

Docket Item #15
Planning Commission Public Hearing
October 6, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting
of October 6, 2020

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – OCTOBER 6, 2020

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

ALEXANDRIA PLANNING COMMISSION

October 6, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

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

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
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Ray Roakes	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Margaret Curran	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
Khoa Tran	Department of Transportation and Environmental Services
Megan Oleynik	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
Ellen Eggerton	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services
Tamara Jovovic	Office of Housing

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Jack Browand	Department of Recreation, Parks, and Cultural Activities
Bethany Znidersic	Department of Recreation, Parks, and Cultural Activities
Bill Eger	Department of General Services

1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:01 p.m. All members were present at the call to order.

Chair Macek then read the following into record:

“Due to the COVID-19 Pandemic emergency, the October 6, 2020 Public Hearing of the Planning Commission and the October 17, 2020 Public Hearing 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 members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. Tonight, the Alexandria City Council Legislative Meeting will be broadcast live on government Channel 70. Due to this, this evening’s Planning Commission Public Hearing will not be broadcast on Channel 70 or streamed live on the City’s website. Tonight’s Planning Commission meeting can be accessed by the public through the Zoom hyperlink present on tonight’s docket. This Public Hearing’s video and audio recordings will be available a few days after the meeting. Members of the public may also participate by phone.

URL: https://zoom.us/webinar/register/WN_8pwK1vBoRjyPg03nAxtQbg

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

To access the meeting via Zoom, use the Webinar ID: 973 2189 6130

For both dial-in participants and those accessing via Zoom, use the password: 869711.

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

To address some virtual hearing etiquette that should be observed this evening, please

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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 Planning Commission hearing, follow the "Sign Up to Speak" link, and fill out the Speaker 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 that 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".

Chair Macek inquired as to whether there were any changes to the Docket. The Planning Commission Clerk responded that the applicants for Docket Item #3 and Docket Item #7 have requested withdrawal of their applications; however, the Clerk stated that the Planning Commission does not need to vote on the withdrawals, and the Deputy City Attorney confirmed that.

Chair Macek also inquired as to whether any members of the Planning Commission had changes to the Docket. Vice Chair McMahon indicated she would like to make a motion to move Items #8, #9, and #10 to the front of the Docket after the Consent Agenda.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Planning Commissioner Lyle, the Planning Commission voted to move Items #8, #9, and #10 to the front of the Docket after the Consent Agenda. The motion carried on a vote of 7-0.

CONSENT CALENDAR:

2. Special Use Permit #2020-00055
3601 & 3951 Richmond Highway - Dominion Virginia Power Electrical Terminal
Public Hearing and consideration of a request for a 5-year extension for the operation of an existing terminal station (amending SUP #2011-00014); zoned: CDD #10/Coordinated Development District #10 and CDD #19/Coordinated Development District #19.
Applicant: Virginia Electric & Power Company, d/b/a Dominion Energy Virginia, represented by Sheri L. Akin and Jonathan P. Rak, agents

Speakers:

N/A

Discussion:

Commissioner Brown asked the applicant, represented by Stephen Mikulic, about any continuing financial responsibility with respect to any of the amenities and improvements in the vicinity of the property. Commissioner Brown wanted to confirm the applicant did

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not have responsibility for improvements for the property as recommended by the North Potomac Yard Small Area Plan. The representative concurred with Commissioner Brown and confirmed that before vacating the easement the applicant will remediate the soil and restore conditions as decided in the Grading Plan.

PLANNING COMMISSION ACTION: This item was removed from consent. On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00055, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff's analysis.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

3. 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: Planning Commission action not required; no action was taken for the withdrawal request.

NEW BUSINESS:

7. Street Name Case #2020-00002
Change of Street Name - Unnamed Alley Between 400 Blocks of North Peyton Street and North West Street
Public Hearing and consideration of a request for a Street Name Case to change the name of an existing unnamed alley to Dawkins Alley; zoned: RB/Townhouse.
Applicant: Jessica L. Leischner, Esq

PLANNING COMMISSION ACTION: Planning Commission action not required; no action was taken for the withdrawal request.

8. Street Name Case #2020-00004
Honorific Street Name - 1000 Block of Montgomery Street, between North Henry Street and North Patrick Street
Public Hearing and consideration of a request for the addition of an honorific street name to the 1000 block of Montgomery Street; zoned: RB/Townhouse.
Applicant: Alexandria African American Hall of Fame

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Alexa Powell (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

N/A

Discussion:

Chair Macek opened the discussion with a question to staff about the process for future street renaming cases.

Staff indicated that a policy for street naming had been previously drafted to help guide the selection of acceptable street names by providing a set of criteria by which to review these requests, although it had not been implemented to-date. Given the recent public interest in this topic, staff indicated a plan to consult soon with the City Council on a new street naming process.

Chair Macek stated his support for the proposed honorific naming. He encouraged the City to take every opportunity to recognize Mr. Lloyd as well as others with similar levels of achievement. Chair Macek also shared his hope that the guidelines for naming streets and public facilities include policies that reflect the community's values, celebrating individuals with positive contributions instead of venerating individuals that are seen today by many as symbols of hate and division.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Street Name Case #2020-00004, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

9. Vacation #2020-00003
403 West Windsor Avenue
Public Hearing and consideration of a request to vacate a portion of the public right-of-way along the eastern property line of 403 West Windsor Avenue and between West Windsor Avenue and Thomas Street; zoned: R-8/Single-family.
Applicant: Cindy Anderson, represented by Christine A. Kelly, architect

Marlo Ford (P&Z) presented the case and answered questions from the Planning Commission.

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Speakers:

Mr. Dan Beattie, 405 W. Windsor Avenue, spoke of storm water runoff from St. Stephens and St. Agnes School crossing the subject City property at the end of Thomas Street.

Mr. James Higgins, 407 W. Windsor Avenue, questioned if others could petition for a vacation to buy the portion of right-of-way adjacent to their property.

Mark and Cindy Anderson, 2709 Valley Drive who are the applicants, spoke in support of the vacation. They mentioned the lack of response by the City in addressing maintenance of the area after making a formal request related to downed trees in a portion of the land proposed for vacation. In addition, a vacation would allow them to address the repair of the adjacent driveway.

On a motion by Commissioner Lyle, seconded by Commissioner Goebel, the Planning Commission voted close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Commissioner Brown agreed with the adjacent property owner in that the public right-of-way had not been maintained and some stormwater issues appeared to exist. Although he voted to support denial, he did so to allow other adjacent property owners the opportunity to propose separate vacations of the undeveloped portion of Thomas Street, in coordination with the applicant.

Commissioner Lyle was in favor of the request because she did not believe that the City would extend Thomas Street or maintain the existing unimproved area. She recommended that the adjacent property owners submit for individual vacations along the unimproved section of Thomas Street.

Vice Chair McMahon recognized that previous vacation approvals were not connected to a street network and the area in this request provides a potential connection between Thomas Street and West Windsor Avenue. She agreed with staff that the right-of-way has future potential for many other uses to support the functionality of the City (e.g. stormwater, fiber-optics, pedestrian walkway, street extension), even in its unimproved state.

Commissioner Ramirez agreed with the Vice Chair and stated her belief that approving vacation of the right-of-way would forgo the possibility of City future development or improvements, and the improvement rights would be put in the hands of private property owners.

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Chair Macek believed that a justification for granting the vacation is that after 90 years, the City's use of the land has not been exercised. The request by the applicant would address some of the issues of maintenance. He indicated there are public benefits with private ownership in that the land would be purchased and taxes would be paid on the land.

Commissioner Goebel indicated that, while it is not ideal to create an uneven portion of the right-of-way at the end of Thomas Street, the City is not using the land to its full potential and it has not maintained the property.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend denial of Vacation #2020-00003, as submitted. The motion carried on a vote of 4-3, with Chair Macek, Commissioner Lyle and Commissioner Goebel voting against.

Reason: The Planning Commission agreed with the staff analysis.

10. Special Use Permit #2020-00057
1413 & 1415 Princess Street
Public Hearing and consideration of a request for a Special Use Permit for parking reductions and open space modifications to allow for the construction of one single-family dwelling on each lot; zoned: RB/Townhouse.
Applicant: Deyi Awadallah

Ray Roakes (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

N/A

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Commissioner Brown inquired about the use of an adjacent, vacant and similarly sized lot at 1417 Princess. Staff confirmed that a single-family home would be constructed on the lot, which had recently received Special Use Permit (SUP) approval for a similar open space modification and for a full parking reduction.

Vice Chair McMahon stated support for the request indicating it represented smart infill development near mass transit and schools.

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PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00057, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

4. Public Hearing and consideration of acceptance of the North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP); zoned: CDD #19/ Coordinated Development District #19.
Staff: City of Alexandria, Department of Planning & Zoning (P&Z) and Department of Transportation & Environmental Services (T&ES)

Richard Lawrence (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Marta Schantz, 6 East Chapman Street and member of the Environmental Policy Commission (EPC), stated her belief that the North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP) should look at the long-term strategy and indicated that considerations for the site and the path to carbon neutrality isn't clear.

Brendan Owens, 121 South Henry Street and member of the EPC, stated her belief that the group of buildings represent an opportunity to provide interconnected systems between the buildings and an upfront zero-carbon analysis for the entire district should be conducted early to inform the energy plan for Phase 1.

Kathie Hoekstra, 1310 N. Chambliss Street and Chair of the EPC, urged the Planning Commission to add a recommendation to the NPY ESMP that urges the applicants to conduct the zero-carbon analysis for the district as soon as possible and to share the analysis with the EPC and the City within the next 12 months.

Cathy Puskar, attorney with Walsh, Colucci, Lubeley, Walsh, representing JBG, responded to comments from speakers and answered questions. She affirmed that JBG Smith and Virginia Tech are committed to sustainability per the goals outlined in the North Potomac Yard Small Area Plan. She agreed that the carbon analysis can be conducted earlier but did not agree with the recommendation to provide annual updates of the document for Planning Commission and EPC review.

Ken Wire, attorney with Wire | Gill, LLP, representing the Virginia Tech Foundation, spoke in favor of the carbon neutrality targets that were developed in the NPY ESMP and

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indicated the reporting requirements establish the pathway to meeting the targets in the building Development Special Use Permits (DSUP).

Scott Barstow, 801 North Pitt Street, stated his belief that the NPY ESMP needs to be taken further to address the climate emergency and indicated the district-wide zero-carbon analysis should be conducted as soon as possible.

Carolyn Lyle, 1636 Preston Road and Coordinator of Alexandrians for the Environmental Action Plan (EAP), stated her belief the NPY ESMP does not clearly show when and how the strategies contribute to carbon neutrality and recommended the zero-carbon analysis for the entire district be conducted soon to further inform Phase 1 DSUPs.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted close the Public Hearing. The motion carried on a vote of 7-0.

Discussion:

Commissioners discussed the role of this document functioning as policy guidance for implementation within North Potomac Yard. Commissioner Koenig proposed that as a condition of acceptance of the NPY ESMP that conditions be added to the document to ensure the NPY ESMP remains a living document by requiring frequent updates to the document with review and comment by EPC and the Planning Commission.

Additionally, Commissioner Koenig and others discussed the necessity for conducting a district-wide zero-carbon analysis earlier with Phase 1 redevelopment of North Potomac Yard to inform the sustainability strategies to be implemented in the individual DSUPs and to understand how the entire district is anticipated to perform to meet the carbon neutrality goals outlined in the NPY ESMP.

Commissioner Lyle indicated she was not in support of the additional conditions, stating they were not desirable additions to the NPY ESMP. Chair Macek indicated he did not support the recommended conditions and believed the staff-developed conditions in the DSUPs provide the appropriate assurances to monitor reporting and tracking of NPY ESMP performance.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to incorporate amendments into their consideration of the North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP). The motion carried on a vote of 5-2, with Chair Macek and Commissioner Lyle voting against.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend acceptance of the North Potomac Yard Environmental

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Sustainability Master Plan (NPY ESMP), with the following amendments. The motion carried on a vote of 7-0.

1. The Master Developer shall regularly update the ESMP to document progress of all completed and planned projects toward achieving the carbon neutrality goals of the Plan. It shall be presented to the Environmental Policy Commission and the Planning Commission for review and comment annually through 2040.

2. The Master Developer shall perform the proposed Zero Carbon Analysis of the Entire District. The scope shall be coordinated with Staff, and it shall be presented to the Environmental Policy Commission and the Planning Commission for review and comment within six (6) months.

Reason: The Planning Commission agreed with staff analysis.

5. Master Plan Amendment #2020-00005
Coordinated Development District Concept Plan Amendment #2020-00004
Subdivision #2020-00004
Development Special Use Permit #2020-00013 (Building 10)
Development Special Use Permit #2020-00014 (Building 14)
Development Special Use Permit #2020-00015 (Building 15)
Development Special Use Permit #2020-00016 (Building 18)
Development Special Use Permit #2020-00017 (Building 19)
Development Special Use Permit #2020-00018 (Building 20)
Encroachment #2020-00004 (Building 10)
Encroachment #2020-00005 (Building 20)
Transportation Management Plan Special Use Permit #2020-00042
Street Name Case #2020-00003
3601 Potomac Avenue and 3251 Potomac Avenue - North Potomac Yard
Public Hearing and consideration of requests for: (A) an amendment to the North Potomac Yard Small Area Plan chapter of the Master Plan to increase the allowable building height for blocks 15 and 18; (B) an amendment to the previously approved (CDD #2019 0008) CDD Coordinated Development Design Plan #19 to amend the North Potomac Yard Height Diagram for blocks 15 and 18 and add CDD Conditions to implement the Environmental Sustainability Master Plan; (C) a Subdivision request to subdivide the parcels for each block, Potomac Yard Park, the pump station and Metro Station; (D) Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, modifications to the biodiversity standards of the landscape guidelines and height to setback requirement of Section 6 403(A), (Building 10); (E) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including a special use permit for additional mechanical penthouse height and a modifications to the biodiversity standards

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of the landscape guidelines and the height to setback requirement of Section 6 403(A) (Building 14); (F) a Development Special Use Permit with site plan for a multifamily residential building with ground level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height to setback requirement of Section 6 403(A) (Building 15); (G) a Development Special Use Permit with site plan for a new office building with ground floor retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A) (Building 18); (H) a Development Special Use Permit with site plan for a multifamily residential building with ground level retail/commercial uses, including modifications to the biodiversity standards of the landscape guidelines and to the height to setback requirement of Section 6 403(A) (Building 19); (I) a Development Special Use Permit with site plan for an office building with ground floor retail/commercial uses, including a Special Use Permit for additional mechanical penthouse height, modifications to and the biodiversity standards of the landscape guidelines and to the height-to-setback requirement of Section 6-403(A), (Building 20); (J) an Encroachment into the public right of way for building architectural features (Building 10); (K) an Encroachment into the public right of way for awnings (Building 20); (L) a Special Use Permit for a Tier 3 Transportation Management Plan (two multi family buildings and four office buildings); and (M) consideration of a request to name three new streets to be constructed in North Potomac Yard; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan). Applicants: CPYR Theater, LLC represented by M. Catharine Puskar, attorney; City of Alexandria (Subdivision Only)

Sara Brandt-Vorel (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Ms. Kathie Hoekstra, 1310 N. Chambliss Street, submitted comments and stated her hope that any policy changes that may be enacted in the North Potomac Yard Environmental Sustainability Master Plan (NPY ESMP) would be reflected in applicable updates to the individual ESMP conditions found in each building Development Special Use Permit (DSUP).

Ms. Marta Schantz, 61 East Chapman Street, outlined a few recommended changes to the applicant's DSUP applications, stating the current proposals did not achieve a suitable level of sustainability. She indicated key considerations were the lack of distributive energy sources, the use of solar panels, battery storage and an effort to create an interconnected grid between the buildings. Ms. Schantz also stated a desire for the applicant team to exceed the City's current Leadership in Energy and Environmental Design (LEED) Silver requirement and strive instead for LEED Gold or LEED Platinum.

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Ms. Cathy Puskar, attorney with Walsh, Colucci, Lubeley, Walsh, representing JBG, encapsulated the overall project progression starting with the 2017 North Potomac Yard Small Area Plan Update through the Planning Commission Public Hearing to bring a fully designed neighborhood of seven buildings, streetscape and open spaces forward for consideration. Ms. Puskar stated her client's objective to bring forward a uniquely designed and sustainable development that could create an economically strong neighborhood in the North Potomac Yard Innovation District. Ms. Puskar responded to a question from Vice Chair McMahon regarding rooftops indicating that the rooftops on the buildings were designed to support a range of functions but did not preclude future solar installation and that the building designs will incorporate sustainable elements of the NPY ESMP in addition to the LEED Silver requirements.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted close the Public Hearing. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

Discussion:

Commissioner Goebel inquired why the impervious area on Block 10 dropped between pre- and post-development, even with the inclusion of green roofs on the building. Staff with the Department of Transportation & Environmental Services clarified that the Commonwealth of Virginia does not consider any area above structure or a green roof as a pervious area.

Commissioner Koenig expressed his appreciation for the project and the achievement the proposal represented. Commissioner Koenig commended the overall building designs which he indicated presented a cohesive design while preserving individual building expression and acknowledged the great iterative process used by the Potomac Yard Design Advisory Committee (PYDAC) to work with the applicant and iteratively review the buildings, resulting in a successful neighborhood composition. He also stated his appreciation for the dynamic integration of open space across the Innovation District.

Vice Chair McMahon, commended the decision to utilize multiple architecture firms to achieve unique building designs, the multi-modal design integration including the unique streetscape design, holistic integration of open space into the building designs, and the community outreach undertaken. Commissioner McMahon acknowledged the strength of the neighborhood design is a credit to the long-standing partnerships between the community, City and the applicant team since the initial Small Area Plan in 2010 to the Planning Commission review of the building DSUPs. Commissioner McMahon proposed an amendment to the DSUP condition for each building related to carbon-offset options which was agreed upon by the applicant team and adopted.

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PLANNING COMMISSION ACTIONS: On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to initiate Master Plan Amendment #2020-00005. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00005, as submitted. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan Amendment #2020-00004, as submitted. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00013 (Building 10), Development Special Use Permit #2020-00014 (Building 14), Development Special Use Permit #2020-00015 (Building 15), Development Special Use Permit #2020-00016 (Building 18), Development Special Use Permit #2020-00017 (Building 19), and Development Special Use Permit #2020-00018 (Building 20), with the following amendments regarding carbon-offset options and per the Director of Planning and Zoning's Memorandum to the Planning Commission, dated September 30, 2020. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

DSUP2020-00013 (Condition #130)

The applicant shall be responsible for demonstrating how the building demonstrates achieving carbon neutrality by 2030. If carbon neutrality for buildings can't be achieved by 2030, after 2030 the applicant shall pursue methods to offset carbon impact. Methods can include renewable energy credits (RECs), Power Purchase Agreements (PPAs), other industry accepted credits available in 2030, ~~and/or can be incorporated in future buildings~~, at the applicant's discretion. (P&Z) (T&ES) (PC)

DSUP2020-00014 (Condition #129)

The applicant shall be responsible for demonstrating how the building demonstrates achieving carbon neutrality by 2030. If carbon neutrality for buildings can't be achieved by 2030, after 2030 the applicant shall pursue methods to offset carbon impact. Methods can include renewable energy credits (RECs), Power Purchase Agreements (PPAs), other industry accepted credits

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available in 2030, ~~and/or can be incorporated in future buildings~~, at the applicant's discretion. (P&Z) (T&ES) (PC)

DSUP2020-00015 (Condition #136)

The applicant shall be responsible for demonstrating how the building demonstrates achieving carbon neutrality by 2030. If carbon neutrality for buildings can't be achieved by 2030, after 2030 the applicant shall pursue methods to offset carbon impact. Methods can include renewable energy credits (RECs), Power Purchase Agreements (PPAs), other industry accepted credits available in 2030, ~~and/or can be incorporated in future buildings~~, at the applicant's discretion. (P&Z) (T&ES) (PC)

DSUP2020-00016 (Condition #134)

The applicant shall be responsible for demonstrating how the building demonstrates achieving carbon neutrality by 2030. If carbon neutrality for buildings can't be achieved by 2030, after 2030 the applicant shall pursue methods to offset carbon impact. Methods can include renewable energy credits (RECs), Power Purchase Agreements (PPAs), other industry accepted credits available in 2030, ~~and/or can be incorporated in future buildings~~, at the applicant's discretion. (P&Z) (T&ES) (PC)

DSUP2020-00017 (Condition #137)

The applicant shall be responsible for demonstrating how the building demonstrates achieving carbon neutrality by 2030. If carbon neutrality for buildings can't be achieved by 2030, after 2030 the applicant shall pursue methods to offset carbon impact. Methods can include renewable energy credits (RECs), Power Purchase Agreements (PPAs), other industry accepted credits available in 2030, ~~and/or can be incorporated in future buildings~~, at the applicant's discretion. (P&Z) (T&ES) (PC)

DSUP2020-00018 (Condition #138)

The applicant shall be responsible for demonstrating how the building demonstrates achieving carbon neutrality by 2030. If carbon neutrality for buildings can't be achieved by 2030, after 2030 the applicant shall pursue methods to offset carbon impact. Methods can include renewable energy credits (RECs), Power Purchase Agreements (PPAs), other industry accepted credits available in 2030, ~~and/or can be incorporated in future buildings~~, at the applicant's discretion. (P&Z) (T&ES) (PC)

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2020-00004 (Building 10), Encroachment #2020-00005 (Building 20), and Transportation Management Plan Special

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Use Permit #2020-00042, as submitted. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to approve Subdivision #2020-00004 and Street Name Case #2020-00003, as submitted. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

Reason: The Planning Commission agreed with staff analysis.

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6. Development Special Use Permit #2020-00012
Transportation Management Plan Special Use Permit #2020-00060
3601 Potomac Avenue - North Potomac Yard, Blocks 4 and 7 Public Hearing and consideration of a request for: (A) a Development Special Use Permit with site plan to construct an academic building with below and at-grade parking, including a modification to the height-to-setback requirement of Section 6-403(A) of the Zoning Ordinance; and (B) a Special Use Permit for a Transportation Management Plan for Tier 3; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan).
Applicant: Virginia Tech Foundation, Inc., represented by Kenneth W. Wire, attorney

Sara Brandt-Vorel (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

N/A

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted close the Public Hearing. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

Discussion:

Chair Macek, Vice Chair McMahon and Commissioner Koenig spoke in favor of the project and the many benefits the building and campus will be bringing to the City and region. The Planning Commission was in favor of the applicant's proposed amendments to the conditions, except Condition #38 requiring the reservation of space for a Capital Bikeshare Station. This condition was not removed as its inclusion will allow the applicant and City staff to work on resolving the location concerns.

Vice Chair McMahon inquired about Virginia Tech's intent to achieve carbon neutrality by 2040 per the Coordinated Development District (CDD) conditions and if individual buildings or a campus approach would be utilized. The applicant's representative, Ken Wire, indicated future Sanitary Wastewater Energy Exchange (SWEE) and geothermal components of the development could result in sustainable energy generation that could be shared amongst all the buildings on the campus for district sharing to achieve campus wide carbon neutrality.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00012 and Transportation

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Management Plan Special Use Permit #2020-00060, with the following amendments to Conditions #96 and #97 and the deletion of Condition #80. The motion carried on a vote of 6-0, with Commissioner Lyle recusing herself.

Condition #80

~~*Sidewalks on new street B shall be composed of permeable pavement. (T&ES)*~~

Condition #96

*The applicant shall conform with the City's noise ordinance and no amplified sound shall be audible at the property line after 11:00 PM, **unless a noise variance permit is granted for a specified event.** (T&ES)*

Condition# 97

*Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am, **unless a noise variance permit is granted for a specified event.** (T&ES)*

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

11. Commissioners' Reports, Comments, and Questions.

Vice Chair McMahon reported that the Transportation Commission had a presentation regarding the City's Mobility Master Plan on September 23, the first time they had met since the COVID-19 pandemic began. She then further explained that an outreach period is about to begin, in relation to the Mobility Master Plan, with an online Q&A with the public planned for October 15. She also mentioned that a new, exciting element of the Mobility Master Plan is a Curbside Management Prioritization Tool, which has been well received.

MINUTES:

12. Consideration for reapproval of the minutes from the June 2, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: The Planning Commission will consider the reapproval of the minutes from the June 2, 2020 at its next in-person Public Hearing.

13. Consideration of the minutes from the June 25, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: The Planning Commission will consider the June 25, 2020 Minutes at its next in-person Public Hearing.

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14. Consideration of the minutes from the September 1, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: The Planning Commission will consider the September 1, 2020 Minutes at its next in-person Public Hearing.

15. ADJOURNMENT

The Planning Commission Public Hearing was adjourned at 1:19 a.m.

ADMINISTRATIVE APPROVALS

16. Special Use Permit #2020-00058
1552 Potomac Greens Drive
Administrative Special Use Permit request for a Change of Ownership of a restaurant;
zoned: CDD #10/Coordinated Development District #10.
Current Business Name: Slater's Market
Applicant: Scott Shirley
Planner: Kaliah Lewis
Status: Approved 9/4/2020