

Docket Item #  
Planning Commission Meeting  
November 8, 2018

Consideration of approval of the Planning Commission minutes of the Public Hearing  
of November 8, 2018

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 8, 2018

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

ALEXANDRIA PLANNING COMMISSION

November 8, 2018, 7:00 p.m.

City Council Chambers

Alexandria, Virginia

Members Present:

Mary Lyman, Chair

David Brown

Stephen Koenig

Mindy Lyle

Maria Wasowski

Melissa McMahon

Excused Absence:

Nathan Macek, Vice Chairman

Staff Present:

Karl W. Moritz

Christina Brown

Nancy Williams

Anh Vu

Robert Kerns

Carrie Beach

Jeffery Farner

Radhika Mohan

Tony LaColla

Gary Wagner

Michael Swidrak

Nathan Imm

Department of Planning & Zoning

Office of the City Attorney

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### 1. Call to Order.

The Planning Commission meeting was called to order at 7:05 p.m. Vice Chairman Macek was excused. All other members were present, with Commissioner Brown arriving at 7:11 p.m.

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

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### 2. Recommendation: Eisenhower West-Landmark Van Dorn Developer Contribution Policy Staff: City of Alexandria Department of Planning and Zoning

Jeffery Farner (P&Z) and Carrie Beach (P&Z) presented the case and answered questions from the Planning Commission.

Mr. Farner and Ms. Beach reviewed possible funding sources for infrastructure improvements and amenities proposed for these areas to help facilitate redevelopment. Staff's presentation included three sources of funding described in the presentation:

- Developer Contributions through new development
- City incremental tax revenue (20%) as budgeted through the CIP, and
- Federal and state grant funding.

#### Speakers:

Mr. Bud Hart of Hart & Gibbs, LLC, attorney representing Greenhill Realty Capital, complimented staff on the outreach process for involving the development community in providing feedback on the proposed recommendation. He suggested that the policy include a more gradual increase in the developer contribution rate, as well as the potential for reducing the rate if infrastructure is determined to not be needed.

Chair Lyman closed the Public Hearing.

Commissioner Lyle stated that the jump from \$3 per square foot to \$7 per square foot is a steep jump and recommended adding a reevaluation of the rate as part of the recommended policy check-ins. She stated that the Norfolk Southern preferred alignment for the proposed multimodal bridge in the planning area is likely unrealistic and that the City should consider other options that serve a similar function but would be cheaper.

Commissioner Koenig stated that he appreciated the simplicity and thoroughness of the proposed policy. He noted that adding the ability to adjust the rate at the policy check in points could potentially result in a rate increase, not just a rate decrease. Commissioner Wasowski noted that the amount of funding anticipated does not exceed the anticipated cost of infrastructure and therefore she doesn't foresee reducing the contribution rate.

**PLANNING COMMISSION ACTION:** On a motion made by Commissioner Lyle and seconded by Commissioner Wasowski, the Planning Commission voted to recommend

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approval of the Eisenhower West Small Area Plan and Landmark Van Dorn Corridor Plan Developer Contribution Policy with the addition of the following clarifying language related to the policy milestone review: *“The non-catalyst contribution can be adjusted by City Council at each milestone for policy development (1.5 million sq. ft, and 3 million sq. ft) based on the cost of the necessary infrastructure and market conditions.”* The motion carried on a vote of 6-0, with Vice Chairman Macek absent.

Reason: The Planning Commission agreed with staff analysis.

### **NEW BUSINESS:**

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3. Rezoning #2018-0008  
Development Special Use Permit #2016-0038  
Transportation Management Plan Special Use Permit #2018-0085  
1604-1614 King Street and 1604 Dechantal Street - King Street Condos  
Public Hearing and consideration of a request for: (A) an amendment to the official zoning map to change the zone at 1604 Dechantal Street from OCH to KR; (B) a development special use permit and site plan with modifications to construct a 49-unit multifamily dwelling and convert the existing townhouses to 10 multifamily dwelling units, including a special use permit request to increase the floor area ratio from 2.0 to 3.0 in the KR zone; (C) a special use permit for a transportation management plan; zoned KR / King Street Urban Retail and OCH / Office Commercial High.  
Applicant: City of Alexandria (Rezoning only). Dechantal Associates, Inc.

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

#### Speakers:

Peter Labovitz, representing the applicant, spoke in favor of the project. Mr. Labovitz discussed the issues that had to be addressed prior to Planning Commission review, including designing the site to incorporate the existing townhouses and compliance with the floodplain ordinance. He thanked City staff for providing guidance during the development review process.

Scott Brown, of 111 Harvard Street, spoke in favor of the project. Mr. Brown stated that he was also speaking on behalf of six other homeowners on Harvard Street. He outlined a few issues that he hoped would be addressed as the project moves forward. First, he discussed the side elevations of the midrise building, which depicted areas on the upper floors where windows were replaced with brick faux windows, stating that the Board of Architectural Review (BAR) had not reviewed these elevations. He asked if there are any potential issues with the historic preservation of the remaining townhouses if they are each split into two units, and he also stated he supports the use of the publicly accessible entryway area as a neighborhood pocket park and advocated for traditional design

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aesthetics. In response to the faux windows in the side elevations, staff responded that these elevations have not been reviewed by the BAR and will be reviewed during the Certificate of Appropriateness submission and are subject to refinements. Regarding the subdividing of townhouses into upper and lower floor units, staff responded that the proposed basement units need to be reviewed by Code Administration during Final Site Plan and prior to building permit approval and may have to be combined with the upper floor units based on building code requirements.

Chair Lyman closed the Public Hearing.

Commissioner Brown asked staff if the applicant planned to secure occupancy for the townhouses prior to the construction of the midrise building and garage. Staff and the applicant said that the occupancy for the townhouses and midrise building units would generally be concurrent.

Commissioner McMahon noted her support of the project due to its creative solution for the rehabilitation of historic townhouses and infill development. Commissioner Brown stated that he had concerns about the narrow width of the internal courtyard and the distance between the rear of the townhouses and the midrise building.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Wasowski, seconded by Commissioner Brown, the Planning Commission voted to initiate REZ#2018-0008. The motion carried on a vote of 6 to 0, with Vice Chairman Macek absent.

On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend the approval of REZ#2018-0008, as submitted. The motion carried on a vote of 6 to 0, with Vice Chairman Macek absent.

On a motion by Commissioner Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend the approval of DSUP#2016-0038 and TMP SUP#2018-0085, as submitted. The motion carried on a vote of 6 to 0, with Vice Chairman Macek absent.

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

4. Text Amendment #2018-0008  
Life Care Facility  
A) Initiation of a text amendment and B) Public Hearing and consideration of a text amendment to the definitions; residential zones; commercial, office, and industrial zones; mixed use zones; special and overlay zones; and parking sections to define life care

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facility and allow it as a special use in various zones and establishing the regulations for such uses.

Staff: City of Alexandria Department of Planning & Zoning

**PLANNING COMMISSION ACTION:** Without objection, the Planning Commission voted to defer Text Amendment #2018-0008. The motion carried on a vote of 5-0. Commissioner Brown was not present for the vote and Vice Chairman Macek was absent.

5. Master Plan Amendment #2018-0008  
Text Amendment #2018-0014  
Coordinated Development District Concept Plan Amendment #2018-0006  
Development Special Use Permit #2018-0002  
2602 Main Line Boulevard (2600 and 2606 Main Line Boulevard) - Potomac Yard  
Landbay H - West Silverstone  
Public hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens small area plan chapter of the Master Plan to amend the uses in CDD#10/Coordinated Development District #10 to include home for the elderly/life care facility; (B) initiation of and a text amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the allowable office square footage and add maximum square footage/dwelling units for home for the elderly/life care facility in CDD#10/Coordinated Development District #10; (C) an amendment to the previously approved CDD#2017-0001 Conceptual Design Plan to convert a portion of the office use within Landbay H and add home for the elderly/life care facility use; and (D) a development special use permit and site plan with modifications to construct two home for the elderly/life care facility buildings, with ground floor retail on the south building, including special use permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for an additional mechanical penthouse on each building, for penthouses in excess of 15 feet in height, for a parking increase, and for a loading space reduction; zoned: CDD#10/Coordinated Development District #10 (Potomac Yard/Potomac Greens Small Area Plan).

Applicants: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP c/o Silverstone Senior Living, represented by M. Catherine Puskar, attorney

Nathan Imm (P&Z) presented the case and answered questions from the Planning Commission.

Commissioner Wasowski questioned whether there is any specification of the location of public art, indicating that of the two planned pieces of public art one is intended to be located in the publicly accessible ground level open space and the second within the memory care open space. Staff noted that there is not a specific location requirement; that with two pieces the project strives to keep a balance of public access; and that in this

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case a particular consideration has been taken in that the memory care patients would not be able to take advantage of art in publicly accessible open space

Commissioner Wasowski verified the required amount of parking spaces is 166 spaces for the home for the elderly, and for the retail 3-36 spaces, and that the conditions allow for a reduction of parking through the Final Site Plan process, as long as the required minimum is provided.

Commissioner Koenig clarified that the comments provided by the Potomac Yard Design Advisory Committee have been either incorporated into the design as presented or specified in the recommended conditions.

### Speakers:

M. Catharine Puskar, representing the applicant, spoke in support of the project. She addressed concerns from the other speaker. She stated that Alexandria has more restrictive pile driving regulations than surrounding communities and that this project should be held to the standards per the current City regulations. She further stated that the pile driving is limited to the work associated with sheeting and shoring, for a duration of approximately one month, and that this is a standard construction practice in this area. Ms. Puskar provided Planning Commission and staff copies of a diagram showing the distance of the surrounding existing buildings from the edge of the site to illustrate the relative density of development within 250' and 500' of the construction.

Susan Richards, of 715 Watson Street, representing the Potomac Yard Civic Association (PYCA), expressed their concerns with the project, specifically construction impacts related to the driving of piles and its noise and vibration. She expressed concerns that the hours of operation do not address the changed patterns of people working from home and needs of parents with children. She looked for the applicant to explore addition noise muffling methods.

Chair Lyman closed the Public Hearing.

Commissioner Lyle addressed the concerns raised by Ms. Richards (PYCA) regarding the noise of the pile driving to state that, based on her experience with pile driving similarly located to her residence, it did not create a significant nuisance.

Commissioner Brown questioned the number of residents there are on the east side of Route 1 within 400 feet of the site. Commissioner Brown indicated that regulations that address the quality of life of residents do not make the City unfriendly to business.

Commissioner Wasowski expressed that there is a significant amount of development planned for Potomac Yard and that people are cognizant of the construction associated,

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and that the construction methods should not be micromanaged or have projects treated differently.

Commissioner Koenig expressed that the use and density are appropriate to Potomac Yard, and that the collaborative development of the architecture has resulted in a character and articulation that has a nice level of coherence. Further, the modulation of the mass and open space organization has been successful.

Chairwoman Lyman noted that this project illustrates a need to provide flexibility in Small Area Plans as the home for the elderly use had not been identified previously and is an appropriate use for this neighborhood. She further noted support for the affordable units.

Commissioner McMahon noted that she did not believe that further construction methods should be required. She further noted to staff that care should be taken through the next steps of the project to ensure positive relationships and communications with the construction managers, as relationships are key to maintaining trust in the process.

Commissioner Wasowski noted that the provision of ground-floor retail is an important aspect to realization of the plan, particularly in regard to the creation of an engaging and pedestrian-friendly environment along Route 1.

Commissioner Brown thanked the Potomac Yard Civic Association for presenting their concerns. While he agreed with the other Commissioners regarding not burdening this project with additional construction methods, he appreciated PYCA bringing their concerns forward.

Commissioner Brown queried Commissioner Koenig's impressions of the color palette of Building 2. Commissioner Koenig stated that the differences in form and design provided the relief needed and that he did not feel the need to further comment on colors.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2018-0008. The motion carried on a vote of 6-0, with Vice Chairman Macek absent.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to initiate Text Amendment #2018-0014. The motion carried on a vote of 6-0, with Vice Chairman Macek absent.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Text Amendment #2018-0014, as submitted. The motion carried on a vote of 6-0, with Vice Chairman Macek absent.



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On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan Amendment #2018-0006 and Development Special Use Permit #2018-0002, as submitted. The motion carried on a vote of 6-0, with Vice Chairman Macek absent.

Reason: The Planning Commission agreed with the staff analysis.

6. Subdivision #2018-0004  
3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Rezoning and Subdivision  
Public Hearing and consideration of a request to subdivide 3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway through the adjustment of property lines; zoned CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.  
Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC, represented by M. Catharine Puskar, attorney

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

Speakers:

M. Catharine Puskar, representing the applicant, spoke in favor of the project. Ms. Puskar stated that the request is for a technical subdivision and rezoning that allows for the consolidation of the plaza at the north end of the APTA site.

Chair Lyman closed the Public Hearing.

Item #6 and #7 were voted on through two different motions but together after Item #7.

7. Rezoning #2018-0003 (\*Note: Rezoning #2018-0003 will be heard by the Planning Commission and City Council only if the Planning Commission grants approval of Subdivision #2018-0004)  
3050 Potomac Avenue and a portion of 3601 Jefferson Davis Highway - APTA Rezoning and Subdivision  
Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone at 3050 Potomac Avenue from CDD#10 to CDD#19 and to change the zone for a portion of 3601 Jefferson Davis Highway from CDD#19 to CDD#10 zoned CDD#10 / Coordinated Development District #10 and CDD#19 / Coordinated Development District #19.

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Applicant: CPYR Shopping Center, LLC and APTA Centennial Properties, LLC,  
represented by M. Catharine Puskar, attorney

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

Speakers:

M. Catharine Puskar, representing the applicant, spoke in favor of the project. Ms. Puskar stated that the request is for a technical subdivision and rezoning that allows for the consolidation of the plaza at the north end of the APTA site.

Chair Lyman closed the public hearing

**PLANNING COMMISSION ACTION (Item #6):** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2018-0004, as submitted. The motion carried on a vote of 5 to 0, with Commissioner McMahon and Vice Chairman Macek absent.

Reason: The Planning Commission agreed with staff analysis.

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of REZ#2018-0003. The motion carried with a vote of 5 to 0, with Commissioner McMahon and Vice Chairman Macek absent.

Reason: The Planning Commission agreed with staff analysis.

### **OTHER BUSINESS:**

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8. Commissioner's Reports, Comments, and Questions.

Commissioner Lyle announced the first of four Landmark re-planning meetings on November 14, 2018 at Cameron Station Community Center at 7:00 pm.

Chair Lyman commented on the October 30, 2018 Planning Commission Retreat held on the West End, indicating that she thought the discussion was very good and the walk of the West End was very helpful.

Commissioner Koenig indicated that the Potomac Yard Metro Implementation group met again in anticipation of the Potomac Yard Metro proceeding to public hearing in December.

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Commissioner Koenig indicated the Green Building group will meet on November 14<sup>th</sup> in the morning.

Commissioner Brown indicated that with several new City Council members we may want to explore whether they would be interested in a discussion. Chair Lyman indicated that she thinks that would be a great idea and asked if staff could explore that possibility preferably for a date in early January.

Director Karl Moritz inquired as to a preference of the Commission for one or two public meetings in December due to a large number of items. After the Commission shared their input, staff indicated it will endeavor to make the best decision possible.

### **MINUTES:**

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9. Consideration of the minutes from the October 2, 2018 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the October 2, 2018 Minutes at the December 4 Planning Commission meeting.

10. Consideration of the minutes from the October 4, 2018 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the October 4, 2018 Minutes at the December 4 Planning Commission meeting.

### **ADJOURNMENT**

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11. Adjournment

The Planning Commission meeting was adjourned at 9:14 p.m.