

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 3, 2015

PRESENT: Commissioner Ginger Brown
Commissioner Rosemary Ciotti
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
Anthony Fusarelli, PD, DCPHD
Elizabeth Weigle, PD, DCHPD
Claude Williamson, PD, DCPHD
Meliha Aljabar, DPR

The Planning Commission convened the meeting at 7:07 p.m.

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

Planning Commission Motion

Commissioner Cole made a motion that the Planning Commission recommend that the County Board authorize public hearings to advertise the adoption of the Rosslyn Sector Plan as proposed in the County Manager's memorandum dated May 26, 2015. The Planning Commission further recommends the following changes to the "Request to Advertise" draft of the Rosslyn Sector Plan attached to the May 26, 2015 County Manager's memorandum:

Commissioner Harner seconded the motion.

Commission Schroll sought unanimous consent to change the reference in part three to "P2" from "P3". There was no objection.

1. Amend the Vision Statement (page 48) as follows:

- Delete "world class" in the first sentence.
- Delete "the jewel of the Rosslyn-Ballston Corridor" at the end.

2. Amend Goals and Policies: Transportation (pages 62-3) as follows:

- In T3, delete "contingent upon adequate feasibility studies, monitoring, and mitigation of any potential adverse impacts."
- Add a new T13: "Work with the Rosslyn BID and Rosslyn property owners to develop a modern, central bike parking facility in Rosslyn using either existing

unused automobile parking capacity or allowing a future redevelopment project to incorporate such a facility in its design in lieu of equivalent automobile parking space.”

Commissioner Iacomini made a motion to strike the first bullet from the Transportation Goals and Policies section of the motion. Commissioner Ciotti seconded the motion.

The Amendment failed 2-9 with Commissioners Ciotti and Iacomini in favor and Commissioners Brown, Cole, Forinash, Gutshall, Harner, Hughes, Schroll, Siegel, and Sockwell against.

3. Amend Goals and Policies: Public Parks and Open Spaces (page 64) as follows:

- In P2, delete “N. Oak St.” and insert in its place “N. Quinn St.”

4. Amend Goals and Policies: Building Height and Form (pages 65-6) as follows:

- In B1.e, delete “public” before “open spaces” and insert “in the public realm” following “open spaces.”

5. Amend the Illustrative Concept Plan (pages 67-9) as follows:

- Under “Key Highlights,” add as additional transformative features:
 - Unobstructed views of the monumental core from the Central Place Observation Deck
 - The Rosslyn Boathouse
 - Wider, More Accommodating, Well-Designed Sidewalks and Streetscapes replacing the Skywalk system
 - Air Rights Development
 - Peaks and Valleys Heights Plan
 - An “Attracting” Skyline
 - A Modern, Central Bicycle Parking Facility
- Under Key Highlight B, 18th Street Extension by deleting “Oak” and inserting “Quinn.”
- Under Key Highlight C, Rosslyn Metro Station Entrance Improvements, Delete “Entrance Improvements” and add an “s” at the end of “Station” in the heading. Add at the end, “The Plan design will accommodate the location and design of the second Rosslyn Metro station included in WMATA’s Momentum Plan.”

6. Amend Land Use (pages 74-85) as follows:

- Include in the paragraph entitled “Use Mix” a specific use mix target, including a minimum of:
 - Residential GFA as a proportion of total GFA of 30 percent.
 - 5,000 total residential units
 - A residential population of at least 7,500
 - An evening population of at least 25 percent of Rosslyn’s daytime population
- Require that achieving the change in residential population occur gradually and steadily over the timeframe for the plan.
- Page 76: delete the final paragraph before “Affordable Housing” that describes the “two-tower” tool for achieving better use mix and replace it with a tool that requires each new site plan to include a proportion of the needed residential units required to achieve the 2040 use mix goal. Applicants could elect to include the required residential units in their own development or via a partnership with the owner of another property in the RCRD.

- Page 77, second full paragraph: In the second sentence following “creating new units,” insert “in Rosslyn but.” At the end of the paragraph, replace “County” with “Rosslyn.”
- Page 77, delete the fifth paragraph, including the bulleted section.
- Page 79, Map 3.2, Ground Level Uses:
 - Combine Green and Blue Streets into a single color; indicate this is an “optional retail” area.
 - Change Wilson Boulevard from N. Lynn Street to N. Pierce Street to “Red.”
 - Revise the legend to make the map more easily understood without needing to reference text.
 - Pages 82-83, Air Rights Development, revise this section to:
 - Provide for incorporation of the air rights area contiguous to the Rosslyn Coordinated Redevelopment District into that district
 - Change the GLUP from “Public” to “High Office-Apartment-Hotel”
 - Change the zoning designation from “S3-A” to “C-0-Rosslyn”
 - Call for a follow-on study of no longer than six months to establish maximum heights, densities, and design guidelines for the air rights area

Commissioner Iacomini sought unanimous consent to remove the four bullets under pages 82-83. Commissioner Gutshall objected.

Commissioner Iacomini made a motion to remove the four specific items under pages 82-83 and leave the call for a study. Commissioner Cole seconded the motion.

Commissioner Siegel offered a substitute motion that would simplify this section to require a follow-on study in a short duration that would consider the first three bullets. Commissioner Iacomini seconded the motion. The Planning Commission voted 10-1 to support the substitute motion with Commissioners Brown, Ciotti, Cole, Forinash, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support and Commissioner Gutshall opposed.

The Planning Commission voted 10-0-1 to the support the main motion as amended with Commissioners Brown, Ciotti, Cole, Forinash, Harner, Hughes, Iacomini, Schroll, Siegel, and Sockwell in support and Commissioner Gutshall abstaining.

7. Amend Transportation (pages 86-117) as follows:

- Streets (pages 86-101)
 - Add a block-by-block illustration of the design/build-out of the 18th Street corridor similar to the section-by-section illustration of the Esplanade design (pages 134-5)
 - On page 88, under “A,”
 - Second bullet: delete the first sentence and insert in its place: “Designate the blocks of 18th Street between N. Lynn St. and Arlington Ridge Road as Pedestrian-Bicycle Priority Streets consistent with the definition in the Master Transportation Plan while recognizing vehicle access is appropriate on these blocks to increase vehicle circulation options.”
 - Add a third bullet that establishes 18th Street from N. Oak St. west to the Western Rosslyn Coordinated Development District as an Urban Center Local Street as defined in the Master Transportation Plan, Streets Element
 - On page 89, Map 3.5 and on page 91, Map 3.6, add an alley connecting N. Moore St. to Ft. Myer Dr. in the “Rosslyn Gateway Block.

- On Page 92, include a new street classification, “Pedestrian Street,” and indicate a needed amendment to the Master Transportation to incorporate this classification.
- On Page 93, Map 3.7, change the designation of 18th St. between N. Lynn St. and Arlington Ridge Road to a Pedestrian and Bicycle Priority Street.
 - Amend Transit (pages 102-5) as follows:
 - Under Leveraging Metrorail Improvements (page 102):
 - o Add a discussion of Metrorail capacity in the context of the increased demand from growing Rosslyn population.
 - o Ensure there is adequate space for a well-designed Metro entrance for the planned new Metro station serving Rosslyn.
 - Under Bus Facility Improvements (page 104)
 - o Add a paragraph calling for County collaboration with WMATA to explore the possibility of an off-street bus transfer station.
 - o In the fifth carat (>), insert before “close proximity,” “outside but in.”
 - Amend Pedestrian and Bicycle Network (pages 106-111)
 - Establish a single sidewalk width as the Rosslyn Standard, not ranges for various locations.
 - Address the seeming inconsistencies on Map 3.9, Sidewalk Widths. In particular, consider changes to changes to:
 - o Wilson Blvd. between Kent and Lynn Sts. and Oak St. to the WRAPS study area boundary. The sidewalks could possibly be narrowed in these areas to create a consistent sidewalk width along Wilson Blvd. in the RCRD.
 - o The legend, in place of “Dedicated Pedestrian walk,” substitute “Pedestrian Street.”
 - o The Rosslyn Gateway block, adding the alley
 - Amend Bicycle Network Improvements (pages 110-111):
 - o On page 110, add “H” development of a central modern bicycle parking facility.
 - o On page 111, Map 3.11, Bike Facilities, change the Wilson Blvd. facility from Lynn to Oak Sts. from “bike lanes,” to “Cycle track/protected bike lanes” and 18th St. from Arlington Ridge Road to Lynn St., change from either “sharrow” or no designation, to “Pedestrian and Bicycle Priority St.”
- Amend Off-Street Parking (page 113):
 - Indicate that below grade parking is the “default.”
 - Add a new bullet between the second and third bullets: “Gross floor area (GFA) of above grade parking will be counted as density at the rate of 50 percent of actual above grade garage FAR. To not be counted as FAR, above grade parking should be fully screened by 30 feet of active uses.

Commissioner Forinash asked for clarification on whether that depth was intended to be 30 feet. Commissioner Cole said he would like to make that unanimous consent request.

Commissioner Ciotti made a motion to insert a new bullet under pedestrian bike network that says there should be a minimum 10-foot clear zone for pedestrians along arterials. Commissioner Cole seconded the motion.

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

Commissioner Schroll made a unanimous consent request under bike improvements on page 4 to include “protected bike intersections at the intersection of Lynn Street and Wilson Boulevard.” Commissioner Cole objected.

Commissioner Schroll made a motion that the second bullet be amended to include a “protected bike intersection at Lynn Street and Wilson Boulevard.” Commissioner Ciotti seconded the motion.

Commissioner Schroll said the predominant movement of bikes is a left turn and it makes sense to protect that movement. Commissioner Hughes said the plan for a two-way street would require a different movement. Commissioner Schroll said the intention is to give bikes a lead over other traffic. Commissioner Forinash suggesting tabling the discussion pending an upcoming motion. Commissioner Schroll agreed to table his motion and Commissioner Ciotti agreed.

Commissioner Forinash moved to strike the 50 percent clause in the off-street parking section and replace it with 100 percent. Commissioner Harner seconded the motion.

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

8. Parks and Open Space (pages 131-145)

- 18th Street Corridor (p136): in the last sentence of the first paragraph, delete “complete streets” and insert “pedestrian and bicycle priority street.”
- Rosslyn Plaza Park (page 140-144):
 - In the first sentence (page 140), delete “in the heart of existing and new development.”
 - Delete Figure 3.6 (page 143), illustrating Rosslyn Plaza Park fronting on N. Kent St.
 - Revise the first paragraph on page 144 as follows: “Rosslyn Plaza Park should be located along the frontages of 18th Street and Arlington Ridge Road. See concept plan on page 143. A future Rosslyn Plaza Park should meet the following performance criteria fully;”

Commissioner Schroll sought unanimous consent to change a reference to 142 from 143. There was no objection.

9. Urban Design, Building Height and Form (pages 148-175)

- Eliminate any uncertainty about allowable heights proposed in the plan. In particular:
 - Page 147, first paragraph, first sentence, delete “preferred.”
 - Page 147, first paragraph, last sentence, delete entire sentence.
 - Page 148, first paragraph, delete onward from “The guidelines are not regulations . . .”
- B1 – Building areas and edges (page 150):
 - Delete the fourth bullet concerning optional publicly accessible spaces. Insert a new bullet that reads: “Optional plazas not called for in this plan are inconsistent with Rosslyn’s urban design and if proposed must be accompanied by a justification. If determined to be appropriate, they should follow the design and access standards indicated in the Parks and Open Space section.”
- B2 – Ground level building area design along street and public space edges (pages 152-55)
 - Give greater prominence to the information contained in the footnote to Chart 3.5 on page 155 and in the first sub bullet, strike “on average”

- In Chart 3.5, Ground Floor Design and Use Standards for Building Edge Types, amend the chart as follows:
 - Under “Land Use Standards” for Red building edge type, delete “Retail services or retail equivalents may be considered on a case-by-case basis.”
 - Under “Land Use Standards” for Gold building edge type, change “65” to “75”
 - Combine building edge types Blue and Green. Use the “Dimensions and other elements as indicated” associated in the draft with the blue edge type. Before “exterior,” add “interior and.” Add an asterisk. Use all other Blue edge type standards.
- B3 – Service and parking access (pages 156-7)
 - Under “Guideline,” first sentence, after “service alleys,” add “and below grade.”
- B4 – Parking location and design (pages 158)
 - Under “Guideline,” first sentence, delete wherever possible.
 - Add a bullet and sub bullets that indicate criteria that will apply in reviewing requests for above grade parking (e.g., actual core samples showing bedrock at a specified depth; high probability of uncontrollable water incursion, etc.)
 - Revise the second bullet to read: “Semi-below grade parking shall be screened as fully above grade parking, except in locations on frontages indicated on the Map 3.xx. When semi-below grade parking is not required to be screened by active uses, it should be screened by an architectural façade consistent with the design of the floors above.”
 - Delete bullet four.
- T1 – Building Height (pages 162-3)
 - Adjust building heights as shown on Map 3.16, to ensure that views from the observation deck in the view shed of the monumental core are unobstructed from the western shore of the Potomac River. In addition, modify the rendering of views from the observation deck on page 51 to show unobstructed views of the monumental core from the western bank of the Potomac River.
 - Adjust building heights shown on Map 3.16 wherever needed to ensure that in no direction are the only unobstructed views from the observation deck views of the sky.
 - Under “Overall Building Height,” first paragraph, second sentence, delete “generally.”
 - Delete the section with the heading “Building Height Flexibility.”
- T3 – Tower orientation, dimensions, spacing and use
 - Delete the section under the first carat (>) of bullet three relating requiring a tower(s) of a two tower (or greater) development on the same site be devoted to residential use.
- T4 – Architectural composition of towers and caps
 - In the paragraph that begins “Building caps should . . .” insert at the beginning, “Where indicated on Map 3.16,” and add to Map 3.16 asterisks on buildings identified as appropriate for distinctive caps.
- Streetscape (pages 170-1)
 - In the second paragraph, strike “generally” in the first sentence.
 - Modify the section should be modified to call for a public review of the proposed Rosslyn BID-developed “Streetscape Elements Master Plan.”
- Green streets and surfaces (page 174)
 - Adjust this paragraph in consideration of the fact that at ground level, and generally above grade, buildings will have active uses. In places where building facades are architectural elements on garage fronts, consider whether green walls should be allowed in pace of complementary architectural design.

Commissioner Gutshall made a motion that the Planning Commission strike the last sub-bullet under T1 on page 6 "Delete the section with the heading "Building Height Flexibility." Commissioner Iacomini seconded the motion.

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

Commissioner Gutshall moved to add a sub-bullet under T1 to read "Delete the bullet on 162 occupied space at or above the maximum height depicted in map 3.16 is devoted to housing hotel only." Commissioner Hughes seconded the motion.

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

Commissioner Hughes sought unanimous consent to add to the third sub-bullet under B4 "and/or complimentary" after consistent. There was no objection.

Commissioner Forinash made a motion to strike the first two sub-bullets under T1. Commissioner Ciotti seconded the motion. Commissioner Forinash said he does not believe it is feasible. Commissioner Harner said he would be concerned about striking this without language discussing the significance of the observation deck.

Mr. Fusarelli responded that staff will be adding detail to the document to highlight this point. Commissioner Cole said he would not support the motion but the second bullet refers only to the view to the west, which will be blocked. Commissioner Forinash modified his motion to just the first sub-bullet and Commissioner Ciotti agreed.

The Planning Commission did not support the proposed motion 5-6 with Commissioner Siegel, Ciotti, Iacomini, Forinash, and Brown in support and Commissioners Cole, Harner, Sockwell, Gutshall, Hughes, and Schroll against.

10. Throughout the draft plan, section headings entitled “Recommendations” should be replace by section headings entitled, “Guidelines.”

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

12. Commissioner Sockwell made a motion that Planning Commission recommend to the County Board that the Board add a statement that the Rosslyn Sector Plan should govern building heights and forms unless an applicant can present a compelling reason for changes. Commissioner Cole seconded the motion. Commissioner Sockwell wants to make it clear that the Sector Plan governs because it represents a community vision.

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

Commissioner Cole made a motion that the County cooperate and collaborate with the District of Columbia in its consideration of the gondola linking Georgetown and Rosslyn. Commissioner

Sockwell seconded the motion. Mr. Fusarelli pointed out to the Planning Commission that this has already been included in the Rosslyn Sector Plan. Commissioner Cole withdrew his motion.

13. Commissioner Iacomini sought unanimous consent that on page 173 the first full paragraph add "currently" in front of "four luminous bodies sculptures" and further on that page add a sentence at the end of the "...is being restudied" that we add, "at the same time the number of luminous bodies proposed for the Meade Street bridge be re-studied as well." There was no objection and it was added to the main motion.

14. Commissioner Gutshall made a motion that in Section 4.1 on page 182 under GLUP actions Item 7 add Item C to amend the boundary of the RCRD to include the potential air rights development sites over I-66 as shown in Map 3.4. Commissioner Iacomini seconded the motion.

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

15. Commissioner Forinash made a motion that the following additions be made to the Appendix of Street Designs. 1) Include intersections designs for critical intersections including at least Wilson at Fort Myer and Wilson at Lynn Street and those intersection designs should consider priority bicycle intersection treatments; 2) The section of Clarendon Boulevard between Pierce and Oak Street include a cycle track; 3) Wilson Boulevard between Nash Street and Lynn have full cycle tracks in each direction; 4) Fort Myer between 19th and Lee Highway have a median corresponding to the median in the section of Fort. Myer between 19th and Wilson Boulevard; and 5) The package include a cross section of the section of 18th between Oak and Quinn. Commissioner Brown seconded the motion.

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

16. Commissioner Schroll sought unanimous consent to amend the Wilson Boulevard street cross-section at Lynn Street by changing the westbound 15-foot travel lane to an 11-foot travel lane. Commissioner Gutshall objected. Commissioner Schroll made a motion to amend the Wilson Boulevard street cross-section at Lynn Street by changing the westbound 15-foot travel lane to an 11-foot travel lane. Commissioner Gutshall seconded the motion.

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

17. Commissioner Schroll moved that 17th Street North cross-section from North Nash Street to Fort Myer Drive be amended to change the 12.5-foot travel lane to an 11-foot travel lane. Commissioner Forinash seconded the motion.

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

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

Siegel, and Sockwell in support.

2. ORGANIZATIONAL MATTERS & OTHER BUSINESS

A. Staff report on current matters

There was no staff report.

B. Chairman's Report

There were five LRPC meetings in the last month. There will be three Planning Commission meetings in July. The letter he circulated related to the issue of flexibility will be forwarded to the County Board.

C. Committee Reports

1) Site Plan Review Committee

Commissioner Iacomini reported that 672 Flats is almost finished. Pentagon Centre and Carpool are both moving forward and expected in the Fall.

Commissioner Cole added that the Ballston Mall redesign is complicated and is viewed as a critical element of revitalization for the County. The goal of the County is to conclude site plan review by December and will likely require SPRC meetings as frequently as every two weeks. Commissioners Brown and Forinash are

Commissioner Gutshall reported the next SPRC meetings for Carpool will be in June.

2) Long Range Planning Committee

Courthouse Square Plan will come to LRPC on June 25 and to the PC in July for the RTA.

3) ZOCO

There was no ZOCO report.

4) Others

D. Liaison Reports

E. Approval of the May 4, 2015 Meeting Minutes

Commissioner Cole moved and Commissioner Siegel seconded the motion to approve the May 4, 2015 Meeting Minutes. The Commission voted 9-0-2 to approve the minutes. Commissioners Forinash, Iacomini, Cole, Harner, Ciotti, Gutshall, Brown, Siegel, and Sockwell voted aye and Commissioners Hughes and Schroll abstained.

The meeting adjourned at 10:56 p.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator