

Docket Item #13  
Planning Commission Meeting  
May 7, 2019

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting  
of May 7, 2019

---

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

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

ALEXANDRIA PLANNING COMMISSION

May 7, 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

John Goebel

Staff Present:

Karl W. Moritz

Christina Brown

Nancy Williams

Anh Vu

Max Ewart

Ann Horowitz

Robert Kerns

Abigail Harwell

Dirk Geratz

Carrie Beach

Stephanie Free

Bill Eger

Femi Adelakun

Sara Brandt-Vorel

Shaun Smith

Radhika Mohan

Maya Contreras

Carson Lucarelli

Michael Swidrak

Catherine Miliaras

Tony LaColla

Jeff Farner

Heather Diez

Brian Dofflemyer

Department of Planning & Zoning

Office of the City Attorney

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of General Services

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Planning & Zoning

Department of Transportation & Environmental Services

Department of Transportation & Environmental Services

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

### 1. **Call to Order.**

The Planning Commission meeting was called to order at 7:01 p.m. All other members were present at the call to order, with Commissioner Brown arriving at 7:07 p.m.

### **CONSENT CALENDAR:**

---

2. Special Use Permit #2019-0013  
340 South Pickett Street (Parcel Address: 300 South Pickett Street) - Get Air Alexandria  
Public Hearing and consideration of a request for a special use permit to operate an amusement enterprise; zoned: CDD #8/ Coordinated Development District #8.  
Applicant: Get Air Alexandria, LLC, represented by M. Catharine Puskar, attorney
3. Special Use Permit #2019-0014  
190 South Whiting Street - Sunoco  
Public Hearing and consideration of a request for a special use permit to expand an existing automobile service station, for a zone transition setback modification, to add a convenience store, and for off-premises alcohol sales; zoned: OCM(50)/ Office Commercial Medium (50).  
Applicant: Sunoco, LLC, represented by M. Catharine Puskar, attorney
4. Special Use Permit #2019-0022  
3703, 4127, 4129, & 4131 Mount Vernon Avenue, 3909 Bruce Street, 3700 Commonwealth Avenue, 3900 Richmond Highway, and 101 Dale Street - Four Mile Run Park Improvements  
Public Hearing and consideration of a request for a special use permit for congregate recreational facilities including a new children's play apparatus area; zoned: POS/ Public Open Space and Community Recreation & CDD #7/ Coordinated Development District #7.  
Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

### **PLANNING COMMISSION ACTION:**

On a motion by Vice-Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Consent Agenda Items #2, #3, and #4, as submitted. The motion carried on a vote of 6-0, with Commissioner Brown absent.

**NEW BUSINESS:**

---

5. Public Hearing and consideration of the FY 2020 Long Range Planning Interdepartmental Work Program. Staff: City of Alexandria, Department of Planning & Zoning

Carrie Beach (P&Z) and Department of General Services Bill Eger (General Services) presented the case and answered questions from the Planning Commission.

Speakers:  
N/A

Chair Macek closed the Public Hearing.

Discussion:  
Vice-Chair Wasowski questioned how the timing of the three transportation related initiatives will work in FY 2020, and staff responded that while the timing does overlap to some degree, the findings of the Transit Vision Study and the Smart Mobility Plan will feed into the Alexandria Mobility Plan.

Commissioner Koenig asked when the Planning Commission will have information about the schedule and community engagement process for the Joint Facilities Master Plan, to which staff answered that the consultant will be selected in the next month or so, and one of the first tasks will be to develop a schedule and process, which will be shared publicly. Commissioner Koenig asked when the findings of the Witter Wheeler Campus Facilities Plan will be available, and staff indicated that the process is anticipated to wrap up in the fall. Finally, Commissioner Koenig asked how the Commercial Property Assessed Clean Energy (CPACE) initiative will be structured given the final approved budget amount is less than was initially proposed. Bill Eger, General Services, indicated that staff is working on developing a modified scope where needed.

Chair Macek noted that staff did a good job indicating proposed changes to the January 2019 draft of the FY 2020 Long Range Planning Interdepartmental Work Program and stated that the proposed changes are appropriate, namely, allocating additional time for some projects, proposing new projects, and that he is supportive of the changes and the direction.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

**PLANNING COMMISSION ACTION:**

On a motion by Vice-Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of the FY 2020 Long Range Planning Interdepartmental Work Program, as submitted. The motion carried on a vote of 7-0.

Reason:

The Planning Commission agreed with the staff analysis.

6. Discussion Item: Green Building Policy Update. Staff: City of Alexandria, Department of Planning & Zoning

Ann Horowitz (P&Z) and Stephanie Free (P&Z) gave the Planning Commission an update on the City's Green Building Policy, with Chair Macek recusing himself from the discussion.

Speakers:

N/A

Chair Macek closed the Public Hearing.

Discussion:

Commissioner Koenig thanked staff for providing the update and commented that in serving on the Green Building Policy Task Force he has noted that staff's work thus far has been impeccable. In addition, he commented on the enormous role that public architecture plays in demonstrating successful ways in which sustainable development can be emphasized. On this topic, Commissioner Koenig inquired as to, first, when would a firm commitment to net zero energy for public buildings be in place and, second, to which projects would it apply. In addition, Commissioner Koenig inquired why the term "will consider" was used as opposed to "will meet" in relation to implementing net zero energy requirements. Staff clarified that the decision to use the word "consider" was to attempt to take into account the entirety of the overview statement. Staff also stated that for any City-owned and managed building, information will need to be provided up front as to how the net zero standards will be addressed and, if those standards cannot be met, then an explanation of the constraints would be required. Commissioner Koenig then voiced his concern that the first portion of the Green Building overview statement references mandatory requirements but, then, subsequently presents several avenues that could be used to get out of the mandatory requirements.

Commissioner Koenig then went on to inquire whether or not the new high school project as well as the Douglas MacArthur modernization project would be pursued as net zero energy projects. Staff stated that if in the Capital Improvement Plan it is stated that a

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

development project will be submitted after March 1, 2020 then it would absolutely be subject to the new Green Building Policy requirements.

Commissioner Koenig then inquired as to the timing with which the Green Building requirement checklist would be submitted with a development project and if the Planning Commission would be weighing in on whether a project would be net zero energy at their hearings. Staff clarified that the Planning Commission would be reviewing the Green Building requirement checklist, which explains whether or not the project intends to achieve net zero energy. Staff went on to explain that if an applicant does not intend to do so, they must then articulate the constraints that are preventing them from doing so. Commissioner Koenig then asked staff to clarify as to whether there would be a point prior to the Planning Commission hearing at which a decision is made to pursue a path to net zero energy or not. Staff stated that this consideration is exactly why they wished to conduct this discussion. Staff further indicated that analysis in relation to which stage feedback would be given to an applicant, regarding their intention to comply with Green Building Policy requirements, would be ongoing. Commissioner Koenig stated that in his personal opinion it is important that as a community we make commitments to achieving sustainable development and, therefore, he believes it is important to make these commitments early on in the development process as to avoid deciding a project should have been compliant with Green Building requirements after it's too late to have it be.

Commissioner Lyle stated that at the concept phase we don't always know if net zero can be achieved and voiced her concern that projects will be brought forward with lofty intentions which will not be able to be achieved and suggested that staff meet with architects and engineers who have worked on projects which have attempted to achieve net zero energy to analyze best practices and potential pitfalls. Staff responded by stating that staff is working to create a policy where applicants are not asked to commit too soon in the development process but, at the same time, consider it at the time that the project is being conceived.

Commissioner Brown then asked about the flexibility described in staff's presentation and whether it used verbatim the language from the policy or if it was rather a summary of the flexibility articulated within the policy. Staff responded that it was a summary of the flexibility. Commissioner Brown then expressed concern that introducing flexibility without establishing the standards under which flexibility would be exercised could possibly, in the wrong hands, amount to no policy at all. Staff responded that initially various standards for flexibility were considered, but staff ultimately felt that applicants who fell at the threshold of those standards or below would then conclude that they would not have to apply the Green Building Policy to their project. Instead, staff wishes to have standards which could be applied universally and over time intend to analyze which standards applicants are struggling to achieve and, based on that, work to make concrete standards for flexibility. Staff also added that currently instances of exceptions

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

to Green Building Policy application is very rare and even in instances where exceptions are made staff continues to work with applicants to see how they can implement Green Building characteristics.

Commissioner McMahon then noted that staff clarified for her that discrepancies in Green Building Policy compliance between uses in a mixed-use development would be mitigated by the revised policy. Commissioner McMahon went on to note that the issue most often presented to the Planning Commission is the cost pressure which Green Building Policy compliance places on a project and she urges the public to consider the benefits of what a Green Building centric development model provides to the community in the long term. Commissioner McMahon also highlighted that she appreciated staff highlighting the importance of addressing existing buildings and encouraged staff to move forward with policies to develop better processes for incorporating Green Building and net zero into renovations of existing buildings when they belong to the City and encouraging developers who are conducting major renovations to do so as well.

Vice-Chair Wasowski articulated that she believes Green Building Policy principles are in line with the values which we would like to have as a City and was encouraged by the fact that Alexandria is at the forefront of these efforts, but she also acknowledged the importance of defining Green Building Policy flexibility standards.

7. Special Use Permit #2019-0016  
4610 King Street, Unit A3 - Silver Diner  
Public Hearing and consideration of a request for a special use permit to operate a restaurant with outdoor dining; zoned: CRMU-H/ Commercial Residential Mixed Use (High).  
Applicant: Silver Diner Alexandria, LLC., represented by Duncan W. Blair, attorney

Femi Adalakun (P&Z), Maya Contreras (P&Z), Robert Kerns (P&Z), and Brian Dofflemyer (T&ES) presented the case and answered questions from the Planning Commission.

### Speakers:

Duncan Blair, attorney, spoke in support of the project. He noted that New Year's Day was one of the busiest days for outdoor dining for the restaurant chain in 2019. He argued that the area occupying the open space is approximately one percent of the total open space required for the site and that proposed use would make the site more vibrant and that the public would be allowed to use the seats whenever the restaurant was not serving outside. He asked that Condition # 9 be removed from the staff report.

Chair Macek closed the Public Hearing.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

### Discussion:

Commissioner Lyle requested clarification as to whether the outdoor dining area counts towards open space and expressed concern about applying the King Street outdoor dining standards in the West End of the City. She also expressed concerns over restricting outdoor dining during winter months, stating that recent temperature changes now allow people to dine outdoors during the winters. She also noted that she found inconsistencies in the staff report with regards to the open space discussions. Staff offered a number of clarifications.

Chair Macek asked for clarification on what was anticipated in the outdoor area during the original approval of the Development Special Use Permit (DSUP). Staff indicated that it was planned as a landscaped flexible area with planters. He also noted that there are several locations in the City where businesses are allowed to occupy and use public open space for private dining, including Vola's on the waterfront and Lena's in Del Ray.

Vice-Chair Wasowski noted that the outdoor dining would accomplish many of the goals intended for the area, including increased activity and vibrancy. She expressed concern about whether the Special Use Permit (SUP) or the DSUP would take precedence in this instance.

Commissioner Lyle noted that the space was never really intended to be active and useable open space such as a playground, and so she welcomes the proposal for outdoor dining at the location as she viewed it as an excellent use of outdoor open space.

Commissioner Koenig noted the challenge of balancing regulations but stated a desire to see the space be activated as frequently as feasible.

Chair Macek explained he did not think the commercial nature of a space necessarily made it incompatible to function as an open space, as long as it addressed other objectives of open space. He agreed with Director Moritz's suggested modification to allow the public to use the space outside outdoor dining hours. The Chair also suggested a modification to the indoor hours of operation to allow the indoor restaurant service to run for 24 hours, which staff and the applicant agreed was reasonable and appropriate.

Commissioner Goebel asked whether exterior speakers could be utilized; the applicant noted that they are prohibited within the existing DSUP for the site, and that a change to this restriction may be pursued if the DSUP is amended in the future.

Commissioner Brown noted that he supported Chair Macek's recommendation that the business's interior hours be expanded to 24 hours, and that he found that the outdoor space to be more useful to the site as outdoor dining than as unprogrammed open space.



ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-0016, as amended. The motion carried on a vote of 7-0.

**Reason:**

The Planning Commission agreed with the staff analysis and with the recommended changes to the conditions noted below:

**CONDITION #4: CONDITION AMENDED BY PLANNING**

**COMMISSION:** The ~~permitted~~ indoor hours of operation shall be **24 hours** ~~limited to between 7 a.m., and 3 a.m., daily. Meals ordered before 3 a.m., may be served, but no new patrons may be admitted, no new alcohol may be served, and all patrons must leave one hour after the closing hour.~~ (P&Z) (PC)

**CONDITION #8: CONDITION AMENDED BY PLANNING**

**COMMISSION:** Outdoor dining, including all its components such as planters and barriers, shall not encroach upon the right-of-way, unless an encroachment permit is granted. The applicant shall ensure that access to the restaurant and outdoor dining is provided in accordance with building and fire requirements. The applicant shall retain a minimum 5-foot wide area of unobstructed walkway between the building face and seating area at the restaurant frontage facing King Street. **During the period of time when the outdoor dining is not operational, the outdoor seating shall be made available to the public.** (P&Z)(PC)

**CONDITION #9: CONDITION DELETED BY PLANNING**

**COMMISSION:** ~~Outdoor furniture and enclosures may not be stored in front of the business and must be removed daily when the restaurant is closed to the public, and between the Monday before Thanksgiving and March 31.~~ (P&Z)

8 & 9.

Subdivision #2019-0002

5001 Eisenhower Avenue - Victory Center

Public Hearing and consideration of a request to subdivide property at 5001 Eisenhower Avenue into two lots; zoned: OCM(100)/ Office Commercial Medium (100).

Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

Rezoning #2019-0001

5001 Eisenhower Avenue - Victory Center

Public Hearing and consideration of a request for an amendment to the official zoning map to change the zone of the eastern portion of the property at 5001 Eisenhower Avenue from OCM (100) to CRMU-H with proffers; zoned: OCM (100)/ Office Commercial Medium (100).

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

Applicant: Stonebridge Acquisitions, LLC., represented by Kenneth W. Wire, attorney

Radhika Mohan (P&Z), Shaun Smith (P&Z), Maya Contreras (P&Z), and Brian Dofflemeyer (T&ES) presented the case and answered questions from the Planning Commission.

Speakers:

Ken Wire, attorney for the project, spoke in support of the project.

Chair Macek closed the Public Hearing.

Discussion:

Commissioner Brown received clarification that Lot 500 would not be rezoned. He also asked for clarification that the remaining lot would not be out of compliance, given the size of the existing building, and asked for assurance that staff had evaluated the proposals and is supportive of the possible changes. Staff stated that the existing building would remain in compliance with the zoning requirements of the OCM (100) zone and further stated its support of the changes and its belief that the proffers would provide positive benefits to mitigate impacts.

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to approve Subdivision #2019-0002, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to recommend approval of Rezoning #2019-0001, as submitted. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

Reason:

The Planning Commission agreed with the staff analysis.

10. Development Special Use Permit #2019-0003  
Transportation Management Plan Special Use Permit #2019-0025  
Special Use Permit #2019-0026  
2000 North Beauregard Street - 2000 Beauregard, LLC  
Public Hearing and consideration of requests for (A) a development special use permit with site plan, subdivision, and modifications to construct a multi-family residential building; (B) a special use permit for a Transportation Management Plan for Tier 2 (multi-family building); and (C) a special use permit for a coordinated sign program (amending DSUP #2017-00019); zoned: CDD #21/ Coordinated Development District #21 (Beauregard Small Area Plan).

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

Applicant: 2000 Beauregard LLC, represented by Jonathan Rak, attorney

Sara Brandt-Vorel (P&Z), Maya Contreras (P&Z), Robert Kerns (P&Z), and Brian Dofflemeyer (T&ES) presented the case and answered questions from the Planning Commission.

### Speakers:

Ms. Rebecca Hierholzer, a nearby resident, requested the enclosure of six northern facing balconies in order to minimize potential noise issues from the balconies, citing the building layout and adjacency of residential patios to the property lines. Ms. Hierholzer provided an overview of the potential challenges of reporting an after-hours noise complaint within the City.

Mr. Jonathan Rak, attorney for the applicant, spoke in support of the proposed project and elaborated upon the applicant's need for the requested amendments given the inclusion of five on-site affordable units with the initial approval and increasing construction costs. Mr. Rak acknowledged Ms. Hierholzer's concerns and noted the applicant team's reduction in overall balconies and the team's intent to maintain the landscape screening to mitigate potential noise from balconies. Mr. Rak requested the removal of Condition #19.k.i to permit the applicant's team to use a simplified window mullion pattern to permit increased transparency within the units and reduce construction costs. Mr. Rak clarified for Commissioner McMahon that the new windows would be the same height as the original but would use a translucent panel at the base of the window.

Chair Macek closed the Public Hearing.

### Discussion:

Commissioner Brown acknowledged his previous vote against the Master Plan Amendment application as he found it was contrary to the approved Master Plan and set up potential issues of compatibility between adjacent multi-family and townhome developments. Commissioner Brown reiterated his belief that discussions regarding compatibility and changes to the Master Plan needed to occur in the public realm, but as City Council had previously approved the request, he could now review the amendment without reservations. Commissioner Brown stated that looking in a narrow scope at the proposed amendments to the approved building design he was in support of the requests.

Commissioner Lyle stated her support of the requested window change and believed a modification to the window design would have less of a visual impact on the building than potential changes to building façade materials. Commissioner Lyle similarly supported the balcony design as proposed since the relatively small size of the balconies would minimize the potential for noise and removal of the balconies would negatively impact the overall architectural design of the building.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

Vice-Chair Wasowski found the amended windows were acceptable given the market forces and the rising construction costs. Commissioner Wasowski noted the required 45-foot building setback from the northern property line seemed reasonable given the increasing urbanization of the City and supported the balcony design as proposed and expressed support for the overall project.

Commissioner McMahon requested clarification regarding Condition #7.o regarding fencing and wanted assurance that pedestrian connectivity through the Adams Neighborhood would remain, especially with the forthcoming West End Transitway. Staff clarified that a formal pedestrian entrance through the Adams Neighborhood would be installed at the end of N. Stevens Street as a part of this development approval to ensure pedestrian connectivity.

Commissioner Goebel echoed the sentiments of his fellow Commissioners regarding the applicant's window design and acknowledged the complexities of the development process given the long timeline and evolving market conditions. Commissioner Goebel acknowledged that the original window design was elegant but that the revised design was still appropriate and did not believe it was detrimental to the overall building design.

Commissioner Koenig agreed with Commissioner Goebel's identification of the challenges of the development process and assessment that the window design would not significantly alter the building design and would support the removal of Condition #19.k.i. Commissioner Koenig also stated his agreement with his colleagues' assessments of the appropriateness of the exterior balconies. Commissioner Koenig stated the project was well designed and had gone through a thoughtful and significant public engagement process and was willing to support the requested amendments.

Chair Macek stated his respect for staff and the Beauregard Design Advisory Committee's position on the window design but was willing to support a simplified window design in order to ensure the preservation of the building façade. Regarding the balconies, Chair Macek stated balconies are not an uncommon design feature in an urban environment and the scale of development is not inappropriate and he added that existing City ordinances could mitigate potential noise issues. Chair Macek quoted year-to-date police data that less than one percent of overall police calls are related to balcony noises and he does not see significant noise coming from the balconies considering their small size. Chair Macek supported the removal of Condition #19.k.i, and requested and received confirmation that the subdivision does not require a separate call out to be approved.

**PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0003, Transportation Management Plan Special Use Permit #2019-0025, and Special Use Permit #2019-0026, with the following amendment. The motion carried on a vote of 7-0.

- a) The removal of Condition #19.k.i.

**Reason:**

The Planning Commission agreed with staff analysis.

- 11. Development Special Use Permit #2018-0019  
1200 North Quaker Lane (Parcel Address: 4200 West Braddock Road)- Episcopal High School Hoxton Field  
Public Hearing and consideration of a request for a development special use permit and site plan to permit the expansion of a private school for the construction of a new track and field and related athletic facilities (amending DSUP #2017-0021); zoned: R-20/ Single-family.  
Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney

Carson Lucarelli (P&Z), Dirk Geratz (P&Z), Robert Kerns (P&Z), and Brian Dofflemyer (T&ES) presented the case and answered questions from the Planning Commission.

**Speakers:**

Paul Zehfuss, 4001 Lawrence Avenue – Mr. Zehfuss and his wife own a property which abuts the location where the new field will go and has concerns that the development would increase flooding near his property. He acknowledged to the Commission that current ponding does not occur on his property, but rather nearby, increasing mosquitoes. He asserts that the school raised their property on or around 20 years ago, causing the situation that occurs today. He also asked the school to consider reorienting the field.

Ryan Thomas, who resides at 4501 Lawrence Avenue, claims that Episcopal High School has been a “bad neighbor.” He claims the water issues have “destroyed” his yard and that Episcopal High School does not maintain their frontage along his street. He also has concerns that the proposal will harm existing wildlife, including a potential deer herd. He asked the Commission to defer the item. He would also like the school to set aside property as a wildlife preserve.

Duncan Blair was the final speaker and is the applicant’s counsel. He advised that the orientation of the field helps with solar glare. He also advised that the school wants to be a good neighbor and will work with neighboring properties, particularly regarding the

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

issues along Lawrence Road and the standing water. Mr. Blair also let the Commission know that this field will not use temporary lights.

Boota deButts is the Chief Financial Officer (CFO) of Episcopal High School and spoke intermittently to answer questions regarding stadium lighting and potential animal habitats on the property.

Chair Macek closed the Public Hearing.

### Discussion:

Commissioner Lyle asked the applicant what is being done to mitigate the runoff into the neighbors' property. Mr. Blair indicated that recent conversations have indicated the prospect of installation of berm. Commissioner Lyle inquired as to whether the proposal could be deferred one month to address the maintenance issues on the Lawrence Avenue frontage of the school and to address other issues. Mr. Blair indicated that the school is working on a schedule to have the field in operation for next spring and a deferral would impact that schedule. Commissioner Lyle inquired as to whether the school has anyone to address the wildlife issue. The school indicated it does not.

Commissioner Brown inquired as to whether lights for this field would be used and inquired about the direction of the buses and whether the buses would be entering the property from the west or from the east and how many buses would be used at any given point in time. Mr. Blair indicated that this field will not be lighted and in terms of the buses he indicated they would be traveling east and would make a right into the new entry way and no additional buses would be added. Commissioner Brown also stated that those entrusted with much are expected to give much back and expressed concern about the removal of tree canopy, and he indicated that the school should see this as a challenge and should try to get the tree canopy back up to where it is today. Mr. Blair indicated the replacement number in the staff report is a minimum.

Commissioner Koenig asked staff to clarify if the post-development canopy coverage of 41 percent is inclusive of the campus replanting of the 71 trees being proposed. Staff confirmed with a yes response. Commissioner Koenig reiterated the sentiment of Commissioner Brown's tree canopy comments. He also asked if there are any plans to bring in lights to the stadium, to which the applicant replied no. Staff clarified that bringing in permanent stadium lights would require a Special Use Permit but according to the applicant's representative, Duncan Blair, as well as the CFO Boota de Butts, there are no plans to light the track and field.

Commissioner McMahon expressed concurrence also with Commissioner Brown's comments on urban tree canopy and reminded everyone that the City's Environmental Action Plan Phase I Update included goals to expand tree canopy to a minimum of 40

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

percent. She indicated that the City will see the Urban Forestry Master Plan later in the year. She said what is being proposed here is just hitting the minimum. She also encouraged the school to be creative with future proposals on how to preserve/save and expand canopy.

Chair Macek questioned the need for the loop road and, in particular, why no replanting is planned within that loop, to which the applicant replied the loop road is needed for internal circulation and indicated that eventually the school would like to move its maintenance building to this area. In the interim, it will be planted with native grasses/flowers.

Commissioner Lyle inquired about the Lawrence Avenue maintenance issues described by speakers and how those issues would be addressed along with the impacts pertaining to the wildlife. Commissioner Lyle agreed to make a motion to approve the proposal with two additional conditions including that the applicant should make a good faith effort to address drainage issues and should work with a wildlife specialist to address impacts, if any, on wildlife to the satisfaction of wildlife control. Commissioner Wasowski agreed to second the motion.

### **PLANNING COMMISSION ACTION:**

On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0019, as amended. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to reconsider their vote on Development Special Use Permit #2018-0019. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-0019, with all amendments. The motion carried on a vote of 7-0.

The Planning Commission took a final vote of 7-0 on this item with the following amendments:

**CONDITION #A.2.j – Provide a \$15,000 contribution to the City prior to the release of the Final Site Plan for pedestrian improvements along Braddock Road, including the installation of** a crosswalk with rapid rectangular flashing beacons and a median pedestrian refuge across Braddock Road near the

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

intersection of the proposed site driveway. The crosswalk shall be a high visibility crosswalk and curb ramps shall be provided at each end. (P&Z)

**CONDITION #C.6** – A fine shall be paid by the applicant in an amount not to exceed \$10,000 for each destroyed tree, as a result of construction, with at least a 10-inch caliper that is not identified “to be removed” (TBR) on the Preliminary Plan, and/or the City may request that replacement trees of similar caliper and species be provided for damaged trees if the approved tree protection methods have not been followed. The replacement trees shall be installed and if applicable the fine shall be paid prior to the issuance of the last certificate of occupancy permit. **\*\*\* (P&Z) (RPCA)**

The applicant shall also be required to replant an amount of trees whose crown coverage is commensurate to and / or greater in square footage than the new field being built – or approximately **88,750 square feet**. This shall be in addition to the future buffer and campus plantings proposed on the reforestation plan, which as received by the City on March 27, 2019. Tree species and caliper to be determined by the City at final site plan. (P&Z)

**CONDITION #C.7** - The applicant shall work with residents of the adjacent neighborhood regarding drainage and street edge maintenance issues on Lawrence Avenue to the satisfaction of the Directors of P&Z and TES. (PC)

**CONDITION #C.8** – The applicant shall work with animal control to assess the impacts of the development of existing wildlife, if any, to the satisfaction of the Directors of P&Z and RPCA. (PC)

Reason:

The Commission agreed with staff’s analysis.

12. Development Special Use Permit #2019-0002  
Special Use Permit #2019-0009  
Transportation Management Plan Special Use Permit #2019-0008  
802 & 808 North Washington Street - Towne Motel Extension  
Public hearing and consideration of a request for a development special use permit and site plan to construct a hotel with an increase in floor area ratio up to 2.5; special use permits for a loading reduction, valet parking, and a Transportation Management Plan; and an extension in the period in which construction must be commenced under Section 11-418 of the Zoning Ordinance (amending DSUP #2015-0004); zoned: CD-X/  
Commercial Downtown (Old Town North).  
Applicant: Shakti, LLC., represented by Mary Catherine Gibbs, attorney



## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

Michael Swidrak (P&Z), Catherine Miliaras (P&Z), Robert Kerns (P&Z), and Brian Dofflemyer (T&ES) presented the case and answered questions from the Planning Commission.

### Speakers:

Harry P. Hart, representing the applicant, spoke in favor of the proposal.

Chair Macek closed the Public Hearing.

### Discussion:

Vice-Chair Wasowski asked staff to discuss what has changed with the extension request from the original Development Special Use Permit (DSUP) approval. Staff responded that the building design and details have not changed with the approval, though the proposal no longer needs a parking reduction due to the updated commercial parking standards in the Zoning Ordinance, which now has a lower requirement for hotel uses. Additionally, staff indicated that it has added a condition related to the installation of bioretention tree wells along N. Washington Street, in compliance with the designation of N. Washington Street as a “Green Street” in the updated Old Town North Small Area Plan.

Commissioner Brown asked the applicant to confirm if the hotel flag sought by the applicant is a Holiday Inn Express; the applicant confirm that it is.

Chair Macek asked if the applicant planned to commence construction activities soon after approval. The applicant’s response is that it plans to get all remaining approvals to move forward as quickly as possible.

### **PLANNING COMMISSION ACTION:**

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0002, Special Use Permit #2019-0009, and Transportation Management Plan Special Use Permit #2019-0008, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MAY 7, 2019

### **OTHER BUSINESS:**

---

#### 13. Commissioners' Reports, Comments, and Questions.

Commissioner Koenig indicated that the Potomac Yard Metro Implementation Group is scheduled to meet again soon and asked if there is a sense of when the modified DSUP will come before the Planning Commission for a public hearing. Director Moritz indicated that he will inquire and report back to the Planning Commission.

Commissioner Koenig also indicated the Patrick Henry School and Recreation Center Advisory Group has been called back into action to discuss the possibility of using the facility as swing space related to the Douglas MacArthur project. He asked if the Patrick Henry Advisory Group will be reconstituted for work on the Douglas MacArthur School design and construction. Director Moritz indicated he is not sure but will check and will report back.

Commissioner Lyle indicated that the Landmark Mall/Van Dorn Implementation Advisory Group meets on May 22, 2019.

Chair Macek reminded the Planning Commission of the Joint Work Session of the Planning Commission-Environmental Policy Commission and Recreation and Park Commission on May 20, 2019 on Open Space in New Development.

### **MINUTES:**

---

#### 14. Consideration of the minutes from the April 2, 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 April 2, 2019, as submitted. The motion carried on a vote of 7-0.

### **ADJOURNMENT**

---

#### 15. The Planning Commission meeting was adjourned at 10:44 p.m.