

Docket Item #16
Planning Commission Public Hearing
June 24, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 24, 2021.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 24, 2021

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

ALEXANDRIA PLANNING COMMISSION

June 24, 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
Jeffrey Farner	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
Marlo Ford	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Ashely Labadie	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Bob Garbacz	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

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Lalit Sharma	Department of Transportation & Environmental Services
Melanie Mason	Department of Transportation & Environmental Services
Ellen Eggerton	Department of Transportation & Environmental Services
Yon Lambert	Department of Transportation & Environmental Services
Khoa Dinh Tran	Department of Transportation & Environmental Services
William Skrabak	Department of Transportation & Environmental Services
Christopher Ziemann	Department of Transportation & Environmental Services
LaTheasha Hinton	Department of Transportation & Environmental Services
Katye North	Department of Transportation & Environmental Services
Jack Browand	Department of Recreation, Parks, & Cultural Activities
Ana Vicinanzo	Department of Recreation, Parks, & Cultural Activities
Diane Rugiero	Department of Recreation, Parks, & Cultural Activities
Bethaney Znidersic	Department of Recreation, Parks, & Cultural Activities

1. **Call to Order.**

The Planning Commission meeting was called to order at 7:01 p.m. All members were present at the Call to Order.

2. Resolution Finding Need to Conduct the Planning Commission Public Hearing Electronically

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the Resolution. The motion carried on a vote of 7-0.

3. Electronic Participation Policy for Planning Commission Hearings

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the Electronic Participation Policy, as submitted. The motion carried on a vote of 7-0.

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's Docket. Staff responded stating there were no changes to the Docket this evening. Chair Macek inquired as to whether any members of the Planning Commission wished to pull an item from the consent agenda. Commissioner Brown responded by indicating he wished to pull Docket Item #4 from the Consent Calendar. All other items were approved on consent.

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4. Special Use Permit #2021-00040
4817 Peacock Avenue
Public Hearing and consideration of a request for a Special Use Permit, with modifications, for the construction of a single-family dwelling on a developed substandard lot; zoned: R-20/Single-family.
Applicants: Jason R. Miller and Katherine R. Miller, represented by Duncan W. Blair, attorney

Speakers:

None.

Discussion:

Commissioner Brown praised the applicant's outreach efforts to property owners adjacent to the subject property. He stated that thorough outreach with the neighborhood is an essential element to SUP requests for redevelopment of substandard lots.

PLANNING COMMISSION ACTION: This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Koenig the Planning Commission voted to recommend approval of Special Use Permit #2021-00040, as submitted. The motion carried on a vote of 7-0.

Reason:

The Planning Commission agreed with the staff analysis.

5. Special Use Permit #2021-00044
212 & 216 South Washington Street
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CD/Commercial downtown.
Applicant: Potomac Crescent Waldorf School

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 #2021-00044, as submitted. The motion carried on a vote of 7-0.

6. City Charter Section 9.06 Case #2021-00002
731 South Pickett Street
Public Hearing and consideration of a request for Planning Commission to review whether a recommendation of support of the dissolution of a private covenant agreement associated with a parcel owned by the City of Alexandria is consistent with the City of Alexandria Master Plan, pursuant to Section 9.06 of the City Charter.
Applicant: City of Alexandria

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PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed dissolution of a private covenant agreement associated with a parcel owned by the City of Alexandria consistent with the City of Alexandria Master Plan pursuant to Section 9.06 of the City Charter. The motion carried on a vote of 7-0.

7. Armistead Boothe Park Resource Protection Area (RPA) Exception Request
520 Cameron Station Boulevard
Public Hearing and consideration of a request for an exception, pursuant to Zoning Ordinance Section 13-119, to allow a new Encroachment of 0.36 acres impervious area in the form of synthetic turf surface in a Resource Protection Area (RPA) associated with the improvement of a municipal park; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria, Department of Recreation, Parks, and Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve of the Armistead Boothe Park Resource Protection Area (RPA) Exception Request, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

8. Master Plan Amendment #2020-00009
Zoning Text Amendment #2021-00002
Rezoning #2021-00003
Coordinated Development District Conceptual Design Plan #2020-00007
Subdivision #2021-00003
5701, 5701B, 5801, 5815, 5901 Duke Street - Landmark Neighborhood CDD
Initiation of and Public Hearing and consideration of requests for: (A) amendments to the Landmark Van Dorn Plan chapter of the Master Plan through the Landmark Van Dorn Corridor Plan overlay to facilitate redevelopment of the Landmark site with a mix of uses and the Inova hospital campus including various amendments to the figures and text related to framework streets, open space, pedestrian and bicycle facilities, the connection to/from I-395, the existing parking garage, the transit hub, active retail streets and ground floor heights, streetwall, gateway and placemaking locations, screening of above grade parking structures, and building heights; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to establish CDD #29/Coordinated Development District #29; (C) an amendment to the official zoning map to change the zones from CR/Commercial Regional (5701, 5701B, a portion of 5815, and 5901 Duke Street) and CRMU-M/Commercial Residential Mixed Use (Medium) (5801 and a portion of 5815 Duke Street) to CDD #29; (D) a Coordinated Development District conceptual design plan to redevelop the former Landmark Mall site into a mixed-use neighborhood

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and; (E) a Subdivision to re-subdivide five existing lots into two lots with a variance for minimum lot size for proposed Lot 1; zoned CR/Commercial Regional and CRMU-M/Commercial Residential Mixed Use (Medium)

Applicants: City of Alexandria (Text Amendment and portions of the Master Plan); Landmark Land Holdings, LLC c/o Foulger-Pratt, represented by Jonathan P. Rak, attorney (Master Plan Amendment, Rezoning, and Coordinated Development District Conceptual Design Plan); Landmark Mall LLC and Seritage SRC Finance LLC (Subdivision)

Jeffery Farner (P&Z) and Ashley Labadie (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Arthur “Sash” Impastato, representing the Cameron Station Civic Association, spoke in support of the proposal.

Martin Menez, resident, seconded his support of Mr. Impastato’s comments and noted his own support for the project.

Kathie Hoekstra, representing the Environmental Policy Commission, noted that the EPC sent a letter and that she is available to answer any questions.

Bill Hendrickson, resident, expressed concern about the nature of the sustainability proposal and the lack of a sitewide approach, given the City’s commitment and examples from around the world. He requests that the PC support a sitewide environmental site plan.

Cathy Puskar, attorney for INOVA Health Services, spoke in support of the project and noted that the project meets the requirements of the City’s 2019 Green Building Policy and successfully balances a number of competing priorities at the site, including the fire station and affordable housing.

Tom McDuffie, President of INOVA Realty, spoke in support of the project and outlined INOVA’s sustainability initiatives.

Jay Kelly, Foulger-Pratt, spoke in support of the project and described the various site improvements and community benefits that would come with the redevelopment.

Jonathan Rak, attorney for the applicant, spoke in support of the project and requested a change to Condition 64b

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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 Commissioner Goebel and Commissioner Ramirez recusing themselves.

Discussion:

Commissioner Brown asked for clarification of the applicant and ownership status at the site, given the participation of Foulger-Pratt and Seritage. He also asked for clarification on the City's involvement with regards to the text amendment, and for the City's Attorney's guidance on making the appropriate motions.

Commissioner McMahon requested clarification on locations for the potential future pedestrian bridge over I-395, to ensure that the location shown in the presentation was not final, given various site impediments. Staff noted that CDD Condition #34 allows flexibility on the location of the potential future pedestrian bridge.

Commissioner Koenig expressed concerns about the relationship of the Master Plan to the proposal with regard to the Environmental Action Plan 2040 and requested that the Planning Commission work to better connect the climate goals with the development process.

Commissioner McMahon noted that the Master Plan proposal had improved in several ways since the 2019 plan, including a better site design, more rational road network, increased open space in a better location, and retention of the existing garage. She expressed concern about leniency for above-ground garage screening and parking counts and supported Commissioner Koenig's environmental concerns, as well as concern for the amount of affordable housing at the site.

Chair Macek agreed that the Master Plan is an improvement and agreed with the need to better link policies for sustainability to the entitlement process and expressed hopes of discussing it further at the Planning Commission retreat.

Commissioner Lyle recommended a revision to CDD Condition 64d, as requested by the applicant, and a new condition to permit greater flexibility on sustainability initiatives in the future.

Commissioner McMahon requested clarification to CDD Condition #57 on the amount of parking being requested and permitted, particularly in light of the garage to remain.

Commissioner Brown asked for more detail on Condition #68 and the utility of the Terrace Park, given the grade, and whether it met the intent of publicly accessible space. Staff noted that design of the park would be done at the DSUP level and in conjunction with the community and the Parks & Rec Commission.

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Commissioner Koenig recognized Commissioner Lyle, the Eisenhower West Landmark Van Dorn Implementation Advisory Group, the EPC, the applicant, and City staff for efforts on the project, and reflected on the climate crisis and his role as a Planning Commissioner. He offered an amendment to clarify intentions to advance the climate and sustainability goals. Commissioners McMahon and Brown supported Commissioner Koenig's motion, while Commissioner Lyle and Chair Macek expressed concern with it regarding process and policy, while noting that they recognized the importance of the issue.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00009. 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 Vice Chair McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00009, 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 Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2021-00002. 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 Vice Chair McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00002, 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 Vice Chair McMahon, the Planning Commission voted to recommend approval of Rezoning #2021-00003, 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 Vice Chair McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2020-00007, with the following amendment to Condition #64, and addition on Conditions #99A, #99B, and #99C. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

64. **CONDITION AMENDED BY PLANNING COMMISSION:** Building massing, height and design within the CDD Concept Plan shall comply with the

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following conditions to the satisfaction of the Director of Planning & Zoning and be subject to future DSUP approval:

- a. The streetwall along each development block will include variations in height and setbacks to achieve the intent of the Small Area Plan.
- b. Building breaks or building recesses are strongly encouraged for buildings that exceed 200-ft in length.
- c. Streetwall design shall generally reflect or complement the language of the towers above.
- d. Building materials for all building facades facing a street shall be brick, glass, stone, wood, metal, precast, ceramic panels or similar materials, as permitted by the Director of Planning & Zoning. Use of fiber cement ~~shall be prohibited on building facades visible from a street or public park. For townhouses, a percentage higher than 20% may be permitted if the approach is consistent with the design intent of the townhouses and~~ may be approved as part of the DSUP process.
- e. The following shall be provided for the Required and Preferred Active/Retail Streets, to the satisfaction of the Director of Planning & Zoning:
 - i. Ground-floor uses along Required Active/ Retail Streets should include uses such as, retail, restaurant, personal service, health and wellness, indoor recreation, concert or performance venues, art galleries, museums, community service providers, maker spaces, childcare facilities, pet grooming and care facilities, grocery stores, or other similar uses as permitted in the CDD zoning table. Non-typical retail uses such as coworking and brewery/distillery, are permitted to a limited extent if the use meets the intent of the Plan and provides a public serving component (such as hosting community meetings and public functions, including an embedded retail/restaurant, or providing outdoor seating). (P&Z)
 - ii. The ground floor of multifamily and Hospital Campus buildings along Preferred Active/ Retail Streets may include, but are not required to provide, the uses permitted on Required Active/Retail Streets per the CDD zoning table. In addition, the ground floor of multifamily and Hospital Campus buildings along Preferred Active/Retail Streets may provide building lobbies, amenity spaces, community rooms, patient education spaces and other similar uses that do not necessitate commerce, along the entire street frontage. Ground floors of buildings along Required Active/Retail Streets may provide these uses to the minimum size necessary. (P&Z)
 - iii. Street frontages designated for Required and Preferred Active/ Retail streets outside of the Hospital Campus shall prioritize multiple storefronts, entrances, large, transparent windows, and be designed with a minimum height of 15-ft. from top of slab to underside of slab, and a minimum 30-ft. depth. Preferred Active/Retail frontages on the Hospital Campus shall maximize transparency to the extent possible while

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maintaining the necessary Hospital Campus functions and shall be designed with a minimum floor to floor height of 15 ft. (P&Z)

- f. Functional building entrances, stoops and windows that face the street should be prioritized. (P&Z)

Townhomes and townhouse-style multifamily units (e.g., two-over-twos, stacked townhouses, and back-to-back townhouses), if provided, are limited to Block M and the eastern portion of Block L. (P&Z) (PC)

99A. CONDITION ADDED BY THE PLANNING COMMISSION: The applicant may propose additional strategies to the sustainability conditions outlined below and these additional sustainability strategies may be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (PC)

99B. CONDITION ADDED BY THE PLANNING COMMISSION: The applicant shall prepare an Energy and Resilience Plan which delineates its proposed concepts, elements, metrics, and phasing for:

- a. Individual building efficiency and site wide energy demand
 - b. On site renewable energy
 - c. On site district energy
 - d. On site electrical storage
 - e. Off-site renewable energy
 - f. Building and grid integration
 - g. Resilience
- (PC)

99C. CONDITION ADDED BY THE PLANNING COMMISSION: The Energy and Resilience Plan shall be completed to the satisfaction to the Director of Planning and Zoning and submitted as a component of the Infrastructure site plan. (PC)

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Subdivision #2021-00003, with the following amendments to Condition #3 and Condition #4. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

3. CONDITION AMENDED BY PLANNING COMMISSION: The existing building that overlaps Lots 601 and 602 will be demolished ~~within one year~~ in no more than two years of recording the final subdivision plat. (P&Z) (PC)

4. CONDITION AMENDED BY PLANNING COMMISSION: If the existing building is not demolished within ~~one year~~ two years, the owner(s) of the

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respective lots shall consolidate the two parcels into one lot. No new building permits, site plans, or grading plans—except those applied for in conjunction with a permit to demolish the building(s) that overlap Lots 601 and 602—for improvements to the property will be issued by the City until the existing building(s) is demolished or the properties are consolidated and brought into compliance. (P&Z) (PC)

Reason: The Planning Commission agreed with the staff analysis and found that the project as proposed met the goals and intentions of the Landmark Van Dorn Corridor Plan, and that the site redevelopment would be beneficial to Alexandria’s West End, the City, and the region.

9. Special Use Permit #2021-00035
32 North Donelson 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; zoned: R-8/Single-family.
Applicant: Z Don LLC

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

Speakers:

Fran Vogel, 41 North Early Street, spoke in opposition to the request. She found that the proposed architectural design to be incompatible with the surrounding neighborhood and disagreed with the staff analysis. Ms. Vogel also stated that the property at 40 North Donelson Street, adjacent to the subject property’s north, had recently sold. She expressed concerns about the buyer being unaware about the redevelopment of the subject property.

Jay Zelaya, applicant, stated that he had received statements of support from two property owners.

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 confirmed with staff that no formal public comment had been received. He noted that the proposed dwelling would be shorter than the dwellings across North Donelson Street. Commissioner Brown observed that there may be SUP requests for substandard lots where it would be appropriate for staff or Planning Commission to recommend denial of design proposals that could represent a departure from established

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neighborhood character. He did not feel that it would be appropriate for this case given the eclectic architectural character of the neighborhood.

Chair Macek spoke in support of the request, stating that the design compatibility requirement of the SUP is intended to be applied in a nonprescriptive and general way, and that while the proposed design would be modern, it would fit in with the neighborhood. He believed that latitude should be given to applicants in their design choices. He stated that the height and bulk would be compatible also.

Vice Chair McMahon stated that the Planning Commission explained that while she appreciated the public comments about the proposed design, she believed the proposed design was compatible with the neighborhood and expressed her support.

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 #2021-00035, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

10. Encroachment #2021-00002
214 & 216 South Payne Street
Public Hearing and consideration of a request for an Encroachment into the public right-of-way along South Payne Street for a front porch; zoned: CL/Commercial low.
Applicant: 214 & 216 S. Payne LLC, represented by Mark R. Yoo, architect

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

Speakers:
None.

Discussion:
Vice Chair, McMahon asked staff to confirm that the proposed trapezoidal-shaped porch configuration would fit within the rectangular encroachment area as indicated on the survey plat, stating she wanted to highlight that fact with fellow commissioners.

Chairman Macek indicated that he supports the encroachment request. Although he had concerns with the new proposed porch, he recognized that the porch is subject to the Board of Architecture Review consideration, solely, and outside the Planning Commission review purview.

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PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Encroachment #2021-00002, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

11. Coordinated Development District Conceptual Design Plan #2021-00002
Development Special Use Permit #2021-10019
Transportation Management Plan Special Use Permit #2021-00042
760 John Carlyle Street, 1700 & 1800 Eisenhower Avenue, 800 Bartholomew Street -
Eisenhower East Block 32 / Carlyle Plaza Two Amendment
Public Hearing and consideration of request for A) a CDD Concept Plan (amending CDD #2012-00001); B) a Development Special Use Permit and site plan with modifications from Section 6-403(A) (height to setback), from Section 7-801 (vision clearance), and from the landscape guidelines to allow residential uses in all tower buildings, ground floor retail along Eisenhower Avenue, and changes to the site plan and open space design, with a Special Use Permit for a parking reduction (amending DSUP #2019-00022); and C) a Transportation Management Plan (amending TMP SUP #2019-00087); zoned: CDD #11/ Coordinated Development District #11.
Applicant: Carlyle Plaza, LLC; represented by Jonathan P. Rak, attorney

Anna Franco (P&Z) presented the Docket Item and answered questions from the Planning Commission.

Speakers:

Jonathan Rak, attorney, provided a brief overview of the requested application and outlined three amendments to the Development Special User Permit (DSUP) that the applicant would like to see changed. The requested conditions changes were to (1) delete condition #2A to allow a one parking space lay-by on the south side of Eisenhower Avenue, (2) to amend condition #10 to reduce the parking contribution and deadline for submitting the contribution, and (3) removal of the word “office” from condition #34d, to be consistent with the other condition updates, all as outlined in a memo from the applicant sent to the Planning Commission on June 24, 2021.

Mr. Rak further elaborated on the need for the lay-by on Eisenhower Avenue due to nearby active uses, like the transition zone and retail along Eisenhower Avenue. Mr. Rak also disagreed with Staff’s assignment of an additional \$75,000 public contribution to reflect the above-grade parking structure and stated that the public art contrition should only be counted for the 4 tower buildings proposed in the plan, which would amount to a \$300,000 contribution. He further stated the applicant has worked with staff on desire to

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integrate South Circle Park and emphasized that the applicant is going beyond Public Art Policy by providing contribution prior to each phase of development.

Jeff Zell, applicant, emphasized the amount of time and effort that both his team and staff has worked on this project. He stated that the proposed project would be phased and stated the importance of allocating money per phase. Further, Mr. Zell stressed the need for the lay by on Eisenhower Avenue to reduce traffic conflicts.

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 6-0, with Commissioner Ramirez recusing herself.

Discussion:

Vice Chair McMahon asked staff to respond to the applicant's comments on the lay-by. The Commissioner appreciated the applicant's point that there is going to be a desire for the lay-by but referenced potential conflicts with the bike lane proposed with the Eisenhower Widening Plan. She suggested that in the future, the bike lane should be protected to allow both. Commissioner Lyle agreed with Vice Chair McMahon's assessment of the lay-by item.

Chair Macek agreed with Vice Chair McMahon and stated that the Eisenhower Widening Plan 3-lane proposal was a mistake and is not consistent with the urban character of the area and maximizes traffic rather than provides a roadway that is appropriate for the context in this area of the City. The Chair would like to see improvements made to Eisenhower Avenue to create traffic calming and decrease bike conflicts after the completion of the Eisenhower Widening project improvements. The Chair referenced North and South Washington Street where parking is present in the middle of the day but open to traffic in the morning and evening as a potential street scheme. Staff confirmed that they are interested in adjusting the Eisenhower Avenue section in the future.

Regarding public art, Vice Chair McMahon provided follow-up questions to Staff regarding how the public art policy is applied to developments and Commissioner Lyle asked Staff why the City's Public Art Policy does not consider elevated open space and parking as public art, referencing the high line in New York City. Staff clarified how the policy is applied and what can and cannot be considered public art per the policy.

Vice Chair McMahon stated that the applicant's requested timing for the public art contribution made sense and was concerned by Staff's interpretation of the City's Public Art Policy, stating that the policy should be clear enough that there is no judgement needed in the application of the policy.

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Commissioner Lyle confirmed with Chair Macek that Planning Commission is allowed to discussed matters related to interpretation of City policies regarding contributions.

Chair Macek emphasized the importance of this project for the Carlyle/Eisenhower East area and looks forward to construction of the unique development. Chair Macek also addressed Alex's Renew concerns about the bike path and disagreed with their concerns due to the limited and relatively light truck traffic on the Holland Lane compared to other roads in the city that have equal or more truck traffic. He further stated that the trucks must navigate bicycle traffic outside of the gate as well.

Vice Chair McMahon, stated that the land use changes being made with this proposal reflect the changes being made in the region in regards to the changes to office use and that this development has adapted to those regional changes while provide public infrastructure in a unique way. Vice Chair McMahon agreed with Chair Macek that the proposed bike lane should have a diminutive conflict with AlexRenew truck traffic and that the bike path crossing over Holland Lane is located in the least troublesome area of the streetscape.

The Planning Commission accepted the changes proposed in Staff's memo dated June 24, 2021 and the proposed conditions changes to condition #10 regarding public art and #34d outlined in the applicant's memo dated June 24, 2021.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10019, with the following amendments to Conditions 3, 6, 10, 16A, 19, 34, 71, 73, 73A, 84, 108B, 115A, 115E, 148A, 150, and 151. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

3. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2019-0024, DSUP2021-10019):** *Provide the following pedestrian and streetscape improvements, if not already constructed, prior to the issuance of a certificate of occupancy for the first building:*
 - a. *John Carlyle Street:*
 - i. *Construct a minimum 22 foot wide roadway with curb, from Eisenhower Avenue to Savoy Street.*
 - ii. *Install a **minimum** 6 foot wide ~~temporary asphalt or concrete~~ sidewalk on the east side of the street. **An interim sidewalk, if necessary, may be constructed of asphalt.***
 - iii. *Modifications to the traffic signal at the intersection of Eisenhower Avenue and John Carlyle Street shall be required to signalize the*

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northbound approach (if modifications have not been constructed as depicted on the DSP2006-0003 approved site plan).

- iv. Provide and install pedestrian countdown signals and **Prisma DAPS pedestrian-activated accessible** push-buttons in accordance with City Standards for the west and south legs of the intersection of Eisenhower Avenue and John Carlyle Street (if not already constructed with DSP2006-00003). All pedestrian-activated push buttons shall be accessible per ADA Accessibility Guidelines (ADAAG).
- v. ~~Construct a concrete median, approximately 75 feet long, on Eisenhower Avenue at Hooffs Run Drive concurrently with the construction of John Carlyle Street to create a right in-right out only condition on Hooffs Run Drive. The design for this median shall be included with the first final site plan.~~
- vi. ~~An interim stormwater management plan, including BMP's, for this street shall be provided.~~
- vii. ~~This requirement can be waived for a certificate of occupancy for the north or south residential building if an interim traffic study determines that this street or associated public improvements are not needed to provide adequate levels of service for those buildings, to the satisfaction of the Director of T&ES.***~~

b. Holland Lane:

- i. If the City finds that any existing portion of Holland Lane is not constructed consistent with City construction standards, reconstruct ~~Construct~~ such portion of the entire street section from Eisenhower Avenue to Limerick Street to comply with the Preliminary Plans dated May 4, 2021 and the City's Complete Street Guidelines prior to the certificate of occupancy for the Phase 3 or 4 building, whichever comes first, as needed, starting at the terminus of the Holland Lane improvements for the Eisenhower Avenue Widening Plans. In no event shall reconstruction of Holland Lane occur prior to the completion of the lease by AlexRenew for the RiverRenew staging area, and their vacation of the same. approximately 195 feet south of the Eisenhower Avenue baseline to the Alexandria Renew property.
- ii. This construction shall be coordinated with the City's Eisenhower Avenue Widening plan. ~~and shall include foundations necessary to support structural elements required for the landscape deck and bike/pedestrian trail.~~
- iii. The plans for this street shall be included in the final site plan for the first phase of this development or as a separate grading plan

- that shall be released prior to release of any other final site plan for the development.
- iv. ~~An interim stormwater management plan, including BMP's, for this street shall be provided.~~
 - v. The final driving surface of the street shall be required prior to release of any performance bond which includes the street.
 - vi. ~~This street shall be constructed by Carlyle Plaza, Alexandria Renew, or jointly between the two.***~~
 - vii. Provide a minimum 5-foot wide sidewalk and minimum 4-foot wide landscape strip between the sidewalk and the curb along the west side of Holland Lane to the satisfaction of the Director of T&ES.
- e. ~~Provide a temporary bike/pedestrian route through the site if the bike/pedestrian trail has not been completed. *** (P&Z)(T&ES)~~
- d. Provide an at-grade sidewalk along Limerick Street, underneath the structure that connects AlexRenew with the south residential tower landscape deck, to provide a minimum four (4) foot and six (6) inch wide pedestrian connection between the south residential parking garage vehicular entrance and Bartholomew Street. *** (P&Z)(T&ES)
6. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2021-10019):** Provide the following pedestrian and streetscape improvements prior to the issuance of a certificate of occupancy for the **Phase 3 south residential** building:
- a. Construct the remaining portion of the Bartholomew Street section from Savoy Street to Limerick Street. This shall include providing bulb-outs and crosswalks at each corner on both sides of the street.***
 - b. Construct the portion of Limerick Street from Bartholomew Street to Holland Lane.*** (P&Z) (T&ES)
- Construct the **Holland Lane off-street** bike/pedestrian trail **with Phase 3 or 4, whichever comes first and landing plaza at the end of Eisenhower Avenue.** The construction shall not prevent traffic flow through the intersection of Eisenhower Avenue and Holland Lane.***
10. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2019-0024, DSUP2021-10019):** **Per the City's Public Art Policy, adopted December 13, 2014, provide a monetary contribution calculated at \$.30 per gross square foot, with a maximum contribution of \$75,000 per building for a total of \$300,000 to be used by the City to commission original, site-specific public art to be incorporated within South Circle Park in accordance with the approved Public Art Implementation Plan. Payment of \$50,000 will be required**

upon the submission of the first final site plan for Phase 1 in order to ensure that the public artist selection process may proceed to appropriately integrate the art into the design of the open space. Payment of the remainder of the contribution will be required at the issuance of the first Certificate of Occupancy for Phase 1. An MOU will be developed to outline the roles and responsibilities for the public art process and signed by the applicant prior to the completion of the final site plan. ~~work with City staff to determine ways to incorporate public art elements on-site, or provide an equivalent monetary contribution to be used toward public art within the Small Area Plan planning area, to the satisfaction of the Directors of RP&CA and P&Z. The in-lieu contribution shall be \$.30 per gross square foot, with a maximum contribution of \$75,000 per building. In the event public art is provided on-site, the public art shall be of an equivalent value. ***~~
(RP&CA)(P&Z)

164. CONDITION ADDED BY STAFF & AMENDED BY THE PLANNING COMMISSION (DSUP2021-10019): The interim condition for that portion of South Circle Park that is contained in the planned Phase 4 of development will be constructed with Phase 2 [Phase 2 will construct the western portion of South Circle Park and the Transition Zone]. The interim park design shall include:
- a. Tree plantings in the amount (quantity) shown in the final plan documents.
 - b. Movable site furnishings, including but not limited to benches, tables, and chairs, sufficient for seating 30 – 50 people.
 - c. Provide a paved area to approximately 70-100% of the amount shown in the final plan documents, consisting of either stone dust or an exposed aggregate asphalt, whichever is acceptable to the City's ADA coordinator.
 - d. Temporary decorative plantings of similar quantity to that shown in the final plan documents. Temporary decorative plantings can be self-seeding (native) biennials and short-lived perennials, decorative grasses (not meadow mixes), low shrubs, and similar materials.
 - e. Lighting to provide sufficient illumination for nighttime park use. Lighting may be temporary in nature, but sufficiently durable for an urban environment.
 - f. Park signage, both park regulation and wayfinding park sign system signage, following the RPCA's Park Facilities and Standards Manual.
 - g. Water access for irrigation.
 - h. Streetscape furnishings including but not limited to bicycle racks, trash and recycling receptacles, dog waste receptacles, and others.

“Backyard games” such as bocce, cornhole, ping pong, horseshoes, badminton, ring-toss, and others. (P&Z) (RPCA)

19. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2021-10019):** The transition zone shall be consistent with the Preliminary Plans ~~and the DRB plans~~ dated **May 4, 2021** ~~April 26, 2012~~ and shall be subject to the following, to the satisfaction of the Director of P&Z:
- a. The final design for the transition zone shall be part of the final site plan for the **Phase 2 north residential** building ~~or office building, whichever is submitted first~~. The plans shall include phasing details clearly showing which part will be constructed with each building.
The transition zone **elevator and all transition zone improvements located west of the elevator** shall be constructed prior to certificate of occupancy for the **Phase 2 latter of north residential building or office** building. ***
(P&Z)
34. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2019-0024, DSUP2021-10019):** The location and maximum footprints of the future ~~office and residential~~ buildings ~~and potential hotel building~~ shall be consistent with revised Attachment #2**B**. The final design of the buildings, including the height and floor area shall be approved by the Eisenhower East Design Review Board per the Carlyle Plaza Design Guidelines and the following:
- a. Each building shall be approved through a final site plan that includes the portions of the garage, elevated open space, and ground level improvements.
- b. The portion of the western garage façade above the Limerick Street and Savoy Street entrances shall incorporate a liner use, or at a minimum extensive glazing with a shadowbox treatment or other means to create the sense of occupied space, rather than a parking structure, facing the intersection below.
- c. Decisions of the Board may be appealed to the city council by the applicant. Such an appeal shall be filed in writing with the Director of Planning and Zoning within 15 days of the Board’s decision, and shall be heard by council with 45 days of the filing.
- d. A maximum of 250,000 sf of floor area may be converted to hotel floor area to be used as depicted in revised Attachment #2**B**.
- e. ~~A maximum of 125,000 sf of the office floor area may be converted to residential floor area to be used as depicted in revised Attachment #10.~~

Residential uses are allowed on all floors in all four (4) tower buildings, except in areas designated as ground floor retail in Phase 1 and Phase 4, as denoted on the Preliminary Plans dated May 4, 2021. (P&Z)

71. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2021-10019):** Per Section 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless substantial construction of the project is commenced within 36 months after the **development special use permit expiration date of November 16, 2027 (plus any extensions per the ordinance adopted by City Council on December 12, 2020 as Temporary Program for Business Relief and to Address Public Need Related the COVID-19)** and such construction is thereafter pursued with due diligence. The applicant shall provide a written status report to staff 18 months after initial approval to update the City Council on the project status **if substantial construction has not commenced at such time. The period of validity may be extended upon petition by the applicant and after adequate notice and public hearing.** (P&Z)
73. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2021-10019):** Submit the plats of subdivision/consolidation/~~vacation~~, all applicable easements, and dedications prior to the release of the first final site plan. The plat(s) shall be approved and recorded prior to the release of the **applicable** final site plan. **Refer to Attachment #4 “Phasing” for the improvements, dedications, and easements that will be provided with each phase.** Plats should be provided for the following:
- a. Public access easement for the transition zone, bike/pedestrian trail, and elevated open space
 - b. Public access easement for the Limerick Street garage connections.
 - c. Easement for area under deck connection on Alexandria Renew property for potential installation and maintenance of City infrastructure.
 - d. Dedication of the portions of Block 31.
 - e. Dedication of right of way for **the western end of** Limerick Street, Bartholomew Street, and **a strip of land adjacent to the north side of the public portion of Savoy** Street.
~~Vacation of the portion of Holland Lane.~~*(P&Z)(T&ES)
- 73A. **CONDITION ADDED BY STAFF & AMENDED BY THE PLANNING COMMISSION (DSUP2021-10019):** **The plat(s) shall be recorded, and a copy of the applicable recorded plat, dedications and deeds shall be**

submitted with the first request for a building permit for each particular phase. (P&Z) (T&ES) **

84. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2019-0024, DSUP2021-10019):** Submit a construction phasing plan to the satisfaction of the Director of T&ES, for review, approval and partial release of Erosion and Sediment Control for the final site plan. All the requirements of Article XIII Environmental Management Ordinance for quality improvement, quantity control, and the development of Storm Water Pollution Prevention Plan (SWPPP) must be complied with prior to the partial release of the site plan. If an interim traffic study determines that the portion of John Carlyle Street between **Carlyle Block P Plaza One** and **Block 32 Carlyle Plaza Two** is not needed to provide an adequate level of service, the street may be closed for construction of either **the Phase 1 or Phase 2 towers** as determined by the Director of T&ES. * (T&ES)
- 108B. **CONDITION ADDED BY STAFF & AMENDED BY THE PLANNING COMMISSION (DSUP2021-10019):** **Holland Lane Shall be dedicated to the City of Alexandria as Public Right-Of-Way prior to the release of the Phase 3 or 4 Final Site Plan, which ever comes first but not prior to the completion of the lease by AlexRenew for the RiverRenew construction staging and their vacation of the area. Prior to dedication, the Applicant will work with staff to determine whether required utility and/or BMP vaults can be located in Savoy Street, or another location outside of Holland Lane. In the event such utility and/or BMP vaults cannot be located in Savoy Street, or another location outside of Holland Lane, the boundary of Holland Lane will be adjusted to allow such vaults along the western edge outside of the travel lanes. The extents of the public right-of-way shall be to the satisfaction of the director of T&ES. (T&ES)**
- 115A. **CONDITION ADDED BY STAFF & AMENDED BY THE PLANNING COMMISSION (DSUP2019-0024, DSUP2021-10019):** Ensure not to preclude the City's Eisenhower Avenue Widening and Roadway Improvement Project per the most recent design plans. **Contact The City's Project Manager shall review and approve to the satisfaction of the Directors of T&ES and DPI prior to the release of the Final Site Plan. for further coordination and additional information.** (T&ES)
- 115E. **CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2019-0024, DSUP2021-10019):** **To the**

satisfaction of the Director of T&ES, Ppprovide bicycle facilities on the site frontage and through the site per the City's Transportation Master Plan, Pedestrian and Bicycle Mobility Plan and applicable Small Area Plans and Design Guidelines.

- a. Provide routing signs on on-street bicycle facilities consistent with guidance from AASHTO and MUTCD. For shared-use paths, signs should be consistent with the City's Wayfinding Program.
- b. Install sharrows consistent with AASHTO guidelines.
- c. Provide a minimum 10-foot wide, permeable pavement trail with minimum 3-foot wide landscape buffer along the east side of Holland Lane from the existing trail east of Holland Lane to Limerick Street. Provide an enhanced bicycle crossing across Holland Lane at Limerick Street with treatments that may include, but are not limited to, striping, signage, ramps, and/or flashing beacons.
- d. Provide advisory bicycle lanes on John Carlyle Street, Bartholomew Lane, and Savoy Street as shown in the Preliminary Plans. Provide sharrows in the middle of the vehicular lane in each direction on Limerick Street. (T&ES)

148A. CONDITION ADDED BY STAFF & AMENDED BY THE PLANNING COMMISSION (DSUP2021-10019): Contribute \$60,000 to the City prior to Final Site Plan release for Phase 2, or in whichever Phase the Capital Bikeshare station will be constructed, as part of a coordinated bike share program for Capital Bikeshare station and bicycles or operations of the system. In the event a bike share station cannot be located in the location shown the site plans due to constraints or impacts to operational efficiency, an alternate location may be chosen if agreed upon by the Direct of T&ES and the applicant. (P&Z) (PC)

150. CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2021-10019): Notify prospective buyers, in its marketing materials and homeowner disclosure documents, that Holland Lane is a private street and that storm sewers located within the site are privately owned and maintained until at such time Holland Lane is dedicated to the City of Alexandria. (T&ES)

151. CONDITION AMENDED BY STAFF & THE PLANNING COMMISSION (DSUP2021-10019): Notify prospective buyers, in its marketing materials and homeowner disclosure documents, that the Holland Lane is a private street with public access easement and shall not be maintained by the City of Alexandria; and that the sanitary and storm sewers located within the site are private and shall be maintained

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privately until at such time Holland Lane is dedicated to the City of Alexandria. (T&ES)

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2021-00002 and Transportation Management Plan Special Use Permit #2021-00042, as submitted. The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

12. Commissioners' Reports, Comments, and Questions.

Chair Macek reported that the Waterfront Commission's Waterfront Walk has been rescheduled to 6/26 due to having been rained out earlier in the month of June 2021, and they will begin the walk at Oronoco Bay Park.

Vice Chair McMahon reported that the June 24, 2021 Planning Commission Public Hearing overlapped up with meeting of the City's Dockless Mobility Task Force and encouraged her fellow Commissioners to keep tabs on the topic as recommendations regarding Dockless Mobility are made concrete by the group.

Chair Macek inquired of Staff whether they anticipated any activity in regard to scheduling a date for the August 2021 Planning Commission retreat in the near future. Staff confirmed that they would be coordinating with the Commissioners in the coming week to select a concrete day for the retreat.

MINUTES:

13. Consideration of the minutes from the June 1, 2021 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of June 1, 2021, with edits to Page 9 and Page 11. The motion carried on a vote of 7-0.

14. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 11:23 p.m.

15. **ADMINISTRATIVE APPROVALS**

The following Special Use Permits were approved administratively in accordance with sections 11-511 or 11-513 of the zoning ordinance.

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Special Use Permit #2021-00032

207 Swamp Fox Road

Administrative Special Use Permit request for a New Use of a restaurant; zoned: CDD#2/Coordinated Development District #2.

Proposed Business Name: &pizza

Applicant: Josh Hopkins

Planner: Rachel Drescher

Approved 5/24/2021

Special Use Permit #2021-00033

106 Hume Avenue

Administrative Special Use Permit request for a Change of Ownership and a Minor Amendment of a restaurant; zoned: CL/Commercial Low.

Current Business Name: Nectar

Proposed Business Name: Stracci Pizza

Applicant: Stracci Pizza

Planner: Rachel Drescher

Approved 5/27/2021

Special Use Permit #2021-00036

3021 Colvin Street

Administrative Special Use Permit request for a Change of Ownership of General Automobile Repair and Automobile Sales; zoned: I/Industrial.

Current Business Name: Kera Auto Care

Proposed Business Name: Ben Nielsen's Alexandria Automotive

Applicant: Ben Nielsen's Alexandria Automotive, LLC

Planner: Rachel Drescher

Approved 6/10/2021

Special Use Permit #2021-00039

26 Dove Street

Administrative Special Use Permit request for a Change of Ownership of an Automobile Sales and Repair establishment; zoned: OCM(50)/Office Commercial Medium (50).

Applicant: OBSDN Motors, LLC

Planner: Rachel Drescher

Status: Approved 6/10/2021