

Docket Item #14

Planning Commission Meeting
June 5, 2012

Consideration of approval of the Planning Commission minutes of the public hearing meeting of May 3, 2012.

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

ALEXANDRIA PLANNING COMMISSION

May 3, 2012

7:30 P.M., Council Chambers

301 King Street, City Hall

Alexandria, Virginia

Members Present:

John Komoroske, Chair
Stewart Dunn, Vice Chair
Donna Fossum
Jesse Jennings
Mary Lyman
Eric Wagner
Lawrence Robinson

Members Absent: None

Staff Present:

Faroll Hamer	Department of Planning and Zoning
Jeffrey Farnier	Department of Planning and Zoning
Zunilda Rodriguez	Department of Planning and Zoning
Kendra Jacobs	Department of Planning and Zoning
Steve Kai-Zeigler	Department of Planning and Zoning
Karl Moritz	Department of Planning and Zoning
Mark Jinks	Office of City Manager
Joanna Anderson	Office of City Attorney
Rich Baier	Transportation and Environmental Services
Sandra Marks	Transportation and Environmental Services
Claudia Hamblin- Katnik	Transportation and Environmental Services
Emily Baker	Transportation and Environmental Services
Mildrilyn Davis	Office of Housing
Helen McIlvaine	Office of Housing
Laura Durham	Recreation, Parks and Cultural Activities
James Spengler	Recreation, Parks and Cultural Activities
Adam Thiel	Fire Department

Call to Order

The Planning Commission meeting was called to order at 7:30 p.m.

NEW BUSINESS

1. MASTER PLAN AMENDMENT #2012-0003

Beauregard Small Area Plan*

A) Initiation of a Master Plan Amendment B) Public hearing and consideration of a request to amend the Seminary Hill/Strawberry Hill and Alexandria West Small Area Plans, and to adopt the Beauregard Small Area Plan as a chapter of the City's Master Plan. *The boundaries of the Beauregard Small Area Plan can be found on the Beauregard Small Area Plan Boundary Map on the City's website at www.alexandriava.gov/BeauregardPlan , or by contacting the Office of Planning and Zoning at 703-746-3844.

Faroll Hamer, Planning and Zoning Director, Jeffrey Farner, Planning and Zoning Deputy Director, Mark Jinks, Deputy City Manager, Rich Baier, Transportation and Environmental Services, Director, Helen McIlvaine, Office of Housing Deputy Director, James Spengler, Parks and Recreation Director, gave a presentation and responded to questions.

Speakers:

Judy Guse-Noritake, Chair of the Parks and Recreation Commission, spoke in support of the Plan but discussed some concerns expressed by the Parks and Recreation Commission. Her address is 605 Prince Street. She submitted for consideration a detailed letter to the Planning Commission dated May 3, 2012 as well as letters received at March Parks and Recreation hearing. Park and Recreation Commission have had many opportunities to provide input into the Plan. The Parks and Recreation Commission support the location of the proposed athletic field; however, they do have some concerns regarding siting, and encourage environmental sustainability as part of the construction of the field, etc. Support greenways proposed in the Plan. There is a significant increase in open space proposed in Plan compared to what is available today. She expressed concerns, however, on non-usable open space at the proposed ellipse and need for larger open space areas in the Foster Fairbanks neighborhood. Also added in the Plan was increased open space near some buildings by the John Adams School, which they believe will come to fruition. In addition, the Parks and Recreation Commission requested the City consider developing the proposed new road by the Dora Kelley Nature Park be developed as park lane open to pedestrian and bicycle circulation use and not a cut-through road and respect Park. Believe it is a good Plan.

Alex Posorske from the Coalition of Smart Growth supports the affordable housing planned, development, architectural design, and financial strategy. His address is 4000 Albermarle Street, NW, Suite 310, Washington, DC. They strongly support the Plan and encourage Planning Commission approval. The Plan's ability to designate 8000 committed affordable housing units is impressive as well as the 45 acres of new open space, new fire station and a

pedestrian-friendly community, right of way funding for Transitway, pedestrian new urbanist design. Commend City staff's attention to the Plan and development of a financial strategy. The City should continue to work with developers, however, to expand affordable housing in this area. The Coalition of Smart Growth supports mixed-use opportunities above the new fire station for this Plan.

Skip Maginniss, Chairman of the Governmental Relations Committee for the Alexandria Chamber of Commerce. His address is 604 Johnston Place. He stated that the West End, given its location and land area, it is important in completing vision of the City. He noted there has been a thoughtful community engaged process with this Plan. Without a Plan, no funds to coordinate a transit plan, provide predicable affordable plan, there will not be a fully implement trail system, additional landscaping, and loose framework for the West End and no Town Center. City has worked for nearly 36 months on Plan. It is clear that Plan has benefited from input from the community. He urged support for the Plan and requested the Planning Commission take action tonight to validate the effort extended in this effort by community.

Chris Henderson, President and CEO of Virginia United Methodist Homes. His address is 5000 Fairbanks Avenue. Mr. Henderson noted they support language in the Plan related to affordable housing for Hermitage and flexibility language provided for senior housing Hermitage property. A spectrum of units would help seniors to age in place. He noted that the Planning Commission should ensure language in the Plan does not prevent future expansion at the Hermitage under the existing zoning provisions as the needs of seniors change in the future.

John T. Long is CEO for the Alexandria Chamber of Commerce. His address is 801 N. Fairbank Street. He stated that he was very impressed with the Plan developed. Chamber finds the Plan rationally developed and phased in logical manner. He noted the Plan is committed to preserving affordable and workforce housing. It would strengthen quality of life. Planning Commission should be very proud to approve the Plan tonight.

Charlie Banta is the property manager for the Alexandria Mark Center Hotel. His address is 8621 Beech Hollow Lane, Springfield, VA 22153. Mr. Banter stated that the Plan, if adopted, will be transformational for part of the City that has been long neglected and have positive effect on area property value and increase tax base. It will benefit the Alexandria Mark Center Hotel visitors and and workers at BRAC Mark Center. Additional office and density will create opportunities for increased hotel occupancy and events. Committed affordable housing will provide additional opportunities for people to live close by the hotel.

Holly Henderson substituted on behalf of Colleen Ryan Malloon is a City resident and employee at the Goodwin House. She did not state her address. She commended the City for its green initiatives stated in the Plan, addition to traffic flow measures and connections for bike paths and pedestrian connections. She believes the Plan will make the neighborhood more family-friendly place and attract employees to the area. The Plan, when implemented, will also greatly assist in attracting employees to the area and provide quality care for residents. This will permit Goodwin House to provide continued services.

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Kathy Anderson is President and CEO of Goodwin House and City resident and her address is 611 N. Asaph, Street, Alexandria, VA 22314. She noted that Goodwin House has a long 50 year history in the neighborhood and is deeply committed to the West End. They favor the Plan because it has a realistic and integrated vision to grow, the process has been transparent and responsive and will be guide for future planning, and the improvements such as open space and transit connectivity are in the best interest of those in the West End. Believe the Plan will help improve to ability to be a good place to live, work and shop.

Jack Sullivan is a resident in the West End and his address is 4300 Ivanhoe Place. He stated that the \$1.5 million in DOD funding should be used to increase open space at the Hekemian (Foster-Fairbanks) redevelopment site to 2.5 acres. In addition, he recommended a second amendment to the Plan on page 74 of the Plan. He urged the City to make language clear in the Plan that each tract of land as part of a CDD come in for rezoning separately and not as solely one development. Mr. Sullivan did not request a delay but noted that the Planning Commission should not rush approval tonight and instead take more time to work through these issues and additional amendments brought forth tonight.

Owen P. Curtis, a resident and transportation planner and his address is 5465 Fillmore Avenue. He recommended the Planning Commission remand the Plan back to staff to revise the Plan to reevaluate the transportation assumptions. Outstanding transportation issues that need to be resolved include unrealistic assumptions. The Plan does not add roadway capacity and the ellipse is not a credible transportation improvement, and the Plan in general is not defensible. Remand the Plan back to the staff to serve the community.

Lewis (Lew) Michael, a resident at Goodwin House, spoke in support the Plan. His address is 4800 Fillmore Avenue, Apt. 1357, Alexandria, VA 22311. He was immediate past Chairman of a resident group of 425 people and noted they support the Plan. He is convinced that the Plan will provide amenities such as the transportation improvements and shopping which are compatible with senior housing how the neighborhood should grow in the future. Mr. Michael urged Planning Commission to adopt the Plan.

Dennis Kux is a City resident and his address is 125 Duke street. His remarks focused on the history and community engagement process for the Waterfront Small Area Plan. The City ignored residents' concerns with that effort at many stages. Mr. Kux was concerned that the Beauregard planning process and potential actions tonight mimic the shortcomings found in the Waterfront Small Area planning process if the City worked cooperatively with residents. The Plan in his opinion is not ready for prime time at this time.

Hector Pineda is President of the Beauregard Tenants Association and Tenants and Workers United and his address is 3801 Mt. Vernon Avenue, Alexandria, VA. He urged the completion of a tenant survey before the Plan approval. It will reflect the community needs. JBG eliminated funding for the survey because we are fighting against issues with them. We hope that Council will support the tenant survey and assume responsibility that they received this information before making a decision. In his opinion, the Plan will destroy the diversity in the community. Low-income families vote too.

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Edwin Pineda is a resident of the Plan area and his address is 3801 Mt. Vernon Avenue, Alexandria, VA. He stated that the Plan will impact him, family and his community. Families will have to search for affordable housing. There are already impacts seen today with respect to increasing utility bills and rent. He urged the Planning Commission to not approve or make some changes to make sure families have affordable housing and not have to move.

Veronica Calzada is a tenant and part of the Beauregard Tenants Association and member of Tenants and Workers United and her address is 3801 Mt. Vernon Calzada, Alexandria, VA. We are not sure why the Small Area Plan is called small when it really is a huge plan. If the Plan is approved, families will not be able to afford to live in this neighborhood. City would deny my children to have decent education and housing. There is also no guaranteed housing for people making \$42,000 or less. For this reason, they would like to see 20% of new residential units be committed for low-cost affordable housing for those that live there now and well into the future for the West End. Only guaranteed affordable 800 units but not clear who will live in these units. There needs to be more clarification on the Plan before it moved forward and the Plan should reflect resident's choices because we pay our taxes.

Milagro Novorio is a tenant of the West End for 15 years and her address is 3801 Mt. Vernon Avenue, Alexandria, VA. This is a failed plan. She noted that the former Chair of the Beauregard Corridor Stakeholder Group, Donna Fossum, rejected the recommendations put forth by residents of the West End and did not permit residents an opportunity to discuss and vote for the recommendations before they were forwarded to the City. The vote did not happen because Fossum decided on behalf for all residents on this action.

Tai Smith is a community organizer for Tenants and Workers United, City resident and his address is 1424 Princess Street, Alexandria, VA. There are residents not being heard in this neighborhood and there remain several outstanding questions related to affordable housing, transportation, etc. There should be a guarantee to provide assurances to residents in the neighborhood. He advocated for the development and completion of the tenant survey before the approval of the Plan. There should be a more concentrated effort to hear the wants and needs of the residents.

Gabriel Rojo is Executive Director of Tenants and Workers United and his address is 3801 Mt. Vernon Avenue, Alexandria, VA. He questioned the validity and timeliness of census data being used and noted that completion of the tenant survey is critical because information changes on a yearly basis. The survey needs to be completed before approval of the Plan. Need more affordable housing. City staff and Planning Commissions work for residents and should have their interests at the forefront in their deliberations.

Sammie Moshenberg, a City resident and housing activist and her address is 408 Hume Avenue, Alexandria, VA. The City will complete survey after the Plan, consult with community after the Plan is adopted – this is a backwards process. It will be a displacement of community more than just units. She noted the Plan makes it difficult to discern who will be located in the affordable housing units proposed in the neighborhood. Social justice is being sacrificed for high density and highly profitable development proposed in the Plan. Approval of the Plan should be delayed.

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Victoria Menjivar spoke at the meeting and her address is 219 Burgess Avenue, Alexandria, VA 22305. The Planning Commission that City talked about private and public partnership is important to the planning process. Needs to be higher bar of transparency because of millions in infrastructure, etc. Developers should open their financial books for greater transparency in the process. In addition, she questioned whether it was morally and ethically correct to use public funds to displace an entire community and questioned how many people today could qualify for the proposed committed affordable units under this Plan. There are a lot of loopholes regarding affordable housing in the Plan compared to the details on open space and transportation.

Mindy Lyle spoke on behalf of the Cameron Station Civic Association and spoke in support for the Plan and urged the Planning Commission to approve the Plan tonight. Her address is 5235 Tancreti Lane, Alexandria, VA. She noted that after an extensive three-year community planning process, there is no reason to slow down the process at this juncture. 800 units is one of the largest commitments for affordable housing in recent memory. This neighborhood is unable to ignore the transit and development connectivity it has to the region. Therefore, a vote to defeat the Plan would essentially only serve to have regional pressures to continue unbound without relief for neighborhood residents. No proffers would be realized in this instance.

Andrew McDonald is a City resident and his address is 217 N. Columbus Street. He expressed concerns with the Plan, including whether the Planning Commission and City has enough information and correct data to make an informed decision. For example, “will density add real amenities for residents?” According to him, many questions still remain with the current draft Plan. A lot of members of the community have valid concerns.

Poul Hertel spoke at the meeting and noted the City is a tale of two cities. His address is 1217 Michigan Court. He expressed reservations on whether there will be greater discharge on sewer lines and not enough sewer capacity to accommodate the development proposed in the Plan. He urged the Planning Commission to ensure the bus infrastructure remains and frequency is increased. Transportation model and proposed improvement such as ellipse has flawed assumptions. Buildings should be pushed back on Beaugard to save trees and create a true boulevard along Beaugard.

Randy Stephens is a City resident and spoke in opposition to the Plan. Mr. Stephens address is 317 N. Payne Street. He questioned the significance of 800 committed affordable housing units out of 6,000 proposed units. Mr. Stephens noted that City staff got traffic assumptions wrong in the past and it may be the case now. He noted that staff can obtain more amenities or changes in the Plan. Stephens recommended City staff to take more time to address issues and obtain additional amenities. There is some value to the Plan but also some disservice to the public as well so proper care in deliberations must be taken.

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Fred Harris, a City resident and his address is 317 N. Payne Street, Alexandria, VA. He stated that the City is putting profits before people, which is dangerous, harmful and insensitive. Developers care about pocket-book impacts. Mr. Harris noted that neighborhood residents would stop spending money in local businesses that are supporting this Plan.

Katy Cannady is a City resident and her address is 20 East Oak Street. Good planning last forever. The Hamlets are well planned. People in the Hamlets that live there today do not want to move and are part of the community. Urban areas have to have all income levels and types of people in order to thrive. The Hamlets should not be rezoned as that is not considered good planning to not retain affordable housing.

Annabelle Fischer, a City resident and her address is 5001 Seminary Road, Alexandria, VA. She noted that the Goodwin and Hermitage should not be included in the Plan and should submit their strategic plan in the future for consideration. The Plan is flawed and the City should seek to improve the Plan more before moving forward no matter how long it takes. Need more details. It is important to resolve all issues prior to making a decision.

Shirley Downs is a City resident and involved with Seminary Civic Association and her address is 1007 North Vail Street, Alexandria, VA. She expressed concerns on the Transitway Corridor C in proposed areas of the Beauregard neighborhood and funding available for full completion of Corridor C. Concern with parking and layout of Transitway along Beauregard. She asked to escrow proffers until significant funding available to implement. Ms. Downs noted that the City needs to work with Arlington and Fairfax counties in the future to integrate bus routes with City.

Lynn Bostain, President of the Seminary West Civic Association and her address is 5695 Rayburn Avenue. Regarding affordable housing, she had concerns on the dispersion efforts particularly with the Hillwood and Lynnbrook units proposed as part of the Plan. In addition, Bostain expressed concerns with the \$1.5 million proposed to be used to purchase open space near the Dora Kelley Nature Park. She recommended for the City to instead use the funds to purchase a larger open space in the Foster Fairbanks neighborhood. Bostain also expressed concerns on the tenant survey and stated that it needs to be documented and analyzed as part of the Plan. Her fourth major concern was regarding the proposed new road near the Dora Kelley Nature Park and noted it would be located in an environmentally fragile area. If the Plan cannot be deferred, Bostain requested that the Plan include amendments if approved.

Kathleen Burns spoke at the meeting and her address is 1036 N. Pelham, Alexandria, VA. Burns requested that the Planning Commission defer the Plan until the Fall because not much of the Plan has changed and there are still many concerns with major aspects of the Plan. The Plan doesn't appear to have the financial structure, overall cohesiveness and reality check needed. She noted that at last night Transportation Commission meeting there were three supporters and twenty non-supporters for the Plan. Burns stated that City government is non-responsive to community concerns and this is not a democracy. Plan should be deferred to the fall until tenant survey is completed.

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Pete Benavage is a resident of the Foster Fairbanks neighborhood and spoke in support of the Plan. His address is 5066 Fairbanks Avenue, Alexandria, VA. He noted that Foster Fairbanks property owners support the Beauregard Small Area Plan because it is a visionary, well-thought out of Plan. He noted that the proposed amendment to increase the park size in the Foster Fairbanks neighborhood is considered dead on arrival according to current owners of the neighborhood and would not be supported by them. Don't assume these owners will move once the Plan is approved.

Diane G. Costello spoke at the meeting and her address is 5840 Lewell Avenue. Her concerns were focused on the Dora Kelley Nature Park, which is a fundamentally different type of park. The proposed road adjacent to Dora Kelley Nature Park would exact pressures to the natural areas of the Park. Costello asked the City to consider a road that would be for pedestrian use and open only to EMS vehicle access.

Mike Caison, Chair of the Affordable Housing Advisory Committee (AHAC) and is address 3104 Montrose Avenue, Alexandria, VA. Mike Caison noted that the AHAC discussed the plan and received many updates as part of the Plan process. After much discussion, the AHAC voted 8-1 to support the Plan. Concerns expressed during their discussions focused on the tenant survey, including AHRA with the Plan, and achieving the most amount of affordable units.

Boyd Walker spoke at the meeting and his address is 1307 King Street. The Plan would displace 10,000 people. The Plan cannot separate transportation and housing because displaced people will become commuters. The tenant survey needs to made available. Defer the Plan, to secure more committed affordable housing units and more money for the Transitway. Mr. Walker noted that the Plan will put demands on schools, transportation and it is appropriate to have the Plan come to Planning Commission twice before approval. Demanded tenant survey to be completed and need more meaningful input from all stakeholders. Delay of the Plan would permit issues to be resolved.

Carol L. James spoke at the meeting and her address is 1000 N. Vail Street. She noted that the Plan needs to be deferred to answer many concerns from the public. James expressed concerns by residents that have yet to be addressed with the ellipse, transportation improvements and possible development of another BRAC type facility.

Allison Silberberg, Chair of the Economic Opportunity Commission, spoke at the meeting and her address is 1544 Mount Eagle Place. She commended City staff for their hard work in developing the Plan. Silberberg did express some concern with affordable housing. She commended the 800 units for committed affordable housing but preferred more units. In addition, she expressed concerns with the changing AMI is almost like a moving target in the Plan.

Sharon Annear, a City resident, spoke at the meeting and her address is 1118 N. Howard Street. She was very concerned with many aspects of the Plan. Annear wanted more time to have residents to understand the Plan and recommended the tenant housing survey and Housing Master Plan be completed. Otherwise, it will serve to manipulate tenants. She would

like tenants to have more time to better understand the Plan and could include completion of the tenant survey or Housing Master Plan to benefit as a measured goal. There is a need to clarify the 40% tree canopy requirement provision to ensure that it does not include Dora Kelley Nature Park and Winkler Botanical Preserve to meet the requirement.

Don Buch spoke at the meeting and his address is 389 Livermore Lane. He expressed some concerns with affordable housing and planning process. Planning efforts was a knee-jerk reaction and noted that the Housing Master Plan needs to be completed for the City. Community members are often hesitant to trust the City. In addition, Mr. Buch noted there are numerous terms that need to be clarified in the Plan for better understanding by the public and reduce confusion. He noted that he submitted comments that outlines the exact terms, which need clarification.

Cathy Puskar, attorney for JBG, Home Properties and developer stakeholders group, spoke in support of the Plan. As a point of clarification, 2,500 units will be demolished but less than 44% are market affordable. About 1,000 units are affordable today. There are about 2,000 residents will be displaced approximately and not 10,000 residents. There are some items we did not reach consensus and are seeking Planning Commission guidance on this Plan. The developers are requesting amendment to the Plan as outlined in the correspondence dated from May 1, 2012. She noted that the developers, Parkside at Alexandria, the Alexandria Homeless Coordinating Committee and the Coalition for Smarter Growth endorse this Plan. The Affordable Housing Advisory Committee endorses the housing element of the Plan. VDOT endorses the ellipse in their Chapter 527 report. The Transportation Commission endorsed the transportation element of the Plan.

Ken Wire, an attorney for the Southern Towers property owners spoke in support of the Plan. He noted that Southern Towers wanted to clarify if the City is in agreement with them regarding the pedestrian bridge and crossing. A new fire station, mixed-use town center, new grocery store, transportation improvements are real amenities behind this Plan according to Mr. Wire.

Chairman Komoroske closed the public hearing.

PLANNING COMMISSION ACTION: On a motion by Mr. Jennings, seconded by Ms. Lyman, the Planning Commission initiated Master Plan Amendment #2012-0003.

On a motion by Mr. Jennings, seconded by Ms. Lyman, the Planning Commission voted to adopt Master Plan Amendment #2012-0003 resolution to create the Beauregard Small Area Plan with amendments. The motion carried on a vote of 6-0.

Commissioner Fossum recused herself from the deliberations and role of the Planning Commission on the Beauregard Small Area Plan, because she served as Chair of the community led Beauregard Corridor Stakeholders Group. Since Commissioner Fossum has no financial interest in any of the property in the Beauregard Small Plan Area, there was no actual conflict of interest, but her active involvement in negotiating the details of the

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Beauregard Small Area Plan made it inappropriate for her to participate in the Planning Commission's deliberations of this matter.

Reason: The Planning Commission agreed with the staff analysis and recommended approval of the Beauregard Small Area Plan subject to the following:

Notes:

New text is indicated as underline and deleted text is indicated as ~~strike through~~. Page numbers referenced below are pages from the Draft Beauregard Small Area Plan.

1. Revise the recommendation title of each Chapter and all recommendations within each chapter from recommendation to requirement.
2. **(Page 32)** Revise requirement 3.23 under “A” streets to add a provision that states: Building(s) with frontages on both Seminary Road and new streets internal to the development could have their primary entrances on the street internal to the development.
3. **(Page 74)** Revise requirement 4.7 as to state: Establish new CDD zoning for the designated redevelopment sites (Figure 8) to implement the Vision and recommendations of the Plan. The number of new CDDs and the allocation of property within the CDDs will be the subject of a future action by Planning Commission and City Council pursuant to the map amendment process set forth in the Zoning Ordinance. Each new CDD will be considered individually for purposes of the map amendment process, including, without limitation, any zoning protest petition.
4. **(Page 74)** Revise requirement 4.15 to add a provision that states: Above grade structured parking is permitted at Southern Towers to replace existing required parking for existing buildings to remain, above grade structured parking is also permitted along alleys in the Plan area, which will be screened with architectural treatment as opposed to active uses. The appropriate architectural treatment for above grade parking structures should be defined in the Urban Design Standards and Guidelines to be developed as part of the rezoning and CDD Concept Plan.
5. **(Page 75)** Revise requirement 4.27 to state: ~~The City will work with property owners to acquire the .85-acre open space adjacent to the Dora Kelley Nature Park depicted in Figure 33C using the DOD open space funds.~~ The .85 acre open space adjacent to the Dora Kelley Nature Park is one option to be considered with the \$1.5 million BRAC funds. The use of the Upper Town (Town Center) site or other potential open space sites using the \$1.5 million BRAC funds will be decided as part of a future rezoning(s) or separate approval by the Planning Commission and City Council. If the .85 acre site within the Upper Town (Town Center) is not selected, the Plan will revert back to the townhouse layout depicted in Figure 5 of the staff report and the 19,200 square feet of development that is proposed to be removed under the Small

Area Plan and under the existing zoning will be added back into the Upper Town (Town Center) as originally contemplated.

6. **(Page 77)** Revise requirement 4.45 to state : Each The redevelopment areas is are required to provide 40% tree canopy unless it is determined by the staff and supported by the Planning Commission and City Council that the tree canopy could be off-site in the Plan area and/or the Dora Kelley Nature Park. coverage, which may be provided on-site or as a combination of on-site and off-site improvements. In no case, shall tree canopy coverage be less than the applicable City requirements and provisions at the time of approval for each redevelopment area.
7. **(Page 95)** Revise requirement 5.1 to state: A minimum of thirty-two percent (32%) of the existing units (2,475) which are demolished will be replaced with 800 committed affordable and workforce rental housing, including a mix of units to serve households with incomes at or below 40%, 50%, 55%, 60% and 75% AMI. Committed affordable and workforce units will be also be available to otherwise qualified participants in the Housing Choice Voucher/Section 8 rental assistance program. Committed, affordable, and workforce housing shall be maintained for a minimum of 40 years at no additional cost to the City.
8. **(Page 96)** Revise requirement 5.9 to state: Create perpetual affordable housing units ~~through an option to extend thirty year affordable housing units by ten years, as well as create~~ by creating opportunities for non-profit and/or AHRA site or building acquisition during the plan implementation process.
9. **(Page 104)** Revise requirement 6.1 to state: Require the submission of a Sustainability Plan ~~for the overall Plan area~~ for each neighborhood. Each development will be required to meet the City's Green Building Policy in effect at the time of such development. Therefore, an overall sustainability plan is not necessary and would cause unnecessary additional expense.
10. **(Page 143)** Revise requirement 8.32 to state: ~~Provide~~ Evaluate, and if staff finds appropriate, require the installation of real-time parking occupancy technologies in new shared parking facilities in the Plan area to monitor and manage parking demand and to reduce traffic congestion.
11. **(Page 143)** Revise requirement 8.33 to state: ~~Require~~ Evaluate, and if staff finds appropriate, encourage require the unbundling of parking.

ADJOURNMENT

The Planning Commission meeting was adjourned at 12:40 a.m.