

Docket Item #15
Planning Commission Meeting
September 3, 2019

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting
of September 3, 2019

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 3, 2019

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

ALEXANDRIA PLANNING COMMISSION

September 3, 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

Members Absent:

N/A

Staff Present:

Karl W. Moritz

Christina Brown

Nancy Williams

Helen McIlvaine

Anh Vu

Sam Shelby

Ann Horowitz

Tony LaColla

Michael Swidrak

Robert Kerns

Shaun Smith

Mary Christesen

Brian Dofflemyer

Catherine Miliaras

Nathan Imm

Anna Franco

Dirk Geratz

Department of Planning & Zoning

Office of the City Attorney

Department of Planning & Zoning

Office of Housing

Department of Planning & Zoning

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Department of Transportation & Environmental Services

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1. **Call to Order.**

NOTATION: Items are listed in the order discussed by the Planning Commission, which differs from the docket order, due to a deferral and the pulling of an item from the Consent Calendar.

The Planning Commission Public Hearing was called to order at 7:02 p.m. All members were present at the call to order.

Chair Macek inquired as to whether there were any changes to the docket. The Planning Commission Clerk responded indicating that a request for a deferral of Special Use Permit for Item #4 has been received. The Chair noted the deferral request from the applicant.

CONSENT CALENDAR:

As described immediately below, Item #2 was approved on consent, as submitted. Item #3 was removed from the Consent Calendar. The applicant for the case was not present due to flight delays. Without objection, the Planning Commission accepted Chair Macek's proposal to defer the case until the applicant's attorney, Mary Catherine Gibbs, arrived.

2. Special Use Permit #2019-0042
607 & 609 North Alfred Street (Parcel Address: 607 North Alfred Street) - Parking Reduction and Lot Modifications
Public Hearing and consideration of a request for a special use permit for a parking reduction and lot modifications for the construction of two single-family dwellings; zoned: RB/Townhouse.
Applicant: Deyi Awadallah

PLANNING COMMISSION ACTION:

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0042, as submitted. The motion carried on a vote of 7-0.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

4. Special Use Permit #2019-0039
Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion

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Public Hearing and consideration of a request for a Special Use Permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/
Waterfront mixed use.

Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair, attorney

PLANNING COMMISSION ACTION:

On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to defer Special Use Permit #2019-0039. The motion carried on a vote of 7-0.

NEW BUSINESS:

NOTATION: Items #5 and #6 were presented together.

5. Informational Item: A Discussion of Regional Housing Initiatives and the City's commitment to increase the production of all housing, including affordable housing, over the next decade.
Staff: City of Alexandria, Department of Planning & Zoning
6. Discussion Item: FY 2020 Interdepartmental Long-Range Work Program Updates: Housing and Small Business Zoning
Staff: City of Alexandria, Department of Planning & Zoning

Karl Moritz (P&Z) and Helen McIlvaine (Office of Housing) provided an update on the City's Regional Housing Initiatives and Small Business Zoning components of the City's FY2020 Interdepartmental Long-Range Planning Work Program.

Speakers:

None.

Discussion:

Chair Macek noted that if the City is going to meet the goals identified as part of its Regional Housing Initiatives, then City-wide policies that are not Small Area Plan specific should be emphasized so that we can make use of all land in the City to address housing needs.

Commissioner Brown inquired as to whether the City's housing strategies could include working closely with the City's Delegation in Richmond to see whether the City could expand its authority to mandate that developers provide a certain volume of affordable housing. Staff responded that this is one of several options that is being evaluated as part of the Regional Housing Initiatives work plan. In addition, staff added that there are other factors at play which are outside of the City's control, for example, the rapid increase in the cost of construction. It was noted therefore that the City has the challenge of

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increasing the supply of affordable housing stock while simultaneously safeguarding the supply of all housing types. With that in mind, it was stated that the City needs to balance expectations for affordable housing as it relates to what the market can support.

Commissioner Lyle encouraged staff to look at the realities of whether factors like height limits and density are affecting housing supply as well as whether add-ons, such as affordable housing and bikeshare contributions, are driving up costs for developers.

Commissioner Koenig then voiced his support for the comments made by Chair Macek regarding the importance of City-wide policies and, subsequently, inquired about the co-location of housing on public land and how the City could go about identifying these types of opportunities and incorporating them into the City's planning and development processes. Staff responded that the City understands the importance of co-location opportunities and that, moving forward, it is an opportunity that will be considered when public development projects are being undertaken. Commissioner Koenig then inquired whether a study like the Witter-Wheeler Corridor Study, which involves several City owned properties, was taking into consideration co-location opportunities. Staff responded that they planned to include consideration of co-location opportunities in the Witter-Wheeler Corridor Study as it moves forward past Phase I.

Commissioner McMahon then encouraged Planning & Zoning staff to work closely with Transportation & Environmental Services so that in the rush to find ways of generating affordable housing, the City doesn't do so at the expense of investments of things that support the affordability of living in Alexandria, such as public transportation and complete streets investments.

7. Text Amendment #2019-0005

Fall 2019 Zoning Ordinance Practical Updates

Initiation of a Text Amendment and Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to add definitions for public school (Section 2-187.2) and solar energy system (Sections 2-194.1); to amend the definition of structure, subordinate (Section 2-197.3) and floor area (Section 2-145); to amend Section 4-1203 to add public school as a special use in the I/Industrial zone; to amend Section 7-101 to permit solar energy systems as an accessory use; to amend Section 7-202 to permit open stairs within required yards; to amend Section 7-300 to permit a certain number of customers and employees within home occupations; to amend Section 8-200 to add parking standards for private, academic and public collegiate school uses and to reference section VIII.

Applicant: City of Alexandria, Department of Planning & Zoning

Shaun Smith (P&Z) and Tony LaColla (P&Z) presented the case and answered questions from the Planning Commission.

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Speakers:

Catharine Puskar spoke in support of the Text Amendment, stating that the Text Amendment would be required for the Virginia Polytechnic Institute and State University's Special Use Permit application, to operate a public school, to proceed.

Chair Macek closed the Public Hearing.

Discussion:

Commissioner Brown spoke positively of the Text Amendment. He also inquired if, with the inclusion of a definition of public school within the Zoning Ordinance, whether the full range of educational opportunities would be thoroughly defined. Staff agreed.

Commissioner Brown also asked if handrails would be permitted to encroach in required yards to accompany open stairs. Staff stated that handrails are allowed under current Zoning Ordinance regulations to accompany any open stair.

Commissioner Koenig asked for clarification on the proposed amendments to permit solar energy systems as an accessory use. Commissioner Koenig asked if solar energy facilities were currently permitted to be located on homes and asked, for clarification purposes, where facilities would now be permitted under this Text Amendment. Staff stated that this Text Amendment would permit stand-alone structures within required yards.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Brown, and seconded by Commissioner Lyle, the Planning Commission voted to initiate Text Amendment #2019-0005. The motion carried on a vote of 7-0.

On a motion by Commissioner Brown, and seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Text Amendment #2019-0005, with the following amendments. The motion carried on a vote of 7-0.

- Section 2-194.3: Amendment to Definition of Structure, subordinate:
 - Current definition would render certain accessory structures unusable.
 - Recommendation to remove maximum height limit.
- Amendment to Section 8-200(F) to reference the correct section:
 - Correct for typographical error

Reason:

The Planning Commission generally agreed with the staff analysis.

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8. Special Use Permit #2019-0063
3601 Richmond Highway - Virginia Polytechnic Institute and State University
Public Hearing and consideration of a request for a Special Use Permit to operate a public school; zoned: CDD #19/ Coordinated Development District #19.
Applicants: Virginia Tech Foundation, Inc. and CPYR Shopping Center, LLC.,
represented by M. Catharine Puskar, attorney

NOTATION: Chair Macek recused himself from Item #8 citing a conflict related to his employment. He requested that Vice Chair Wasowski chair the item.

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

Speakers:

M. Catherine Puskar, attorney for the applicant, encouraged the Planning Commission to support the request and stated that Virginia Tech would be a welcomed use in the area.

Kenneth Wire, attorney for the Virginia Tech Foundation, expressed support for the Special Use Permit proposal, stating the interim campus aims to open in fall 2020.

Vice Chair Wasowski closed the Public Hearing.

Discussion:

Commissioner Brown asked staff for the reason the item required a Special Use Permit (SUP). Staff confirmed that public schools in the Industrial Zone require approval of a SUP.

Commissioner McMahon also expressed support for the university as a reasonable use at the site.

Vice Chair Wasowski expressed support for the request, stating that the proposal represented a creative way to fill vacancies at the shopping center and the use would be welcomed in the Potomac Yard area.

Commissioner Goebel recognized that the applicant had requested specific hours of operation, and staff confirmed that the applicant would be allowed to operate with flexible hours. Staff also confirmed that a condition to limit the hours was not included in the staff report.

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PLANNING COMMISSION ACTION:

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0063, as submitted. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

Reason: The Planning Commission agreed with the staff analysis.

9. Development Special Use Permit #2019-0001
Special Use Permit #2019-0062
Transportation Management Plan Special Use Permit #2019-0046
1300 & 1310 King Street
Public Hearing and consideration of a request for (a) a Development Special Use Permit and Site Plan with modifications to construct a 31-unit multi-family building with ground-floor commercial uses and the rehabilitation of two historic townhouses for commercial use, including Special Use Permits to increase the Floor Area Ratio to 2.5 in the KR Zone, a parking reduction to allow for more than 75 percent compact spaces and a reduction of the number of required loading spaces for the commercial uses; (b) a Special Use Permit for a restaurant; and (c) a Special Use Permit for a Transportation Management Plan; zoned: KR/ King Street Urban Retail.
Applicant: 1300 King, LLC, represented by M. Catharine Puskar, attorney

NOTATION: Chair Macek stated that Commissioner Lyle recused herself from Item #9 due to a conflict.

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

Speakers:

M. Catharine Puskar, representing the applicant, spoke in support of the project. Ms. Puskar noted that the project has received support from the community and the Board of Architectural Review. She said that mechanical appurtenances should not be reviewed as part of the King Street height step back control plane in the King Street Retail Strategy. Concerning restaurant seating, Ms. Puskar stated that the seat count could be higher than 134, but the applicant provided that number based on assumptions of how the space would be used, including the location of kitchen and “back of house” functions. Ms. Puskar argued that the LEED Silver requirement for the residential portion of the building was unfair since the updated Green Building Policy was not in effect and was an undue burden on the applicant.

Trae Lamond, representing the Old Town Business and Professional Association, spoke in support of the project.

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Scott Shaw, representing the Alexandria Economic Development Partnership Board, spoke in support of the project, noting its benefits to Upper King Street.

Reid Dougherty, a resident of 205 Commerce Street, noted his support for the project, but also stated some of his concerns. These concerns related to parking and to the height and scale of the building as it relates to the public alley and residences behind. Chair Macek asked staff to address the concerns raised by Mr. Dougherty. Staff stated that the applicant provided the number of required parking spaces based on the Zoning Ordinance and that the parking-to-unit ratio (26 spaces for 31 residential units) provided is adequate based on proximity of the site to public transit and the King Street Metrorail Station. Regarding the height and scale of the building, staff noted that staff is comfortable with the building's relationship to the southern property line, as the building steps back 16 feet from the property line at the western half of the building, and the eastern half of the building steps back from two to four stories on Payne Street, in addition to the lower-scale of the two-story historic buildings at the corner.

Chair Macek closed the Public Hearing.

Discussion:

Vice Chair Wasowski asked if the number of compact-sized parking spaces is an issue and if future residents will be notified. Staff responded that the parking management plan submitted at Final Site Plan will address any potential issues with the higher number of compact-sized spaces and may include disclosures in the condominium documents. Staff also added that the applicant was only asking for one additional compact space than is allowed per the Zoning Ordinance. Vice Chair Wasowski also asked about the installation process for the replacement of the existing Gadsby streetlights with the Alexandria Historic Street Lights adjacent to the site. Staff responded that the lights have already been installed at Waterfront Park and Robinson Landing and are meant to be replacements for the "Gadsby" streetlight in a district centered on King Street during a multi-year installation project. Staff indicated that there will be internal coordination to minimize having two different streetlights on the same block face for an extended time.

Commissioner Brown asked staff if the rooftop appurtenances would be visible from the street, in reference to portions of the rooftop that encroached within the height control plane on King Street that is discussed in the King Street Retail Strategy. Staff responded that portions of the rooftop may be visible, but taller elements are set back from the street to minimize their appearance from the street. Commissioner Brown followed up that he thought the proposal to be a good project and had no objections. Commissioner McMahon asked staff if the open space requirement would be met if the addition of the adjacent green roof spaces were included in the calculation, which staff confirmed. Commissioner Goebel asked staff to confirm that the calculations for "publicly accessible" and "private" open

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space were reversed in Table 3 on page 16 of the staff report. Staff noted that the staff report will be updated to correct the open space table and to clarify the difference between private open space for all residents and private terraces for individual units.

Commissioner Koenig asked staff to explain the rationale behind requiring the applicant to pursue LEED Silver (or equivalent) certification for the entire project. Staff responded that the condition of approval was considered a response to the adoption of the updated Green Building Policy in June until it takes effect on Preliminary Site Plans in March 2020. Staff also expressed that the request for LEED Silver was easily achievable and not an undue burden on the applicant, as existing building codes already require many sustainable building practices. Commissioner Koenig cited the August 2019 Memorandum to Industry from Development Division Chief Robert Kerns that outlines the process for requiring more stringent certification standards and noted that the request should be a predictable process. This sentiment was echoed by other Commissioners, who were sympathetic with the applicant's request to reduce the certification requirement to LEED Certified for the residential portion of the project and noted the Memorandum to Industry as the guide for future implementation of the updated policy.

Chair Macek questioned staff on the need to retain the maximum seat count in Condition #120 relating to the Restaurant Special Use Permit (SUP). Staff stated that the seat count was added to provide a level of certainty and transparency of the impacts related to the restaurant, and that the seat count was calculated by the applicant based on their application of building codes for the entirety of the ground-floor commercial space. Chair Macek responded that conditioning the maximum seat count for restaurant uses is no longer necessary based on the updated parking regulations, which base restaurant parking on square footage (and in this particular case, the site is located within the Central Business District, which does not require parking for restaurants). The Planning & Zoning Director noted that the City plans to address the seat count question for restaurants with a future Small Business Zoning update. Chair Macek also asked staff to confirm that the Restaurant SUP would cover all ground-floor commercial spaces. Staff confirmed that it would and that multiple restaurant uses would be permitted.

Vice Chair Wasowski discussed the potential of adding art to the western wall of the new building and drafting a condition that would facilitate this. The applicant stated that they are amenable to the addition of either public art (as determined through the City's Public Art Policy) or a similar installation on the western elevation if the applicant has control over what installation would be selected. The applicant and staff noted that they will continue discussion and potentially refine the added condition prior to the City Council hearing. The condition is intended to be separate from the required public art contribution as it may or may not comply with the Public Art Policy.

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Commissioner Brown asked the applicant to explore retaining the businesses in the existing buildings in the new development. Commissioner McMahon expressed support for the project; indicated concurrence with the Commission's sentiment regarding the Green Building Policy and indicated that she would like to talk with staff to suggest visuals for future cases that can help the community and decision-makers understand what will be seen from the street in terms of rooftop appurtenances.

Commissioner Goebel also expressed his support for the project and concurred with the Commission's sentiments regarding the Green Building Policy.

PLANNING COMMISSION ACTION:

On a motion by Vice Chair Wasowski, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0001, Special Use Permit #2019-0062, and Transportation Management Plan Special Use Permit #2019-0046, with the following amendments to Condition 13 and Condition 120 and the addition of Condition 10(c). The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

CONDITION 10 AMENDED BY PLANNING COMMISSION:

- c. The applicant shall explore the possibility of providing public art or artistic expression on the west elevation in lieu of the brick detailing, to the satisfaction of P&Z and RP&CA and subject to any other necessary approvals or private agreements. (PC)

CONDITION 13 AMENDED BY PLANNING COMMISSION:

Per the City's Green Building Policy adopted April 18, 2009, Achieve a green building certification level of LEED Silver (or equivalent) for the retail portion of the building and LEED Certified (or equivalent) for the residential portion of the building to the satisfaction of the Directors of P&Z, and/or RP&CA and T&ES pursuant to the City's Green Building Policy. Diligent pursuance and achievement of this certification shall be monitored through the following:

- a. Provide evidence of the project's registration with LEED (or equivalent) with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification. *
- b. Provide evidence of submission of materials for Design Phase credits to the U.S. Green Building Council (USGBC) (or equivalent) prior to issuance of a certificate of occupancy. ***
- c. Provide evidence of submission of materials for Construction Phase credits to USGBC (or equivalent) within six months of obtaining a final certificate of occupancy.
- d. Provide documentation certification within two (2) years of obtaining a final certificate of occupancy.

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- e. Failure to achieve LEED Silver (or equivalent) for the project retail portion of the building and/or LEED Certified (or equivalent) for the residential portion of the building will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve these certification levels, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply.
- f. Provide documentation to future retail tenants encouraging them to operate their business consistently with the goals of LEED, as well as to pursue LEED for Retail or LEED for Commercial Interiors certification. (P&Z) (T&ES)

CONDITION 120 AMENDED BY PLANNING COMMISSION:

The maximum number of patrons allowed for all of the ground-floor restaurants combined under this SUP will be determined by building code, ~~not to exceed 134.~~ (P&Z)(PC)

Reason: The Planning Commission generally agreed with the staff analysis.

NOTATION: The Chair returned to Item #3 with the arrival of the applicant's attorney.

- 3. Special Use Permit #2019-0061
1400 Duke Street - Executive Diner
Public Hearing and consideration of a request for additional outdoor seating at an existing restaurant (amending SUP #2018-0116); zoned: OCM (50)/Office commercial medium (50).
Applicant: J&S Restaurant, LLC., represented by David L. Chamowitz, attorney

Ann Horowitz and Tony LaColla presented the case and answered questions from the Planning Commission.

Speakers:

Mary Catherine Gibbs, applicant's attorney, agreed with adding a condition which would state that restaurant patrons could access both the café and the main restaurant through an interior door, with the exception of busy restaurant times, as the doorway is proximate to the kitchen. During those times, a sign would be posted to suggest that customers park in the lot closest to the area where they would like to dine.

Chair Macek closed the Public Hearing.

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Discussion:

Chair Macek suggested the addition of a condition to clarify that restaurant patrons could access the café and the main restaurant through an interior door. Commissioner Brown inquired if the applicant had received Virginia ABC licensing approval for on-premises alcohol sales. The applicant's representative informed the Planning Commission that Virginia ABC had recently granted the applicant permission to serve on-premises alcohol.

PLANNING COMMISSION ACTION:

This item was removed from consent. On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-0061, with the following amendments to Conditions 2 and 34 and the addition of Condition 35. The motion carried on a vote of 6-0, with Commissioner McMahon absent.

CONDITION 2 AMENDED BY PLANNING COMMISSION: The maximum number of ~~indoor~~ seats shall be ~~141~~ 207. ~~The maximum of outdoor seats is eight 66. (P&Z) (SUP#2018-0116) PC~~

CONDITION 34 AMENED BY PLANNING COMMISSION: ~~Outdoor seating shall not include advertising signage, including on umbrellas. (P&Z)~~ All signage, including that related to outdoor seating, must comply with the City's sign ordinance. (PC)

CONDITION 35 ADDED BY PLANNING COMMISSION: The applicant shall allow patrons of both the café and the restaurant to enter from both the east and west entrances of the premises, except during times the restaurant is extremely busy as the door between the cafe and the restaurant is immediately adjacent to the kitchen entrance. During those times, appropriate signage will be displayed at the cafe to ensure any customer who is parking on that side of the restaurant is adequately informed. (PC)

Reason: The Planning Commission generally agreed with the staff analysis.

10. Master Plan Amendment #2019-0005

Coordinated Development District Conceptual Design Plan #2019-0004

Development Special Use Permit #2019-0019

200 Stovall Street - Hoffman Town Center Block 6A

Public Hearing and consideration of requests for: (A) Initiation of a Master Plan

Amendment; (B) a Coordinated Development District conceptual design plan (amending CDD Concept Plan #2019-0003); and (C) a Development Special Use Permit with Site

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Plan (amending DSUP #2017-0015) to allow coworking offices in ground floor retail areas; zoned: CDD #2/Coordinated Development District #2.

Applicant: Perseus Realty, LLC, represented by Kenneth W. Wire, attorney

NOTATION: Commissioner Goebel recused himself Item #10 due to a conflict.

Anna Franco (P&Z), Nathan Imm (P&Z), Rob Kerns (P&Z), and Brian Dofflemeyer (T&ES) presented the case and answered questions from the Planning Commission.

Speakers:

Kenneth Wire of Wire Gill, attorney representing the property owner Perseus Realty, spoke on behalf of his client noting the positive ongoing renovations to convert the existing building from office to residential apartments. He noted that the previous approval did not include coworking office space as an approved use and emphasized the activity and benefits a coworking office space would bring to the building and the immediate area.

Chair Macek closed the Public Hearing.

Discussion

Vice Chair Wasowski asked for a clarification on which noise conditions were being deleted as the conditions referenced in the staff report conflicted with the noise conditions being deleted in the recommended staff conditions. Staff has updated the staff report to reference Conditions #82 and #83 as the noise conditions being removed.

Chair Macek noted that the previous Development Special Use Permit approval included discussion for a potential daycare use in the proposed coworking office tenant space. He stated that the coworking office would provide activity akin to a daycare use while also providing a 24/7 activity. He noted that the reason the subject request required so many zoning approvals is because the marketplace is getting ahead of our Zoning Ordinance and Master Plan. The coworking use is somewhat akin to both office and retail uses and creating niche categories through our Zoning Ordinance and Master Plan to accept uses like coworking office space is part of the City's ongoing efforts to make small business zoning improvements.

Commissioner Koenig took a moment to celebrate the ongoing efforts to convert the subject building from office to residential, noting the positive evolution of the first-floor building uses. He emphasized the creativity of the building, noting the additional volume added to the building, the transfer to a residential use, and construction of parking that is internal to the structure.

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PLANNING COMMISSION ACTION:

On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2019-0005. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2019-0005, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

On a motion by Vice Chair Wasowski, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2019-0004 and Development Special Use Permit #2018-0019, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

Reason: The Planning Commission agreed with the staff analysis and recommendations.

11. Development Special Use Permit #2019-0013
1500 Eisenhower Avenue - Alexandria Renew Enterprises
Public hearing and consideration of a request for a development special use permit with site plan (amending DSUP #2009-0017) to construct a Tunnel Dewatering Pumping Station for the RiverRenew Combined Sewer Remediation Project including special use permits for an increase in building height and a parking reduction; zoned: UT/ Utilities and Transportation.
Applicant: Alexandria Renew Enterprises, represented by Caitlin Feehan

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

Speakers:

Jonathan Rak of McGuire Woods, attorney representing AlexRenew, spoke on behalf of his client and agreed with the staff presentation and noted that the only issue they had was with Condition #11. He noted that the entire RiverRenew program is about environmental quality and he further noted that AlexRenew is a leader in the community in terms of green building and that the headquarters building is LEED Platinum, which he believes is the only LEED Platinum building in the City. AlexRenew realized that since this is not an occupied building, there is no LEED category for a pumping station. The normal green building condition would not work in this circumstance. He noted that AlexRenew will pursue the green building program known as **Envision** for the entire RiverRenew network. For the pump station they intend to try to implement what they

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can to meet the intent of the Green Building Policy as proposed with a revised Condition #11.

Chair Macek closed the Public Hearing.

Discussion

The Planning Commission had a brief discussion concerning a request made by the applicant to revise the language of Green Building Condition #11. The new wording would allow for greater flexibility than the standard condition language.

Commissioner Koenig noted that this is an excellent project with high performance architecture that is completely integrating public infrastructure and open space. He stated that AlexRenew comes with a high level of credibility as evidenced by past projects, including their headquarters building. He also noted his support for greater flexibility on the Green Building Certification based on the fact that the proposed building is for a pumping station and supports the proposed updated language.

Chair Macek stated he echoes the comments made by Commissioner Koenig and that this is an interesting project that supports an important need to complete the RiverRenew project and to meet the state and federal mandates. He said this is an important public works project and is in support of it.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-0013, with the following amendment to Condition #11. The motion carried on a vote of 7-0.

NEW CONDITION 11: The applicant shall comply with the City's 2009 Green Building Policy for the TDPS to the maximum extent practicable. Diligent pursuance of a third-party certification shall be monitored through the following:

- b. Provide evidence of the TDPS' registration with third-party rating system with the submission of the first Final Site Plan and provide a draft checklist showing how the TDPS plans to achieve the certification. *
- c. Provide evidence of submission of materials for third-party certification within six months of submission.
- d. Provide evidence of certification decision within six months of submission of obtaining the decision. (PC)***

Reason: The Planning Commission agreed with the staff analysis and recommendations including a revision to Green Building Condition #11.

OTHER BUSINESS:

12. Commissioners' Reports, Comments, and Questions.

Chair Macek inquired as to whether the Planning Commission roster had been updated on the City's website. Staff responded that the City Clerk indicated the City's website would be updated in the very near future to reflect the current roster. Staff also indicated that it would add the Planning Commission roster to the Department's website with names and terms included.

Commissioner McMahon conveyed that both she and Commissioner Goebel has attended the City's Alexandria Mobility Plan Advisory Committee Meeting which took place on August 28, and which focused on receiving the results of a survey which was distributed to the Alexandria community. She indicated staff is attempting to identify, from the survey, ideas for a vision statement and a goal statement for consideration as part of the plan. She also conveyed that, in relation to the Mobility Plan, an Innovation Forum will be taking place on October 7 at the U.S. Patent and Trademark Office.

Commissioner Lyle conveyed that on September 11, an Eisenhower West/Landmark-Van Dorn Implementation Group Meeting will be taking place at 7 p.m. at Patrick Henry School and on September 12 Virginia Paving will have a community meeting at the Fort Ward Marriot, which will act as a precursor to the consideration of the Virginia Paving Special Use Permit which will go to hearing in October 2019.

Commissioner Koenig conveyed that Alexandria City Public Schools recently hosted their formal initial site analysis study for TC Williams, for which he expressed his great excitement. He also inquired as to whether anyone knew when more news from Virginia Tech regarding the Innovation Campus would be available. Commissioner Lyle indicated that 35 responses to the Request For Proposals (RFP) had been submitted for Building I and that, likely, Virginia Tech is in the process of evaluating all of those submissions.

Chair Macek offered that on September 23, he will be on a panel titled "War on Cars" which will seek to discuss topics including, amongst other things, bike lanes, scooters, pedestrian plazas, and parking policies.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 3, 2019

MINUTES:

13. Consideration of the minutes from the June 4, 2019 Planning Commission meeting.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of June 4, 2019, as submitted. The motion carried on a vote of 6-0-1, with Vice Chair Wasowski abstaining.

14. Consideration of the minutes from the June 25, 2019 Planning Commission meeting.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to approve the minutes of June 25, 2019, as submitted. The motion carried on a vote of 7-0.

ADJOURNMENT

15. The Planning Commission Public Hearing was adjourned at 10:29 p.m.

16. **ADMINISTRATIVE APPROVALS**

Special Use Permit #2019-0065
2607 Mount Vernon Avenue
Request for a change of ownership for a restaurant
Applicant: Sanjjav Oyuntsetseg
Approved: 8/16/2019

Special Use Permit #2019-0064
710 King Street
Request for a minor amendment for additional operating hours
Applicant: William Gross
Approved: 8/2/2019

Special Use Permit #2019-0060
110 South Pitt Street
Request for a minor amendment for a change of ownership for a restaurant
Applicant: WS 110 Pitt LLC
Approved: 8/5/2019

Special Use Permit #2019-0058
225 Reinekers Lane
Request for a minor amendment to increase outdoor and indoor seating
Applicant: Seok Yoon Cha Approved: 8/2/2019

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 3, 2019

Special Use Permit #2019-0056
322 North Alfred Street
Request for a minor amendment to increase the number of students
Applicant: Bright Mind Daycare
Approved: 7/18/2019

Special Use Permit #2019-0055
5107 Sutton Place
Request for a new use for a childcare
Applicant: Vanessa Gutierrez
Approved: 7/17/2019

Special Use Permit #2019-0054
1472 North Beauregard Street
Request for a new use for outdoor dining
Applicant: Thomas R Voskuil
Approved: 7/25/2019

Special Use Permit #2019-0053
515 A Braddock Road
Request for a new use for a restaurant
Applicant: No No LLC
Approved: 07/16/2019

Special Use Permit #2019-0052
5412 Eisenhower Ave
Request for a minor amendment for on premises alcohol sales
Applicant: Amusement Enterprise
Approved: 07/16/2019

Special Use Permit #2019-0051
215 South Union Street
Request for a minor amendment for on premises alcohol sales
Applicant: American Real Estate and Investment, LLC
Approved: 7/31/2019

Special Use Permit #2019-0050
605 Prince Street
Request for a minor amendment apartment/hotel use
Applicant: Billy Klipstein LLC
Approved: 7/19/2019

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 3, 2019

Special Use Permit #2019-0045

530 First Street

Request for a minor amendment to a previously approved coordinated sign program

Special Use Permit (SUP2015-0115)

Applicant: CG First Street LP

Approved: 08/02/2019

Special Use Permit #2019-0020

305 South Washington Street

Request for a minor amendment for additional hours of operation and additional outdoor seating for a restaurant

Applicant: Michael Strutton

Approved: 7/12/2019