

**APPROVED**  
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 9, 2015

PRESENT:

Commissioner Rosemary Ciotti (late arrival @ 7:10 pm)  
Commissioner Steve Cole  
Commissioner Christopher Forinash, Chair  
Commissioner Erik Gutshall  
Commissioner Brian Harner (late arrival @ 7:05 pm)  
Commissioner Stephen Hughes  
Commissioner Nancy Iacomini, Vice-Chair  
Commissioner James Schroll  
Commissioner Jane Siegel  
Commissioner Steve Sockwell

ABSENT: Commissioner Ginger Brown

STAFF:

Gizele C. Johnson, Planning Commission Clerk  
Michelle Stahlhut, Planning Commission Coordinator  
Steve Cover, Director, DCPHD  
Deborah Albert, PD, DCPHD  
Tom Miller, PD, DCPHD  
Peter Schulz, PD, DCPHD  
Arlova Vonhm, PD, DCPHD  
Cynthia Liccese-Torres, ONS, DCPHD  
Robert Gibson, DES  
Lisa Grandle, DPR  
Diane Probus, DPR  
Mark Turnbull, HALRB

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

- 1. ZOA-15-03.** Amendments to the Arlington County Zoning Ordinance to correct technical errors introduced through the final phase of the Zoning Ordinance update adopted on February 21, 2015 and through other recent amendments. **(ACTION)**

Commissioner Gutshall moved that the Planning Commission recommend that the County Board adopt the attached ordinance to amend, reenact and recodify the Arlington County Zoning Ordinance to correct technical errors introduced through the final phase of the Zoning Ordinance update adopted on February 21, 2015 and through other recent amendments. Commissioner Schroll seconded the motion.

The Planning Commission voted 9-0 to approve the main motion with Commissioners Forinash, Iacomini, Cole, Siegel, Sockwell, Harner, Gutshall, Schroll, and Hughes in support.

2. **SITE PLAN #297, PENTAGON CENTRE PDSP**, 1201 South Hayes Street and 1200 South Fern Street. PL Pentagon LLC c/o Kimco Realty Corporation to amend the Pentagon Centre Phased Development Site Plan to permit reallocation of residential uses to Phase I and changes to building height, building layout, open space, block configuration, above grade parking, project phasing, and land use mix in the C-O-2.5 zoning district under ACZO §7.12, §15.5. Applicant requests to amend the Pentagon Centre Urban Design Guidelines to reflect proposed PDSP and site plan amendments. Major amendment to the Phase I Final Site Plan of the Pentagon Centre PDSP requested to permit conversion of approved office space to residential with adjustments to retail GFA to include 693 dwelling units, 35,135 sq. ft. of retail uses, and a 426-space, 7-story above grade parking garage in the C-O-2.5 zoning district under ACZO §7.12, §15.5. Property is approximately 731,873 sq. ft.; located at 1201 S. Hayes St. & 1200. S. Fern St.; and is identified as RPC# 35-004-001. The proposed density is 2.5 FAR for commercial uses, 115 UNITS/ACRE for residential uses, and 180 UNITS/ACRE for hotel uses.

**(ACTION)**

Commissioner Sockwell made a motion that the Planning Commission recommend approval of the Phased Development Site Plan Amendment including the adoption of the Pentagon Centre Urban Design guidelines and the approval of the site plan amendment for Phase I of the PDSP as set forth in the staff memo of September 2, 2015. The motion was seconded by Commissioner Iacomini.

Commissioner Schroll offered an amendment to the main motion that the proposed 15th Street cross section be amended to include a minimum of five foot wide bike lanes excluding gutter pan. Commissioner Cole seconded the motion.

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

Commissioner Iacomini made a motion to amend the main motion that the Planning Commission advise the County Board to direct Staff to prepare a report on past, present and projected vehicular traffic and transit (both bus and Metrorail) ridership for the area known as 22202 – Pentagon City/Crystal City/Aurora Highlands/Arlington Ridge – areas. This report would be the subject of a public forum with both the Planning Commission, inviting the Transportation Commission and results forwarded to the County Board. Commissioner Siegel seconded the motion.

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

Commissioner Hughes made a motion that the Planning Commission recommend to the County Board that references to bus shelters and stops within the site plan be changed to transit stations. Commissioner Cole seconded the motion.

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

The Planning Commission then took up the main motion as amended. The Planning Commission voted 9-1 to support the motion with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Harner, Sockwell, Schroll, and Hughes in support and Commissioner Gutshall opposed.

**3. REEVESLAND, 400 North Manchester Street**

**A. U-3419-15-1,** Use Permit for Department of Parks and Recreation for a Unified Residential Development (URD) in the R-6 zoning district for the Reeves property under ACZO §10.1, §15.4. Property is approximately 2.5 acres; located at 400 N. Manchester St.; and is identified as RPC #12-030-043, 12-030-072, -073. Modifications of zoning ordinance requirements include: lot width, lot coverage, setbacks and other modifications as necessary to achieve the proposed development plan. **(ACTION)**

**B. U-3422-15-2,** Use Permit for Department of Parks and Recreation for a Public Park in the R-6 zoning district for the Reeves property under ACZO §15.4, 12.2.4.F., and 5.1.2.H, for open space and uses incidental to it including but not limited to passive recreation, trails, and benches and other small structures. Property is approximately 2.5 acres; located at 400 N. Manchester St.; and is identified as RPC #12-030-043, 12-030-072, -073. Modifications of zoning ordinance requirements include: modifications as necessary to achieve the proposed development plan. **(ACTION)**

Commissioner Iacomini moved that the Planning Commission recommend to the County Board that they approve a use permit for a Unified Residential Development, with modifications from the Zoning Ordinance requirements for setbacks, lot width, and lot coverage, subject to the conditions of the staff report, and Direct the County Manager to not record the subdivision plat until instructed to do so by the County Board.

Commissioner Ciotti seconded the motion.

The Planning Commission voted 6-3-1 to support the motion with Commissioners Ciotti, Forinash, Gutshall, Iacomini, Sockwell, and Siegel in support, Commissioners Harner, Hughes and Schroll against, and Commissioner Cole abstaining.

Commissioner Iacomini moved that the Planning Commission recommend to the County Board that it approve a use permit for a Public Park for open space and uses incidental to it including but not limited to passive recreation, trails, shelters and benches and other small structures, subject to the conditions of the staff report, effective upon recordation of the subdivision plat associated with U-3419-15-1.

Commissioner Ciotti seconded the motion.

The Planning Commission voted 6-3-1 to support the motion with Commissioners Ciotti, Forinash, Gutshall, Iacomini, Sockwell and Siegel in support, Commissioners Harner, Hughes, and Schroll against, and Commissioner Cole abstaining.

#### 4. ORGANIZATIONAL MATTERS & OTHER BUSINESS

##### A. Staff report on current matters

There was no staff report.

##### B. Chairman's Report

There is a CPHD hosted Development Forum being held at 9 a.m. September 10 to present changes to the planning and development process including changes to the site plan intake process, the permitting process, changes to standard site plan conditions, and other topics.

Implementation of changes to the Site Plan Review Process will be discussed at a SPRC meeting that will be scheduled in the next few weeks.

The Planning Commission letter format will be changing and the Courthouse Plan Addendum will be a test case for the new format.

##### C. Committee Reports

###### 1) Site Plan Review Committee

Commissioner Iacomini said there is a workplan to implement revisions to the SPRC process and the SPRC meeting to discuss has not yet been scheduled.

There will be one additional 672 Flats SPRC meeting regarding ROW and the placement of a Dominion Electric vault.

###### 2) Long Range Planning Committee

Commissioner Cole said a complicated Special GLUP Study for Riverhouse in Pentagon City which is a 36 acre site and the proposal is to dramatically increase the density, create two-sided retail on Joyce Street, is related to potential school siting. Commissioner Siegel will chair the review and it will likely be in late October.

Commissioner Cole asked for a briefing on the Community Facilities Study. There will be a joint County Board/School Board work session on September 29 and on October 10, there will be a report on the threat to Arlington's economic and social stability if unaddressed. It is unclear if the County Board will act on anything, and he said the Chairs would come to LRPC to brief the Planning Commission on the land use issues.

###### 3) ZOCO

Commissioner Gutshall reported there would be a meeting on September 29 to discuss FBC updates for ground-floor uses.

###### 4) Others

Commissioner Sockwell said there is a September 17 PFRC meeting on Stratford and Wilson. A design option will be selected for recommendation for Stratford, none of which are easy since there are historic and traffic issues. On Wilson, the architects have been pushing ahead on the concept design, but the School Board has said the design is too expensive and it will be interesting to see the latest scaled down designs.

There is a need for an additional meeting to discuss Ashlawn parking and the Principles of Civic Design.

D. Liaison Reports

Commissioner Hughes asked if electronic staff reports can be provided instead of paper copies. Commissioners Siegel and Harner said they prefer paper.

E. Approval of the July 6, 8, 9, and 21, 2015 Meeting Minutes

Commissioner Forinash moved and Commissioner Schroll seconded the motion to approve the July 6, 2015 Meeting Minutes. The Planning Commission voted 9-0-1 to approve the minutes with Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Cole, Gutshall, Hughes, and Schroll in support. Commissioner Sockwell abstained.

Commissioner Forinash moved and Commissioner Ciotti seconded the motion to approve the July 8, 2015 Meeting Minutes. The Planning Commission voted 9-0-1 to approve the minutes. Commissioners Siegel, Ciotti, Iacomini, Forinash, Harner, Cole, Gutshall, Hughes, and Schroll in support. Commissioner Sockwell abstained.

Commissioner Forinash moved and Commissioner Ciotti seconded the motion to approve the July 9, 2015 Meeting Minutes. The Planning Commission voted 8-0-2 to approve the minutes. Commissioners Ciotti, Iacomini, Forinash, Harner, Cole, Gutshall, Hughes, and Schroll in support. Commissioners Sockwell and Siegel abstained.

Commissioner Forinash moved and Commissioner Ciotti seconded the motion to approve the July 21, 2015 Special Meeting Minutes. Commissioner Forinash withdrew his motion. Commissioner Ciotti as seconder did not agree. The Planning Commission voted 7-0-3 to approve the minutes with Commissioners Ciotti, Iacomini, Harner, Gutshall and Hughes in support and Commissioners Cole, Schroll, and Forinash abstaining.

The meeting adjourned at 11:42 p.m.

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Christopher Forinash, Chair

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Michelle Stahlhut, Coordinator