

Docket Item # 13
Planning Commission Meeting
March 6, 2018

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of January 4, 2018.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 4, 2018

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

ALEXANDRIA PLANNING COMMISSION

January 4, 2018

7:00 P.M.

City Hall Council Chambers

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 W. Moritz	Department of Planning & Zoning
Christina Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Kristen Walentisch	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Katye North	Department of Transportation & Environmental Services
Chris Ziemann	Department of Transportation & Environmental Services
Robert Kerns	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Eric Keeler	Office of Housing
David Soares	Department of Transportation & Environmental Services
William Cook	Department of Planning & Zoning
Jose Ayala	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning

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1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:03 p.m. All Members were present. Commissioner Lyle departed around 11 p.m. during the discussion of docket item #7.

CONSENT CALENDAR:

2. Vacation #2017-0009
1600 North Frazier Street
Public Hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.
Applicants: Michael & Brooke Beach, represented by Duncan Blair, attorney

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0009.

3. Vacation #2017-0011
1615 North Frost Street
Public Hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential rear yard; zoned: R-20/Residential Single-family.
Applicants: Shawn & Cassandra McLaughlin, represented by Duncan Blair, attorney

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0011.

4. Vacation #2017-0012
4001 Lawrence Avenue
Public Hearing and consideration of a request to vacate a portion of public-right-of-way of an unimproved road to add area to a residential side yard; zoned: R-20/Residential Single-family.
Applicants: Paul & Sitta Zehfuss, represented by Duncan Blair, attorney

PLANNING COMMISSION ACTION: By unanimous consent, the Planning Commission voted to recommend approval of Vacation #2017-0012.

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5. Vacation #2017-0010
4905 Maury Lane
Public Hearing and consideration of a request to vacate a portion of public right-of-way of an undeveloped wooded area for a private driveway and for landscaping and stormwater runoff improvements; zoned: R-20/Residential.
Applicants: Elise M. Fulstone & William H. Tabor

This item was removed from consent.

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

Speakers:

Elise M. Fulstone, applicant, presented her plans for landscaping the area and responded to concerns brought up by her neighbor at 4875 Maury Lane. The applicant provided a history of how people turn around at the end of the street and how Maury Lane has been occasionally used for street parking.

M. Catharine Puskar, attorney for the residents at 4875 Maury Lane, requested that the Planning Commission defer the case to provide opportunity for her client and the applicant to revise the application request. She discussed current public use of the area.

Chairwoman Lyman closed the Public Hearing.

Discussion:

Vice Chairman Nate Macek supported the proposal and inquired as to the history of the paved area that reads as the applicants' driveway and to the standards that the driveway was built. Staff responded that the driveway maintains the same width of the road as it descends into the applicants' property. Vice Chairman Macek added that a portion of the proposed vacation area serves as a private driveway, and that there is a lack of a public need for any parking at this area, in response to the 4875 Maury Lane neighbor's presentation of current use.

Commissioner Wasowski inquired as to the previous and current use of the area. Staff explained that the area was fenced with natural vegetation. Commissioner Wasowski offered that a deferral may be reasonable to provide the applicants and neighbor at 4875 Maury Lane with the opportunity to reach a compromise.

Commissioner Brown supported the applicants' request. He questioned the future public need for the land to vacate and the usability of the area at the end of a dead-end street. Commissioner Brown also stated that any parking that could occur on this portion of the

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public right of way would be a private use due to the lack of need for public off-street parking on Maury Lane.

Commissioner McMahon supported the proposal citing Commissioner Brown's rationale. Commissioner McMahon added that she questioned the suitability for the land for parking, particularly, for parking over an existing private storm water drain. She also stated that there is diminished need for public parking in this area.

Commissioner Koenig concurred with Commissioner Brown's and Commissioner McMahon's reasoning for supporting the vacation request as proposed.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to recommend approval of Vacation #2017-0010. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with staff analysis.

NEW BUSINESS:

6. Text Amendment #2017-0010
Commercial Parking Standards
(A) Initiation of a Text Amendment; (B) Public hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections 8-100 through 8-400, section 6-600, section 11-513, and add section 2.142.1 relating to parking requirements for commercial uses.
Staff: City of Alexandria Department of Transportation & Environmental Services and Department of Planning & Zoning

Katie North, T&ES, presented the case and answered questions from the Planning Commission.

Speakers: None.

Chairwoman Lyman closed the Public Hearing.

Discussion:

The Planning Commission expressed strong support of the text amendment recognizing the process and data analysis that was used in developing the recommendations and proposed text amendment. Commissioner Wasowski noted the parking exemption component of the amendment and how it may help small businesses. She also asked whether existing parking would be impacted by the maximums, which staff confirmed could remain as is unless the building expanded or additional parking was requested.

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Vice Chairman Macek and Commissioner McMahon, both members of the Task Force, discussed the rationale behind the Task Force recommendations and the need for the amendment. They also noted the need for more frequent review and monitoring of the parking requirements to ensure they remain current.

Commissioner Lyle offered support for the text amendment, but encouraged flexibility in the short term in application of the parking maximum for future development in the West End until the area becomes more walkable and transit accessible.

Commissioner Brown also offered support for the amendment and the work of the Task Force, but expressed some concern about the changes to the shared parking portion of the amendment. Specifically, he cautioned about expanding the distance for off-site parking from 500 feet to 1,000 feet at this time given the rest of the changes to the parking requirements and recommended a shorter distance or keeping it the same. He also asked about the application of the new shared parking formula versus the off-site parking provision currently in the Zoning Ordinance. Vice Chairman Macek and Commissioner McMahon explained the Task Force's rationale behind the choice of the distance, which is comparable to a quarter mile walking route or a 5 minute walk.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2017-0010. The motion carried on a vote of 7 to 0.
On a motion by Vice Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Text Amendment #2017-0010. The motion carried on a vote of 7 to 0.

Reason:

The Planning Commission agreed with the staff analysis and the recommendations of the Parking Standards Task Force that were incorporated into the proposed text amendment.

7. Master Plan Amendment #2017- 0008
Rezoning #2017- 0005
Text Amendment #2017- 0009
Coordinated Development District Concept Plan Amendment #2017- 0005
Development Special Use Permit #2016- 0044
Transportation Management Plan Special Use Permit #2017-00116
Special Use Permit #2017-00118
2280 N. Beauregard Street - Church of the Resurrection
Public Hearing and consideration of requests for: (A) a resolution to amend the Beauregard Small Area Plan chapter of the Master Plan to include residential uses; (B) an amendment to the official zoning map to change the zones from RA/Multifamily to

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Coordinated Development District #23; (C) Text Amendment to Section 5-602(A) of the Zoning Ordinance to add uses and associated regulations to Coordinated Development District #23; (D) an amendment to Coordinated Development District #23 Concept Plan to include the parcel addressed as 2280 N. Beauregard Street and include the development of a multi-family building and a church; (E) Development Special Use Permit, with site plan and subdivision, to construct one multifamily residential building and a church; (F) Special Use Permit for a Transportation Management Plan for Tier 2 use (multifamily building); and (G) a Special Use Permit for a parking reduction for the church use; zoned: RA/Multifamily.

Applicants: City of Alexandria (Text Amendment only), AHC, Inc., and Episcopal Church of the Resurrection, represented by Duncan Blair, attorney

Sara Brandt-Vorel & Maya Contreras, P&Z, presented the case and answered questions from the Planning Commission.

Speakers:

Duncan Blair, attorney for the applicant team, provided an overview regarding the evolution of the site design and discussed the competitive nature of the tax credit program. Mr. Blair raised the request for relief from a portion of the Beauregard Implementation Fund and flexibility for the requirement to underground the utilities along N. Beauregard Street and to amend conditions related to the applicant's ability and timing to provide a public access easement across the site. In conjunction from a request from the adjacent Goodwin House, Mr. Blair stated the applicant's willingness to limit the Coordinated Development District (CDD) amendment to only include a Church and multi-family use. Mr. Blair indicated his applicant's willingness to study additional road options but indicated the applicant team did not have funding for additional studies and emphasized his client's need to resolve the discussion in time for the application to be submitted for tax credits.

Reverend Jo Belser, the Rector of the Church of the Resurrection, provided an overview of the church's process for making the decision to provide affordable housing. Reverend Belser indicated the church's willingness to share the parking drive aisle, either with or without on-street parking, based on the church's ability to afford either design.

Mr. John Welsh with AHC, spoke in favor of the project and addressed concerns related to the number of children expected in the affordable building. Mr. Welsh provided an overview of AHC's experience providing resident services for families and children and discussed how the outdoor and creative space at the multi-family building had been designed to support children's play.

Ms. Laura Lawson, a resident of Goodwin House, spoke against the project. Ms. Lawson felt there was too much density and traffic associated with the proposed use and was

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concerned about the lack of play space for potential children. Ms. Lawson requested the relocation of the church into the multi-family building which would address her concerns.

Mr. Pierre Shostal, a resident of Goodwin House, spoke against the project. Mr. Shostal felt the design of the building did not provide adequate outdoor space for play and may create a risky play area for residents. Mr. Shostal requested a redesign of the project to move the church building into the multi-family building.

Ms. Jacqueline Phillips, a resident of Goodwin House, spoke against the project as she was concerned about the church and multi-family parking and visitor parking at the multi-family building. Ms. Phillips provided a traffic count of recent Sunday services where the numbers of vehicles may exceed future parking spaces and stated that the lack of on-street parking in the immediate neighborhood would compound potential parking challenges.

Mr. Leon Lederer, a resident of Goodwin House, read aloud the remarks of Mike McCaffree regarding building design. Mr. McCafferty's comments thanked the applicant for modifications made to the design, but felt the final design proposal did not meet the Beauregard Urban Design Standards and Guidelines and was not complementary to nearby buildings along North Beauregard Street. Mr. Caffree requested denial of the project until the design was in compliance with the Design Standards.

Mr. Stetson Tinkham, a resident of Goodwin House, spoke against the project due to concerns about the possible impact of additional traffic along Fillmore Avenue and design considerations for the new private drive-aisle as it relates to the existing circulation patterns. Mr. Tinkham emphasized the need to preserve access to Goodwin House during construction to ensure emergency vehicles could reach Goodwin House.

Mr. William McCulla, a resident of Goodwin House, spoke against the project as he felt the design did not comply with the Beauregard Urban Design Standards and Guidelines, including the design of trash and recycling facilities, the location of the loading dock, the continued use of surface parking, the availability of visitor parking and concerns about building operations.

Ms. Anne Monahan, a resident of Goodwin House, spoke in support of the project. Ms. Monahan stated she felt the design of the play space would provide a safe place for children to play and that provision of a safe and stable home for children was of the utmost importance. Ms. Monahan urged the Commission to support the application and provide safe, affordable housing for children and their families.

Ms. Nancy Carson, spoke in support of the project and iterated the need for affordable housing within the Alexandria community, the need to support residents and the critical

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role the faith community plays in providing affordable housing. Ms. Carson stated the building design was well done; the building management was fine; and the church would work hard to be a good neighbor. Ms. Carson requested the Planning Commission vote to approve the project to provide necessary affordable housing.

Ms. Betsy Faga, a parishioner at the Church of the Resurrection, spoke in favor of the project and provided an overview of the site design which would ensure that children have a safe outdoor play space.

Ms. Kat Turner, a parishioner at the Church of the Resurrection, spoke in favor of the project and provided an overview of the proposed reduction in future church activities which would result in a reduction of vehicular traffic on site. Ms. Turner also spoke to the church's plans to reduce potential traffic congestion.

Mr. Robert Reeves, a parishioner at the Church of the Resurrection, spoke in favor of the project and provided an overview of anticipated programming at the future church and indicated the church would obtain off-site parking for overflow parking demand.

Ms. Betty Cranwell, a resident of Goodwin House, spoke against the project as she was concerned about overall density within CDD #23 and felt the multi-family building was not providing enough parking. Ms. Cranwell also voiced concerns over the building design and site circulation.

Mr. Bernard Glen, spoke against the project and voiced concerns regarding parking for the building, including the parking ratio for the multi-family building, the availability of visitor parking, and limited on-street parking in the vicinity.

Ms. M. Catharine Puskar, attorney for Goodwin House, referenced her earlier submitted letter on behalf of Goodwin House and outlined their outstanding concerns, including: the use of the church parcel should the church not return and Goodwin House's desire to remove additional uses from the CDD table; a concern in regard to church parking and the request to reject the parking reduction or reduce the number of permitted seats in the nave; the ongoing use of the surface parking lot; and a revision of conditions listed in the Development Special Use Permit (DSUP).

Ms. Lindsay Hutter, Chief Strategy and Marketing Officer for Goodwin House, spoke against the project and requested that all applicants in CDD #23 be treated equitably including requirements for under grounding, below grade parking, developer contributions and green building certifications and that any relief would be granted to Goodwin House in future development. Ms. Hutter indicated that Goodwin House was open to exploring a shared road arrangement that would address Goodwin House's concerns.

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Chairwoman Lyman closed the Public Hearing.

Discussion:

The Planning Commission agreed with the staff analysis and supported staff's recommendation to amend Condition #19 of the CDD Conditions to encourage continued discussion between the applicant and adjacent CDD properties to reach a resolution on a possible shared roadway, instead of the submitted site plan design with two parallel roads. Chairwoman Lyman, Vice Chairman Macek and Commissioners Wasowski and Koenig voiced their support for a shared roadway option with on-street parking, as it presented the opportunity to resolve many of the concerns voiced regarding sufficient parking. Commissioner Koenig encouraged all parties involved to maintain an open mind when revisiting the design options and to explore a financially feasible approach for all.

Commissioners Brown and Lyle led a discussion with staff regarding the proposed site parking, including the City's required parking ratio, the provision of on-site parking, and estimated traffic impacts based on future use. Commissioner McMahon iterated that the applicant's project was meeting the City's standards and that the nature of the church's activities would change after redevelopment and reduce parking demand. Chairwoman Lyman stated the church and multi-family uses were making reasonable efforts to provide parking. Commissioners Wasowski, Brown, Koenig and McMahon supported the applicant's request for tandem parking spaces and that the proposed parking management plan would effectively manage the parking spaces.

Commissioner Brown inquired about the addition of uses in the CDD table and Chairwoman Lyman echoed Commissioner Brown's concern to expand the CDD to include additional uses not requested by the applicant. Commissioner Wasowski supported the expansion of the uses in the CDD use table to create more flexible zoning. Commissioners Koenig and McMahon indicated that as the applicant and existing parties in the CDD were amenable to limiting the expanded uses in the CDD table to those requested by the applicant, they would similarly limit the expansion to those requested by the applicant.

The applicant team requested flexibility from the City's Green Building requirement for new construction. Commissioner Wasowski indicated the requirement was consistent for all new construction in the City and that it was likely the church and multi-family building would remain for a long time and should conform to the standards. Vice Chairman Macek and Commissioner Koenig echoed Commissioner Wasowski's sentiment and Commissioner Koenig encouraged the applicant to explore other certifying bodies which may be less costly than LEED.

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PLANNING COMMISSION ACTION:

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to adopt the Master Plan Amendment #2017-0008 resolution to amend the use to include multifamily residential and church uses. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to initiate Rezoning #2017-0005. On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2017-0005. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to initiate Text Amendment #2017-0009, as amended, to amend the CDD #23 zoning table. On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Text Amendment #2017-0009, as amended. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

On a motion by Vice Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the CDD Concept Plan #2017-0005, as amended; DSUP #2016-0044 as amended; Transportation Management Plan (TMP) Special Use Permit #2017-0116; and Special Use Permit #2017-0118 and subject to compliance with all applicable codes, ordinances, and other staff recommendations. The motion carried on a vote of 6-0, with Commissioner Lyle absent.

Docket items #8 & #9 were called and presented together.

8. Master Plan Amendment #2017-0009
Eisenhower East Small Area Plan Amendment
(A) Initiation of a Master Plan Amendment; and (B) Public Hearing and consideration of a resolution to amend blocks 4 and 5 within Eisenhower East Small Area Plan chapter of the Master Plan.
Applicant: City of Alexandria Department of Planning & Zoning

Planning Director Karl Moritz briefly described the request.

Chairwoman Lyman closed the Public Hearing.

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Discussion:

Commissioner Wasowski stated that she supports the proposed project and the regional grocery store as a positive asset for the Eisenhower district, but emphasized that this Master Plan Amendment should be treated as a unique situation and not as a precedent for future development. Commissioner Wasowski continued by saying that future proposed developments should not assume that they may propose super blocks or abundant above ground parking, to mention two examples.

Vice Chairman Macek agreed with Commissioner Wasowski's support for the project. He also expressed some concerns, including the height of the proposed podium and the amount of parking overall, particularly above ground, noting that he would not support this type of approach elsewhere. He stated that he believes there will likely be a significant amount of unused parking, and that the plan for sharing with other buildings in the future will be a good solution. Finally, he expressed support for the proposed density and the new influx of residential and retail development for the Hoffman Town Center, as an important project for bringing necessary vibrancy and a sense of place to the area.

Commissioner Koenig reinforced Commissioner Wasowski's and Vice Chairman Macek's remarks about the planned development's positive benefits and unique solution with a mix of uses and housing types. He also reinforced the desire to ensure that this amendment does not set a precedent for future development. He expressed concern about the lack of connectivity on the northern portion of Swamp Fox Road to Mill Road, stating that the lack of connection creates a superblock rather than walkable blocks, and that this type of approach would not be supported in future developments.

Commissioner McMahon and Chairwoman Lyman echoed their colleagues' support for the project's benefits and concerns about parking and connectivity.

PLANNING COMMISSION ACTION: On a motion by Vice Chairman Macek, seconded by Commissioner Wasowski, the Planning Commission voted to initiate Master Plan Amendment #2017-0009. The motion carried on a vote of 6 to 0, with Commissioner Lyle absent.

On a motion by Commissioner Macek, seconded by Commissioner Wasowski, the Planning Commission voted to adopt the resolution and recommend approval of Master Plan Amendment #2017-0009. The motion carried on a vote of 6 to 0, with Commissioner Lyle absent.

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9. Coordinated Development District Concept Plan #2017-0004
Development Special Use Permit - Stage 1 #2016-0043
Transportation Management Plan Special Use Permit #2017-0115
Vacation #2017-0008
2410 and 2460 Mill Road - Hoffman Blocks 4 & 5
Public Hearing and consideration of requests for: (A) an amendment to previously-approved CDD Concept Plan #2017-0002 to allow residential and retail uses on Blocks 4 & 5 consistent with the Eisenhower East Small Area Plan; (B) an amendment to previously-approved Development Special Use Permit - Stage 1 #2005-0032, and site plan with modifications to construct a mixed-use retail and residential complex; (C) an amendment to previously-approved Transportation Management Plan SUP #2005-0115, to include all land uses and associated rates consistent with current City standards; and (D) a Vacation of a portion of Mill Road public right-of-way; zoned: CDD #2/Coordinated Development District #2.
Applicant: S/C Eisenhower, LLC represented by Duncan Blair, attorney
[These applications are contingent on the approval of the Eisenhower East Master Plan Amendment]
Planning Director Karl Moritz briefly described the request.

Speakers:

Duncan Blair, attorney representing applicants, and Doug Firstenberg, representing Stonebridge Carras, spoke in favor 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 DSUP2016-0043, CDD 2017-0043, Transportation Management Plan Special Use Permit 2017-0115, and Vacation 2017-0008, with amendments to CDD Conditions #15 and 45A, and DSUP Conditions #2, 3.1.iii, 18 and 30.

The Planning Commission recommended amendment of the following CDD Conditions as noted below:

15. **CONDITION AMENDED BY PLANNING COMMISSION** ~~**CONDITION AMENDED BY STAFF:**~~ The Allowable Gross Floor Area (AGFA), height, parking and use shall be governed by the following table, which shall also be reflected in the Concept Plan. **(PC)**
- 45A. **CONDITION AMENDED BY PLANNING COMMISSION** ~~**CONDITION AMENDED BY STAFF:**~~ The Allowable Gross Floor Area (AGFA), height, parking

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and use shall be governed by the following table, which shall also be reflected in the Concept Plan. **(PC)**

The Planning Commission recommended amendment of the following DSUP Conditions as noted below:

2. **CONDITION AMENDED BY PLANNING COMMISSION:** The Stage 1 DSUP #2016-0043 is only applicable to Blocks 4 and 5. In the event of inconsistencies between Stage 1 DSUP #2016-0043 and Stage 1 DSUP #2005-0035 (as amended), the conditions of Stage 1 DSUP #2016-0043 shall supersede. **(PC)**
- 3.1.iii **CONDITION AMENDED BY PLANNING COMMISSION:** Install the new curb and gutter on the south curb of Mandeville Lane east of the intersection of Mandeville Lane and Swamp Fox Road (subsequent to the recordation of the right-of-way to the City, making these public streets). The curb line shall be coordinated to align with the curb adjacent to Block 6, to create a continuous curb face to curb face width exclusive of bump-outs. All work is to be done within the public right-of-way. **(PC)**
18. **CONDITION AMENDED BY PLANNING COMMISSION:** Second floor uses designated as “commercial” shall be limited to retail, personal services, day care, private schools, restaurants, and business and professional offices, and such other uses as the Director of Planning & Zoning shall determine are consistent with the mixed-use character of the project, except that the large 40,000-sf retail space (currently shown as a fitness center) shall be limited to a major destination retail anchor. The second floor shall provide an additional destination retail component of at least 20,000 square feet, which may be composed of a single tenant or group of tenants. **(PC)**
30. **CONDITION AMENDED BY PLANNING COMMISSION:** The garage shall have a maximum of 1,546~~90~~ spaces for use by residents and retail tenants. These spaces may be allocated to residents of the building up to the maximum amount allowed in the EESAP. The applicant may exceed the retail maximum in the EESAP by no more than 220 spaces. This approval may be revoked should the grocery space become occupied by a retail establishment other than a regional destination grocer as specified in the EESAP, in which case the excess spaces may be required to be converted to another use. **(T&ES) (PC)**

Reason:

The applicant provided a letter to staff on January 2, 2018 with a list of requests to amend the CDD Concept Plan, Master Plan Amendment, and Stage 1 DSUP conditions of approval. Staff provided a memorandum in response to the applicant’s letter to the Planning

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Commission with justifications for amendments to CDD Conditions 15 and 45A, and DSUP Conditions 2, 3.1.iii, 18 and 30.

The Planning Commission and staff agreed to the modifications to the tables in CDD Conditions 15 and 45A in response to the applicant's request for additional flexibility in the Gross Floor Area (GFA) of the CDD Amendment. This would allow flexibility in the development of the buildings, as the size of scale of the buildings may amplify small changes through the production of final design drawings.

The Planning Commission and staff also agreed to the applicant's request for additional flexibility in the number of allowed residential units and parking spaces to accommodate potential changes in real estate market preferences. Staff amended tables in CDD Conditions 15 and 45A, and DSUP Condition 30 to reflect the change in the maximum number of parking spaces, and updated the staff report to reflect the maximum number of residential units.

The Planning Commission and staff also agreed to an amendment to DSUP Condition 2 which provided additional clarity that the DSUP2016-0043 applies only to Blocks 4 and 5, and an amendment to DSUP Condition 3.1.iii pertaining to street improvements.

The Planning Commission and staff also agreed to an amendment to DSUP Condition 18 allowing greater flexibility of uses in the second floor (non-grocery) retail space, while addressing staff concerns that the space retain contiguous retail space to draw activity.

OTHER BUSINESS:

10. Commissioners' Reports, Comments and Questions

Commissioner McMahon announced she was the new liaison to the Route 1 South Housing Affordability Strategy and will be providing the Planning Commission with updates.

Chairwoman Lyman announced that she was the new liaison to the Resolution 830 Working Group, whose first meeting was January 10, 2018. She also announced that there will be an ARHA Redevelopment Working Group meeting on January 11, 2018, at which the Andrew Atkins Redevelopment project will be discussed.

Commissioner Koenig stated that the Environmental Policy Commission voiced their interest in a joint work session with the Planning Commission and asked staff if a time or date had been set. Director Moritz answered that it would be scheduled after the Eco-City

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Café and that Ellen Eggerton, Sustainability Director, was working with the EPC on setting a date for that.

Chairwoman Lyman mentioned the upcoming Planning Commission, ARHA, and City Council joint meeting on January 29, 2018.

MINUTES:

11. Consideration of the minutes from the December 5, 2017 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chairman Macek, the Planning Commission voted to approve the minutes from the December 9, 2017 meeting as amended. The motion carried on a vote 6 to 0.

12. Adjournment

The Planning Commission meeting was adjourned at 12:46 a.m.