

DOCKET ITEM #15

Planning Commission Public Hearing
June 2, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 2, 2020

PLANNING COMMISSION ACTION, JUNE 25, 2020: On a motion by Commissioner McMahon, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of June 2, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel abstaining.

PLANNING COMMISSION ACTION, DECEMBER 1, 2020: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to re-approve the minutes of June 2, 2020, as submitted. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 2, 2020

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

ALEXANDRIA PLANNING COMMISSION

June 2, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

Nathan Macek, Chair
Maria Wasowski, Vice-Chair
David Brown
Stephen Koenig
Mindy Lyle
Melissa McMahon

Members Absent:

John Goebel

Staff Present:

Christina Zechman-Brown	Office of the City Attorney
Karl W. Moritz	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Patrick Silva	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
William Skrabak	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Erin Bevis-Carter	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services
LaTheasha Hinton	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services

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Alex Boulden	Department of Transportation and Environmental Services
Daphne Kott	Department of Project Implementation
Tamara Jovovic	Office of Housing
Helen McIlvaine	Office of Housing
Beth Znidersic	Department of Recreation, Parks, and Cultural Activities
Dana Wedeles	Department of Recreation, Parks, and Cultural Activities

15. Call to Order.

The Planning Commission Public Hearing was called to order at 7:00 p.m. Commissioner Goebel was excused. All other members were present at the call to order.

Chair Macek called the meeting to order with the following statement:

“Due to the COVID-19 pandemic emergency, the June 2, 2020 Public Hearing of the Planning Commission is 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 April 18, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of this Commission and staff are participating from remote locations through the Zoom Webinar application. The hearing can be accessed by the public through the following mediums: broadcasted live on the government channel 70, streaming on the City’s website and can be accessed via the Zoom hyperlink found on tonight’s docket. In addition, the hearing will be webcast live and video and audio recordings will be available a few days after the hearing. Members of the public may also participate by phone.

Dial-in to meeting (for calling in by phone): 301-715-8592

Webinar ID (for attending via Zoom application): 997 2337 1606

Password (for attending via Zoom application AND calling in by phone): 746451

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

To address some virtual hearing etiquette that should be observed this evening, please remember to leave your microphone on mute 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

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of the City of Alexandria’s website, select this evening’s hearing, follow the ‘Sign Up to Speak’ link, and fill out the 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 task bar so our staff is able to quickly identify which user needs to be unmuted. If you are calling in via phone this evening, you will press ‘*9’ to execute the ‘Raise Hand’ function.”

NOTATION: Items are listed in the order discussed by the Planning Commission, which differs from the docket order, due the deferral of Docket Item #11 and the consideration of Docket Item #2 after all other Docket Items had been acted upon.

11. Master Plan Amendment #2020-00002
Rezoning #2020-00001
Development Special Use Permit #2019-00028
Transportation Management Plan Special Use Permit #2020-00009
701 North Henry Street
Public Hearing and consideration of a request for: (A) an amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the Braddock Metro Neighborhood Plan (BMNP) to update the Development Table to reflect the proposed rezoning and increase in density; (B) an amendment to the official zoning map to change the zone from CSL/Commercial service low to CRMU-M/Commercial residential mixed use (medium); (C) a Development Special Use Permit and Site Plan with modifications to construct a 94-unit multifamily residential building with below grade parking and ground floor retail, including Special Use Permits for an increase in the floor area ratio to 2.0, for an increase in density in exchange for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and a modification to the street tree spacing requirements in the Landscape Guidelines; and (D) a Transportation Management Plan Special Use Permit; zoned: CSL/Commercial Service Low.
Applicant: AVANTI HG 701 LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to defer Master Plan Amendment #2020-00002, Rezoning #2020-00001, Development Special Use Permit #2019-00028, and Transportation Management Plan Special Use Permit #2020-00009. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

CONSENT CALENDAR:

3. Special Use Permit #2020-00004
919 Prince Street - The Joey Pizzano Memorial Fund BEST Center

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Public Hearing and consideration of a request for a Special Use Permit for a social service use and a parking reduction for two accessory apartments; zoned:

CL/Commercial low.

Applicant: The Joey Pizzano Memorial Fund, Inc., represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00004, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

4. Special Use Permit #2020-00013
3500 and 3540 Wheeler Avenue (Parcel Address: 3540 Wheeler Avenue) - Luckett Field and Schuyler Hamilton Jones Skateboard Park Improvements
Public Hearing and consideration of a request for a Special Use Permit to permit the installation of ball field netting over 15 feet in height at Luckett Field and to add lighting at the Schuyler Hamilton Jones Skate Park (amending SUP #2002-0070); zoned: POS/Public open space and community recreation.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00013, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

5. Special Use Permit #2020-00014
3700 Commonwealth Avenue - Temporary Trailer at Four Mile Run Park
Public Hearing and consideration of a request for a Special Use Permit to permit a temporary trailer for a summer recreation program; zoned: POS/Public open space and community recreation.
Applicant: City of Alexandria, Department of Recreation, Parks & Cultural Activities

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00014, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

6. Special Use Permit #2020-00016
1721 King Street - Two Birds Co-working and Child Care Center
Public Hearing and consideration of a request for a Special Use Permit for a change in a noncomplying use to allow a day care center on the ground floor; zoned: KR/King Street urban retail.

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Applicant: Hatch Workspace LLC, represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00016, with the following amendment to Condition #2. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Condition 2: **DELETED BY PLANNING COMMISSION:** ~~The hours of operation for the day care shall be limited to 7 a.m. to 7 p.m., Monday through Friday. (P&Z) (PC)~~

7 & 8. Subdivision #2019-00023

Special Use Permit #2019-00117

1217 Colonial Avenue

Public Hearing and consideration of requests for (A) a Subdivision with a variation to subdivide an existing lot into two lots; and (B) a Special Use Permit for a parking reduction and lot modifications at a residential property; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to approve Subdivision #2020-00023, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2019-00117, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

9. Master Plan Amendment #2020-00001

Zoning Text Amendment #2020-00004

Coordinated Development District Conceptual Design Plan #2020-00001

Development Special Use Permit #2020-00003

2602 Main Line Boulevard - Potomac Yard Landbay H West - Silverstone

Public Hearing and consideration of requests for: (A) an amendment to the Potomac Yard/Potomac Greens Small Area Plan Chapter of the Master Plan to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum dwelling units for a Continuum of Care Facility in CDD#10/Coordinated Development District #10; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to amend the maximum dwelling units for a Continuum of Care Facility in CDD#10/Coordinated Development District #10; (C) a Coordinated Development District conceptual design plan to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum dwelling units for a Continuum of

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Care Facility in Landbay H (amending CDD Concept Plan #2018-0006); and (D) a Development Special Use Permit with a Site Plan with modifications to change reference of Home for the Elderly to Continuum of Care Facility and increase the maximum number of independent living units in a Continuum of Care Facility, including Special Use Permit requests for bonus height for the provision of affordable housing per Section 7-700 of the Zoning Ordinance, for penthouses in excess of 15 feet in height, and for a parking increase (amending DSUP #2018-0002); zoned: CDD#10/Coordinated Development District #10.

Applicant: City of Alexandria (Text Amendment only). Silverstone Alexandria, LP, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00001. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00001, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2020-00004. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

On a motion by Commissioner Lyle, seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00004, Coordinated Development District Conceptual Design Plan #2020-00001, and Development Special Use Permit #2020-00003, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

NEW BUSINESS:

10. Zoning Text Amendment #2020-00001
Coordinated Development District Conceptual Design Plan #2019-00008
Development Special Use Permit #2020-00008
Development Site Plan #2019-00043
3601 Potomac Avenue & 3601 Richmond Highway- North Potomac Yard
Public Hearing and consideration of requests for: (A) a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602(A) to modify the Maximum Height reference and Uses in Coordinated Development District #19; (B) a Coordinated

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Development District Conceptual Design Plan to change the North Potomac Yard Neighborhood Development Summary, Height Diagram, and Phasing Plan (amending CDD #2009-00001); (C) a Development Special Use Permit with site plan for the construction of a pump station per section 7-1202 of the Zoning Ordinance (D) a preliminary Development Site Plan for the construction of sitewide infrastructure for Phase One redevelopment; zoned: CDD #19/Coordinated Development District #19 (North Potomac Yard Small Area Plan)

Applicants: City of Alexandria (Text Amendment only); CPYR Theater, LLC and CPYR Shopping Center LLC, represented by M. Catharine Puskar, attorney; Virginia Tech Foundation, Inc, represented by Kenneth W. Wire, attorney

Sara Brandt-Vorel (P&Z), Richard Lawrence (P&Z), Helen McIlvaine (Office of Housing), and Robert Kerns (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Cathy Puskar, attorney representing CPYR Theater, LLC and CPYR Shopping Center, LLC and Ken Wire, attorney representing the Virginia Tech Foundation, Inc, both spoke in support of the project. They provided an overview of the North Potomac Yard project, including the proposed Coordinated Development District (CDD) Concept Plan changes, multi-modal facilities in Phase 1, roadway features which prioritize the pedestrian experience, environmental sustainability, the open space plan, and information on the Site Plan and interim parking for the Virginia Tech Innovation Campus.

Vice-Chair Wasowski closed the Public Hearing, with Chair Macek recusing himself from this item.

Discussion:

The Planning Commission agreed with the applicant that Phase 1 has a unique identity as the Innovation District and the previous Small Area Plan neighborhoods of, “Crescent Gateway,” “Market Neighborhood,” and “Metro Square” should remain on the western side of Potomac Avenue within North Potomac Yard but would not apply to the eastern side of Potomac Avenue.

Commissioner Brown requested clarification if the roads above underground parking garages would be private roads and asked if that distinction of private roads above the parking garage presented an advantageous opportunity for the City. He also inquired if the private roads would limit any resident’s First Amendment Rights to assemble on the private roads. Deputy City Attorney Zechman-Brown confirmed that the private road would not impede the First Amendment Rights of members of the public to assemble.

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Vice-Chair Wasowski inquired about the applicant's presentation regarding interim surface parking lots on the Virginia Tech Campus site, asking how the surface parking lots could be timed with the construction of future Virginia Tech buildings. Mr. Wire responded that the interim parking lots would allow Virginia Tech to right-size their future parking needs as the remainder of North Potomac Yard is developed and additional underground parking would be constructed as the other Virginia Tech buildings are built.

Commissioner Koenig encouraged the applicant team to think holistically about the opportunities for large-scale sustainable infrastructure that could be realized across the entire 69-acres of North Potomac Yard. He iterated the desire to ensure the forthcoming Environment Sustainability Master Plan explored those long-term opportunities early in the planning process. Ms. Puskar noted some of the initial short-, medium- and long-term strategies being reviewed by the team and that some of the most sustainable impacts of the project would be to get people out of single-occupancy vehicles and living and working in a multi-modal community. Commissioner Koenig also stated his desire to see the architectural design of the future pump station building creatively integrated into the design of North Potomac Yard Park.

Commissioners McMahon, Brown, Lyle and Koenig expressed their support of the applicants' proposal. Commissioner McMahon stated her support of the increased range of permitted uses within CDD #19. Commissioner McMahon observed that the size, location and configuration of the new school and affordable housing site on Block 23 provided benefits to the community. She also offered strong support for the new street treatments that encourage pedestrian activity, such as flush curbs, mid-block crossings and decorative pavers.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2020-00001. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, seconded by Commissioner McMahon, the Planning Commission voted to approve Development Site Plan #2019-00043, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00001 and Development Special Use Permit #2020-00008, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

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On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Conceptual Design Plan #2019-00008, with the following amendment to Condition 7a. The motion carried on a vote of 5-0, with Chair Macek recusing himself and Commissioner Goebel absent.

CDD Condition 7: **CDD CONDITION AMENDED BY PLANNING COMMISSION:** The Applicant shall submit a revised CDD Conceptual Design Plan within 90 days from ~~June 12, 2019~~ June 20, 2020 for administrative review and approval by the City. The CDD Conceptual Design Plan shall be revised to:

- a. Per the North Potomac Yard Small Area Plan, re-label the established neighborhoods west of Potomac Avenue, “Crescent Gateway Neighborhood,” “Market Neighborhood,” “Flexible Metro Rail Zone,” and “Metro Square Neighborhood.” (PC)

Reason: The Planning Commission agreed with staff analysis.

12. Development Special Use Permit #2020-00001
Transportation Management Plan Special Use Permit #2020-00006
Encroachment #2020-00002
1200 & 1230 North Henry Street - Amendment
Public Hearing and consideration of request for a Development Special Use Permit with site plan and modifications to construct a multifamily residential building with ground-floor daycare and retail, including Special Use Permits for an increase in the floor area ratio up to 2.5 and for an increase in density and height for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and modifications to the open space requirements and for the required height to setback ratio on North Fayette Street; for a Transportation Management Plan Special Use Permit; and an Encroachment for a first floor canopy on the southern side of the building (amending DSUP #2017-00020); zoned: CRMU-H/Commercial residential mixed use (high).
Applicant: 1200 North Henry Venture, LLC, represented by, M. Catharine Puskar, attorney

Catherine Miliaras (P&Z), Abigail Harwell (P&Z), and Robert Kerns (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Cathy Puskar, attorney for the applicant, spoke in support of the project. She noted the letter sent by the Braddock Metro Citizens’ Coalition (BMCC), and she stated that during the process they went to the North East Citizens Association (NECC) and the Braddock Implementation Advisory Group (BIAG), in addition to having correspondence with the BMCC. She said they had wanted to go to the BMCC but due to meetings being

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cancelled, they were unable to present. Ms. Puskar was grateful for the group's support and had contacted them before the meeting to discuss some of the concerns expressed in the BMCC letter. Based on their discussion, clarification of the elevation drawings and the elimination of the shadow lines appeared to address concerns with the architecture and building materials. Ms. Puskar noted that the group did still prefer the original design of the building, with different building elements along the western façade, but understood the changes with the proposed design and materials.

Chair Macek closed the Public Hearing.

Discussion:

Vice-Chair Wasowski commented on improved renderings shown by the applicant at the hearing. She also discussed the public art for the project, noting that she was not in favor of the previous proposed placeholder on the exterior of the building, and that public art should be high quality. She suggested locating it at the shared public space at the north end of the site because of its location at the gateway point.

Commissioner McMahon expressed support for the project's request to move the entire day care facility to the ground floor. Sensitive to the comments made by the civic association, she also indicated support for the building design and materials as proposed. Commissioner McMahon commented that the proposal is an improvement to the overall use of the building, particularly the shared use of the playground space for both the day care as well as the public.

Commissioner Koenig concurred with Vice-Chair Wasowski and Commissioner McMahon, stating support for the project and that the operational refinements are successful and an improvement upon the original design.

Chair Macek concurred with Commissioners McMahon's and Koenig's comments. Chair Macek found that the integrated day care will work from a commercial perspective and shared use of the playground provides additional facilities in this part of the City.

PLANNING COMMISSION ACTION: On a motion by Vice-Chair Wasowski, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00001, Transportation Management Plan Special Use Permit #2020-00006, and Encroachment #2020-00002, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

Reason: The Planning Commission agreed with the staff analysis.

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2. Electronic Participation Policy for Planning Commission Hearings

Discussion: Chair Macek clarified that earlier in the week the Electronic Participation Policy document was revised to remove mention of “emergencies” as a reason that a Planning Commissioner could participate in a hearing electronically.

Deputy City Attorney Zechman-Brown clarified that the intent of the policy is to cover electronic participation outside of the current State-level emergency designation under which the June 2 and June 25 Planning Commission public hearings are being held.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to approve the Electronic Participation Policy, with an amendment to delete the reference to emergencies. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

OTHER BUSINESS:

13. Commissioners’ Reports, Comments, and Questions.

Commissioner McMahon reported that the City’s Transportation Commission has not had any recent meetings due to the COVID-19 pandemic, but that the next major topics they are scheduled to consider are the Biennial Long Range Plan Prioritization process as well as the Alexandria Mobility Plan.

Commissioner Lyle reported that the Douglas MacArthur Design Advisory Group has continued to meet virtually through the COVID-19 pandemic and that the latest design concepts are currently available to be viewed online.

Chair Macek reported that the Waterfront Commission has not been meeting throughout the COVID-19 pandemic and will likely not be able to convene until September 2020. However, depending on how the situation progresses, they still may host their annual Waterfront Walk at some point during summer 2020.

Commissioner Koenig reported that the Potomac Yard Metro Implementation Group (PYMIG) has not been meeting throughout the COVID-19 pandemic but has continued to receive electronic updates from staff. He also reported that the Alexandria Redevelopment and Housing Authority (ARHA) Work Group has not met throughout the COVID-19 pandemic either. In addition, Commissioner Koenig went on record to underscore the importance of civic rights in public spaces throughout the City. He indicated that it is not just what happens when things are normal, but rather considerations must also be made in the realm of when normal circumstances are not the case. Commissioner Koenig clarified that it is important to ensure the agreements in place that allow members of the public to utilize public streets for demonstrations are ironclad

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enough to preserve citizens' civil rights in those spaces in a way that is equivalent to what they are when they are being used as public streets in a normal context. Finally, Commissioner Koenig stated that he was very interested to see how the timeline and implementation of projects all across the City will be impacted by the events of the last few months.

Chair Macek stated that he appreciated the electronic public outreach that was continuing to take place in regard to projects which are continuing to proceed and that there will likely be some valuable takeaways from conducting outreach in this way that can be implemented in conjunction with standard outreach approaches once things have normalized.

Karl Moritz, Director of Planning & Zoning, confirmed that staff was currently exploring ways in which virtual approaches which have been developed by virtue of the COVID-19 pandemic can be paired with standard forms of in person outreach to better engage with the public.

Chair Macek inquired of Mr. Moritz what the status of various small area planning processes are, particularly the Mt. Vernon Avenue planning efforts. Mr. Moritz confirmed that work related to small area planning, including that which applies to the Mt. Vernon Avenue planning efforts, has had to be postponed. He added that much of the public engagement that takes place in regard to this work must take place in a person-to-person context. Mr. Moritz confirmed virtual engagement geared towards these efforts has been carried out but, with a few exceptions, that public participation was extremely low.

Vice-Chair Wasowski inquired of Mr. Moritz if any major projects have fallen off as a result of recent events. Mr. Moritz said that, in general, no major plans have fallen off and that there has not been a downturn in the volume of new projects that have been submitted. Chair Macek followed up on this by asking Mr. Moritz to comment on the impacts of COVID-19 related enforcement changes for small businesses and how lessons learned from these impacts may carry over once things have normalized. Mr. Moritz stated that practical changes for small businesses is a topic that the Department was planning to submit to the Planning Commission for consideration in June 2020, but, has now been moved to September 2020. He indicated that the change in timing will allow staff to address lessons learned from this period of enforcement changes for small businesses as part of that discussion.

Commissioner Brown stated that he hopes that the deferral of the 701 North Henry Street project from this evening's docket will give staff adequate time to address the comments and concerns he had in regard to the proposal and that those concerns can be addressed within the case's revised staff report.

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Chair Macek then confirmed that the next meeting of the Planning Commission is scheduled to take place on Thursday, June 25th and that the final docket for that hearing will be published on Friday, June 12th.

Vice-Chair Wasowski then asked staff to confirm that the September 2020 meeting of the Planning Commission would take place on Tuesday, September 1st. Staff confirmed that this was indeed correct.

MINUTES:

14. Consideration of the minutes from the February 4, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to approve the minutes of February 4, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

15. Consideration of the minutes from the March 3, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice-Chair Wasowski, the Planning Commission voted to approve the minutes of March 3, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel absent.

ADJOURNMENT

16. The Planning Commission Public Hearing was adjourned at 9:35 p.m.

ADMINISTRATIVE APPROVALS

17. Special Use Permit #2020-00002
4800 Brenman Park Drive
Administrative Special Use Permit request for a minor amendment to allow for an increase in approved light pole height for solar panel installation; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities
Planner: Max Ewart
Status: Approved 2/27/2020

Special Use Permit #2020-00008
1112 First Street
Administrative Special Use Permit request for a change of ownership of a light automobile repair shop; zoned: CRMU-H/ Commercial Residential Mixed Use High.
Applicant: Rampadarat Seenath
Planner: Anna Kohlbrenner
Approved: 4/16/2020

Special Use Permit #2020-00003
529 East Howell Avenue
Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to increase the number of indoor and outdoor seats, and allow for additional hours of operation; zoned: CDD #24/Coordinated Development District #24.
Applicant: Alexander Benbassat
Planner: Ann Horowitz
Approved: 4/23/2020

Special Use Permit #2020-00028
531 Montgomery Street
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CDD #25/Coordinated Development District #25.
Applicant: Minwoo Ahn
Planner: Anna Kohlbrenner
Approved: 5/19/2020

Special Use Permit #2020-00023
921 North Saint Asaph Street (Parcel Address: 525 Montgomery Street)
Administrative Special Use Permit request for a Change of Ownership of a private commercial school; zoned: CDD #25/Coordinated Development District #25.
Applicant: CorePower Yoga LLC
Planner: Anna Kohlbrenner

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Approved: 5/19/2020

Special Use Permit #2020-00011

814 King Street

Administrative Special Use Permit request for a minor amendment to allow for additional hours of operation; zoned: KR/King Street Urban Retail.

Applicant: Escape Room Live LLC

Planner: Ann Horowitz

Approved: 5/7/2020

DOCKET ITEM #15

Planning Commission Public Hearing
June 25, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 25, 2020

PLANNING COMMISSION ACTION, DECEMBER 1, 2020: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of June 25, 2020, as submitted. The motion carried on a vote of 7-0.

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

ALEXANDRIA PLANNING COMMISSION

June 25, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

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

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
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
William Skrabak	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
Christopher Ziemann	Department of Transportation and Environmental Services
Hillary Orr	Department of Transportation and Environmental Services
Tamara Jovovic	Office of Housing
Helen McIlvaine	Office of Housing
Beth Znidersic	Department of Recreation, Parks, and Cultural Activities
Dana Wedeles	Department of Recreation, Parks, and Cultural Activities

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Jack Browand
Jeremy McPike

Department of Recreation, Parks, and Cultural Activities
Department of General Services

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 called the meeting to order with the following statement:

“Due to the COVID-19 Pandemic emergency, the June 25, 2020 meeting of the Planning Commission and the July 7, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government Ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All of the members of this Commission and staff are participating from remote locations through Zoom Webinar. The meeting can be accessed by the public through: broadcasted live feed on AlexTV (Comcast Channel 70), streaming on the City’s website, and can also be accessed via the Zoom hyperlink found on tonight’s docket. This meeting will be webcast live and video and audio recordings will be available a few days after the meeting. Members of the public may also participate by phone.

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

To access the meeting via Zoom, use the Webinar ID: 928 8155 9777

For both dial-in participants and those accessing via Zoom, use the password: 805943

Public comment will be received at the meeting. The public may make public comments through the conference call or Webinar functions. Comments which have been submitted to Planning & Zoning staff at PlanComm@alexandriava.gov prior to the hearing will be received and added to the docket as part of the official record for this 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 hearing, follow the “Sign Up to Speak” link, and fill out the 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 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 function.”

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NOTATION: Items are listed in the order discussed by the Planning Commission, which differs from the docket order, due to the deferral of Docket Item #6.

6. Encroachment #2019-00004
5601 Courtney Avenue - Virginia Paving Company Encroachment
Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.
Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair Wasowski, seconded by Commissioner Lyle, the Planning Commission voted to defer Encroachment #2019-00004. The motion carried on a vote of 7-0.

CONSENT CALENDAR:

Items 2 and 3 – The vote on these items occurred together on Consent by a vote of 7-0:

2. City Charter Section 9.06 Case #2020-00001
4850 Mark Center Drive (Parcel Address: 5110 Mark Center Drive)
Public Hearing and consideration of a request for Planning Commission to review whether the proposed purchase of property 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

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to find the proposed sale of property 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.

3. Special Use Permit #2020-00031
3109 Circle Hill Road
Public Hearing and consideration of a request for a Special Use Permit to construct a single-family dwelling on a developed, substandard lot; zoned: R-8/Single-family.
Applicants: Jeff Seibel and Nicole Mayer

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00031, as submitted. The motion carried on a vote of 7-0.

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4. Special Use Permit #2020-00029
801 North Fairfax Street
Public Hearing and consideration of a request for a Special Use Permit for an increase in building height to 77 feet in the OCM(50) zone, per Section 4-905(D) of the Zoning Ordinance; zoned: OCM(50)/Office commercial medium (50).
Applicant: A & A Limited Partnership, a Virginia Limited Partnership, represented by Duncan W. Blair, attorney

Speakers:

N/A

Discussion:

Commissioner Brown asked the applicant, represented by Duncan Blair, about how the applicant calculated floor area deductions, specifically for lavatories, on the floor area computations submitted with the application (page 29 of the staff report). Commissioner Brown wanted to confirm the reason the applicant did not deduct lavatories from lower levels on their submitted floor area diagram for the apartments. The applicant stated that the Zoning Ordinance allows for provision of deduction of up to 250 square feet for lavatories.

PLANNING COMMISSION ACTION: This item was removed from consent. On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00029, as submitted. The motion carried on a vote of 7-0.

Reason: The Commission agreed with staff analysis.

Recognition of former Planning Director Engin Artemel

With the recent passing of Mr. Engin Artemel, Chair Macek indicated the Planning Commission would take some time tonight to share thoughts on Mr. Artemel who served as a prior Planning Director as well as on the Waterfront Commission. Chair Macek indicated that Mr. Artemel played a significant role in waterfront planning processes over the years and in its revitalization.

Commissioner Lyle said that Mr. Artemel was a friend and a mentor. She indicated he played a role in encouraging her interest in City appointments and her eventual appointment to the Planning Commission. She also indicated she travelled to Turkey with Mr. Artemel and a group of other Alexandrians and, when there, a proprietor of a weaving center asked her if she knew Mr. Artemel and the work he did on Alexandria's waterfront. Of course, Mr. Artemel was present too and identified himself to the proprietor and that led to a very interesting discussion. She noted how Mr. Artemel's

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expertise in waterfront planning influenced the planning community throughout the world.

Vice Chair Wasowski also indicated how good Mr. Artemel was at mentoring people in the area of civic affairs, and she indicated how charming he was in general and how he will be missed due to all his attributes.

Director Moritz spoke on behalf of the Department of Planning & Zoning and conveyed the Department's condolences. He said Mr. Artemel was a visionary who brought along everyone by garnering consensus and agreement on a vision and on its execution. He indicated Mr. Artemel had expertise in all urban systems and was someone who always worked toward the public good and always worked to take all sides into account in making decisions. He also stated Mr. Artemel worked for the betterment of all Alexandria.

Chair Macek said that Mr. Artemel had an impact on the waterfront serving as a lead on the first Waterfront Plan with the creation of the Torpedo Factory as an Art Center. Chair Macek indicated that Mr. Artemel's leadership at that time took the waterfront from an industrial area to a mixed-use area along its entirety. Then, ten years ago, Chair Macek indicated that Mr. Artemel played a role in the revitalization that we are seeing today under the second waterfront planning process. Chair Macek said Mr. Artemel was an important voice on the Waterfront Commission when the second Waterfront Plan was being considered as it was a controversial plan. Mr. Artemel had the institutional knowledge of the changes over the years along the waterfront and was able to articulate the impetus for planning from one era to another. Chair Macek added that a plaque in Mr. Artemel's honor was placed several years ago in the area of the waterfront near Black Wall Hitch and the fountain. Chair Macek expressed condolences to the Artemel family and stated we will be thinking of Mr. Artemel in perpetuity as we enjoy the waterfront in years to come.

Unfinished Business and Items Previously Deferred:

5. Master Plan Amendment #2020-00002
Rezoning #2020-00001
Development Special Use Permit #2019-00028
Transportation Management Plan Special Use Permit #2020-00009
701 North Henry Street
Public Hearing and consideration of a request for: (A) an amendment to the Braddock Road Metro Station Small Area Plan chapter of the Master Plan to amend the Braddock Metro Neighborhood Plan (BMNP) to update the Development Table to reflect the proposed rezoning and increase in density; (B) an amendment to the official zoning map

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to change the zone from CSL/Commercial service low to CRMU-M/Commercial residential mixed use (medium); (C) a Development Special Use Permit and Site Plan with modifications to construct a 94-unit multifamily residential building with below grade parking and ground floor retail, including Special Use Permits for an increase in the floor area ratio to 2.0, for an increase in density in exchange for the provision of affordable housing pursuant to Section 7-700 of the Zoning Ordinance, and a modification to the street tree spacing requirements in the Landscape Guidelines; and (D) a Transportation Management Plan Special Use Permit; zoned: CSL/Commercial Service Low.

Applicant: AVANTI HG 701 LLC, represented by M. Catharine Puskar, attorney

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

Speakers:

Jariel Rendell, 718 N Patrick Street, expressed his concerns with the proposal. Mr. Rendell emphasized the location of this site adjacent to the Parker-Gray Historic District and did not feel that the project's height and mass were appropriate. He was concerned that the project had not received the appropriate review and questioned the project's setback requirements. He requested additional time for neighbor engagement before a decision is made.

Isabelle Zorro, 722 N Patrick Street, has lived at her home since 1995 and was concerned with the project's height at the rear of the Zorro home. She felt that there is nothing like this project in the area, and it would add too much density to the area. Ms. Zorro requested that the building not be as tall as proposed and that a little more room between her backyard and the building be provided.

Ricardo Zorro, 722 N Patrick Street, expressed his concern with the construction process, with the noise, vibration and dust that would disturbing them, and feels that the proposed height would affect the rear yard privacy of the Zorro home. He does not like the effects of the existing restaurants in the area near his home and thinks this additional construction would add to the existing issues. Mr. Zorro stated that 5-stories was too high and that it wasn't appropriate for the area.

Ronald Carter, 722 N Patrick Street, echoed others' comments and concerns. He works at night and expressed concern with the impacts from construction. Mr. Carter had concern with the height of the building and impacts to privacy.

Anita Sachariah, 1012 Wythe Street, lives across the street from the proposed project. She supports her neighbors' comments and questioned the community engagement for this project. She believes the project is out of character and too tall for the area, and that

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it will contribute to traffic. Ms. Sachariah was concerned that the construction would restrict access to the residential parking of adjacent properties and the noise associated with construction. She feels that there is too much construction going on in this area, there are too many vacant retail spaces, and that a pause is needed for this project given the existing economy and pandemic situation. She questioned who would live there and the services for the residents, including if the school system could accommodate the additional children who live here. She challenges the need for such a large development and this type of development at this time.

Rebecca Seifried expressed, 1014 Wythe Street, expressed her concern with the size of the development stating it would increase density and traffic.

Cathy Puskar, representing the applicant, discussed the applicant's community engagement including a Braddock Metro Citizens Coalition meeting on January 7, 2020, a meeting with Braddock Implementation Advisory Group on February 26th, a meeting in April, and follow-up with the neighbors after the deferral on June 2nd. Ms. Puskar gave a presentation, describing the existing property development and setback to neighboring properties, and discussed the Braddock Metro Neighborhood Plan's development guidelines. She showed an aerial of the area indicating that the neighboring properties' homes had setbacks away from the property line compared to the existing building. Ms. Puskar stated that the project would be eliminating two of the three existing curb cuts, is improving and widening the sidewalks, and undergrounding utilities.

She added that due to concerns raised about the existing utility lines between the development and neighboring properties, the applicant was willing to underground the neighbors' utility lines if they were to all agree, as it would result in construction on their properties. Responding to noise and construction concerns, she said they would comply with the City's conditions and requirements for construction, as well as the pre-construction meetings to inform the neighbors of the sequencing and timing of construction. The project at 400 N Washington was compared to the proposed project, indicating that the setbacks and height were comparable or improved in comparison. An exhibit was shown reflecting some minor revisions to the exterior of the building, including the addition of Juliet balconies, increased mechanical penthouse shields on the north and south sides of the west façade, additional lighting, and refined building materials. Responding to questions sent by Commissioner Brown, Ms. Puskar discussed a contribution comparison between the existing CSL zoning and proposed CRMU-M zoning, emphasizing the community benefits coming from the project.

Bernice (Stephanie) Johnson, 720 N Patrick Street, stated she has lived in the neighborhood for over 50 years in the home that her parents purchased. She isn't against new development but is concerned that the proposed development would tower over the

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residential homes. She appreciated the applicant's willingness to provide undergrounding of utilities but still has concern with the proposed size of the building; she commented on the affordable housing and whether the income guidelines are too high; and she also underscored the importance of preserving the history of the Parker-Gray Historic District.

Ginger Courtney, 720 N Henry Street, would like to see more greenspace being provided along North Henry and around the building, similar to other developments in the area. She asked for clarification on the retail being proposed and the required setbacks, and how this issue would be addressed in the future if the building is already built.

Ms. Puskar requested that the proposed revisions to the building exterior as shown in her presentation be included with the approval of the project, by amending Condition #1 to reference the exhibit shown. She also clarified that she spoke to Ms. Courtney and that the streetscape was designed as proposed to reflect the pattern of the neighborhood, but that the applicant could go either way on providing more greenspace.

In response to some of the concerns expressed by the speakers, Chair Macek asked staff to address the following items: height limit per the Small Area Plan, the zone transition setback requirement, parking lot access affected by the construction, noise mitigation, school population impacts, and the provided affordable housing income limits and time limits.

Staff responded that the Braddock Metro Neighborhood Plan indicates that this block had a height range from 30 feet to 60 feet. The plan further specifies that there is to be a shoulder of 40 feet along Wythe Street and a shoulder of 50 feet required along North Henry Street, with transitions adjacent to neighboring residential properties, which is what is being proposed. With respect to the zone transition setback requirement, staff clarified the Code requires additional setbacks when a commercial development is to be built adjacent to residential zoning. In this case, the inclusion of the small potential retail space would trigger the transition zone setback, although the project is substantially residential. As the applicant has designed the building to be retail-ready but does not intend to provide a commercial use on the site at this time, the addition of Condition #99(d) would require the transition setback be addressed when a future retail tenant is interested in occupying the retail space.

Staff clarified that construction activity is not allowed to impede parking access, and more information would be provided in the required Construction Management Plan that the City will review. Additionally, the noise mitigation is addressed through limited hours of construction that is enforced by the City and City Inspectors. Tamara Jovovic, from the Office of Housing, clarified how affordable housing is calculated, and that for this project it was meeting the City's guidelines, and Director Moritz clarified how the school

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generation rate is reviewed and considered by the school district when new development may add school-age children.

Chair Macek closed the Public Hearing.

Discussion:

Chair Macek expressed support for the project and found it to be consistent with the Braddock Metro Neighborhood Plan. He found that the development adds the needed density sought through the Small Area Plan and includes architectural features that are an asset to the neighborhood, as well as the addition of affordable units. He believes that setbacks were addressed appropriately and noted the site constraints that resulted in tradeoffs between green space along North Henry Street and the setbacks from the residential properties.

Commissioner Koenig expressed support for the project and concurred with Chair Macek that the project is consistent with intent the Braddock Metro Neighborhood Plan and a positive step of successfully implementing the plan. He supported the courtyard and shoulders in addressing the plan and said that there are an array of public benefits coming from this project.

Commissioner McMahon expressed support for the project, agreeing with the other Commissioners' points. She highlighted how the project is adding needed density within a Metro Station location. She feels the difference in height between this project and the neighboring properties is similar to other projects found in the area and is not detrimental to the quality of life to the area. Commissioner McMahon found the improvements to the pedestrian walkability of the site are key aspects to the urban design goals of the Small Area Plan. She hopes that continued coordination between the applicant and neighbors during construction, including the applicant willingness to provide undergrounding of utilities, will result in improvements and benefits for the neighborhood.

Commissioner Lyle agreed with her colleagues and their comments, supporting the project. She reiterated the benefit to the community of the applicant's offer to underground utilities and said that the City's restrictions on and enforcement of construction hours will help minimize the impacts of construction on the neighbors.

Vice Chair Wasowski expressed support for the project, agreeing with many of the points made by the other Commissioners. Seeing how the existing uses need to be replaced, she stated there needs to be a balance between economically viable development, meeting the goals of the Small Area Plan and building appropriately for the neighborhood. She found that urban areas have variety in heights and quality of the architecture, and building styles have a long-term impact on the area more than a building's height.

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Commissioner Brown stated that he does not support the project. He said he sent a memorandum about this project but wanted to take time to update the comments in that memorandum for the record. He indicated he believes a project should go beyond meeting the minimum development standards and plan requirements, which he said was not done for the subject proposal, that the re-zoning request has the characteristics of spot zoning, and he said a coordinated development, rather than individual site development, would be more appropriate when up-zoning. He thinks the vibrancy goals of the Small Area Plan do not adequately address retail at this site nor does the potential retail contribute to this goal sufficiently. Commissioner Brown does not believe the significant increase in land value from the re-zoning for this project equates to what the applicant is contributing as a public benefit, and he did not agree on how height is being interpreted for the site. He reiterated his earlier comments with respect to deductions related to lavatories from floor area.

Commissioner Goebel expressed support for the project and agreed with many of the statements made by the other Commissioners. He appreciated the additional refinements being made to the architecture presented by the applicant.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00002. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00002, as submitted. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Commissioner Koenig, and seconded by Commissioner McMahon, the Planning Commission voted to recommend approval of Rezoning #2020-00001, Transportation Management Plan Special Use Permit #2020-00009, and Development Special Use Permit #2019-00028, with the following amendments to Condition #1 and Condition #99(d). The motion carried on a vote of 6-1, with Commissioner Brown voting against.

Condition #1

The Final Site Plan shall be in substantial conformance with the preliminary plan dated March 23, 2020 and the exhibit shown by the applicant at the June 25, 2020 Planning Commission meeting, and comply with the following conditions of approval. (PC)

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Condition #99(d) (New Condition)

Prior to occupancy, the applicant shall obtain any necessary zoning approvals.

Reason: The Planning Commission generally agreed with the staff analysis and with the recommended changes to the conditions.

New Business:

7. FY 2021 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Department of Planning & Zoning
Carrie Beach (P&Z) and Nancy Williams (P&Z) presented the item and answered questions from the Planning Commission.

Speakers:

N/A

Staff indicated that there have been changes to the Long-Range Planning Interdepartmental Work Program since it was originally presented to the Planning Commission indicating that these changes were made to address circumstances due to COVID-19. Examples of the changes are additions to address: a City-wide Economic Recovery Program; a City-wide Housing Recovery Program; Community Engagement Processes and Oakville Triangle. In addition, staff pointed out that some previously mentioned projects would be delayed including: the Waterfront History Implementation Plan; the Stream Valley and Trail Plan; the Duke Street Vision Plan; and the Mount Vernon Avenue Plan. Detailed information was shared in the presentation related to both the additions and delays. Also, it was pointed out that the proposed Zoning for Housing Prioritization Plan that had been presented to the Planning Commission in March has been updated based on the input from the Planning Commission, from stakeholders and from briefings with City Council members. The work in the Prioritization Plan will still be done within FY 2021 – 2023 but some of the items have been shifted around or combined as noted in the material received by the Planning Commission.

Discussion:

Commissioner McMahon commended staff on their work on the Long-Range Planning Interdepartmental Work Program. She then noted that Oakville Triangle was an example of a Small Area Plan that is heavily influenced by a particular property owner who needs that space to change in order to make their ideas and presence there possible. She also noted that Virginia Tech's presence in the North Potomac Yard Small Area Plan area was a similar situation. Commissioner McMahon then emphasized the importance of continuing to look critically at how the City partners with landowner and development community partners to make these plans a reality. Finally, Commissioner McMahon

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stated the importance of understanding the power relationships at play when one owner or owner interest has so much influence over a comprehensive planning process.

Commissioner Brown echoed Commissioner McMahon's commendations on staff's work.

Chair Macek added that he is generally in agreement with the re-configuration of the Long-Range Planning Interdepartmental Work Program and noted the difficulties in trying to find ways to engage with the public to further planning efforts while working under the constraints of the COVID-19 pandemic. Chair Macek also expressed his approval for the incorporation of short-term business recovery activities that have been added into the Work Program.

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Commissioner Brown, the Planning Commission voted to endorse staff's recommendation for the FY 2021 Long-Range Planning Interdepartmental Work Program. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

8. Commissioners' Reports, Comments, and Questions.

Commissioner McMahon reported that the Transportation Commission has still not been able to meet during the pandemic, though two new Commissioners were recently onboarded while one new Commissioner is yet to be appointed. She reported the goal is to meet virtually sometime in August.

Commissioner Koenig reported that the Potomac Yard Metrorail Implementation Work Group (PYMIG) is continuing to receive thorough project updates, despite not having been able to formally hold a meeting since the start of the pandemic. In addition, he reported that there is now a formal request by Virginia Tech to add the initials "VT" to the station name. He also reported that the Environmental Sustainability Master Plan for North Potomac Yard has been formally presented to the Environmental Policy Commission. Commissioner Koenig then thanked staff and Chair Macek for memorializing Engin Artemel's legacy.

Chair Macek then reported the Waterfront Commission has not been able to meet since the beginning of the pandemic and will likely not meet until September 2020. Chair Macek then encouraged those who could do so safely to visit the 100 block of King Street to see how the space functions now that it has been developed into a pedestrian area.

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MINUTES:

9. Consideration of the minutes from the June 2, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner McMahon, seconded by Vice Chair Wasowski, the Planning Commission voted to approve the minutes of June 2, 2020, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel abstaining.

ADJOURNMENT

10. The Planning Commission Public Hearing was adjourned at 9:49 p.m.

ADMINISTRATIVE APPROVALS

11. Special Use Permit #2020-00002
4800 Brenman Park Drive
Administrative Special Use Permit request for a minor amendment to allow for an increase in approved light pole height for solar panel installation; zoned: CDD #9/Coordinated Development District #9.
Applicant: City of Alexandria, Department of Recreation, Parks and Cultural Activities
Planner: Max Ewart
Status: Approved 2/27/2020

Special Use Permit #2020-00008
1112 First Street
Administrative Special Use Permit request for a change of ownership of a light automobile repair shop; zoned: CRMU-H/ Commercial Residential Mixed Use High.
Applicant: Rampadarat Seenath
Planner: Anna Kohlbrenner
Approved: 4/16/2020

Special Use Permit #2020-00003
529 East Howell Avenue
Administrative Special Use Permit request for a change of ownership of a restaurant and a minor amendment to increase the number of indoor and outdoor seats, and allow for additional hours of operation; zoned: CDD #24/Coordinated Development District #24.
Applicant: Alexander Benbassat
Planner: Ann Horowitz
Approved: 4/23/2020

Special Use Permit #2020-00028
531 Montgomery Street
Administrative Special Use Permit request for a Change of Ownership for a restaurant; zoned: CDD #25/Coordinated Development District #25.
Applicant: Minwoo Ahn
Planner: Anna Kohlbrenner
Approved: 5/19/2020

Special Use Permit #2020-00023
921 North Saint Asaph Street (Parcel Address: 525 Montgomery Street)
Administrative Special Use Permit request for a Change of Ownership of a private commercial school; zoned: CDD #25/Coordinated Development District #25.
Applicant: CorePower Yoga LLC
Planner: Anna Kohlbrenner

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Approved: 5/19/2020

Special Use Permit #2020-00011

814 King Street

Administrative Special Use Permit request for a minor amendment to allow for additional hours of operation; zoned: KR/King Street Urban Retail.

Applicant: Escape Room Live LLC

Planner: Ann Horowitz

Approved: 5/7/2020

DOCKET ITEM #15

Planning Commission Public Hearing
September 1, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of September 1, 2020

PLANNING COMMISSION ACTION, DECEMBER 1, 2020: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of September 1, 2020, as submitted. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 1, 2020

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

ALEXANDRIA PLANNING COMMISSION

September 1, 2020, 7:00 p.m.

City Council Chambers

Alexandria, Virginia

Members Present:

Nathan Macek, Chair

Melissa McMahon, Vice-Chair

David Brown

John Goebel

Stephen Koenig

Mindy Lyle

Members Absent:

None

Staff Present:

Karl W. Moritz

Department of Planning & Zoning

Nancy Williams

Department of Planning & Zoning

Anh Vu

Department of Planning & Zoning

Ann Horowitz

Department of Planning & Zoning

Tony LaColla

Department of Planning & Zoning

Robert Kerns

Department of Planning & Zoning

Jeffrey Farner

Department of Planning & Zoning

Katherine Carraway

Department of Planning & Zoning

Catherine Miliaras

Department of Planning & Zoning

Abigail Harwell

Department of Planning & Zoning

Dirk Geratz

Department of Planning & Zoning

Sam Shelby

Department of Planning & Zoning

Ray Roakes

Department of Planning & Zoning

Margaret Cooper

Department of Planning & Zoning

Maya Contreras

Department of Planning & Zoning

Stephanie Sample

Department of Planning & Zoning

Richard Lawrence

Department of Planning & Zoning

Sara Brandt-Vorel

Department of Planning & Zoning

Michael Swidrak

Department of Planning & Zoning

Christina Zechman-Brown

Office of the City Attorney

Melanie Mason

Department of Transportation and Environmental Services

Khoa Tran

Department of Transportation and Environmental Services

Megan Oleynik

Department of Transportation and Environmental Services

Brian Dofflemyer

Department of Transportation and Environmental Services

Ryan Knight

Department of Transportation and Environmental Services

Alex Boulden

Department of Transportation and Environmental Services

Tamara Jovovic

Office of Housing

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – SEPTEMBER 1, 2020

Julia Santure	Office of Housing
Helen McIlvaine	Office of Housing
Eric Keeler	Office of Housing
Jack Browand	Department of Recreation, Parks, and Cultural Activities
Jeremey McPike	Department of General Services

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. Vice Chair Maria Wasowski resigned from the Planning Commission prior to the September 1, 2020 Planning Commission Public Hearing.

Chair Macek then read the following into record:

“Due to the COVID-19 Pandemic emergency, the September 1, 2020 Public Hearing of the Planning Commission and the September 12, 2020 Public Hearing of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: the Zoom hyperlink present on tonight’s docket, broadcasted live on the government channel 70, and streaming on the City’s website. This Public Hearing will be webcast live and 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_wTl6B7wFSyOr924N8ihwpA

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

To access the meeting via Zoom, use the Webinar ID: 968 6503 0043

For both dial-in participants and those accessing via Zoom, use the password: 598835

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

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

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remember to leave your microphone on mute and camera turned off when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the Public Hearing Dockets' page of the City of Alexandria's website, select this evening's Planning Commission hearing, follow the "Sign Up to Speak" link, and fill out the Speaker Form that populates upon doing so. Once you have filled out a Speaker Form and are called upon to speak, please use the "Raise hand" function located on the Webinar taskbar so that staff is able to quickly identify which User needs to be unmuted in order to provide Public Comment. If you are calling in via telephone this evening, you will press "*9" to execute the "Raise hand" function."

2. **Election of Planning Commission Officer for Vice Chair**

Chair Macek called for nominations for the Planning Commission vacancy of Vice Chair. One nomination was received.

On a motion made by Commissioner Brown, the Planning Commission unanimously voted to elect Commissioner Melissa McMahon as Vice Chair for a term ending in March 2021.

Chair Macek inquired as to whether there were any changes to the docket. The Planning Commission Clerk responded that Docket Item #12 was moved for discussion to the Work Session which took place prior to the Public Hearing and that the applicant for Docket Item #17 had requested for a deferral.

CONSENT CALENDAR:

3. Special Use Permit #2019-00107
300 King Street (Parcel Address: 302 King Street) - Kisso Asian Bistro
Public Hearing and consideration of a request for a Special Use Permit to increase the hours of operation and to add delivery vehicles at an existing grandfathered restaurant; zoned: KR/King Street Urban Retail.
Applicant: Ren Yong Cai

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 #2019-00107, as submitted. The motion carried on a vote of 6-0.

4. Special Use Permit #2020-00039
2050 Ballenger Avenue - Catholic University of America

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Public Hearing and consideration of a request for a Special Use Permit for a private academic school; zoned: CDD#1/Coordinated Development District #1.

Applicant: The Catholic University of America, represented by David S. Houston, agent

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 #2020-00039, as submitted. The motion carried on a vote of 6-0.

5. Encroachment #2020-00003

1217 Colonial Avenue - Residential Encroachment

Public Hearing and consideration of a request for an Encroachment into the public right-of-way on Colonial Avenue for a retaining wall; zoned: RB/Townhouse.

Applicant: John D. Bullington, represented by Minturn Wright, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2020-00003, as submitted. The motion carried on a vote of 6-0.

6. Zoning Text Amendment #2020-00005

Zoning Ordinance Practical Updates

(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 1-700 to add to the list of zones the RMF Zone; to amend definitions for floor area (Section 2-145(A) (11) and (12)), medical care facilities (Section 2-174) and townhouse dwelling and two-family dwelling (Sections 2-138 and 2-140); to amend the RB and RM zone grandfathering provisions (Section 3-707(B) and 3-1108 (B)); to amend Section 3-1406 to add the effective date of the ordinance; to allow open porches meeting specific criteria in required side yards (Sections 7-202 and 11-302); to add Section 7-202(E) to allow fences taller than 6 feet between residential properties and certain other uses; to clarify provisions regarding fences on corner lots (Sections 7-1700, 7-1701 and 7-1702); to add Section 7-2600 to limit the percentage of a window that may be blocked by art, signs or other materials; to amend Section 11-804 to remove reference to a repealed law; to amend various provisions related to the Board of Zoning Appeals to comply with the Code of Virginia (Sections 11-1008, 11-1103, 11-1104, and 11-1207); to amend Section 12-101(B)(3) to expand the applicability of the residential reversion criteria; to amend Section 12-102(D) to correctly reference the KR zone and apply residential reuse to specific blocks along King Street.

Staff: City of Alexandria, Department of Planning & Zoning

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PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00005. The motion carried on a vote of 6-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00005, as amended. The motion carried on a vote of 6-0.

7. Development Site Plan #2019-00031
110 and 150 Callahan Drive - VRE Pedestrian Accessibility Improvements at Alexandria Union Station
Public Hearing and consideration of a request for a Development Site Plan with modification to the crown coverage requirement for platform improvements and two elevators; zoned: UT/Utilities and Transportation
Applicant: Virginia Railway Express

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2019-00031, as submitted. The motion carried on a vote of 5-0, with Chair Macek recusing himself.

8. Development Site Plan #2020-00005
318 South Whiting Street (Parcel Address: 296 South Whiting Street) – Alexandria Station Clubhouse
Public Hearing and consideration of a request to construct an approximately 5,000 square foot clubhouse (amending SIT65-50); zoned: RCX/Medium Density Apartment.
Applicant: Avanath Alexandria Station, LLC, represented by Duncan W. Blair, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2020-00005, as submitted. The motion carried on a vote of 6-0.

NEW BUSINESS:

9. Zoning Text Amendment #2019-00007
Increased Density for Public School Sites
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 7-2100 to allow for an increase in density for public school use.
Staff: City of Alexandria, Department of Planning & Zoning

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

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Speakers:

Jeffery Reid, 810 N. Overlook Drive, spoke about his conversation with the Mayor and felt that, based on that conversation, the proposed Text Amendment is not needed, and referred to the correspondence he submitted to the Planning Commission.

Kay Stimson, 312 Mansion Drive, spoke on behalf of the North Ridge Citizens Association, which wrote a letter to the Planning Commission against the Text Amendment. She expressed a lack of public communication and indicated the Text Amendment would impact low-density residential development, saying she is not in support of the proposed Text Amendment and thinks a more modest amendment should be considered.

Peter Benavage, 5066 Fairbanks Avenue, a member of the Alexandria Federation of Civic Associations, spoke in opposition to the proposed Text Amendment. The reason stated for the opposition was that any Text Amendments that reduces public input is detrimental to the citizens of Alexandria. He indicated a need to postpone the decision on the Text Amendment until more analysis and public input was had.

Reginald Brown, 317 Mansion Drive, spoke about the importance of the public process, saying that the proposed Text Amendment would eliminate it, and he is not in support of the proposed Text Amendment.

William Pfister, 3718 Templeton Place, Alexandria, is the Seminary Hill Association representative for the Douglas MacArthur Modernization Advisory Group. He is in support of the Text Amendment in order to address the overcapacity issue and the timeline for reconstruction of the MacArthur project.

Yvonne D Callahan, 735 S Lee, spoke in opposition to the Text Amendment, indicating a lack of public input and information received from the City, the need for open space, school enrollment trends, and impacts of the Text Amendment for each school site and the associated neighbors.

Carter Flemming, 1403 Bishop Lane, representing the Seminary Hill Association, stated that her association as well as other associations wrote letters to the Planning Commission to vote against the Text Amendment. They felt the Text Amendment would have huge impacts on neighborhoods, reduce public input, and promote a lack of public outreach; she indicated this action should only address the MacArthur project and not be for all future school sites. She did not believe the Alexandria City Public Schools (ACPS) should be granted a special exception.

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Matt Heckel, 2503 Taylor Avenue, asked questions about how the proposed Text Amendment would affect development at George Mason Elementary School, to which he is a neighbor. He inquired as to whether the assessment of George Mason Elementary School's Floor Area Ratio (FAR) was based on the school property or also and the park property which adjoins the school. Also, he inquired if the Text Amendment is passed, could colocation of affordable housing be placed on this site at George Mason without requiring a Special Use Permit (SUP). He would consider that to be outrageous if that would be true. He urged denial of the request. He spoke about how he needed to obtain approval of a SUP to rebuild his home, and that ACPS should have to do the same.

On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0.

Discussion:

Chair Macek asked staff to address Mr. Heckel's questions regarding the FAR for George Mason. Staff indicated that the site likely does include the park space. ACPS Representative Erika Gulick then confirmed that the site includes the adjacent park, which is considered part of the school property but indicated that it is undevelopable due to the Public Open Space (POS) zoning. She said the park is included in the calculations for FAR. Chair Macek also asked if the inclusion of affordable housing on a school site would require approval of a SUP. Staff said this site is in a single-family zoned neighborhood, and a multi-family affordable housing project could only apply under a SUP if the base zoning allowed for multi-family use.

Commissioner Brown began the Planning Commission discussion with a proposal to change the Text Amendment by keeping the text language as it currently stands and adding "or no greater than 0.75 if the rear lot line of the school is shared with a City park." While he agreed with the public speakers that there was not enough public input, he disagreed with comments made that the Text Amendment is a power grab by the City or an effort to conceal. Commissioner Brown believes the increase in school densities should be reviewed on a case by case basis, and the public should be included in that analysis to understand why the amendment is being made. He believes that due to concerns with the impacts of the Text Amendment to other school properties, and neighborhoods, limiting the language to largely address the Douglas MacArthur school proposal would allow that project to continue the process and staff could bring back another Text Amendment proposal when more information can be provided.

Commissioner Koenig agreed with Commissioner Brown's comments. He indicated there is a fundamental need to address future school projects, but also more analysis is needed, and supported Commissioner Brown's proposal.

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Commissioner Lyle commented on the confusion of using FAR to determine design envelope. She spoke to the extent of community meetings for the MacArthur project, and indicated that when there is a school project, ACPS conducts extensive community outreach to include the public in decisions. Commissioner Lyle sees the importance of this Text Amendment to move forward and is willing to compromise with Commissioner Brown's proposal if the rest of the Planning Commission agreed.

Vice Chair McMahon expressed her initial concern with the staff proposal was not so much with the removal of the FAR cap under a SUP but that we were cornering off the FAR segment from the existing zone up to .6 FAR as a by-right activity and turning that school project approval process into a Development Site Plan (DSP) instead of a SUP. She indicated that staff has explained that there is not much difference in the kind of engagement the community would see under a Development Site Plan (DSP) process and a Development Special Use Permit (DSUP) process. There would still be a lot of engagement before a project is brought to the Planning Commission. She indicated that while the community has a concern that they would have less involvement in the design and the fit of a project within the community of a project, but staff is of the opinion that that would not be lot. She acknowledged that smaller changes under a DSP would not go to the City Council but would go instead to the Planning. She was not concerned by the fact the Text Amendment did not include a FAR maximum, as the SUP review process that goes to the City Council includes a full engagement process that would work to design a school to the site and neighborhood, more than meeting a FAR, agreeing with Commissioner Lyle's comments.

Chair Macek believed more analysis and community outreach on the Text Amendment could have been helpful but believed that would have been the case if staff had not had to delay it due to the pandemic. He discussed the complexity of applying FAR to different sites and the lack of space for school sites. That said, he indicated that elementary schools in the City are neighborhood based. He added the importance of understanding the capacity needs of schools today and in the future and the need to fit them within neighborhoods in a compatible way. The City should work to accommodate their schools, but believed, as an important protection to the neighborhoods, a DSUP should be required for any increased development beyond the existing neighborhood zoning, with final approval by the City Council, to ensure there are several opportunities for community input. He acknowledged that for MacArthur there were a number of community meetings, school board meetings, this meeting, etc. Chair Macek suggested language for a DSUP in circumstances under which construction would be at a higher density or height than allowed under the current zoning in a neighborhood. He also outlined different options of how to address the Text Amendment, while also allowing the MacArthur project to proceed. Of the various options, he indicated that Commissioner Brown's proposal should be included in that review, and he can support it,

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but he indicated it is also important to recognize that it would be important to discuss opportunities for other school sites in the future with community input.

Commissioner Koenig agreed with Chair Macek's, Commissioner Lyle's and Vice Chair McMahon's comments regarding the limitations of FAR for school projects. He also has concern with the increase to the by-right FAR, feeling that any increases to school size should be approved by the City Council and school board, and the design of smaller projects is no less important to design and neighborhood impact than larger projects. Commissioner Koenig indicated he would agree to a Text Amendment which would allow for the MacArthur project to proceed while acting as a placeholder until a revised Text Amendment is brought back after further evaluation of other options and community outreach. He tasked ACPS to provide long-range information on what each school site will need to help direct the Text Amendment discussion.

Commissioners then discussed different options to revising the Text Amendment language proposal in a way that would allow that evening's school project to proceed, but would not result in significant change so staff could do further analysis and public outreach, and a refined Text Amendment could be brought back at a later time.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Zoning Text Amendment #2019-00007. The motion carried on a vote of 5-1, with Commissioner Brown voting against.

On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2019-00007, with the following amendment to Section 7-2100. The motion carried on a vote of 6-0.

Sec. 7-2100: Increased density and height for public elementary and secondary schools.

Notwithstanding any contrary provision of this ordinance, a public elementary or secondary school, located in a residential or mixed use zone, may be constructed, expanded or reconstructed to a size which exceeds the density and height otherwise permitted by the regulations in such zone; provided, that a special use permit is approved, and, provided further, that no increase in floor area ratio greater than ~~60~~ 0.75, and no increase in height greater than 60 feet, shall be approved.

Reason: The Planning Commission agreed with staff's analysis and with the above change to Section 7-2100.

10. Development Special Use Permit #2020-00010

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Rezoning #2020-00002

1009, 1101, 1201 & 1203 Janney's Lane and 1099 Francis Hammond Parkway -
Douglas MacArthur Elementary School

Public Hearing and consideration of requests for: (A) an amendment to the official zoning map to change the POS/Public open space and community recreation zone portion to R-8/Single-family zone at 1101 Janney's Lane, change the R-20/Single-family zone to R-8/Single-family zone at 1201 and 1203 Janney's Lane, and change the R-8/Single-family zone portion to POS/Public open space and community recreation zone at 1099 Francis Hammond Parkway; and (B) a Development Special Use Permit and site plan to demolish the existing building and construct a new public school, including Special Use Permits for an increase in floor area and height pursuant to Section 7-2100 of the Zoning Ordinance (if Text Amendment #2019-00007 is approved), to exceed the maximum parking requirement, an indoor and outdoor recreation facility and community center use, and modifications to the front and rear yard setbacks; zoned: R-8/Single-family, R-20/Single-family, and POS/Public Open Space and Community Recreation.

Applicants: Alexandria City Public Schools and City of Alexandria

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

Speakers:

William Pfister, of 3718 Templeton Pl, Alexandria, is the Seminary Hill Association representative for the Douglas MacArthur Modernization Advisory Group and spoke about his involvement with the project. He has concerns with the traffic impacts of the project on Janney's Lane

Dr. Gregory Hutchings, Superintendent of the Alexandria City Public Schools (ACPS), spoke in favor of the project, noting the need for the new school that will permit an additional 300 students at the school. He reported that the collaboration that has taken place with many community meetings. He highlighted the attractive design of the school and the provision of windows in all classrooms. He also noted the preservation of trees, new recreational amenities and access to Forest Park. He thanked the members of the MacArthur Advisory Group and City and ACPS staff for making this project happen.

Lisa Porter, 1100 Janney's Lane, spoke in favor of the project noting she was a member of the Advisory Group. She noted her support of the required SUPs, including with the increase in FAR as well as the modifications. She recommended that a traffic light be added to the western most driveway to address safety issues between cars and pedestrians.

John Augustine, 1604 Walleston Court, spoke as an abutting property owner with questions and concerns about the proposed recreational amenities and potential impacts

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on his property. He has specific concerns about hours of operation of field and the types of activities.

On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0.

Discussion:

Commissioner Koenig stated that this project is a worthy design and supported the project in all aspects except for its compliance with the Green Building Policy. He noted that the Green Building Policy requires public projects to meet the Net Zero energy standard. He noted that the Green Building Policy is a City priority and that the school needs to be held to this standard. He recommended that Condition #14 be amended to make it clear that the school will be Net Zero compliant. He felt strongly that the actions of the Planning Commission must support the policies adopted by City Council. In response to a question from Commissioner Koenig about whether it is more expensive to ACPS installing the photovoltaic system now or buying energy from the grid for the next 30 to 50 years, ACPS indicated that it is evaluating agreements now to determine which is more cost effective.

Commissioner Lyle also stated her support for the new school but was concerned about the financial impact achieving Net Zero would have on the school. She supported amended condition language introduced by staff that made Net Zero more aspirational and provided a time frame by which the school could find a way to achieve Net Zero.

Commissioner McMahan noted a frustrating balancing act that the Commissioners often find themselves in. She said that the Planning Commission should be leading by example and ensure that projects meet all City policies.

Chair Macek noted that the Planning Commission is making great strides by approving this project and agrees with the call to accomplish the Green Building Policy. He noted there has been strong support for the school from the community and noted that many issues have been addressed. He thanked all ACPS and City staff as well as members of the Advisory Group, including Commissioner Mindy Lyle for their efforts on this project. Chair Macek also stated his support for the revised Condition #14 along with a revision to Condition #39 addressing the safety concerns at the western most driveway.

Commissioner Brown stated his support for the project and the discussion over the Green Building Policy.

Commissioner Goebel stated that the Planning Commission endorsed the Green Building Policy and knew it would be challenging. He believes there is time for the school to

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make the building Net Zero energy compliant and believes the school should adhere to the policy.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Rezoning #2020-00002, as submitted. The motion carried on a vote of 6-0.

On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-00010, with the following amendments to Condition #14 and Conditions #39. The motion carried on a vote of 6-0.

DSUP Condition #14

#14. CONDITION AMENDED BY PLANNING COMMISSION: *Achieve a green building certification level of LEED Gold or equivalent to the satisfaction of the Directors of P&Z and T&ES pursuant to the City's Green Building Policy, and the building shall be designed to be net zero ready. **Achieve Net Zero Energy performance pursuant to the City's Green Building Policy.** Diligent pursuance and achievement of this certification compliance shall be monitored through the following:*

DSUP Condition #39

#39. CONDITION AMENDED BY PLANNING COMMISSION: *A revised Traffic Impact Study must be submitted with the Final Site Plan in which to address all outstanding issues and comments. The Final Draft of the Traffic Impact Study must be approved and to the satisfaction of the Director of T&ES. (T&ES)*

a. Within 6 months to 12 months after in-school classes begin, Alexandria City Public Schools shall conduct a separate Transportation Study in which includes a Signal Warrant Analysis, in accordance to FHWA's MUTCD's guidance, to assess if an installation of a traffic control signal is justified at the new surface parking lot entrance. This scope of the study shall be approved by the Director of T&ES. In the event that a signal is warranted and recommended, the applicant shall provide a contribution of \$150,000 for the City to complete installation. (T&ES)

Reason: The Planning Commission agreed with the staff analysis and with the recommended changes to DSUP Conditions #14 and #39, as shown above.

11. Special Use Permit #2020-00045
3410 Mount Vernon Avenue (Parcel Address: 3408 Mount Vernon Avenue) - Hops 'N Shine

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Public Hearing and consideration of a request for a Special Use Permit for outdoor live entertainment; increase in indoor and outdoor seats; increase in hours of indoor and outdoor hours of operation; an outdoor bar, outdoor cooking and outdoor games; and delivery vehicles for an existing restaurant (amending SUP #2017-0091); zoned: CG/Commercial General.

Applicant: Abe Hadjiesmaeiloo

Ray Roakes (P&Z), Ann Horowitz (P&Z), and Tony LaColla (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Patrick Byrnett, 106 Sanborn Place, supported the long-term success of the business and had no objection with the indoor hours or seat expansion and additional seating in the front of the property. The speaker stated that the staff report did not provide similar conditions of approval as the Gardens in Del Ray. The speaker urged the Planning Commission to reject the rear outdoor changes requested by the applicant.

Stephen Harris, 120 Sanborn Place, spoke in general opposition to the requests and believed the restaurant was in violation of the previously approved Special Use Permit (SUP) and that the requests were unreasonable for the neighborhood. The speaker stated concern with the potential increase in noise on adjacent residential uses.

Frank Capone, 610 E. Alexandria Avenue, stated support for the application. The speaker urged the City to support businesses to every extent possible. He indicated parking access should not be a concern as patrons can walk or use alternative driving services to travel to and from the restaurant.

Paymon Hadesmeiloo, representative for the applicant, spoke in support of the application, stating that the owner of the restaurant has operated at this location for over 20 years. During that time, the City inspected the site on numerous occasions and has not found any violations.

Matt Rofougaran, representative for the applicant, spoke in support of the application, and reiterated that the restaurant had not received any violations of SUP conditions. He expressed that the SUP requests were necessary to stay competitive with other restaurants.

Al Havinga, 104 Sanborn Place, generally opposed the SUP amendments, stating that the Planning Commission should table the review until the restaurant became compliant with existing SUP conditions.

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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 6-0.

Discussion:

Commissioner Brown questioned the applicant's intention to increase the number of seats in the relatively small interior space. Commissioner Brown also commented that the parking lot appeared busy and questioned if the expansion of the restaurant would further tax parking availability. Staff responded that the number of the indoor seats is ultimately determined by Code Administration in this case. If the number of seats approved in the SUP is greater than what can be permitted by the Building Code then the Building Code requirement takes priority. Staff also added that the restaurant complied with the parking requirements of the Zoning Ordinance. Commissioner Brown stated that the recently planted landscaping between the restaurant and the residential community at the rear of the patio would help to alleviate noise.

Chair Macek asked staff to respond to claims that the applicant was in violation of his SUP. Staff replied that the applicant was presently in compliance with its SUP conditions. The City Council authorized, through an emergency declaration, the suspension of SUP condition enforcement related to hours of operation, delivery vehicles, on and off premises alcohol sales, and outdoor dining until November 22. In accordance, staff approved the expanded, temporary outdoor dining area through a formal request process. At the time of the SUP inspection for this application, it was found that the trees installed after the original approval were no longer in place. Staff later learned that these had died. The applicant recently planted seven Leyland Cypress trees along the rear fence line. The issue of improper trash storage is not isolated to the restaurant as all tenants, within this commercial complex, use the dumpster. As such, staff explained a Zoning Inspector will routinely investigate the garbage situation at the site. The Chair felt the staff recommendation adequately balanced neighborhood impacts and the applicant's requests.

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 #2020-00045, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with staff analysis.

12. **Please Note: This item was moved for discussion to the 5:30 PM Work Session**
Informational Item: Presentation of Housing Contributions Work Group
Recommendations
Staff: City of Alexandria, Office of Housing

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13. Vacation #2019-00002

2 East Mason Avenue - Vacation

Public Hearing and consideration of a request to vacate a portion of the public right-of-way adjacent to 2 East Mason Avenue and along Commonwealth Avenue to add area to a residential side yard for a fence; zoned: RB/Townhouse. Applicants: Elizabeth and Jesse Jardim

Ann Horowitz (P&Z) and Tony LaColla (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Elizabeth Jardim, applicant, spoke in support of the vacation request to allow for the existing fences, citing that it complied with all criteria of the Vacation Policy. She indicated she would continue to address the maintenance of the landscaping along the sidewalk, including the landscape strip along East Mason Avenue.

On a motion by Commissioner Lyler, seconded by Vice Chair McMahon, the Planning Commission voted to close the public hearing. The motion carried on a vote of 6-0.

Discussion:

Commissioner Brown asked staff to explain its position for recommending denial. Staff responded that Criteria 1 and 2 of the Vacation Policy were not met given that a proposed new lot would create uneven property lines along Commonwealth Avenue, City maintenance would be hindered, and the ability to widen the sidewalk in the future would not be possible.

Vice Chair McMahon stated that the 1.4 foot change in property lines was negligible and would not significantly impact the alignment of property lines. Commissioner Lyle agreed.

Commissioner Brown expressed support, stating his satisfaction of the recent landscape maintenance in the sidewalk area and of the landscape strip. He expected that this would be maintained in the future.

Chair Macek said he would not support the Vacation and favored an Encroachment as he believed the latter better served the conditions at this site.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Vacation #2019-00002, as submitted. The motion carried on a vote of 5-1, with Chair Macek voting against.

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Reason: The Planning Commission disagreed with the staff analysis.

14. Zoning Text Amendment #2020-00003
Small Business Practical Updates
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend sections in Articles II - VIII, XI and XII to amend commercial use definitions, commercial use conditions and home occupation requirements and to change certain uses from requiring Special Use Permits and Administrative Use Permits to either Administrative Special Use Permits or permitted uses.
Staff: City of Alexandria, Department of Planning & Zoning

Ann Horowitz (P&Z) and Tony LaColla (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Charlotte Hall, representing the Old Town Business Association, spoke in support of the Text Amendment to reduce the review times for new businesses. She added that the temporary outdoor business expansion allowed through emergency authorization has been successful in this regard.

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 6-0.

Discussion:

Chair Macek stated that he would prefer restaurants as permitted uses and advised staff to monitor restaurant use for a possible Text Amendment in the future.

Vice Chair McMahon questioned the type of Special Use Permit (SUP) amendment review an outdoor seating use would be subject to if it proposed a 33 percent or more expansion. Staff responded that either a SUP public hearing or a Site Plan amendment would be required and any expansion below 33 percent could be accommodated through the administrative SUP process. She asked the reasons for a SUP public hearing review for a medical care facility. Staff replied that it identified potential impacts related to emergency vehicles, the size of the facility and the number of patients and recommended a SUP use for these reasons.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00003. The motion carried on a vote of 6-0.

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On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00003, as submitted. The motion carried on a vote of 6-0.

Reason: The Planning Commission agreed with staff analysis.

15. Development Special Use Permit #2019-00033
Special Use Permit #2020-00036
116 South Henry Street - GCP Henry Street
Public Hearing and consideration of a request for (A) a Development Special Use Permit and site plan with modifications to construct a 16-unit mixed-use retail/residential building with ground floor commercial uses facing South Henry Street, a three-unit multi-family residential building facing South Patrick Street and a 142-space automated parking garage, including special use permits for motor vehicle parking or storage for more than 20 vehicles for the six-story automated parking structure, to increase the number of dwellings per acre to no more than 54.45, to exceed the maximum parking requirement, and for a loading space reduction to allow reduced loading space ceiling height and modifications for open space, setbacks, crown coverage and street tree requirements; and (B) a Special Use Permit for a restaurant; zoned: CD/Commercial Downtown.
Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

Stephanie Sample (P&Z), Catherine Miliaras (P&Z), and Rob Kerns (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Charlotte Hall, Old Town Business Association, spoke in support of the mixed-use, multi-family project with a parking garage in this area of Old Town. She encouraged the applicant to provide as much public parking as possible, and even consider offering valet parking.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to close the public hearing. The motion carried on a vote of 5-0, with Commissioner Lyle recusing herself.

Discussion:

Vice Chair McMahon said that although she is not typically in favor of excess parking, she was in support of this new type of parking garage due to its relatively small footprint and efficient use of space. She indicated the functionality of the garage allows for real-time flexibility and can utilize all available parking, meeting the definition of shared parking. She said that she was not in favor of the portion of Condition #40 that required that the applicant demonstrate the availability of excess parking to staff prior to making it

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available to the public. The applicant's attorney, Mary Catherine Gibbs, suggested alternative language that requires the applicant to notify the Director of the Department of Transportation and Environmental Services (T&ES) of excess parking availability, allowing the parking operator to make excess parking available in real time. She said that she felt comfortable with the operator self-policing the reserved residential spaces and said the nature of a computer-operated parking system allows for the facility to be used to its fullest possibility.

Chair Macek agreed that the condition was too onerous on the applicant and thought the condition could be simplified to ensure that the leased residential spaces were reserved but allowing non-reserved residential spaces to be made available to the public immediately. He also asked for an explanation of Condition #21, and Ms. Gibbs noted that the garage could be retrofitted in the future once technology expands for use in an automated garage. She said that there were other opportunities as part of the Green Building condition for them to provide an on-site or nearby Electrical Vehicle Charging Station as part of the construction of the garage.

Ms. Oleynik, T&ES, explained that the condition had been written to give the applicant the flexibility to provide additional public parking, but the intent was to ensure that the garage maintained the required amount of parking required in the Zoning Ordinance, recognizing that some residents would not purchase spaces in the garage. She said that the intent was not to make the process difficult for the applicant and recognized that parking is a dynamic situation. She noted that the garage data would be shared with the City through the Application Programming Interface (API) so she did not feel like the applicant would have a difficult time demonstrating that there were unused residential spaces.

Chair Macek also raised the issue of residential parking permits for future owners/tenants and Ms. Oleynik stated that the future residents would not be eligible for on-street parking permits. Ms. Miliaras, Department of Planning & Zoning (P&Z), and Ms. Oleynik, T&ES, recommended the addition of Condition #112(j) to notify future residents of the restriction in the disclosure documents.

Commissioner Koenig said that he had been following the evolution of the project and was in strong support. He said that the interior location of the parking allowed the architect to design very successful buildings which would be a significant improvement in this area.

Commissioner Brown noted that the Planning Commission was taking a big leap of faith in approving a project with a new building type (automated parking), but that he felt it was a very successful infill project. He asked for confirmation from Ms. Gibbs that the hourly rates would be higher because this is a privately-operated garage, and she stated

that, due to the cost of constructing the facility, the hourly fee would be higher than the typical parking fees in Old Town. He commended the project team on the project on a particularly challenging site.

Commissioner Goebel said that he was in support of the size, scale and design of the project which would be a big improvement on a challenging site.

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 #2019-00033 and Special Use Permit #2020-00036, with the following amendment to Condition #40 and the addition of a new Condition #112(j). The motion carried on a vote of 5-0, with Commissioner Lyle recusing herself.

Condition #40

#40. Parking spaces within the parking garage that are allocated to the residential or retail use that are required to comply with zoning requirements may be made available for public/off-site parking provided the applicant notify the Director of T&ES that excess parking is available. ~~excess parking can be demonstrated to the satisfaction of the Directors of P&Z and T&ES.~~ (T&ES) (P&Z)

New Condition #112(j)

#112 (j). Residents are not eligible for residential street parking permits because the property is not located within a residential permit parking district and are not eligible for a permit in a sub-district based on code requirements.

Reason: The Planning Commission agreed with the staff analysis and with the recommended changes to the conditions as shown above.

16. Development Special Use Permit #2019-00032
Special Use Permit #2020-00033
Transportation Management Plan Special Use Permit #2020-00034
912, 916 and 920 King Street - GCP King Street
Public Hearing and consideration of a request for (a) a Development Special Use Permit and site plan with modifications to construct a 30-unit multifamily building with ground-floor commercial uses, including Special Use Permits to increase the floor area ratio to 2.5 in the KR zone, a parking reduction to provide all required parking spaces in the garage at 116 South Henry Street and a loading reduction to allow for reduced loading space ceiling height; (b) a Special Use Permit for a restaurant; and (c) a Special Use Permit for a Transportation Management Plan; zoned: KR/King Street Urban Retail. Applicant: Galena Capital Partners, represented by Mary Catherine Gibbs, attorney

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Michael Swidrak (P&Z), Catherine Miliaras (P&Z), and Rob Kerns (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Mary Catherine Gibbs, representing the applicant, spoke in favor of the project. Ms. Gibbs requested the Planning Commission to recommend approval of proposed condition changes relating to unit count and limiting public access in the pedestrian alley to allow for an amenity area for residents. She noted that the retail-ready units in the rear of the building could be accessed from the main entry in the alley or from South Patrick Street and Downham Way. Ms. Gibbs mentioned the pedestrian alley condition is open-ended and will work with staff on the alley design.

Steve Milone, president of the Old Town Civic Association, spoke generally in favor of the project, though advocated for a few changes. Mr. Milone noted that during the King Street Retail Strategy process in the mid-2000s, there was community discussion about converting (either wholly or partially) the parking lot at 912-920 King Street into a park or plaza. Mr. Milone urged the Planning Commission to reject the applicant's request to change Condition #6 to limit the extent of public access in the pedestrian alley, noting the 10-foot-wide pedestrian alley is one of the greatest assets of the project and retaining public access would come closer to the idea of a publicly accessible plaza for the site. Mr. Milone also asked the applicant to consider widening the pedestrian alley by removing the eastern portion of the building located behind a notch at the northeast corner of the building.

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 5-0, with Commissioner Lyle recusing herself.

Discussion:

Vice Chair McMahon supported the "urban planning principles" staff was espousing with requesting to maintain full public access in the alley, though understood and supported the applicant's request. The Vice Chair noted that alleys are primarily for service and loading and not pedestrian access, also noting that pedestrian cul-de-sacs exist in Old Town. Commissioner Koenig agreed with the Vice Chair's comments relating to the alley, though noting he saw both sides of the argument. He also praised the overall project.

Chair Macek noted his general support for the staff request to maintain full public access to the pedestrian alley, noting the importance of block porosity in Old Town and increased utility of the alley if it is fully publicly-accessible. He also stated his satisfaction with the continued filling in of the King Street streetwall, noting nearly all of the surface parking areas fronting King Street are now redeveloped.

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Commissioner Brown noted his support for the project, but also stated some concerns. These concerns included the building height and massing, which do not fit into the 30-degree control plane recommended in the King Street Retail Strategy, and that the building height should be equal to that of neighboring buildings. Commissioner Brown also stated his concerns with an inconvenient parking location, with building residents having to cross South Patrick Street to retrieve their cars. He also noted that the unit size and mix of the proposed building and its location on King Street meant that the number of residents with cars may be less than in other residential development projects in the City.

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 #2019-00032, Special Use Permit #2020-00033, and Transportation Management Plan Special Use Permit #2020-00034, with the following amendments to Condition #6(a) and Condition #12(c). The motion carried on a vote of 5-0, with Commissioner Lyle recusing herself.

Condition #6(a)

#6(a). Provide public access easements to the following areas. The easement language shall be reviewed by the Office of the City Attorney and to the satisfaction of the Directors of P&Z and T&ES:

- a. The majority of the pedestrian alley from the King Street right-of-way to the southern property line. (P&Z)*

Condition 12(c)

#12(c). Provide the following building refinements to the satisfaction of the Director of P&Z:

- a. Any ventilation for the retail/commercial uses (including for retail-ready spaces fronting the private alley) shall be integrated with the overall building design, reviewed and approved to the satisfaction of the Director of Planning and Zoning.*
- b. All wall mounted vents shall be flush mounted and architecturally integrated with the building design with regard to both placement and color.*
- c. The unit count may increase to 31 units subject to the applicant providing the required additional 150 square feet of open space as shown on the memo from the applicant's attorney dated August 24, 2020, as well as satisfying any other requirements to ensure consistency with all applicable Zoning Ordinance regulations. (P&Z)*

Reason: The Planning Commission agreed with the staff analysis and with the recommended changes to the conditions as shown above.

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17. **The applicant has requested a deferral for this item.**

Encroachment #2019-00004

5601 Courtney Avenue - Virginia Paving Company Encroachment

Public Hearing and consideration of a request for various Encroachments into the public right-of-way on Courtney Avenue; zoned: I/ Industrial.

Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to defer Encroachment #2019-00004. The motion carried on a vote of 6-0.

OTHER BUSINESS:

18. Commissioners' Reports, Comments, and Questions.

In relation to the Docket Item #6 (Zoning Text Amendment #2020-00005), Karl Moritz, Director of the Department of Planning & Zoning (P&Z), noted that two technical corrections requested by Commissioner Brown would be incorporated into the staff recommendation to City Council.

Chair Macek reported that the City's Waterfront Commission would be meeting for the first time since February on September 15 at 7:30 a.m. via virtual means.

Commissioner Lyle reported that the Eisenhower West/ Landmark Van Dorn Advisory Group would also be meeting on September 15 at 5:30 p.m. via virtual means.

Chair Macek conveyed that that the Planning Commission's Annual Report was due to the City Clerk's Office at the end of September and welcomed the other Commissioners to provide any feedback they may have on the document.

Vice Chair McMahon reported that the City's Transportation Commission would also be meeting virtually on September 16.

MINUTES:

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

PLANNING COMMISSION ACTION:

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

ADJOURNMENT

The Planning Commission meeting was adjourned at 12:55 a.m.

ADMINISTRATIVE APPROVALS

20. Special Use Permit #2020-00005

1669 North Quaker Lane

Administrative Special Use Permit request for a minor amendment to allow for additional seating in a restaurant; zoned: CL/Commercial Low.

Current Business Name: May Island Restaurant

Applicant: Wen Zheng

Planner: Ann Horowitz

Status: Approved 7/17/2020

Special Use Permit #2020-00015

4938 B-C Eisenhower Avenue

Administrative Special Use Permit request for a Change of Ownership of a light auto repair establishment; zoned: OCM(100)/Office Commercial Medium (100).

Current Business Name: Van Dorn Auto Repair

Applicant: Sachindra Desaram

Planner: Kaliah Lewis

Status: Approved 7/14/2020

Special Use Permit #2020-00018

2320 Richmond Highway

Administrative Special Use Permit request for a change of ownership of an Automobile Service Station with Convenience Store and Restaurant; zoned: CDD #24/Coordinated Development District #24.

Applicant: SAS Concepts Inc

Planner: Anna Kohlbrenner

Status: Approved 7/14/2020

Special Use Permit #2020-00035

3021 Colvin Street

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

Proposed Business Name: Kera Auto Care

Applicant: Tamrat Gobena

Planner: Ray Roakes

Status: Approved 7/10/2020

Special Use Permit #2020-00041

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).

Current Business Name: M&B Auto Sales LLC

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Applicant: Hamid Yasini
Planner: Anna Kohlbrenner
Status: Approved 7/29/2020

Special Use Permit #2020-00046
4721A Eisenhower Avenue
Administrative Special Use Permit request for a New Use for a light assembly, service,
and craft establishment; zoned: OCM(100)/Office Commercial Medium (100).
Proposed Business Name: SecuControl, Inc.
Applicant: SecuControl, Inc.
Planner: Ray Roakes
Status: Approved 8/14/2020

DOCKET ITEM #15

Planning Commission Public Hearing
October 6, 2020

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

PLANNING COMMISSION ACTION, DECEMBER 1, 2020: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of October 6, 2020, as submitted. The motion carried on a vote of 7-0.

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

ALEXANDRIA PLANNING COMMISSION

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

Electronic Public Hearing

Alexandria, Virginia

Members Present:

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

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Ray Roakes	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Margaret Curran	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
Khoa Tran	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Alex Boulden	Department of Transportation and Environmental Services
Ellen Eggerton	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services
Tamara Jovovic	Office of Housing

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

1. Call to Order.

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

Chair Macek then read the following into record:

“Due to the COVID-19 Pandemic emergency, the October 6, 2020 Public Hearing of the Planning Commission and the October 17, 2020 Public Hearing of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. Tonight, the Alexandria City Council Legislative Meeting will be broadcast live on government Channel 70. Due to this, this evening’s Planning Commission Public Hearing will not be broadcast on Channel 70 or streamed live on the City’s website. Tonight’s Planning Commission meeting can be accessed by the public through the Zoom hyperlink present on tonight’s docket. This Public Hearing’s video and audio recordings will be available a few days after the meeting. Members of the public may also participate by phone.

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

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

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

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

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

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

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remember to leave your microphone on mute and camera turned off when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the Public Hearing Dockets' page of the City of Alexandria's website, select this evening's Planning Commission hearing, follow the "Sign Up to Speak" link, and fill out the Speaker Form that populates upon doing so. Once you have filled out a Speaker Form and are called upon to speak, please use the "Raise Hand" function located on the Webinar taskbar so that staff is able to quickly identify which User needs to be unmuted in order to provide Public Comment. If you are calling in via telephone this evening, you will press "*9" to execute the "Raise Hand".

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

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

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

CONSENT CALENDAR:

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

Speakers:

N/A

Discussion:

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

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

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

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

UNFINISHED BUSINESS AND ITEMS PREVIOUSLY DEFERRED

3. Encroachment #2019-00004
5601 Courtney Avenue - Virginia Paving Company Encroachment
Public Hearing and consideration of a request for various Encroachments into the public right of way on Courtney Avenue; zoned: I/ Industrial.
Applicant: Eurovia Atlantic Coast, LLC, represented by Mary Catherine Gibbs, attorney

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

NEW BUSINESS:

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

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

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

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

Speakers:

N/A

Discussion:

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

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

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

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

Reason: The Planning Commission agreed with staff analysis.

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

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

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Speakers:

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

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

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

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

Discussion:

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

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

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

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

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

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

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

Reason: The Planning Commission agreed with the staff analysis.

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

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

Speakers:
N/A

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

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

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

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

Reason: The Planning Commission agreed with staff analysis.

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

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

Speakers:

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

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

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

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

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

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

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

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

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

Discussion:

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

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

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

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

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

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

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

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

Reason: The Planning Commission agreed with staff analysis.

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

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

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

Speakers:

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

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

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

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

Discussion:

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

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

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

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

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

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

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

DSUP2020-00013 (Condition #130)

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

DSUP2020-00014 (Condition #129)

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

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

DSUP2020-00015 (Condition #136)

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

DSUP2020-00016 (Condition #134)

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

DSUP2020-00017 (Condition #137)

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

DSUP2020-00018 (Condition #138)

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

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

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

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

Reason: The Planning Commission agreed with staff analysis.

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

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

Speakers:

N/A

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

Discussion:

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

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

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

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

Condition #80

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

Condition #96

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

Condition# 97

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

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

11. Commissioners' Reports, Comments, and Questions.

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

MINUTES:

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

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

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

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

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

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

15. ADJOURNMENT

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

ADMINISTRATIVE APPROVALS

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

DOCKET ITEM #15

Planning Commission Public Hearing
November 5, 2020

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

PLANNING COMMISSION ACTION, DECEMBER 1, 2020: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of November 5, 2020, as submitted. The motion carried on a vote of 7-0.

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

ALEXANDRIA PLANNING COMMISSION

November 5, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

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

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Carson Lucarelli	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Tom Canfield	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
Khoa Tran	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Alex Boulden	Department of Transportation and Environmental Services
Hillary Orr	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services

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

1. Call to Order.

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

Chair Macek then read the following into the record:

“Due to the COVID-19 Pandemic emergency, the November 5, 2020 meeting of the Planning Commission and the November 14, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: the Zoom hyperlink provided below, broadcasted live on the government Channel 70, and streaming on the City’s website. This Public Hearing’s video and audio recordings will be available a few days after the meeting. Members of the public may also participate by phone.

URL: https://zoom.us/webinar/register/WN_CYSx8aDQTeaBALTIIOy4XA

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

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

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

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

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

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remember to leave your microphone on mute and camera turned off when you are not speaking. In addition, before speaking, please remember to first identify yourself by first and last name. If you wish to speak on an item being heard this evening and have not already signed up to do so, please navigate to the Public Hearing Dockets' page of the City of Alexandria's website, select this evening's Planning Commission hearing, follow the "Sign Up to Speak" link, and fill out the Speaker Form that populates upon doing so. Once you have filled out a Speaker Form and are called upon to speak, please use the "Raise Hand" function located on the Webinar taskbar so that staff is able to quickly identify which User needs to be unmuted in order to provide public comment. If you are calling in via telephone this evening, you will press "*9" to execute the "Raise Hand".

Introduction of Planning Commissioner Vivian Ramirez

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

Changes to the Docket

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

CONSENT CALENDAR:

2. Special Use Permit #2019-00039
Riparian area adjacent to 0 Prince Street (used and owned by 200 Strand Street) - Old Dominion Boat Club Pier Expansion
Public Hearing and consideration of a request for a Special Use Permit to replace and expand a facility used for the docking or berthing of boats or ships; zoned: W-1/Waterfront Mixed Use.
Applicant: Old Dominion Boat Club (ODBC), represented by Duncan W. Blair, Attorney

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

Speakers:

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

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

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

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

Discussion:

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

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

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

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

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

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

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

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

Speakers:

N/A

Discussion:

N/A

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

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

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

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

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

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

Speakers:

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

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

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

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

Discussion:

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

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

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

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

Reason: The Planning Commission agreed with the staff analysis.

NEW BUSINESS:

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

Speakers:

N/A

Discussion:

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

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

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

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

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

Reason: The Planning Commission agreed with the staff analysis.

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

Speakers:

N/A

Discussion:

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

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

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

Reason: The Planning Commission agreed with staff analysis.

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

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

Chair Macek recused himself from consideration of this Docket Item.

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

Speakers:

N/A

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

Discussion:

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

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

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

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10020, as submitted. The motion carried on a vote of 6-0, with Chair Macek recusing himself.

Reason: The Planning Commission agreed with the staff analysis.

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8. Special Use Permit #2020-00065

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

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

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

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

Speakers:

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

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

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

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

Discussion:

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

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

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

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

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

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

Reason: The Planning Commission agreed with the staff analysis.

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

Speakers:

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

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

Discussion:

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

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

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

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

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

Reason: The Commission agreed with staff's analysis.

OTHER BUSINESS:

10. Commissioners' Reports, Comments, and Questions.

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

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

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

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

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MINUTES:

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

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

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

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

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

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

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

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

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

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

15. ADJOURNMENT

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

ADMINISTRATIVE APPROVALS

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

DOCKET ITEM #15

Planning Commission Public Hearing
December 1, 2020

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of December 1, 2020.

PLANNING COMMISSION ACTION, JANUARY 5, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of December 1, 2020, as submitted. The motion carried on a vote of 7-0.

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

ALEXANDRIA PLANNING COMMISSION

December 1, 2020, 7:00 p.m.

Electronic Public Hearing

Alexandria, Virginia

Members Present:

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

Members Absent:

None

Staff Present:

Karl W. Moritz	Department of Planning & Zoning
Christina Zechman-Brown	Office of the City Attorney
Nancy Williams	Department of Planning & Zoning
Anh Vu	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Nathan Randall	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Sara Brandt-Vorel	Department of Planning & Zoning
Ashley Labadie	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
Khoa Tran	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Alex Boulden	Department of Transportation and Environmental Services
Hillary Orr	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services

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LaTheasha Hinton	Department of Transportation and Environmental Services
William Skrabak	Department of Transportation and Environmental Services
Erin Bevis Carver	Department of Transportation and Environmental Services
Brian Rahal	Department of Transportation and Environmental Services
Jesse Maines	Department of Transportation and Environmental Services
Judy Lo	Department of Recreation, Parks, and Cultural Activities
Tamara Jovovic	Office of Housing
Julia Santure	Office of Housing
Eric Keller	Office of Housing
Helen McIlvaine	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 December 1, 2020 meeting of the Planning Commission and the December 12, 2020 meeting of the City Council are being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Section 4-0.01(g) in HB29 and HB30, enacted by the 2020 Virginia General Assembly (Virginia Acts of Assembly Ch. 1283 and 1289), to undertake essential business. All of the members of the respective public bodies and staff are participating from remote locations through Zoom Webinar. These meetings are being held electronically, unless a determination is made that it is safe enough for the meetings to be held in person in the City Council Chamber at 301 King Street, Alexandria, VA. Electronic access will be provided in either event. The meetings can be accessed by the public through: 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_99DHQFPUTgOQsKNHOatIbA

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

To access the meeting via Zoom, use the Webinar ID: 918 5525 0733

For both dial-in participants and those accessing via Zoom, use the password: 053209

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

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have been submitted to Department of 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 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:

2. Zoning Text Amendment #2020-00009
Pick-up and Drop-off Requirements for Day Care Establishments
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to clarify pick-up and drop off requirements for day care establishments.
Staff: City of Alexandria, Department of Planning & Zoning

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00009. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00009, as submitted. The motion carried on a vote of 7-0.

3. Development Site Plan #2020-00021
550 South Pickett Street - Avanti 550 Warehouse/Retail Building
Public Hearing and consideration of a request for a Development Site Plan to construct a new warehouse/retail building, with modifications; zoned: I/Industrial.
Applicant: Avanti HG 500, LLC, represented by M. Catharine Puskar, attorney

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2020-00021, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

4. Public Hearing and consideration of an Update to the City's Affordable Housing Contribution Policy and Procedures
Staff: City of Alexandria, Office of Housing

Tamara Jovovic and Helen McIlvaine (both of Office of Housing), presented the item and answered questions from the Planning Commission.

Speakers:
N/A

Discussion:

Commissioner Brown thanked the Office of Housing team for carefully walking him through the recommendations being made and stated he has great confidence that this is a carefully thought-out adaptation of the existing policies in place. Commissioner Brown then asked the Office of Housing staff whether it would be their recommendation that requests for reductions in other traditional contributions by developers who agree to comply with the Policy Update be viewed unfavorably. Staff responded that their analysis confirms that these recommendations, in terms of contributions, are generally reasonable and supportable. Helen McIlvaine, Director of the Office of Housing, added that the recommended Housing Contribution Policy and Procedures Update took into account other contributions be made. Commissioner Brown then inquired about the rounding methodology being used regarding residential unit values (i.e. would 2.2 units be counted as 2 units or 3 units). Tamara Jovovic stated that .5 was being used as a rounding threshold so that anything above that would be rounded up (i.e. 2.6 units becomes 3 units) and anything below that would be rounded down (i.e. 2.4 units becomes 2 units). Following up on this response, Commissioner Brown then asked if flex units would be included as residential units for purposes of contribution calculations. Staff responded that if the units had the potential to be used as residential units, they would be included as such in the calculations. Commissioner Brown then posed a final clarifying question asking if there was a rule with regard to the actual size of the affordable units in relation to the overall average size of units being proposed as part of project. Staff responded that the units provided would be proportional in size, based on the overall unit mix.

Chair Macek thanked City staff for their efforts on this proposed Housing Contribution Policy and Procedures Update and stated the importance of the work taking place, especially since there are some Small Area Plans that do not currently give the housing contributions guidance included in this City-wide Policy. He indicated that an outcome of this also is that this year's City's Legislative Package may seek General Assembly consideration to give the City the ability to obtain affordable housing more than on the voluntary basis.

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Commissioner Brown added that the earlier questions he posed on the project are just the tip of the iceberg in terms of questions that are likely to emerge over time in relation to the proposed Update, so he encouraged Housing staff to memorialize how they are approaching their answers to each of these questions so that it will increase fulfillment of the goal of certainty and even-handedness in treatment of all developers. Chair Macek concurred with Commissioner Brown's statement.

Commissioner Brown stated a motion to approve the proposal. Chair Macek asked for concurrence on a friendly amendment to that motion to also close the Public Hearing and Commissioner Brown agreed.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to close the Public Hearing and recommend approval of the proposed Update to the City's Affordable Housing Contribution Policy and Procedures, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

5. Informational Item: Presentation of the Accessory Dwelling Unit (ADU) Policy Recommendations.
Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing

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

Speakers:

Mark Shiffer, 408 Cloverway Drive, stated he is in favor of Accessory Dwelling Units (ADUs), but has concerns that the approval process for an ADU Policy is being rushed. In addition, he stated he is concerned about the potential for ADUs to be used overwhelmingly for short-term vacation rentals, such as Airbnbs. He also expressed concern that a spike in new construction related to ADUs has the potential to contribute to existing stormwater/ runoff issues. Finally, he stated he hopes there will be further study into the impacts of approval of an ADU policy.

Yvonne Callahan, Vice President of Old Town Civic Association and resident of 735 S. Lee Street, inquired of staff if they had any additional information on the definition of kitchens and how they would be applied to ADUs. In addition, she stated she thinks there needs to be a variety of ways in which a review of proposed ADUs can be triggered.

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Discussion:

Commissioner Lyle inquired if, under the proposal, it would be allowable for an existing property with an ADU to be leased in its entirety to the singular individual. Staff responded with a yes; this would hypothetically be permitted, but there could not be two separate tenants in the main house and the ADU.

Commissioner Brown asked staff if, in regard to outreach, they had circled back around to community groups and civic associations across the City to gather feedback on the draft policy released in October. Staff responded that they had not yet been able to do this in the time between when the draft policy had been released in October and now. Commissioner Brown then inquired if the policy distinguished between substandard and standard lot sizes. Staff responded with a no; the proposed policy does not currently make that distinction, but, noted that ability to construct an ADU on a substandard lot could potentially be made a part of the special exception process. Commissioner Brown then inquired why the height limit was set at 20 feet. Staff responded that 20 feet would be the maximum number that staff is comfortable with to provide a little flexibility to owners of lots with unique configurations. Commissioner Brown then urged staff to consider the relationship between the proposed height limit and the setback requirement on windows. Commissioner Brown then also encouraged staff to consider how the proposed policy would fit with existing rules with regard to a general prohibition on the expansion of non-complying structures.

Vice Chair McMahon asked staff to speak to a question posed by Mark Shiffer in a written statement provided to staff on November 30, regarding whether or not allowing ADUs to be rented out as short-term rentals undermines the utility of the proposed ADU policy as a tool for expanding affordable housing volume. Staff responded indicating that that component has been evaluated resulting in the opinion that the option for short-term rentals provides flexibility to bridge the gap between long-term rentals.

Commissioner Koenig thanked staff for their work on the proposed ADU Policy. Commissioner Koenig then stated his support for Commissioner Brown's suggestion to consider allowing existing non-complying structures to be converted to ADUs via the Board of Zoning Appeals Special Exception process.

Vice Chair McMahon stated she believes staff's recommendations thus far have been sensible and strong. Vice Chair McMahon then inquired if there is anything currently built into staff's thinking on the proposed ADU Policy that incentivizes conversion of existing floor area to ADUs. Staff responded that the size limit for internal ADUs would be larger than detached ADUs.

Chair Macek inquired if, with respect to size and height limits, staff has considered what products are currently on the market that would allow homeowners to purchase

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prefabricated units. Staff responded with a yes; staff has investigated existing products akin to what Chair Macek described. Chair Macek then inquired, in regard to setback limits, where would the setbacks be measured from in relation to ADUs. Staff responded that it would be measured from the end of the eaves and that any projecting feature would need to meet setback requirements. Additionally, Chair Macek asked staff to confirm that the height limits are not an absolute elevation limit but, rather, are based on how height would typically be measured. Staff confirmed with a yes; height would be measured using the existing criteria present in the Zoning Ordinance.

Chair Macek indicated he appreciated the opportunity to weigh in at this stage of the process and he appreciates the intent to gather yet more information from others over the next few weeks and for staff to consider refinements based on what is being heard.

6. Master Plan Amendment #2020-00003
Coordinated Development District Concept Plan Amendment #2020-00003
Zoning Text Amendment #2020-00006
2412, 2514, and 2610 Richmond Highway; 300, 403, 405, and 420 Swann Avenue; 2500 Oakville Street; 400 Fannon Street; 400 Calvert Avenue - Oakville Triangle
Public Hearing and consideration of requests for: (A) amendments to the Oakville Triangle & Route 1 West Corridor and Vision Plan chapter of the Master Plan to facilitate the Inova Healthplex including an amendment to the mix and location of proposed uses to include medical care facilities; an amendment to building heights on Blocks B and D; an amendment to the framework streets; and an amendment to the location of open spaces within District 2 (Oakville Triangle); (B) an amendment to the previously approved CDD #2014-00002 Concept Plan to amend the definition of retail uses; an amendment to the location and mix of uses and add medical care facility use; an amendment to the location of open spaces; an amendment to building heights on Blocks B and D, and an amendment to street network; and (C) Initiation of a Text Amendment to the Zoning Ordinance to amend the provisions of Section 5-602 to add medical care facilities and amend the allowable uses within in CDD #24/Coordinated Development District #24; zoned: CDD #24/Coordinated Development District #24 (Oakville Triangle & Route 1 West Corridor and Vision Plan)
Applicants: BRE/DP Alexandria Property Owner, LLC (Stonebridge Associates, Inc.), represented by Duncan W. Blair, attorney; City of Alexandria (Text Amendment and portions of the Master Plan)

Ashley Labadie (P&Z) and Jeffrey Farner (P&Z) presented the item and answered questions from the Planning Commission.

Speakers:

Duncan Blair, Land, Carroll and Blair, PC, attorney representing Stonebridge, spoke in support of the project describing its role in revitalizing the west side of Route 1.

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Douglas Firstenberg, applicant and Principal at Stonebridge, spoke in support of the project. He expressed that the reduction of retail is to ensure delivery of meaningful and well executed retail, considering the changes in the retail market. He recognized the long-term benefits of the healthplex as well as the extended terms of housing affordability. He briefly explained a general phasing of development delivery and emphasized a robust community engagement process.

Cathy Puskar, attorney representing INOVA Healthcare Services, spoke in support of the project and emphasized the importance of the additional changes outlined in the staff memorandum dated December 1.

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

Discussion:

Commissioner Brown, Commissioner Koenig commended the process of considering the Coordinated Development District (CDD) Concept Plan and Master Plan Amendments prior to considering Development Special Use Permits (DSUPs).

Commissioner Koenig expressed his support of the evolved changes under current circumstances, especially the open space. Chair Macek reinforced the fact that the proposed changes are reasonable and align with the intent of the Oakville Triangle & Route 1 West Corridor and Vision Plan chapter of the Master Plan.

Chair Macek and Vice Chair McMahon commended the community process.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2020-00003. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00003, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2020-00006. The motion carried

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on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00006, as amended by the recommended changes in the staff memorandum dated December 1. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan Amendment #2020-00003, as amended by the recommended changes in the staff memorandum dated December 1. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

Reason: The Planning Commission agreed with the staff analysis.

7. Development Special Use Permit #2020-10025
3601, 3701, and 3901 Potomac Avenue - Potomac Yard Park
Public Hearing and consideration of a Development Special Use Permit with Site Plan for the construction of a 4.5-acre extension of Potomac Yard Park, a new public park with community recreation structures, lighting and new children's play apparatus including a modification to the biodiversity standards of the landscape guidelines; zoned: CDD #19/Coordinated Development District #19 and CDD #10/Coordinated Development District #10.
Applicants: CPYR Theater, LLC, represented by M. Catharine Puskar, attorney; City of Alexandria

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

Speakers:

Robert Brant, Walsh Colucci Lubeley & Walsh PC attorney, representing the applicant stated his team's appreciation for staff's hard work bringing the North Potomac Yard Park, and other related applications, forward over the past year.

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

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Discussion:

Vice Chair McMahon asked staff to explain the requested biodiversity modification in the context of Phase 1 redevelopment. Staff stated the individual building Development Special Use Permits (DSUPs), as approved in October 2020, were unable to achieve the biodiversity requirements on a block-by-block basis but, if combined, with the Park DSUP (DSUP #2020-10025) the entire site 19-acre site complied with the biodiversity requirements.

Commissioner Koenig acknowledged the achievement of the park application as the culminating element of a comprehensive open space network spanning Four Mile Run in the north to Braddock Metro in the south. Commissioner Koenig found the design of the park network and the park to be thoughtfully integrated into the community and commended the applicant, designers, staff, the Potomac Yard Design Advisory Committee and the Parks and Recreation Commission on their efforts to bring the park to fruition.

Vice Chair McMahon concurred with the sentiments expressed by Commissioner Koenig and identified both the City-wide and neighborhood benefits of the park. Vice Chair McMahon stated her desire to see staff continue to refine the final connections of the bicycle network within North Potomac Yard and create a successful connection with the protected bicycle facilities in Arlington County. Vice Chair McMahon also stated her appreciation of the shade structures in the park and their ability to enhance the usability of the park.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10025, as amended per the memorandum to the Planning Commission from staff dated November 30. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

Reason: The Planning Commission agreed with staff analysis.

8. Development Special Use Permit #2020-10024
3601 Potomac Avenue - Potomac Yard Pump Station Building
Public Hearing and consideration of a Development Special Use Permit with site plan for the above-grade construction of a new pump station building and a waiver to Section 8-200(C)(5)(a) of the Zoning Ordinance for parking accessed from an alley or court; zoned: CDD #19/Coordinated Development District #19.
Applicant: CPYR Theater, LLC, represented by M. Catharine Puskar, attorney

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

Speakers:

Robert Brant, Walsh Colucci Lubeley & Walsh PC attorney, representing the applicant spoke to the collaborative process between staff and the design team which enabled the transformation of a utilitarian building into an almost amenity-like building to complement the design of Potomac Yard Park.

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

Discussion:

Vice Chair McMahon and Commissioner Koenig spoke in favor of the project and noted the successful collaboration between the pump station building design and the park design seen in the Potomac Yard Park Development Special Use Permit (DSUP).

Commissioner Koenig stated his support of the project and his appreciation of the multi-faceted collaboration to develop a successful pump station building design which complemented Potomac Yard Park and incorporated feedback from the applicant, staff, the Potomac Yard Design Advisory Committee, the Board of Architectural Review and the community.

Vice Chair McMahon noted her appreciation for the building design and her excitement to see the building move from an initial concept in the Small Area Plan into a permanent element of North Potomac Yard.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10024, as submitted. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

Reason: The Planning Commission agreed with the staff analysis.

9. Special Use Permit #2020-00043
3601 Potomac Avenue - North Potomac Yard Coordinated Sign Program
Public Hearing and consideration of a request for a Special Use Permit for a coordinated sign program for exterior signage for the Phase 1 redevelopment of North Potomac Yard; zoned CDD#19/Coordinated Development District #19
Applicant: CPYR Theater, LLC, represented by M. Catharine Puskar, attorney

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

Speakers:

Robert Brant, Walsh Colucci Lubeley & Walsh PC attorney, representing the applicant spoke to the goal of the proposed Coordinated Sign Plan to provide a comprehensive and district-wide approach to signage to cover all Phase 1 redevelopment in North Potomac Yard.

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

Discussion:

Vice Chair McMahon expressed concern regarding the maintenance of the digital kiosks and inquired who would be responsible to maintain operations of the kiosks. Mr. Robert Brant, of Walsh Colucci Lubeley & Walsh PC, representing the applicant responded that the final design had not be settled but that a Business Improvement District (BID) was to be established in North Potomac Yard and would oversee the maintenance of the signs and other public realm elements. Vice Chair McMahon expressed appreciation that a BID would be established with a designated funding stream and maintenance schedule to maintain the pedestrian kiosks.

Commissioner Koenig expressed appreciation to see the proposed Coordinated Sign Plan in conjunction with the Park Development Special Use Permit and the level of coordination that occurred between the various plans. Commissioner Koenig acknowledged the potential challenges of introducing new sign types and technology in the Innovation District but believed maintenance concerns could be resolved and would result in a unique and vital public realm experience.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2020-00043, as submitted. The motion carried on a vote of 5-0, with Chair Macek and Commissioner Ramirez recusing themselves.

Reason: The Planning Commission agreed with staff analysis.

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10. Master Plan Amendment #2020-00008
Rezoning #2020-00004
Development Special Use Permit #2020-10027
Transportation Management Plan Special Use Permit #2020-00076
Vacation #2020-00004
1352, 1356, 1360, and 1362 Madison Street; 711, 715, 719, and 727 North West Street;
1319, 1321, 1323, 1325, 1327, and 1329 Wythe Street - Braddock West
Public Hearing and consideration of a request for: (A) Amendments to the Braddock Road Metro Station Small Area Plan Chapter of the Master Plan through updates to the Development Site Map, Development and Land Use tables in the Braddock Metro Neighborhood Plan Overlay, and the Development Framework Map and Land Use and Development tables in the Braddock East Master Plan Overlay; (B) amendment to the official zoning map to change the zone for the site from RB to OCH; (C) a Development Special Use Permit and site plan with modifications to construct a 180-unit multifamily building with ground-floor commercial uses, including special use permits to increase the floor area ratio to 3.0 in the OCH zone, the utilization of Section 7-700 for bonus density and height for the provision of affordable housing, for a parking reduction for residential and commercial uses, to allow a restaurant, retail shopping or personal service establishments on a lot which does not include office buildings, provided such use supports and serves office uses in the immediate zoned area, and a fraternal or private club; (D) a Special Use Permit for a Transportation Management Plan (tier two); and (E) the Vacation of two public alleys serving the site; zoned RB/Townhouse.
Applicant: West Street Acquisitions, LLC, represented by Jonathan P. Rak, attorney; City of Alexandria (portions of the Master Plan Amendment only)

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

Speakers:

Jonathan Rak, McGuireWoods attorney, representing the applicant, spoke in support of the project. Mr. Rak noted that the development will provide benefits to the neighborhood but focused on two specific costs that the applicant argued are a significant burden on the project. First, Mr. Rak discussed the need for additional relief from the City (potentially above the sewer tap fee reimbursement) for the connection to the Potomac Yard Trunk Sewer. Mr. Rak also requested that the applicant contribute to the Braddock Community Amenities and Open Space funds based on the 2.5 FAR density maximum that is in the existing Braddock East Master Plan (BEMP) Development Table, instead of the 3.0 FAR requested by the applicant and included in the Master Plan Amendment. The applicant is also providing two on-site affordable housing units for the increase in density from 2.5 to 3.0 FAR and argued that the affordable housing contribution (based on 10 percent of the density and not yet an approved housing

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contribution policy as noted by Vice Chair McMahon) was a sufficient contribution for the increase in density.

John Dameron, CRC Companies LLC, spoke in support of the project. Mr. Dameron added to Mr. Rak's discussion of the project benefits and the need for a reduction in project costs and contributions, citing the sewer connection costs of previous developments in the Braddock neighborhood at the time of construction and occupancy, and outlining the applicant-proposed amendment to Condition #69 that would outline cost-sharing between the City and applicant for connection to the Potomac Yard Trunk Sewer.

John Craig, a resident of the Braddock neighborhood, noted his concerns with the project. Mr. Craig noted that the intersection of Braddock Road and N. West Street is subject to a significant amount of flooding which has been documented by the City and that it should be a high priority to mitigate before new development is approved in the vicinity. Specifically, Mr. Craig asked for improvements to the intersection and additional stormwater outfall infrastructure before the development is approved, noting concerns the development would exacerbate the existing situation. In response to Mr. Craig's concerns, staff outlined how the development would help to mitigate on-site stormwater runoff and the future process for addressing stormwater impacts in the vicinity. Regarding the proposed development, staff discussed the applicant's measures to address stormwater impacts, including the inclusion of an on-site stormwater vault, the conditioned requirement that the applicant reduce on-site stormwater runoff to 70 percent of current levels (as opposed to 90 percent as generally conditioned for Development Special Use Permit projects) and ensure the development would not negatively impact the adjacent area in the case of a 100-year storm event. Staff addressed the needed improvements to the Braddock Road, N. West and Wythe streets intersection, noting that the City of Alexandria Storm Sewer Capacity Analysis (CASSCA) designated the intersection for stormwater improvements. The City estimates that the cost of the improvements is approximately \$9 million and would need to be added to the City's Capital Improvement Program. Staff added that the project connecting to the PYTS will also improve conditions in the area related to sanitary sewer backups.

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

Discussion:

Chair Macek asked staff to respond to applicant's requests to provide City incentives for the construction of the Potomac Yard Trunk Sewer (PYTS) and reduction of the Braddock Community Amenities and Open Space Fund contributions. Karl Moritz, the Director of the Department of Planning & Zoning, responded that the applicant's request for City reimbursements for sewer construction beyond credits to the sewer tap fee would

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be “conditioning the City” to provide monetary contributions to the applicant in the conditions of approval. Staff noted that the applicant was aware that the Braddock Metro Neighborhood Plan (BMNP) required connection to the PYTS as early as 2017, when the applicant submitted an initial concept plan for the redevelopment of the site with Andrew Adkins (jointly with Alexandria Redevelopment & Housing Authority [ARHA]) in 2017 and received comments from the City. Staff added that it is the additional work to connect other adjacent sites to the PYTS connection to be constructed by the applicant that will allow for the City to provide sewer tap fee credits to the applicant as outlined in the conditions of approval. Staff also noted that connecting to the PYTS is a benefit for the applicant, as the Commonwealth Interceptor (the existing sewer connection in the area) has no available capacity and the PYTS has sewer outfall capacity for the applicant.

Mr. Moritz responded to the Braddock contributions request by stating that City Council has not approved the application of applying the contribution rate to bonus density sought through the use of Section 7-700, but there have been no cases where the applicant has not provided the full contributions based on the “base density” amount, including when there is a Master Plan Amendment for an increase (which in this case is from 2.5 to 3.0 FAR). Staff added that the increase of the contribution amount based on a 3.0 FAR is meant to offset the impacts of a greater amount of development from the 2.5 FAR originally envisioned.

Commissioner Lyle praised the project, and noted she was uncomfortable with adjusting applicant contribution amounts, as that is the purview of City Council. Vice Chair McMahon agreed with Commissioner Lyle’s statement, adding that she understood the magnitude of the proposed contributions compared to the relatively small project and wanted the contribution amounts to be fair. Vice Chair McMahon also praised the overall project that will enhance the area around the Metrorail Station, also noting that the City requirement that the applicant connect to the PYTS is based on sound planning principles. Commissioner Koenig added that the applicant provided exemplary outreach to the community on the proposal.

Commissioner Brown noted that he could not support the proposal based on the Master Plan Amendments and rezoning to Office Commercial High (OCH) that is not in the Master Plan. Commissioner Brown noted his disapproval of Master Plan Amendments to increase the agreed-upon FAR for a site without wider community outreach prior to the submittal of a Site Plan. Commissioner Brown added that rezoning to OCH instead of CDD (Coordinated Development District) as recommended in the Plan means the applicant is eschewing a coordinated development effort with ARHA of the block shared between the site and Andrew Adkins. Commissioner Brown wanted to know more information on why the original agreement between the applicant and ARHA fell through. Chair Macek responded to Commissioner Brown by indicating that market conditions often necessitate changes in the development program recommended in Small

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Area Plans, and that the proposal was as consistent with the Master Plan as it could be based on the splitting of the site with the Andrew Adkins development block.

Commissioners showed no objection with the condition amendments to Conditions #65, #77 and #78 proposed by staff, but inadvertently did not include the condition amendments in the motion to recommend approval of the DSUP.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2020-00008. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00008, as submitted. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2020-00004, as submitted. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10027, Transportation Management Plan Special Use Permit #2020-00076, and Vacation #2020-00004, as submitted. The motion carried on a vote of 6-1, with Commissioner Brown voting against.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

11. Commissioners' Reports, Comments, and Questions.

Chair Macek reported that Robinson Terminal North warehouse has now been demolished and that the site will now be the staging area for the RiverRenew sewer remediation project before a portion is dedicated as park space. Chair Macek also reported that the process of scheduling a joint work session with the Planning Commission and Environmental Policy Commission was now underway.

MINUTES:

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

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PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of June 2, 2020, as submitted. The motion carried on a vote of 7-0.

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

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of June 25, 2020, as submitted. The motion carried on a vote of 7-0.

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

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of September 1, 2020, as submitted. The motion carried on a vote of 7-0.

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

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of October 6, 2020, as submitted. The motion carried on a vote of 7-0.

16. Consideration of the minutes from the November 5, 2020 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of November 5, 2020, as submitted. The motion carried on a vote of 7-0.

17. ADJOURNMENT

The Planning Commission Public Hearing was adjourned at 11:04 p.m.

ADMINISTRATIVE APPROVALS

18. Special Use Permit #2020-00069
805 King Street
Administrative Special Use Permit request for a Change of Ownership of an apartment hotel; zoned: KR/King Street urban retail.
Applicant: Sonder USA Inc.
Planner: Ray Roakes
Approved 11/6/2020
- Special Use Permit #2020-00073
190 South Whiting Street

DOCKET ITEM #15

Planning Commission Public Hearing
January 5, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of January 5, 2021.

PLANNING COMMISSION ACTION, FEBRUARY 2, 2021: 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.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 5, 2021

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

ALEXANDRIA PLANNING COMMISSION

January 5, 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
Patrick Silva	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Carson Lucarelli	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Marlo Ford	Department of Planning & Zoning
Mary Christesen	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Richard Lawrence	Department of Planning & Zoning
Nathan Imm	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Robert Kerns	Department of Planning & Zoning
Jeffrey Farner	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Ashley Labadie	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
Khoa Tran	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Alex Boulden	Department of Transportation and Environmental Services

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Hillary Orr	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services
LaTheasha Hinton	Department of Transportation and Environmental Services
Jesse Maines	Department of Transportation and Environmental Services
Judy Lo	Department of Recreation, Parks, and Cultural Activities
Helen McIlvaine	Office of Housing
Tamara Jovovic	Office of Housing
Julia Santure	Office of Housing
Bill Eger	Department of General Services

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 January 5, 2021 meeting of the Planning Commission and the January 23, 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 (below), broadcasted live on the government channel 70, and streaming on the City’s website.

URL: https://zoom.us/webinar/register/WN_hKE1LbFQQDOesWOYs1i8Kg

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

To access the meeting via Zoom, use the Webinar ID: 929 0455 9682

For both dial-in participants and those accessing via Zoom, use the password: 022300

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 Department of Planning & Zoning staff at

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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 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 are no changes.

Chair Macek inquired if there were any speakers for any of the three items on the Consent Calendar. Staff responded indicating there is a speaker for Item #2, 222 East Monroe Avenue.

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

3. Development Special Use Permit #2019-00026
1200 North Quaker Lane and 4200 West Braddock Road – Episcopal High School Dorms and Wellness Center
Public Hearing and consideration of a request for a Development Special Use Permit and Site Plan to permit the expansion of a private school for the construction of two dormitories, a health center and an internal roadway connection with surface parking (amending DSUP #2018-00019); zoned: R-20/Single-Family.
Applicant: The Protestant Episcopal High School in Virginia (EHS), represented by Duncan W. Blair, attorney

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 #2019-00026, as submitted. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JANUARY 5, 2021

4. Development Site Plan #2020-00010
Subdivision #2020-00001
845 North Howard Street and 1021 North Gaillard Street - St. Andrew's United Methodist Church
Public Hearing and consideration of a request for a Development Site Plan and a Subdivision with variation to subdivide the property into two lots, to demolish the existing facility and construct a new church with surface parking; zoned: R-12/Single-Family. Applicant: Trustees of St. Andrews United Methodist Church, represented by Duncan W. Blair, Land, Carroll & Blair, P.C., attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve Development Site Plan #2020-00010 and Subdivision #2020-00001, as submitted. The motion carried on a vote of 7-0.

2. Special Use Permit #2020-00086
222 East Monroe Avenue
Public Hearing and consideration of a request for a Special Use Permit with lot modifications for the construction of a single-family dwelling on a developed substandard lot; zoned: R-2-5/Single and Two Family.
Applicant: Metro Fine Properties LLC.

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

Speakers:

Rod Kuckro, representing the Del Ray Citizens' Association, confirmed that the association did not support the Special Use Permit (SUP) request given that the applicant intentionally demolished the existing home when it did not have a permit to do so. He also mentioned that the staff report did not include the comments from the association.

George Powers, applicant, stated that his company intended to save the requisite portion of the house; however, as construction began, the foundation collapsed, and the entire house required demolition. He added that a portion of the proposed new dwelling would be constructed within the first-floor footprint of the demolished building.

James Pearce, 224 East Monroe Avenue, as the next-door neighbor, expressed support for the application, indicating the proposal was consistent with the neighborhood and would be an improvement over what had been the existing home.

Chas Ryan, 227 East Mason Drive, stated support for the application, noting the improvement to the neighborhood. He asked for an explanation on construction delays.

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

Discussion:

Chair Macek stated that, although circumstances of the demolition may not be entirely clear, the pertinent Planning Commission review relates to the compatibility of the proposed dwelling with neighborhood character. He viewed the request as consistent with the neighborhood and stated his support. Commissioner Koenig concurred with Chair Macek's comments and expressed his support.

Commissioner Brown recognized that the previous one-story dwelling was generally compatible in height with the neighborhood and the proposed dwelling's height would be consistent with other homes on the block. On balance, he supported the request. Additionally, he noted that foundation stability issues are not unexpected in older homes, such as the previous dwelling which was constructed in 1925.

Chair Macek asked staff to respond to Mr. Ryan's question on timing for the redevelopment of the new dwelling. Staff responded that the building permit for the original by-right construction was issued in April and the Stop Work Order, related to the demolition of the existing dwelling, was posted in June. As construction could no longer proceed, by-right, staff indicated that SUP approval to proceed was required. The applicant subsequently submitted an SUP on October 13. With that submission date, the case was docketed for the corresponding hearing dates in January.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00086, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

NEW BUSINESS:

5. Information Item: Discussion of the Draft FY 2022 Long Range Planning Interdepartmental Work Program

Staff: City of Alexandria, Department of Planning & Zoning

Carrie Beach (P&Z) and Karl Moritz (P&Z) presented the item and answered questions from the Planning Commission.

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Speakers:

Ken Wire, WireGill LLP, thanked staff for their efforts on the draft work program and spoke to the importance of prioritizing Alexandria West within the work program.

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 7-0.

Discussion:

Commissioner Lyle agreed with the comments made by Mr. Wire regarding the importance of prioritizing Alexandria West.

Vice Chair McMahon echoed Commissioner Lyle's points to state that the long-range plans are where stakeholders are able to provide significant input on the planning process and that it is important to prioritize this process for areas of the City that have not received a Small Area Plan update for a long period of time to avoid an abundance of "aimless" projects.

Chair Macek echoed the comment of Commissioner Lyle and Vice Chair McMahon in relation to the importance of prioritizing Alexandria West. He also stated the importance of finishing the work that has been started in relation to the Arlandria Plan update. Chair Macek further noted the importance of prioritizing work that relates to housing needs. Chair Macek also emphasized the importance of having a strong set of processes in place for the Duke Street Transitway planning effort. Finally, Chair Macek spoke to some concerns the Waterfront Commission has in relation to the Torpedo Factory Art Center Vibrancy and Sustainability Study, including the degree to which the study made assumptions about the future activities of the center.

Vice Chair McMahon then highlighted the importance of a Community Engagement process update and indicated it is a chance for staff to reflect on lessons learned from engagement during COVID-19.

Commissioner Brown then stated he thinks that the City is doing a good job in keeping up-to-date on policy and legislative changes and on development approvals. He also agreed with Commissioner Lyle and Vice Chair McMahon regarding the need to prioritize small area and long-range planning efforts in the areas of the City where large scale development is likely to occur in the future.

Commissioner Ramirez stated that she was energized to see the long-range planning efforts taking place and is excited to see the real time updates being made to planning priorities as a result of the current pandemic circumstances.

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PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to accept the Draft FY 2022 Long-Range Planning Interdepartmental Work Program, with comments, including a recommendation to accelerate work on Alexandria West planning to the extent feasible. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

6. Zoning Text Amendment #2020-00007
Accessory Dwelling Units
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Article II to define accessory dwellings and to establish floor area exclusions for accessory dwellings; amend Article VII to permit accessory dwellings and to establish use limitations, bulk, height, setback, compatibility and parking requirements for accessory dwellings and amend Article XI to establish a special exception process for accessory dwellings.
Staff: City of Alexandria, Department of Planning & Zoning and Office of Housing

Sam Shelby (P&Z) and Julia Santure (Office of Housing) presented the item and answered questions from the Planning Commission.

Speakers:

Amy Dobson, 3342 South 28th Street, spoke in support of adopting an Accessory Dwelling Unit (ADU) policy and agreed that there is a need for affordable housing options as demonstrated by staff. She commended the City's effort to bring ADUs to Alexandria. However, she requested an amendment to the proposal to include mobile tiny houses in the ADU policy, specifically to address the missing piece for homeowners without enough equity or otherwise limited access to capital to finance construction of ADUs. If a provision were granted to allow mobile tiny homes, she felt it would also be necessary to remove the requirement for ADUs to be under common ownership in the event the ADU resident owned their mobile ADU and wished to pay rent to a property owner for use of space on their lot.

Carter Fleming, President, Seminary Hill Association, believed that the process for developing this policy had not been conducted in an honest and transparent manner. She requested that Planning Commission not recommend approval based upon significant last-minute changes to the proposal. She noted that a majority of these community engagement meetings were held months prior to the release of the draft recommendations. Further, the association felt that the recommendations did not reflect many of the concerns raised by the community. She recalled what she described as the infamous garage case in Del Ray in which a neighbor built a structure in close proximity to their neighbor's house which attracted national attention and asked what had been

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learned from that incident. This neighborhood felt that a one-foot setback was insufficient and that an ADU would have a larger impact than a garage or garden shed. The second most important provision to Seminary Hill was the owner occupancy requirement. This provision was in place when staff's draft recommendations were released but was subsequently removed from the final proposal. She characterized the elimination of this provision of the policy with no public notice as troubling. The speaker cited the rationale for this decision from the City Attorney's Office as a concern. She questioned why other jurisdictions have this requirement and whether they have been subject to legal challenge. She went on to say that staff responded to this inquiry that there was no Virginia case law on this subject but that it had been challenged in the United States. She urged the Planning Commission to include the owner occupancy provision into the proposal as she believed it to be a necessary protection for neighbors that would not be addressed by the occupancy limit proposed by staff.

Ken Notis, representative from Livable Alexandria, explained that their group supports smart growth principles, including a mix of both market rate and committed affordable housing. He expressed general support for ADU policy as proposed. In particular, they were pleased with the potential to allow ADUs City-wide and the lack of a parking requirement. They believed this initiative would help increase affordability, provide homeowners with flexibility, help the City meet housing supply goals and improve the economic and demographic diversity of Alexandria's neighborhoods. They preferred no owner occupancy requirement indicating that in other jurisdictions where that has been adopted it has limited the construction of ADUs. Mr. Notis stated that eliminating the owner occupancy requirement may be an obstacle to less affluent homeowners and may create a burden for military or diplomatic families that may have to move on short notice and need to rent out one or both units.

Robert Knotts, 504 Upland Place, spoke in support of ADU policy as it would provide a unique housing option that can benefit both homeowners and the community. He is interested in developing an ADU on his own property. He appreciated the deliberate way staff has approached this policy and would like to see it move forward without further delay so they can move forward with their own renovation plans.

John Fehrenbach, representing North Ridge Citizens Association (NRCA), had been engaged in several public meetings about ADUs but still felt this process has been rushed and that there are too many outstanding questions. Mr. Fehrenbach expressed concerns about potential negative impacts to the City's neighborhoods. He mentioned two letters submitted by NRCA. He believed that the proposed ADU policy did not adequately address or reflect suggestions made in the association's written statements. It was their opinion that the omission of the owner occupancy requirement was unjustified and that short-term rentals should be prohibited as part of the ADU policy.

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Jeanne Jacob, President, Seminary Ridge Civic Association, expressed the association's opposition to the ADU policy. In particular, its members felt having an ADU one foot from their property line was insufficient due to potential noise concerns. Members were also concerned about an increased parking demand on an already limited supply of available parking spaces. Several expressed concerns over the potential erosion of property values if the policy were approved as written. Their primary concern however was based on a belief that most of these units would be used as income producing properties rather than for caregivers or family. Ms. Jacob stated that the association vehemently opposed the use of ADUs as short-term rentals. The concern among residents was that this policy would not address the housing shortage because these units would instead be used on a short-term basis for visitors. Finally, the association felt strongly that an owner occupancy ought to be included for any potential ADU policy to move forward.

Rebecca Loesberg, representing Grassroots Alexandria, expressed support for the proposed ADU policy. Ms. Loesberg explained that Grassroots Alexandria believes that ADUs represent a creative solution that would provide a partial solution to the affordable housing issues in the region. The organization supported the exclusion of an owner occupancy requirement. It was their feeling that any issues an owner occupancy requirement might address such as noise could be enforced using other City codes. Further they agreed that an owner occupancy requirement would restrict flexibility for homeowners, particularly military and diplomatic families.

Peter Benavage, Co-Chair, Alexandria Federation of Civic Associations (AFCA), spoke in opposition to the request. AFCA challenged whether there is a need for an ADU policy. He also indicated that due to the pandemic people in Alexandria have had other more pressing concerns and therefore were unable to participate in the public engagement process. AFCA's specific concerns about the proposed policy included those related to the setback requirements, compliance with underlying zoning and owner occupancy. AFCA felt that the policy, as written, was not ready to proceed. AFCA requested that the Planning Commission send it back to staff for further deliberation and to conduct additional outreach.

Chair Macek requested clarification on whether the views Mr. Benavage expressed were on behalf of the member associations of AFCA. Mr. Benavage clarified that all but two, Braddock Metro and Del Ray, voted in the affirmative to support his statements.

Robert Ray, 400 Prince Street, spoke in support of allowing ADUs for a family member or caregiver within existing dwellings. He also expressed strong support of single-family zoning. However, he felt the proposal had overly broad changes including provisions allowing for rental of these units by absentee landlords. He proposed that the policy be limited on a trial basis in areas of the City that might most benefit from the policy.

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Finally, he noted a correction that although it may have been planned, staff did not make a presentation to the Old Town Civic Association.

Sarah Haut, 228 East Nelson Avenue, expressed concerns about additional density to the City, the policy's proposed setbacks and their impact on neighbors' light and air, and the potential for more flooding in her neighborhood caused by additional impervious surfaces. Ms. Haut also questioned whether ADUs would create more affordable housing and recommended the ADU policy be permitted only in single-family neighborhoods with large yards, to start.

Skyler Yost, 401 Hume Avenue, spoke in favor of the proposed policy, highlighting the need for more market-affordable housing and mixed-income neighborhoods. Mr. Yost felt that the proposed setbacks were reasonable and would allow more homeowners, especially those with small lots, to construct ADUs.

Gale Rothrock, representing the Historic Alexandria Foundation, expressed concerns about the proposed policy's impact on the Old and Historic District, the Parker-Grey District, and buildings on the designated 100-year-old buildings list. Ms. Rothrock requested that protections for historic districts and buildings be made clear throughout the proposal.

Annetta Catchings, address not provided, expressed concerns about the proposed policy's impact on school capacity, short-term rentals and crime. Ms. Catchings expressed her opposition to the removal of the owner occupancy requirement and requested that Planning Commission defer its consideration of the policy.

Frank Fannon, address not provided, expressed concerns about the proposed policy's setbacks, height, architectural design and use as short-term rentals. Mr. Fannon was supportive of ADUs for the purpose of housing family members but opposed the removal of the owner occupancy requirement.

Mimi Goff, address not provided, expressed concerns with the proposed policy's setbacks, the removal of the owner occupancy requirement, and staff's outreach.

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 7-0.

Discussion:

Vice Chair McMahon asked how the Civic Associations were engaged in the process. Staff explained that notifications were sent out via eNews and directly to Civic Associations to notify them of the process. Staff relied on Civic Associations to invite staff to present at their meetings due to limited staff capacity. Vice Chair McMahon

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asked how schools could be impacted by ADU policy. Staff explained that ACPS was consulted throughout the process and that staff would monitor the implementation of the policy to review the impact on school enrollment. Staff updates the student generation rate regularly and will track new student enrollment from ADUs. Vice Chair McMahon asked if ADUs will have a significant impact on stormwater runoff. Staff explained that this policy would not allow any new floor area that is not already allowed by the Zoning Ordinance. In addition, the City does not have the authority to regulate any land disturbance less than 2,500 square feet under current regulations in the stormwater management code. Vice Chair McMahon asked if the proposed policy includes provisions or is covered under the provisions added to the Zoning Ordinance as a result of the “spite garage.” Staff confirmed that the “spite garage” provision would apply to newly constructed ADUs under the proposed policy. Vice Chair McMahon asked staff to explain why Arlington has had slow uptake of ADUs since their ADU regulations became effective. Staff confirmed that the ADU policy originally passed in Arlington in 2009 did not produce a lot of units, primarily due to its restrictive regulations. Staff also explained that one of the goals of this policy is to introduce ADUs incrementally and gradually into neighborhoods across the City. Vice Chair McMahon asked how ADUs would impact affordable housing. Staff explained that the size limits imposed on ADUs, as well as the lack of amenities found in typically multi-family buildings, leads ADUs to be rented at more affordable rates. ADUs also add to the overall stock of housing, which can help close the gap between housing supply and demand and slow the growth of rental price increases across the board. ADUs also tend to be rented at below market-rate or free of charge to family members.

Chair Macek asked why staff recommended a one-foot setback for ADUs. Staff explained that the purpose was to respect and resemble the historical development pattern of lots with garages or sheds by encouraging homeowners to maintain as much open space as possible. He also asked staff to clarify how the rules would apply to properties within the Parker-Gray and Old and Historic Alexandria Districts as well as buildings on the 100-year-old buildings list located outside of such districts. Staff replied that the regulations that apply to these properties would remain unchanged by the proposed policy. Chair Macek felt that the staff report should provide a clearer explanation on such properties.

Chair Macek stated he understood the proposal to include only detached ADUs on permanent foundations. He also asked staff if mobile “tiny houses” and other houses on wheels were considered in staff analysis. Staff acknowledged that while these types of detached ADUs tend to be less expensive and provide more flexibility and desirable features they are considered trailers. The Zoning Ordinance requires trailers to receive Special Use Permit approval to place them on property in the City. Staff did not propose amendments to these Zoning Ordinance sections and stated that there could be building code-related concerns about persons residing in such structures. Staff felt that amending

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the Zoning Ordinance to allow trailers as ADUs was not an appropriate or feasible effort for the first iteration, if approved, of ADU policy. Staff also committed to providing a review period after the ADU policy becomes effective, if approved, to monitor its implementation. Staff could then evaluate whether policy amendments could be considered to include permitting mobile detached ADUs.

Commissioner Koenig asked staff to provide an explanation as to why the owner occupancy requirement was not included in the policy recommendations. He also asked staff to respond to the potential impacts that members of the public cited if the policy were not to include an owner occupancy requirement. Staff explained that this requirement was originally part of staff's policy recommendations. Staff found that such requirements exist in many jurisdictions with ADU policies. However, staff analysis found that the issues of property maintenance and nuisances were better resolved by enforcement of existing regulations and requirements of the Virginia Maintenance Code, City Code and other sections of the Zoning Ordinance. Staff determined these regulations more appropriately addressed potential land use impacts related to ADUs. Staff also identified enforcement challenges related to owner occupancy. Commissioner Koenig also asked if other jurisdictions that had removed owner occupancy requirements experienced negative impacts. Staff replied that other jurisdictions had removed the owner occupancy requirement finding it to be an unnecessary regulatory barrier to ADU construction. These jurisdictions also acknowledged that property ownership is not a land use issue.

Commissioner Koenig expressed support for the setbacks proposed by staff. He felt that in neighborhoods with smaller lots, requiring larger setbacks for detached ADUs would occupy too much usable open space on a lot, creating what is often an unusable, undesirable, difficult to maintain space between the detached ADU and the nearest property lines. Commissioner Koenig felt that the existing height limits established for detached garages allows for structures that are less impactful to adjacent neighbors. He suggested that the 20-foot height limit proposed may allow for taller structures too close to adjacent properties. He proposed requiring a larger setback for detached ADUs taller than one story.

Commissioner Lyle observed that, in several meetings she attended where affordable units were discussed, comments were often made by the public that affordable units attract a criminal element. These commenters also stated that the residents of affordable housing would not be desirable neighbors in their communities. These commenters stated that having residents in affordable housing nearby would be detrimental to their children. Commissioner Lyle found this disturbing and that she did not understand the genesis of these comments. She stated that there are no requirements for background checks of any kind for people moving into the City's existing neighborhoods. She found the assumption made by commenters, that those who need affordable housing would make undesirable or

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criminal neighbors, troubling. She asked staff to explore ways in which to dissuade these assumptions from public discussion about affordable housing in the City. Staff replied that research conducted by the Office of Housing repeatedly shows that the mixed income neighborhoods made possible by affordable housing provides community benefits and not negative impacts.

Vice Chair McMahon found that the policy would not result in environmental impacts because the existing controls within the Zoning Ordinance that limit impervious surfaces would not be changed by the proposal. She stated that the setbacks proposed would allow for detached ADUs to be located as to have the least impact on available open space. Vice Chair McMahon found that because ADU policy tends to allow for ADU construction at a gradual rate, that there would be a low probability of impacts to City school capacity. She also felt confident that the City's current methods for tracking school capacity would clearly identify if an issue arose related to ADU construction. She distinguished between ADU policy and the construction of discrete multi-family buildings, where an immediate increase to an area's density is made over a much shorter period.

Vice Chair McMahon found that the potential economic benefits of an ADU policy would provide benefits to the City and would serve a large and diverse number of people. She stated that the financial benefit of an ADU policy could allow for property owners to maintain a more sustainable ownership of their properties over time. Neighborhood stability would be gained by its residents being more financially secure, she said.

Vice Chair McMahon stated satisfaction with the proposal's impact on the City's historic district and historical properties. She found the Zoning Ordinance's existing regulations would sufficiently cover review of ADU construction.

Vice Chair McMahon stated that the policy would not create structures that would be out of character with the City's neighborhoods and that it would provide contextually appropriate height, size and setback limits.

Commissioner Brown stated that it would be helpful to have illustrations that showed the proposed bulk and setback requirements. He asked staff to walk through how the proposed regulations would apply for a hypothetical scenario in which a detached ADU would be constructed on a specific property. Commissioner Brown asked if a detached ADU's second floor could be limited to address the concerns of overly bulky two-story detached ADUs. Staff replied that it would be feasible, but that additional analysis would be needed. He found that graphics could help to lessen concerns raised about the detached ADUs that could be constructed if the policy were approved.

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Commissioner Koenig indicated the City is experiencing a crisis caused by a housing shortage and housing affordability. He found the policy to be a necessary piece of the City's efforts to address the housing crisis. Commissioner Koenig expressed broad support for the policy, finding that it would incrementally increase housing supply and affordability without detrimental impacts to the City's established neighborhoods. He also concluded that the lack of an owner occupancy requirement would not pose a risk to the City, stating that he did not consider ownership to be a land use issue. Finding it somewhat analogous to Commissioner Lyle's statements, Commissioner Koenig further found that the owner occupancy requirement relied on a tenuous assumption that a property owner, who, simply because they resided on site, would therefore be an inherently and predictably more responsible steward than one who did not. Commissioner Koenig was also persuaded by staff research which showed that the concerns that led to the creation of owner occupancy requirements in other jurisdictions with ADU policies were not meaningfully realized.

Commissioner Brown expressed general agreement with the staff memorandum dated December 31, 2020 but clarified with staff that a notification to adjacent property owners could be included in the proposal. Staff confirmed that a notification could be required as part of the administrative ADU permit. Commissioner Brown was not advocating for a formal public comment period but felt that it was important for neighbors to be aware of ADU construction.

Commissioner Brown acknowledged that the conversation at the hearing provided a more complete analysis of all the issues raised and hoped it would help City Council better understand ADU policy. Commissioner Brown expressed disagreement with public comments made that the engagement process conducted by staff was dishonest or was a "bait-and-switch exercise." He felt that staff learned from outreach and adjusted the final policy recommendations based on feedback. Commissioner Brown stated that he was prepared to support the policy as proposed.

Chair Macek expressed general support for the policy, finding that it would partially address the housing crisis faced by the City. He also stated that he had closely followed the community engagement process conducted by staff and felt that an earnest outreach effort had been conducted. He found that the final policy recommendations reflected a balanced responsiveness by staff to feedback received. He acknowledged that staff attended many virtual meetings on the subject and concluded that additional time for outreach was not needed. Chair Macek stated that the policy would provide a way for those in the City who already have "informal" ADUs to help these residents to create legal dwelling units. Chair Macek appreciated that the proposed regulations for detached ADUs were modeled after the existing rules related to detached garages. He also found that the City as a whole would benefit from the policy and supported its implementation City-wide rather than limiting it to specific areas. Chair Macek also supported staff's

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position on short-term rentals, finding that such restrictions do not belong in the Zoning Ordinance. He also stated that the Zoning Ordinance should only regulate land use, not specify who can live in the City. Chair Macek also found that the owner occupancy requirement was beyond what should be regulated by the Zoning Ordinance.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to initiate Zoning Text Amendment #2020-00007. 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 Zoning Text Amendment #2020-00007, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

7. Zoning Text Amendment #2020-00010
RT Zone Setbacks
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend section 3-1306 to change the rear yard and side yard setback requirement in the RT zone.
Staff: City of Alexandria, Department of Planning & Zoning

The Planning Commission agreed that a presentation from staff was not required for this item.

Speakers:
N/A

Discussion:
Vice Chair McMahon noted that Karim Khodjibaev had posed a question in relation to this item during another docket item earlier in the evening. Staff noted this and stated they would follow up with him on his questions directly.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2020-00010. The motion carried on a vote of 6-0, with Commissioner Koenig absent.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2020-00010, as submitted. The motion carried on a vote of 6-0, with Commissioner Koenig absent.

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

8. Street Name Case #2020-00005
Change of Street Name - Swamp Fox Road
Public Hearing and consideration of a request for a Street Name Change, from Swamp Fox Road to Hoffman Drive; zoned: CDD #2/Coordinated Development District #2.
Applicant: Hoffman Company, represented by Kenneth W. Wire, attorney

The Planning Commission agreed that a presentation from staff on this item was not required.

Speakers:

N/A

Discussion:

N/A

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Street Name Case #2020-00005, as submitted. The motion carried on a vote of 6-0, with Commissioner Goebel recusing himself.

Reason: The Planning Commission agreed with the recommendation of the City Naming Commission.

NOTE: Docket Items 9, 10, and 11 were presented by staff together and considered by the Planning Commission together.

9. Development Site Plan #2020-00031
Subdivision #2020-00007
Vacation #2020-00005
2412, 2514, and 2610 Richmond Highway, 2500 Oakville Street, 400 Fannon Street, 400 Calvert Avenue, 300, 403, 405, and 420 Swann Avenue - Oakville Triangle Infrastructure Plan
Public Hearing and consideration of requests for (A) a Development Site Plan with Subdivision for the construction of sitewide infrastructure for Oakville Triangle and to subdivide the parcels for each block; and (B) a Vacation of a portion of Public Right of Way on Oakville Street; zoned: CDD #24/Coordinated Development District #24.
Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, attorney

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10. Development Special Use Permit #2020-10031
Transportation Management Plan Special Use Permit #2020-00079
Encroachment #2020-00006
2412 and 2514 Richmond Highway and 2500 Oakville Street - Oakville Triangle A2 (Inova HealthPlex)
Public Hearing and consideration requests for (A) a Development Special Use Permit with site plan for the construction of a medical care facility (HealthPlex) with accessory valet parking, including Special Use Permits for a parking reduction and an illuminated sign higher than 35 feet above grade per Section 9-104(B)(10) and modifications to tree canopy coverage requirement and to the height-to-setback ratio requirement of Section 6-403(A); (B) a Special Use Permit for a Tier 1 Transportation Management Plan; and (C) an Encroachment into the public rights of way for building canopies; zoned: CDD #24/Coordinated Development District #24.
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney
11. Development Special Use Permit #2020-10028 (Block A1)
Development Special Use Permit #2020-10030 (Block B)
Encroachment #2020-00007 (Block B)
Encroachment #2020-00008 (Block A1)
Transportation Management Plan Special Use Permit #2020-00089 (Block A1)
Transportation Management Plan Special Use Permit #2020-00090 (Block B)
2500 Oakville Street, 2412, 2514, 2610 Richmond Highway, and 420 Swann Avenue - Oakville Triangle Block A1 & Block B
Public Hearing and consideration of requests for (A) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to tree canopy coverage requirement to the landscape guidelines and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block A1); (B) a Development Special Use Permit with site plan for the construction of a mixed-use multifamily residential building with ground floor retail and above grade parking, including modifications to the vision clearance requirement and to the to the height-to-setback ratio requirement of Section 6-403(A) (Block B); (C) an Encroachment into the public right of way for building canopies (Block B); (D) an Encroachment into the public right of way for building canopies (Block A1); (E) a Special Use Permit for a Tier 2 Transportation Management Plan (Block A1); and (F) a Special Use Permit for a Tier 2 Transportation Management Plan (Block B); zoned: CDD #24/Coordinated Development District #24.
Applicant: Stonebridge Associates Inc., represented by Duncan W. Blair, Land, Carroll & Blair, P.C., attorney

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

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Speakers:

Oakville Triangle Infrastructure Plan:

Carla Thomas, resident tenant and business owner at 300 Calvert Avenue, requested additional information on access and impacts to parking for her property during construction of infrastructure improvements.

Duncan Blair, Land, Carroll & Blair, P.C., attorney representing Stonebridge, spoke in support of the project.

Oakville Triangle Block A2 (Inova HealthPlex)

Cathy Puskar, Walsh, Colucci, Lubeley & Walsh, P.C., attorney representing Inova Healthcare Services, spoke in support of the project highlighting the importance of the HealthPlex as part of the Inova system in this area of the City.

Oakville Triangle Block A1 & Block B

Duncan Blair, attorney representing Stonebridge, spoke in support of the project indicating agreement with the amended conditions included in the staff memorandum and applicant letter.

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 Ramirez and Commissioner Goebel recusing themselves.

Discussion:

Oakville Triangle Infrastructure Plan:

Chair Macek expressed support for the project and improvements to the Oakville Triangle site. Commissioner Lyle expressed support for the expansion of the Inova system on the site. Vice Chair McMahon also expressed support for project highlighting the integration of open spaces within the project area and improved pedestrian and bicycle facilities.

Oakville Triangle Block A2 (Inova HealthPlex):

Chair Macek expressed support for the project and improvements anticipated for the Oakville Triangle site with Inova as an anchor tenant. Commissioner Lyle expressed support for the project with the expansion of the Inova system on the site. Vice Chair McMahon also expressed support for the use as a vital component for healthy communities and highlighted improvements that integrate open spaces within the project area and improved pedestrian and bicycle facilities.

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Oakville Triangle Block A1 & Block B:

Chair Macek and Commissioner Lyle raised the issue regarding the necessity for Special Use Permits for restaurants, day care, and other uses within Coordinated Development District zones. Department of Planning & Zoning Director, Karl Moritz, indicated that he appreciated these comments from the Planning Commission heard tonight and earlier and staff will plan to come back in the spring with a text amendment to address this.

PLANNING COMMISSION ACTION:

Oakville Triangle Infrastructure Plan:

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2020-00031. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

The City Attorney's office reminded the Planning Commission that the Development Site Plan #2020-00031 should reference changes per the applicant's letter dated December 30, 2020 if agreed to.

On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to reconsider the previous vote taken on the Development Site Plan. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Development Site Plan #2020-00031, as amended per the applicant letter dated December 30, 2020. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to approve Subdivision #2020-00007, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to find Vacation #2020-00005 consistent with the City's Master Plan, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

Oakville Triangle Block A2 (Inova HealthPlex):

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10031, Transportation Management Plan Special Use Permit #2020-00079, and

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Encroachment #2020-00006, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

Oakville Triangle Block A1 & Block B:

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10028 and Development Special Use Permit #2020-10030, as amended per the staff memorandum to Planning Commission dated January 4, 2021 and the applicant letter dated December 30, 2020. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Encroachment #2020-00007, Encroachment #2020-00008, Transportation Management Plan Special Use Permit #2020-00089, and Transportation Management Plan Special Use Permit #2020-00090, as submitted. The motion carried on a vote of 5-0, with Commissioner Ramirez and Commissioner Goebel recusing themselves.

Reason: The Planning Commission agreed with the staff analysis.

12. Development Special Use Permit #2020-10019
Coordinated Sign Program Special Use Permit #2020-00051
Transportation Management Plan Special Use Permit #2020-00052
1511 North Quaker Lane, 1707 Osage Street, and 1525 Kenwood Avenue – Lindsay Company Campus
Public Hearing and consideration of requests for (A) a Development Special Use Permit and site plan for a Volvo automobile sales/service facility building, a Lexus sales facility building, a Lexus service facility, including a Special Use Permit for a loading space reduction and modification of the 25' setback at the line of zone change per Section 7-902 and modifications to the Landscape Guidelines; (B) a Special Use Permit for a Coordinated Sign Plan; and (C) a Special Use Permit for a Transportation Management Plan; zoned: CG/Commercial General and CSL/Commercial Service Low.
Applicant: Lindsay Motor Car Company, represented by M. Catharine Puskar, Walsh, Colucci, Lubeley & Walsh, P.C., attorney

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

Speakers:

Zachary Best, of 1513 Woodbine Street, expressed his concerns with the project, specifically regarding the ability of an 8-foot fence to adequately screen activities on the Lindsay property. He stated that he would like to see a landscape buffer along the

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property line in addition to the fence. Mr. Best said he understood the landscape buffer would decrease the applicant's parking quantity but believed that there was already enough parking on the site already. Mr. Best also asked staff and/or the applicant to clarify the requested zone transition setback modification, which both staff and the applicant elaborated on later in the meeting.

Kathryn McGlynn, of Woodbine Street (street number not provided), also expressed concerns regarding the 8-foot fence height and its inadequacy to block sound and deter people from jumping the fence. She expressed her hope that the proposed stormwater improvements and adherence to City requirements would improve stormwater issues in the alley parallel to Woodbine Street and stated she would like to review the proposed lighting plan prior to approval.

M. Catharine Puskar, representing the applicant, spoke in support of the project and addressed concerns from the residents of Woodbine Street. First, Ms. Puskar clarified the zone transition setback modification request for Mr. Best. Then Ms. Puskar went on to clarify many aspects of the proposed development.

She stated that demolition of the buildings along the west property line of Site 2 will move automobile activities farther from neighboring residents. She stated that the applicant would not be supportive of installing a landscape buffer along the west property line as this would eliminate the proposed head-in parking for Site 2b and 2c and that all proposed parking is necessary for the proposed automobile uses on the property. Further, she stated that Lindsay employees should not be parking on Kenwood Avenue or Woodbine Street and that the applicant will provide a reminder to all employees to not park in these areas. Regarding the screening fence, Ms. Puskar stated that the fence would provide adequate screening and provided an illustration of a viewshed from the Woodbine properties into the Lindsay property showing what extent of the Lexus Service building they would see. Some residents suggested further beautification of the public alley, however, the applicant declined to provide improvements, due to concerns with overhead utilities and the opinion that the applicant should not be paying for these improvements. Ms. Puskar further addressed lighting conditions and referred to several lighting conditions in the Development Special Use Permit that should adequately address these concerns. Ms. Puskar stated that lighting could be reviewed with the adjacent neighbors after it has been installed. Finally, Ms. Puskar outlined the proposed phasing plan for the development and stated that construction of the property closest to Woodbine Street would not commence until late 2022.

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:

Commissioner Brown asked Ms. Puskar about the parking along Centre Plaza, which is half owned by the applicant and Ms. Puskar clarified that the existing angled parking would remain. Commissioner Brown stated that the existing parking makes the commercial area viable and expressed his support of the continuation of this parking.

Chair Macek asked staff if they had additional clarifications regarding the zone transition setback modification request and staff responded with a graphic depiction of the request.

Chair Macek also asked for clarification on why an 8-foot rather than a 6-foot fence was allowed, as fences over 6 feet in height were not allowed in previous cases reviewed by the Planning Commission. Staff clarified that an 8-foot fence is allowed because the property is zoned commercial and has no yard requirements. Therefore, the 6-foot fence maximum does not apply.

Chair Macek expressed support for the proposal and stated his appreciation of Lindsay's outreach efforts to the neighbors. He stated he was happy that we could accommodate the request for additional trees and a higher fence to help protect the adjacent neighbors.

Commissioner Koenig agreed with Chair Macek's observations.

Commissioner Brown stated that residents along Woodbine have lived with their use for a long time. He stated that if we look at the bigger picture, the proposal will make life better for the residents.

PLANNING COMMISSION ACTION: On a motion by Commissioner Koenig, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2020-10019, Coordinated Sign Program Special Use Permit #2020-00051, and Transportation Management Plan Special Use Permit #2020-00052, with the following amendment to Condition #18. The motion carried on a vote of 7-0.

18. CONDITION AMENDED BY PLANNING COMMISSION:

Provide the following modifications to the landscape plan and supporting drawings:

- a. The Applicant shall provide 25% canopy coverage. (P&Z)
- b. **The Applicant shall increase the height of the fence along the property line from 6' to 8' in height. (P&Z) (PC)**
- c. **The Applicant shall add three trees on Site 2C as reflected on the Exhibit entitled "Site 2B: Additional Planting Exhibit" prepared by Parker Rodriguez Inc. and dated January 4, 2021. (P&Z) (PC)**

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Reason: The Planning Commission agreed with the staff analysis and the conditions.

OTHER BUSINESS:

13. Commissioners' Reports, Comments, and Questions.

Chair Macek conveyed that a draft agenda proposal has been made for the joint Planning Commission-Environmental Policy Commission Work Session to take place in February 2021 and that additional details regarding the final agenda are forthcoming.

Commissioner Koenig stated that he thought the draft agenda was on the right track as far as what should be discussed between the respective bodies.

Commissioner Lyle noted that on January 19 there will be an Eisenhower West/Landmark-Van Dorn Advisory group meeting, likely at 6 p.m.

MINUTES:

14. Consideration of the minutes from the December 1, 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 December 1, 2020, as submitted. The motion carried on a vote of 7-0.

15. ADJOURNMENT

The Planning Commission Public Hearing was adjourned at 12:41 a.m.

ADMINISTRATIVE APPROVALS

16. Special Use Permit #2020-00092
1501 Mount Vernon Avenue
Administrative Special Use Permit request for a Minor Amendment and a Change of Ownership of a restaurant; zoned: CL/Commercial Low.
Current Business Name: Charlie's On The Avenue
Proposed Business Name: Joe's Kitchen
Applicant: ARP 1501 Mt Vernon, LLC
Planner: Anna Kohlbrenner
Status: Approved - 12/10/2020

DOCKET ITEM #15

Planning Commission Public Hearing
February 2, 2021

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

PLANNING COMMISSION ACTION, MARCH 2, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve the minutes of February 2, 2021, as submitted. The motion carried on a vote of 7-0.

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

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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

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

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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:

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.

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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.

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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.

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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:

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.

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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.

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

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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

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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

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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

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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

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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.

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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.

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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.

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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

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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:

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:

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

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

12. ADMINISTRATIVE APPROVALS

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

DOCKET ITEM #15

Planning Commission Public Hearing
March 2, 2021

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

PLANNING COMMISSION ACTION, APRIL 8, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of March 2, 2021, as amended. The motion carried on a vote of 7-0.

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – MARCH 2, 2021

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

ALEXANDRIA PLANNING COMMISSION

March 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
Robert Kerns	Department of Planning & Zoning
Ann Horowitz	Department of Planning & Zoning
Tony LaColla	Department of Planning & Zoning
Sam Shelby	Department of Planning & Zoning
Jeffrey Farnier	Department of Planning & Zoning
Dirk Geratz	Department of Planning & Zoning
Alexa Powell	Department of Planning & Zoning
Abigail Harwell	Department of Planning & Zoning
Margaret Cooper	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
William Cook	Department of Planning & Zoning
Ashley Labadie	Department of Planning & Zoning
Melanie Mason	Department of Transportation and Environmental Services
Bob Garbacz	Department of Transportation and Environmental Services
Khoa Dinh Tran	Department of Transportation and Environmental Services
Megan Oleynik	Department of Transportation and Environmental Services
Brian Dofflemyer	Department of Transportation and Environmental Services
Ryan Knight	Department of Transportation and Environmental Services
Alex Boulden	Department of Transportation and Environmental Services
LaTheasha Hinton	Department of Transportation and Environmental Services
Lalit Sharma	Department of Transportation and Environmental Services

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Julia Santure
Helen McIlvaine

Office of Housing
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 March 2, 2021 meeting of the Planning Commission and the March 13, 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_5xC9PaxpSGWTK8P1yMIPZw

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

For both dial-in participants and those accessing via Zoom, use the Webinar ID: 953 9081 6638

For both dial-in participants and those accessing via Zoom, use the password: 512830

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

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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".

2. **Election of Planning Commission Officers**

The Director of the Department of Planning & Zoning Karl Moritz opened the nominations for Chair of the Planning Commission.

On a nomination made by Commissioner Lyle, the Planning Commission unanimously voted to approve Nathan Macek as Chair for a period of one year.

Chair Macek indicated that he appreciates the support of the Planning Commission in his nomination for Chair. He then opened up nominations for Vice Chair.

On a nomination made by Commissioner Brown, the Planning Commission unanimously voted to approve Melissa McMahon as Vice Chair for a period of one year.

The Chair and Planning Commission congratulated Vice Chair McMahon.

CONSENT CALENDAR:

Chair Macek inquired as to whether there were any changes to tonight's docket. Staff responded stating there have been deferral requests received for Docket Items #10 and #11 for the April Docket. Commissioner Lyle then motioned to defer Docket Items #10 and #11. This motion was seconded by Vice Chair McMahon and was approved by the Planning Commission on a vote of 7-0.

Chair Macek inquired of staff if there would be an opportunity to provide feedback from the Planning Commission on the deferred Items before they return on the April docket. Department of Planning & Zoning Director Karl Moritz indicated staff would be happy to convey any feedback Planning Commissioners may have.

Chair Macek then requested a motion for the two Consent Items.

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3. Special Use Permit #2020-00105
4513 Duke Street
Public Hearing and consideration of a request for a Special Use Permit for a temporary trailer; zoned: CG/Commercial General.
Applicant: DHL Express, represented by Kelly Shepard Goodfriend, agent

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 #2020-00105, as submitted. The motion carried on a vote of 7-0.

4. Development Site Plan #2020-00027
4200 Eisenhower Avenue - Joseph Hensley Park Renovation
Public Hearing and consideration of a request for a Development Site Plan to renovate a City park with improved recreation fields and facilities, including a new bathroom building and increased parking; zoned: POS/Public Open Space and Community Recreation.
Applicant: City of Alexandria, represented by David Barlow, agent

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to approve Development Site Plan #2020-00027, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

5. City Charter Section 9.06 Case #2021-00001
Wales Alley, between South Union and Strand Streets
Public Hearing and consideration of a request for Planning Commission to review whether the proposed closure of Wales Alley, between South Union and Strand Streets, to vehicular traffic 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

The Planning Commission indicated that a presentation on this case was not required.

Katye North, Department of Transportation and Environmental Services, was assigned to the case and was available to answer any questions from the Planning Commission.

Speakers:
None.

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Discussion:

Chair Macek commented that he was pleased with the proposal, indicating that changes regarding Wales Alley were, at one point in time, a contentious topic.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to find the proposed closure of Wales Alley to vehicular traffic 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.

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

6. Special Use Permit Review #2020-00041
26 Dove Street - M & B Auto Sales LLC, d/b/a Mid Atlantic Truck Center
Public Hearing and consideration for revocation of an automobile sales and repair Special Use Permit for violations of Special Use Permit conditions; zoned: OCM(50)/Office Commercial Medium(50)
Staff: City of Alexandria, Department of Planning & Zoning

Tony LaColla (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Cynthia Cole, owner of Fontenelle Academy, an adjacent property, indicated support for revocation due to use of drugs, mob gatherings, speed limit infractions, obstruction of the right-of-way, burn outs, confrontations with patrons, and constant police activity at 26 Dove Street.

Ralph Badette, representative of Fontenelle Academy, indicated their business has lost clients due to the issues at 26 Dove Street. Mr. Badette spoke about a constant presence of police, upkeep issues, rodent issues, tire burn outs, and constant mob gatherings at 26 Dove Street.

Carey Meushaw, owner of 25 Dove Street, spoke in support of revocation. She indicated almost daily non-compliance with Special Use Permit (SUP) conditions and constant chaos including dozens of police calls. He indicated 26 Dove Street blocks the roadway continuously.

Yahya Yasini, an assistant at 26 Dove Street, indicated ongoing issues with the manager of the dealership but that the manager was no longer working on the property. Mr. Yasini indicated he tried to work with the neighbors to resolve issues, including bringing in a new manager. He requested a second chance to resolve the situation.

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Hamid Yasini, the SUP holder, indicated the manager, his nephew, was no longer working at the dealership. He indicated the manager was hanging out with the wrong crowd and bringing them to the place of business. Mr. Yasini stated he was not aware of SUP violations and citations and asked for time to resolve issues and another chance to achieve compliance.

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 7-0.

Discussion:

Commissioner Lyle asked the SUP holder who and how many people would be working at the dealership. The SUP holder indicated two of his brothers would be working at the dealership. Commissioner Lyle asked Division Chief Tony LaColla if there could be a plan to get the SUP holder in line with conditions if the SUP holder is given more time to meet such conditions. Mr. LaColla stated that, as a possibility, staff could work with the SUP holder on a letter of agreement which would outline actions to achieve compliance. Department of Planning & Zoning Director Karl Moritz indicated that if the Planning Commission would like to pursue that idea the Planning Commission could then make a recommendation to City Council to that effect.

Chair Macek inquired as to whether this Item could be deferred by the Planning Commission. Deputy City Attorney Christina Brown indicated that the City Council can revoke or suspend the SUP, but she does not know if a deferral option is available to the Planning Commission. As an alternative, she suggested that the Planning Commission recommend a course of action to the City Council, such as re-docketing the Item if there are no violations after a given period of time, so that there could be an ultimate decision on revocation. She added that in that case the Item would be re-docketed for Planning Commission with, again, the ultimate decision then made by the City Council.

Vice Chair McMahon expressed how difficult the case is due to the possibility of shutting down a business; however, she also added that the business has had months and months of opportunity to address the operational issues, but there are still many operational issues, and she is not sure they can be resolved even.

Commissioner Ramirez stated that all we can know is past behavior and, given the number of calls, she believes the right of enjoyment for surrounding property owners has been infringed upon and will continue to be infringed upon given the SUP holder has not shown any effort to rectify issues and improve the situation.

Commissioner Koenig stated that revoking an SUP is a serious consideration; however, he indicated there is a fundamental responsibility of the SUP holder to adhere to the SUP

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conditions. He expressed concern for the adjacent business owners and had reservations about providing additional flexibility or time for the SUP holder to improve the situation.

Commissioner Brown asked Mr. LaColla if anything new was presented by the SUP holder that would provide cause for reconsidering revocation. Mr. LaColla replied that there was no new information. Commissioner Brown indicated he supports the staff recommendation.

Chair Macek stated he does not take the staff recommendation lightly; however, he is comfortable supporting staff and concurs with his fellow Planning Commissioners given continued bad behavior by the business and non-payment of civil citations.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to recommend revocation of Special Use Permit #2020-00041. The motion carried on a vote of 7-0.

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

7. Special Use Permit #2020-00102
711 Princess Street Public Hearing and consideration of a request for a Special Use Permit for indoor and outdoor live entertainment, a restaurant, and outdoor dining; zoned: CD/Commercial Downtown.
Applicant: Classical Movements, represented by Neeta Helms, agent

Ann Horowitz (P&Z) presented the case and answered questions from the Planning Commission.

Speakers:

Grace Cho, Silver Spring, Maryland, spoke in support of the request as she had performed at the applicant's outdoor concerts and could attest to the community benefits of live music performances.

Anna Bergman, 300 Queen Street, spoke in support of the application as a professional actor and singer who had attended the concerts. She stated that, especially during the pandemic, performers appreciated opportunities to perform and that the quality of live performances at Classical Movements benefitted the community, providing jobs for musicians.

Guy Lamolinara, 411 N. Columbus Street, spoke in opposition of the request as he could hear the outdoor concerts in his backyard and inside his house. In addition, he believed that off-street parking for the applicant's patrons was insufficient. In response to a question from Chair Macek about how the outdoor concerts depreciated his property, the

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speaker stated that he cannot comfortably use his backyard or rooms at the rear of his house during concerts or rehearsals.

James Ross, 4006 Javins Drive, spoke in support of the application. He noted his position as the Alexandria Symphony Orchestra music director and mentioned that Classical Movements was one of the few venues which offered outdoor concerts during the pandemic shutdown, also citing that the majority of classical musicians were unemployed.

George Hanson, 700 North Fairfax Street, #501, stated support of the application, mentioning his position as the executive director of Alexandria Symphony. He stated that Creative Movements creatively found a safe way to offer concerts in a small format setting.

Linda Bogaczyk, 328 North Columbus Street, spoke in support of the application, mentioning that she and several neighbors on her block attended and enjoyed the concerts.

Steve Davidson, 535 North Columbus Street, spoke in support of the application, noting the ambient noise level in the neighborhood is near 60 dB(A) and that he preferred to hear classical music playing in the neighborhood rather than street traffic.

William Cromley, 426 North Columbus Street, spoke in support of the Special Use Permit (SUP) request and expressed his hope that the Noise Ordinance could be amended. He believed that moving performances to Stage 2 would be a solution to reduce the sound level at the abutting North Columbus Street residences.

Neeta Helms, Johan van Zyl, and Sara Casar, representing the applicant, spoke in support of the application, presenting a comprehensive description of Classical Movements and the site, the economic challenges they face during the pandemic, the reasons for the SUP request and the difficulty in gathering support for the temporary Noise Variance Permit.

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 7-0.

Discussion:

Chair Macek indicated he thought a request for a Block Party Permit for a noise exception here was likely the wrong application and he found it frustrating at what the applicant has had to experience in trying to keep their business open during the pandemic. He also inquired about the need for consent from neighbors within 200 feet. Chair Macek asked if this same requirement is made in the case of events hosted at Carlyle House. Staff indicated that Carlyle House has not requested a temporary Noise

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Variance Permit of which those staff at this hearing are aware. Staff further indicated that the City has not received a known complaint relative to Carlyle House, and staff also indicated that this case entails paid concerts and that is a zoning issue. Staff indicated that normally the City would not issue a temporary Noise Variance Permit for a concert on private property but, in this case, staff was trying to be accommodating so the applicant could continue to do what they are doing as they pursued the SUP process. Chair Macek further questioned staff on the process for Office of Historic Alexandria (OHA) special events and why the same process for OHA events was not available to the applicant. Staff explained that one-time special events are subject to City contractual agreements with individual parties as they occur on City property. Chair Macek also inquired about the difference between the noise that would be permitted because it is subordinate to outdoor dining at a restaurant verses the noise that would be permitted because it would be a concert. Staff indicated that background music at restaurants with outdoor dining has not elicited noise complaints.

Commissioner Lyle asked staff for the status of the planned Noise Ordinance amendments and what is anticipated to change. Staff replied that it is presenting draft options to the City Manager, and parts of the Noise Ordinance could possibly be ready for public review in the spring. Staff added that potential changes could include raising the noise limits at property lines for commercial uses during the daytime from 60 to 65 dB(A) and revising enforcement options, but the latter is also a resource question. Commissioner Lyle indicated that Alexandria prides itself as an arts-friendly City and this business is an arts-related business. She indicated that this is a business that has been part of the fabric of the community for years. She pointed out that concessions made to help keep other businesses alive have been important, and she indicated that it is important to help this business as well. She said that the monthly performances should not be limited. She expressed support for the application request and said that she will be making some suggested condition amendments.

Vice Chair McMahon asked staff if City Code Section 11-5-7 and the three-year term for a temporary Noise Variance Permit could apply to the business request for outdoor live entertainment. Staff replied that the temporary Noise Variance Permit would not apply for a regular schedule of outdoor concerts. The temporary Noise Variance Permit is for single special events or for unusual circumstances that result in unexpected noise level, which requires time to remedy. Nonetheless, staff made available this permit option to the applicant for a limited series of concerts between December and March as a trial where staff would have taken actual decibel measurements. Vice Chair McMahon believed that the COVID-19 pandemic could be considered an unusual circumstance that would qualify the applicant to be eligible for a temporary Noise Variance Permit. Vice Chair McMahon questioned the applicant as to whether the business intends to permanently hold outdoor concerts and events. The applicant said they would like to hold the concerts for at least this year and might want to do at least a summer series when the

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business resumes its primary focus, as a travelling concert organizer, after pandemic conditions ease. Vice Chair McMahon asked if the applicant considered sound mitigation measures, and the applicant responded that they would consider the installation of sound barriers and evergreens along the fence. Vice Chair McMahon stated that she would support the SUP application and suggested that the temporary Noise Variance Permit should be pursued in tandem with the SUP.

Commissioner Brown confirmed with staff that the applicant would need to comply with the Noise Ordinance and would be subject to zoning violations if it failed to comply. He asked if the applicant would object to a 12-month review of its SUP. The applicant stated the business would not object. Also, Commissioner Brown asked if they have objections to prohibiting outdoor rehearsals, and the applicant replied that it would be difficult to do rehearsal internally due the pandemic, but outdoor rehearsals are not done, just sound checks. When asked if the applicant would limit the number of performances to four per month and to the time limits described, the applicant indicated that the limitations would be hard, but they would follow the City's decision. To his question of whether they could limit performers to Stage 2, the applicant replied that they are willing to have as many concerts on Stage 2 as possible but, in some instances, Stage 1 is preferable. Commissioner Brown stated his support for the SUP request, noting that an issue with the concerts could not be determined unless they take place. If issues arise, violation citations will be issued, and the Director of Planning & Zoning could choose to docket the case in 12 months as stated in Condition #23. He indicated he appreciates staff's effort to determine whether there will be an ongoing violation of the Noise Ordinance.

Commissioner Koenig asked staff if limiting performances to Stage 1 or to Stage 2 would lessen impacts. Staff replied that, although music generating from Stage 2 would reduce noise impacts on the North Columbus Street residences, decibel level estimates would still exceed 60. Commissioner Koenig suggested exploring a temporary Noise Variance Permit option in conjunction with the SUP, so the applicant would not be subject to the Noise Ordinance standard of 60 decibels. Commissioner Koenig agreed with his fellow Commissioners' reasons for support of the application and for the 12-month review, and he expressed support for the application.

Chair Macek asked staff for the noise definition and staff responded that it is the sound level as measured at the property line. Staff indicated that because this a commercial property the decibel level is 60 at the property line; for residential use it is 55 decibels and for industrial use it is 70 decibels. He inquired why staff did not accommodate instances such as this request with a waiver similar to the waivers of City regulations which the City has designed to assist businesses as part of the pandemic emergency. As an example, he indicated that such waivers pertain to modifications of regulations for on-street parking, use of parking lots for outdoor dining and deliveries for restaurants. Staff replied that the City has more flexibility with regulations in the Zoning Ordinance as

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opposed to those which rest in the City Code such as the Noise Ordinance. Additionally, staff indicated that noise complaints are one of the most frequent complaints the City receives; thus, staff prohibited noise at all temporary outdoor dining expansions approved during the pandemic. Department of Planning & Zoning Director Moritz added that temporary outdoor dining in parking lots and parking spaces did not result in an impact as the staff did do an analysis and found that the pandemic dramatically reduced parking demand. Chair Macek expressed belief that the City could have done a better job to accommodate the applicant during the pandemic by avoiding delays in handling their request for assistance and in distributing correct guidance. He indicated that he would have liked this business to have been accommodated like other businesses have been accommodated during the pandemic emergency. Chair Macek concluded his comments stating that the Noise Ordinance must be amended, as it doesn't reflect modern realities and suggested that the Planning Commission send correspondence with this position to the City Council. He expressed support for the SUP request.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2020-00102, with the following amendments to Conditions #2, #3, #10, #24, and #25, as well as the deletion of Condition #9. The motion carried on a vote of 7-0.

2. **CONDITION AMENDED BY PLANNING COMMISSION:** *Indoor live entertainment, restaurant and outdoor dining are permitted ~~on Saturdays and Sundays~~ daily, between 10 a.m. and 10 p.m. All patrons must leave the premises at 10 p.m. (P&Z) (PC)*
3. **CONDITION AMENDED BY PLANNING COMMISSION:** *The maximum number of indoor seats for the indoor live entertainment and the restaurant uses shall comply with the Virginia Uniform Statewide building code. (P&Z) (PC)*
9. **CONDITION DELETED BY PLANNING COMMISSION:** *~~Unamplified, outdoor, limited live entertainment, serving only as background music for outdoor dining special events and consisting of one musician, may be offered and must comply with the City's noise ordinance. No admission or cover fee may be charged. All entertainment shall be subordinate to the principal function of the restaurant as an eating establishment. Any advertising of the entertainment shall reflect the subordinate nature of the entertainment by featuring food service as well as the entertainment. (P&Z) (PC)~~*
10. **CONDITION AMENDED BY PLANNING COMMISSION:** *~~The indoor live entertainment, restaurant and outdoor dining uses must comply with the city's noise ordinance. No indoor amplified sound shall be audible at the property line after 10:00 p.m. (T&ES) (PC)~~*
24. **CONDITION AMENDED BY PLANNING COMMISSION:** *The maximum number of outdoor seats for live entertainment shall comply with the Virginia*

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Uniform Statewide building code, be 50. City Council approval is required for an SUP amendment to increase outdoor seating over 50 for live entertainment. (P&Z) (PC)

25. **CONDITION AMENDED BY PLANNING COMMISSION:** *Outdoor live entertainment is permitted on Friday and Saturdays between 10 a.m. and 9 p.m. and Sundays through Thursday between 10 a.m. and 8 p.m. (P&Z) (PC)*

Staff indicated that Condition #23 provides for a 12-month review already. Staff also agreed that the discussion is clear as to the changes requested to the conditions. Chair Macek inquired about the willingness of the Planning Commission to generate a letter regarding the Noise Ordinance to the City Council that he referenced earlier; he said the Planning Commission can circle back to that question later in tonight's meeting.

Reason: The Planning Commission disagreed with the staff analysis regarding a recommendation for denial for outdoor live entertainment. It generally agreed with the staff analysis, with condition amendments, for the recommendation of approval for restaurant, outdoor dining and indoor live entertainment uses.

8. Special Use Permit #2021-00001
Riparian Area Adjacent to 1A Prince Street - Tall Ship Providence Pier
Public Hearing and consideration of a request for a Special Use Permit for the docking and berthing of a historic ship and privately owned public use buildings connected with the historic ship (amending SUP2019-00113 to decrease the size of the pier and buildings); zoned: WPR/Waterfront Park and Recreation.
Applicant: Tall Ship Providence Foundation, represented by M. Catharine Puskar, attorney

The Planning Commission indicated that a presentation was not required on this case.

Abigail Harwell (P&Z) was assigned to the case and was available to answer questions from the Planning Commission.

Vice Chair McMahon inquired as to whether staff is in concurrence with the request for the change to Condition #2 in order to clarify possible Building Code requirements, and staff confirmed that it is in concurrence.

Chair Macek indicated that he made a small donation to the Tall Ship Providence in the past, but he does not believe it precludes him from voting on this Item.

Chair Macek referenced Condition #12 relative to the sale of alcoholic beverages. He inquired as to the types of events at which alcoholic beverages would be allowed. Staff indicated that alcohol would be allowed on the ship and for events on the barge.

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Chair Macek also pointed out a clerical error in Condition #26 and staff agreed that it should be removed.

Speakers:

Cathy Puskar of Walsh, Colucci, Lubeley & Walsh, P.C., project attorney, spoke in support of the case. Ms. Puskar noted the applicant's request in a communication to add language to Condition #2 in order to clarify possible Building Code requirements for the inclusion of bathrooms onsite. Additionally, in response to a question from Chair Macek, Ms. Puskar confirmed that alcohol sales may be associated with private events on the barge and on the ship but will not be sold as part of the retail shop.

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:

N/A

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 #2021-00001, with the following amendment to Condition #2 and the clerical change to Condition #26. The motion carried on a vote of 7-0.

2. CONDITION AMENDED BY THE PLANNING COMMISSION: *The location, design and materials of the floating pier, gangway and two cottages shall be consistent with the SUP application materials presented to the City Council, to the satisfaction of the Director of Planning and Zoning. Necessary modifications to address state or federal requirements may be permitted, subject to review and approval by P&Z and T&ES. If necessary to meeting Building Code requirements, Cottage 1 may be shifted east by approximately five (5) feet and up to an additional sixty (60) square feet may be added to its footprint to provide for accessible restrooms. (P&Z) (PC)*

Reason: The Planning Commission agreed with the staff analysis and is supportive of the project. The Planning Commission revised Condition #2, per the applicant's request to address Building Code requirements for accessible restrooms on the floating barge, and the clerical change for Condition #26.

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9. Special Use Permit #2020-00100
109 Stewart Avenue
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-2-5/Single-and two-family.
Applicant: Kyle Smith, represented by Ram Pradhan, agent

The Planning Commission indicated that a presentation was not required for this case.

Alexa Powell (P&Z) was assigned to the case and was available to answer questions from the Planning Commission.

Speakers:

None.

Discussion:

Commissioner Brown added comments based on his experience on the Infill Task Force. First, he indicated he believes this is the type of project that fulfills the goals intended by the infill regulations from a technical perspective. However, Commissioner Brown did express concern that he believes the house was purchased for speculative redevelopment and the existing one-story bungalow was from all outward appearances otherwise habitable. More specifically he was apprehensive about the gradual increase in the size of homes on the street and more broadly in the Del Ray neighborhood. While he does not feel things are working out exactly the way he had hoped with the regard to the infill regulations, he acknowledged that there was little the Zoning Ordinance could do to change the market forces that are driving this growth. Nevertheless, Commissioner Brown indicated his support for this project.

Chair Macek acknowledged the applicant for seeking the guidance of the Del Ray Pattern book to inform the design of the new house and, while this will be a new home, he stated the home will mirror the vernacular architecture of the period found in this neighborhood.

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 #2020-00100, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

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10. **The applicant has requested for a deferral of this Item.**

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

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Special Use Permit #2020-00108. The motion carried on a vote of 7-0.

11. **The applicant has requested for a deferral of this Item.**

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: JS Investment LLC, represented by Zachary Williams, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to defer Subdivision #2020-00009. The motion carried on a vote of 7-0.

12. Development Special Use Permit #2020-10035

Transportation Management Plan Special Use Permit #2020-00075

4901 Eisenhower Avenue - Tri Pointe Homes

Public Hearing and consideration of a request for: (A) a Development Special Use Permit and site plan with modifications to construct 139 townhouse and multifamily units, including a Special Use Permit for a parking reduction; (B) a Transportation Management Plan Special Use Permit for Tier 2; and for all other relief required of the City of Alexandria Zoning Ordinance; zoned: CRMU-H/Commercial Residential Mixed Use (High), with proffers.

Applicant: Tri Pointe Homes DC Metro, Inc., represented by Mary Catherine Gibbs, attorney

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

The Planning Commission indicated that a presentation was not required on this case.

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Jared Alves (P&Z) was the assigned staff and was available to answer questions from the Planning Commission.

Speakers:

Mary Catherine Gibbs, Wire Gill, LLP, project attorney, spoke in support of the development stating that the applicant has been working on it for a year and is very excited to get the project going in this area of Alexandria. She indicated, in response to an earlier inquiry she received from Commissioner Brown, that she does not believe this project will do anything to impede the goals of the Eisenhower West Small Area Plan (SAP) stating that she believes it, being a townhouse development, will fit right in.

Vice McMahon asked about a statement from Ken Notis on behalf of the Alexandria Bicycle and Pedestrian Advisory Committee that suggests any definition of open space contributions include Backlick Run Trail. She inquired as to whether the suggestion can be addressed in Condition #108 as it has been referenced in the staff report. There was concurrence by the applicant to do so.

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

Discussion:

Commissioner Lyle agreed that the project aligns with the Eisenhower West Small Area Plan (SAP), particularly the step down in height from the taller Victory Center building to the townhouses. She indicated the open space contribution should go towards improving connections for bicyclists and pedestrians, to resource protection areas, or to restrooms at Armistead Boothe Park. She does not want to see the contribution used for sports fields.

Commissioner Brown expressed his belief that the project is not a perfect fit to the SAP but found that staff worked with the applicant to design a project that meets the SAP as well as possible. He noted that the applicant has sited the tallest buildings (i.e., the back-to-back ones) to face Eisenhower Avenue and that the SAP leaves an appropriate distance between the much taller Victory Center building and the townhomes. Finally, he said that the townhomes complement the Exchange at Van Dorn residences on the opposite side of Eisenhower Avenue.

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 #2020-10035 and Transportation Management Plan Special Use Permit #2020-00075, with the following amendment to

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Condition #108. The motion carried on a vote of 5-0, with Commissioner Goebel and Commissioner Ramirez recusing themselves.

108. CONDITION AMENDED BY PLANNING COMMISSION: Pursuant to the proffered conditions of Rezoning #2019-0001, applicant shall provide a voluntary contribution of \$8 per square foot for the 4.3% (SQ feet) of open space not being contributed. The voluntary contribution will be allocated toward infrastructure or programmatic improvements at Armistead Boothe Park, Backlick Run (including extension of the Backlick Run Trail west to Van Dorn Street and to Fairfax County), or for open space improvements within the Small Area Plan. The contribution shall be provided to the City and deposited into a designated account prior to release of the final site plan. (P&Z) (RP&CA) (PC) *

Reason: The Planning Commission agreed with the staff analysis. The Planning Commission also revised Condition #108 to align with comments received from the public about how best to use the monetary contribution for off-site open space.

13. Master Plan Amendment #2020-00006
Coordinated Development District Concept Plan Amendment #2020-00005
Development Special Use Permit #2019-00017
Transportation Management Plan Special Use Permit #2021-00005
5143, 5165, 5173, and 5183 Seminary Road; 5066, 5105, 5106, 5115, 5118, 5121, and 5129 Fairbanks Avenue; 2618, 2623, 2627, 2638, 2641 2648 and 2658 Foster Avenue - Upland Park
Public Hearing and consideration of requests for: (A) an amendment to the Beauregard Small Area Plan chapter of the Master Plan to amend the framework streets map; (B) amendment to previously approved Coordinated Development District #21 Conceptual Design Plan to amend the Upland Park Neighborhood Development Summary to decrease the number of multifamily units from 505 to 443 and increase the number of townhouse units from 30 to 92 (amending CDD#2012-00003); (C) Development Special Use Permit and site plan, with subdivision to construct 92 townhomes and park space, including Special Use Permits to construct a building on a parcel without frontage on a public street and to allow more than eight dwelling units in a single townhouse structure; and (D) a Special Use Permit for a Transportation Management Plan; zoned: CDD #21/Coordinated Development District #21 (Beauregard).
Applicants: Alexandria Development Associates, LLC, represented by Kenneth W. Wire, attorney; City of Alexandria (Master Plan)

The Planning Commission indicated that a presentation was not required for this case.

William Cook (P&Z) was assigned to the case and was available to answer questions from the Planning Commission.

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Speakers:

Mr. Ken Wire, WireGill, project attorney, spoke in support of the development. He indicated that the applicant held great community meetings and the applicant agrees with the staff conditions.

Mr. Pete Benavage, 5066 Fairbanks Avenue, spoke on his own behalf, in support of the project and its conformance to the Beauregard Small Area Plan (SAP) and Consolidated Development District #21. He noted the number of projects that this project aligns with and indicated that he has been working with the team for a long time to bring it to fruition.

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 7-0.

Discussion:

Commissioner Brown stated that he had thoughts about the project that he would provide as written comments under separate cover for the public record. However, he indicated none of them would change his support of the project. He did highlight concern about loss of tree canopy.

Chair Macek commended the applicant for their diligence in pursuing the project from the initial SAP and expressed his support of the project. He noted that he is not convinced that the Ellipse is still needed, and a better solution may be more appropriate, in terms of traffic control.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to initiate Master Plan Amendment #2020-00006. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2020-00006, as submitted. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Coordinated Development District Concept Plan Amendment #2020-00005, as submitted. The motion carried on a vote of 7-0.

On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Development Special Use Permit #2019-

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00017 and Transportation Management Plan Special Use Permit #2021-00005, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

14. Public Hearing and consideration of a request for the Planning Commission to adopt a resolution to set its meeting schedule and establish continuation dates for meetings.
Staff: City of Alexandria, Department of Planning & Zoning

Discussion:

Chair Macek mentioned he had requested that staff amend the Resolution to include prospective Planning Commission hearing dates as far into FY 2022 as possible.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to adopt the resolution, as amended. The motion carried on a vote of 7-0.

OTHER BUSINESS:

15. Commissioners' Reports, Comments, and Questions.

Chair Macek asked if there would be any objections of providing a simple letter to City Council, on behalf of the Planning Commission, to articulate the Planning Commission's position on the existing Noise Ordinance. He said he and Vice Chair McMahon could collaborate on it. Commissioner Lyle and Vice Chair McMahon stated their agreement that sending such a simple letter to City Council was a good idea.

Commissioner Koenig reported that progress regarding the Potomac Yard Metro Station is moving along according to schedule. In addition, Commissioner Koenig expressed his appreciation to Chair Macek, City staff, and the members of the Environmental Policy Commission regarding their recent Joint Work Session and remarked how fruitful he found the discussion to be. Chair Macek agreed that he found the Joint Work Session to have been productive.

Commissioner Lyle reported that the Landmark/Van Dorn-Eisenhower West Advisory Group would hold their next meeting on March 25 on the topic of affordable housing and sustainability. Subsequently, another meeting is to be held on April 13 on the topics of traffic, transit hubs and pedestrian and bicycle connections. Finally, a third meeting will take place on April 28 to address any outstanding issues in order to prepare for Public Hearings.

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Commissioner Ramirez indicated that as a member of the High School Project Committee she has received a survey regarding the Minnie Howard design and that there would be a community meeting on the topic on March 16.

Vice Chair McMahon then stated that the Upland Park proposal discussed tonight poses an ongoing challenge in that tree canopy goals and objectives, which we are trying to achieve, could potentially be in conflict with the area's future as a transit corridor. She indicated that she would like to see a concrete plan for how the loss of trees as part of the Beauregard Small Area Plan can be reconciled. Commissioner Brown mentioned he would be following up with his thoughts on this topic.

Director of Planning & Zoning, Karl Moritz, extended a reminder to the Planning Commission to alert staff if they are available for a Work Session prior to the Planning Commission hearing scheduled for April 8.

MINUTES:

16. Consideration of the minutes from the February 2, 2021 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 February 2, 2021, as submitted. The motion carried on a vote of 7-0.

17. ADJOURNMENT

The Planning Commission Public Hearing was adjourned at 11:22 p.m.

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.

PLANNING COMMISSION ACTION, MAY 4, 2021: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of April 8, 2021, as amended. The motion carried on a vote of 7-0.

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.

DOCKET ITEM #15

Planning Commission Public Hearing
May 4, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of May 4, 2021.

PLANNING COMMISSION ACTION, JUNE 1, 2021: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of May 4, 2021, as submitted. The motion carried on a vote of 7-0.

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

ALEXANDRIA PLANNING COMMISSION

May 4, 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
Margaret Cooper	Department of Planning & Zoning
Stephanie Sample	Department of Planning & Zoning
Catherine Miliaras	Department of Planning & Zoning
Jared Alves	Department of Planning & Zoning
Maya Contreras	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Michael Swidrak	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Charles Cooper	Department of Code Administration
Jack Browand	Department of Recreation, Parks, and Cultural Activities
Helen McIlvaine	Office of Housing
Katy North	Department of Transportation & Environmental Services
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

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Ryan Knight	Department of Transportation & Environmental Services
Alex Boulden	Department of Transportation & Environmental Services
Lalit Sharma	Department of Transportation & Environmental Services
William Skrabak	Department of Transportation & Environmental Services
Christopher Ziemann	Department of Transportation & Environmental Services

1. **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.

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 #7. Additionally, Docket Items #3, #4, and #5 were pulled from the Consent Calendar by requests of Chair Macek, Commissioner Brown, and Commissioner Ramirez respectively.

3. 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 Mehia and Ramzi Haifawi

Rachel Drescher, P&Z, is the staff assigned to this Item.

A presentation was not requested by the Planning Commission; instead, Chair Macek explained why he pulled this Item from the Consent Calendar as outlined in the Discussion section.

Speakers:

None.

Discussion:

Chair Macek clarified that his reasoning in pulling Item #3 from the Consent Calendar was to ensure that the conditions of this request – a request for a Special Use Permit (SUP) for a temporary trailer – were not duplicative with conditions included in the business' existing SUP for a restaurant. He asked if it would be possible to strike

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Conditions # 6-10 in this SUP #2020-00107 to read the applicant should comply with Conditions #13 and #15-18 of SUP 2020-00074 for restaurant and outdoor dining uses. The change, he indicated, would eliminate the duplication between the two SUPs; he indicated that staff had expressed concurrence with the change. He also asked the applicant if he had any objections, and the applicant indicated that he does not have any objections to the change.

PLANNING COMMISSION ACTION: Item #3 was removed from the Consent Calendar. On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Special Use Permit #2020-00107, as amended, and to close the Public Hearing. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

4. Special Use Permit #2021-00011
3649 Wheeler Avenue - Heritage Montessori Day & Preschool
Public Hearing and consideration of a request for a Special Use Permit to operate a private academic school with over 20 students; zoned: CSL/Commercial Service Low.
Applicant: Heritage Montessori Day & Preschool, LLC.

Rachel Dreschler, P&Z, is the assigned staff for this Item.

Chair Macek asked the Planning Commission if it required a presentation. A presentation was not required by the Planning Commission. However, Commissioner Brown indicated that he had a number of questions for the applicant.

Speakers:

Rosemarie Davis and Dr. Charlottes Haynes, applicants, explained Montessori schools are a philosophy and method of teaching. It was stated that there is no requirement to have a play area on-site. The applicants explained no food preparation would occur on-site.

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 suitability of using of Early Street Park by the proposed school. Staff explained that that request is reviewed by the Department of Recreation, Parks, and Cultural Activities and was not within the scope of the Special Use Permit (SUP).

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Commissioner Brown inquired about egress and ingress into the building. Staff explained building safety will be reviewed during the building permit process by Code Administration and was not within the scope of the SUP.

Commissioner Brown inquired about whether there should be a maximum enrollment number. Staff explained enrollment is based on the pick-up and drop-off plan and by the Department of Social Services. If enrollment were to increase, the pick-up and drop-off plan would be re-evaluated.

Commissioner Brown inquired about whether refrigeration was required for drinks brought by students. Staff explained there will be refrigeration for drinks, and this is regulated by the Health Department. Currently, during COVID-19, parents will prepare lunches that the students will bring, and the school will provide packaged snacks. Post COVID-19, the school will provide pre-packaged catered meals that are kept at a designated recorded temperature.

Commissioner Brown stated he felt the application was not well documented; there is not a play area on the site; and he did not feel the business would succeed at this location

Chair Macek responded that there are various departments and state requirements that regulate uses, and the role of the Planning Commission is to regulate the land impacts of the use on the neighboring properties. He offered that the Planning Commission does not evaluate the success of the business. As to the location of the play area, he indicated there are other child-care facilities in the City that use off-site locations for this purpose, and the change in location was a result of the applicant working with the City to find an appropriate location.

Chair Macek stated he was comfortable with this use at this location.

Vice Chair McMahon added that the City has a responsibility to provide common public facilities. Public parks and sidewalks should be available to all neighborhoods. It should not be the child-care's responsibility to provide these public facilities.

Commissioner Brown stated the safety of the children walking to a play area is a land use consideration and indicated he felt neutral about the proposed use at this location.

PLANNING COMMISSION ACTION: Item #4 was removed from the Consent Calendar. On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Special Use Permit #2021-00011, with the following amendment to Condition #4.

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4. **CONDITION AMENDED BY PLANNING COMMISSION:** *Applicant shall apply to the Department of Recreation to establish times and schedules to use ~~Schuyler Hamilton Jones Skateboard P~~ City parks. (P&Z) (PC)*

The motion carried on a vote of 6-0-1, with Commissioner Brown abstaining.

Reason: The Planning Commission agreed with the staff analysis.

5. Special Use Permit #2021-00013
1737 King Street
Public Hearing and consideration of a request for a Special Use Permit for additional square footage for projecting signs; zoned: KR/ King Street Urban Retail.
Applicant: DREF King Street Metroplace, LLC, represented by Clay Bryan

Notation: Commissioner Ramirez recused herself from consideration of this Docket Item.

Speakers:

None.

Discussion:

None.

PLANNING COMMISSION ACTION: Item #5 was removed from the Consent Calendar. On a motion by Vice Chair McMahon, seconded by Commissioner Brown, the Planning Commission voted to recommend approval of Special Use Permit #2021-00013, 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.

6. Encroachment #2021-00001
2800 Hope Way - The Spire & Episcopal Church of the Resurrection
Public Hearing and consideration of a request for an Encroachment into the public right-of-way on North Beauregard Street for steps; zoned: CDD #23/Coordinated Development District #23.
Applicants: AHC, Inc., a Virginia Nonstock Corporation and Episcopal Church of the Resurrection, represented by Haley Norris, agent

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Encroachment #2021-00001, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

7. **This item has been postponed in order to be included as part of the full Arlandria-Chirilagua Plan Update anticipated for a fall Public Hearing.**

Consideration of the draft Housing Affordability Recommendations of the Arlandria-Chirilagua Plan Update

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to defer consideration of the draft Housing Affordability Recommendations of the Arlandria-Chirilagua Plan Update. The motion carried on a vote of 7-0.

8. Public Hearing and consideration of the FY 2022 Long Range Planning Interdepartmental Work Program
Staff: City of Alexandria, Departments of Planning & Zoning, Office of Housing, Transportation & Environmental Services, and Recreation, Parks, & Cultural Activities

Carrie Beach (P&Z) presented the Item and answered questions from the Planning Commission.

Speakers:

None.

Discussion:

Chair Macek stated that he was happy to see the continued progress on the plans that are already underway and a plan to close out a number of plans that were previously extended due to the COVID-19 pandemic. He also stated his support for the priority being given to the Community Engagement Principles and Practices work. Further, he noted he was pleased to see the Market Square Study moving forward as he indicated Market Square could potentially be re-evaluated so that better use of the space is made, particularly with the reduction or removal of the fountain. In addition, he stated that he thought it was good that the Upper King Street/ Bradlee Study was coming back for review. Also, he stated that he was happy to have received an update regarding the ongoing Zoning for Housing work being undertaken. Finally, he stated that he is pleased to hear that staff has refined a proposal to bring the Alexandria West Plan forward for consideration, and he encouraged staff to engage with the Planning Commission on both the Alexandria West and Upper King Street/ Bradlee planning efforts along the way.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to endorse staff's

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recommendation for the FY 2022 Long Range Planning Interdepartmental Work Program. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with staff analysis.

9. Zoning Text Amendment #2021-00001
Permitted and Administrative Uses in CDD/Coordinated Development District Zones
(A) Initiation of a Text Amendment; and (B) Public Hearing and consideration of a Text Amendment to the Zoning Ordinance to amend Section 5-602 to allow certain uses in CDD zones to be permitted or administrative uses.
Staff: City of Alexandria, Department of Planning & Zoning

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

Speakers:

M. Catharine Puskar, attorney, Walsh Colucci Lubeley & Walsh, expressed general support and asked about the specific applicability of this Text Amendment to existing Development Special Use Permits (DSUP) such as the one for the Edens project in Old Town North. Staff indicated the example of the given building would need to be looked at individually; however, the intent would be unless the DSUP approval has certain conditions about standards by which it would be eligible for an Administrative SUP, or unless it is prohibited, then these provisions would govern.

Chair Macek suggested that for the City Council Public Hearing an example, such as the Edens' case or something similar, should be used to show the administrative flexibility that the Text Amendment is intended to provide. Department of Planning & Zoning Director Moritz indicated that while there are limits to the department's ability to pose hypotheticals, and to see how they will play out, it would be helpful to reflect the utility of this Text Amendment.

Commissioner Brown indicated that when a change is made to the Zoning Ordinance there will always be the question of the impact on prior approvals.

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

Discussion:

Vice Chair McMahon expressed her agreement that this Text Amendment would remedy a fairness issue between how uses are regulated between standard zones and Consolidated Development Districts (CDDs), viewing it as an improvement to the Zoning Ordinance.

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She also noted that CDD areas are already subject to additional levels of review and planning and that the scope of this Text Amendment would be rather narrow.

Commissioner Brown asked whether this Text Amendment would change the level of regulation for “underlying zones” – a term for the set of regulations that apply to CDDs when redevelopment, consistent with a CDD Concept Plan, has not yet been approved. Staff replied that it would not change regulations in CDDs when using the “underlying zone.”

Chair Macek asked whether this Text Amendment would change where, in a building or on a CDD redevelopment site, uses would be allowed. Staff replied that the CDD Special Use Permit or Development Special Use Permit would govern where such uses would be allowed and would continue to do so; this Text Amendment would not change that circumstance.

Commissioner Lyle spoke in support of the Text Amendment, noting that she has been interested in its adoption for a long time. She referenced the experience of Cameron Station having a level of flexibility in its regulations for many years and that the community has not seen any significant problems as a result.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to initiate Zoning Text Amendment #2021-00001. The motion carried on a vote of 7-0.

On a motion by Vice Chair McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Zoning Text Amendment #2021-00001, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis

10. Special Use Permit #2020-00106
1015 Duke Street
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications for the conversion of a commercial use to a residential use; zoned: CL/Commercial Low.
Applicant: Patrick Jansen

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

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Speakers:

William Carle, 1017 Duke Street, spoke in opposition of the request, and said the applicant has a history of not being candid with him or the City.

Minturn Wright, representative for William Carle, Helen Choi, and Kumar Patel, spoke in opposition of the request and referenced past staff reports, approvals and, also, comments by the applicant.

Kumar Patel, 1011 Duke Street, spoke in opposition of the request and talked about his past negative experiences with the applicant.

George Best, 421 N Columbus Street, spoke in opposition of the request, and talked about his past negative experiences with the applicant.

Helena Choi, 1017 Duke Street, spoke in opposition of the request, and talked about damage she said the applicant has caused at their home.

Kristen Brady, 1011 Duke Street, spoke in opposition of the request, and talked about her past experiences with the applicant.

Patrick Jansen, applicant, spoke in support of the request and responded to questions from the Planning Commission.

Theodora Stringham, representative for the applicant, spoke in support of the request and responded to questions from the Planning Commission.

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

Discussion:

Commissioner Brown said he did not support the roundabout way the applicant previously received Board of Architectural Review (BAR) approval for the addition that was constructed, as he believed the applicant avoided the need for a Variance by seeking approval for the addition while the building was used commercially with the intent of reverting to residential. He pointed out that it is unlikely staff, or the Board of Zoning Appeals (BZA), would have granted approval for the addition if the building was used as a residence because of the strict standards required for Variances. While he understood staff's position that the requested modification of the open space requirement represents a minor change, he could not support the open space modification because of the path the applicant took to achieve the addition. The addition resulted in the property being deficient in the required open space, which he stated is a requirement for good site design.

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Commissioner Lyle agreed with Commissioner Brown and said she found the applicant's previous review paths to have been a shell game that she could not support.

Chair Macek said he did not like the way the applicant went about getting BAR approval for the addition. However, he found the request to be reasonable and indicated he did not have a problem with the site being residential, especially because the subject property has more parking and open space than the adjacent neighbors. He also said the zoning requirements in some of the zones in the Historic Districts indicate amendments are needed to equally support commercial and residential uses.

Commissioner Koenig agreed that the request is reasonable.

Vice Chair McMahon said there are many inconsistencies between the Zoning Ordinance and the existing buildings in the Historic Districts and thinks 40 percent open space may be excessive for this zone. She said the request was a reasonable variation, as this part of the City has many buildings that have reverted between commercial and residential for years. While she is unhappy with the series of events that led to the Special Use Permit (SUP) application, and the issues the neighbors expressed about the applicant, she finds the request to be reasonable from a land use perspective.

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 #2020-00106, as submitted. The motion carried on a vote of 5-2, with Commissioner Brown and Commissioner Lyle voting against.

Reason: The Planning Commission agreed with the staff analysis. Commissioner Brown and Commissioner Lyle dissented as they did not think the deficiency in open space due to the addition was reasonable.

11. Special Use Permit #2021-00017
1503 and 1505 Mount Vernon Avenue - The Garden
Public Hearing and consideration of a request for a Special Use Permit for an increase in outdoor seats; an increase in outdoor hours of operation; a parking reduction; and a zone transition setback modification (amending SUP2019-00004); zoned: CL/Commercial Low
Applicant: Del Ray Gardens LLC., represented by M. Catharine Puskar, attorney

Notation: Commissioner Ramirez recused herself from consideration of this Docket Item.

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

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Speakers:

M. Catherine Puskar, attorney, Walsh, Colucci, Lubeley & Walsh representing the applicant, indicated that the applicant is seeking amendments to increase the seating, to request a one space parking reduction and a zone transition setback modification. She indicated that since the first approval a few years ago, the applicant had opened with success and then the pandemic brought the applicant here today. She added that the applicant is pleased to have the support of the Del Ray Citizens Association and the adjacent neighbor.

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

Discussion:

Chair Macek indicated that he would like to make changes to Condition #4 to delete the reference to the “adult-only section” so there is consistency between Conditions #2 and #4.

Vice Chair McMahon indicated that to add to that she would also eliminate the reference to “Figure 2” in Condition #2 to keep the change as clean as possible.

Chair Macek then proposed the following changes with the applicant expressing agreement.

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 #2021-00017, with the following amendments to Condition #2 and #4.

2. **CONDITION AMENDED BY STAFF AND PLANNING COMMISSION:**
Outdoor dining is limited to no more than 146 ~~100~~ seated or standing patrons. Forty-six spaces shall be placed in the rear area ~~as noted in Figure 2~~. ~~The applicant may increase the number of seated or standing patrons to 120 through an administrative approval.~~ (P&Z) (PC) (CC)

4. **CONDITION AMENDED BY STAFF AND PLANNING COMMISSION:**
The hours of operation shall be limited from 7 a.m. to 11 ~~10~~ p.m. Sunday through Thursday ~~daily~~, and 7 a.m. to midnight Friday and Saturday in the area open to all patrons. The hours for the rear seating area ~~adult-only section~~ shall be limited from 7 a.m. to 10 p.m., daily. All patrons must leave the outdoor dining premises by the closing hour. ~~10 p.m.~~ (P&Z)

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The motion carried on a vote of 6-0, with Commissioner Ramirez recusing herself.

Reason: The Planning Commission agreed with the staff analysis.

12. Subdivision #2021-00002
1010 Duke Street
Public Hearing and consideration of a request to re-subdivide an existing lot into two lots;
zoned; CD/Commercial Downtown.
Applicant: 1010 Duke St LC., represented by Michael L. Albrittain

Michael Swidrak, P&Z, is the staff assigned to this Item.

Chair Macek indicated that no speakers had signed up for this Item. He inquired if a presentation would be needed by the Planning Commission. There was not a request from the Planning Commission for a presentation.

Speakers:

None.

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:

None.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Commissioner Lyle, the Planning Commission voted to approve Subdivision #2021-00002, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

13. Development Site Plan #2021-00001
114 North Alfred Street - Mechanics Hall
Public Hearing and consideration of a request for a Development Site Plan with modifications to construct a rear addition that is more than a third of the commercial building's existing gross square footage, with modifications to the street tree planting requirement and required setbacks; zoned: CD/Commercial Downtown.
Applicants: Eric and Theresa Olson, represented by William Cromley, agent

Stephanie Sample, P&Z, is the staff assigned to this Item.

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Chair Macek inquired if a presentation would be needed for the Planning Commission. There were no questions for staff and there was not a request by the Planning Commission for a presentation.

Speakers:

William Cromley, representing Eric and Theresa Olson, spoke in support of the project. He indicated that the project is relatively small in scope. He indicated that this is a 19th century historic building called Mechanics' Hall. He stated that the owners expressed an interest in moving into the second floor changing it from its current office use, while keeping office on the first floor and the basement. They also indicated a request for an art gallery and an addition for guest space for their adult daughters.

Discussion:

Vice Chair McMahon inquired as to why there are ten parking spaces in the garage. Mr. Cromley indicated that the owners sought to keep the parking since it is there but it also would enable the rooftop open space since the parking will be covered under the proposed design. Vice Chair McMahon indicated that while she would ordinarily question the practicality of keeping urban parking, she expressed support for how the design covers it up and provides open space that the owners can enjoy.

Commissioner Brown expressed his support for the project.

Commissioner Koenig expressed appreciation for the project's design and indicated that the design is very respectful of a great example of architecture.

Chair Macek also expressed support, stating that the proposal reflects a thoughtful design.

On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to close the Public Hearing and to approve Development Site Plan #2021-00001, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

14. Commissioners' Reports, Comments, and Questions.

Commissioner Lyle reported that, in the near future, there are two more meetings scheduled for the Eisenhower West-Landmark/ Van Dorn Advisory Group and one more community meeting and that they plan to be on schedule for the June 24 Planning Commission Public Hearing.

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Commissioner Brown reported that the Open Space Policy Committee’s next meeting will be a walking tour of the Waterfront and they will convene at Ford’s Landing at 3:00 p.m. He indicated the purpose of the tour is to view the various publicly accessible open spaces as the Committee moves towards making policy recommendations in relation to the Open Space Master Plan. P&Z later confirmed the date of the tour as Thursday, May 20.

Chair Macek reported that the Waterfront Commission has discussed having a Waterfront Walk this year, but additional details are to be determined.

Vice Chair McMahon reported that the Transportation Commission and staff are seeking input on priorities for the use of the American Rescue Plan Act funding that was received by the City. She indicated one of the proposals is related to the permanent closure of the 100 block of King Street.

Commissioner Ramirez reported that the Superintendent’s Advisory team is continuing to meet with the public regarding the design for Minnie Howard campus and that several more meetings regarding this topic are planned for the near future, with more details to come.

MINUTES:

15. Consideration of the minutes from the April 8, 2021 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Commissioner Brown, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of April 8, 2021, with the following amendments:

- *Page 9 “flood mitigation” to “waterfront flood mitigation”*
- *Page 16 “parking areas” to “private parking areas”*

The motion carried on a vote of 7-0.

16. **ADJOURNMENT**
-

The Planning Commission Public Hearing was adjourned at 10:17 p.m.

DOCKET ITEM #15

Planning Commission Public Hearing
June 1, 2021

Consideration of approval of the Planning Commission minutes of the Public Hearing meeting of June 1, 2021.

PLANNING COMMISSION ACTION, JUNE 24, 2021: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to approve the minutes of June 1, 2021, as amended. The motion carried on a vote of 7-0.

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

ALEXANDRIA PLANNING COMMISSION

June 1, 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
Margaret Cooper	Department of Planning & Zoning
Rachel Drescher	Department of Planning & Zoning
Carrie Beach	Department of Planning & Zoning
Anna Franco	Department of Planning & Zoning
Nathan Imm	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
Lalit Sharma	Department of Transportation & Environmental Services

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

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 Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the Resolution. 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.

3. Special Use Permit #2021-00016
203 Strand Street and a Portion of Gilpin Alley (Parcel Addresses: 225 Strand Street and Tax Map Reference ID 075.03-03-04.R (pt.) for Gilpin Alley) - Chadwicks
Public Hearing and consideration of a request for a Special Use Permit for outdoor dining with more than 40 seats; zoned: W-1/Waterfront mixed use.
Applicant: Chadwicks on the Strand Inc., represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00016, as submitted. The motion carried on a vote of 7-0.

4. Special Use Permit #2021-00022
2050 Ballenger Avenue - Carlyle SUP Amendment, Block J
Public Hearing and consideration of a request for a Special Use Permit for business and professional offices, a private school, and a restaurant on the ground floor on Block J (amending SUP #2020-00065); zoned: CDD #1/Coordinated Development District #1.
Applicant: Catholic Charities USA, represented by Robert D. Brant, attorney

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Vice Chair McMahon, the Planning Commission voted to recommend approval of Special Use Permit #2021-00022, as submitted. The motion carried on a vote of 7-0.

NEW BUSINESS:

5. Special Use Permit #2021-00027
214 and 216 South Payne Street
Public Hearing and consideration of a request for a Special Use Permit for a parking reduction and lot modifications; zoned: CL/Commercial low.
Applicant: 214 & 216 S. Payne LLC, represented by Mark Yoo, architect

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

Speakers:

H. Alan Young, 229 S. Payne Street, supported the proposed improvements to the building; however, he voiced concern related to two issues: (1) reduction in parking and (2) reduction in open space. He suggested the concrete area to the south of the property that is denoted as a “concrete drive” could be used as additional open space. He requested that the Planning Commission consider the addition of a condition to require the front portion of the concrete area currently located at 216 S. Payne Street to be converted to green space.

Annette Antonelli Clark, owner of 214 and 216 South Payne Street, spoke in support, indicating her desire to improve the property.

Mark Yoo, Mark R. Yoo Architect, PLLC, applicant and architect for the property owner, voiced support for the request. He answered Planning Commissioners’ questions regarding parking and open space, noting that one reason for the open space modification was due to the seven parking spaces under perpetual easement for the apartment complex at 211 and 219 S. Payne Street. The three parking spaces provided in the application would be used by the owner of the building who would occupy the second-floor dwelling unit and act as the first-floor business owner; therefore, one space would be available for customer use.

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:

Vice Chair, McMahon asked staff why the concrete area to the south of the building was not calculated toward open space. Staff indicated that because the original survey plat denotes the space as a “concrete drive,” and therefore as such it did not comply with Zoning Ordinance Section 2-180, defining open space. Staff indicated that a property owner can have brick pavers as open space and the applicant is now proposing such a

ALEXANDRIA PLANNING COMMISSION MEETING MINUTES – JUNE 1, 2021

change. Vice Chair McMahon then stated the applicant's intended final conditions as now proposed will create more open space and staff agreed.

Commissioner Brown suggested that all parking dedicated to the residential apartment building across the street and the one space for commercial use for visitors should be clearly identified. The applicant indicated that the residential parking is clearly marked, and he will ensure the commercial space is clearly marked. In addition, Commissioner Brown indicated the applicant should also make clear that the alleyway is not a place to park and hinder access. He also inquired about why a porta john is on the property, and the applicant indicated that it is because there is a permit for some interior work at this time.

Chair Macek indicated that the proposed project has the right balance of open space and parking and expressed his 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 #2021-00027, as submitted. The motion carried on a vote of 7-0.

Reason: The Planning Commission agreed with the staff analysis.

6. Special Use Permit #2021-00028
601, 607, and 609 South Washington Street; 710 Gibbon Street - The Linder Academy
Public Hearing and consideration of a request for a Special Use Permit for a private academic school with more than 20 students; zoned: CL/Commercial low.
Applicant: The Linder Academy, represented by Mary Catherine Gibbs, attorney

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

Speakers:

Moirá McConaghy, 411 S Royal Street, spoke in support of the request, saying she is thankful for the opportunity for her daughter to attend the school.

Laura Haines, 115 Stewart Avenue, spoke in support of the request, saying she believes the school is a much-needed addition to Old Town.

Tiffany Fishman, 715 Gibbon Street, spoke in opposition of the request, stating the traffic pattern in this alley would impede homeowners and traffic in the area and would increase if the school was approved.

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Keith Lawson Moore, 714 Gibbon Street, spoke in opposition, saying the traffic in this area makes this property a poor location for a school.

Jeffery T. Hsu, 713 Gibbon Street, spoke in opposition, saying the existing traffic will only get worse because of the Heritage project.

Frank Tobin, 555 S Washington Street, unit 102, spoke in opposition, stating the traffic in this area makes this location inappropriate for a school.

Kristin Carpenter, applicant, spoke in support of the request and responded to questions from the Planning Commission.

Mary Catherine Gibbs, Wire Gill LLC, representative for the applicant, spoke in support of the request and responded to questions from the Planning Commission.

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 said the existing trees would be an enhancement to the play area. He found that existing traffic patterns, the fact that most visitors to the site will come from the north, and the one-way west bound Gibbon Street traffic pattern decreased the possible traffic impacts. He also encouraged future applicants to reach out to neighbors beyond the Zoning Ordinance notification requirements to enhance neighbors' understanding of a proposal.

Vice Chair McMahon said alternative uses at the site, such as offices, might result in more consistent traffic throughout the day. She acknowledged traffic volume at the corner, but the drop-off and pick-up of children would only occur on the school property and in the parking lot. She recognized the private school as an important use for the City, contributing to providing residents with more school options. She also stated the importance of pedestrian safety and noted that the provision for bus transportation and a range of arrival and dismissal times would limit vehicles. She found the elimination of the curb cut on Gibbon Street and the use of the existing parking as a green play space would foster fewer vehicles in the area. Lastly, she encouraged the City to continue to work toward improving pedestrian safety.

Commissioner Koenig concurred with Vice Chair McMahon's comments and said he appreciated the thorough explanation from Ms. Carpenter, the school operator. He thought the school would be a good addition to the community.

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Commissioner Ramirez echoed support for the application. She said this general area has a number of educational and instructional uses and the proposed school would fit in well. She also said she wants the City to continue to focus on how streets are used and how pedestrian safety can improve.

Commissioner Goebel said he understands firsthand how congested the traffic can be in this area but knows that the City is working on addressing the issues through separate initiatives. He thought the private school use is suitable for this property, especially given the relatively small enrollment numbers.

Chair Macek agreed with his fellow Planning Commission members' statements. He believed that while traffic volume can be an issue near this location, the use would not exacerbate traffic conditions. In addition, he favorably noted that the playground along Gibbon Street would not pose safety concerns as a fence, trees and landscaping would separate the area from the street. He asked staff to clarify the ownership of the alley that school buses and parents would use to exit onto Gibbon Street. Staff noted that the alley appears to be a part of the private property of 613 South Washington and is not actually a private alley.

To Planning Commissioners' questions related to traffic impacts of the use at the intersection of South Washington and Gibbon Streets, Ryan Knight, Department of Transportation & Environmental Services Traffic Engineer, explained that because this use does not anticipate more than 50 trips during peak hours, it did not require a traffic study. He said the short-term traffic improvements in this area that were associated with the area housing plan have been installed.

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 #2021-00028, with the following amendments to Condition #3 and Condition #4. The motion carried on a vote of 7-0.

3. **CONDITION AMENDED BY PLANNING COMMISSION:** *The applicant shall comply with the drop-off and pick-up plan submitted on May 20, 2021 as stated in this report and illustrated in Figure 5 ~~and based on an enrollment of 405~~. Drop off and pick-up shall not occur on public rights-of-way. The applicant shall ensure that traffic does not back up or cause traffic circulation issues on South Washington Street or Gibbon Street. The Directors of Planning & Zoning and Transportation & Environmental Services reserve the right to revisit the pick-up and drop off plan and may impose amended or additional requirements to ensure pick-up and drop-off facilities are maintained and do not impact traffic circulation. These measures may include, but are not limited to, adjusted staggered pick-up/drop-off time for buses and car riders, additional*

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staffing and/or personnel directing patrons, and/or additional traffic control devices such as directional signs or pavement markings. ~~Enrollment over 105 students will require reevaluation of the pick-up and drop-off plan. (P&Z) (T&ES) (PC)~~

4. **CONDITION ADDED BY PLANNING COMMISSION:** *Enrollment is capped at 105 students. Enrollment over 105 students will require an amendment to the SUP and re-evaluation of the pick-up and drop-off plan. (P&Z) (T&ES) (PC)*

Reason: The Planning Commission agreed with the staff analysis. Planning Commission separated Condition #3 into two conditions so that Condition #3 was specific to the drop-off/pick-up plan and Condition #4 was specific to the enrollment cap.

7. Master Plan Amendment #2021-00002
Rezoning #2021-00001
4250 and 4320 Seminary Road - Inova Hospital
Public Hearing and consideration of requests for: (A) an amendment to the Seminary Hill/Strawberry Hill Small Area Plan Chapter of the Master Plan to change the land use designation from Institutional to Residential Medium and change the allowable height limits from 35' to 30' for single and two-family dwellings and 45' for other structures (consistent with the RB/Townhouse zone); and (B) an amendment to the official zoning map to change the zoning designation for the properties from R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse; zoned: R-20/Single-family with proffer and R-8/Single-family with proffer.
Applicant: Inova Health Care Services, represented by M. Catharine Puskar, attorney

Notation: Chair Macek recused himself from consideration of this Docket Item. Vice Chair McMahon presided.

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

Speakers:

Maria Garcia, 3802 Executive Avenue, representing Tenants and Workers United, expressed the desire for affordable rental housing that would be accessible to low wealth residents.

James Allgood, resident, expressed concern over the rezoning and voiced the desire to maintain the current zoning of the site to make it more consistent with the surrounding single-family neighborhoods. Mr. Allgood also expressed that he felt that community

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outreach should have been conducted by the City to better understand the concerns of the neighborhood.

Kevin Brady, 10 E. Bellefonte Avenue, encouraged denial of the rezoning and expressed concern about a lack of required affordable housing.

Zachary DesJardins, 202 Skyhill Road, encouraged the denial of the rezoning and discussed concern over the potential racially exclusionary nature of single-family homes and townhomes. He also expressed concern about a lack of required affordable housing.

Andrew Macdonald, 217 N. Columbus Street, encouraged delaying the rezoning and expressed concern over the potential loss of the existing green space on the site. Mr. Macdonald discussed the desire to protect the land within the existing scenic easement from future development.

Jack Sullivan, 4300 Ivanhoe Place, expressed concern over the potential that Ivanhoe Street be extended to connect to any future development on the site.

On a motion by Commissioner Lyle, seconded by Commissioner Goebel, the Planning Commission voted to close the Public Hearing. The motion carried on a vote of 6-0-1.

Vice Chair McMahon Cathy Puskar,

Discussion:

Commissioner Brown expressed support of the RB zone as suitable for the site; however, he disagreed with the process of combining the rezoning and the Master Plan Amendment in this application and stated his desire for a community planning process for the Master Plan Amendment to address topics such as open space, access, and affordable housing prior to rezoning of the site.

Commissioner Koenig asked staff how to reconcile Commissioner Brown's interest in seeing a revisualization planning process for the Small Area Plan with bringing a rezoning forward at this time. Staff indicated that, in the City's 1992 Master Plan, most areas were rezoned with Euclidian zoning. Staff remarked that the City's community review process and its development review process facilitated the rezoning of sites in those areas in an effective manner. Staff also underscored that the same robust attention would be given to this case when a Development Special Use Permit (DSUP) application is brought forward. Additionally, Department of Planning & Zoning (P&Z) Director Karl Moritz indicated that nothing that is done tonight precludes related future planning for this site.

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Commissioner Koenig additionally expressed the importance that future development be subject to a Cluster DSUP to ensure discretion of future development review applications. He also stated the importance of open space and affordable housing in terms of future development on the site. When Commissioner Koenig asked P&Z Director Moritz if a developer is required to come in with a DSUP, the P&Z Director indicated that while there is no guarantee that a developer would come in with a DSUP, he feels confident that it is highly likely.

M. Catharine Puskar, Walsh Colucci Lubeley & Walsh, PC, the applicant's representative, reaffirmed the applicant is requesting a rezoning from R8 and R-20 to RB. She indicated that Inova Hospital is proposing to relocate, expand, and modernize its hospital facilities on the Landmark Mall site. Following a rezoning of the existing hospital site and permitting and construction of a new hospital at Landmark, Inova anticipates the sale of the existing hospital property, and application for development permits and eventual demolition of the hospital (by the new owner/developer) between 2026 and 2028. According to the applicant, residential construction would not begin before 2028 or 2029. She indicated the applicant has shown the community a number of different layouts for the property. She indicated that prior to any development occurring on the site, development proposals would go through the City's development review process and involve a community outreach process for feedback from the community.

Commissioner Goebel expressed support for the application.

Vice Chair McMahon expressed support for a nicely outlined (goldilocks) planning scenario which is designed to be logical in timing and other factors; however, she indicated that not all situations are able to follow that approach due to circumstances and this is one of them. That said, she also indicated her support of diminutive change for the time being. She added that while more density is added through the rezoning, it is done with the notion of minimal impacts on surrounding properties, and it recognizes that the development processes in the future would be incorporated with community engagement.

M. Catharine Puskar, representative for the applicant, indicated that to make everyone comfortable the applicant intends to undertake a Cluster DSUP and, in that regard, she proposed proffer language. The proposed proffer was read into the record. The proposed proffer would require that future development on the site be subject to a Cluster DSUP, thus allowing for discretion as part of a future development review process.

Commissioner Lyle stated her support for RB zoning and the proffer.

Vice Chair McMahon stated that she appreciates the proffer.

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Commissioner Brown indicated that while he appreciates the proffer, he does not believe that this is a minor change, and his position to delay action until more planning work is undertaken has not changed.

Commissioner Koenig agreed with Commissioner Brown's statement that he does not think this is a minor change because the site is so large at 33 acres. However, he did express support for the overall project because the hospital that is now on the site will relocate eventually. Therefore, future community planning processes should be taken into consideration to study development options on the site, including options for housing and affordable housing.

PLANNING COMMISSION ACTION: On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to initiate Master Plan Amendment #2021-00002. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to adopt a resolution to recommend approval of Master Plan Amendment #2021-00002, as submitted. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

On a motion by Commissioner Lyle, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of Rezoning #2021-00001, with the following proffer. The motion carried on a vote of 5-1-1, with Commissioner Brown voting against and Chair Macek recusing himself.

Proposed Proffer: Pursuant to Section 11-804 of the 1992 Zoning Ordinance of the City of Alexandria, as amended (the "Ordinance"), the owner of the property known as 4250 and 4320 Seminary Road, Alexandria, VA, also identified in the City of Alexandria Real Estate records as tax map parcels 031.03-01-16 and 039.02-04-11 (the "Property"), as part of the request for a map amendment to rezone the Property from the R-20/Single-family with proffer and R-8/Single-family with proffer to RB/Townhouse, does hereby proffer that, notwithstanding any provisions to the contrary in the Ordinance, any proposed redevelopment of the Property in the RB/townhouse zone shall be subject to approval of a Cluster Development Special Use Permit as set forth in Section 11-600 of the Zoning Ordinance.

Reason: The Planning Commission agreed with the staff analysis.

OTHER BUSINESS:

8. Commissioners' Reports, Comments, and Questions.

Commissioner Lyle recommended that, before the June 24 Planning Commission Public Hearing, her fellow Planning Commissioners listen to the Landmark-Van Dorn Advisory Group meeting recordings as well as community meetings regarding Landmark/ Inova. She also recommended that they walk the subject site of Landmark to fully familiarize themselves with it prior to their consideration of the Docket Item concerning the site, which will take place at their June 24 Public Hearing.

Chair Macek reported that the Waterfront Commission has scheduled their annual Waterfront Walk, which will take place on Thursday, June 10, beginning at 5 p.m. at Oronoco Bay Park, at the intersection of Oronoco and Union Streets, and will conclude at Robinson Landing and he welcomed any fellow Planning Commissioners to join them.

Commissioner Ramirez reported that the Advisory Group for the Minnie Howard School Redevelopment has recently been provided with the updated design concepts for review and that she will share these with her fellow Planning Commissioners for their comments and consideration before the Planning Commission's next meeting.

Chair Macek requested P&Z Director Moritz to speak about a possible in-person Planning Commission Retreat this summer. Director Moritz indicated that staff is happy to work on planning a Planning Commission Retreat and he forwarded items to the Planning Commission from Chair Macek and the Planning Commission for possible discussion at a Retreat. Vice Chair McMahon indicated that she is excited about a Planning Commission Retreat and requested that it not be scheduled between July 30 and August 7 as she will be out of town. She indicated that all of the items on the list are of interest to her, but she suggested to staff that they prioritize the items as there will likely not be time to discuss all of them. P&Z Director indicated that staff will generate a potential Agenda and some dates.

Commissioner Lyle inquired when the Planning Commission will hold in-person Public Hearings again. Director Moritz indicated that staff is looking at that now.

Chair Macek suggested that one of the items for the Retreat Agenda include the status of in-person meetings. He also suggested that if the Planning Commission has items beyond those already shared via the list sent earlier to please forward the items to Director Moritz.

Chair Macek confirmed the next Planning Commission Public Hearing is on Thursday, June 24 and the Docket for that meeting will be live on June 11.

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MINUTES:

9. Consideration of the minutes from the May 4, 2021 Planning Commission meeting.

PLANNING COMMISSION ACTION: On a motion by Vice Chair McMahon, seconded by Commissioner Koenig, the Planning Commission voted to approve the minutes of May 4, 2021, as submitted. The motion carried on a vote of 7-0.

10. **ADJOURNMENT**

The Planning Commission Public Hearing was adjourned at 10:23 p.m.

11. **ADMINISTRATIVE APPROVALS**

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

Special Use Permit #2021-00020

3807 Mount Vernon Ave

Administrative Special Use Permit request for a Change of Ownership of a Restaurant; zoned: CDD #6/Coordinated Development District #6.

Current Business Name: Royal Nepal Restaurant

Applicant: Subash Rai

Planner: Rachel Drescher

Status: Approved 5/11/2021

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Special Use Permit #2021-00026

2391 Dove Street

Administrative Special Use Permit request for a New Use for an Animal Care Facility with Overnight Accommodations; zoned: OCM (50)/Office Commercial Medium (50).

Proposed Business Name: Happy Cat Hotel

Applicant: Leanne McRoberts

Planner: Rachel Dresher

Status: Approved 4/26 /2021

Special Use Permit #2021-00030

107 West Glebe Road

Administrative Special Use Permit request for a Minor Amendment of an Automobile and Trailer Rental and Sales Area; zoned: CG/Commercial General.

Current Business Name: Alexandria Volkswagen

Applicant: Alexandria Volkswagen

Planner: Rachel Dresher

Status: Approved 5/11/2021

Special Use Permit #2021-00031

619 Burnside Place

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

Current Business Name: Minh Nguyen d/b/a Professional Auto Body

Proposed Business Name: Caliber Collision Auto Body Paint and Repair Shop

Applicant: Bret Flory

Planner: Rachel Dresher

Status: Approved 5/14/2021