

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 8, 2015

PRESENT: Commissioner Ginger Brown (late arrival @ 7:41 pm)
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
Bob Duffy, Director, PD, DCPHD
Anthony Fusarelli, PD, DCPHD
Elizabeth Weigle, PD, DCHPD
Claude Williamson, PD, DCPHD
Meliha Aljabar, DPR
Kelly Cornell, DES

The Planning Commission convened the meeting at 7:08 p.m.

3. Rosslyn Sector Plan (ACTION) - Consider adoption of the Rosslyn Sector Plan.

Commissioner Hughes made a motion that the Planning Commission recommend the County Board amend page 79 Affordable Housing last sentence to read, "A cash contribution if chosen by a developer should be prioritized to the extent feasible for additional or preserved new CAF units within the RMSA."

Commissioner Ciotti made a motion to add an amendment, "and not elsewhere in the County." Commissioner Hughes accepted the amendment.

Commissioner Hughes explained that the phrase "if chosen by developers" recognizes that, if a developer wishes to pursue on-site units within the RCRD, it is welcome.

Commissioner Hughes re-read his motion as amended by Commissioner Ciotti that the Planning Commission recommend the County Board amend page 79 Affordable Housing last sentence to read, "A cash contribution if chosen by a developer should be prioritized to the extent feasible for additional or preserved new CAF units within the RMSA and now elsewhere in the County."

Commissioner Hughes withdrew the motion as amended.

Commissioner Hughes moved that the Planning Commission recommend to the County Board within the Affordable Housing section on page 79, the last sentence read, "A cash contribution should be prioritized to the extent feasible for additional CAF units in the RMSA." Commissioner Gutshall seconded the motion.

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

Commissioner Cole moved that the Planning Commission express concern that the lone tool (the multiple tower rule) included in the proposed Rosslyn Sector Plan designed to achieve a better balance of uses in the Rosslyn Coordinated Redevelopment District is insufficient to achieve the use mix goals articulated in the plan. The Planning Commission therefore recommends to the County that if at all possible, effort should be made to identify additional tools to ensure achievement of the plan's use mix goals and incorporate them into the plan. Commissioner Gutshall seconded the motion.

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

Commissioner Cole moved that the Planning Commission recommend to the County Board that Map 3.2, Ground Level Uses, be amended to indicate that both sides of Wilson Boulevard from N. Lynn St. to N. Nash St. be designated as "gold" segments. Commissioner Gutshall seconded the motion.

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

Transportation

Commissioner Cole moved that the Planning Commission recommend the County Board amend Map 3.11, Bike Facilities [p. 117], to identify as "sharrows" the following street segments:

- 17th Street North between Arlington Ridge Road and N. Kent Street
- N. Moore Street between Lee Highway and Wilson Boulevard
- N. Nash Street between Lee Highway and Key Boulevard
- 18th Street North between North Kent and North Lynn Streets

Commissioner Schroll seconded the motion.

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

Commissioner Cole moved that the Planning Commission recommend the County Board amend the Implementation matrix [pp. 196-201] to add a short-term action item to direct the staff to collaborate with the Rosslyn Business Improvement District to identify a location for and develop an operational plan for a centralized bicycle parking facility.

Commissioner Forinash seconded the motion.

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

Parks and Open Space

Commissioner Cole moved the Planning Commission express its belief to the County Board that the community is best served by locating Rosslyn Plaza Park along Arlington Ridge Road where it intersects with 18th Street North. This location offers the best eastern anchor for the new 18th Street corridor thus ensuring its vitality through its entire length and promising a brighter, more pleasant environment for Arlingtonians using the park. [pp. 146-150] Commissioner Harner seconded the motion.

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

Commissioner Cole moved the Planning Commission recommend the County Board amend the section entitled, "18th Street Corridor: "Rosslyn's New Urban Spine," [pp. 142-145] to add a design guidelines subsection with the intent to develop, at a minimum, guidance on paving materials, landscape standards, lighting, and street furniture. In addition, an element of the implementation matrix [pp. 196-201] should be added to identify development of this guidance as a short-term action. This recommendation reflects the Commission's view that the 18th Street Corridor is a key element related to transforming Rosslyn, and that several segments of the corridor will see near-term completion. Commissioner Forinash seconded the motion.

Commissioner Cole withdrew his motion.

Commissioner Cole made a motion that the Planning Commission recommend the County Board amend the section entitled, "18th Street Corridor: "Rosslyn's New Urban Spine," [pp. 142-145] to add:

1. A Design Guidelines subsection, the intent of which is to develop, at a minimum, guidance on paving materials, landscape standards, lighting, and street furniture.
2. A short-term action item in the Implementation Matrix to develop this guidance.
3. A medium-term action item in the Implementation Matrix to develop a public art plan.

Commissioner Forinash seconded the motion.

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

Urban Design, Building Height, and Form

Commissioner Cole moved that the Planning Commission recommend that the County Board amend "Building areas and edges" (p. 156) in the third bullet to retain the guideline included in the RTA draft, rather than the guideline in the proposed draft so it would read "façade height along street edges should be at least three stories." Commissioner Harner seconded the motion.

Commissioner Gutshall made a motion to amend Mr. Cole's motion to recommend to the County Board that Section 7 "Street and Neighborhood Scale Transition" on page 176 that the second bullet be revised to revert to the RTA language which states that "at all other street edges, buildings should include a stepback, cornice, recess, or other prominent horizontal break at least three feet in depth between the 3rd and sixth story." Commissioner Harner seconded the motion.

Commissioner Gutshall perfected his motion to include the first bullet same page should also revert to the RTA language: "for street edges indicated on Map 3.16, tower massing should step back from public streets by 15 feet or more between the third and sixth story."

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

Commissioner Cole moved that the Planning Commission recommend that the County Board amend "Buildable areas and edges" (page 156) in the fourth bullet by inserting at the end of the first sentence, "or a County-owned or controlled park or plaza in the public realm." Further the Planning Commission is concerned that new publicly accessible private plazas and parks are often not in the community's interest and risk achievement of the plan's goals for significantly improving Rosslyn's system of existing and new public parks and plazas. This proposed change reinforces the notion that the quality of the County's system of public parks and plazas is a higher priority than privately owned, publicly accessible parks. Commissioner Harner seconded the motion.

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

Commissioner Cole moved that the Planning Commission recommend that the County Board amend "Building height," page 168, in the list of bullets in the second column relating to "Building Height Flexibility" by retaining two bullets from the RTA draft:

- a. "Good view opportunities from the tops (top floors) of nearby buildings are not significantly reduced."
- b. "Ample daylight access to the subject and surrounding sites, including public spaces, is maintained."

Commissioner Harner seconded the motion.

Commissioner Harner made a motion that the Planning Commission recommend the removal of the bullet which states "Additional height is used to create a building that contributes to distinctive and dynamic skyline in part by limiting the building volume above the height depicted in Map 3.16 to an amount no greater than the amount of building sculpted away from the maximum building volume resulting from the Sector Plans height limit for this site." Commissioner Cole seconded the motion.

The Planning Commission voted 4-5 to deny the motion with Commissioners Cole, Harner, Hughes, and Siegel in support and Commissioners Iacomini, Forinash, Schroll, Brown, and Gutshall against. Commissioner Ciotti was absent for this vote.

The Planning Commission voted 8-1 to support the main motion with Commissioners Siegel, Iacomini, Harner, Cole, Gutshall, Brown, Hughes, and Schroll in support and Commissioner Forinash against, with Commissioner Ciotti again absent.

Commissioner Cole moved that the Planning Commission believes it is essential to ensure the highest quality views from the Central Place observation deck, especially of the monumental core. In the Commission's view, the success of the observation deck will contribute measurably to the achievement of sector plan goals; should the observation deck not fulfill its promise, Rosslyn and Arlington more broadly will feel the effect. The Planning Commission continues to believe that quality views depend on seeing the monuments, the river gorge, historic sites and other important elements in their contexts. With respect to all views, the commission believes it is essential to preserve both foreground views, as well as ensuring that view corridors are sufficiently wide so as to allow each key landmark to be appreciated in its environment. [pp. 168-175]

In this spirit, the Planning Commission recommends:

- With respect to the monumental core, the setting of height limits and view corridors that ensure existing views of the eastern shore of the Potomac River and Theodore Roosevelt Island are retained to the maximum extent possible.
- Detailed guidelines for the design of rooftops for buildings within all primary view sheds should be strengthened so that these rooftops do not create unnecessary or bothersome distractions, or unpleasant views from the observation deck.
- To reduce the allowable height for the Metro Center site by the minimum needed to provide Arlingtonians high quality views of their own community and neighborhoods. The Commission believes that such a connection of Rosslyn to the broader community is vital for Arlingtonians to realize the value of the County's investment in the observation deck and for all Arlingtonians to have a connection to Rosslyn.

Commissioner Harner seconded the motion.

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

Main Motion

Commissioner Forinash made a motion that the Planning Commission recommend the County Board adopt the resolution to adopt the Rosslyn Sector Plan attached to the County Manager's July 1, 2015 memorandum subject to the amendments previously made. Commissioner Gutshall seconded the motion.

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

4. ORGANIZATIONAL MATTERS & OTHER BUSINESS

A. Staff report on current matters

No staff report.

B. Chairman's Report

There are several committee meetings left in July before the August break. September will be very busy.

C. Committee Reports

1) Site Plan Review Committee

Commissioner Iacomini reported there would be at least one site plan on the PC agenda for September, as well as the Unified Residential Development (URD) for Reevesland. There is an effort to moving the SPRC revisions forward. Commissioner Cole reported the Ballston Quarter site plan review process will begin on July 20th and begins with a walking tour. The first meeting will be land use and zoning, including height and the second will be height, including discussion of the pedestrian bridge.

2) Long Range Planning Committee

There are no July meetings. Upcoming meetings are related to historic designation of a single family home and Stratford Middle School.

3) ZOCO

Commissioner Gutshall reported on July 28th ZOCO would be discussing a FBC amendment extending the availability of the TDR multiplier and a Zoning Ordinance amendment for the Red Top cab site.

4) Others

D. Liaison Reports

Commissioner Gutshall said that the Transportation Commission cannot have two Planning Commissioner representatives and will cede the role to Commissioner Schroll.

Commissioner Forinash reported that the PFRC meetings for Stratford and Wilson School sites are moving forward. There is an ongoing discussion about the roles of PFRC and BLPC and review of schools.

E. Approval of the June 1 and June 3, 2015 Meeting Minutes

Commissioner Forinash moved and Commissioner Cole seconded the motion to approve the June 1, 2015 Meeting Minutes. The Planning Commission voted 10-0 to approve the minutes with Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Cole, Gutshall, Brown, Hughes, and Schroll in support.

Commissioner Forinash moved and Commissioner Cole seconded the motion to approve the June 3, 2015 Meeting Minutes. The Planning Commission voted 10-0 to approve the minutes. Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Cole, Gutshall, Brown, Hughes, and Schroll in support.

The meeting adjourned at 10:41 p.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator