

Docket Item #16  
Planning Commission Public Hearing  
November 5, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of November 5, 2020.

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – NOVEMBER 5, 2020

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

ALEXANDRIA PLANNING COMMISSION

November 5, 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
Michael Swidrak	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Carson Lucarelli	Department of Planning & Zoning
Nathan Imm	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
Hillary Orr	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services

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Bob Garbacz	Department of Transportation and Environmental Services
LaTheasha Hinton	Department of Transportation and Environmental Services
William Skrabak	Department of Transportation and Environmental Services
Tamara Jovovic	Office of Housing

### 1. Call to Order.

The Planning Commission Public Hearing was called to order at 7:03 p.m. All members were present at the call to order.

Chair Macek then read the following into the record:

“Due to the COVID-19 Pandemic emergency, the November 5, 2020 meeting of the Planning Commission and the November 14, 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 Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the 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. The meetings can be accessed by the public through: the Zoom hyperlink provided below, broadcasted live on the government Channel 70, and streaming on the City’s website. 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\\_CYSx8aDQTaBALTIIOy4XA](https://zoom.us/webinar/register/WN_CYSx8aDQTaBALTIIOy4XA)

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

To access the meeting via Zoom, use the Webinar ID: 912 8663 0683

For both dial-in participants and those accessing via Zoom, use the password: 272814

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](mailto: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".

### **Introduction of Planning Commissioner Vivian Ramirez**

Chair Macek requested that newly appointed Planning Commissioner Vivian Ramirez introduce herself. He indicated that Planning Commissioner Ramirez was appointed by the City Council in September and joined the Planning Commission for her first meeting in October. Planning Commissioner Ramirez indicated that she has been an Alexandria resident since 2004, and she lives in the Del Ray community with her family, including a dog which she walks through the neighborhood regularly. She indicated that she has 25 years in the real estate industry, holding positions in design and project management. She indicated that she is very excited about serving the City in this capacity. Chair Macek expressed a welcome to Planning Commissioner Ramirez and indicated that the Planning Commission is looking forward to working with her.

### **Changes to the Docket**

Chair Macek inquired as to whether there were any changes to the Docket. The Planning Commission Clerk responded that there are speaker forms for Docket Items #2 (Old Dominion Boat Club) and #4 (Victory Center Retail Building) from the Consent Calendar. Planning Commissioner Ramirez also requested to remove Docket Items #3 (Victory Center Subdivision) and #4 (Victory Center Retail Building) from the Consent Calendar.

### **CONSENT CALENDAR:**

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2. Special Use Permit #2019-00039  
Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion  
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

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Michael Swidrak (P&Z) presented the case and answered questions from the Planning Commission.

### Speakers:

Brian Buzzell, 659 S. Washington Street, expressed concerns regarding the permit request. He was concerned that the proposal would preclude ODBC from moving all of its boat slips into the club's riparian property area and from the piers that are part of the City Marina. Mr. Buzzell also expressed concern that the Special Use Permit (SUP) request could also affect the City's plans to construct the flood mitigation and waterfront improvements along the river.

Robert Dugger, 10 Wolfe Street, also expressed concerns regarding the permit request. Mr. Dugger noted that the applicant was not constructing boat slips in the riparian area as envisioned in the Olin Waterfront Schematic and was concerned this could inhibit public use of the City Marina and waterfront in the future.

Duncan Blair, Esq., Land, Carroll and Blair, P.C., representing the applicant, spoke in favor of the project. Mr. Blair noted that the plan for piers and a wharf for small watercraft was consistent with the Waterfront Plan. He also stated that the applicant has concerns regarding the timing of the planned waterfront improvements but is ready to coordinate with the City on the improvements as needed.

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

### Discussion:

Chair Macek asked staff to confirm if the proposal would preclude any progress with the Waterfront Plan. Staff indicated that this request does not preclude the improvements under the Waterfront Plan nor does it preclude ODBC from building the pier to the south of their site, as envisioned in the agreement with the City.

Chair Macek also inquired as to why a SUP condition was not included to vacate the A/B pier and to build slips in this vicinity by 2025. The Chair asked if any consideration by staff was given to inserting a condition such as that. Staff indicated that the conditions of a SUP have to relate directly to the impacts of that request. Staff believes it could not connect this request from ODBC to an action to construct boat slips in the designated areas and to move from their existing pier locations.

Chair Macek noted that the concerns about the SUP in relation to the implementation of Waterfront Plan and improvements were valid, and that considerations with future claiming of the A/B Pier in 2025 by ODBC is important to remember. He also noted that while those questions are important, he indicated that the questions that are before us

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tonight are questions that would preclude implementation of the Waterfront Plan. He indicated that another proposal for this request was introduced about a year ago, and he believes the changes made since then make the request much more compatible than that original concept. He commended the OBCD for the changes that were made.

**PLANNING COMMISSION ACTION:** This item was removed from consent. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2019-00039, as submitted. The motion carried on a vote of 7-0.

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

3. Subdivision #2020-00002  
4901 Eisenhower Avenue – Victory Center Subdivision  
Public Hearing and consideration of a request for a Subdivision to subdivide an existing lot into two lots; zoned: CRMU-H/Commercial Residential Mixed Use (high) with proffers.  
Applicant: 5001 Eisenhower Residential Owner, LLC represented by, Kenneth W. Wire, Attorney

Commissioner Ramirez and Commissioner Goebel recused themselves from consideration of this Docket Item.

**Speakers:**

N/A

**Discussion:**

N/A

**PLANNING COMMISSION ACTION:** This item was removed from consent. On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2020-00002, as submitted. The motion carried on a vote of 4-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves and Commissioner Brown absent.

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

**Notation:** Commissioner Brown noted that he unintentionally missed this vote as he stepped away for a few minutes, thinking he had time. He said that while it is too late to include his vote, he is supportive of the project.

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4. Development Special Use Permit #2020-10022  
5001 Eisenhower Avenue - Victory Center Retail Building  
Public Hearing and consideration of a request for a Development Special Use Permit (with site plan) to construct a new retail building with a drive-through facility; zoned: OCM(100) / Office Commercial Medium (100).  
Applicant: 5001 Eisenhower Office Owner, LLC, represented by, Kenneth W. Wire, Attorney

Commissioner Ramirez and Commissioner Goebel recused themselves from consideration of this Docket Item.

Nathan Randall (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Bill Pugh, 1200 North Quaker Lane, expressed concern about the presence of the drive aisle and parking spaces in front of the building as noted in his November 3 letter to the Planning Commission. Although he supported some elements of the project, he indicated his belief that the proposal was too automobile-oriented and asked for the building to be shifted close to the street for better consistency with the Eisenhower West Small Area Plan (SAP) and for increased walkability.

Pamela Pitkin, 4840 Eisenhower Avenue, noted her appreciation for the addition of retail uses in this location as well as the drive-through. She noted some concern about trash pick-up and the potential for litter problems around the site.

Ken Wire, Wire Gill, LLP, representing the applicant, spoke in support of the proposal. He noted that the topic of leasing the nearby Victory Center office building was frequently discussed during the SAP planning process and that securing a federal tenant for the building remains the applicant's goal. He spoke about the need for the parking spaces in front of the proposed new retail building and pointed out that most of those spaces have been designed to also be used as outdoor dining. He noted the proposed dumpster location and that the site would be monitored for litter on a regular basis.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves

Discussion:

Commissioner Brown asked staff to provide additional specificity in staff reports when a project does not fully comply with a SAP. In this case he indicated that Mr. Pugh

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indicates that the SAP includes a recommendation that a building be close to the street. Staff indicated that the SAP does make that recommendation, and staff further indicated that it has worked with the applicant to get close to the recommendation in the SAP. Commissioner Lyle stated that she was pleased to see the proposed interim use at this site and believed it will help move the SAP forward. She also differentiated this area from other, more walkable areas of the City. She added that this site is not easily and quickly walkable from most areas within the planning area, noting that even the Metrorail Station is a 45-minute walk from this site.

Vice Chair McMahon indicated she appreciated Mr. Pugh's observations and understands the concern about automobile-oriented uses but noted the potential for future development at the site and the accommodation made now for future streetscape improvements. She expressed hope that future tenants may change elements of the site to make it more pedestrian-friendly. Commissioner Koenig also acknowledged Mr. Pugh's observations and agreed with the Vice Chair's comments and, on balance, supported the proposal indicating that in the future the hope is that the site will evolve away from the automobile as the area redevelops into more of a pedestrian oriented community under the SAP. Commissioner Brown expressed support for the project as a helpful first step toward the redevelopment of the site. Chair Macek believed that a compromise position made sense here given the importance of the Victory Center site being an anchor for the neighborhood and federal leasing requirements. He believed the proposal would be consistent with the overarching goals of the SAP. Given the General Services Administration's requirements for federal tenants, he indicated this proposal will help in attracting one, while facilitating more redevelopment around it.

**PLANNING COMMISSION ACTION:** This item was removed from consent. On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10022, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

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



**NEW BUSINESS:**

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5. Zoning Text Amendment #2020-00008  
Temporary Program for Business Relief and to Address Public Need Related to COVID-19  
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to establish a temporary program for business relief and to address public need related to COVID-19.  
Staff: City of Alexandria, Department of Planning & Zoning

**Speakers:**

N/A

**Discussion:**

The Planning Commission opted to forgo the staff presentation, but staff did indicate that a related staff memorandum regarding this item was sent to the Planning Commission late in the afternoon. The related memorandum adds an increment of permission to allow fitness businesses to use sidewalks as well as parking spaces.

Chair Macek asked if there were any questions for staff. While there were no questions, Chair Macek applauded the City's efforts to support businesses during the extremely challenging times associated with COVID-19, as noted in the proposed Text Amendment. He recognized that public health initiatives are also incorporated into the City's pandemic response. Chair Macek encouraged staff to evaluate the success of the temporary business programs and consider proposing some for permanent implementation in the future.

Commissioner Brown concurred and added that the temporary business programs provide an opportunity to assess the worth of possible permanent initiatives as the emergency concludes.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing and initiate Zoning Text Amendment #2020-00008. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00008, as amended by the changes detailed in the staff memorandum to the Planning Commission dated November 4, 2020 to add the sidewalk public right-of-way as an area where fitness uses may operate. The motion carried on a vote of 7-0.

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

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6. Special Use Permit #2020-00063  
515 Mount Vernon Avenue - Lena's Restaurant  
Public Hearing and consideration of a request for a Special Use Permit amending SUP #2014-00100 to permit live entertainment; zoned: CSL/Commercial Service Low.  
Applicant: Yates Restaurant Group LLC, a Virginia Limited Liability Company, represented by Duncan W. Blair, Attorney

Speakers:

N/A

Discussion:

The Planning Commission opted to forgo the staff presentation. Chair Macek inquired if there were any questions for staff. While there were no questions, Chair Macek said this Special Use Permit (SUP) reflects the changes made by the Small Business Text Amendment, as aspects of the original application are now allowed by-right. He indicated that Lena's is close to his home and the restaurant is a model restaurant in terms of interaction with the neighborhood and has very few spill-over impacts on the surrounding area.

Commissioner Brown indicated that while it was not directly related to the live entertainment request in the SUP, it is important to recognize the thoughtful public comment and six-page letter submitted by residents outlining concerns with parking and traffic in this area. He acknowledged the letter and indicated it may not apply to the actions to be taken tonight, but he appreciates hearing from the residents. Chair Macek said that it was helpful to have several points-of-view regarding the parking in this area, although the comments were not germane to the SUP request.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing and recommend approval of Special Use Permit #2020-00063, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

7. Development Special Use Permit #2020-10020  
2401 and 3251 Potomac Avenue - Potomac Yard Metro Station - South Pavilion  
Public Hearing and consideration of a request for a Development Special Use Permit and site plan, with Subdivision to amend the previously approved Metro Station (DSUP #2018-0017) to add a south pavilion entrance at the end of Glebe Road, a bridge connecting the pavilion to the approved bridge system, and emergency egress stairs at the bridge knuckle; zoned: UT/Utilities and Transportation.

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Applicants: City of Alexandria and Washington Metropolitan Area Transit Authority (WMATA)

Chair Macek recused himself from consideration of this Docket Item.

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

Speakers:

N/A

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0 with Chair Macek recusing himself.

Discussion:

Commissioner Koenig asked for clarification that the stair at the Knuckle Pier would be for emergency egress only. Staff confirmed that is correct. Commissioner Brown indicated that this proposal is very much improved over the 2018 proposal.

Commissioner Koenig noted that he was very pleased that the City was able to obtain additional funding to support the return of a south access point to the Metrorail Station. He indicated this is a critical piece to complete the original vision for the new Metrorail Station at Potomac Yard.

Commissioner McMahon noted this is a great improvement over the 2018 amendments and noted how it addresses the desire of the Potomac Yard neighborhood. She also pointed out that staff will be responsible for addressing the safety of pedestrians and bicyclists in front of the new access.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10020, 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.

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8. Special Use Permit #2020-00065

765 John Carlyle Street and 1900 Eisenhower Avenue - Carlyle Block P Special Use Permit

Public Hearing and consideration of a request for a Special Use Permit to change the use from office and retail to residential and increase the gross square footage allowable for Block P within the allowed maximum for the Carlyle District. and to amend the Design guidelines for Block P which includes an increase in height from 200' to 210' (amending SUP#2018-0039) (Carlyle Block P); zoned: CDD #1/Coordinated Development District #1.

Applicant: Carlyle Plaza, LLC, represented by Jonathan P. Rak, Attorney

Carson Lucarelli (P&Z) answered questions from the Planning Commission, after the Planning Commission opted not to receive a presentation.

Speakers:

Vice Chair McMahon asked about the actions before the Planning Commission and, in particular, the action related to a request to waive the requirement for a Floor Plan and Plot or Site Plan. She asked if the Planning Commission needs to act on the waiver or is it just a transparency matter. Staff clarified that it would be the Director of the Department of Planning & Zoning that acts instead of the Planning Commission.

Jonathan Rak, Esq., McGuireWoods, Attorney for the applicant, made a brief presentation to the Planning Commission. He indicated that this is the last Block in Carlyle to be developed, and they are excited to move it forward. He expressed an interest in discussing Condition #115 with the Planning Commission related to stormwater management. He indicated that this condition relates to the requirement that a minimum of 65 percent of phosphorus removal be done through surface non-proprietary Best Management Practices (BMPs). He indicated that the intent is that the devices that mechanically process stormwater don't have some of the benefits that some of a surface stormwater pond or a green roof or an infiltration trench may have so there is a policy to get 65 percent of the removal through the BMPs. He indicated that on this site there is no place to put a stormwater pond. The applicant is committed to try to get as much as possible through the natural techniques but is concerned they may come up short. He indicated their option may be a green roof, but if it is their primary option he is concerned that the use of the green roof for outdoor recreation space for the residents may be competitive with the use for stormwater management. The proposed amendment would recognize the competing uses under the condition. He indicated the applicant would like to work with staff during the Final Site Plan review on the stormwater requirements applied to the project.

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Bill Brewer, Project Manager with Trammell Crow, also spoke to clarify the applicant's intent to move forward as quickly as possible with the Final Site Plan and eventually groundbreaking.

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

### Discussion:

Planning Commission opted to forgo a presentation from staff on the item and instead went into discussion. Chair Macek asked for clarification from staff on its position related to the phosphorus runoff, stating that the City does try to encourage green roofs so he is curious as to why the condition was proposed. Melanie Mason with the Department of Transportation & Environmental Services (T&ES) clarified this policy has been in effect since 2018 and she explained the stormwater requirements pertaining to sulfur removal. She also indicated that the applicant is not limited to implementing a green roof; they can also use urban planter boxes, cisterns, etc. She indicated that all developments have met this policy.

Commissioner Brown had questions about the function of the proposed residential building. Mr. Rak confirmed that the building will contain three levels of senior care including, memory care, independent housing and assisted housing along with amenities and exterior terraces and decks. Commissioner Brown further noted the project has been through many iterations and inquired about the applicant's timetable for moving forward with construction. Mr. Rak replied that they intend to move forward with the Final Site Plan very shortly, hoping to break ground before the end of 2021. Commissioner Brown asked if there is any concern from the other Carlyle property owners about the change in use and if there are any concerns about traffic. Mr. Rak indicated that there are no concerns.

Chair Macek asked about a contribution for the tunnel between the VRE and the Metrorail Station and whether the developer ever made the contribution. Mr. Rak believes that an amendment that occurred previously may have supplanted the original intent of this condition.

Vice Chair McMahon sought staff clarification as to whether it supports the amendment to Condition #115. T&ES responded by saying that staff would like to keep that condition as is. Vice Chair McMahon indicated that she is not compelled to loosen the requirements as brought forth by staff. Chair Macek agreed and indicated that an agreement around stormwater can be worked out.

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend

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approval of Special Use Permit #2020-00065, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

9. Master Plan Amendment #2020-00004  
Development Special Use Permit #2020-00009  
3425 North Beauregard Street - Benchmark at West Alex  
Public Hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan Chapter of the Master Plan to change the height map to increase the maximum allowable height from 100' to 120'; and (B) a Development Special Use Permit and site plan to change the use at an existing pad site from office to continuum of care (amending DSUP #2013-00001); zoned: CRMU-H/Commercial Residential Mixed Use (high).  
Applicant: Orr-BSL King, LLC, represented by Duncan W. Blair, Attorney

Speakers:

Duncan Blair, Esq., Land Carroll and Blair, P.C., the applicant's Attorney, spoke to the momentous nature of the project, stating that it has been in the works for 15 years and has activated a corner on the West End, and it is compatible to the adjacent uses.

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

Discussion:

Commissioner Brown asked if this building is on one of the original sites of the Five Guys restaurant. Mr. Blair said he believes that site is to the north of this site, but a marker may be placed in the vicinity.

Commissioner Brown acknowledged that the Master Plan amendment and the building height are being brought into technical conformance and that is the reason for the amendment which he supports. Chair Macek also applauded the success of the project and wishes success to Benchmark and believes all the projects together – the housing, child care, senior housing and grocery store place all uses together in the right area.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2020-00004. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00004, as submitted. The motion carried on a vote of 7-0.

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On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00009, as submitted. The motion carried on a vote of 7-0.

Reason: The Commission agreed with staff's analysis.

### **OTHER BUSINESS:**

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

Vice Chair McMahon reminded everyone that November 8, 2020 is the last day staff is accepting comments on the current stage of the Alexandria Mobility Plan. Furthermore, she restated the importance of the Plan and, particularly, the importance of curbside prioritization which often plays a role in the cases considered by the Planning Commission.

Commissioner Koenig reported that the Potomac Yard Metro Implementation Group is meeting again, virtually, on a monthly basis. He encouraged anyone who may be interested in tracking progress of the project to attend the meetings. He also mentioned he was encouraged by the positive reactions of many members of the community who reside in close proximity to the station.

In relation to the Waterfront Commission, Chair Macek reported that construction is substantially complete at Robinson Landing (formerly Robinson Terminal South). In addition, he also reported that on November 5, 2020 demolition was scheduled to begin at Robinson Terminal North to accommodate the RiverRenew project. He also encouraged everyone to visit the Waterfront area when they are able to observe the substantial progress made in relation to the Waterfront Plan.

Chair Macek also reported that a potential joint work session between the Environmental Policy Commission and the Planning Commission may take place in the coming months. Commissioner Koenig stated his support and enthusiasm for such a joint work session. Vice Chair McMahon too expressed her support for such a joint work session and cited the fact there is an overlap between the considerations of the Planning Commission and Environmental Policy Commission that makes such joint work sessions extremely fruitful. Commissioner Brown also voiced his support for such a joint work session and recommended that a formal agenda may be helpful to structure the work session. Chair Macek asked that members send any ideas to Karl Moritz and himself on an agenda.

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### **MINUTES:**

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

Chair Macek asked staff to update the pending minutes to show the votes taken on closure of Public Hearings. Staff indicated that will be done.

Vice Chair McMahon also indicated that for the October minutes there needs to be a correction to her name on page 4, third paragraph.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the June 2, 2020 Minutes at its next in-person Public Hearing.

12. 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.

13. 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.

14. Consideration of the minutes from the October 6, 2020 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** The Planning Commission will consider the October 6, 2020 Minutes at its next in-person Public Hearing.

### **15. ADJOURNMENT**

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The Planning Commission Public Hearing was adjourned at 9:33 p.m.

### **ADMINISTRATIVE APPROVALS**

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16. Special Use Permit #2020-00054  
529 Montgomery Street  
Administrative Special Use Permit request for a Minor Amendment of a restaurant;  
zoned: CDD #25/Coordinated Development District #25.  
Applicant: Old Town Coffee LLC d/b/a St. Elmo's Coffee Pub  
Planner: Anna Kohlbrenner  
Status: Approved 9/28/2020