



Docket Item #5A-D
Master Plan Amendment #2011-0007
Rezoning #2011-0002
Development Special Use Permit #2011-0015
Special Use Permit/Transportation Management Plan #2011-0060

<u>Application</u>	<u>General Data</u>	
<u>Project Name:</u> Safeway on King Street	PC Hearing:	November 1, 2011 December 6, 2011
	CC Hearing:	November 12, 2011 December 17, 2011
	If approved, DSUP Expiration:	December 17, 2014 (three years)
<u>Location:</u> 3526 King Street	Zone:	Existing: CG/Commercial General Proposed: OC/Office Commercial with proffer
	Proposed Use:	Retail
<u>Applicant:</u> Safeway, Inc., represented by Duncan Blair	Small Area Plan:	Fairlington/Bradlee
	Historic District:	Not Applicable
	Green Building:	LEED Silver Certification for New Construction

Purpose of Application

A consideration for requests to implement the following:

1. Master Plan Amendment to change the land use designation in the small area plan from CG to OC with proffer;
2. Rezoning from CG, Commercial General, to OC, Office Commercial with proffer, in order to increase the permitted Floor Area Ratio (FAR) from 0.5 to 1. The rezoning includes a proffer limiting the development to a grocery store and retail uses, and to this development plan;
3. Development Special Use Permit with Site Plan to construct an approximately 61,323 sq. ft. grocery store and an approximately 3,136 sq. ft. detached retail building;
4. Special Use Permit for retail use larger than 20,000 sq. ft.;
5. Special Use Permit for a Transportation Management Plan;
6. Special Use Permit for a parking reduction of 110 spaces; and
7. Modification to the Landscape Guidelines.

Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Reviewer(s):
 Patricia Escher, AICP; patricia.escher@alexandriava.gov, Colleen Willger, AICP, LEED AP BD+C; colleen.willger@alexandriava.gov Garry Meus; garry.meus@alexandriava.gov

PLANNING COMMISSION ACTION, DECEMBER 6, 2011:

Master Plan Amendment #2011-0007
 On a motion made by Commissioner Wagner, seconded by Commissioners Dunn and Fossum, the Planning Commission voted to **adopt** the Master Plan Amendment #2011-0007 resolution

to amend the Fairlington/Bradlee Small Area Plan to change the land use designation from CG to OC with Proffers. The motion carried on a vote of 6-0. Mr. Robinson was absent.

Reason: The Planning Commission agreed with the reasoning in the staff report and found that a grocery store use at the subject property was consistent with the goals for the area and the intent of the Fairlington/Bradlee Small Area Plan.

Rezoning #2011-0002

On a motion made by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to **recommend approval** of the Rezoning #2011-0002 request to change the zoning designation from CG/Commercial General to OC with Proffers/Office Commercial with Proffers at 3526 King Street. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission found that the proposed amendment was consistent with the intent of the Fairlington/Bradlee Small Area Plan.

Development Special Use Permit with Site Plan #2011-0015:

On a motion made by Commissioner Wagner, seconded by Commissioners Fossum and Jennings, the Planning Commission voted to **recommend approval** of the DSUP #2011-0015, and associated special use permits and modifications, to construct an approximately 61,323 sq. ft. full-service grocery store and an approximately 3,136 sq. ft. detached retail building. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission generally expressed support of the proposal and agreed with staff recommendations, including the changes outlined in the staff memos to the Planning Commission dated November 1 and November 18, which recommended revisions to conditions 2c, 3c, 26, 36, and 78e.

Special Use Permit for a Transportation Management Plan #2011-0060

On a motion made by Commissioner Wagner, seconded by Commissioner Fossum, the Planning Commission voted to **recommend approval** of the SUP/TMP #2011-0060 for a voluntary transportation management plan. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission found that a TMP was consistent with the City's goals and generally agreed with staff recommendations.

Speakers:

Although the public hearing was closed at the November 1, 2011, Planning Commission meeting, the Commissioners requested at that meeting the opportunity to hear comments from Mr. Brown, President of North Ridge Citizens' Association and Ms. Jordan, President of Fairlington Civic Association.

Mr. Brown, President of North Ridge Citizen's Association, spoke in support of the project. Mr. Brown stated that given the development in the area, this proposal is the least objectionable. Mr. Brown did request that screening the project along King Street to minimize any impacts on the neighboring townhomes across the street would be appreciated; however he also stated that given the distance between the development and the townhomes any impacts would be minimal. Mr. Brown also requested special attention is paid to traffic and trucks loading on King Street.

Ms. Jordan, President of Fairlington Civic Association, spoke in support of the project. Mr. Jordan noted that the Fairlington residents had two opportunities to meet about the Safeway proposal: a regular public meeting on November 9th, and a Safeway specific discussion on November 16. Mr. Jordan also stated that the City of Alexandria staff walked the neighborhood on November 12 with residents to discuss development in the neighborhood. Ms. Jordan stated that the Fairlington Civic Association would like to offer support for the project but has four concerns:

1. Some residents are concerned about the contemporary style of the architecture;
2. Some residents are concerned about the amount of proposed parking potentially being limited given the expansion of the store;
3. Some residents are concerned about the separate, small, retail building with regards to adding to any parking concerns and the type of use being compatible with the neighborhood;
4. Some residents are concerned with traffic at the intersection of King Street, Braddock Road, and Quaker Lane.

PLANNING COMMISSION ACTION, NOVEMBER 1, 2011: On a motion made by Commissioner Wagner, seconded by Commissioner Robinson, the Planning Commission voted to defer all of the applications to the December 6, 2011 hearing date. The Planning Commission requested staff and the applicant to further investigate reducing the number of curb cuts and relocating the truck loading area, as well as to conduct additional community outreach. The Planning Commission noted that the public comment period was closed; however, they will reopen it in December for Mr. Brown, President of North Ridge Citizens' Association and Ms. Jordan, President of Fairlington Civic Association. The motion carried on a vote of 6-0; Chairman Komoroske was absent.

Speakers:

Duncan Blair, representing the applicant.

Rosiland Jordan, 4907 South 30th Street, #A2, Arlington, VA, President of Fairlington Civic Association (FCA), stated that FCA neither supports nor opposes the application. Ms. Jordan stated that there are concerns about the amount of community outreach conducted and the neighborhood has long running concerns about traffic at the King Street, Quaker Lane, and Braddock Road intersection.

Bill and Molly Pugh, 1200 Quaker Lane, spoke about their concerns regarding the pedestrian environment. They would like Braddock Road to have additional pedestrian improvements, incorporating wider sidewalks and plantings strips and believe the application is inconsistent with the Transportation Master Plan.

Nancy Jennings, 2115 Marlboro Drive, President of Seminary Hills Civic Association, stated concerns about the architecture fitting with the neighborhood and the location of the store on historic land. Ms. Jennings also stated concerns about the traffic at the King Street, Quaker Lane, and Braddock Road intersection. She also commented about not understanding why the truck traffic and loading need to be on Braddock Road.

Jack Sullivan, 4300 Ivanhoe Place, stated that underground parking is a City policy that is not being upheld with this application. Mr. Sullivan also believes that the proposal is inconsistent with the Small Area Plan. Mr. Sullivan requested that the proposal be denied.

Joanne Lepanto, 4009 North Garland Street, stated her main concerns included parking, traffic, the mass and scale of the building, and the financial feasibility of the proposal. Ms. Lepanto requested that the proposal be denied.

Cathy Puskar, 2200 Clarendon Boulevard, Suite 1300, Arlington, VA, representing WRIT, spoke in support of the revisions to condition #3c.

Virginia Chon, 200 Yoakum Parkway, Apt. 714, representing the King Drycleaners, stated her concerns that neighboring business owners were unaware of the proposal.

MPA#2011-0007, REZ#2011-0002
DSUP#2011-0015, TMP SUP#2011-0060
Safeway, Inc., 3526 King Street



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11/1/2011



