

Docket Item #8  
Planning Commission Meeting  
February 2, 2016

Consideration of approval of the Planning Commission minutes of the public hearing meeting of January 7, 2016.

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

**ALEXANDRIA PLANNING COMMISSION**

**JANUARY 7, 2016**

**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
James Roberts	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Emily Oaksford	Department of Planning & Zoning
Joanna Anderson	City Attorney
Steve Sindiong	Transportation & Environmental Services
Satya Singh	Transportation & Environmental Services
Dana Wedeles	Recreation, Parks and Cultural Services

1. Call to Order.

The Planning Commission public hearing was called to order at 7:00 P.M. All members were present.

**NEW BUSINESS:**

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2. Master Plan Amendment #2015-0007

Rezoning #2015-0004

Text Amendment #2015-0006

2000, 2100, 2200, 2316, 2320, 2412, 2514, 2610, 2700, 2706, 2800, 2920,  
3000, 3006, 3014, 3100 - 3104, 3216, 3300, 3314 3400 Jefferson Davis  
Highway, 400, 405 Fannon Street, 2500 Oakville Street, 300, 403, 405, 420  
Swann Avenue, 300, 304, 308, 312, 400, 410, 420, 434, 446 Calvert Avenue,  
415 - 418 East Raymond Avenue, 413, 415 - 418, 420, 426 - 430 Hume  
Avenue (2900 Jeff Davis Highway), 414, 417, 419 - 421, 423 Clifford  
Avenue, 401, 405, 406, 408, 410, 412, 415 East Glebe Road, 516, 518 East  
Bellefonte Avenue - Oakville Triangle and Route 1

Public hearing and consideration of requests for: (A) initiation of a Master Plan Amendment; (B) an amendment to the Potomac West Small Area Plan chapter of the Master Plan to i) include the properties at 413 and 415 Hume Avenue, and ii) add a development summary table and additional implementation language into the Oakville Triangle and Route 1 Corridor Vision Plan; and (C) initiation of a text amendment; (D) text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #24; and (E) an amendment to the official zoning map to change the zone from CSL (Commercial Service Low), I (Industrial), R2-5 (Residential) to CDD #24 (Coordinated Development District); zoned CSL (Commercial Service Low), I (Industrial), R 2-5 (Residential).

Applicant: Department of Planning and Zoning

Carrie Beach, Robert Kerns and Jeffrey Farner (P&Z) gave a presentation and answered questions from the Planning Commission.

Speakers:

David Fromm of Randolph Avenue and member of the Oakville/Route 1 Advisory Group spoke in support of the master plan amendment and rezoning. Mr. Fromm voiced concern that a potential tax district could negatively impact the financial viability of the Oakville Triangle project and/or the community benefits package, particularly since it was not raised at the beginning of the process, which might have allowed a different approach to funding and prioritizing community benefits.

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 initiate Master Plan Amendment #2015-0007.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 7, 2016

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission adopted the resolution and recommended approval of Master Plan Amendment #2015-0007 as presented in the staff report and as updated per the Staff Memoranda dated December 23, 2015 and January 7, 2016. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to initiate Text Amendment 2015-0006.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Text Amendment 2015-0006. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to initiate Rezoning 2015-0004.

On a motion by Commissioner Wasowski, seconded by Vice Chairman Dunn, the Planning Commission voted to recommend approval of Rezoning 2015-0004. The motion carried on a vote of 7 to 0.

### Discussion:

The Commission agreed with the staff analysis and recommendation, and was supportive of the Master Plan Amendment, Rezoning, and Text Amendment. The Commission asserted that the items reflect the culmination of a positive community process representing a strong execution of the visionary Oakville Triangle and Route 1 Corridor Plan that was adopted in Fall 2015.

Commissioners Wasowski, Macek, and Koenig stated that a future potential tax district in the plan area is the purview of City Council, not the Planning Commission. They did express some concern with a potential tax district and potential impacts on the planned developer contributions. Finally, they requested that the tax district analysis table (Table 7 in the Staff Report) be updated to include Tier II information for all properties in the Plan area.

3. CDD Concept Plan #2014-0002  
Vacation #2015-0002  
Transportation Management Plan SUP #2015-0077  
2412, 2514, 2610 Jefferson Davis Highway, 2500 Oakville Street, 400  
Fannon Street, 300, 403, 405, 420 Swann Avenue, and 400 Calvert Avenue  
Public hearing and consideration of requests for: (A) a Coordinated Development District Concept Plan Special Use Permit with Subdivision; (B) a Vacation of portions of Swann Avenue, Oakville Street and Calvert Avenue; and (C) a Special Use Permit for a Transportation Management Plan; zoned CDD #24/ Coordinated Development District #24. Applicant: Stonebridge, represented by Duncan Blair, Attorney

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 7, 2016

James Roberts (P&Z), Robert Kerns (P&Z) and Steve Sindiong (T&ES) gave a presentation and answered questions from the Planning Commission.

### Speakers:

Duncan Blair and Doug Firstenberg, both representing the applicant, spoke in support of the project.

David Fromm, 2307 East Randolph Avenue and member of the Oakville/Route 1 Advisory Group, spoke in broad support of the project but voiced concern that the application of unbundled parking would encourage more residents to park on the streets, potentially creating parking problems. Staff responded that the issue was a City policy aimed at reducing car use.

Chairwoman Lyman closed the public hearing.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of CDD Concept Plan #2014-0002, SUP #2015-0077 and VAC #2015-0002, subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7 to 0.

### Reason:

The Commission agreed with the staff analysis, and was supportive of the project as a key element which allows for the implementation of the Oakville Triangle and Route 1 Corridor Vision Plan, including the community benefits. The Commission was supportive of the process by which the CDD Concept Plan had been developed alongside the wider planning process for the Oakville and Route 1 plan area.

#### 4. Development Site Plan #2015-0025

2300 Jefferson Davis Highway and 300 Block E. Raymond Ave - Mount Jefferson Park Improvements

Public hearing and consideration of a request for a development site plan for improvements to the Park; zoned Public Open Space (POS). Applicant: Department of Recreation, Parks & Cultural Activities

Emily Oaksford (P&Z), Dana Wedeles (RPCA) and Dr. Satya Singh (T&ES) gave a presentation and answered questions from the Planning Commission.

### Speakers:

David Fromm, 2307 East Randolph Avenue, spoke in support of the application.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Wasowski, seconded by Commissioner Macek, the Planning Commission voted to approve Development Site Plan #2015-0025. The motion carried on a vote of 7 to 0.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 7, 2016

Reason: The Planning Commission agreed with the staff analysis.

### **OTHER BUSINESS:**

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5. Discussion of the Draft 2016 Interdepartmental Long Range Work Program.

Karl Moritz, Carrie Beach and Jeffrey Farner (P&Z) gave a presentation and answered questions from the Planning Commission.

### **ADJOURNMENT:**

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The Planning Commission meeting was adjourned at 9:30pm.