

DRCA Land Use Committee Meeting Minutes

Meeting Date: January 9, 2013

Land Use Attendees: Lisa Quandt, Wolf Ramm, Danielle Fidler, Kristine Hesse, JC Herz

Absent: Sarah Haut, Lisa Lettieri

City Attendees:

Potential Land Use Members: Robert Steele, Barry Noll, Sean Geygan, Malia Du Mont, Ray Gernhart

Agenda Item:

1. SUP-2014-_____

3051 Mount Vernon Ave, Ease Yoga Studio & Café

LUC Reviewer: JC Herz

Staff Contact: TBD

General Info:

Request: 22 space parking reduction for new yoga studio and café

2600 square foot space for 2 studios and a fast/casual restaurant in the first floor of a condo building. All food prepared off site, drinks prepared on site. 36 outdoor seats, 29 indoor seats. Building is providing 2 spaces.

March Planning Commission Docket

LUC Discussion:

- Part of the permit for the building required that some of the space be used for retail, why is so little of the parking provided by the building?

LUC Action:

- JC Volunteered to be primary LUC reviewer
- Will invite applicant and Staff to February LUC meeting
- Investigate original SUP for building and see if any of the parking was earmarked for the retail

2. Text Amendment #2013-009

Transportation Management Plans

LUC Reviewer: Wolf Ramm

Staff Contact: Megan Cummings, AICP, Transportation Planner

General Info:

Section 11-700 Transportation Management Special Use Permits

Planning Commission Requested that Staff

- Simplify Language and update Administrative Guidelines to a code that has been on the books since 1987
- Incorporate a fee for non-compliance
- Expand citywide TDM program
- Establish equitable triggers and fee structure and lower the threshold for TMPs
- Establish TDM partnerships
- Create opt-in program for existing TMPs (will be updated in Spring 2014)
- Non-compliant TMPs required to participate in citywide TDM program

TMP: Transportation Management Plan

TDM: Transportation Demand Management

Goal of TMP Program: Reduce vehicular traffic, specifically single occupant vehicles during peak travel hours by encouraging other forms of travel through site-specific controls and conditions.

Currently 60 active TMPs City-wide contributing \$2million

TDM Fund: Funds deposited are separately maintained and segregated and only used for its approved program expenditures

Established (3) tiers based on size of residential, commercial, office, retail, hotel, industrial- tier 1 is small, tier 3 is large

Tier 1: Required to participate in citywide TMP program

Tier 2: Option to participate in citywide TMP program or operating its own stand alone TMP. May be encouraged to partner with a neighboring use.

Tier 3: Create and operate its own stand alone TMP and may be encouraged to partner with a neighboring TMP

Projects that are found not in compliance with the conditions are penalized with a monetary fine

Currently only inactive TMPs in Del Ray, but lowered threshold could affect new development

Postponed from Planning Commission and City Council because members of the Alexandria Federation of Civic Associations complained that their citizens had not been made aware of the proposed changes

February Planning Commission Docket

LUC Discussion:

- Concerns from some about how money will be spent, especially with regard to marketing possibility.
- Concern that increased costs to retail will drive retail elsewhere.
- Is this removing discretion? Or is it leveling the playing field/bringing clarity?
- Is this based on research?
- Questions about using the city staff for TMPs and whether private coordinator has to be full time (no).

LUC Action:

- Motion to approve, seconded. Unanimous approval of proposed text amendment as written.
- Danielle will let Bill know and schedule for DRCA consideration at January meeting.

3. SUP- 2013-0092

New Restaurant at 2309 Mt. Vernon Ave

Staff Contact: Nathan Randall

LUC Reviewer: Sarah Haut

General Info:

Request: Technical reduction for a tandem parking space

Delayed by Staff to March Docket due to square footage calculations and parking count problems- may not be able to use Del Ray Variety's Parking Lot

March Planning Commission Docket

LUC Discussion:

- Check if Amy Slack has a parking map of what spaces have been promised to which businesses

LUC Action:

- Postponed to February LUC Meeting
- Invite Staff to meeting

Announcements

Next DRCA LUC Meeting:

February 13, 2014 at 7:00pm at the Mt. Vernon Recreation Center

Meeting Adjourned (8:15pm)