

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
THURSDAY, JULY 9, 2015

PRESENT: Commissioner Ginger Brown (late arrival @ 7:10 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

ABSENT: Commissioner Jane Siegel
Commissioner Steve Sockwell

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Bob Duffy, Director, PD, DCPHD
Richard Tucker, PD, DCPHD
Leon Vignes, PD, DCPHD
Arlova Vonhm, PD, DCPHD
Claude Williamson, PD, DCPHD
Richard Viola, Transportation, DES
Meliha Aljabar, DPR

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

5. Consideration of the appropriateness of amending the **Master Transportation Plan Map** to include a new segment of 18th Street North for approximately 65 feet to the west of North Quantico Street. **(ACTION)**

Commissioner Forinash made a motion that the Planning Commission recommend the County Board defer consideration of the proposed request to amend the Master Transportation Plan map to modify a segment of 18th Street North west of North Quantico Street. Commissioner Iacomini seconded the motion.

The Planning Commission voted 8-0-1 to support the recommendation with Commissioners Ciotti, Cole, Forinash, Gutshall, Harner, Hughes, Iacomini, and Schroll in support and Commissioner Brown abstaining.

6. Western Rosslyn Area Plan Study (WRAPS) - Consider adoption of the proposed Western Rosslyn Area Plan. (ACTION)

Commissioner Hughes sought unanimous consent that the 9,000 square feet that is intended to be a park within the APAH park be zoned within the GLUP as semi-public. Commissioner Cole objected.

Commissioner Hughes made a motion that the 9,000 square feet that is intended to be a park within the APAH park be zoned within the GLUP as semi-public. There was no second and the motion failed for lack of a second.

Transportation

Commissioner Harner sought unanimous consent that cross section 8B is preferable to cross section 8A as guidance for future development in the plan. Commissioner Cole objected. Commissioner Harner did not make a motion.

Commissioner Harner sought unanimous consent that the Planning Commission recommend that Option 1 is the appropriate street section for 18th Street. Commissioner Gutshall objected.

Commissioner Hughes made a motion that the Planning Commissioner recommend that Option 1 is the appropriate streetscape for 18th Street North. The motion failed for lack of a second.

Commissioner Cole made a motion that the Planning Commission recommend that the County Board establish as design guidelines for the portion of the 18th Street Corridor located within the study area any design guidelines in the Rosslyn Sector Plan or subsequently developed specific to the 18th Street Corridor. Otherwise, establish as design guidelines for this street section the Rosslyn Sector Plan streetscape standards. Commissioner Gutshall seconded the motion.

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

Commissioner Cole made a motion that the Planning Commission recommend that the County Board amend the plan to include as the street cross-section for the new street that bisects the WRCRD between Wilson Boulevard and 18th Street North, Location #8B as shown on page 29 of the proposed area plan. Commissioner Harner seconded the motion.

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

Open Space

Commissioner Hughes made a motion that the Planning Commission recommend the County Board modify recommendation six to say, "work with APAH and the County to develop" and "shall be available to the general public" instead of should. Commissioner Forinash seconded the motion.

Commissioner Iacomini sought unanimous consent that the Planning Commission recommend to the County Board that the continuous soil panels and soil volume recommendation in the Realize Rosslyn plan be referenced in the WRAPs study documents as the standard. There was no objection.

Urban Design

Commissioner Cole made a motion that the Planning Commission recommend that County Board that the plan:

1. Indicate that façade heights along street edges within the Mixed Use Development Area should be consistent with façade heights established for the Rosslyn Sector Plan.
2. Set 15-foot setbacks as the standard for towers in relation to the bases of buildings within the Mixed Use Development Area.
3. Provide curbside space for short-term deliveries, pickups and drop-offs in the Mixed Use Development Area on the new street that bisects the WRCRD between Wilson Boulevard and 18th Street North.
4. Add an item that applies the street and “Neighborhood scale transition” design guidelines from the Rosslyn Sector to the Mixed Use Development Area

Commissioner Gutshall seconded the motion.

Commissioner Cole added an additional item to his motion to say, “Locate all service and loading entrances for the residential building in the Mixed Use Development Area on the new street that bisects the WRCRD between Wilson Boulevard and 18th Street North.”

The Planning Commission voted 8-0-1 to support the motion with Commissioners Ciotti, Forinash, Cole, Harner, Gutshall, Brown, Hughes, and Schroll in support and Commission Iacomini abstaining.

Commissioner Harner made a motion that the Planning Commissioner recommend the County Board require staff to develop design guidelines especially for the western most mixed use development parcel to create unified urban design guidelines as parts of the open space planning process or immediately thereafter.

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

Environment

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

1. Recognize School Board authority for school design; delete the sentence that requires school buildings to be net-zero ready.
2. Establish achieving LEED Gold as the standard for the WRCRD.

Commissioner Gutshall seconded the motion.

The Planning Commission supported the motion 6-1-2 with Commissioners Forinash, Cole, Harner, Gutshall, Hughes, and Schroll in support, Commissioner Ciotti opposed, and Commissioners Iacomini and Brown abstaining.

Action Plan

Commissioner Gutshall made a motion that the Planning Commission recommend to the County Board to add a short term item to the action plan to update county tree planting design standards to ensure the viability and longevity of mature canopy trees over parking and other building structures considering soil panel composition drainage and serviceability of the underlying building structure. Commissioner Brown seconded the motion.

The Planning Commissioner voted 7-2 to support the motion with Commissioners Forinash, Cole, Harner, Gutshall, Hughes, Schroll, and Brown in support and Commissioners Ciotti and Iacomini opposed.

Main Motion

Commissioner Cole moved that the Planning Commission recommend the County Board adopt the resolution to adopt the Western Rosslyn Area Plan attached to the County Manager’s July 1, 2015 memorandum and direct the County Manager to initiate a public park planning process to develop a park and public spaces plan for Rosslyn Highland Park and other public spaces within the Western Rosslyn Coordinated Redevelopment District (WRCRD) with the amendments as agreed to. Commissioner Forinash seconded the motion.

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

The meeting adjourned at 10:05 p.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator