

Docket Item #13
Planning Commission Meeting
September 5, 2017

Consideration of approval of the Planning Commission minutes of the public hearing meeting of June 6, 2017.

***** MINUTES *****

ALEXANDRIA PLANNING COMMISSION

June 6, 2017

7:00 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

Mary Lyman, Chairwoman
Nathan Macek, Vice Chairman
David Brown
Stephen Koenig
Mindy Lyle
Melissa McMahon
Maria Wasowski

Members Absent:

None

Staff Present:

Karl Moritz	Department of Planning & Zoning
Joanna Anderson	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Kristen Walentisch	Department of Planning & Zoning
Alex Dambach	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Ashley Labadie	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Ryan Price	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Steve Sindiong	Department of Transportation & Environmental Services
Bethany Znidersic	Department of Recreation, Parks & Cultural Activities

1. Call to Order.

The Planning Commission public hearing was called to order at 7:05 P.M. All members were present.

CONSENT CALENDAR:

2. Special Use Permit #2017-0020
66 Canal Center Plaza, Suite 600 - ABI
Public hearing and consideration of a request for an illuminated wall sign higher than 35 feet above grade; zoned: W-1/Waterfront Mixed Use.
Applicant: American Bankruptcy Institute, represented by Duncan Blair, attorney

This item was removed from the Consent Calendar.

Ashley Labadie, Department of Planning & Zoning (P&Z), presented the case and answered questions from the Commission.

Speakers:

Teresa Lee, 117 Montgomery Place, requested Planning Commission consideration of the sign's night time illumination due to the proposed sign's illumination potentially entering her third story dormer windows and second story windows. Mrs. Lee raised curiosity over why a corporation would seek to advertise toward the river, but she recognized that corporations do engage in branding efforts. Mrs. Lee also requested the Planning Commission to consider the placement of the proposed sign, as she believes it would be just as effective if placed further to the north.

Duncan Blair, attorney representing the applicant, spoke in support of the Special Use Permit (SUP) application. He agreed with Mrs. Lee that American Bankruptcy Institute (ABI) wishes to engage in branding efforts and is proud to make Alexandria its new home. He explained that the proposed sign would be located on the stepped back spandrel glass of the 6th floor terrace, which he noted to be 66 feet above grade and therefore above the roofline of the adjacent townhomes. He confirmed the townhomes would not have a direct line of sight to the proposed sign. He also indicated that the proposed sign will be lit in a manner to produce a halo lighting effect opposed to light projecting through the face of the letters. He mentioned that the Zoning Ordinance requires the sign's illumination to be turned off at 10:30 pm when adjacent to a residential zone, to which staff clarified that this particular requirement does not currently apply as the townhomes are zoned W-1, not residential. Lastly, he mentioned other examples of office buildings around Alexandria that have similar illuminated signage. A condition was recommended as part of approval to require illumination to end at 10:30 pm nightly.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to recommend

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approval of Special Use Permit #2017-0020 subject to an additional condition (Condition #10) to control the hours of illumination and subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agrees with staff analysis.

Chairwoman Lyman asked Mr. Blair to confirm if the proposed sign would be placed at a height above the roofline of the townhouses and therefore would not be directly visible to adjacent townhomes. She also raised the question as to whether or not the hours of illumination are a condition. Once staff clarified that it is not but could be added, she requested it be added. She also clarified that the public does not need to wait a full year to raise any issues with the sign, should any issues arise. She inquired as to whom the public can submit a complaint if they have one, and staff replied that a complainant could call P&Z's Zoning Office.

Vice Chairman Macek asked if the graphics shown in the presentation are to scale to which Mr. Blair indicated they were not but that there is a scaled drawing of the proposed sign in the packet. Staff indicated that scaled drawings will be provided for the City Council presentation. He also asked staff to provide recommended language for the new condition to which staff responded.

Commissioner Wasowski commented that the sign will not have projecting light. She also commented that this proposed illuminated signage is representative of signs previously considered and therefore acceptable because it is not a back-lit type that projects light or moving. She also noted that in an urban area, it is not abnormal to have ambient light. She stated that she is comfortable with this application.

Commissioner McMahon noted that the standard Condition #9 provides a routine way in which SUPs are monitored and reviewed.

3. Special Use Permit #2017-0029
305 Virginia Avenue - New Single Family Dwelling
Public hearing and consideration of a request to construct a new single family dwelling on a developed substandard lot; zoned: R-8/Single-family.
Applicant: Virginia and Arise, LLC, represented by Duncan W. Blair, attorney

This item was removed from the Consent Calendar.

Anh Vu, P&Z, presented the case and answered questions from the Commission.

Speakers:

Michael French, 307 Virginia Avenue, requested consideration to add conditions to approval. One condition is to include language to govern the demolition of the existing dwelling. The other condition is to require landscaping between the two driveways. This generated discussion among the Commissioners. Demolition was determined to be regulated through the permitting process, and the applicant agreed to existing landscaping conditions and agreed to work on developing landscaping during the Grading Plan process.

Glen Ortman, 215-A Woodland Terrace, expressed concern that the proposed construction could alter the existing drainage between the subject property and his. Attorney Duncan Blair commented that all drainage issues will be address at the Grading Plan stage and will be reviewed by staff for compliance. Staff and Commissioners agreed.

Duncan Blair, attorney representing the applicant spoke in support of the Special Use Permit (SUP) application and answered questions from the Planning Commission.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Vice Chairman Macek and seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2017-0029 subject to compliance with all applicable codes, ordinances, and staff recommendations. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

Vice Chairman Macek supported the proposal, stating that it represented a reasonable proposal for infill development. He added that the proposed project adheres to the zoning requirements and the only reason the request is before the Commission and City Council is due to the lot width. Chairwoman Lyman commented that the proposed dwelling is narrower than the existing dwelling. Vice Chairman Macek commented with regards to landscaping and separation between the two driveways that the existing site condition is a common occurrence in established neighborhoods. The remedy would be for property owners to do landscaping to create the privacy they desire. He added that some of the concerns raised by neighbors may be beyond the scope of this Special Use Permit (SUP). Chairwoman Lyman agreed but added that the Commission should provide reassurance to the affected property owners that issues can be mitigated. Commissioner Brown congratulated the applicant on obtaining support from the North Ridge Citizens Association (NRCA). He also asked the applicant to determine if landscaping can be installed between the two driveways. The applicant commented that at the Grading Plan stage, they will examine the site in detail and work with staff to determine the feasibility of creating a green buffer between the two driveways. He added that it is also important to maintain an adequate driveway clearance.

4. Special Use Permit #2017-0030
312 & 316 South Washington Street - Mixed Use Redevelopment
Public hearing and consideration of a request for a parking reduction and for open space and setback modifications for the conversion of an office building into a mixed-use building with commercial use on the first floor and residential units on the upper floors; zoned: CD/Commercial Downtown.
Applicant: UrbanRock Old Town, LLC, represented by M. Catharine Puskar, attorney.

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0030.

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5. Special Use Permit #2017-0035
111 Clermont Avenue (parcel address: 4601 Eisenhower Avenue) - Titan One Zero, LLC
Public hearing and consideration of a request for a research and testing use; zoned:
OCM(100)/Office Commercial Medium.
Applicant: Titan One Zero, LLC

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0035.

6. Special Use Permit #2017-0039
7 King Street (parcel address: 101 & 107 North Union Street) - Vola's Restaurant
Public hearing and consideration of a request to amend SUP #2017-0002 to increase the number of indoor seats and add limited live entertainment; zoned: KR & WPR/King Street Retail & Waterfront Park and Recreation.
Applicant: ARP Waterfront, LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0039.

UNFINISHED BUSINESS & ITEMS PREVIOUSLY DEFERRED:

7. Special Use Permit #2016-0009
2500 North Van Dorn Street, Suite B-01 - Mind Palace Academy
Public hearing and consideration of a request to operate a private commercial school and for a parking reduction; zoned: RC/High Density Apartment.
Applicant: Shahnaz Hossain

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to defer Special Use Permit #2017-0009.

NEW BUSINESS:

8. Special Use Permit #2017-0028
105 & 107 Uhler Terrace
Public hearing and consideration of a request to allow additional height pursuant to Section 7-2502 (B) of the Zoning Ordinance for the construction of an addition to an existing dwelling. The final decision on this Special Use Permit will be made by the Planning Commission pursuant to the process and standards provided in Section 7-2502(B) unless any person files a request for a City Council hearing on this matter within five days of the Planning Commission's action. If no such request is made, the Special Use Permit will be removed from the June 24, 2017 City Council docket; zoned: R-8/Single-family.
Applicants: Charles Patrick and Anna Jaeger

Ann Horowitz, P&Z, presented the case and answered questions from the Commission.

Speakers:

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Gayle Reuter, 110 East Del Ray Avenue, spoke in opposition to the additional height requested for the dwelling.

Anna Jaeger, applicant, spoke in support of the request, stating the challenges with designing a home at the site due to the topography. Several design options were explored, including expanding the house onto the vacant lot which would have created a larger building footprint. She explained that she would plant trees to screen her home from the neighbors at the rear of her property and control stormwater runoff issues.

Katherine Heslep, 202 Uhler Terrace, expressed concerns about stormwater runoff and construction vehicles in the neighborhood.

Susan Lavington, 101 West Uhler Terrace, commented in opposition to the proposal, and mentioned concerns about the size of the proposed home and the removal of trees. She asked that a tree buffer to be added along her property.

Karen Kay, 104 West Mount Ida Avenue, stated opposition to the proposal and expressed dismay about the tree removal and property maintenance. She was concerned with stormwater runoff and the height of the proposed home.

Nicole Basso, 110 West Mount Ida Avenue, expressed opposition, citing the property maintenance issues, tree removal, and the potential for stormwater runoff.

Tony Culley-Foster, 110 West Mount Ida Avenue, spoke in opposition, expressing concern over the height of the proposed home and concern over the design's incompatibility with the neighborhood.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Vice Chairman Macek and seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2017- 0028. The motion carried on a vote of 7-0.

Reason: The Planning Commission disagreed with staff analysis.

Commissioner Macek asked if the two lots had been historically owned by the same owner; staff replied that the lots had, however, a Special Use Permit (SUP) condition would require the lots to be consolidated, a process not requiring Planning Commission review. He expressed concern with an applicant's ability to consolidate properties to construct a large house that may be out of scale with existing homes. Commissioner Wasowski stated that, despite the topography, the height of the proposed home appeared out of scale with the neighborhood and believed that an alternative design could be possible even one that may still require a SUP for height due to topography. Chairwoman Lyman, Vice Chairman Macek, and the Commissioners concurred with Commissioner Wasowski. Commissioner Brown added that a redesign of the house and extending the footprint to 105 Uhler Terrace may be a solution to reduce height. In addition, he expressed concern over complaints of a lack of neighborhood outreach regarding the project. Commissioners McMahon and Koenig suggested that the applicant address

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neighborhood concerns related to design and stormwater runoff. Commissioner Koenig recognized the design challenges posed by the lot typography and that alternative designs may not require a reduction in home size, but a reconfiguration on the two lots.

Commissioner Lyle agreed with his statements and encouraged the applicant to redesign the home by working with their architect and staff. Chairwoman Lyman acknowledged concern from speakers about neighborhood incompatibility of the proposal.

9. Special Use Permit #2017-0042

Special Use Permit #2017-0043

115 South Union Street - Hotel and Restaurant

Public hearing and consideration of requests for: A) a Special Use Permit for hotel use with a parking reduction and loading area reduction; and B) a Special Use Permit for restaurant use; zoned: CD/Commercial Downtown.

Applicant: 115 Union CMB-GME LLC, represented by M. Catharine Puskar, attorney

Alex Dambach, P&Z, presented the case and answered questions from the Commission.

Speakers:

Brandon Hensley, resident of 107 Prince Street, spoke in opposition and stated he had a petition with 55 signatures opposing the project. He said it would affect Old Town's quality of life and mentioned that there is an overall hotel occupancy rate of 71 percent in Alexandria which is lower than other rates in the region. He also asked about trash generation.

Jake Needham, resident of 113 Prince Street, spoke in opposition and stated that noise from the patio would be a problem. He said all activity should be inside the building.

David Danner, resident of 116 S. Lee Street, spoke in opposition and stated that a wall around the patio, as required in a proposed Special Use Permit (SUP) condition, was not enough to mitigate outdoor activity.

Mike Schauer, resident of 121 Prince Street, spoke in opposition and stated he uses the alley. He opposes the outdoor patio because voices from patrons would carry to residences and trash pickup would need to be more often than once per week.

Betsy Ericsson, resident of 123 Prince Street, spoke in opposition and stated that people 'partying' on the patio would decrease home values.

Eric Scott, resident at 114 Prince Street, stated that the terrace should be scaled back.

David Ollinger, resident of 100 Prince Street, spoke in opposition stating that the project would cause congestion.

M. Catherine Puskar, attorney representing the applicant, spoke in support and stated that the building is obsolete and needs a viable commercial use as proposed in this application. She also stated that the mixture of uses in this part of Old Town creates vibrancy. She also discussed the parking agreement and offered to limit the number of people on the patio to no more than 20 patrons.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion made by Commissioner Wasowski and seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Special Use Permit #2017-0042 and Special Use Permit #2017-0043 subject to compliance with all applicable codes, ordinances, and staff recommendations and with the addition of text to Condition 2 so as to limit the number of patrons in the patio to no more than 20 as well as an addition of a six month review in Condition #34. Additionally, new Conditions 35 and 36 provided in a staff memorandum were included in this recommendation. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

All Commissioners commented favorably on this project's adaptive reuse of an older office building. Commissioners Koenig, Brown, and Lyle added that the proposed use is viable and generally favorable. This project brings certainty to the area's future by providing a desirable land use to this nearly vacant building. Vice Chairman Macek and Commissioner McMahon also commented favorably on the proposed parking arrangement. Vice Chairman Macek added that the building is already built, so construction issues will be minimized and patio activity would be self-policing, since hotel management would not want noisy activity adjacent to guest sleeping rooms.

Commissioner Lyman asked the applicant about the importance of the outdoor dining component of the project and was informed that it is an essential element, but the applicant offered a condition to limit the number of patrons on the patio area to no more than 20.

Commissioner Wasowski asked about the garbage collection volume of the project, and the applicant explained that collections are anticipated to occur once or twice per week.

Commissioner Lyle proposed that the project get reviewed six months after opening to ensure that the patio area does not affect nearby neighbors.

The Commissioners accepted the project proposal as a beneficial reuse of the building particularly with amended and added conditions to limit usage and revise the design of the patio.

10. Development Special Use Permit #2016-0040
Transportation Management Plan Special Use Permit #2017-0056
1100 & 1070 North Fayette Street - Braddock Gateway Phase II
Public hearing and consideration of a request for (A) a Development Special Use Permit and Site Plan with modifications to construct a multi-family building with ground floor retail, including a Special Use Permit for more than one mechanical penthouse; and (B) a Special Use Permit for a Transportation Management Plan; zoned: CDD#15/Coordinated Development District #15.
Applicant: Jaguar Development, LLC, represented by Mary Catherine Gibbs, attorney

Ryan Price, P&Z, presented the case and answered questions from the Commission.

Speakers:

Anh Tran spoke on behalf of the Braddock Metro Citizens Coalition in support of the project. Ms. Tran noted the project aligns with the Small Area Plan, and that there is excitement for the neighborhood serving retail and the streetscape improvements. Ms. Tran also noted that the applicant was engaging and collaborative with the community.

Mary Catherine Gibbs spoke on behalf of the applicant in support of the project. Ms. Gibbs noted the collaborative process with the community and staff, and she requested guidance from the Planning Commission on the LEED Silver requirement for the retail portion of the project.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION:

On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to approve Development Special Use Permit #2016-0040 and Transportation Management Plan Special Use Permit #2017-0056, with the changes noted below to condition #14 of the Development Special Use Permit. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis and with the recommended changes to the conditions as shown below:

Per the City's Green Building Policy adopted April 18, 2009, achieve a green building certification level of ~~LEED Silver (or equivalent) for the retail portions of the building and~~ LEED Certified (or equivalent) for the residential portion of the building 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:

- a. 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.*
- b. 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. ***
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
- d. Provide documentation of LEED Silver Certification and LEED Certification from USGBC (or equivalent) within two (2) years of obtaining a final certificate of occupancy.
- e. Failure to achieve LEED Certification (or equivalent) for the residential project and LEED Silver (or equivalent) for the retail portion of the 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.

- f. 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. (P&Z)(T&ES)

Commissioner Brown inquired with the applicant why the Yates property is not part of the Coordinated Development District (CDD), the applicant's attorney noted that attempts were made to include the parcel but the parties could not come to an agreement. Commissioner Wasowski and Chairwoman Lyman asked clarifying questions related to the parking standards used for the project. Staff confirmed that the residential parking standards currently in the Zoning Ordinance were applied to this phase, and that off-site visitor parking for Phase I was removed from this phase through a Development Special Use Permit (DSUP) amendment approved by City Council in April 2017. The Planning Commission discussed the green building policy and specifically the requirement for LEED Silver certification for all non-residential uses regardless of size of the use. Several members of the Commission agreed with the applicant that a LEED Silver requirement for this relatively small amount of retail (8,169sf) was too onerous and that the LEED certified level should be required. Staff commented that this requirement has been part of the approvals for several other developers with similar size retail space and that the policy provides flexibility in which green building standard can be used to meet the target level. Commissioner Lyle commented that she is concerned that two separate LEED applications would be required for the retail and residential portions of the building, and that those costs would be transferred to the future retail tenants. Vice-Chairman Macek agreed with Commissioner Lyle and noted that the environmental benefit of such a small portion of the building was not worth the cost and that a threshold for LEED Silver for commercial space should be established. Commissioner Wasowski noted that small businesses cannot bear the burden for the LEED Silver requirement. Commissioner McMahon noted her reluctance to make an exception to the policy without a deeper analysis of the Green Building Policy that will be occurring soon. The Commission voted 4-3 in favor of modifying the green building amendment (#14).

- 11. Development Special Use Permit #2017-0007 (Amendment)
Development Special Use Permit #2016-0021 (Townhouses)
Transportation Management Plan Special Use Permit #2017-0045 (Amendment)
Transportation Management Plan Special Use Permit #2017-0046 (Townhouses)
5130 & 5140 Fillmore Avenue - Fillmore/Saint James
Public hearing and consideration of requests for: A) an amendment to previously-approved Development Special Use Permit #2016-0007 to remove Phase Two of the project and its related conditions; B) a Development Special Use Permit (#2016-0021) to construct 31 new residential townhouses and associated site improvements, with modifications to required yards and including Special Use Permit approvals for lots without frontage on a public street and for an overall site floor area ratio (FAR) of up to 2.0; C) an amendment to previously-approved Transportation Management Plan Special Use Permit #2014-0096 to remove Phase Two of the project(TMP SUP #2017-0045); and D) a Transportation Management Plan Special Use Permit (#2017-0046) for 31 townhouse units; zoned: CRMU-M / Commercial Residential Mixed Use - Medium.
Applicants: St James Plaza Land, LLC (DSUP #2017-0007 and TMP SUP #2017-0045) & Craftmark Homes, Inc. (DSUP#2016-0021 and TMP SUP#2017-0046), represented by Duncan Blair, attorney

Nathan Randall, P&Z, presented the case and answered questions from the Commission.

Speakers:

Duncan Blair, attorney, spoke in favor of the request and emphasized that the project is modest in scale, meeting the concerns of the neighbors while supporting the adjacent affordable housing development.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0007, Transportation Management Plan Special Use Permit #2017-0045, Development Special Use Permit #2016-0021, and Transportation Management Plan Special Use Permit #2017-0046, subject to compliance with all applicable codes, ordinances and other staff recommendations. The motion carried on a vote of 7-0.

Reason:

The Planning Commission agreed with the staff analysis.

Commissioner Brown inquired about the size and anticipated market for the proposed townhouses. Commissioner Lyle asked whether on-site public art could be provided in lieu of the public art monetary contribution. The Commission subsequently discussed potential limitations on locating public art in the West End given that monetary contributions can only be spent on public property. Vice Chairman Macek and Commissioner Wasowski also inquired about the potential for on-site public art, noting that a previous plan for this project included public art in the pedestrian mews. Vice Chairman Macek asked about the applicant's subsequent decision to provide the monetary contribution instead and reiterated, more broadly, the importance of using public art contributions in proximity to a given development site. He also expressed his preference for the previously-approved multifamily building at the site while noting that the townhouse project nonetheless includes some increased density.

12. Master Plan Amendment #2017-0003
North Potomac Yard Small Area Plan Amendment (A) Initiation of a Master Plan Amendment; (B) Public hearing and consideration of an amendment to the Master Plan to replace the North Potomac Yard Chapter approved in 2010 with an Updated Small Area Plan.

Staff: City of Alexandria Department of Planning & Zoning

Jeffrey Farner, Carrie Beach, Richard Lawrence from P&Z, Steve Sindiong from T&ES, and Beth Znidersic from RPCA, presented the case and answered questions from the Commission.

Speakers:

Jeremy Fretts of Marris Avenue and member of the North Potomac Yard Advisory Group and member of the Potomac Yard Design Advisory Committee spoke in support of the

Master Plan Amendment and the 2040 environmental target as proposed in the recommendations. Mr. Fretts discussed the level of discourse that occurred over the community engagement process to vet the various elements of the North Potomac Yard Small Area Plan (SAP). Mr. Fretts highlighted two issues that were discussed at great length that the SAP recommendations have addressed; 1.) the character of Potomac Avenue, and 2.) the appropriate measures to inform the environmental sustainability recommendations of the SAP. Relative to environmental sustainability, Mr. Fretts supported the SAP recommendations as proposed, as well as the proposed additional recommendations, providing a balance between specific targets as well as existing City policy to guide requirements.

Cathy Puskar, attorney, representing the developer and property owner of North Potomac Yard, emphasized the importance of the site as an economic engine for the City, including the development of the new Metrorail station and the importance of the redevelopment of the adjacent area. She described how the first phase proposal balances the many City policies and creates a viable project that realizes the vision of the SAP. In regard to the staff memorandum dated June 2, 2017, Ms. Puskar was supportive of recommendation 2c. to replace recommendation 2.5. Relative to the two additional recommendations proposed, Ms. Puskar indicated that, if added by Planning Commission, the applicant would comply with the aspirational recommendations and strive to achieve them. Ms. Puskar emphasized the developer's commitment to sustainability as a core principle.

Chairwoman Lyman closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2017-0003. The motion carried on a vote of 7 to 0.

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2017-0003 with the following amendments:

- 1) Modify Recommendation 2.1 in Chapter 2 to include “and strive to achieve carbon neutrality for buildings by 2030” as follows:

2.1. North Potomac Yard should strive to achieve carbon neutrality by 2040, and strive to achieve carbon neutral buildings by 2030.

- 2) Replace Recommendation 2.5 in Chapter 2 “Encourage the use of alternative energy sources, including but not limited to, solar and wind power throughout the Plan area” with proposed staff recommendation #2 found on page 3 of staff memo dated June 2, 2017, as follows:

2.5 Encourage onsite generation and storage of renewable electricity from solar photovoltaic (PV) and other available renewable resources.

- 3) Add proposed staff recommendation #1 found on page 3 of the staff memo dated June 2, 2017, as follows:

Explore the development of district energy systems for heating and cooling that take advantage of local renewable energy sources, including but not limited to geothermal energy, sewage heat, anaerobic digestion, and waste heat from buildings.

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. The Commission asserted that the items reflect the culmination of a positive community process representing a strong execution of the vision of the SAP.

Commissioner Koenig, as Chair of the North Potomac Yard Advisory Group, provided a summary of the planning process highlighted by the following: an involved and effective community engagement process; the Advisory Group and community's input; and the developer team and staff management of the process. The Commissioner recommended approval of the draft SAP to the Planning Commission.

Commissioner Wasowski expressed support for the SAP and the refinements that lend to the success of the redevelopment of the plan area. The Commissioner emphasized the importance of North Potomac Yard as a major economic engine and the benefits it will provide for the City. The process of refining the SAP has provided more detail and creates a path forward for redevelopment.

Vice Chairman Macek expressed support for the work of the Advisory Group and the refinements to the SAP as proposed. Vice Chairman Macek discussed the transportation refinements, particularly to Potomac Avenue, and indicated they were an improvement that would promote a more livable environment. He indicated the update provides a good blueprint for moving forward. Vice Chairman Macek was also supportive of the direction provided for the open space network that provides meaningful, functional, and useful public open spaces throughout the plan area, while preserving contiguous open spaces along the perimeter.

Commissioner Brown stated that the SAP provides thoughtful and skilled direction and supported the SAP.

Commissioner McMahon praised the thoughtful discussion of trade-offs by the Advisory Group, staff, and developers to create a feasible project that balances the various issues debated through the course of the process. The Commissioner expressed that the SAP pays particular attention to the safe flow of people as a priority as well as the flow and accessibility of open space throughout the area. Commissioner McMahon stated that the SAP strikes an appropriate balance between detailed guidance and enough flexibility to accommodate future decisions. Commissioner McMahon reinforced elements of the SAP such as the Existing Neighborhoods Chapter and the historical narrative which lend to the context and importance of the site.

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Commissioner Lyle expressed that the SAP is creative and forward thinking and provides flexibility to accommodate changes in technology and transit. Commissioner Lyle commended staff on the quality of the SAP and expressed support.

Chairwoman Lyman stated that the SAP is forward thinking, especially in regards to sustainability. The Chairwoman recognized the successful management of a collaborative process and the strong community engagement that produced the SAP.

The Commissioners discussed the June 2, 2017 staff memorandum in response to the Environmental Policy Commission's letter and recommended amending the SAP as consistent with existing City policy and as appropriate for inclusion in the SAP.

OTHER BUSINESS:

13. Commissioners' Reports, Comments and Questions

No other business was discussed.

MINUTES:

14. Consideration of the minutes from the May 2, 2017 Planning Commission meeting.

Without objection, the Planning Commission approved the minutes from the May 2, 2017 meeting as submitted.

20. Adjournment

The Planning Commission meeting was adjourned at 12:37 A.M.