

**APPROVED**  
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION  
MONDAY, JUNE 1, 2015

PRESENT: Commissioner Ginger Brown  
Commissioner Rosemary Ciotti (arrived 7:07 pm)  
Commissioner Steve Cole  
Commissioner Christopher Forinash, Chair  
Commissioner Erik Gutshall  
Commissioner Brian Harner  
Commissioner Stephen Hughes  
Commissioner Nancy Iacomini, Vice-Chair  
Commissioner James Schroll  
Commissioner Jane Siegel  
Commissioner Steve Sockwell

STAFF: Gizele C. Johnson, Planning Commission Clerk  
Michelle Stahlhut, Planning Commission Coordinator  
Steve Cover, Director, DCPHD  
Richard Tucker, PD, DCPHD  
Leon Vignes, PD, DCPHD  
Claude Williamson, PD, DCPHD  
David Cristeal, HD, DCPHD  
Russell Danao-Schroeder, HD, DCPHD  
Meliha Aljabar, Planning, DPR

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

**1. WRAPS (RTA) - Request to Advertise, public hearings to consider the adoption of the Western Rosslyn Area Plan.**

Commissioner Cole made a motion that the Planning Commission recommend the County Board authorize public hearings to consider the adoption of the Western Rosslyn Area Plan as proposed in the County Manager's memorandum dated June 13, 2015. The Planning Commission further recommended the following changes to the "Request to Advertise" draft of the Western Rosslyn Area Plan attached to the June 13, 2015 County Manager's memorandum:

**1. Amend the Concept Plan (pages 21-23) as follows:**

- Establish the Wilson Boulevard frontage as the location for the primary entrance for the new school building and remove all text, maps and illustrations related to any alternate primary entrance frontage along 18th Street North.
- Rotate the smaller of the two buildings in the Mixed-Use Development Area shown on Map 3.1, Concept Plan (page 21), so that its longer dimension parallels Wilson Boulevard and is located at the back of the sidewalk on this frontage. Any increase in open space on the 18th Street North side of the building should be added to the park.
- On Map 3.1 (page 21) in the Housing Development Area, establish the 18th Street North frontage as the principle frontage of the proposed affordable housing development, set as

a minimum building length along this frontage of 80 percent of total 18th Street North frontage, and locate the principle entrance along this frontage.

- Relocate the open space in the Housing Development Area either to the eastern edge of the 18th Street North frontage or the Key Boulevard frontage.

Commissioner Siegel seconded the motion.

Commissioner Forinash sought unanimous consent to change two dates in the motion to May 26, 2015. There was no objection and the change was made to the main motion.

Commissioner Iacomini sought unanimous consent to strike the third and fourth bullet items. Commissioner Forinash objected. Commissioner Iacomini made a motion that the Planning Commission strike the third and fourth bullets from the motion. Commissioner Gutshall seconded the motion.

Commissioner Iacomini withdrew the motion and the seconder, Commissioner Gutshall, agreed. Commissioner Iacomini made a motion to strike the third bullet point. Commissioner Gutshall seconded the motion.

The Planning Commission voted to deny the motion to strike the third bullet point from the main motion 1-10 with Commissioner Iacomini in support and Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Schroll, Siegel, and Sockwell against.

Commissioner Iacomini made a motion to strike the fourth bullet point from Part 1. Commissioner Gutshall seconded the motion.

The Planning Commission voted 10-1 to amend the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support and Commissioner Harner opposed.

The Planning Commission voted unanimously 11-0 to support the main motion as amended with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

## **2. Amend the Transportation Element (pages 29-30; appendix, pages 45-52) as follows:**

- Expand the street space of the “new street” from the 51 feet building face-to-building face width to a minimum of 60 feet with any space needed to realize the greater width achieved by widening the eastern side of the street; reduce the depth of the planting strip from the 6.5 feet shown on the new street cross-section (pages 30, 52) to the county standard depth of 5 feet; expand the number of lanes from two shown on the cross-section (pages 30, 52) to at least three with at least one lane for parking and other curb space uses, including pick up and drop off at the residential building.
- Relocate the service and loading entrance of the residential building from 18th Street North shown on Map 3.5 (page 29) to the new street.
- Show bicycle lanes on the Transportation Plan, Map 3.2 (page 29).
- Ensure that the cross-section(s) of 18th Street North in the Western Rosslyn Area Plan, Locations 6 and 7 (pages 50-51), continue and are identical to the cross-section of 18th

Street North between N. Oak Street and the boundary of Rosslyn Sector Plan and the Western Rosslyn Area Plan.

Commissioner Cole made a motion to adopt the amendments to the Transportation element. Commissioner Schroll seconded the motion.

The Planning Commission voted unanimously 11-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell.

**3. Amend the Open Space Element (pages 31-32) as follows:**

- Ensure that the park and open space “comprehensive master planning effort” (page 31) include representatives of the surrounding civic associations (North Rosslyn, Radnor-Ft. Myer Heights, and North Highlands) and the Park and Recreation Commission.
- Add a paragraph establishing the intent for open spaces in all three development areas to be planned collaboratively to ensure the best range of facilities without unnecessary duplication.
- Add a paragraph to establish the expectation that all recreation facilities in the study area will be open for public use, including regular unstructured public use of school facilities not needed for school activities.

Commissioner Cole made a motion to adopt the amendments to the Open Space Element. Commissioner Forinash seconded the motion.

Commissioner Sockwell sought unanimous consent that the Planning Commission recommend that the County Board direct staff to develop strategies to enhance tree canopy on the site. There was no objection and the amendment was added to the motion.

Commissioner Siegel sought unanimous consent to add the following bullet points to the Open Space element. 1) The concept plan should include the sizes of all the open space areas; 2) the size and proposed positions of Ultimate Frisbee field should be included and 3) emphasize that the design and maintenance requirements of a park over parking garage in order to ensure that the new Rosslyn Highlands Park will meet the plan goal of high quality open space. There was no objection. The amendment was added to the main motion.

Commissioner Cole sought unanimous consent to add Colonial Village to the list of civic associations. There was no objection and the amendment was added to the main motion.

Commissioner Gutshall made a motion to add a fourth bullet to add a paragraph to establish that recreation facilities be both designed and constructed to facilitate public use taking into consideration access points, sight lines, connections between county and school spaces, and openness at grade and street level.

Commissioner Harner seconded the motion. The Planning Commission voted unanimously 11-0 to amend the main motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

Commissioner Iacomini sought unanimous consent to add a bullet stating that programming of the new open space either on APS or County land by DPR CR be limited in order to allow for maximum casual use by the community. Commissioner Ciotti objected.

Commissioner Iacomini made a motion that a bullet be added noting that programming of the new open space either on APS or County land by DPR CR be limited in order to allow for maximum casual use by the community. Commissioner Forinash seconded the motion.

The Planning Commission voted 9-2 to amend the main motion with Commissioners Brown, Cole, Forinash, Gutshall, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support, and Commissioners Ciotti and Harner opposed.

Commissioner Cole sought unanimous consent to add a bullet to add a paragraph that indicates that the design of the contiguous open space the school and the County contiguous open spaces that the default shall be that they be designed at the same elevation but that under a site plan or a use permit the applicant may present an alternate design with compelling justification. Commissioner Ciotti clarified that Commissioner Gutshall's amendment addressed this. Commissioner Cole withdrew his motion.

The Planning Commission voted unanimously 11-0 to support the main motion as amended with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

**4. Amend the Urban Design Element (pages 32-33) as follows:**

- For the Mixed-Use Development Area, replace the urban design elements and establish through reference that the Rosslyn Sector Plan guidelines will apply. Note that exceptions to these guidelines could be sought as part of a special exception site plan application.
- With respect to historic preservation (last paragraph, page 32), explicitly indicate that the existing structures are the 1910 Wilson School building and the Queens Court Apartments.
- Under “Service/Parking/Streetscape” (page 33):
  - Revise to indicate that 18th Street North is not a preferred service and loading location. Amend Map 3.5 (page 29) to reflect this change.
  - Delete the final bullet related to short-term drop-offs.
- Under Open Space/Recreation (page 33) add a bullet(s) that establishes design standards for any fence/containment system surrounding the school field so that it does not detract from the quality of the physical environment and successfully contains activities and equipment within the field area.

Commissioner Cole moved that the Planning Commission recommend amendments related to Urban Design element in number four. Commissioner Iacomini seconded the motion.

The Planning Commission voted to unanimously support the motion 11-0 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

**5. Amend the Environment Element (page 34) as follows:**

- For the mixed use and residential development areas, because of the significant loss of embodied energy and materials, that any new development must meet LEED Gold standards.

Commissioner Cole moved that the Planning Commission recommend the amendments under Section Five. Commissioner Iacomini seconded the motion.

Commissioner Forinash sought unanimous consent to add a bullet that recommends the County Board to direct staff to replace the environmental element pertaining to carbon neutrality with appropriate language conforming to the Community Energy Plan. There was no objection and the amendment was added to the main motion.

The Planning Commission voted unanimously 11-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

**6. Amend the Implementation Element and Action Plan (pages 335-41) as follows:**

- Amend Recommendation 2 (Land Use), Item C, by removing any reference to the physical location of the open space symbol within the Queens Court property.
- Amend Recommendation 5 (Open Space) by replacing the phrase, “shared use by the community in off-peak school days and hours,” to “shared use by the community, including unstructured use, when not required by the school for its programs.”
- Amend Recommendation 6 (Open Space) by deleting the phrase, “along N. Quinn and/or 18th Street.
- Make changes consistent with the preceding proposed amendments to the table on pages 40-41.

**Motion: Implementation Element and Action Plan**

Commissioner Cole moved that the Planning Commission recommend the amendments under Section six. Commissioner Gutshall seconded the motion.

Commissioner Iacomini said in order to be consistent she needed to ask unanimous consent to strike the first bullet to amend recommendation number two by removing any reference to the physical location of the open space symbol. Commissioner Cole objected.

Commissioner Iacomini made a motion that the Planning Commission strike the first. The motion failed for lack of a second.

Commissioner Iacomini sought unanimous consent to strike the third bullet that says amend recommendation six by deleting the phrase "along North Quinn and/or 18th Street". Commissioner Cole objected. Commissioner Iacomini moved that the Planning Commission strike bullet three amend recommendation six by deleting the phrase "along North Quinn Street and/or 18th Street". The motion failed for lack of second.

The Planning Commission voted 10-1 to support the main motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Schroll, Siegel, and Sockwell and Commissioner Iacomini opposed.

**7. Append the Long Range Planning Committee report to the letter to the County Board.**

Commissioner Cole made a motion that the Planning Commission recommend part seven. Commissioner Gutshall seconded the motion.

The Planning Commission voted unanimously 11-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support.

**2. Affordable Housing Study (RTA) – Request to authorize Advertisement of public hearings by the Planning Commission and the County Board on the Affordable Housing Master Plan as an Element of the County Comprehensive Plan; and the Affordable Housing Implementation Framework.**

Commissioner Brown made a motion that the Planning Commission recommend that the County Board authorize public hearings to consider the adoption of the Affordable Housing Master Plan as proposed in the County Manager's memorandum dated May 12, 2015. Commissioner Ciotti seconded the motion.

Commissioner Cole made a substitute motion to recommend that the County Board defer advertisement of the plan. Commissioner Hughes seconded the substitute motion.

The Planning Commission voted 3-8 to deny the substitute motion with Commissioners Cole, Siegel, and Hughes in support and Commissioners Brown, Ciotti, Forinash, Gutshall, Harner, Iacomini, Schroll, and Sockwell against.

Commissioner Brown sought unanimous consent to amend Affordable Housing Principles 3 page 6 to include coordination with Arlington Public Schools. There was no objection and it was added to the main motion.

The Planning Commission voted 8-3 to support the main motion as amended with Commissioners Brown, Ciotti, Forinash, Gutshall, Harner, Iacomini, Schroll, and Sockwell in support and Commissioners Cole, Hughes, and Siegel opposed.

Commissioner Brown made a motion that the Planning Commission recommend that the County Board authorize public hearings to consider the adoption of the Implementation Framework as proposed in the County Manager's memorandum dated May 12 2015. Commissioner Ciotti seconded the motion.

Commissioner Iacomini sought unanimous consent that the main motion be amended to include language that the Planning Commission recommended that on page 13 of the Implementation document under Item 13 add the words "engage community and other stakeholders to study possible changes to zoning code to encourage retention of MARKs." There was no objection and the amendment was added to the main motion.

The Planning Commission voted 8-3 to support the main motion as amended with Commissioners Brown, Ciotti, Forinash, Gutshall, Harner, Iacomini, Schroll, and Sockwell in support and Commissioners Cole, Hughes, and Siegel opposed.

Commissioner Brown made a motion that the Planning Commission recommend that the County Board authorize public hearings to consideration adoption of conforming amendments to the GLUP as proposed in the County Manager's memorandum dated May 12, 2015. Commissioner Schroll seconded the motion.

The Planning Commission voted 6-5 to support the motion with Commissioners Brown, Ciotti, Forinash, Harner, Iacomini, and Sockwell in support and Commissioners Cole, Gutshall, Hughes, Schroll, and Siegel opposed.

The meeting adjourned at 12:00 a.m.

---

Christopher Forinash, Chair

---

Michelle Stahlhut, Coordinator