

Docket Item #14
Planning Commission Meeting
April 2, 2019

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting
of April 2, 2019

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

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

ALEXANDRIA PLANNING COMMISSION

April 2, 2019, 7:00 p.m.

City Council Chambers

Alexandria, Virginia

Members Present:

Nathan Macek, Chair

Maria Wasowski, Vice-Chair

David Brown

Stephen Koenig

Mindy Lyle

Melissa McMahon

Members Absent:

John Goebel

Staff Present:

Karl W. Moritz

Christina Brown

Nancy Williams

Anh Vu

Carrie Beach

Morgan Routt

Arthur Wicks

Max Ewart

Ann Horowitz

Tony LaColla

Brian Dofflemyer

Carrie Beach

Ashley Smith

Ashley Labadie

Jeffery Farner

Brandi Collins

Bob Garbacz

Jack Browand

Department of Planning & Zoning

Office of the City Attorney

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Office of Management & Budget

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Department of Planning & Zoning

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Transportation & Environmental Services

Department of Planning & Zoning

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Department of Planning & Zoning

Office of Housing

Transportation & Environmental Services

Department of Recreation, Parks, & Cultural Activities

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

1. **Call to Order.**

The Planning Commission Public Hearing was called to order at 7:20 p.m. Commissioner Goebel was excused. All other members were present at the call to order, with Commissioner McMahon arriving at 7:42 p.m.

NEW BUSINESS:

2. Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program (CIP).

Staff: City of Alexandria, Office of Management & Budget (OMB)

Morgan Routt, Office of Management and Budget (OMB), Carrie Beach (P&Z), and Arthur Wicks (OMB) presented the item and answered questions from the Planning Commission.

Speakers:

N/A

Discussion:

Chair Macek noted that he was pleased to see that staff covered City facilities that are planned for investment, particularly school facilities, as these are important check points to ensure consistency with the City's master plan.

Commissioner Koenig inquired as to the level of integration between the City and the school system in terms of developing, defining, and proposing these projects and whether the exploration of co-location opportunities is an integral component of planning CIP projects. Staff responded that the current CIP has only a few minor changes from the previous CIP. In addition, staff indicated there are several work sessions planned for the fall on the topic of de-coupling the City's CIP process from the normal operating budget process and enhancing consistency between the City's CIP process and ACPS' CIP process.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair Wasowski, the Planning Commission determined that the CIP is consistent with the City's Master Plan. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner McMahon absent.

3. Special Use Permit #2019-0004

1503 & 1505 Mount Vernon Avenue - Del Ray Gardens Restaurant

Public Hearing and consideration of a request for a special use permit to operate a restaurant use with outdoor dining; zoned: CL/ Commercial Low.

Applicant: Del Ray Gardens, LLC., represented by M. Catharine Puskar, attorney

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

Max Ewart (P&Z), Ann Horowitz (P&Z), and Tony LaColla presented the cases and answered questions from the Planning Commission.

Speakers:

Cathy Puskar, representing the applicant, spoke in support of the application. Ms. Puskar informed the Planning Commissioners that the applicant would welcome any recommendation for increased seating and that it was unlikely that the applicant would use all of the available seating in the near future.

Discussion:

Chair Macek asked how the outdoor seating number was determined when it was reviewed in September 2018. Staff explained that it considered the number of outdoor dining seats at other restaurants with outdoor seating proximate to residences along Mount Vernon Avenue and found that the maximum was 50 at Evening Star and the Front Porch. Staff believed a slight increase of 14 seats would not significantly impact noise levels and the neighbors, and Del Ray Citizens Association (DRCA) also supported that number. Chair Macek inquired as to whether the applicant would accommodate a third parking space in the driveway area and asked why they only requested 64 seats. Cathy Puskar, representing the applicant, responded that a third parking space could be accommodated on-site and that the applicant applied for 64 seats because the number had been previously approved in September 2018 and the applicant wanted to open the business as soon as possible.

Commissioner Lyle asked how much seating could be accommodated with three on-site parking spaces, with one located in the driveway area. Staff indicated that three parking spaces could accommodate 91 additional seats in the outdoor seating area. Commissioner Lyle recommended an amendment to Condition #2 to allow for 155 total seats to allow the business flexibility to expand.

Vice Chair Wasowski supported allowing for more seats and stressed that it does not mean that the applicant must use them but that it allows for flexibility for the business to grow.

Commissioner Brown and Commissioner McMahon agreed with Vice Chair Wasowski.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Special Use Permit #2019-0004, with the following amendments to Condition #2 and Condition #26:

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

Condition #2: Outdoor dining is limited to no more than ~~64~~ 155 seated or standing patrons. ~~(P&Z)~~ (PC)

Condition #26: ~~All~~ The windows near the north corner of the building facade shall remain transparent. The placement or construction of items that block the visibility through the windows of the interior of the commercial space from the street and sidewalk, including but not limited to walls, window film, storage cabinets, carts, shelving, boxes, coat racks, storage bins, and closets, shall be prohibited. This is not intended to prevent retailers from displaying their goods in display cases that are oriented towards street frontage. ~~(P&Z)~~ (PC)

The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Reason:

The Planning Commission agreed with the staff analysis.

4. Vacation #2019-0001
100 East Luray Avenue - Vacation
Public Hearing and consideration of a request to vacate a portion of the public right-of-way adjacent to 100 East Luray Avenue to add area to a residential side yard; zoned: R-2-5/ Single- and two-family.
Applicants: Brian and Katherine Bartholomay

Max Ewart (P&Z), Ann Horowitz (P&Z), and Tony LaColla presented the case and answered questions from the Planning Commission.

Speakers:

Brian Bartholomay, the applicant, explained that the intention for the space would be to use it as a fenced play area for their children and he indicated he was available to answer questions. Mr. Bartholomay also mentioned that they had returned for a vacation approval, as directed by City Council, after an encroachment approval in September, 2018.

Discussion:

Commissioner McMahon requested clarification as to why the Office of Real Estate Assessment changed the assessed value of the vacated area. Staff explained that the initial method took market indices into consideration while the method used in the final assessment was a strict adherence to the 2004 vacation policy and was based on the 2019 assessed values of comparable lots.

Commissioner Brown noted that the open nature of the area, while not conducive to children playing in its current state, is aesthetically pleasing and hopes that the applicant

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

would return the yard to a fenceless state if they still reside in the home after their children have grown up.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair Wasowski, the Planning Commission voted to recommend approval of Vacation #2019-0001, as amended by the Office of Real Estate Assessments memorandum dated March 22, 2019 and the P&Z memorandum dated March 28, 2019. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Reason:

The Planning Commission agreed with the staff analysis.

5. Text Amendment #2019-0002

Secured Dining Enclosures and Practical Updates for King Street Outdoor Dining Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend the King Street Outdoor Dining Regulations to include adding definitions 2-181.1 (Outdoor dining enclosures) and 2-181.2 (Outdoor dining furniture) and amend Section 6-805 to provide unobstructed clearance for fire department connections, update regulations related to loudspeakers, permit the secured installation of outdoor dining enclosures, update requirements for dining umbrella clearance requirements, and practical updates to the design of the outdoor dining facilities and process requirements.

Staff: City of Alexandria, Department of Planning & Zoning

Speakers:

N/A

Discussion:

Commissioner McMahon asked staff to clarify if more than one Department of Transportation and Environmental Services (TES) permit would be required. Staff responded that two permits from TES would be required

Chair Macek asked about the rationale regarding regulating the use of tall tables. Staff explained that when the initial ordinance was passed, staff and City Council did not believe that tall tables established the desirable atmosphere for King Street outdoor dining. Staff further responded by indicating that additional amendments would be proposed following more research.

Commissioner Lyle asked about the future proposed changes and the scope of the changes including concerns regarding expanding regulations outside of the King Street Overlay Zone. Staff clarified that oftentimes Special Use Permits (SUPs) reference the

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

King Street Outdoor Dining regulations, but the scope of future proposed changes would be considered.

Chair Macek responded to Commissioner Lyle and staff by encouraging staff to streamline and simplify the processes used for historic districts and apply the processes outside of historic districts.

PLANNING COMMISSION ACTION: On a motion by Vice Chair Wasowski, and seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2019-0002. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2019-0002, as submitted. The motion carried on a vote of 6-0 with Commissioner Goebel absent.

Reason:

The Planning Commission agreed with the staff analysis.

6. Master Plan Amendment #2019-0001
5701, 5701B, 5701 ½, 5801, 5815, 5901, 6001, and 6003 Duke Street (Parcel Addresses: 5701, 5701B, 5801, 5815, and 5901 Duke Street) - Landmark Mall Master Plan Amendment
A) Initiation of a Master Plan Amendment; and B) Public Hearing and consideration of an amendment to the Landmark/Van Dorn Small Area Plan chapter of the Master Plan to amend the Landmark/ Van Dorn Corridor Plan Overlay and add a Landmark Mall Chapter as an addendum.
Staff: City of Alexandria, Department of Planning & Zoning

Speakers:

Mark Bulmash, representative of the Howard Hughes Corporation, thanked staff for a thorough and efficient planning process. He stated that Howard Hughes' mission is to create a catalytic project on the west side that ensures a west end identity that is a walkable, urban environment. He mentioned the importance of flexibility to respond to the market. He acknowledged they are in the process of completing coordination to enable redevelopment. He noted his appreciation for the need for balanced social infrastructure and welcomed the idea of public private partnerships in implementing those needs.

Jonathan Rak, representing Howard Hughes Corporation, thanked the Planning Commission for considering his suggested edits. He confirmed that his client and staff have a shared understanding of intent around Section 10.2 regarding open space and that

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

his client does not disagree with disregarding the last sentence of his suggested edits for that section. He expressed his client's concern about the affordable housing recommendation to establish a target percentage. Their understanding was that the goal of the recommendation was to be aspirational, but it now appears that the recommendation was meant to be a requirement once established. He acknowledged the significant expense of providing affordable housing as well as all the other community facilities desired. He also acknowledged the Coordinated Development District (CDD) process will provide the opportunity to define the balance of each of these needs and that City Council will ultimately decide the priorities.

Discussion:

Commissioner Brown began the discussion by asking staff if the maximum 5.6 million square feet of development includes bonus density for affordable housing, to which staff replied no. Commissioner Brown asked what staff hoped the additional amount for affordable housing would be, to which staff replied that a specific number of units would be negotiated during the CDD process. Staff expressed that the use of bonus density on top of the maximum 5.6 million square feet may occur on some but likely not all blocks.

Commissioner Brown read staff's recommended additional language presented in the memorandum to Planning Commission dated April 2 and discussed the Landmark site's catalytic role in the Corridor Plan. Staff reiterated the site's catalytic nature toward overall effect in implementing the Corridor Plan and the various tools by which affordable housing can be achieved.

Commissioner Brown questioned whether subsequent projects to the Landmark site would be subject to diminished affordable housing requirements, to which staff replied that each project will be subject to providing affordable housing per the Housing Master Plan. Commissioner Brown stated that other properties in the Corridor Plan area should be held to the same standards as the Landmark site.

Commissioner Brown asked if the portion of the site zoned CR is noncomplying based on land area requirements, to which staff replied no.

Commissioner Brown confirmed information in the staff memorandum indicating that property owners would not likely redevelop under existing zoning and that through the provision of CDD zoning there is incentive to redevelop the property as envisioned by the Plan.

Commissioner Lyle discussed that the property owner's suggested language for 10.6.1 (changing the word "establish" to "consider") be incorporated because the site is expected to incorporate a number of community amenities, including affordable housing, community facilities and open space and that those items will need to be considered and

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

prioritized as part of the CDD process. Commissioner Lyle expressed the need to keep the Plan flexible enough to incorporate a balance of community amenities. Staff expressed a preference for keeping the word “establish” particularly considering the level of density envisioned and number of jobs being created. Staff indicated that the word “establish” may better ensure a level of affordability on-site through the development process while also balancing the other community needs.

Commissioner Koenig prompted clarification on the term “target” regarding affordable housing. Staff replied by saying the target establishes a requirement through the CDD rezoning process.

Commissioner Koenig and Vice Chair Wasowski asked how community facilities are achieved. Staff explained that community facilities will be identified during the CDD process and that it’s recommended that community facilities not count toward the 5.6 million square feet of development to incentivize development of such facilities. Commissioner Koenig noted that identifying affordable housing and other community facilities will be a collaborative and fully integrated process.

Vice Chair Wasowski asked if affordable housing would be concentrated all in one building or across the site, and staff said the preference is for affordable housing to be dispersed across the entire site and integrated into each phase of development.

Chair Macek asked if staff had any other objections to the property owner’s letter, to which staff replied that they generally agree with all suggested edits with the exception of 10.6 and 10.6.1 related to affordable housing. Staff confirmed they prefer to keep the word “establish” as is.

Commissioner McMahon asked if the property owner’s suggested edits to 10.1.15 to change the word “must” to “should” is consistent with staff’s original intent. Staff affirmed this to be the case and stated that words like “must” and “shall” are more appropriate for CDD and Development Special Use Permits (DSUPs). Staff also stated that the property owners and staff have a mutual understanding of the intent of the recommendation to design above grade parking garages to be convertible in the future.

Commissioner McMahon indicated that she found some of the property owner’s suggested edits to 10.2 unclear. Staff expressed their understanding of all but the last sentence of the suggested edit for 10.2 is clear and that the last sentence is unnecessary.

Commissioner McMahon asked if the suggested edit to 10.3.1 would mean that the minimum 20 percent commercial use is inclusive of the required active retail. Staff clarified that the suggested edits are consistent with the requirement that regardless of meeting the commercial use requirement, the active retail should still be provided.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

Commissioner Koenig asked for clarification of suggested edits to 10.1.5 regarding the timing by which design standards are created, to which staff replied that the Zoning Ordinance requires design standards to be concurrent with the first development special use permit but will be presented to Planning Commission and City Council for consideration for approval. Commissioner Koenig expressed that design standards should be applied to and considered for the entire Landmark site despite being brought forth with the first development special use permit. Commissioner Lyle added that the Eisenhower West Landmark Van Dorn Implementation Advisory Group (EWLVD Advisory Group) will continue to meet and advise Plan implementation moving forward. Commissioner Lyle and Commissioner Koenig discussed the community's desire to have unique design and skyline and that the design standards should be a reflection of this vision.

Chair Macek asked if there will be a new design advisory group to advise on design as projects come forward, to which Commissioner Lyle replied that the EWLVD Advisory Group will continue to be involved in its advisory role moving forward.

Commissioner Brown stated that the planning process and the substance of the plan are excellent but that he reluctantly would not be voting for approval because language addressing the reasons for amending the Plan and the intentions of the property owners were not incorporated into the Plan. He thanked staff for providing answers to the questions in the staff memorandum dated April 2, 2019, and indicated his belief that the Plan must include that information to help explain intent to people who will be referencing the Plan in the future, and that additional time is warranted to make the change and consider the Plan at the May hearing. Staff acknowledged that the staff memorandum is now a part of public record and that staff tries to balance the length of plans based on previous Planning Commission's direction.

Vice Chair Wasowski acknowledged each small area plan is different and that now is not the time to incorporate more detail in this Plan especially with the understanding that the goal was to incorporate flexibility and that more detail will be defined during the CDD phase.

Commissioner Lyle noted that lessons have been learned with previous plans where too much detail was incorporated at the small area plan level and future Master Plan amendments were needed.

Commissioner McMahon acknowledged Commissioner Brown and Vice Chair Wasowski's thoughts and expressed that the way in which reasons for planning are incorporated into public record varies by plan and that she supported the way staff decided to present the recommendations in this Plan.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

Commissioner Koenig acknowledged the comprehensive process and the importance of the commitment to flexibility. Chair Macek noted the Park and Recreation Commission's stated desire in their letter is to have more involvement with open space in future development projects as well as recreation programming and facility needs (beyond open space) as the population grows. Chair Macek also acknowledged that the community is eager for change at this site and believes that the vision set forth by the Plan sets the stage for a more mixed-use site that's more appropriate than the previous approvals. Chair Macek also acknowledged that while he might have preferred an edited version of the 2009 Plan, he trusted staff's decision to approach Plan refinements through a new Chapter to the 2009 Plan.

PLANNING COMMISSION ACTION: On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2019-0001. The motion carried on a vote of 5-1, with Commissioner Brown voting against and Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2019-0001, as amended by the memorandum from Jonathan Rak of McGuire Woods, representing Howard Hughes Corporation, dated April 1, 2019 and the P&Z memorandum dated April 2, 2019.. The motion carried on a vote of 5-1, with Commissioner Brown voting against and Commissioner Goebel absent.

Reason:

The Planning Commission agreed with the staff analysis.

(1) Changes from Memorandum from Jonathan Rak, dated April 1, 2019:

Section 10.2 Parks and Open Space (p. 23)

In some cases, individual development blocks may not be able to provide the 25% open space on its singular block. In these instances, any remaining open space requirement may be relocated to adjacent blocks. Open space transferred in this way must be provided as may provide consolidated at-grade publicly accessible open space.

Section 10.3 Land Use (p. 25)

The Plan recommends a land use strategy incorporating flexibility for a range of land uses over the entire neighborhood with a minimum of 20% non-residential uses. in addition to the amount of commercial use for the required active retail, as depicted in Figure 13. The required active retail, as depicted in Figure 13, will be counted toward the 20% minimum, however, provision of 20% non-non-residential uses in other locations will not relieve the requirement for active retail.

Section 10.3 Land Use (p. 26)

However, so as not to preclude ground level retail use, buildings will be designed and constructed with at least ~~18~~17.5 feet floor to ceiling height and 30 feet in depth.

Section 10.5 Building Height, Gateways, and Placemaking (p. 21)

Neighborhood-wide design standards for the public realm and buildings, including elements such as lighting, signage/wayfinding, public art, setbacks, building massing, articulation and other comparable features will be determined ~~as part of the CDD approval(s)~~ prior to submittal of the first development special use permit.

Section 10.6 Housing Affordability (p. 34)

In addition to ~~establishing~~ considering a target percentage of new committed affordable and workforce affordable units across the Landmark neighborhood as part of the CDD approval(s), this Plan recommends exploring opportunities to co-locate affordable units with future community facilities, where feasible, partnering with public-private-non-profit entities to incorporate affordable housing projects into larger mixed-use developments, where feasible, utilizing regulatory incentives for bonus density and height, and providing voluntary contributions to the Housing Trust Fund.

Section 10.10 Recommendations (p. 36 - 39)

10.1.15 New structured parking should be provided below grade. If new structured parking is located above-grade, it should be lined with active uses, (commercial and/or residential) on all sides fronting Framework Streets A through I and/or open space or otherwise coordinated so as to not detract from the public realm. To the extent feasible, above grade parking structures ~~must~~ should be designed and constructed to potentially be reused as commercial or residential use in the future. Interim surface parking may be allowed prior to the final phase of development.

10.2.5 In addition to the minimum 3.5 acres of publicly accessible open space outlined above, provide a minimum of 25% open space (exclusive of the existing parking deck) with active and passive elements at- or above-grade per development block (Development blocks identified as part of the CDD). The 25% requirement for each development block (in addition to the neighborhood-wide minimum 3.5 acres) may be consolidated on multiple development blocks if the ~~resulting transferred~~ open space creates a more consolidated, at-grade publicly

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

accessible useable open space.

10.3.1 Permit the flexibility of allowable uses across the neighborhood with a maximum development of 5.6 million square feet, exclusive of community facilities and existing above grade parking structures as generally depicted in Figure 13. A minimum of 20% of the total development is required to be non-residential uses (such as office, hotel, retail, personal service and hospital) ~~hospital), in addition to the amount of commercial use for the required active retail locations as general depicted in Figure 13.~~ The required active retail, as depicted in Figure 13, will be counted toward the 20% minimum, however, provision of 20% nonresidential uses in other locations will not relieve the requirement for active retail.

10.3.3 In the required and preferred ground floor active retail locations depicted in Figure 13, provide ground floor minimum floor to ceiling height of ~~18~~ 17.5 feet and minimum depth of 30 feet and building design that engages the public realm through use of transparent windows and building articulation.

10.5.6 Prepare general neighborhood-wide design standards for the public realm and buildings, including elements such as lighting, signage/wayfinding, public art, setbacks, building massing, articulation and other comparable features, that implement the vision of the Landmark neighborhood ~~as part of the CDD approval(s) prior to submittal of the first development special use permit.~~ Emphasize features at Framework Street B and Duke Street as shown in Figure 16 to denote this entry to the retail core of the neighborhood.

10.5.7 Prepare general design standards for buildings taller than 100 feet to address proposed scale, massing, height, tower spacing and coverage, and building envelopes in relation to sun and shade patterns and the creation of a unique and dynamic skyline ~~as part of the CDD approval(s) prior to submittal of the first development special use permit.~~

10.6.1 In the future Coordinated Development District (CDD), ~~establish~~ consider a target percentage of new committed affordable and workforce units serving people earning between 30% and 80% of area median income (AMI), for the Landmark neighborhood. Housing may be rental or ownership, with affordable rentals targeting households with incomes up to 60% AMI.

- (2). Incorporate language recommended per staff memorandum dated April 2, 2019:

Section 10.9 Implementation: Because of its special role as a potential catalyst for broad redevelopment, the City would consider tax increment financing or its

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

functional equivalent for Landmark Mall infrastructure, but only if economics warrant such City financial participation.

Note: the language in item 2 above is carried forward from Chapter 9 of the 2009 Landmark/Van Dorn Corridor Plan as recommended in the staff memorandum dated April 2, 2019. While Planning Commission did not explicitly include this item in their motion for approval, a poll of each of the commissioners subsequent to the meeting indicated this was an inadvertent omission and that they support the additional language as recommended.

OTHER BUSINESS:

7. Commissioner's Report, Comments, and Questions.

Commissioner Koenig reported that on the 24th of April the Green Building Policy Task Force will have their final session before a Green Building Policy goes before the Planning Commission and City Council in June 2019 with the possibility of it appearing as a discussion item on the May 2019 Planning Commission agenda, which Commissioner Koenig suggested be the case.

Commissioner Koenig reported that there is a draft proposal for a May 2nd joint work session between City Council, the ARHA Board, and the Planning Commission, but has yet to be confirmed.

Commissioner Koenig then reported that the Potomac Yard Metro Implementation Group (PYMIG) has a progress meeting on the 22nd of April. He indicated the meeting will likely involve a discussion of the status of the three design options which are currently under consideration in relation to modifying the previously approved design in order to take full advantage of the additional funding which has become available as a result of the Amazon HQ2 decision. He added that May 21st is scheduled to be PYMIG's decision-making meeting at which the group will make a recommendation on those three design options.

Commissioner Koenig also reported that the demolition of the existing Patrick Henry Elementary School has been temporarily put on hold in order to explore the possibility of using it as swing space for Douglas McArthur Elementary School.

Chair Macek then highlighted how impressed he was with the new art installation on the Waterfront and how nice it was to see the public realm improvement components of the Waterfront Plan start to take shape. Chair Macek went on to state that he felt, now more than ever, that the Waterfront area should be emphasized as a pedestrian centric area.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 2, 2019

Chair Macek then stated that the Planning Commission will appoint Vice Chair Wasowski to serve on the Four Mile Run Joint Task Force. In addition, the Planning Commission will appoint Commissioner Brown to serve on the Transportation Commission.

Commissioner Koenig then spoke on the Open Space work session which took place earlier on in the evening and spoke as to how impressed he was both with the work session itself and with the work that staff had done in preparation for it. He also went on to note that he was appreciative of the participation of individuals from both the Environmental Policy Commission and the Parks & Recreation Commission. He also stated that he felt 60 minutes was too tight of a time constraint to put on a work session and that in the future the option of starting at 5:30pm should be considered. Lastly, he stated that he felt having a work session immediately before a Planning Commission hearing was not optimal as he felt this reinforced a tight time constraint. Chair Macek added to Commissioner Koenig's statements by saying he thought receiving work session presentations earlier would help the Planning Commission to be better prepared for the session itself and that this would mean there was more time for discussion. Vice Chair Wasowski agreed with Commissioner Koenig and Chair Macek's statements and added that the short time frame in which work sessions occur means that the Planning Commission rarely has time to discuss the topics between themselves.

MINUTES:

8. Consideration of the minutes from the March 5, 2019 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of March 5, 2019, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

ADJOURNMENT

9. The Planning Commission meeting was adjourned at 10:39 p.m.