

Docket Item #6  
Planning Commission Meeting  
October 2, 2018

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of October 2, 2018 and continued to October 4, 2018.

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – October 2, 2018

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

ALEXANDRIA PLANNING COMMISSION

October 2, 2018, 7:00 p.m.

City Hall Council Chambers  
Alexandria, Virginia

Members Present:

Mary Lyman, Chair  
Nathan Macek, Vice-Chairman  
David Brown  
Mindy Lyle  
Melissa McMahon

Members Absent:

Stephen Koenig (Absent for October 4 Continuation Hearing)  
Maria Wasowski (Absent for October 4 Continuation Hearing)

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Joanna Anderson	Office of the City Attorney
Emily Baker	City Manager's Office
Ann Horowitz	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Gary Wagner	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Katy North	Transportation & Environmental Services
William Cook	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Chrishaun Smith	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Stephanie Free	Department of Planning & Zoning

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1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:09 p.m. All Members were present for October 2 with Commissioners Koenig and Wasowski having excused absences on October 4.

**CONSENT CALENDAR:**

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2. Special Use Permit #2018-0055  
700 North Patrick Street - Old Town Salon and Spa  
Public Hearing and consideration of a request for a Special Use Permit extension for a non-conforming hair salon use; zoned: RB/Townhouse.  
Applicant: Sophea Nuth

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission voted to approve Special Use Permit #2018-0055, as submitted.

3. Encroachment #2018-0007  
1620 Prince Street  
Public Hearing and consideration of a request to permit an encroachment into the public right-of-way on Daingerfield Road for the installation of bollards; zoned OCH/Office Commercial High  
Applicant: Carr 1620 Prince Street, LLC, represented by M. Catherine Gibbs, attorney

**PLANNING COMMISSION ACTION:** By unanimous consent, the Planning Commission voted to approve Encroachment #2018-0007, as submitted.

**UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:**

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4. Development Special Use Permit #2018-0003 (Hotel Development)  
Special Use Permit #2018-0064 (Hotel, Restaurant, and Additional Mechanical Penthouse) Special Use Permit #2018-0063 (Restaurant)  
Special Use Permit #2018-0040 (Parking Reduction and Valet Parking)  
Transportation Management Plan Special Use Permit #2018-0041  
Encroachment #2018-0005  
114 South Washington Street & 699 Prince Street  
Public Hearing and consideration of requests for: (A) a Development Special Use Permit and site plan with modifications to construct a hotel with increased floor area ratio from 1.5 to 2.5 in the CD/Commercial Downtown zone and a parking reduction to reduce the number of required loading spaces (114 S. Washington Street); (B) Special Use Permits for a hotel with ground-level and rooftop restaurant and to allow an additional mechanical penthouse (699 Prince Street); (C) a Special Use Permit for a restaurant (114

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S. Washington Street); (D) Special Use Permits for a parking reduction to provide required parking spaces off-site and for valet parking (699 Prince Street and 114 S. Washington Street); (E) a Special Use Permit for a Transportation Management Plan (114 S. Washington Street); and (F) an Encroachment into the public right-of-way for a marquee sign on 699 Prince Street; zoned: CD/Commercial Downtown.  
Applicant: J. River 699 Prince Street, LLC, represented by M. Catharine Puskar,

Michael Swidrak, P&Z, presented the case and answered questions from the Planning Commission.

Speakers:

M. Catharine Puskar, representing the applicant, spoke in support of the project. She addressed concerns from other speakers. Ms. Puskar provided Planning Commission and staff copies of a shadow study conducted to determine the impacts on properties to the east and north, cited conditions of approval that address loading activities in the alley and the maintenance of the open loading dock and the trash room inside the building. She continued that any loading issues, including turning movement conflicts with the outdoor dining area, are to be addressed during Final Site Plan, per conditions of approval. Ms. Puskar noted that the applicant interprets that the noise conditions in the staff report allow for live entertainment on the rooftop restaurant. Additionally, Ms. Puskar asked the Planning Commission to strike Condition #22 in SUP#2018-0063, which conflicts with Condition #2, which outlines the operating hours for the outdoor dining area.

Victoria Vergason, of 808 Prince Street, spoke in support of the project. Ms. Vergason stated that the proposed project will benefit the existing nearby businesses and the Old Town Central Business District.

Judy Noritake, of 605 Prince Street, spoke in support of the project. Ms. Noritake specifically stated her support of the rooftop restaurant (“garden”) and that noise should not be a concern based on mechanical penthouses and rooftop equipment on the site and neighboring commercial properties.

Catherine Foltz, representing the Old Town Business and Professional Association, spoke in support of the project, stating that the project will help the King Street Corridor Initiative.

Charlotte Hall, representing the Alexandria Chamber of Commerce spoke in support of the project, including the rooftop restaurant space and to conditions related to noise.

Laurie Wirth, 115 C S. St. Asaph Street, spoke in support of the project, though stated concerns that access to the parking court through the private alley will be hindered by the location of the loading dock. Ms. Wirth additionally addressed concerns with the

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proximity of the outdoor dining area to the portion of the alley used for vehicular ingress and egress. The applicant responded that the trash room will be fully secured within the building, and the loading dock area will remain open and not have any doors or obstructions on the east and south sides of the building, allowing for vehicular access through the loading dock to the northern portion of the parking court.

John Harman, 801 N. Pitt Street, expressed his concerns with the project, specifically construction impacts; the location of a 50-foot tall building adjacent to the landscaped rear yard of his rental property, 113 S. St. Asaph Street; the proposed outdoor dining in the alley; and any negative impacts relating to trash and late hours from hotel and restaurant operations.

Scott Shaw, 221 S. Pitt Street and Chair of the Alexandria Economic Development Partnership, spoke in support of the project. Mr. Shaw spoke about the economic benefits of the project.

Chair Lyman closed the Public Hearing.

### Discussion:

Vice-Chairman Macek asked staff about the location of the outdoor dining on the private alley and any potential conflicts with loading trucks using the alley. The conflict is shown in the Preliminary Site Plan sheet for turning movements, with the path of a loading truck encroaching within the proposed area for outdoor dining. Staff confirmed that the applicant will provide updated turning movements during the Final Site Plan submissions to the City and may reduce the proposed outdoor dining area to accommodate loading trucks in the alley.

Commissioner Brown asked for staff's response to the letter from Mr. Harman, specifically related to the CD/Commercial Downtown zoning and neighborhood context. Staff and Vice-Chairman Macek responded that the CD/Commercial Downtown zone is primarily commercial, and adjacent properties to the site are also zoned CD/Commercial Downtown. Commissioner Brown asked staff if the project would be affected if there was a reduction in the requested amount of floor area for 114 S. Washington Street related to the Special Use Permit (SUP) for increased Floor Area Ratio (FAR). Staff responded that the amount of density on-site is appropriate; the smaller size of the 114 S. Washington Street site does not allow for much flexibility in the placement of floor area; and the adjacent properties zoned CD/Commercial Downtown are not subject to any zone transition setback from the project site. Commissioner Brown asked staff if the shadow studies show that the additional floor area allowed for 114 S. Washington Street will have an adverse impact to neighboring properties. Staff responded that the shadow studies show that most of the shadow impacts on the 113 S. St. Asaph Street are from existing buildings.

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Vice-Chairman Macek noted his support for the project, indicating that issues relating to loading and vehicular ingress and egress in the alley were adequately addressed. He addressed that the proposed project is in line with its commercial zoning, and that the project will be regulated by the conditions of approval. Vice-Chairman Macek asked staff if conditions should be amended to clarify if live entertainment is allowed on the rooftop. Staff responded that the conditions were crafted based on recent City Council approvals for restaurants on King Street, adding that the Noise Ordinance and conditions relating to noise will manage any potential impacts. Staff also added that conditions do not need to be prescriptive on the allowed activities on the rooftop. Commissioner McMahon expressed her support for the project's use of shared parking and valet services in Old Town.

**PLANNING COMMISSION ACTION:** On a motion by Vice-Chairman Macek, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0003, Special Use Permit #2018-0064, Special Use Permit #2018-0063, Special Use Permit #2018-0040, Transportation Management Plan Special Use Permit #2018-0041 and Encroachment #2018-0005, as amended. The motion carried on a vote of 7 to 0.

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

CONDITION #22 DELETED BY THE PLANNING COMMISSION 018-0063.  
~~Outdoor dining in the private alley is permitted from 6:00 p.m. to 11:00 p.m. on weekdays and 7:00 a.m. to midnight Friday and Saturday.~~

### **NEW BUSINESS:**

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5. Environmental Action Plan Phase 1 Update  
Public Hearing and consideration of the Phase 1 Update to the Green Building and Land Use and Open Space chapters of the City's Environmental Action Plan. Staff: City of Alexandria, Departments of Planning & Zoning, Transportation & Environmental Services, General Services, and Recreation, Parks, and Cultural Activities

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

#### **Speakers:**

Scott Barstow, Environmental Policy Commission member, spoke in support of the Environmental Action Plan Phase 1 Update, referencing the Environmental Policy Commission's letter of September 25, 2018, and he requested that the Planning Commission adopt the Environmental Planning Commission proposed amendments to

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the Green Building chapter, specifically the net zero requirement for public buildings by 2020.

Brendan Owens, Environmental Policy Commission member, stated his support for the Environmental Action Plan Phase 1 Update and asked the Planning Commission to include measurable outcomes in the Green Building chapter, as proposed by the Environmental Planning Commission.

Steve Milone, Environmental Policy Commission member, spoke in favor of the Environmental Action Plan Phase I Update. He requested that the Planning Commission support the Environmental Policy Commission's amendment to the Open Space portion of the Land Use and Open Space chapter as ground level open space, vegetated with trees, represents high quality open space.

Chair Lyman closed the Public Hearing.

### Discussion:

Commissioner Koenig supported the work of staff and of the Environmental Policy Commission on the Environmental Action Plan Update and the Environmental Policy Commission's proposed amendments to the proposed Green Building and Land Use and Open Space chapters. He stressed that the Green Building chapter target should reference goals for reducing greenhouse gas emissions and for City buildings to aim to achieve a net zero status by 2020.

Vice-Chairman Macek stated that he was not inclined to support the Environmental Policy Commission's proposed amendments. In particular, he believed that the Green Building Task Force and the consultants should first conduct their analyses to update the Green Building Policy before setting specific Environmental Action Plan targets for Green Building goals. The Vice-Chairman submitted Environmental Action Plan Update chapter amendments for Commission review.

Commissioner Lyle expressed that she did not support the Environmental Policy Commission amendment to the Green Building target as the Green Building Task Force should be allowed to develop priorities for the policy study as opposed to having these pre-determined by the target. She didn't believe that achieving net zero was realistic for City buildings and that requiring third-party certification is costly. She indicated these requirements would discourage good development proposals in the future and tax City finances. She added that the Open Space goal should provide the option to increase open space quantity or quality.

Commissioner McMahon recommended that the Environmental Policy Commission members' research be included in the Green Building Policy and Open Space studies. She

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stated that the Environmental Action Plan is a visionary document which should clearly identify City priorities. The clarification of open space types and requirements resulting from the Open Space study with public input would assist in Planning Commission review of development projects. She indicated the net zero reference should be included in the target and suggested several amendments to the proposed chapter language.

Commissioner Wasowski stated that the Environmental Policy Commission's net zero target was admirable; however, she expressed some concern about requiring it for City buildings. She did not agree with the Environmental Policy Commission's recommended amendments to the Open Space chapter. Chair Lyman indicated her belief that the Environmental Action Plan is an aspirational document which should include ambitious goals. She supported the Environmental Policy Commission's proposed amendments. Commissioner Brown concurred with many of his fellow Commissioners' statements. Given the interest in amending the proposed chapter language, Vice-Chairman Macek recommended that two Commissioners, appointed by the Chair Lyman, should draft amendment language which would be reviewed at the continuation of the Public Hearing on October 4.

Chair Lyman appointed Vice-Chairman Macek and Commissioner McMahon to develop amendments to the Green Building and Land Use and Open Space chapters of the Environmental Action Plan Update for Commission review at the continuation of the October Public Hearing on October 4, 2018.

The Commissioners discussed proposed amendments that the Commission representatives developed since October 2 with staff and Jim Kapsis, Chairman of the Environmental Policy Commission. Commissioner McMahon, Chair Lyman, and Vice-Chairman Macek expressed support for the proposed Environmental Policy Commission target language for Green Building. Commissioner Lyle found the Environmental Policy Commission amendments to be overly prescriptive for the work of the Green Building Task Force. Planning Director Karl Moritz added that the intention of the staff-proposed Green Building target language was to provide latitude for the Green Building Task Force to weigh all green building options and tools, including net zero, in the policy update. Ellen Eggerton, Sustainability Manager, informed the Planning Commission that the mid- and long-term Environmental Action Plan Update actions would include the updated Green Building Policy goals to enhance sustainability and would be reviewed by the Planning Commission and City Council in June 2019.

Amendments to language in the staff report pertaining to the Green Building chapter and short-term actions 1(c) and 1(e) relative to the Green Building Task Force study were also discussed. Mr. Moritz pointed out that the City may not have the legal authority to enforce mandatory Green Building practices as proposed in 1(e), although the proposed language was reasonable.



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Amendments to the Open Space goal of the Land Use and Open Space chapter, which included adding a reference to improving the management of open space, were also discussed. Reestablishing the Open Space Steering Committee in 2020 was recommended. Vice-Chairman Macek expanded the cost breakdown of short-term action #1 in this chapter to include City, developer, and private philanthropic cost considerations. Regarding short-term action #3, Vice-Chairman Macek believed the study goals should review all types of open space in addition to the need for meaningful ground level that is publicly accessible. Mr. Moritz offered that the Planning Commission's role in reviewing open space elements of proposals not only includes environmental considerations but also good urban design goals and smart growth principles. Commissioner Lyle and Vice-Chairman Macek agreed that ground level open space, around transit-oriented areas where dense development should occur, may not be possible at the same percentages as in more suburban areas of the City. Mr. Kapsis replied that Environmental Policy Commission prioritizes ground level, vegetated open space throughout the City, adding that they support density bonuses for green building features.

**PLANNING COMMISSION ACTION, OCTOBER 2, 2018:** On a motion made by Vice-Chairman Macek, and seconded by Commissioner Brown, the Planning Commission voted to table the Phase 1 Update to the Green Building and Land Use and Open Space chapters of the City's Environmental Action Plan Update Phase I. The motion carried on a vote of 7-0.

**PLANNING COMMISSION ACTION, OCTOBER 4, 2018:** On a motion made by Vice-Chairman Macek, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of the Green Building and Land Use and Open Space chapters, with amendments. The motion carried on a vote of 4-1, with Commissioner Lyle voting against and with Commissioners Koenig and Wasowski absent.

The amendments included:

### **Chapter 3 – Green Building Target**

By FY2023~~19~~, the Green Building Policy will ~~enhance sustainable practices within~~ set expectations for how both new and existing buildings should contribute ~~establishing the expectations for public and private buildings~~ toward achieving the goals for GHG emissions, water use, and stormwater runoff reduction established in the EAP, and by FY2020 will set forth a path for new city-owned buildings to meet a net zero energy standard.

### **Chapter 3 – Green Building Short Term Actions c-e**

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c. ~~d. Incorporating~~ Establishing incentives for private development participation in to promote green building certifications, to achieve the quantifiable goals for GHG emissions and water use and stormwater runoff reduction established in the EAP;

d. ~~e.~~ Prioritizing specific green building elements;

e. Introducing mandatory and/or voluntary green building practices for existing buildings (including historic) and for small buildings not subject to site plan review;

### Chapter 4 Open Space

Goal - Increase open space quantity and improve the environmental quality, management, and social benefits of open space.

#### Short Term Actions 1 and 3

1. Cost Breakdown: Existing staff resources. ~~No additional cost implications; however, t~~The action is dependent on the development envisioned in small area plans, including city investments, developer contributions, and private philanthropic contributions.

3. By FY2020, ~~E~~valuate and update, using a public process, the requirements of open space on residential, commercial and mixed-use private development. Issues to be addressed include how to achieve meaningful and publicly accessible rooftop/ground floor open space, particularly at the ground level, framework for how to value developer contributions to off-site open space, how to minimize impervious surfaces, percentages how to align vegetation requirements with canopy and native species goals described in Chapter 4.A.1. above; and how to ensure consistency of open space requirements across similar zones. (P&Z)

#### 6. Text Amendment #2018-0007

##### Lighting for Congregate Recreational Facilities

(A) Initiation of a text amendment and (B) Public Hearing and Consideration of a Text Amendment to the Zoning Ordinance to: add new section 2-129.1 defining congregate recreational facilities; amend section 6-105 to delete the definition of congregate recreational facilities in the POS/Public open space and community recreation zone; add a new subsection 6-105(K) to replace special uses in the POS/Public open space and community recreation zone not included in the proposed congregate recreational facilities definition; and add a new subsection 6-403(F) to add lighting for congregate recreational facilities as a special use in height districts.

Staff: City of Alexandria Department of Planning & Zoning

William Cook and Nathan Imm, P&Z, presented the case and answered questions from the Planning Commission.

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### Speakers:

Jack Sullivan, 4300 Ivanhoe Place, spoke in opposition of the request. He expressed concerns with the community notice process and impacts of lighting dog parks throughout the City. He requested that the text amendment be reviewed again by City staff.

William Goff, 1313 Bishop Lane, spoke in opposition of the request. He cited errors with the consultant's lighting study for the T.C. Williams Parker-Gray Stadium modernization project and expressed concerns about the negative health effects of blue glare from night lighting. Mr. Goff requested that the City and ACPS hold additional community meetings to discuss the proposed text amendments.

Mimi Goff, 1313 Bishop Lane, spoke in opposition of the request. She expressed concerns about lighting parks city wide and about the community engagement process for both the text amendment and T.C. Williams Parker-Gray Stadium modernization project. Mrs. Goff requested that the proposed text amendment not include T.C. Williams High School and that Alexandria City Public Schools (ACPS) conduct additional research regarding lighting Parker-Gray Stadium, look at other locations for ACPS expansion projects, and address parking and noise issues.

Kathryn Harkness, 1307 Bishop Lane, spoke in opposition of the request. She stated that the proposed text amendment is not consistent with the standards for a text amendment as outlined in the Zoning Ordinance and expressed concerns about the damaging health effects of blue and LED lighting. Ms. Harkness also voiced concerns that the landscaping would not effectively screen the negative impacts of the T.C Williams modernization project improvements. Ms. Harkness stated that the condition regarding lighting of T.C. Williams from the existing DSUP should not be voided.

Andrea Mackey, 1033 Woods Place, spoke in opposition of the request and expressed concerns with the City's past treatment of her neighborhood and stated that lighted facilities should be situated away from residential areas. She also that the DSUP condition restricting lighting at Parker-Gray Stadium should remain and requested that the text amendment be denied by the Planning Commission.

Nancy Jennings, 2115 Marlboro Drive, is the President of the Seminary Hill Association and spoke in opposition of the request. She cited that the Seminary Hill Associated passed a resolution requesting the text amendment be removed from the docket on September 23<sup>rd</sup>. Ms. Jennings expressed concerns regarding the unintended consequences of increased light pole heights and listed multiple recreational field facility location throughout the City. Ms. Jennings would like Parker-Gray stadium to be exempt from the text amendment and requested further scrutiny of the text amendment by City officials.

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Judy Noritake, 605 Prince Street, spoke in support of the request and stated that she was a previous chair of the Parks and Recreation Committee. She added that lighting recreational fields throughout the entire City would be financially infeasible. Ms. Noritake stated that the text amendment was initiated by changes in technology and will create conditions that decrease lighting impacts for properties adjacent to lighted facilities.

Ann Shack, 501 Tobacco Quay, spoke in opposition to the request. She stated that City promises should be kept and expressed hesitations about the activity associated with the installation of light poles. Ms. Shack also expressed concern about the possibility of light poles causing physical damaging to resident's homes.

Chair Lyman closed the Public Hearing

### Discussion:

Commissioner Lyle voiced support of the proposed text amendment. She cited the lack of neighborhood complaints associated with the lighted recreational facilities at both Boothe Park and Ben Brenman Park. Commissioner Lyle expressed an understanding of the hesitation of lighting recreational fields in residential areas, but she supports the text amendment because she has seen the lack of impact of newer lights and higher light poles on those areas.

Vice-Chairman Macek voiced support of the proposed text amendment indicating the proposed text amendment allows flexibility for implementing new lighting technology that will mitigate impacts of lights in parks and in recreational spaces. Vice-Chairman Macek expressed disappointment with recent rhetoric surrounding the proposed text amendment and stated that these communications were incorrect as it is unlikely that an increase in light pole height will be requested for parks throughout the City. The Vice-Chairman further stated that any changes to park lighting in the City will require a public hearing process, which includes vetting by both the Planning Commission and City Council.

Chair Lyman voiced support of the proposed text amendment and expressed disappointment that the text amendment has been associated with the T.C. Williams Parker-Gray Stadium modernization project. Chair Lyman stated that the proposed text amendment is intended to protect neighbors by using new technology that will allow less light to spill into residential properties and that there is no plan to propose an excess of lighting throughout the City.

Commissioner McMahon voiced support of the proposed text amendment. She stated that the proposed text amendment improves communications around a particular proposal for recreational lights as proposals will now be required to demonstrate mitigated impact of lighting in terms of spillage and glare. Commissioner McMahon further stated that the text

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amendment will allow the City to apply the best technology to the situation at hand and expressed that the text amendment is being conflated with the T.C. Williams Parker-Gray Stadium modernization project.

Commissioner Wasowski voiced support for the proposed text amendment as it will create policy for future decision-making.

Commissioner Koenig voiced support of the proposed text amendment and stated that the public input process was conducted properly; he added that a Planning Commission hearing is a venue for public input. Commissioner Koenig further stated that the proposed text amendment provides an avenue to apply new technology.

Commissioner Brown voiced support of the proposed text amendment. He verified with staff that the text amendment does not expand the location of where lights can occur, but instead regulates how to optimize the reduction of glare by adjusting the pole height that makes sense for a particular location.

**PLANNING COMMISSION ACTION, OCTOBER 2, 2018:** On a motion by Vice-Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to initiate Text Amendment #2018-0007. The motion carried on a vote of 7-0.

On a motion by Vice-Chairman Macek, seconded by Commissioner McMahon, the Planning Commission voted to approve Text Amendment #2018-0007. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff recommendations.

7. Development Special Use Permit #2017-0016  
3330 King Street (Parcel Address 3300 King Street) - Parker-Gray Stadium  
Modernization at T.C. Williams High School  
Public Hearing and consideration of requests for: (A) a development special use permit amendment and site plan to demolish existing accessory buildings and construct new accessory buildings including restrooms, concessions, press box and ticket vending and construct associated site improvements including pedestrian access, track improvements, sound system upgrades, athletic field lighting and site lighting; (B) if Text Amendment #2018-0007 is approved, a special use permit to increase the height of athletic field light poles to 80 feet pursuant to proposed Zoning Ordinance Section 6-403(F) or if Text Amendment #2018-0007 is not approved, a special use permit to increase the height of athletic field light poles to 60 feet pursuant to Zoning Ordinance Section 7-2100; zoned R 20/Single family residential.  
Applicant: Alexandria City Public Schools (ACPS)

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William Cook and Nathan Imm, P&Z, presented the case and answered questions from the Planning Commission.

Commissioner Brown confirmed with Assistant City Attorney that the removal of conditions from the existing T.C. Williams Development Special Use Permit (DSUP) is not a breach of a contract and that the Planning Commission's task is to question whether it is appropriate to modify Development Special Use Permit (DSUP) conditions. Commissioner Brown also clarified with Planning and Zoning staff that DSUP conditions are only binding until an applicant requests a change to those conditions under the transparency of a public hearing process and that previous bodies of government cannot establish conditions in perpetuity.

Commissioner Koenig verified with Planning and Zoning staff that they primarily evaluated the impact of amplified sound at Parker-Gray Stadium and the proposed sound system's compliance with the City's Noise Ordinance. Commissioner Koenig also received verification that the City's Noise Ordinance also regulates other noise sources, including types of ambient noise.

Commissioner Koenig further clarified with Alexandria City Public Schools (ACPS) staff that plans for modernization of Parker-Gray Stadium would not preclude ACPS from exploring additional athletic facilities in other locations in the City. When Commissioner Koenig inquired about the City-wide impacts of the Parker-Gray Stadium modernization project, Chair Lyman added that moving high school athletic events to Parker-Gray Stadium would free up other athletic facilities for non-students to enjoy.

Commissioner McMahon clarified with ACPS staff that ACPS did not pursue stadium improvements previously because ACPS was not willing to press against the DSUP conditions previously and that new sound and lighting technology was not available.

Commissioner Wasowski verified with ACPS staff that the current landscape plan for the Parker-Gray Stadium meets minimum regulatory requirements and that ACPS staff understands that the landscape plan may be changed. Commissioner Wasowski also established with ACPS and Planning and Zoning staff that ACPS held several community meetings and advisory group meetings regarding the Parker-Gray Stadium modernization project. Staff noted these meeting were publicly announced and while the community meetings were well attended, the advisory group meetings were not.

Commissioner Brown initiated conversation regarding a memorandum that was circulated to the Planning Commissioners on October 2, 2018, revising the proposed DSUP conditions. Commissioner Brown and other Planning Commission members verified with Planning and Zoning staff that proposed Condition #127 would be revised to limit the scheduling of high school games and practices to 10:00 p.m. (instead of 8:00

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p.m.), Monday through Thursday, and limit scheduling high school games, practices, and other events on Friday and Saturday until 10:15 p.m. (instead of 10:00 p.m.). Staff noted that the changes provide equal scheduling for men's and women's events in accordance with Title 9 regulations. Vice-Chairman Macek requested that staff revise proposed Condition #127 to clarify limits for Friday and Saturday events and address scheduling limits for Sundays.

Speakers:

Mignon Anthony, 1340 Braddock Place, is the Chief Operating Office for ACPS and represented the applicant's request for improvements to the Parker-Gray Stadium at T.C. Williams High School.

Jack Sullivan, 4300 Ivanhoe Place, spoke in opposition of the request and removing Condition #85 from DSUP#2013-0014, which prohibits the installation of lights at Parker-Gray Stadium. Mr. Sullivan expressed concern for the livelihood of adjacent property owners, stating that those neighbors are more important than parks and recreation activities at Parker-Gray Stadium.

Cynthia Martinez, 2706 Holly Street, spoke in support of the request. She expressed a need for high-quality, lighted recreational space for T.C. Williams students so that they can practice and compete at their own school campus.

Marie Randall, 2904 Cameron Mills Road, spoke in support of the request and stated that T.C. Williams High School students deserve a modern and functioning football stadium, similar to other high school football stadiums in northern Virginia.

Mimi Goff, 1313 Bishop Lane, spoke in opposition of the request and cited early community meetings between property owners in proximity to T.C. Williams High School and ACPS. Ms. Goff imparted that ACPS has attempted to silence property owners in proximity to T.C. Williams High School.

Kathryn Harkness, 1307 Bishop Lane, spoke in opposition of the request and cited ACPS budget issues and proposed operating plans to express her concern for using limited ACPS funding for athletic field and court improvements at T.C. Williams High School.

Frances Terrell, 1005 North Quaker Lane, is the President of the Seminary Civic Association who stated that she represented the residents of Woods Avenue and Quaker Lane in opposition of the request. She expressed discontent regarding previous verbal and written agreements between the City and property owners adjacent to T.C. Williams High School and the taking of land by eminent domain for the initial construction of T.C. Williams High School in the mid-1900s. Ms. Terrell expressed concern that the addition

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of field lighting for Parker-Gray Stadium will increase noise and traffic and decrease property values for neighboring residents.

Lillian Patterson, 1034 Woods Place, spoke in opposition of the request and expressed discontent with the displacement of African-American neighborhoods in the City, and referenced previous verbal and written agreements prohibiting lighting at Parker-Gray Stadium.

William Goff, 1313 Bishop Lane, spoke in opposition of the request and listed multiple properties, which appear to be high schools, that have larger acreages than the T.C. Williams High School property.

Adrienne Washington and Carol Johnson, 3413 Woods Avenue, both spoke in opposition of the request as representatives of the Fort Ward Seminary African Descendants Society. Ms. Washington and Ms. Johnson outlined a brief history of African-Americans in the Seminary/Woods subdivision and stated that the agreement to not install lighting at Parker-Gray Stadium should be adhered to.

Andrea Mackey, 1033 Woods Place, spoke in opposition of the request and expressed her concern with the physical condition of the fence along the western portion of the T.C. Williams High School property. Ms. Mackey also expressed discontent regarding the ACPS Parker-Gray Stadium modernization public meeting process and that other locations are not being considered for improvements.

Nancy Jennings, 2115 Marlboro Drive, spoke in opposition of the request. She stated that she is the President of the Seminary Hill Association but that her input for the request was not authorized by the association. Ms. Jennings stated her discontent that Parker-Gray Stadium was not placed elsewhere on the T.C. Williams High School property and cited City noise enforcement and ACPS landscaping maintenance issues.

Carter Flemming, 1403 Bishop Lane, spoke in opposition of the request. Ms. Flemming expressed concern that the installation of the lighting at Parker-Gray Stadium will bring increased noise and activity to the property and negatively affect adjacent property owners.

Thomas Murphy, 2909 Maplewood Place, spoke in support of the request and communicated that lighting for Parker-Gray Stadium will benefit student populations now and in the future. Mr. Murphy also expressed concern that street parking limits are a restriction to students.

Donnan C. Wintermute, 915 Vicar Lane, spoke in opposition of the request. Ms. Wintermute imparted concern that the proposed lighting at T.C. Williams High School will decrease property values. She also communicated that the proposal does not meet the



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Special Use Permit standards of Zoning Ordinance Section 11-504 as the lighting would be detrimental to adjacent property owners.

Sue Setliff, 306 West Masonic View Avenue, spoke in support of the request. She compared the number of athletic facilities at T.C. William's High School to the number of athletic fields at other high schools in Northern Virginia and further stated that T.C. Williams High School athletic facilities should have similar amenities as these other high schools. She expressed frustration that adjacent property owners are holding up future improvements to Parker-Gray Stadium.

Steve Harkness, 1307 Bishop Lane, spoke in opposition of the request and communicated his discontent with the existing noise from the T.C. Williams Parker-Gray Stadium sound system. Mr. Harkness stated that the new sound system proposal was welcomed but expressed doubt that the new sound system would comply with the City's noise ordinance.

Denay Taylor, 100 South Reynolds Street, is President of her class at T.C. Williams High School and spoke in support of the request. Ms. Taylor communicated the benefits of T.C. Williams athletics to high school students and the Alexandria community. She stated that lighting Parker-Gray Stadium will increase athletic event attendance and allow students to finish scheduled athletic events

George M. Foote, 910 Vicar Lane, spoke in opposition of the request. He stated the request to install lighting at Parker-Gray Stadium will intensify the use and be detrimental to the public welfare, and therefore does not meet the Special Use Permit standard outlined in Section 11-504(A)(2) of the Zoning Ordinance.

Adam Hayes, 813 Enderby Drive, spoke in support of the request, noting his involvement in several youth sports organizations. He cited the conditions of facilities and difficulty of scheduling practices due to limited facilities.

Kerry Donley, 609 North Pickett Street, spoke in support of the request, noting that there is a single field at T.C. Williams High School compared to other public high schools, and that the numerous physical and technical changes made to the proposal were improvements to the quality of the facility.

Rebecca Bostick, 920 Vicar Lane, spoke in opposition of the request. She noted that residences, both directly adjacent to Parker-Gray Stadium and in the general vicinity, would be impacted by light and noise despite the best technology, and that alternative locations should be explored.

Susan Miranda, 600 West View Terrace, spoke in support of the request, stating that students deserve quality facilities.

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Michael Poerterfield, 16 West Bellefonte Avenue, spoke in support of the request, saying that improvements to the Parker-Gray Stadium would support opportunities for other students by freeing up space at other facilities in the City. He spoke about today's needs compared to different needs and circumstances when the school was first built.

Phyllis Burks, 1027 Woods Place, read a letter from the Alexandria branch of the NAACP in support of the Seminary Civic Association's opposition to the request to install lights at Parker-Gray Stadium, and noted the importance of transparency from the City and ACPS.

Kay Arndorfer, 2920 Richmond Lane, spoke in support of the request and stated that addressing the inadequacies of Parker-Gray Stadium is long overdue.

Ky Lewis, 1033 Woods Place, spoke in opposition to the request. Ms. Lewis questioned the validity of the light and noise analysis, noting that the physical arrangement of the stadium was much different than other public school fields in the City and region, and cited George Washington as a more fitting long-term location for a stadium.

Tommy Park, 1108 Jefferson Street, is Executive Director of the Alexandria Soccer Association, and spoke in support of the request, the value of team sports for youth and adults, the need to correct scheduling issues due to field space, and the organization's scholarship program.

Cathy Puskar, 205 Uhler Terrace, on behalf of the T.C. Williams Stadium Initiative, spoke in favor of the proposal and noted many changes in Alexandria since early decisions about the school were made. She also cited the school board endorsement of the budget for the project in 2014. She stated the organization's support for maintenance monitoring, landscaping improvements, better community relations structures, and other efforts to support mitigation of neighborhood impacts.

Chair Lyman closed the Public Hearing.

### Discussion:

Commissioner Koenig noted ACPS's need for athletic facilities. He was satisfied that technology to ameliorate negative effects has improved and was encouraged that a planning effort for analyzing the need for high school facilities in the coming decades is underway. However, Commissioner Koenig stated that Parker-Gray Stadium improvements is a substantial intensification of use and that the extension of activity into the evening hours will have adverse impacts to the neighboring properties and to the character of the neighborhood. Commissioner Koenig indicated he does not support the request.

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Commissioner McMahon was convinced of the need for ACPS athletic facilities; however, she noted disappointment that these needs were deferred so long. She stated that previous DSUP approvals did not show forethought or consider long range planning goals. She expressed concern that approval of the request would predispose decision makers to not consider the best options of the use of the T.C. William's High School campus. Commissioner McMahon communicated that the proposed improvements to Parker-Gray Stadium are an intensification of the use and this intensification would be incompatible with the surrounding residential area. Commissioner McMahon indicated she does not support for the request.

Vice-Chairman Macek noted the precedence of lighted fields in the City located near residential property and the ability for these uses to coexist in proximity to residential areas. In stating his support for the application, Vice-Chairman Macek expressed the importance of the request to the City, the education system, and students. He was supportive of the additional weekday hours and of amending the condition pertaining to hours.

Commissioner Wasowski noted that decisions involving institutional uses have more intense conflicts between resident needs and the needs of the people the institution serves. She acknowledged past conflicts between adjacent property owners and ACPS and suggested several conditions pertaining to landscape and fence design, maintenance, security, and appointment of a community liaison to directly address neighbor concerns. Commissioner Wasowski would like ACPS to notify the neighborhood by mail of their Parker-Gray Stadium lighted events schedule and would like regular monitoring of Noise Ordinance related conditions. Commissioner Wasowski expressed support for the request due to the importance to the community, but desired further measures to address community concerns.

Chair Lyman concurred with Commissioner Wasowski's comments and noted the compelling interests of the neighborhood in enjoying the property without disturbance, as well as the student and school needs. She expressed concerns over ACPS' level of communication with the community and supported conditions to increase responsiveness as recommended by Commissioner Wasowski. Noting that a political decision was ultimately the decision of Council, she expressed support for the request.

Commissioner Lyle agreed with the comments of Commissioner Wasowski and Chair Lyman, recommending inclusion of the additional conditions proposed. She expressed her concerns with ACPS' relations throughout the City and encouraged ACPS to be a better neighbor.

Commissioner Brown expressed concern that the interests of the neighbors and established committees were not taken into account. He concurred with Commissioner Wasowski's

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proposed conditions, and further suggested specific meeting times and targeted outcomes for a reformulated group so that ACPS could improve community relations. He recommended City staff rework conditions pertaining to neighborhood committees and communications and present them at the continuation of the meeting on Thursday, October 4, 2018. In concurrence with Assistant City Attorney Brown and Director Karl Moritz, the Planning Commission agreed that new or amended conditions proposed by staff could subsequently be distributed to them by memorandum to confirm that the conditions reflect the Commission's intent.

Conditions to address include: landscape improvements including fence replacement, and plantings, a landscaping maintenance plan, regular trash and refuse pickup, designated ACPS contact person for the neighbors, mailed schedules to the neighbors, enhanced perimeter security, amending conditions pertaining to community group deliverables and meeting schedule, measurement of noise levels.

**PLANNING COMMISSION ACTION, OCTOBER 2, 2018:** On a motion made by Vice-Chairman Macek, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2017-0016, as amended. The motion carried on a vote of 5-2, with Commissioners McMahon and Koenig voting against.

Amendments included:

### CONDITION #12 ADDED BY THE PLANNING COMMISSION:

In conjunction with the T. C. Williams Neighborhood Forum (Condition 106), ACPS shall develop, implement, and maintain a comprehensive landscape and fence improvement plan for the western and southern property lines between Parker-Gray Stadium and adjacent residences. The landscape and fence plan will strengthen the visual buffer between the stadium and residences and provide a physical deterrent to scaling. The current condition of the fence, presence of debris and landscape plantings including where such plantings have encroached shall be addressed within six (6) months of DSUP approval by City Council, and the improvement plan shall be implemented within one (1) year from release of the Final Site Plan. (P&Z) (DSUP2017-0016)

### CONDITION #105 DELETED BY THE PLANNING COMMISSION:

~~To provide a permanent forum for the discussion and resolution of neighborhood issues that arise as a result of the ongoing operation of the new high school, ACPS shall create and coordinate a Community Advisory Committee to include representatives of ACPS, TC Williams High School, the Department of Recreation, Parks and Cultural Activities, and the adjoining neighborhoods. The Advisory Committee shall determine its meeting schedule, which may be either~~

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~~on a regular basis or as conditions require. Use of the stadium speaker system by RPCA shall not be increased beyond historical levels (last two years) without agreement by this Committee or by the Planning Commission and City Council. (P&Z) (PC) (DSUP2002-0044)~~

CONDITION #106 ADDED BY THE PLANNING COMMISSION:

To provide a permanent forum for the discussion and resolution of neighborhood issues that arise as a result of the impacts on the adjacent neighborhood from the ongoing operation of the high school and stadium, ACPS shall establish and coordinate a T.C. Williams Neighborhood Forum. The members of the Forum from ACPS will include the Principal, Athletic Director, Director of Facilities and Operations for T.C. Williams, and the ACPS Chief Operating Officer or designee. The Forum shall include up to four residents of the adjacent neighborhoods, including at least one on Bishops Lane and one on Woods Place, each of which will jointly serve, for a term not to exceed two years, to assist in the coordination of meetings and topics for discussion. The adjacent neighborhood representatives to the Forum will select a chair from the neighbors of the school, for a term not to exceed two years, to assist in the coordination of meetings and topics for discussion. The Forum will meet quarterly to include a walking tour of the school site at each meeting with the above-stated representatives in attendance. The Forum will provide a report of the quarterly meetings and walking tours to the School Board and to Planning and Zoning staff no later than two weeks following the meetings. (P&Z) (PC) (DSUP2017-0016).

CONDITION #107 ADDED BY THE PLANNING COMMISSION:

ACPS shall provide a mailed schedule of events and or programming requiring lighting to residents of Woods Lane, Woods Place, Bishop Lane and Vicar Lane prior to the start of each athletic season. (P&Z) (PC) (DSUP2017-0016).

CONDITION #108 ADDED BY THE PLANNING COMMISSION:

ACPS shall designate a community liaison or liaisons to be accessible 24 hours a day to address community concerns. The contact information for the liaison(s) shall be made available to the adjacent properties on Woods Lane, Woods Place, Bishop Lane and Vicar Lane. (P&Z) (PC) (DSUP2017-0016).

CONDITION #117 ADDED BY THE PLANNING COMMISSION:

ACPS shall establish comprehensive security monitoring measures along the perimeter of the stadium area that abuts residential properties. Measures may include but are not limited to increased patrolling, addition of security cameras, or other security measures. (P&Z) (PC) (DSUP2017-0016).

CONDITION #130 DELETED BY THE PLANNING COMMISSION:

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~~Athletic field lighting used for ACPS academic and athletic programs, such as practices, shall be turned off no later than one half hour after the activity ends. In no case shall athletic field lighting for this use be turned off later than 8:30 PM. (P&Z) (PC) (DSUP2017-0016).~~

CONDITION #133 ADDED BY THE PLANNING COMMISSION:

ACPS shall engage an outside consultant to measure noise generated by representative athletic events a minimum of once per athletic season and provide the results of each test, in comparison to the noise ordinance of the City, to the T.C. Williams Neighborhood Forum, Department of Planning and Zoning, and Department of Transportation and Environmental Services.

Reason: The Planning Commission agreed with the staff recommendations.

**The Planning Commission agreed to continue the October 2, 2018 Public Hearing to Thursday, October 4, 2018.**

**Thursday, October 4, 2018: Continuation of Tuesday, October 2 Planning Commission Public Hearing**

8. Development Special Use Permit #2018-0011  
409 North Pitt Street (blocks bounded by North Pitt Street, North Royal Street, Princess Street, and Pendleton Street) - Chatham Square  
Public Hearing and consideration of a request for a Development Special Use Permit to amend DSUP #2002-0029 to delete conditions prohibiting residents from obtaining residential parking permits; zoned CRMU/X/Commercial Residential Mixed Use.  
Applicant: Chatham Square Homeowners Association

Katy North, T&ES, and Gary Wagner, P&Z, presented the case and answered questions from the Planning Commission.

Speakers:

William Jacobs, President of Chatham Square Townhouse Association, spoke as the applicant to outline the request of the residents and provide an overview of issues.

Jeffery Dienno, resident of Princess Street, spoke in opposition of the application. As a homeowner with no off-street parking options, he is concerned with adding more cars to the street. He noted concerns with the parking study including the need to look at Princess Street separately, including the on-site parking availability in the analysis, and analyzing the impact of future demand.

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Tom Miller, resident of Chatham Square, spoke in support of the application. He noted that most of the residents do park in their garages and those that would chose to purchase a permit if the request were approved already park on the street and move their cars to avoid tickets. He also noted inadequate disclosure about the permit restriction when he purchased the house.

Lisa Kiefer, resident of Chatham Square, spoke in support of the application. She noted that as a new resident of Chatham Square she was also unaware of the restriction when she purchased the home. She urged the Commission to consider this request objectively using the guidelines in the policy in their decision-making.

James Doll, resident of Chatham Square, spoke in support of the application. He noted that he is a one car owner, who parks in his garage, and doesn't plan to park on the street. However, he believes that as a matter of equity to the residents they should be allowed the same access to the street spaces as their neighbors without the restriction.

Ashley Leichner, resident of Oronoco Street, spoke in opposition of the application. As a resident with no off-street parking options, she often has trouble finding parking near her home. She is concerned that this would set a precedent and does not think the policy should be used in deciding this request.

Cathleen Curtin, resident of Princess Street, spoke in opposition of the application. She provided a dimensioned garage plan to show that 2 large cars could fit in the Chatham Square garage. She noted that this is a condition of their existing approval and should not be changed.

Tim Trayers, resident of Princess Street, spoke in opposition of the application. As a resident with no off-street parking, the only options he has for parking are the on-street spaces near his home. He noted that the restriction was a condition the Chatham Square residents accepted when they purchased their homes and the Homeowners Association should do a better job of making new residents aware of this restriction.

Michael Strain, resident of N. Royal Street, spoke in opposition of the application. As a new resident, parking was a factor in his decision to move to this location and changing the restriction would impact already tight parking near his home. He feels that Princess Street should be looked at separately and expressed concerns that the study did not look at the future demand of parking if the restriction were removed.

Yvonne Callahan, Vice President of Old Town Civic Association, spoke in opposition of the application. She noted that the unused spaces in the Alexandria Redevelopment and Housing Authority (ARHA) garage should be considered for use and indicated that there

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are nearby unrestricted blocks that residents could park on. She expressed concerns about the parking study and using the policy for new development for this case and does not feel there is a change in circumstances to merit use of the policy or removing the restriction.

Patrick Rodjom, resident of N. Royal Street, spoke in opposition of the application. He noted that the parking situation in the neighborhood is much worse than parking study makes it seem and the historic homes have no other parking options other than on-street spaces.

Karen Skelton, resident of Princess Street, spoke in opposition of the application. She noted that Princess Street is already a crowded street and at the greatest risk if the restriction were removed. She is concerned that the Chatham Square vehicles would add to the parking problem on their street and thinks it should be looked at separately.

Ellen Moser, resident of N. St. Asaph Street, spoke in opposition of the application. She noted issues with the parking study and was concerned that it did not include an analysis of the future demand and impact to parking conditions.

Tina Lamoreaux, resident of N. St. Asaph Street, spoke in opposition of the application. She believes the request is not justified and there is not a demonstrated need for the amendment. The existing residents relied on the restriction of the Development Special Use Permit (DSUP) condition and she feels that staff did not consider the impact of this change to existing residents.

Ron Rigby, resident of N. Pitt Street, spoke in opposition of the application. He had concerns with overcounting spaces in the parking spaces and noted that non-District 2 vehicles can legally park from 2 p.m. to 11 am on most blocks.

Robert Howieson, resident of Princess Street, spoke in opposition of the application. He expressed concerns about the parking study and noted the parking conditions are worse than what the study indicates. He asked for fairness to the existing residents to be considered.

Carolyn Merck, resident of N. Royal Street, spoke in opposition of the application. She mentioned her involvement with the Chatham Square development when it was first proposed. She noted her concerns with the policy itself and thought the threshold of 85% was too high and should be reconsidered. She felt that the study area was too large and does not feel the Chatham Square residents have a hardship that justifies changing the condition. She also noted that public streets are governed by the City and access to the street is not an entitlement to every taxpayer in the way that other public services, such as fire and schools, are.



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Laurie Reed, resident of Chatham Square, spoke in support of the application. She responded to the comments about unrestricted parking in the area as an option for parking and noted that none of the spaces on the Chatham Square sides of the streets were unrestricted.

John Wells, resident of Chatham Square, spoke in support of the application. He noted his background in performing and reviewing traffic studies and indicated that he found this study to be valid and stands behind the results of the study. He does not plan to park on the street but believes it would be fair to allow others the opportunity to do so.

Walter Steimel, resident of N. St. Asaph Street, spoke in opposition of the application. He noted concerns that the SUP is a restrictive covenant running with the land and cannot be changed without a vote of the property owners and neighbors who were involved when it was first decided.

Julia Hardinger, resident of Chatham Square, spoke in support of the application. She noted issues with the garage sizes and limitations fitting two cars inside them. She also suggested future car ownership trends should be considered and recognize that millennials tend to own fewer cars and use carshare/rideshare, which could lessen the demand for parking.

Mark Abramson, resident of Chatham Square, spoke in support of the application. He mentioned his involvement with OTAPS which considered this issue as well as other parking issues. He noted the problems with having an inconsistent policy where some residents are eligible for permits and other are not. He emphasized that the parking study was done by a reputable firm experienced in conducting surveys. He also noted that not all residents will choose to get a permit and park on the street.

Vince Giampaolo, resident of Chatham Square, spoke in support of the application. He noted inadequate disclosure about the parking restrictions when he purchased his home. He felt that if the City has a policy that will be used for new developments, the City should treat residents of older developments the same and apply the same standards.

Robert Ray, resident of Prince Street, spoke in opposition of the application. He recommended the request be denied until a study of the impact of other developments with the restriction was considered since this case could be considered a precedent for other developments.

Chair Lyman closed the Public Hearing.

### Discussion:

Vice-Chairman Macek noted he opposed the policy when it was brought before the Commission in 2017 because he did not think any restriction was equitable to residents if

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they reside within an established parking district. However, since a policy has been approved, he felt that it was appropriate to use it in considering this case. He noted that future demand on on-street parking is not a factor in the policy and that he respected the work and results of the study.

Commissioner Lyle agreed with Vice-Chairman Macek's comments and stated her belief that street parking belongs to everyone and is not an entitlement to specific people. She noted the point made by a speaker about the future impact of millennials on parking since trends indicate they own fewer cars. She also mentioned that she thought the City should raise the permit fees to be more aligned with the value of the space and the fees charged for off-street parking.

Commissioner Brown indicated that when he supported the policy he believed it was intended to be prospective to be used for future developments and any existing developments requesting consideration under the policy would need to demonstrate a need for the change. He did not believe a valid need had been demonstrated by the applicant and the condition should not be removed on the basis of equity. He stated that residents of existing developments who want to remove the condition should provide a justifiable reason for the change.

Chair Lyman agreed with Commissioner Brown's comments and expressed concern about other existing developments with the condition that may request a change if this were approved. She also noted that there are many City policies supporting reductions in use of automobiles and this request seemed contrary to those goals.

Commissioner McMahon supported the results of the study and staff's analysis of the request using the policy. She noted her original concerns with the policy in that it did not account for future demand in the decision-making and later developments might be restricted due to changes in parking from earlier developments. However, she supported this specific request based on application of the policy and felt that the establishment of a policy on the issue was a justifiable reason and change in circumstances to consider the request.

**PLANNING COMMISSION ACTION, OCTOBER 4, 2018:** On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0011, as submitted. The motion carried on a vote of 3-2, with Chair Lyman and Commissioner Brown voting against, and Commissioners Koenig and Wasowski absent.

**Reason:** Vice-Chairman Macek, Commissioner Lyle, and Commissioner McMahon agreed with the staff analysis and felt that using the guidance of the Residential Permit Parking for New Development Policy was appropriate when considering this request now

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that there is a policy on the issue. Chair Lyman and Commissioner Brown voted against approval of the amendment. They did not think the applicant has demonstrated that a change in circumstances had occurred that justified the amendment and they felt it was not appropriate to change an existing approval solely based on compliance with a policy established to guide decisions on future development.

9. Master Plan Amendment #2018-00005

Text Amendment #2018-00006

Coordinated Development District Concept Plan Amendment #2018-00004

Development Special Use Permit #2017-00019

Transportation Management Plan Special Use Permit #2018-00065

Special Use Permit #2018-00082

2000 North Beauregard Street - Monday Properties

Public Hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the use to include residential uses at the site and to increase the height; (B) initiation of and an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets to remove the parallel road in the Adams Neighborhood; (C) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) for CDD #21 to change the height reference from the Beauregard Urban Design Standards and Guidelines to the Beauregard Small Area Plan; (D) an amendment to a previously approved (CDD #2012-0003) CDD #21 Concept Plan to amend the Adams Neighborhood Development Summary, Interim Transitway Plan and Proposed Transportation Improvements to reflect conversion of office to residential uses, revised street alignments and the removal of the parallel road in the Adams Neighborhood; (E) a development special use permit and site plan with modifications to construct a multi-family residential building, including a special use permit request for more than one mechanical penthouse (F) a special use permit for a transportation management plan for Tier 2 (multi-family building); and (G) a special use permit for a coordinated sign program; zoned: CDD #21/Coordinated Development District #21.

Applicants: City of Alexandria (Text Amendment, Master Plan amendment for framework streets only). Monday Properties, represented by Jonathan Rak, attorney

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

Speakers:

Mr. Jonathan Rak, attorney for the applicant team, provided a summary of the project, the site ownership history and the applicant's community engagement. He also responded to questions about the applicant's vision for the Adams Neighborhood for the next five to ten years.

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Mr. Rak provided additional clarification on the value of the right-of-way for the Adams Neighborhood.

Ms. Donna Fossum, Vice-Chair of the Beauregard Design Advisory Committee and a member of the original Beauregard Small Area Plan Stakeholder group, provided a summary of the extensive community process to develop the small area plan and an overview of current market conditions and housing stock in the West End. Ms. Fossum identified some challenges with implementing the Beauregard Small Area Plan but voiced her support for the applicant's proposal and comfort with the proposed amendments to the plan.

Mr. Pete Benavage, Chair of the Beauregard Design Advisory Committee and a member of the original Beauregard Small Area Plan Stakeholder group, summarized the Beauregard Design Advisory Committee's letter of recommendation for the applicant's proposal and highlighted the applicant's efforts to coordinate with the community.

Mr. Bud Jackson, member of the Beauregard Design Advisory Committee and nearby resident, commended the applicant for community engagement and voiced community concern over the change from hotel to residential. Mr. Jackson indicated support of the redevelopment efforts for this site but voiced concern about the process and the addition of residential uses and for the long-term vision of the Adams Neighborhood.

Chair Lyman closed the Public Hearing.

### Discussion:

Commissioner Brown noted that he had circulated to his colleagues and staff a number of concerns with the project's consistency with the Beauregard Small Area Plan. He discussed the differences in the development envelope for the site if the applicant had utilized the underlying Office Commercial/OC zoning instead of the proposed Coordinated Development District (CDD) #21 zoning and if the value of the right-of-way calculation was commensurate to the value of the land. Staff replied that the use of the CDD zoning resulted in a different building design than the OC zone would have permitted but allowed for implementation of other Small Area Plan goals, such as investments in transportation infrastructure, open space, and contributions for the Beauregard Implementation Fund. Staff further highlighted that the use of the CDD enabled the City to obtain the right-of-way for the West End Transitway at an earlier stage than it would have otherwise. Commissioner Brown voiced his belief that development proposals should align with approved Master Plans and amendments to Plan documents should not be done piecemeal. He advocated for the City to review the Beauregard Small Area Plan and make necessary updates before development requests were considered. He declined to support the applicant's request indicating it did not align with the approved Beauregard Small Area Plan and came at the wrong time in the planning process.

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Commissioner Lyle commended the Beauregard Design Advisory Committee for their extensive work with the applicant to refine the proposal and acknowledged that the market realities of the region have drastically changed since the approval of several Master Plans. Ms. Lyle stated her support of the project and emphasized the importance of obtaining the right-of-way for the West End Transitway in advance of other West End planning efforts and encouraged the applicant to continue working with neighbors and the community through project design and construction. Vice-Chairman Macek stated his agreement with Commissioner Lyle's comments indicating that a new planning process would delay the potential community benefits of ongoing development in the City. Vice-Chairman Macek stated he was comfortable supporting the project as the applicant had reasonably addressed community concerns.

Commissioner McMahon agreed with Commissioner Lyle and Vice-Chairman Macek that setting aside a well-developed proposal to revisit a Small Area Plan was unrealistic. Commissioner McMahon indicated that aspects of the Small Area Plan were still strong, including the transportation infrastructure. She stated that the applicant's proposal to concentrate density along a future transportation corridor upheld plan goals and additional residential density could serve as a foothold to support additional uses in the area. Commissioner McMahon acknowledged the applicant's site-specific design sensitivities to the community and stated her support for the proposal.

Chair Lyman acknowledged Mr. Brown's points about the need to uphold Master Plans but agreed with the points made by other Commissioners for the need to be responsive to market conditions and responsive to projects which fulfill basic plan principles. Vice-Chairman Macek echoed Chair Lyman's respect for Commissioner Brown's statements and identified the need to evaluate potential conflicts between approved plan documents versus larger City-wide policies and the desire for an approach to ensure consistency between documents to reflect the evolution of policies.

**PLANNING COMMISSION ACTION, OCTOBER 4, 2018:** On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0005. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Master Plan Amendment #2018-0005, as submitted. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

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On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2018-0006. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2018-0006, as submitted. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of CDD Concept Plan Amendment #2018-0004, Development Special Use Permit #2017-0019, Transportation Management Special Use Permit #2018-0065, and Special Use Permit #2018-0082, as submitted. The motion carried on a vote of 4-1, with Commissioner Brown voting against, and Commissioners Wasowski and Koenig absent.

Reason: The Planning Commission believed that new investment in the Beauregard Small Area Plan area was important and agreed with staff analysis and supported staff's recommendations.

10. Rezoning #2017-0003  
1, 11, 44, 66 and 99 Canal Center Plaza - Canal Center Rezoning  
Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone at 1, 11, 44, 66 and 99 Canal Center Plaza from W-1 to CRMU-H with proffers.  
Applicant: Canal Center LL, LLC, represented by, Kenneth W. Wire, attorney.

Michael Swidrak and Gary Wagner, P&Z, presented the case and answered questions from the Planning Commission.

Speakers:

Ken Wire, representing the applicant, spoke in support of the project. He noted the outreach process, including the recent discussions and meeting he held with Rivergate residents, and the removal of the retail pavilion on 66 Canal Center Plaza from the illustrative layout. He also noted that the 66 Canal Center Plaza office building is leased for the next 10 years, so development adjacent to the office building is unlikely in the near future. Mr. Wire outlined that the request before the Planning Commission is for the rezoning of the Canal Center parcels, and any additional development would be subject to review by the Planning Commission and the public process, including extensive outreach to Rivergate residents.

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Teresa Lee, of 117 Montgomery Place, noted her concerns with the proposal. Ms. Lee discussed the brief community outreach and short notice of the proposal. She expressed her excitement over the improvements in the central portion of the site, though does not want any increased build-out of the Montgomery Street frontage.

David Lee, of 117 Montgomery Place, noted his concerns with the proposal. Mr. Lee talked about potential issues with increased development on the 100 block of Montgomery Street, including traffic safety issues and cut-through traffic on the private streets of Rivergate.

Mace Carpenter, of 116 Madison Place, noted his concerns with the proposal. Mr. Carpenter discussed issues with removing open space for development, and issues arising from inconsistencies with the parcel lines. He was supportive of a proffer to restrict further development on the 66 Canal Center Plaza parcel.

Brenda Bearden, of 827 Rivergate Place, noted her concerns with the proposal. She discussed issues with increased traffic and activity on a dead-end street. Ms. Bearden was supportive of added retail in the interior of the site but not facing Montgomery Street.

Chair Lyman closed the Public Hearing.

### Discussion:

Commissioner Brown asked staff to clarify discrepancies in the parcel lines in the site layout and illustrative layout in the staff report. Mr. Wire responded that the illustrative layout contains an accurate parcel line layout. Staff noted that the parcel lines will be confirmed and shown accurately in distributed materials for the City Council hearing.

Commissioner Brown asked staff to explain the changes in the illustrative layout between what was shown in the staff report and what was distributed to Planning Commission prior to the hearing (and shown in the staff presentation). Staff noted that the “food retail” site shown on the 66 Canal Center Plaza parcel had been removed by the applicant after meeting with Rivergate residents the night prior to the hearing. The amended illustrative layout was amended to allay concerns from Rivergate residents about potential future development expansion on this parcel.

Vice-Chairman Macek noted his support of the rezoning and discussed the potential for future development on the site, including the replacement of the surface parking lot on 66 Canal Center Plaza with a structure or use of the parking lot for outdoor dining. He discouraged redevelopment of the open space to the east of the parking lot on 66 Canal Center Plaza. Commissioner Brown discussed the potential infeasibility on the 66 Canal Center Plaza parcel and indicated he strongly recommends focusing site development in the central portion of the site.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – October 2, 2018

**PLANNING COMMISSION ACTION, OCTOBER 4, 2018:** On a motion by Vice-Chairman Macek, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Rezoning #2017-0003, as submitted. The motion carried on a vote of 5 to 0, with Commissioners Koenig and Wasowski absent.

Reason: The Planning Commission agreed with the staff analysis.

**OTHER BUSINESS:**

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11. Commissioner Reports, Comments & Questions

**MINUTES:**

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12. Consideration of the minutes from the June 5, 2018 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the June 5, 2018 Minutes at the November Planning Commission meeting(s).

13. Consideration of the minutes from the September 4, 2018 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the September 4, 2018 Minutes at the November Planning Commission meeting(s).

14. Consideration of the minutes from the September 6, 2018 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the September 6, 2018 Minutes at the November Planning Commission meeting(s).

15. **Adjournment**

The Planning Commission meeting was adjourned at 12:31 a.m. on October 4, 2018.

16. **Administrative Approvals**

SUP #2018-0080

814 North Fairfax Street

Request for a new use of a restaurant

Applicant: Zongmin Li

Approved: 09/12/2018



ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – October 2, 2018

SUP #2018-0081

2415 Eisenhower Avenue

Request for a new use of a child care

Applicant: Excel Preparatory Preschool Academy

Approved: 09/12/2018

SUP #2018-0083

720 Jefferson Street

Request for new use of a restaurant

Applicant: Asfaw Biadgeien

Approved: 09/12/2018