

Docket Item #16  
Planning Commission Public Hearing  
February 2, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of February 2, 2021.

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ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

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

ALEXANDRIA PLANNING COMMISSION

February 2, 2021, 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
Patrick Silva	Department of Planning & Zoning
Carson Lucarelli	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Marlo Ford	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
Margaret Cooper	Department of Planning & Zoning
Richardson Jean-Baptiste	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
Jared Alves	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Melanie Mason	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
LaTheasha Hinton	Department of Transportation and Environmental Services

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

Lalit Sharma  
Tamara Jovovic

Department of Transportation and Environmental Services  
Office of Housing

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 then read the following into the record:

“Due to the COVID-19 Pandemic emergency, the February 2, 2021 meeting of the Planning Commission and the February 20, 2021 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: 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\\_U4kqIfxzSHK8lUAJUie7jw](https://zoom.us/webinar/register/WN_U4kqIfxzSHK8lUAJUie7jw)

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

To access the meeting via Zoom, use the Webinar ID: 936 7632 8486

For both dial-in participants and those accessing via Zoom, use the password: 898545

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 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

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

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”.

Please note that Amharic language translation services will be provided this evening for Docket item #6 (Heritage at Old Town). To access the Amharic language translation service, please dial 703.746.3009 and enter 381099# when asked for the collaboration code. A member of City staff, Lia Niebauer will also be present in the conference line in case a member of the public needs to communicate any questions or concerns they may have on this docket item.”

### **CONSENT CALENDAR:**

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Chair Macek inquired as to whether there were any changes to tonight’s docket. Staff responded stating there had been speaker forms received for docket Item #4 on the Consent Calendar. Vice Chair McMahon then motioned to move docket Item #7 to be considered first under the New Business category of the docket. This motion was seconded by Commissioner Lyle and was approved by the Planning Commission on a vote of 7-0.

Chair Macek then requested a motion for the other two Consent Items, namely, Items #2 and #3, with a Public Hearing to then follow for Item #4.

2. Special Use Permit #2020-00080  
300 North Fayette Street (Parcel Address: 1201 Queen Street) - Rooming House  
Public Hearing and consideration of a request for a Special Use Permit to operate a Rooming House; zoned: CL/Commercial Low.  
Applicant: Hazel Barksdale

**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 #2020-00080, as submitted. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

3. Subdivision #2020-00003  
4300 King Street, 3101 Park Center Drive, and 4401 Ford Avenue - Park Center  
Public Hearing and consideration of a request for a Subdivision to re-subdivide three existing lots into two lots; zoned CRMU-H/Commercial Residential Mixed Use (High).  
Applicant: US Park Center Owner, LLC, c/o Lowe Enterprises Real Estate Group, represented by Kenneth W. Wire, attorney

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2020-00003, as submitted. The motion carried on a vote of 7-0.

4. Special Use Permit #2020-00097  
428 North Pitt Street – Parking Reduction and Lot Modifications  
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction for two compact parking spaces and for modifications to the rear yard setback, open space, parking in a required yard, and vision clearance for the construction of a townhouse dwelling; zoned RB/Townhouse.  
Applicant: Stephen A. Bannister, represented by Robert D. Brant, attorney

Margaret Cooper (P&Z) presented the case and answered questions from the Planning Commission.

**Speakers:**

Elizabeth Mulry, 506 Oronoco Street, spoke in opposition to the request. She said there was no need for the rear lot modification. She also said proper notification was not done to ensure neighbors had the opportunity to respond.

Ashley Leichner, 508 Oronoco Street, spoke in opposition to the request, saying a reasonable townhouse could be constructed without any modifications, as the applicant is leveraging the Special Use Permit (SUP) to ask for the modifications.

Sean Patrick Dwyer, 508 Oronoco Street, spoke in opposition to the request, expressing concerns with relocation of the curb cut, parking impacts, changes to the alley and reduction in open space.

Catherine Hess, 426 S. Pitt Street, spoke in general support of the request, but said she wanted to ensure they would be protected from any construction damage as the building will be attached to their existing house.

Tom Miller, 428 Oronoco Street, spoke in support of the request. He expressed concerns regarding the construction process as he experienced problems when townhouses were constructed on the north side of the 500 block of Oronoco a number of years ago.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

Robert Brant, Walsh Colucci Lubeley & Walsh PC, attorney representing the applicant, spoke in support of the request. He indicated the proposed residential use would replace a non-complying commercial use. In addition to the augmentation of open space, he cited improvements to the streetscape with the narrowing of the curb cut and the potential for additional on-street parking spaces. He indicated a shadow analysis for the rear of the building indicated that the impacts of the proposed rear yard setback were negligible when compared to a rear yard setback that complied with the Zoning Ordinance.

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

### Discussion:

Commissioner Brown inquired about the possibility of granting authority to the Director of the Department of Planning & Zoning (P&Z) to allow compact parking spaces in place of standard parking spaces without the need for an SUP. Director Moritz replied that it would be possible with City Council approval of a text amendment.

Vice Chair McMahon asked staff if the inability to count open space on above ground level is unique to this zone. Staff replied that some zones allow above ground open space to count toward the open space total while other zones do not. A P&Z work plan item is scheduled to address inconsistencies related to open space across zones.

Chair Macek said he would have preferred to see the rear yard setback align with the adjacent dwellings on North Pitt Street but, overall, he indicated he supported the project as it fits within the existing development pattern of the corners at the intersection.

Commissioner Lyle expressed support for the application, including the rear setback modification. She indicated the design is in keeping with the neighborhood design patterns, especially at the other three corners. She found the proposed design to contribute to an improved streetscape and to open space.

Commissioner Brown expressed support for the parking reduction and lot modifications for vision clearance, open space and parking area, but not for the rear yard setback. Staff confirmed that if the rear yard setback complied with the Zoning Ordinance requirement, there would be no need for a modification to the area for parking in the rear yard.

Commissioner Koenig agreed with Commissioner Brown's comments. Although he recognized that the proposed rear yard setback impact would be indistinguishable, he supported a rear yard setback that complied with the Zoning Ordinance requirement as it was not necessary for the design.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

Vice Chair McMahon also agreed with Commissioner Brown and said that the lot modification for the rear yard setback wasn't needed for good site design, but she supported all other modifications and the parking reduction.

Commissioner Goebel said he also was inclined to not support the rear yard setback modification as it was not critical to the overall design; however, he expressed support for the other lot modifications and the parking reduction.

**PLANNING COMMISSION ACTION:** This Item was removed from the Consent Calendar. On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2020-00097, with the following amendment to Condition #1. The motion carried on a vote of 7-0.

**1. CONDITION AMENDED BY PLANNING COMMISSION:** *The footprint of the dwelling shall be substantially consistent with the illustrations submitted on November 9, 2020, with the exception of the proposed rear yard setback. ~~(P&Z)~~ (PC)*

**Reason:** The Planning Commission agreed with the staff analysis, with the exception of the lot modification related to the rear yard setback.

### **NEW BUSINESS:**

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7. Development Special Use Permit #2018-00030  
1000 Saint Stephen's Road - St. Stephen's and St. Agnes School Upper School Expansion  
Public Hearing and consideration of a request for: (A) a Development Special Use Permit with Site Plan to expand an existing private school by constructing a building addition, additional parking and other site improvements, including Special Use Permits to increase enrollment to 520 students and to allow temporary classroom trailers (amending SUP#2016-0103): zoned; R-8/Single-Family and R-12/Single-Family.  
Applicant: Church Schools in the Diocese of Virginia d/b/a St. Stephen's and St. Agnes School, represented by Duncan W. Blair, attorney

The Planning Commission agreed that a presentation on this case was not required and they moved to discussion.

**Discussion:**

Commissioner Brown asked for clarification as to whether the school would need to seek a separate approval if they desired to permanently store school buses on the campus.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

Duncan Blair, Land Carroll & Blair PC, representing the applicant, indicated that for 30 years the buses (7 mini-vans and 12 full sized buses) which serve three campuses were parked on-site but currently they are being parked on the Landmark Mall site under an agreement with Landmark Mall. He also stated that continued storage of said buses at Landmark Mall is contingent upon redevelopment plans for Landmark Mall. Staff also clarified that there are no requirements in the Zoning Ordinance that would preclude the school from storing the buses on their property once the lease expires/the mall site redevelops.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2018-00030, as submitted. The motion carried on a vote of 7-0.

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

5. Special Use Permit #2020-00091  
3541 West Braddock Road - Office Building Monument Sign  
Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a monument sign; zoned: CG/Commercial General.  
Applicant: Mohammed Omari

Richardson Jean-Baptiste (P&Z) presented the case and answered questions from the Planning Commission.

**Speakers:**

Mohammed Omari, applicant, spoke in support of the request, citing the need to have a sign large enough to highlight all the tenants on the property and to draw in potential clients who may be driving along West Braddock Road.

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

**Discussion:**

Chair Macek expressed support of the request by staff for denial. He stated that he served on the Sign Task Force, which undertook deliberative positions on new sign guidelines, resulting in Zoning Ordinance text amendments. These included making pole signs, like the existing sign on the property, as non-conforming signs. Agreeing with staff recommendations, Chair Macek did not believe the proposed sign followed the intent of the Zoning Ordinance and voiced that the applicant should explore alternative approaches.



ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

**PLANNING COMMISSION ACTION:** On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend denial of Special Use Permit #2020-00091, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

6. Rezoning #2020-00006  
Development Special Use Permit #2020-10032  
Transportation Management Plan Special Use Permit 2020-00084  
416 South Alfred Street, 431 South Columbus Street, 901 Gibbon Street, 450 and 510 South Patrick Street, and 900 Wolfe Street - Heritage at Old Town  
Public Hearing and consideration of a request for (a) amendment to the official zoning map to change the zone for the site from RB/Townhouse zone and RC/High density apartment zone to RMF/Residential multifamily zone; (b) a Development Special Use Permit and site plan with modifications to construct three mixed-income multifamily buildings on three blocks with 750 units, including Special Use Permits to increase the floor area ratio to 3.0 in the RMF zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, (c) a Special Use Permit for a Transportation Management Plan (tier three); zoned: RB/Townhouse (Blocks 1 and 4) and RC/High Density Apartment (Block 2).  
Applicant: Heritage at Old Town PropCo LLC, represented by M. Catharine Puskar, attorney

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

Speakers:

Katharine Dixon, Rebuilding Together Alexandria and a member of the Alexandria Housing Affordability Advisory Committee (AHAAC), spoke in support of the proposal, noting the thoroughness of the community engagement process.

Shelley Murphy, 613 E. Nelson Avenue and a member of AHAAC, spoke in support of the proposal and in support of affordable housing. Ms. Murphy also noted that the project was mixed-income.

Michelle Krock, 301 Clifford Avenue and a member of AHAAC, spoke in support of the proposal. Ms. Krock stated that the project would stanch the loss of market affordable housing consistent with City priorities.

Christopher Morell, 421 S. Columbus Street, noted his concerns with the proposal, including height, mass and density and increased shadows on houses to the north of Block

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

2.

Kay Morell, 421 S. Columbus Street, noted her concerns with the proposal, including height and scale and design compatibility with the surrounding neighborhood.

Stewart Schwartz, representing the Coalition for Smarter Growth, spoke in support of the proposal, stating that it fits within the area context and provides a mix of housing affordability.

Betsy Faga, of the Episcopal Church of the Resurrection and AHAAC, spoke in support of the proposal. Ms. Faga stated that the project helps the area, which is in need of affordable housing.

Reverend Jo Belser, Priest of the Church of the Resurrection, noted her support of the proposal and its use of zoning tools to provide increased affordable housing in the area.

Yvonne Callahan, 735 S. Lee Street and Old Town Civic Association, expressed her concerns with the height of the building on Block 2.

Gail Rothrock, 209 Duke Street and the Historic Alexandria Foundation, noted her concerns about size and scale of development proposed in the Old and Historic Alexandria District (OHAD).

Louanne Roark, 555 S. Washington Street, noted her concerns about the project. Ms. Roark presented to the Planning Commission that the proposal is too large and incompatible for the area.

Zachary DesJardins, 202 Skyhill Road and AHAAC, noted his support of the proposal, based on compatibility with the St. Patrick Street Housing Affordability Strategy (SPSHAS) by preserving affordable units in the area.

Rebecca Loesberg, 1513 Crestwood Drive and representing Grassroots Alexandria, spoke in support of the proposal based on its focus on preserving and providing affordable housing and in supporting an inclusive area.

George Fishman, 715 Gibbon Street, noted his concerns with the size and character of the proposal.

Albert Pierce, 320 S. Alfred Street, noted his opposition to the proposal, specifically the compatibility of the height and scale of the project with the neighborhood and SPSHAS.

Ingris Moran, 3800 Executive Avenue and Tenants and Workers United, noted her

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

support of the proposal, based on the expansion and preservation of affordable units and the requested additional affordable units.

Ellen Mosher, 324 N. St. Asaph Street, noted her concerns with the proposal, arguing that the goal of the SPSHAS is to preserve, not expand affordable units in the area.

Mary Morrow-Bax, 302 S. Columbus Street, noted her opposition to the project, stating that the community information and engagement was late in the process and the proposal does not consider existing residents.

Shannon Steene, representing Carpenter's Shelter, spoke in favor of the proposal based on its increase and preservation of affordable housing units.

Danny Smith, 401 S. Lee Street and Co-chair of the Historic Alexandria Resources Commission, spoke in opposition to the project as proposed. He specifically noted negative impacts to the OHAD, impacts to the gateway to the OHAD and impacts on historic resources.

Leslie Roberson and Robert Coyle, 422 S. Columbus Street and the Wilkes Row Homeowners Association, spoke in opposition to the proposal based on compatibility to neighborhood and height and scale.

Cecily Crandall, 815 Green Street, spoke in opposition to the proposal. Ms. Crandall noted that the public process for the SPSHAS and Heritage proposal was inadequate.

Martha Raymond, 305 Summers Drive, noted her concerns about the proposed construction type (wood-frame over concrete podium). Ms. Raymond indicated that the construction type is prone to fires, using the recent fire on a construction project in southern Fairfax County as an example.

Darryl Resio, 827 Wolfe Street, spoke in opposition to the proposal, noting the project is not in accordance with the SPSHAS in terms of height and architectural character.

Jennifer Resio, 827 Wolfe Street, spoke in opposition to the project. Ms. Resio noted the bonus density and height is not line with the SPSHAS.

Ken Notis, representing Livable Alexandria, spoke in support of the proposal, specifically that the project will preserve and expand housing in the area and will support public transit growth.

Reverend Juli Wilson-Black, Fairlington Presbyterian Church, spoke in support of the project. Reverend Wilson-Black highlighted the equitable nature of the proposal to increase

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

affordable housing in the area.

Janice Kupiec, 815 of S. Columbus Street, spoke in opposition to the project as proposed, based on the size of the development and the density and height needed to get additional affordable units.

Marta Ali, 902 Wolfe Street and a resident of Heritage, supported the redevelopment proposal, based on the need for the replacement on the existing buildings, which have been prone to flooding and maintenance issues.

Tiffany Fishman, 715 Gibbon Street, spoke in opposition of the project as proposed. Ms. Fishman stated that the current plans do not meet the design guidelines of the SPSHAS and the scale of the neighborhood.

Charles Monterio, Jr., representing the Alfred Street Baptist Church, spoke in support of the project, based on the preservation and expansion of affordable housing.

Jonathan Frederick, 5384 Echols Avenue and the Alexandria Housing Development Corporation, spoke in support of the proposal.

Stephen Milone, 907 Prince Street and representing Old Town Civic Association, noted concerns with the project as proposed. Mr. Milone noted a loss of on-site open space and conflicts with the neighborhood and SPSHAS.

Stafford Ward, 600 S. Columbus Street, noted his concerns with the project, specifically noting issues with tenant relocation during a pandemic, conflicts with approved plans and with height and scale.

Deborah Ellsworth, 415 S. Pitt Street, noted her concerns with the proposal, stating the supported goals of the SPSHAS, as a compromise for preserving affordability and maintaining height and scale of the development, were not met with the project.

John Szczech, 413 S. Columbus Street, noted his concerns with the proposal based on the size, scale, height and removal of open space.

Ethel Talley, 522 S. Alfred Street, noted her concerns with the relocation process and keeping existing Heritage residents in the neighborhood.

Maureen Dugan, 819 Green Street, noted her concerns with the proposal, specifically the increase of market-rate units needed to provide the affordable housing.

Megan and Michael McConnell, 432 S. Columbus Street, noted their concerns with the

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

proposal. They support the use of density to preserve affordable housing and the SPSHAS, but noted concerns based on the degree of the height and scale increase, noting concerns by the Board of Architectural Review (BAR).

Jared Foretek, 401 Holland Lane, spoke in support of the proposal, specifically the preservation and expansion of affordable housing in the City.

Julie Lineberry noted her concerns with the proposal. Ms. Lineberry specifically noted the trade-offs are not worth the density and scale in the project.

Stephen Sweeney, address not provided, noted his concerns with the proposal, highlighting traffic impacts with the project.

M. Catharine Puskar, Walsh Colucci Lubeley & Walsh PC, representing the applicant, spoke in support of the proposal. Ms. Puskar specifically noted project compliance with the SPSAHS, including the rezoning and the use of Section 7-700 to preserve and expand affordable housing units in the area. Ms. Puskar also discussed the community engagement process and evolution of the proposal in response to community concerns.

James Simmons, Heritage at Old Town Propco LLC, spoke in support of the project. He noted that the proposal is not for high-rises and is similar to what is currently on Block 2. Mr. Simmons also noted that the proposal allows for the preservation of the U.S. Department of Housing and Urban Development (HUD)-subsidized units, which would not be secure without the SPSHAS and zoning tools.

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 7-0.

### Discussion:

Commissioner Koenig wanted staff to confirm where in the SPSHAS the use of Section 7-700 in tandem with rezonings is discussed. Staff confirmed that the use of Section 7-700 is discussed on the page with the development table (page 31) in addition to other places in the SPSHAS.

Commissioner Brown asked staff if the expectations that went into the SPSHAS analysis (i.e. that the existing deeply affordable units were at risk of being lost due to expiring/expired contracts) are still true today. Staff indicated that that was correct and noted that the Olde Towne West property now has a HUD rental subsidy contract that is also under annual renewal. Commissioner Brown stated that the Heritage redevelopment proposal helps to save HUD-subsidized units and adds new affordable units within the SPSHAS area.

Commissioner Brown asked staff to provide background on the boundary of the OHAD

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

and its relation to historic resources in the area. Staff noted that the OHAD boundary has grown and changed multiple times since its creation in 1946, and that the border is not specifically related to capturing all of the historic resources in the area but about creating an area that is under the purview of design review.

Vice Chair McMahon noted that community concern for flooding events within the vicinity of the project and asked staff to confirm if there were adequate stormwater management facilities integrated into the project. Staff responded that, yes; the stormwater facilities are not only adequate but will improve conditions. The applicant is providing stormwater management facilities, including green infrastructure and vaults to detain stormwater that exceed state and local requirements for stormwater management and will reduce the amount of stormwater runoff from current levels at the site.

Chair Macek asked staff to clarify the number of play spaces that will be located in the redesigned Wilkes Street Park. Staff noted that there are two areas of approximately 1,600 square feet (one on each parcel) as shown in the concept design for the park that could accommodate play space structures. Staff added that the design and location of play space structures will evolve based on comments from the Park and Recreation Commission and the administrative park plan review. Commissioner Brown added that he wanted a meaningful play area in the park and development to accommodate the additional school-aged children that will be locating within the Heritage redevelopment.

Vice Chair McMahon asked staff to confirm that the streetscape and front yard design of the buildings fronting S. Patrick Street conform with the SPSHAS. Staff confirmed that they do; the below-grade terraces that are proposed for portions of the buildings fronting S. Patrick Street still provide significant green areas and areas of open space adjacent to the sidewalk consistent with SPSHAS recommendations. The Vice Chair also asked staff to provide clarification on the amount of street tree canopy within the proposed development compared with existing conditions. Staff noted that there are close to 70 street trees or trees within the site adjacent to the right-of-way that are existing, and that there will be a minimum of 67 street trees and approximately 30 more trees within the site adjacent to the right-of-way with the new development. Staff also noted there are constraints concerning maintaining the existing tree canopy, including the realignment of the S. Patrick Street sidewalk, the creation of a parking lane on S. Alfred Street, location of new curb cuts for parking and loading access and existing trees that are on the City's invasive species list.

Vice Chair McMahon asked staff to clarify if the proposed wood-frame construction would be a fire hazard. Staff noted that the proposal will be regulated by evolving building code that takes into account best practices for wood-frame construction and the City will ensure safety and sustainability with the new development.

## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

Commissioner Koenig noted his appreciation for the extensive community input. He concurred with points made regarding compliance and implantation of SPSHAS, including use of zoning tools needed to provide development. Commissioner Koenig talked about the desirable value of mixed-income development in terms of equity and will allow for residents of the Heritage to return and continue to reside in the neighborhood. Commissioner Lyle concurred with Commissioner Koenig's comments. Commissioner Lyle addressed community comment regarding the integrity of the planning process from the City's perspective and the need to provide housing for people who work in Alexandria.

Vice Chair McMahon addressed the question about City use of financial resources for housing, clarifying that the Planning Commission is tasked with the land use approvals and not the use of financial resources for this project. The Vice Chair noted the compliance of the proposal with the SPSHAS, including building breaks and contextual scale, ground-level open space and publicly accessible areas, below-grade parking and additional on-street parking, and the improvements to Wilkes Street Park. The Vice Chair also directed staff to continue to reach out to the existing market-affordable residents of the Heritage on the relocation process.

Commissioner Brown stated his support for the project. He noted that the use of bonus density and height is consistent with the SPSHAS, though noting that generally, small area plans can be clearer about the heights and densities that may occur should developers choose the bonus density option. Commissioner Brown noted that the 3.0 FAR envisioned for the site in the SPSHAS is only realized through the use of bonus height in Section 7-700. Commissioner Koenig concurred that while the SPSHAS notes the potential use of Section 7-700, it could have created even clearer expectations for how that could impact height or density of redevelopment projects.

Commissioner Goebel expressed his support for the project, noting the contextual scale and architectural character are consistent with the neighborhood and also in areas in Old Town North that have a mix of traditional and contemporary design.

Commissioner Ramirez noted her support of the project and appreciated the public input on the proposal. Commissioner Ramirez noted the ground-level architectural articulation will add to the neighborhood, while the height is placed in areas away from existing housing.

Chair Macek noted his support for the proposal, stating that the project secures the existing affordable housing on the site and existing residents in the neighborhood. The Chair commented that the market-rate housing proposed with the development will also help the City meet its overall housing needs with increased supply.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2020-00006, as submitted. 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 recommend approval of Development Special Use Permit #2020-10032 and Transportation Management Plan Special Use Permit #2020-00084, as submitted. The motion carried on a vote of 7-0.

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

8. Master Plan Amendment #2020-00007  
Rezoning #2020-00003  
Development Special Use Permit #2020-10026  
Transportation Management Plan Special Use Permit #2020-00082  
Coordinated Sign Permit Special Use Permit #2020-00083  
4898 West Braddock Road - Newport Village  
Public Hearing and consideration of requests for: (A) an amendment to the Alexandria West Small Area Plan chapter of the Master Plan to amend the land use designation for a portion of the property from residential medium-density to CRMU-H/Commercial residential mixed use (high) and to amend the height map for a portion of the property from 45 feet to 92 feet; (B) an amendment to the official zoning map to change the zoning designation for a portion of the property from RA/Multifamily zone to CRMU-H/Commercial residential mixed use (high) zone; (C) a Development Special Use Permit with site plan to construct a new multifamily residential building with modifications and Special Use Permits to increase the maximum allowable floor area ratio to 2.3, for a parking reduction, and for more than three mechanical rooftop penthouses; (D) a Special Use Permit for a Transportation Management Plan; and (E) a Special Use Permit for a Coordinated Sign Plan; zoned: RA/Multifamily.  
Applicant: UDR Newport Village, LLC, represented by Kenneth W Wire, attorney

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

**Speakers:**

Janice Corbett, an address not provided, expressed concern about insufficient parking in the area and the potential for spill-over parking into nearby residential areas such as Stonegate Townhomes. She believed that traffic is already increasing on adjacent streets and that additional public transit is needed in the area. She stated that she received late notification about the project.



## ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

Ken Notis, 3001 Park Center Drive, stated his belief that additional parking is not warranted for this project. He stated that current bus service is acceptable and that traffic is not an exceptional problem in the area.

Dina Biblin, 4688 Kirkpatrick Lane and representing the Stonegate Association, raised concerns about insufficient parking, particularly for visitors, and traffic congestion in the area. She stated her belief that the additional density being proposed in the project is not appropriate for the neighborhood. She asked the Planning Commission to reconsider the size, massing, and style of the proposed new building.

Ken Wire, Wire Gill LLP, attorney for the applicant, spoke in support of the project. He mentioned that the site is technically challenging given grade differences and that this circumstance has helped to achieve garage parking that is shielded from view. He noted the community benefits associated with the project, such as affordable housing and dedications for the West End Transitway. He confirmed that he had reached agreement with staff regarding recent condition changes.

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 the applicant about the grade differences at the site and whether large amounts of earth would need to be moved to construct the proposed building. He also asked the applicant about the private driveway approach to the new building and potential future plans to redevelop remaining buildings at Newport Village. Ken Wire, the applicant's representative, indicated that, yes; a significant amount of earth will need to be removed and also he indicated that there are no plans to develop remaining buildings at this point.

Chair Macek expressed his support for the project, viewing it as part of an emerging corridor along North Beauregard Street. He stated that the current Alexandria West Small Area Plan isn't consistent with today's approach to planning in Alexandria. He did not share concerns expressed about insufficient parking, pointing out that the that Stonegate community is located about 4/10th of a mile away. He also noted that, although a parking reduction Special Use Permit (SUP) is being requested now, the project would be fully consistent with parking requirements in the Zoning Ordinance upon completion of the West End Transitway in the future. Vice Chair McMahon concurred with the Chair's comments.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to adopt a resolution

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – FEBRUARY 2, 2021

to recommend approval of Master Plan Amendment #2020-00007, as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2020-00003, as submitted. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10026, Transportation Management Plan Special Use Permit #2020-00082, and Coordinated Sign Plan Special Use Permit #2020-00083, with the following amendments to Condition #86g and Condition #105. The motion carried on a vote of 7-0.

**86. CONDITION AMENDED BY PLANNING COMMISSION:**

*Mitigate any impacts on water quality of the development by encroachment into and/or destruction of an existing resource protection areas (RPAs) and mapped wetland area by the following methods to the satisfaction of the Director of Transportation and Environmental Services and in compliance with the approved exception request:*

- a. *Design and construct a stream restoration for the entire perennial stream section located in the median of North Beauregard Street between Fillmore Ave and Braddock Road that provides no less than 24.5 pounds of phosphorous removal utilizing the BANCS Assessment criteria and natural channel design. A revegetation plan will be required that uses only locally native plantings. The stream restoration plan must be approved prior to the release of the final site plan. Completion of the stream restoration is required prior to release of the first certificate of occupancy.*
- b. *Reforest .40 contiguous acres on the site that are currently managed turf. This area requires a protective easement and maintenance plan.*
- c. *Remove both slip lanes at the intersection of North Beauregard Street and Braddock Road and replace them with vegetated cover*
- d. *Create and implement a pet waste program that is approved by the Stormwater Division of Transportation and Environmental Services.*
- e. *All sidewalks and pathways in the RPA must be permeable pavement*
- f. *The entire building rooftop, with the exception of required setbacks, in the RPA must be vegetated.*
- g. *~~In total, the mitigation must reduce phosphorous based upon the existing load from the site by no less than 10 times the state requirement. In total, mitigation measures must reduce phosphorus by no less than 27.54 lbs. (T&ES) (PC)~~*

**105. CONDITION AMENDED BY PLANNING COMMISSION:** *No ~~major~~ construction staging shall be allowed within the public right-of-way without a T&ES permit. The applicant shall meet with T&ES to discuss construction staging activities prior to release of any permits for ground disturbing activities. (T&ES) (PC) \*\**

Reason: The Planning Commission agreed with the staff analysis.

**OTHER BUSINESS:**

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9. Commissioners' Reports, Comments, and Questions.

Chair Macek mentioned that Planning Commission had received a request for membership on the Superintendent's Working Group for the new High School project. Chair Macek suggested that Commissioner Ramirez be assigned to this group and indicated that the Planning Commission will proceed with that appointment, hearing no objections.

Chair Macek also mentioned an opening is available on the Four Mile Run Joint Task Force, to which a Commission member could be assigned indicating he believes they only meet once a year. He indicated that if a Commissioner is interested, he or she can express their interest and will then be connected with the Department of Recreation, Parks and Cultural Activities.

Commissioner Koenig provided an update on the Potomac Yard Metro construction, with the demolition of the movie theater underway, the steel frame for the North Pavilion complete, pile driving for the South Pavilion due to commence in February, and the trusses supporting the pedestrian bridge over the railway are to be set in place in the coming weeks.

Vice Chair McMahon reported that the Alexandria Mobility Plan Advisory Committee is moving forward with City staff on the development of their Long-Range Plan, with a draft plan due to be delivered in Spring 2021.

**MINUTES:**

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10. Consideration of the minutes from the January 5, 2020 Planning Commission meeting.

**PLANNING COMMISSION ACTION:** On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of January 5, 2021, as submitted. The motion carried on a vote of 7-0.

**11. ADJOURNMENT**

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The Planning Commission Public Hearing was adjourned at 1:40 a.m.

**12. ADMINISTRATIVE APPROVALS**

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Special Use Permit #2020-00094

3100 Richmond Highway

Administrative Special Use Permit request for a Change of Ownership of a restaurant;  
zoned: CDD #24/Coordinated Development District #24.

Proposed Business Name: Marinos Pizza & Subs

Applicant: Mohammad Ali Subzwari

Planner: Anna Kohlbrenner

Status: Approved - 12/28/2020