

Docket Item #13
Planning Commission Public Hearing
June 25, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting
of June 25, 2020

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 25, 2020

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

ALEXANDRIA PLANNING COMMISSION

June 25, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Maria Wasowski, Vice-Chair
David Brown
Stephen Koenig
Mindy Lyle
Melissa McMahon
John Goebel

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Patrick Silva	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
William Skrabak	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Alex Boulden	Department of Transportation and Environmental Services
Christopher Ziemann	Department of Transportation and Environmental Services
Hillary Orr	Department of Transportation and Environmental Services
Tamara Jovovic	Office of Housing
Helen McIlvaine	Office of Housing
Beth Znidersic	Department of Recreation, Parks, and Cultural Activities
Dana Wedeles	Department of Recreation, Parks, and Cultural Activities

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Jack Browand
Jeremy McPike

Department of Recreation, Parks, and Cultural Activities
Department of General Services

1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:00 p.m. All members were present at the call to order.

Chair Macek called the meeting to order with the following statement:

“Due to the COVID-19 Pandemic emergency, the June 25, 2020 meeting of the Planning Commission and the July 7, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government Ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of this Commission and staff are participating from remote locations through Zoom Webinar. The meeting can be accessed by the public through: broadcasted live feed on AlexTV (Comcast Channel 70), streaming on the City’s website, and can also be accessed via the Zoom hyperlink found on tonight’s docket. This meeting will be webcast live and video and audio recordings will be available a few days after the meeting. Members of the public may also participate by phone.

To dial-in to tonight’s meeting: 301-715-8592

To access the meeting via Zoom, use the Webinar ID: 928 8155 9777

For both dial-in participants and those accessing via Zoom, use the password: 805943

Public comment will be received at the meeting. The public may make public comments through the conference call or Webinar functions. Comments which have been submitted to Planning & Zoning staff at PlanComm@alexandriava.gov prior to the hearing will be received and added to the docket as part of the official record for this hearing.

To address some virtual hearing etiquette that should be observed this evening, please remember to leave your microphone on mute and camera turned off when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the public hearing dockets page of the City of Alexandria’s website, select this evening’s hearing, follow the “Sign Up to Speak” link, and fill out the form that populates upon doing so. Once you have filled out a speaker form and are called upon to speak, please use the “Raise hand” function located on the Webinar taskbar so staff is able to quickly identify which user needs to be unmuted in order to provide public comment. If you are calling in via telephone this evening, you will press “*9” to execute the raise hand function.”

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NOTATION: Items are listed in the order discussed by the Planning Commission, which differs from the docket order, due to the deferral of Docket Item #6.

6. Encroachment #2019-00004
5601 Courtney Avenue - Virginia Paving Company Encroachment
Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.
Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to defer Encroachment #2019-00004. The motion carried on a vote of 7-0.

CONSENT CALENDAR:

Items 2 and 3 – The vote on these items occurred together on Consent by a vote of 7-0:

2. City Charter Section 9.06 Case #2020-00001
4850 Mark Center Drive (Parcel Address: 5110 Mark Center Drive)
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property by the City of Alexandria is consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed sale of property consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7-0.

3. Special Use Permit #2020-00031
3109 Circle Hill Road
Public Hearing and consideration of a request for a Special Use Permit to construct a single-family dwelling on a developed, substandard lot; zoned: R-8/Single-family.
Applicants: Jeff Seibel and Nicole Mayer

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00031, as submitted. The motion carried on a vote of 7-0.

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4. Special Use Permit #2020-00029

801 North Fairfax Street

Public Hearing and consideration of a request for a Special Use Permit for an increase in building height to 77 feet in the OCM(50) zone, per Section 4-905(D) of the Zoning Ordinance; zoned: OCM(50)/Office commercial medium (50).

Applicant: A & A Limited Partnership, a Virginia Limited Partnership, represented by Duncan W. Blair, attorney

Speakers:

N/A

Discussion:

Commissioner Brown asked the applicant, represented by Duncan Blair, about how the applicant calculated floor area deductions, specifically for lavatories, on the floor area computations submitted with the application (page 29 of the staff report). Commissioner Brown wanted to confirm the reason the applicant did not deduct lavatories from lower levels on their submitted floor area diagram for the apartments. The applicant stated that the Zoning Ordinance allows for provision of deduction of up to 250 square feet for lavatories.

PLANNING COMMISSION ACTION: This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00029, as submitted. The motion carried on a vote of 7-0.

Reason: The Commission agreed with staff analysis.

Recognition of former Planning Director Engin Artemel

With the recent passing of Mr. Engin Artemel, Chair Macek indicated the Planning Commission would take some time tonight to share thoughts on Mr. Artemel who served as a prior Planning Director as well as on the Waterfront Commission. Chair Macek indicated that Mr. Artemel played a significant role in waterfront planning processes over the years and in its revitalization.

Commissioner Lyle said that Mr. Artemel was a friend and a mentor. She indicated he played a role in encouraging her interest in City appointments and her eventual appointment to the Planning Commission. She also indicated she travelled to Turkey with Mr. Artemel and a group of other Alexandrians and, when there, a proprietor of a weaving center asked her if she knew Mr. Artemel and the work he did on Alexandria's waterfront. Of course, Mr. Artemel was present too and identified himself to the proprietor and that led to a very interesting discussion. She noted how Mr. Artemel's

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expertise in waterfront planning influenced the planning community throughout the world.

Vice Chair Wasowski also indicated how good Mr. Artemel was at mentoring people in the area of civic affairs, and she indicated how charming he was in general and how he will be missed due to all his attributes.

Director Moritz spoke on behalf of the Department of Planning & Zoning and conveyed the Department's condolences. He said Mr. Artemel was a visionary who brought along everyone by garnering consensus and agreement on a vision and on its execution. He indicated Mr. Artemel had expertise in all urban systems and was someone who always worked toward the public good and always worked to take all sides into account in making decisions. He also stated Mr. Artemel worked for the betterment of all Alexandria.

Chair Macek said that Mr. Artemel had an impact on the waterfront serving as a lead on the first Waterfront Plan with the creation of the Torpedo Factory as an Art Center. Chair Macek indicated that Mr. Artemel's leadership at that time took the waterfront from an industrial area to a mixed-use area along its entirety. Then, ten years ago, Chair Macek indicated that Mr. Artemel played a role in the revitalization that we are seeing today under the second waterfront planning process. Chair Macek said Mr. Artemel was an important voice on the Waterfront Commission when the second Waterfront Plan was being considered as it was a controversial plan. Mr. Artemel had the institutional knowledge of the changes over the years along the waterfront and was able to articulate the impetus for planning from one era to another. Chair Macek added that a plaque in Mr. Artemel's honor was placed several years ago in the area of the waterfront near Black Wall Hitch and the fountain. Chair Macek expressed condolences to the Artemel family and stated we will be thinking of Mr. Artemel in perpetuity as we enjoy the waterfront in years to come.

Unfinished Business and Items Previously Deferred:

5. Master Plan Amendment #2020-00002
Rezoning #2020-00001
Development Special Use Permit #2019-00028
Transportation Management Plan Special Use Permit #2020-00009
701 North Henry Street
Public Hearing and consideration of a request for: (A) an amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the Braddock Metro Neighborhood Plan (BMNP) to update the Development Table to reflect the proposed rezoning and increase in density; (B) an amendment to the official zoning map

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to change the zone from CSL/Commercial service low to CRMU-M/Commercial residential mixed use (medium); (C) a Development Special Use Permit and Site Plan with modifications to construct a 94-unit multifamily residential building with below grade parking and ground floor retail, including Special Use Permits for an increase in the floor area ratio to 2.0, for an increase in density in exchange for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and a modification to the street tree spacing requirements in the Landscape Guidelines; and (D) a Transportation Management Plan Special Use Permit; zoned: CSL/Commercial Service Low.

Applicant: AVANTI HG 701 LLC, represented by M. Catharine Puskar, attorney

Abigail Harwell (P&Z) and Dirk Geratz (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Jariel Rendell, 718 N Patrick Street, expressed his concerns with the proposal. Mr. Rendell emphasized the location of this site adjacent to the Parker-Gray Historic District and did not feel that the project's height and mass were appropriate. He was concerned that the project had not received the appropriate review and questioned the project's setback requirements. He requested additional time for neighbor engagement before a decision is made.

Isabelle Zorro, 722 N Patrick Street, has lived at her home since 1995 and was concerned with the project's height at the rear of the Zorro home. She felt that there is nothing like this project in the area, and it would add too much density to the area. Ms. Zorro requested that the building not be as tall as proposed and that a little more room between her backyard and the building be provided.

Ricardo Zorro, 722 N Patrick Street, expressed his concern with the construction process, with the noise, vibration and dust that would be disturbing them, and feels that the proposed height would affect the rear yard privacy of the Zorro home. He does not like the effects of the existing restaurants in the area near his home and thinks this additional construction would add to the existing issues. Mr. Zorro stated that 5-stories was too high and that it wasn't appropriate for the area.

Ronald Carter, 722 N Patrick Street, echoed others' comments and concerns. He works at night and expressed concern with the impacts from construction. Mr. Carter had concern with the height of the building and impacts to privacy.

Anita Sachariah, 1012 Wythe Street, lives across the street from the proposed project. She supports her neighbors' comments and questioned the community engagement for this project. She believes the project is out of character and too tall for the area, and that

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it will contribute to traffic. Ms. Sachariah was concerned that the construction would restrict access to the residential parking of adjacent properties and the noise associated with construction. She feels that there is too much construction going on in this area, there are too many vacant retail spaces, and that a pause is needed for this project given the existing economy and pandemic situation. She questioned who would live there and the services for the residents, including if the school system could accommodate the additional children who live here. She challenges the need for such a large development and this type of development at this time.

Rebecca Seifried expressed, 1014 Wythe Street, expressed her concern with the size of the development stating it would increase density and traffic.

Cathy Puskar, representing the applicant, discussed the applicant's community engagement including a Braddock Metro Citizens Coalition meeting on January 7, 2020, a meeting with Braddock Implementation Advisory Group on February 26th, a meeting in April, and follow-up with the neighbors after the deferral on June 2nd. Ms. Puskar gave a presentation, describing the existing property development and setback to neighboring properties, and discussed the Braddock Metro Neighborhood Plan's development guidelines. She showed an aerial of the area indicating that the neighboring properties' homes had setbacks away from the property line compared to the existing building. Ms. Puskar stated that the project would be eliminating two of the three existing curb cuts, is improving and widening the sidewalks, and undergrounding utilities.

She added that due to concerns raised about the existing utility lines between the development and neighboring properties, the applicant was willing to underground the neighbors' utility lines if they were to all agree, as it would result in construction on their properties. Responding to noise and construction concerns, she said they would comply with the City's conditions and requirements for construction, as well as the pre-construction meetings to inform the neighbors of the sequencing and timing of construction. The project at 400 N Washington was compared to the proposed project, indicating that the setbacks and height were comparable or improved in comparison. An exhibit was shown reflecting some minor revisions to the exterior of the building, including the addition of Juliet balconies, increased mechanical penthouse shields on the north and south sides of the west façade, additional lighting, and refined building materials. Responding to questions sent by Commissioner Brown, Ms. Puskar discussed a contribution comparison between the existing CSL zoning and proposed CRMU-M zoning, emphasizing the community benefits coming from the project.

Bernice (Stephanie) Johnson, 720 N Patrick Street, stated she has lived in the neighborhood for over 50 years in the home that her parents purchased. She isn't against new development but is concerned that the proposed development would tower over the

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residential homes. She appreciated the applicant's willingness to provide undergrounding of utilities but still has concern with the proposed size of the building; she commented on the affordable housing and whether the income guidelines are too high; and she also underscored the importance of preserving the history of the Parker-Gray Historic District.

Ginger Courtney, 720 N Henry Street, would like to see more greenspace being provided along North Henry and around the building, similar to other developments in the area. She asked for clarification on the retail being proposed and the required setbacks, and how this issue would be addressed in the future if the building is already built.

Ms. Puskar requested that the proposed revisions to the building exterior as shown in her presentation be included with the approval of the project, by amending Condition #1 to reference the exhibit shown. She also clarified that she spoke to Ms. Courtney and that the streetscape was designed as proposed to reflect the pattern of the neighborhood, but that the applicant could go either way on providing more greenspace.

In response to some of the concerns expressed by the speakers, Chair Macek asked staff to address the following items: height limit per the Small Area Plan, the zone transition setback requirement, parking lot access affected by the construction, noise mitigation, school population impacts, and the provided affordable housing income limits and time limits.

Staff responded that the Braddock Metro Neighborhood Plan indicates that this block had a height range from 30 feet to 60 feet. The plan further specifies that there is to be a shoulder of 40 feet along Wythe Street and a shoulder of 50 feet required along North Henry Street, with transitions adjacent to neighboring residential properties, which is what is being proposed. With respect to the zone transition setback requirement, staff clarified the Code requires additional setbacks when a commercial development is to be built adjacent to residential zoning. In this case, the inclusion of the small potential retail space would trigger the transition zone setback, although the project is substantially residential. As the applicant has designed the building to be retail-ready but does not intend to provide a commercial use on the site at this time, the addition of Condition #99(d) would require the transition setback be addressed when a future retail tenant is interested in occupying the retail space.

Staff clarified that construction activity is not allowed to impede parking access, and more information would be provided in the required Construction Management Plan that the City will review. Additionally, the noise mitigation is addressed through limited hours of construction that is enforced by the City and City Inspectors. Tamara Jovovic, from the Office of Housing, clarified how affordable housing is calculated, and that for this project it was meeting the City's guidelines, and Director Moritz clarified how the school

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generation rate is reviewed and considered by the school district when new development may add school-age children.

Chair Macek closed the Public Hearing.

Discussion:

Chair Macek expressed support for the project and found it to be consistent with the Braddock Metro Neighborhood Plan. He found that the development adds the needed density sought through the Small Area Plan and includes architectural features that are an asset to the neighborhood, as well as the addition of affordable units. He believes that setbacks were addressed appropriately and noted the site constraints that resulted in tradeoffs between green space along North Henry Street and the setbacks from the residential properties.

Commissioner Koenig expressed support for the project and concurred with Chair Macek that the project is consistent with intent the Braddock Metro Neighborhood Plan and a positive step of successfully implementing the plan. He supported the courtyard and shoulders in addressing the plan and said that there are an array of public benefits coming from this project.

Commissioner McMahon expressed support for the project, agreeing with the other Commissioners' points. She highlighted how the project is adding needed density within a Metro Station location. She feels the difference in height between this project and the neighboring properties is similar to other projects found in the area and is not detrimental to the quality of life to the area. Commissioner McMahon found the improvements to the pedestrian walkability of the site are key aspects to the urban design goals of the Small Area Plan. She hopes that continued coordination between the applicant and neighbors during construction, including the applicant willingness to provide undergrounding of utilities, will result in improvements and benefits for the neighborhood.

Commissioner Lyle agreed with her colleagues and their comments, supporting the project. She reiterated the benefit to the community of the applicant's offer to underground utilities and said that the City's restrictions on and enforcement of construction hours will help minimize the impacts of construction on the neighbors.

Vice Chair Wasowski expressed support for the project, agreeing with many of the points made by the other Commissioners. Seeing how the existing uses need to be replaced, she stated there needs to be a balance between economically viable development, meeting the goals of the Small Area Plan and building appropriately for the neighborhood. She found that urban areas have variety in heights and quality of the architecture, and building styles have a long-term impact on the area more than a building's height.

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Commissioner Brown stated that he does not support the project. He said he sent a memorandum about this project but wanted to take time to update the comments in that memorandum for the record. He indicated he believes a project should go beyond meeting the minimum development standards and plan requirements, which he said was not done for the subject proposal, that the re-zoning request has the characteristics of spot zoning, and he said a coordinated development, rather than individual site development, would be more appropriate when up-zoning. He thinks the vibrancy goals of the Small Area Plan do not adequately address retail at this site nor does the potential retail contribute to this goal sufficiently. Commissioner Brown does not believe the significant increase in land value from the re-zoning for this project equates to what the applicant is contributing as a public benefit, and he did not agree on how height is being interpreted for the site. He reiterated his earlier comments with respect to deductions related to lavatories from floor area.

Commissioner Goebel expressed support for the project and agreed with many of the statements made by the other Commissioners. He appreciated the additional refinements being made to the architecture presented by the applicant.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00002. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00002, as submitted. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Rezoning #2020-00001, Transportation Management Plan Special Use Permit #2020-00009, and Development Special Use Permit #2019-00028, with the following amendments to Condition #1 and Condition #99(d). The motion carried on a vote of 6-1, with Commissioner Brown voting against.

Condition #1

The Final Site Plan shall be in substantial conformance with the preliminary plan dated March 23, 2020 and the exhibit shown by the applicant at the June 25, 2020 Planning Commission meeting, and comply with the following conditions of approval. (PC)

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Condition #99(d) (New Condition)

Prior to occupancy, the applicant shall obtain any necessary zoning approvals.

Reason: The Planning Commission generally agreed with the staff analysis and with the recommended changes to the conditions.

New Business:

7. FY 2021 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Department of Planning & Zoning
Carrie Beach (P&Z) and Nancy Williams (P&Z) presented the item and answered questions from the Planning Commission.

Speakers:

N/A

Staff indicated that there have been changes to the Long-Range Planning Interdepartmental Work Program since it was originally presented to the Planning Commission indicating that these changes were made to address circumstances due to COVID-19. Examples of the changes are additions to address: a City-wide Economic Recovery Program; a City-wide Housing Recovery Program; Community Engagement Processes and Oakville Triangle. In addition, staff pointed out that some previously mentioned projects would be delayed including: the Waterfront History Implementation Plan; the Stream Valley and Trail Plan; the Duke Street Vision Plan; and the Mount Vernon Avenue Plan. Detailed information was shared in the presentation related to both the additions and delays. Also, it was pointed out that the proposed Zoning for Housing Prioritization Plan that had been presented to the Planning Commission in March has been updated based on the input from the Planning Commission, from stakeholders and from briefings with City Council members. The work in the Prioritization Plan will still be done within FY 2021 – 2023 but some of the items have been shifted around or combined as noted in the material received by the Planning Commission.

Discussion:

Commissioner McMahon commended staff on their work on the Long-Range Planning Interdepartmental Work Program. She then noted that Oakville Triangle was an example of a Small Area Plan that is heavily influenced by a particular property owner who needs that space to change in order to make their ideas and presence there possible. She also noted that Virginia Tech's presence in the North Potomac Yard Small Area Plan area was a similar situation. Commissioner McMahon then emphasized the importance of continuing to look critically at how the City partners with landowner and development community partners to make these plans a reality. Finally, Commissioner McMahon

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stated the importance of understanding the power relationships at play when one owner or owner interest has so much influence over a comprehensive planning process.

Commissioner Brown echoed Commissioner McMahon's commendations on staff's work.

Chair Macek added that he is generally in agreement with the re-configuration of the Long-Range Planning Interdepartmental Work Program and noted the difficulties in trying to find ways to engage with the public to further planning efforts while working under the constraints of the COVID-19 pandemic. Chair Macek also expressed his approval for the incorporation of short-term business recovery activities that have been added into the Work Program.

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Brown, the Planning Commission voted to endorse staff's recommendation for the FY 2021 Long-Range Planning Interdepartmental Work Program. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

8. Commissioners' Reports, Comments, and Questions.

Commissioner McMahon reported that the Transportation Commission has still not been able to meet during the pandemic, though two new Commissioners were recently onboarded while one new Commissioner is yet to be appointed. She reported the goal is to meet virtually sometime in August.

Commissioner Koenig reported that the Potomac Yard Metrorail Implementation Work Group (PYMIG) is continuing to receive thorough project updates, despite not having been able to formally hold a meeting since the start of the pandemic. In addition, he reported that there is now a formal request by Virginia Tech to add the initials "VT" to the station name. He also reported that the Environmental Sustainability Master Plan for North Potomac Yard has been formally presented to the Environmental Policy Commission. Commissioner Koenig then thanked staff and Chair Macek for memorializing Engin Artemel's legacy.

Chair Macek then reported the Waterfront Commission has not been able to meet since the beginning of the pandemic and will likely not meet until September 2020. Chair Macek then encouraged those who could do so safely to visit the 100 block of King Street to see how the space functions now that it has been developed into a pedestrian area.

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MINUTES:

9. Consideration of the minutes from the June 2, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of June 2, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel abstaining.

ADJOURNMENT

10. The Planning Commission Public Hearing was adjourned at 9:49 p.m.

ADMINISTRATIVE APPROVALS

11. Special Use Permit #2020-00002
4800 Brenman Park Drive
Administrative Special Use Permit request for a minor amendment to allow for an increase in approved light pole height for solar panel installation; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities
Planner: Max Ewart
Status: Approved 2/27/2020

Special Use Permit #2020-00008
1112 First Street
Administrative Special Use Permit request for a change of ownership of a light automobile repair shop; zoned: CRMU-H/ Commercial Residential Mixed Use High.
Applicant: Rampadarat Seenath
Planner: Anna Kohlbrenner
Approved: 4/16/2020

Special Use Permit #2020-00003
529 East Howell Avenue
Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to increase the number of indoor and outdoor seats, and allow for additional hours of operation; zoned: CDD #24/Coordinated Development District #24.
Applicant: Alexander Benbassat
Planner: Ann Horowitz
Approved: 4/23/2020

Special Use Permit #2020-00028
531 Montgomery Street
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CDD #25/Coordinated Development District #25.
Applicant: Minwoo Ahn
Planner: Anna Kohlbrenner
Approved: 5/19/2020

Special Use Permit #2020-00023
921 North Saint Asaph Street (Parcel Address: 525 Montgomery Street)
Administrative Special Use Permit request for a Change of Ownership of a private commercial school; zoned: CDD #25/Coordinated Development District #25.
Applicant: CorePower Yoga LLC
Planner: Anna Kohlbrenner

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Approved: 5/19/2020

Special Use Permit #2020-00011

814 King Street

Administrative Special Use Permit request for a minor amendment to allow for additional hours of operation; zoned: KR/King Street Urban Retail.

Applicant: Escape Room Live LLC

Planner: Ann Horowitz

Approved: 5/7/2020