

Docket Item #15
Planning Commission Public Hearing
April 8, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of April 8, 2021.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – APRIL 8, 2021

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

ALEXANDRIA PLANNING COMMISSION

April 8, 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
Nancy Williams	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Stephanie Sample	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Carson Lucarelli	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Katherine Carraway	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Melanie Mason	Department of Transportation & Environmental Services
Bob Garbacz	Department of Transportation & Environmental Services
Khoa Dinh Tran	Department of Transportation & Environmental Services
Megan Oleynik	Department of Transportation & Environmental Services
Brian Dofflemyer	Department of Transportation & Environmental Services
Ryan Knight	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
LaTheasha Hinton	Department of Transportation & Environmental Services
Lalit Sharma	Department of Transportation & Environmental Services
Garret Fesler	Office of Historic Alexandria

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Morgan Routt	Office of Management & Budget
Julia Taylor	Office of Management & Budget
Arthur Wicks	Office of Management & Budget

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 April 8, 2021 meeting of the Planning Commission and the April 17, 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_XVaoKN6cSIqST4wuxFB9pw

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

For both dial-in participants and those accessing via Zoom, use the Webinar ID: 952 3683 1152

For both dial-in participants and those accessing via Zoom, use the password: 372116

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

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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".

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's docket. Staff responded stating there is a deferral request received for Docket Item #2 to move the item to the May Docket.

2. Special Use Permit #2020-00107
5101 Seminary Road
Public Hearing and consideration of a request for a Special Use Permit for the operation of a temporary trailer; zoned: CDD #21/Coordinated Development District #21.
Applicants: Bashar Mehiair and Ramzi Haifawi

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to defer Special Use Permit #2020-00107. The motion carried on a vote of 7-0.

Chair Macek then requested a motion for the remaining Consent Item.

3. Special Use Permit #2021-00008
1310 Braddock Place
Public Hearing and consideration of a request for a Special Use Permits for two illuminated wall signs higher than 35 feet and for the installation of a monument sign; zoned: CRMU-H/ Commercial residential mixed use (high).
Applicant: United States Senate Federal Credit Union, represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2021-00008, as submitted. The motion carried on a vote of 7-0.

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED:

4. Special Use Permit #2020-00108
7 West Walnut Street
Public Hearing and consideration of a request for a Special Use Permit for the construction of a single-family dwelling on a developed substandard lot with lot modifications; zoned: R-5/Single-family.
Applicant: Edgardo Maravi

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

Speakers:

Holly Lennihan, 11 West Walnut Street, spoke in opposition of the request. She said she was unhappy with the lack of oversight that the applicant had with the construction that led to the structural failure of the previous house. She expressed issues with the proposed design.

Michael Wolin, 4 West Walnut Street, spoke in opposition of the request. He did not believe the design is compatible with the existing block as a sloping roof would be more important. He said he did not want the on-street parking spaces in front of his house to be used for a dumpster or construction activity.

Lee Quill, 9 West Walnut Street, stated that he would like the applicant to protect his brick wall and improve the detailing of the proposed dwelling.

Walt Traver, 5 West Walnut Street, expressed concerns about basement water intrusion and damage, water drainage from the front gable, and heavy construction trucks on the shared driveway.

Edgar Maravi, applicant, spoke in support of the request and responded to questions from the Planning Commission. He said he had shared with the Planning Commission documentation of his communication with, and commitments to, his neighbors.

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.

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Discussion:

Chair Macek asked a number of questions of the applicant related to the neighbors' concerns regarding the construction errors that led the structural failure of the previous home during renovation, the front gable roofline which is contrary to the neighbors' preference for a side-gable, the design details, storm water management, the shared driveway, location of a dumpster and the stated lack of communication with neighbors. He asked the applicant to confirm the ways he had previously stated he would accommodate these concerns. The applicant replied that he would:

- Cover the cost of replacing the shared driveway with 5 West Walnut after construction is completed;
- Not damage the existing wall at 9 West Walnut;
- Not remove his existing brick wall;
- Cover any damage that occurs as a result of his construction;
- Locate construction dumpster on his property; and
- Not allow heavy trucks to drive on the shared driveway.

The applicant responded to Chair Macek's question about the foundation issues, by detailing the incidents that led to the structural failure and staff confirmed that the Department of Code Administration was contacted immediately when the structural failure was discovered by the applicant's contractor. In response to Chair Macek's question regarding the proposed gable direction, staff explained that the setbacks had an impact on the direction of the gable, as the side-yard setbacks would make it difficult to have a height that would accommodate a second story and meet the required setbacks without requiring a very narrow house. Regarding his question on stormwater impacts, staff explained that all stormwater issues would be addressed during the Grading Plan phase, which would be stamped by a professional engineer or a land surveyor. Staff added that dumpsters are often contained on-site instead of being on the street and that this street only has parking on the south side of the street.

Vice Chair McMahon said she felt comfortable approving the proposed project and believed the extensive email correspondence that was shared with the Planning Commission showed that due diligence was done.

As a former member of the Infill Task Force, which developed the substandard lot requirements, Commissioner Brown said it was not the intention to require applicants to meet strict design standards for a new dwelling.

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 #2020-00108, as submitted. The motion carried on a vote of 7-0.

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

5. Subdivision #2020-00009
506 North Overlook Drive
Public Hearing and consideration of a request for a Subdivision to re-subdivide two existing lots; zoned; R-8/Single-family.
Applicant: Brian Thomas, represented by Zachary Williams, attorney

Sam Shelby (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Charles Kent, 722 North Overlook Drive, also representing North Ridge Citizens Association (NRCA), expressed concerns about demolition of the existing dwelling. Mr. Kent provided a brief history of the property, emphasizing its importance, and stated that further research and inspections should occur. He also mentioned that NRCA had been unsuccessful in obtaining permission from the applicant to inspect the property.

Jeanne Snapp, 517 North Overlook Drive, also expressed concerns about demolition of the dwelling. Ms. Snapp stated that further historical research should occur before approval of the request and demolition of the dwelling. She stated that 1,045 people signed an online petition calling for the same. Ms. Snapp requested that the Planning Commission defer action on the request or require that the applicant provide access to the property for inspections.

Leland Ness, 20 East Del Ray Avenue, representing the Town of Potomac Historical Association and Historic Alexandria Foundation, outlined the history of the subject property. Mr. Ness also asked the Planning Commission to require the applicant to allow access to the property for inspection.

Sunny Yoder, 2422 Farm Road, also requested that the Planning Commission defer action or take any possible steps to allow the property to be further researched. Ms. Yoder stated that the City's Master Plan preservation goals would not be met if the dwelling were demolished.

John Fehrenbach, 2809 Valley Drive, NRCA president, stated that NRCA did not object to the Subdivision request but that more time would be needed to assess the property's historic significance. He asked the Planning Commission to defer the request.

Zachary Williams, attorney for the applicant, responded to the historical claims made about the subject property, stating that some of the information included in the petitions was not correct. Mr. Williams also stated that the dwelling's interior has been completely

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renovated and that no original or historic materials remain. He also explained that the request was basically a boundary line adjustment and that the applicant could file for demolition or grading plans without Subdivision approval. Mr. Williams stated that staff had not formally asked for permission to inspect the subject property.

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 Brown asked how long it would take staff to prepare a report on whether the existing dwelling would meet the criteria listed in Zoning Ordinance section 10-303 if the applicant granted the City permission to inspect the property. Staff replied that the report could be completed relatively quickly but that the report itself would be just one step of the process for listing the dwelling on the 100-year-old building list.

Commissioner Brown stated that if the dwelling met the criteria for listing on the 100-year-old-building list, its demolition would be detrimental to public welfare and adjacent properties. He found that the Subdivision requirements in Zoning Ordinance sections 11-1708(A)(2) and 11-1710(B) would not be met in this case.

Staff explained that determination of the historic significance of the dwelling is not related to the Subdivision request. Staff stated that the City is permitted access to private property only in cases where such access is necessary to determine compliance with applicable regulations.

Commissioner Koenig clarified with staff that initiation of the 100-year-old building listing process could be done by the City Manager or City Council. Staff explained that any person could ask the City Manager or City Council to initiate the process.

Vice Chair McMahon expressed support for a condition, finding that it would not be particularly onerous to the applicant and that it would ensure that approval of the Subdivision request would not impact public welfare. Commissioner Koenig echoed Vice Chair McMahon's comment and expressed support for Commissioner Brown's condition.

Chair Macek expressed support for Zoning Ordinance amendments that would allow for a broader review of Subdivision requests. Commissioner Brown echoed this statement. Chair Macek also stated that the City should take a more proactive approach to listing historic buildings on the 100-year-old building list.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission moved to add a Condition #7, which reads as follows:

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Condition #7: Within 15 days of approval, the applicant shall provide City staff access to the dwelling to determine its age and whether it would meet the required criteria for listing on the 100-year-old building list.(PC)

The motion carried on a vote of 7 to 0.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2020-00009, as amended. The motion carried on a vote of 7-0.

Reason: The Planning Commission generally agreed with staff's analysis, but wished to determine if the dwelling would meet the required criteria for listing on the 100-year-old building list.

NEW BUSINESS:

6. Advisory recommendations to the City Manager, under Section 6.14 of the City Charter, regarding the Capital Improvement Program.
Staff: City of Alexandria, Office of Management & Budget (OMB)

Katherine Carraway (P&Z) and Julia Taylor (OMB) answered questions from the Planning Commission.

Speakers:
None.

Discussion:
Chair Macek noted that the cost budgeted for flood mitigation is \$102 million and that the actual cost of the waterfront flood mitigation efforts may still exceed that value. Chair Macek noted for the record that he supports the Waterfront Plan implementation but noted the need to be cognizant of overall fiscal needs across the City when it comes to investing in waterfront flood mitigation infrastructure.

Chair Macek also inquired of staff if they could provide more information on the Waterfront Museum that was mentioned in the advisory recommendations, as it has not yet been discussed with the Waterfront Commission. Staff clarified that the funding in the Capital Improvement Program (CIP) was for a feasibility study and the Waterfront Commission would be kept abreast on any updates regarding the topic.

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Commissioner Brown asked staff to clarify whether it was accurate that the City was to become a property owner at the Landmark site and if Inova was to be a tenant at the site. Staff responded that the first tranche of the Landmark investment detailed in the CIP is for land acquisition of the Inova site, which would then ostensibly be leased to Inova. Commissioner Brown inquired if there was a fiscal advantage to this approach, to which the staff present responded they could not definitely confirm this. Commissioner Brown then inquired if there was an issue regarding public vs. private streets at the Landmark site. Staff responded that it will likely be addressed at an upcoming Landmark/ Van Dorn Work Group meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission determined that the CIP is consistent with the City's Master Plan. The motion carried on a vote of 7-0.

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

7. Development Special Use Permit #2019-00004
400 and 400A Green Street - Basilica School of Saint Mary Addition and Site Improvements
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan with modifications to construct an addition connecting two existing school buildings and associated site improvements, including a Special Use Permit for parking in excess of the requirement and modifications to the minimum landscape island requirement and the street tree placement requirement; zoned: RM/Townhouse.
Applicant: Catholic Diocese of Arlington, represented by M. Catharine Puskar, attorney

Stephanie Sample (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

John Latawiec, 926 S. St. Asaph Street, requested specific plans for the neighbors in the 900 block of S. St. Asaph Street to mitigate the noise, emissions and light associated with the project.

Christine Brown, 922 S. St. Asaph Street, spoke of safety concerns and stressed her concern about the volume of traffic accessing the site and using the narrow west driveway to exit. She said the neighbors in the 900 block of S. St. Asaph Street are concerned with light, emissions, noise and security.

Cathy Puskar, Walsh Colucci Lubeley & Walsh, project attorney, spoke in support of the project. She discussed the project benefits such as the reduction of queuing vehicles on neighborhood streets and improvements to stormwater management. She said the school

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principal and Diocese had participated in a number of conversations and meetings with the neighboring townhouse owners, which resulted in adjustments to existing lighting and glare, trash pick-up and the addition of nine evergreens and a portion of mastery wall in the landscape buffer between the school and the alley to the west.

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 Brown inquired about the enrollment number and an inconsistency between the 1990's Special Use Permit (SUP) currently in place and the current number of students. He found that putting a cap on enrollment was part of what should be considered. He also asked about the volume of cars exiting via the driveway on the west side of the school. Megan Oleynik, Department of Transportation & Environmental Services (T&ES), said that the traffic study stated that an average of 300-325 vehicles passed through during the morning drop-off. Commissioner Brown noted that there was a grade change of approximately eight feet between the queuing area in the rear and the townhouses to the west so that the light glare would primarily shine into the landscaped berm rather than into the townhouses. He recommended that the school have a more robust program to encourage more students to use buses to get to and from school to minimize single occupancy vehicle trips.

Vice Chair McMahon asked why staff was not recommending improvements to the S. Royal Street sidewalk because it does not meet current City or State standards. Ms. Oleynik said that widening the sidewalk would require relocating trees and, potentially, utilities and possibly building a retaining wall, which seemed out of scale with scope of project. Vice Chair McMahon said that she does not believe that the addition of sharrows is a significant community benefit. She said the addition of additional landscape screening and the installation of a brick wall adjacent to the Green Street parking lot helped to mitigate neighbors' concerns.

Commissioner Lyle expressed concern about the impact of the project on the community and said that the Circulation Plan would help mitigate these concerns; however, she recommended an amendment to Condition #41 to require a review of the Circulation Plan 60 days after the project's completion to determine if any adjustments are necessary to minimize neighborhood impacts.

Chair Macek said he was in support of the project and that he was surprised at the volume of traffic the use generates. He said that the mitigation measures and school circulation improvements will moderate some of the existing impacts, and that the resulting project with additional landscaping and new perimeter fencing will be much more attractive than the current school with significant amounts of paving and a chain link fence.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-00004, with the following amendments to Conditions #13 and #41. The motion carried on a vote of 7-0.

13. **CONDITION AMENDED BY PLANNING COMMISSION:** *The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy using the LEED BD&C Schools rating system and will achieve the equivalent of LEED Silver certification for the addition, except that the Applicant may use the Policy's alternative path of independent third-party certification to confirm that the requirements set forth below have been met. Diligent pursuance and achievement of certification shall be monitored through the following:*
- a. *The project shall comply with the requirements defined by the City of Alexandria 2019 Green Building Policy, as amended below.*
 - b. *The project shall meet the Energy Use Reduction requirements including Optimize Energy Performance, Renewable Energy Production and Advanced Energy Metering (or equivalents) as defined by the City of Alexandria Green Building Policy.*
 - c. *Flexibility is granted for the project to achieve approximately 23% reduction related to the Water Efficiency requirements for Indoor Water Use Reduction and achieve the Outdoor Water Use Reduction (or equivalents) defined by the City of Alexandria Green Building Policy.*
 - d. *The project shall comply the Indoor Environmental Quality requirements including Low Emitting Materials, Construction Indoor Air Quality Management Plan, Thermal Comfort, Daylight and Indoor Air Quality Assessment (or equivalents) defined by the City of Alexandria Green Building Policy.*
 - e. *The application shall provide a draft scorecard identifying the project's path to LEED, Green Globes or Earthcraft certification (or equivalent) with the submission of the Preliminary Review documents.*
 - f. *Provide evidence of the project's registration with LEED or the use of a third-party certifier prior to, ~~Green Globes or Earthcraft (or equivalent)~~ with the submission of the first Final Site Plan and provide a draft checklist showing how the project plans to achieve the certification and clearly indicate that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality are being met as set forth above. **
 - g. *Provide an updated copy of the certification scorecard prior to the release of building permits for above-grade construction. ***
 - h. *Provide updated energy reports prior to the release of building permits for above-grade construction. ***
 - i. *Provide a draft commissioning plan that includes items "i" through "v" below, prior to the release of building permits for above-grade construction.*

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- i. *A narrative description of the activities that will be accomplished during each phase of commissioning, including the personnel intended to accomplish each of the activities.*
 - ii. *A listing of the specific equipment, appliances or systems to be tested and a description of the tests to be performed.*
 - iii. *Functions to be tested including, but not limited to, calibrations and economizer controls.*
 - iv. *Conditions under which the test will be performed. Testing shall affirm winter and summer design conditions and full outside air conditions.*
 - v. *Measurable criteria for performance.*
 - j. *Provide updated water efficiency documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above- grade construction. ***
 - k. *To the extent that the daylight credit is pursued, provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. Provide updated daylight analysis documentation reflecting any changes from the Final Site Plan prior to the release of building permits for above-grade construction. ***
 - l. *Provide evidence that design phase credits have been ~~submitted~~ verified by the certificate of occupancy. ****
 - m. *Provide a commission report including issues log, completed pre-function checklists and any completed functional performance tests by the final certificate of occupancy. ****
 - n. *Provide evidence ~~of submission~~ of materials clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality, as set forth above, are being met as defined by the City of Alexandria Green Building Policy for Design Phase credits to the U.S. Green Building Council (USGBC), Green Globes or Earthcraft (or equivalent) prior to issuance of a certificate of occupancy.****
 - o. *Provide documentation of certification at the release of the maintenance bond clearly indicating that requirements for Energy Use Reduction, Water Efficiency and Indoor Environmental Quality, as set forth above, have been achieved. *****
 - p. *Failure to achieve the certification level, as required by the City of Alexandria 2019 Green Building Policy, will be evaluated by City staff, and if staff determines that a good faith, reasonable, and documented effort was not made to achieve the certification level, then any City-wide Green Building policies existing at the time of staffs' release of Final Site Plan will apply. (P&Z)*
41. **CONDITION AMENDED BY PLANNING COMMISSION:** *A Circulation Plan for student drop-off and pick-up shall be included with the Final Site Plan. This Plan should include the route and designated drop-off /pick up areas, the queuing*

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*area, and should facilitate minimizing off-site queues. In addition, the plan shall include staffing and/or personnel's locations and contact information to provide assistance during these times. The Circulation Plan shall be reviewed by Staff and the Applicant no later than 60 days after implementation to determine any adjustments that may be needed to minimize neighborhood impacts and maintain safety and efficiency for students, faculty, staff and the community. (T&ES)**

Reason: The Planning Commission agreed with the staff analysis. The Planning Commission revised Conditions #13 and #41 to allow the applicant flexibility in complying with the 2019 Green Building Policy and to create a six-month review of the Circulation Plan following the completion of the project.

NOTE: THE FOLLOWING TWO DOCKET ITEMS (#8 AND #9) WERE PRESENTED TOGETHER

8. Special Use Permit #2019-00057
2424 Mill Road (Formerly: 2410 and 2460 Mill Road) - Carlyle Crossing - Coordinated Sign Program SUP
Public Hearing and consideration for a request for Special Use Permits for a Coordinated Sign Program for the residential and retail mixed use project Carlyle Crossing (Development Special Use Permit #2017-00023), and for the installation of multiple illuminated building mounted signs above 35-feet; zoned: CDD #2/Coordinated Development District #2. Applicant: HTC 4/5 Project Owner LLC., a Delaware Limited liability company, represented by Duncan W. Blair, attorney
9. Encroachment #2019-00003
2424 Mill Road (Formerly: 2410 and 2460 Mill Road) - Carlyle Crossing
Public Hearing and consideration of a request for Encroachments into the public-right-of-way for 2 projecting signs to extend more than 4' over Stovall Street and for architectural projections on Mandeville Lane, and Mill Road; zoned: CDD #2/Coordinated Development District #2.
Applicant: HTC 4/5 Project Owner LLC., a Delaware Limited liability company, represented by Duncan W. Blair, attorney

Commissioner Goebel and Commissioner Ramirez recused themselves from Docket Items #8 and #9.

Carson Lucarelli (P&Z) answered questions from the Planning Commission.

Speakers:

Duncan Blair (attorney) stated that it was exciting to see the final approval for the project proceed forward to hearing.

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

Discussion:

Commissioner Brown inquired when the project would be completely built out and finished. The applicant clarified that the project is on schedule to be complete in Quarter 3 of 2022.

PLANNING COMMISSION ACTION:

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2019-00057, as submitted. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

On a motion by Commissioner Lyle, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2019-00003, 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.

10. Discussion Item: Continuation of COVID-19 Business Recovery Programs
Staff: City of Alexandria, P&Z and T&

Ann Horowitz (P&Z), Karl Moritz (P&Z), and Megan Oleynik (T&ES) gave the Planning Commission an update on the proposed Continuation of COVID-19 Business Recovery Programs.

Speakers:

None.

Discussion:

Vice Chair McMahon inquired if the application process/ fee waiver components of the recovery program were proposed to continue. Staff responded that it will vary as to which relief processes continue as the City moves into a more stable situation with COVID-19.

Vice Chair McMahon stated her support for the permanent closure of the 100 block of King Street and hopes to see a test of the temporary closure of the 200 block of King Street.

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Commissioner Lyle voiced her support for the temporary closure of the 200 block of King Street and would even like to see it extended to the 300 block of King Street. She also voiced her support for the continuation of the curbside pick-up areas in relation to restaurants.

Commissioner Brown noted that it is uncertain when full return to normal from COVID-19 will be made, but one thing that is certain is that businesses will benefit from a concrete plan for a return back to normal and, knowing if the COVID-19 recovery measures will be made permanent will help them in planning accordingly.

Chair Macek voiced his support for the comments made by Vice Chair McMahon and Commissioner Lyle regarding the permanent closure of the 100 block of King Street. He also voiced his support for the use of on-street parking spaces as parklets. In relation to the continuation of curbside pick-up zones, he asked that staff be more strategic with their implementation of these areas and making the best, most active use of the space. Chair Macek also voiced his support for the idea of businesses being able to continue to make creative use of the private parking areas without having to go through the process of filing for a Special Use Permit (SUP) for a parking reduction.

Vice Chair McMahon indicated that something to think about is not just the continuation of successful COVID-19 recovery programs but what variations of those relief measures could be applied to businesses that were not able to make use of the current recovery measures in order to provide additional flexibility and to branch off to further help a range of urban businesses.

OTHER BUSINESS:

11. Commissioners' Reports, Comments, and Questions.

Vice Chair McMahon reminded the Planning Commission that the Alexandria Mobility Plan Draft has been released and encouraged them to read through it, with comments due at the end of April. She indicated any questions can be directed to herself or Commissioner Goebel.

Commissioner Koenig reported that leasing at the Lineage on North Patrick Street is nearly concluded and that on April 20 at 10 a.m. there will be ribbon cutting ceremony for the project. Then, Commissioner Koenig reported that the Alexandria Redevelopment & Housing Authority (ARHA) is returning its attention back to the possibility of new projects.

MINUTES:

12. Consideration of the minutes from the March 2, 2021 Planning Commission meeting.

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PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of March 2, 2021, as with an amendment to a spelling error in Vice Chair McMahon's title on page 17 of the minutes. The motion carried on a vote of 7-0.

13. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 10:57 p.m.