation & Environmental Services
Carrie Sanders	Transportation & Environmental Services
Joanna Anderson	City Attorney

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1. Call to Order.

The Planning Commission public hearing was called to order at 7:30 P.M. All members were present.

2. Special Use Permit #2015-0067

111 North Pitt Street (parcel address: 411 King Street) - Burger Fi  
Public hearing and consideration of a request to operate a restaurant; zoned  
KR/King Street Retail. Applicant: David J. Landry

**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 #2015-0066

2700 Jefferson Davis Highway, Unit A - Souvlaki Bar  
Public hearing and consideration of a request to operate a restaurant; zoned  
I/Industrial. Applicant: Souvlaki Bar, LLC

**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 #2015-0072

3000 & 3014 Colvin Street - Northern Virginia Auto Sales  
Public Hearing and Consideration of a request to operate an automobile sales  
business; zoned I/Industrial. Applicant: Thomas Judd

**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 #2015-0073  
6003 Kelley Court - Child Care Home  
Public hearing and consideration of a request to operate a child care home;  
zoned R-12/Residential Single-Family.  
Applicant: Vigdonia Guzman

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission recommended approval of the request, subject to compliance with all applicable codes, ordinances, staff recommendations and amendments to conditions #7, 8, and 9 as outlined in Staff's memo dated August 31, 2015.

**Reason:** The Planning Commission agreed with the staff analysis.

7. **CONDITION AMENDED BY STAFF:** The applicant or an assistant who resides at the home shall ensure that the drop off and pick up of children occurs in the driveway of the residence. (City Council) must be available to escort children to and from the parent's cars in the event that parking is not available in the driveway or on Kelley Court. (T&ES)
  8. **CONDITION AMENDED BY STAFF:** The applicant shall require ensure that no vehicles double park on-street on Kelley Court for pick up and or drop off children. (T&ES)
  9. **CONDITION AMENDED BY STAFF:** The applicant or an assistant must be available to escort children to and from the parent's cars in the event that parking is not available on the street or in the driveway or on Kelley Court. (T&ES)
6. Special Use Permit #2015-0074  
1855 Emerson Avenue (Parcel Address: 520 John Carlyle Street) - Carlyle Block L  
Public hearing and consideration of a request for an amendment to the Carlyle Special Use Permit (SUP #2015-0024) to allow flexibility for office or retail use; zoned CDD#1/Coordinated Development District #1.  
Applicant: Post Carlyle I LLC represented by M. Catharine Puskar, 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.

7. Development Site Plan #2015-0012  
1900 King Street - King Street Metro Reconfiguration  
Public hearing and consideration of a request for approval of an amendment to Development Site Plan # 2011-0027 for improvements to the existing

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parking lot; zoned UT/Utility and Transportation. Applicant: WMATA and the City of Alexandria

This item was removed from the consent calendar.

Capital Projects Manager Jim Maslanka, Division Chief Robert Garbacz and Principal Planner Carrie Sanders gave a presentation and answered questions from the Planning Commission.

### Speakers:

Townsend Van Fleet, 26 Wolfe Street, expressed concern about the loss of parking within the station and on Diagonal Street, as he has observed that the spaces are heavily used, while the bus bays are less often used, and that there is a great need for short-term spaces to support the nearby retail and commercial uses.

Jordan Willis, representing Vernon Grandgeorge/Theismann's Restaurant, noted the high vacancy rate for office and retail at King Street Station, and the value of the 22 on-street spaces on Diagonal Road, especially in light of the crowding and expense of the area's parking garages. He also noted that the relocation of the taxi stand to Diagonal Road would have an adverse impact on the outdoor dining at the restaurant due to cars, and potentially tour buses, idling on the street.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Commissioner Dunn, the Planning Commission voted to approve DSP#2015-0012. The motion carried on a vote of 7 to 0.

### Discussion and Reason:

Commissioner Macek asked staff whether the new site design would relocate the Capital Bikeshare station from its current location on Diagonal Road to a spot within the station, and staff confirmed that was correct.

He also responded to Mr. Van Fleet's concerns to note that the bus bays at King St Metro are in heavy use, and that the current station layout is very problematic. He spoke in support of the new station design, particularly the direct pedestrian path from Diagonal Road to the station entrance, and the increased number of bus and shuttle bays, and noted that the City is becoming more urban, and surface parking lots next to transit is not a good use of land.

Commissioner Brown asked whether the parking lot spaces are all short term, whether they will all be eliminated, and whether it is viable. He noted that the 2012 staff report included a discussion of parking options in the vicinity of the King Street Metro, including 1,400 underground parking spaces, and that the peak demand for the metro was opposite from the peak demand for office parking.

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Commissioner Dunn asked whether pedestrian safety was a concern at the station, and what other uses would be accommodated within the redesigned station.

Commissioner Lyman agreed that any loss of parking needed to be justified. She noted that every TMP approved with a new project added additional parking shuttles.

Commissioner Keonig expressed support for the proposal, and noted the benefits of the central pedestrian walkway.

8. Street Name Case #2015-0001  
430 & 450 S. Pickett Street  
Public hearing and consideration of a request for approval of new public street names: Stabler Lane and Osprey Place in the Cameron Park development.  
Applicant: JBG, represented by Ken Wire, attorney

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

Reason: The Planning Commission agreed with the staff analysis.

### **UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:**

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- 9 Special Use Permit #2015-0028  
Encroachment #2015-0003  
2312 Mount Vernon Avenue (Parcel Addresses: 2318 Mount Vernon Avenue & 111 East Oxford Avenue) - Pork Barrel BBQ, Holy Cow, and The Sushi Bar  
Public hearing and consideration of: A) a request to amend existing Special Use Permit #2010-0011 to increase number of seats, add live entertainment, and for a parking reduction; and B) a request for an encroachment into the public right-of-way; zoned CL/Commercial Low, Mount Vernon Avenue Urban Overlay, and R2-5/Residential Single and Two Family.  
Applicant: Hog Thaid LLC

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

**Speakers:**

Bill Blackburn, applicant, spoke in favor of the application.

Pat Miller, a long term Del Ray resident, spoke in favor of the application. She said she is proud of the business growth in the area and explained how this business is very good about finding solutions to community issues whenever they may arise. She also referenced how this use is a major improvement over the former use of the site as a gas station. She shared her understanding of neighborhood concerns, but stated that they

could be resolved collaboratively.

Robyn Link, a Del Ray resident, spoke in opposition. She stated she is opposed to the granting of more parking reductions in Del Ray. She expressed concern that the neighborhood has reached a tipping point in terms of its capacity for business activity.

Gail Roiter, 110 E. Del Ray Avenue, spoke in favor of the application. She said she lived adjacent to the parking area, and she does not have a noise problem. She said people near St. Elmo's also have no noise problems. She also said most people walk to this restaurant, and there are bike racks in place, and no more are needed, as was suggested by the Del Ray Land Use Committee. She also said there are many more surrounding residents who support this use.

Paul Click, 109 E. Oxford Avenue, spoke in opposition. She said the neighborhood is at a tipping point, and businesses get the positive impacts, while residents get the negative impacts. He opposed the parking reduction, saying it exacerbates an issue, and there will be unknown impacts from the live entertainment.

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 Special Use Permit #2015-0028 and Encroachment #2015-0003 with parking reduction subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 7 to 0.

## **NEW BUSINESS:**

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10. Special Use Permit #2015-0055  
612-C South Pickett Street (Parcel Address: 600 South Pickett Street) -  
General Automobile Repair  
Public hearing and consideration of a request to operate a general automobile repair business; zoned I/Industrial.  
Applicant: Mohammad S. Khan

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

### **Speakers:**

Mohammad Khan, applicant, expressed that he wanted to provide transmission repairs, which required an SUP for general automobile repair. His business site would be located away from the street and residences due to its interior location on the parcel and he would only test drive vehicles on the property.

Arthur "Sash" Impastato, Cameron Station Civic Association president, stated that residents believed the SUP request reflects an intensification of use that would be a

detriment to the neighborhood and to future redevelopment.

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 Special Use Permit #2015-0055 with amendments to condition #2 regarding hours of operation and, subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 1 with Commissioner Lyle voting against.

**Reason:** The Planning Commission generally agreed with the staff analysis. Commissioner Macek recognized that the City had not received negative resident feedback for recent general automobile repair SUP requests for this area in the past. He suggested that staff consider the standardization of hours for uses within specific. Commissioner Lyle responded that residents believe a disproportionate number of automobile repair operations have opened in the Cameron Station area and they believe this could slow future redevelopment. She continued that nearby automobile businesses test-drive vehicles within Cameron Station. Vice Chairman Dunn commented that landlords buy out tenant leases if they choose to redevelop commercial properties. He clarified that the SUP condition for re-review of automotive uses in this area for redevelopment potential is a five-year and a 2023 review. Commissioners Wasowski and Koenig agreed that small business owners require a five-year time frame to establish operations and the latter elaborated that private sector market forces, influenced by the Eisenhower West Small Area Plan, would determine redevelopment activity. Commissioner Koenig and Chairman Lyman concurred that SUP requests should be fairly and equitably reviewed based on current zoning regulations. Commissioner Brown observed that the tenant's business would be sited in an interior space, which would limit neighborhood impacts. Chairman Lyman inquired if rezoning would occur at this parcel pending City Council approval of the Eisenhower West Small Area Plan. Staff answered that rezoning was anticipated in the future.

2. **COMMISSION AMENDED BY PLANNING COMMISSION:** The hours of operation of the general automobile repair business shall be limited to between 8:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 4:00 p.m., Saturday ~~and Sunday~~. (P&Z)

11. Special Use Permit #2015-0056  
2216 Mount Vernon Avenue - Del Ray Pizzeria  
Public hearing and consideration of a request for an amendment to existing Special Use Permit #2014-0033 to allow for restaurant seating and dining in the second floor with an existing parking reduction; zoned CL/Commercial Low and Mount Vernon Avenue Urban Overlay.  
Applicant: Del Ray Pizzeria LLC



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

Speakers:

Eric Dorn, the applicant, spoke in favor of the application.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Dunn, seconded by Commissioner Koenig, the Planning Commission voted to defer this Special Use Permit application.

**Reason:** The Commission requests that staff look at the entire restaurant operation and examine combining conditions and operational considerations for the entire establishment.

12. Special Use Permit #2015-0063  
1314 King Street - Marlowe Ink  
Public hearing and consideration of a request to operate an amusement enterprise (tattoo and body piercing establishment) and for a parking reduction; zoned KR/King Street Retail.  
Applicant: James Marlowe represented by Trish McMaugh, agent

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

Speaker:

Teresa McMaugh, representative for the applicant, spoke in support of the request. She stated that the applicant had conducted two community meetings, visited nearby businesses, and received positive feedback for the SUP proposal.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2015-0063 with amendments to conditions #12, 14 and 15 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. Commissioner Macek suggested that the use should be reclassified in the Zoning Ordinance from amusement enterprise to personal service. Commissioner Wasowski recognized that tattoos are evolving as a new art form. Chairman Lyman acknowledged the testimonials regarding the applicant's character and his existing business in Fairfax City. Last, Commissioner Brown expressed that the applicant's business would be an appropriate addition to the eclectic nature of the Upper King Street neighborhood.

12. **CONDITION AMENDED BY PLANNING COMMISSION :** The applicant shall direct patrons to the availability of parking at nearby public garages and shall

participate in any organized program to assist with both employee and customer parking for businesses that is formed as a result of suggested parking strategies by the Old Town Area Parking Study (OTAPS) Work Group. (PC) (T&ES)

14. **CONDITION ADDED BY PLANNING COMMISSION:** The applicant shall promote public transit options to the site on their website and encourage patrons to use public transit or carpool. (PC) (T&ES)
  15. **CONDITION ADDED BY PLANNING COMMISSION:** Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (PC) (T&ES)
13. Special Use Permit #2015-0064  
100-120 East Windsor Avenue - The Del Ray Montessori School  
Public hearing and consideration of requests (A) to amend previously approved Special Use Permit #2014-0084 to increase enrollment and increase hours of operation at an existing private academic school and day care center and (B) for a parking reduction; zoned R-2-5/Residential Single or Two-Family. Applicant: The Del Ray Montessori School represented by Sarah Fondriest

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

**Speakers:**

Sarah Fondriest, applicant and Montessori School Director, stated that she and the school board have recently established policies to minimize traffic and parking impacts related to the use. Staff must use off-street parking and parents will be reminded of pick up and drop off policies. Currently, 40% of the students walk or bike to school and an additional bicycle rack will be installed to encourage more biking. The extension of the loading zone would reduce traffic congestion. She explained that she had not reached out to the community early in the SUP process since she had not received negative comments from residents in the past.

Gayle Reuter, East DelRay Avenue, stated that the school was a much needed neighborhood resource and that the applicant may be blamed for neighborhood traffic, parking, and noise impacts that also result from other site and neighborhood uses. She continued that playground noise appears to be a quality of life issue for adjacent neighbors.

Jennifer Wyrick, Montessori parent and employee, described the school's safe and efficient pick up and drop off plan.

Michael Schwartz, East Custis Avenue, acknowledged the value of the church and the school uses, although, he expressed that the success of both may be creating traffic

congestion in the neighborhood.

Phillip Ellis, Laverne Avenue resident and Montessori parent, spoke on behalf of the Montessori parents and commented that the school is in high demand, the area parents appreciate having day care choices near their homes, and they respect the neighbors' traffic concerns.

Melissa Pangger, East Windsor Avenue, asked that the City consider the cumulative effects of business growth on Del Ray residents. She stated that it was difficult to exit her driveway during the school's pick up and drop off.

Mary Ann Kirkpatrick, East Custis Avenue, commented that the use of the parsonage for a school classroom would result in children playing outside behind her house. Neighbors who work from home have difficulty conducting business when the children from the schools are playing outside.

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 Special Use Permit #2015-0064 with an amendment to condition #3 and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 6 to 0 with Commissioner Koenig recusing himself.

**Reason:** The Planning Commission generally agreed with the staff analysis and also recommended an amendment to Condition #3 stating that the applicant would be permitted to gradually increase enrollment to 102 students over three years as proposed by the applicant. Twenty-one children would be added for the 2015-2016 school year for a total of 85 students on-site. SUP inspections would take place no later than March 15, 2016 and if successful for the applicant would lead to an enrollment increase of ten children during the 2016-2017 school year and no later than March 15, 2017 and if successful for the applicant would lead to an enrollment increase of seven children during the 2017-2018 school year. Commissioner Brown and Vice Chairman Dunn questioned the potential for impacts of the proposed use in conjunction with the other daycare use also operating at the site. Staff responded that the drop off and pick up locations are different for that other daycare, and no more than 45 children can play outside at any one time. Commissioner Brown asked the applicant about its lack of early community outreach and stressed that dialogue between residents and applicants was required to develop neighborhood solutions. Commissioner Macek inquired about exploring parking and traffic signal options around the site, and Transportation and Environmental Service staff stated that the issues would be reviewed and studied. He also suggested that institutions should be required to develop Transportation Management Plans. Commissioner Wasowski asked staff when the community was notified, and it responded that notice was sent to the civic association in early July. She added that the church and the uses at the site provide valuable services to the community. Commissioner Wasowski identified a letter from a church representative stating that the church needed the revenue from the rental of the parsonage to the school.

3. **CONDITION AMENDED BY PLANNING COMMISSION:** The maximum number of children permitted at the combined child care facility and private school at any one time shall be ~~64~~ 85 for the 2015-2016 school year. The Director of Planning and Zoning shall review the Special Use Permit no later than March 15, 2016 for compliance with all conditions and will determine if an enrollment increase of ten children can be permitted during the 2016-2017 school year. The Director of Planning and Zoning shall review the Special Use Permit no later than March 15, 2017 for compliance with all conditions and will determine if an enrollment increase of seven children can be permitted during the 2017-2018 school year and for each year after. (PC) (P&Z) (~~SUP#2014-0084~~)
14. Development Special Use Permit #2015-0002  
Transportation Management Plan SUP #2015-0057  
3640 Wheeler Avenue - EZ Storage  
Public hearing and consideration of requests for: (A) a development special use permit and site plan with modifications to construct a storage facility including special use permits approval for an increase in Floor Area Ratio (FAR) and a parking reduction; (B) A special use permit for a transportation management plan; zoned I/Industrial. Applicant: Siena Corporation represented by M. Catharine Puskar, attorney

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

Speakers:

Cathy Puskar, attorney for the applicant, spoke in favor of the project and commented on the security measures that have been incorporated into the design of the building as requested by the Alexandria Police Department. Ms. Puskar also commented on a letter that she and the applicant provided to the Planning Commission in advance of the meeting requesting changes to condition 9 relating to the security fencing, and removal of condition 37 pertaining to lighting on the roof of the proposed self-storage facility. Ms. Puskar noted that the applicant and the Police department had come to an agreement to the changes to condition 9, which was confirmed by Officer Charles Lloyd.

Officer Charles Lloyd with the Alexandria Police Department spoke about the roof lighting condition and how illumination of the proposed self-storage facility roof is a necessary security measure to ensure safety of Alexandria Police Officers.

**PLANNING COMMISSION ACTION, SEPTEMBER 1, 2015:** On a motion by Vice Chairman Dunn, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of DSUP#2015-0004 with the revisions proposed by the applicant to condition #9 and removal of condition #37 and approval of TMP SUP#2015-0057. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis. There was discussion about the

roof lighting condition and if that security feature would be applied to other buildings in the City. The Police Department indicated that they would recommend similar roof lighting on some institutional buildings such as the Court House and City Hall, but not necessarily a residential building such as an apartment. There was also discussion of how the roof lighting requirement would impact the LEED certification for this proposed building. It was mentioned that specific LEED scoring would need to occur to understand how the lighting would impact its score, but it was generally understood that it would have a negative impact on the LEED scoring. Discussion about alternative technologies to achieve the same security result of roof lighting were also discussed, such as infra-red cameras and motion sensors, but it was noted by the Police Department that these types of measures would be expensive.

The Commission asked the Police Department how this EZ Storage building differentiates from other building in the surrounding area in terms of a security threat. The Police Department noted that the building is not different than others except that it is new, and this is their opportunity to achieve safety measures instead of retro-fitting existing structures with similar measures.

There was discussion by the Commission about security measures at other prominent federal buildings such as The White House, and that perhaps the roof lighting was unnecessary. The applicant commented on how they believe the security requirements are repetitive of what already exists on the Police Headquarters property, and that they requirements are excessive.

There was also discussion about light pollution in the night sky and that the security measures proposed are already much higher than would be required by other private buildings. It was noted that the proposed self-storage use is not occupied at most time, and that the lighting condition seemed excessive.

There was also clarification requested by the Commission on the RPA mitigation plan by the applicant related to the off-site area proposed for restoration. The applicant confirmed that they intend to restore an area of impervious area that lies on the CSX property adjacent to the EZ Storage site, and they intend to restore it to the natural state. Coordination with CSX still needs to occur for this to happen.

Planning and Zoning commented on the discussions that occurred between City staff, the applicant, and the Police Department prior to the hearing and the compromises that had been achieved through the review process to arrive at the bundle of recommendations before the Commission. P&Z noted that they are recommending the lighting of the roof as a safety measure, and that the level of lighting proposed is lower than the initial levels requested by the Police Department. Through the discussions at the hearing and formalized by the motion, the Planning Commission determined that roof lighting was not appropriate in this case, and agreed with the applicant's request to remove the condition.

9. **CONDITION AMENDED BY THE PLANNING COMMISSION:** Two segments of fence (8'-0" high) shall be constructed on the property. The turf grass

and landscaping area enclosed by the fencing shall be closed from unauthorized pedestrian traffic. The fencing shall be constructed in the following locations: (1) From the southeast corner of the new building to the south east corner of the property and connect with the existing fence on the Police Headquarters property. (2) From the east façade of the new building (approximately 25' 78' from the front of the building) to the existing fence on the Police Headquarters property. A secured 12 foot wide gate will be provided in both locations to permit access by authorized personnel for maintenance purposes. (Police)

37. **CONDITION DELETED BY THE PLANNING COMMISSION:** ~~The roof of the proposed structure shall be lit at a maintained level of 1.0 lumens to provide a view of the roof from the Police Department during dark hours. (Police)~~

15. Development Special Use Permit # 2015-0006  
Transportation Management Plan SUP #2015-0094  
4880 Mark Center Drive - Mark Center Plaza IA - Building 5  
Public hearing and consideration of a request for an extension and update to standard conditions, including the conditions relating to the TMP, to previously approved Development Special Use Permit #2007-0027; zoned CDD #4/Coordinated Development District #4.  
Applicant: Institute for Defense Analyses represented by Kenneth Wire, attorney

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

**Speakers:**

Kenneth Wire, representing the applicant, spoke in favor of the request.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Macek, seconded by Vice Chair Dunn, the Planning Commission recommended approval 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.

16. Development Special Use Permit #2014-0028  
3000 Potomac Avenue - National Industries for the Blind - Potomac Yard  
Public hearing and consideration of requests to amend previously approved Development Special Use Permit #2012-0013, to construct an office building, including Special Use Permit approval for a parking reduction and for site plan modifications; zoned CDD# 10/Coordinated Development District #10.  
Applicant: National Industries for the Blind represented by Kenneth Wire, Attorney

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

### Speakers:

Ken Wire, of McGuire Woods, spoke on behalf of the applicant. He noted that NIB is committed to building the entire building. He also noted that NIB supports art but did not want to be conditioned to provide it.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chairman Dunn and seconded by Commissioner Wasowski, the Planning Commission voted to recommend approval of the Development Special Use Permit #2014-0028 and associated parking reduction and modifications. The motion carried on a vote of 7 to 0.

**Reason:** The Commission expressed support for the amendment noting that the proposed office use is important to creating a mixed use town center. Commissioner Koenig supported the project but noted the narrowness of the sidewalk on Glebe Road at Potomac Avenue. He encouraged the applicant to work with City staff to find a way to widen the sidewalk at this location. Commissioner Brown expressed concern about the applicant not offering to make a contribution to public art. Commissioner Macek was concerned about whether phase 2 would ever be built if only the first phase was built.

### **MINUTES:**

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17. Consideration of the meeting minutes for the July 7, 2015 Planning Commission meeting.

Without objection, the Planning Commission approved the minutes of the July 7, 2015 Planning Commission meeting as submitted.

### **ORAL REPORTS BY PLANNING COMMISSION MEMBERS**

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Commissioner Lyle announced that the final meeting of the Eisenhower West SAP Steering Committee will be held on September 9, 2015 at 7PM at the Cameron Club and the final community meeting will be on September 19, 2015 at 10AM at Tucker School.

### **OTHER BUSINESS:**

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No other business was discussed.

18. Adjournment

The Planning Commission meeting was adjourned at 9:05 p.m.