

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
MONDAY, JULY 6, 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

ABSENT: Commissioner Steve Sockwell

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Steve Cover, Director, DCPHD
Bob Duffy, Director, PD, DCPHD
Debbie Albert, PD, DCPHD
Jason Beske, PD, DCPHD
Kris Krider, PD, DCPHD
Jill Griffin, AED

Anthony Fusarelli, PD, DCPHD
Elizabeth Weigle, PD, DCHPD
Claude Williamson, PD, DCPHD
Meliha Aljabar, DPR

The Planning Commission convened the meeting at 7:03 p.m.

- 1. Courthouse Sector Plan Addendum (RTA)** - Request to Advertise, public hearings to consider the adoption of the Courthouse Sector Plan Addendum for Courthouse Square.

Commissioner Cole made a motion that the Planning Commission recommend the County Board accept the County Manager's recommendations included in the July 1, 2015 memorandum to authorize advertisement of public hearings by the Planning Commission on September 6, 2015 and the County Board on September 15, 2015 to consider adoption of the Courthouse Sector Plan Addendum noting the Planning Commission supports:

- The proposed heights as included in the June 12, 2015 draft Courthouse Sector Plan Addendum.
- The proposed location of the "Civic Building" at the southern end of Courthouse Square (north of 14th Street North) and the resulting amount of open space on Courthouse Square.

Further, he moved the Planning Commission recommend the County Manager's draft plan be amended to:

1. Restrict 15th Street North generally to pedestrians, bicycles and transit;
2. Include a central bike parking facility in the new underground garage;
3. Locate the "Memorial Grove" along N. Courthouse Road from south to north, forming a green edge on the east side of Courthouse Square and organize the garage layout to optimize growing conditions for trees in this area;
4. Ensure the use of the same design "language" and design guidelines for street-level building frontages and interiors used in the draft Arlington County Retail Plan;
5. a. Limit potential historic preservation on the Landmark block to portions of the two buildings identified in the Historic Resources Inventory;

b. Require consideration of preservation of façade and notable interior features during SPRC and HALRB reviews balancing historic preservation goals with other site plan goals, including functional program and urban design; and
6. Use the streetscape standards as illustrated in the 2007 ROSSLYN/BALLSTON Corridor Streetscape Standards report as updated.

Commissioner Schroll seconded the motion.

Commissioner Iacomini made a motion to strike 5b from the main motion. Commissioner Gutshall seconded the motion.

The motion to amend failed 2-8 with Commissioners Iacomini and Gutshall in favor, and Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, and Siegel against.

Commissioner Iacomini made a motion to amend the main motion to add an Item 7 that reads "The design of the civic building in the south Square should allow the first floor to be of an open design to facilitate community and other public uses." Commissioner Cole seconded the motion.

The Planning Commission voted unanimously 10-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, and Siegel in support.

Commissioner Hughes made a motion to the base language which states the proposed heights and proposed that it should read "...the proposed heights, with the exception of the civic building which may have features exceeding fifty feet." Commissioner Ciotti seconded the motion.

The Planning Commission voted unanimously 10-0 to support the motion with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, Schroll, and Siegel in support.

The Planning Commission voted to support the main motion as amended 9-0-1 with Commissioners Brown, Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Schroll, and Siegel in support and Commissioner Iacomini abstaining.

3. Arlington County Retail Action Plan (ACTION) – Consider adoption of the Retail Action Plan.

Commissioner Cole made a motion that the Planning Commission recommend the County Board adopt the Arlington County Retail Plan as recommended in the County Manager’s July 1, 2015 memorandum. Commissioner Ciotti seconded the motion.

Commissioner Iacomini made a motion to add to the main motion to modify the Ballston map to indicate that North Glebe Road from North Fairfax Drive to the Hyde Park Condominium boundary become a gold street on both sides. Commissioner Gutshall seconded the motion.

The Planning Commission voted to support the motion 9-0-1 with Commissioners Siegel, Ciotti, Siegel, Iacomini, Forinash, Cole, Harner, Gutshall, Schroll, and Brown in support and Commissioner Hughes abstaining.

Commissioner Iacomini asked unanimous consent on page 10 after the word “streetscape” in the last paragraph insert a sentence, “However designed, retail equivalents should enhance the pedestrian experience.” There was no objection.

Commissioner Iacomini asked unanimous consent on page 22 in the description where there is the description of the street types with the color, add a sentence to the green description that says, “while retail on these streets is optional, the first floor facades on any buildings in this designation should use materials and lighting to enhance the pedestrian experience.” Commissioner Gutshall objected.

Commissioner Iacomini made the motion that the Planning Commission recommend to the County Board that on page 22 in the description, add a sentence to the green description that says, “while retail on these streets are optional, the first floor facades on any buildings in this designation should use materials and lighting to enhance the pedestrian experience.” Commissioner Harner seconded the motion.

The motion failed 4-4-2 for lack of a majority with Commissioners Brown, Harner, Cole, and Iacomini in support, Commissioners Siegel, Ciotti, Forinash, and Gutshall against, and Commissioners Schroll and Hughes abstaining.

Commissioner Gutshall sought unanimous consent to combine the blue and gold streets. Commissioner Harner objected.

Commissioner Gutshall made a motion that the Planning Commission recommend that the County Board combine gold and blue street types into a single street type with characteristics of gold. Commissioner Cole seconded the motion.

Commissioner Harner sought unanimous consent to modify the Rosslyn map to indicate that Wilson Boulevard between North Lynn and North Nash Streets and between Pierce and North Rhodes Streets is a gold street. There was no objection and the motion was amended.

The Planning Commission voted 9-0-1 to support the main motion with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Harner, Gutshall, Brown, and Schroll in support and Commissioner Hughes abstaining.

The meeting adjourned at 11:20 p.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator