

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
MONDAY, MAY 4, 2015

PRESENT: Commissioner Ginger Brown
Commissioner Rosemary Ciotti
Commissioner Steve Cole
Commissioner Christopher Forinash, Chair
Commissioner Erik Gutshall
Commissioner Brian Harner
Commissioner Nancy Iacomini, Vice-Chair
Commissioner Jane Siegel
Commissioner Steve Sockwell

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Steve Cover, Director, DCPHD
Bob Duffy, Director, PD, DCPHD
Richard Tucker, PD, DCPHD
Victor Hoskins, Director, AED
Alex Iams, Deputy Director, AED
Scott McPartlin, DPR
Maxine Cholmondeley, DES, Real Estate Bureau
Richard Viola, DES, Transportation Planning Bureau

The Planning Commission convened the meeting at 7:05 p.m.

1. Mosaic Park (ACTION)

- A.** Adoption of a Resolution to amend the Master Transportation Plan (MTP) Map, to remove a section of 5th Place North, a public street, for the purpose of expanding Mosaic Park. The subject section of 5th Place North is west of North Pollard Street and is a 15-foot wide public right-of-way of approximately 200 feet in length and no longer has a transportation purpose. The County acquired the properties that abut the subject section of 5th Place North and has been improving them as a public park (known as Mosaic Park).
- B.** Enactment of an Ordinance to Abandon as a Public Street a Portion of 5th Place North, Abutting the Southern Boundaries of Property of the County Board of Arlington County, Virginia as Recorded in Deed Book 4324, Page 764, RPC #14-060-037, RPC #14-060-016; Deed Book 4435, Page 1569, RPC #14-060-017; Deed Book 2826, Page 457, RPC #14-060-019; Deed Book 4817, Page 2189, RPC # 14-060-022; and Abutting the Northern Boundary of Property of the County Board of Arlington County, Virginia as Recorded in Deed Book 2904, Page 1572, RPC #14-060-060.
- C.** **GP-330-15-1** General Land Use Plan Amendment from “Medium” Residential (37-72 units/acre) to “Public” (Parks, schools, parkways, major unpaved rights-of-way, libraries and cultural facilities) for an area located in the block between North Quincy

Street, Wilson Boulevard, North Pollard Street, and 5th Place North within Mosaic Park, approximately 0.85 acres; and identified as (RPC# 14060016, -017, -037, -042, part of 14060022, and the right-of-way for 5th Place N.).

D. Certification of Transferable of Development Rights (**TDR**) by the Arlington County Board, for the purpose of creating open space and developing community recreation and/community facilities on an approximate 3,866 square foot former right-of way for 5th Place North located within Mosaic Park between North Pollard Street and North Quincy Street within Mosaic Park;

E. Z-2580-15-1 Rezoning from “CM” Limited Industrial Districts and “RA8-18” Apartment Dwelling Districts to “S-3A” Special Districts, real property located in the block between North Quincy Street, Wilson Boulevard, North Pollard Street and 5th Road North within Mosaic Park, of approximately 1.935 acres; and identified as RPC#14106016, -017, -019, -020, -037, -042, -060, and a portion of 14060022.

Commissioner Ciotti made a motion that the Planning Commission recommend to the County Board that they:

1. Adopt the attached Resolution to amend the Master Transportation Plan (“MTP”) to remove a portion of 5th Place North from the MTP Map.
2. Enact the attached Ordinance to Abandon as a Public Street a portion of 5th Place North between North Pollard Street and North Quincy Street.
3. Authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all deeds or other documents necessary to effectuate the Ordinance to Abandon as a Public Street, subject to approval of such documents as to form by the County Attorney.
4. GP-330-15-1 Adopt the attached Resolution to amend the General Land Use Plan to change from “Medium” Residential to “Public” for an area located in the block between North Quincy Street, Wilson Boulevard, North Pollard Street, and 5th Place North within Mosaic Park.
5. Adopt the attached Resolution certifying 7,499 square feet as transferable development rights on County-owned property located within Mosaic Park on the GLUP (“Sending Site”) for the purposes of creating open space and developing community recreation and/or community facilities.
6. Direct the County Manager to record, among the land records of the Clerk of the Circuit Court of Arlington County, a covenant for the subject property limiting future use of said property to public open space, recreation uses and public access, within 12 months from this date, May 16, 2015.
7. Z-2580-15-1 Adopt the attached Resolution to approve the rezoning of the subject properties from “CM” Limited Industrial Districts and “RA8-18” Apartment Dwelling Districts to “S-3A” Special Districts, located in the block between North Quincy Street, Wilson Boulevard, North Pollard Street and 5th Road North within Mosaic Park.

Commissioner Iacomini seconded the motion.

Commissioner Cole made a motion to table the main motion. There was no objection.

Commissioner Iacomini moved that the Planning Commission find that the abandonment of 5th Place North is in compliance with the Comprehensive Plan. Commissioner Forinash seconded the motion.

The Planning Commission voted to support the motion 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

Commissioner Cole sought unanimous consent to take the main motion off the table. There was no objection.

Commissioner Cole sought unanimous consent to recommend to the County Board that it direct the County Manager to address the condition of North Pollard Street and ensure that the portion of North Pollard Street abutting the park site provide for consistent treatment in future development north of the park site. There was no objection. The motion was added to the main motion.

Commissioner Forinash called the main motion as amended.

The Planning Commission voted to support the main motion as amended 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

Commissioner Iacomini made a motion that Planning Commission recommends the County Board direct staff to study issues surrounding the practice of TDR with emphasis on TDRs created from public land. Issues should include but are not limited to establishment of a TDR bank, the banking of both public and private TDRs, as well as fiscal issues surrounding TDRs. Commissioner Cole seconded the motion.

Commissioner Cole sought unanimous consent to amend the main motion to include a recommendation that the County Board direct staff to not only study the issue but make recommendations to address the issue and that this work be completed by December 31, 2016. There was no objection and the motion was amended.

The Planning Commission unanimously voted to support the main motion as amended 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

2. ART Bus Property Yard (ACTION)

- A.** Adoption of a Resolution to amend the Master Transportation Plan (MTP) Map, to remove a section of 32nd Street South, between South Eads Street and Jefferson Davis Highway, as a public street. The subject section of 32nd Street South is west of Jefferson Davis Highway and east of South Eads Street and contains 4,820 sq. ft. of street area.

- B.** Enactment of an Ordinance to Abandon as a Public Street a Portion of 32nd Street South Between the Western Boundary of Jefferson Davis Highway and the Eastern Boundary of South Eads Street Abutting the (i) Southern Boundary of Property of the County Board of Arlington County, Virginia, as Recorded in Deed Book 4752, Page 403, RPC #37-026-007, RPC #37-026-010; and (ii) Northern Boundary of Property of Arlington Transit Service District, as Recorded in Deed Book 4053, Page 651, RPC # 37-026-003, with Conditions.

Commissioner Forinash moved that the Planning Commission find the abandonment as a public street a portion of 32nd Street South running from the western boundary of Jefferson Davis Highway to the eastern boundary of South Eads Street is in conformance with the Comprehensive Plan. Commissioner Iacomini seconded the motion.

The Planning Commission voted to support the motion 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

Commissioner Forinash moved that the Planning Commission recommend to the County Board that it adopt the resolution attached to the staff report dated April 16, 2015 to approve an amendment to the Master Transportation Plan (“MTP”) in order to remove a portion of 32nd Street South from the MTP Map, to Enact the Ordinance to Abandon as a Public Street a portion of 32nd Street South running from the western boundary of Jefferson Davis Highway to the eastern boundary of South Eades Street and that the County Board authorize the Real Estate Bureau Chief, Department of Environmental Services, to execute, on behalf of the County Board, all deeds and other documents necessary to effectuate the Ordinance to Abandon as a Public Street, subject to approval by the County Attorney. Commissioner Iacomini seconded the motion.

The Planning Commission voted to support the motion 9-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Iacomini, Siegel, and Sockwell in support.

3. Victor Hoskins, Director, AED – Arlington County Economic Outlook (INFORMATIONAL)

Victor Hoskins, Director, Arlington Economic Development and Alex Iams, Assistant Director, AED, gave presentations on the economic outlook for Arlington County.

4. ORGANIZATIONAL MATTERS & OTHER BUSINESS

A. Staff report on current matters

Bob Duffy, Director, CPHD-Planning, reported the June agenda will be full with the Affordable Housing Study, WRAPS, Realize Rosslyn, and the Retail Action Plan.

Mr. Duffy added that the County Manager is committed to providing resources for training for Planning Commissioners.

B. Chairman's Report

Chair Forinash reported that June and July are busy and July will likely require three nights. There was additional discussion of related to coordination of the online calendar and scheduling of meetings.

C. Committee Reports

- 1) Site Plan Review Committee

There was no SPRC report.

- 2) Long Range Planning Committee

Commissioner Cole reported that seven people attended the public meeting for the Retail Action Plan and there is another public meetings scheduled this Thursday. The LRPC meeting date for the Retail Action Plan is to be determined.

- 3) ZOCO

Commissioner Gutshall reported that ZOCO will meet in May 12 at the County Board's direction to work with Planning Commission to evaluate effectiveness of public engagement in the zoning amendment process.

- 4) Others

D. Liaison Reports

Commissioner Sockwell reported there are two ongoing PFRC projects.

Commissioner Brown reported the Community Facilities Study has four sub-committees discussing major issues facing Arlington. Commissioner Brown said there are big demographic changes in Arlington and there will be several reports and a summary of key challenges. There is nothing currently to bring to the Planning Commission. Commissioner Cole responded that if there are any recommendations on the comprehensive plan, then it needs to come to Planning Commission in July.

E. Approval of Minutes

a. April 6, 2015 Meeting Minutes

Commissioner Forinash moved and Commissioner Ciotti seconded the motion to approve the April 6, 2015 Meeting Minutes. The Commission voted 9-0 to approve the minutes. Commissioners Brown, Ciotti, Forinash, Iacomini, Cole, Harner, Gutshall, Siegel, and Sockwell voted aye.

b. Approval of the April 8, 2015 Meeting Minutes

Commissioner Forinash moved and Commissioner Harner seconded the motion to approve the April 8, 2015 Meeting Minutes. The Commission voted 7-0-2 to approve the minutes. Commissioners Forinash, Iacomini, Cole, Harner, Gutshall, Siegel, and Sockwell voted aye and Commissioners Brown and Ciotti abstained.

The meeting adjourned at 10:28 pm.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator