

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 10, 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
Andrew D'Huyvetter, PD, DCPHD
Matt Pfeiffer, PD, DCPHD
Margaret Tulloch Rhodes, PD, DCHPD
Kris Krider, PD, DCPHD
Diane Probus, DPR
Richard Hartman, Planning, DES

The Planning Commission convened the meeting at 7:00 p.m.

5. **SP# 437, 672 FLATS**, 670 Glebe Road Associates LLC, c/o The Penrose Group to for a mixed-use development containing 179,210 sq. ft. of residential gross floor area (173 dwelling units) and 4,325 sq. ft. of retail gross floor area in the R-C zoning district under ACZO §7.3, §15.5. Property is approximately 43,936 sq. ft.; located at 670 N. Glebe Rd.; and is identified as RPC# 13-018-009; -012; -013; -014; -016; -017. The proposed density is 4.18 FAR. Modifications of zoning ordinance requirements include: retail parking ratio, loading spaces, and landscaped open space, and other modifications as necessary to achieve the proposed development plan. **(DEFERRAL, NO ACTION WILL BE TAKEN)**

Commissioner Iacomini moved that the Planning Commission recommend that they defer action Z-2584-15-1 rezoning request as well as action on SP#437. Commissioner Forinash seconded the motion.

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

- 6. Washington Vista Special GLUP Study**, Special General Land Use Plan Study to evaluate a request to amend the land use designation from “Low-Medium” Residential (16-36 units/acre) to “Medium” Residential (37-72 units/acre) for the area bounded by Key Boulevard to the south, North Nash Street to the east, and reaching a third of the way across the block towards Lee Highway to the north and extending west to the base of Colonial Terrace (1411-1417 Key Boulevard).
(ACTION)

Commissioner Cole moved that the Planning Commission indicate its concurrence with the findings presented in the staff memorandum dated August 31, 2015 and to recommend to the County Board that it approve a request to advertise changing the GLUP for the Washington Vista property should such a request come before it.

Commissioner Siegel seconded the motion.

Commissioner Iacomini moved to include in the Planning Commission letter that the Planning Commission finds that staff observations of the proposed GLUP change for this site could be appropriate if a project would use the existing grade, as well as tapers, to mitigate height as it transitions to the Colonial Terrace Conservation area. Commissioner Cole seconded this motion.

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

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

- 7. ADOPTION of the Courthouse Sector Plan addendum.** The proposed Courthouse Sector Plan Addendum includes recommendations such as: a new Metro entrance in front of 2100 Clarendon Blvd.; an approximately 2 acre open space and underground parking garage replacing the current surface parking lot; multi-modal streets along 15th N. and 14th N. Streets; a pedestrian promenade in lieu of N. Uhle St. between Clarendon Blvd. and 14th St. N; a prominent civic building at the south end of the open space; new bicycle lanes and parking facilities; the reuse of Verizon Plaza for potential future development; an elevated terrace above N. Veitch St. and north of 14th St. N; a building site for a future county administration building; urban design guidelines for building frontage and use; building and massing guidance for future redevelopment including the Strayer and Landmark blocks between Clarendon Blvd and 15th St. N.; public art opportunities within the Courthouse area; consideration for the preservation of memorials and significant trees; adaptive reuse of historic buildings noted in the Historic Resource Inventory; potential locations for a future cultural facility; street sections; an Integrated Energy Master Plan; stormwater master plan and implantation guidance. **(ACTION)**

Commissioner Cole made a motion that the Planning Commission recommend to the County Board that it adopt the Courthouse Sector Plan Addendum as proposed by the staff in its September 1 draft. Commissioner Hughes seconded the motion.

1. Commissioner Cole moved the Planning Commission recommend to County Board that it include substantially more specificity in the plan with regard to building heights, streetscape dimensions, and other design elements so that the community's expectations for buildout of the plan are clear and the developer's expectations for the limitations that they face are also clear. Commissioner Siegel seconded the motion to amend.

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

2. Commissioner Cole moved to amend the main motion that the Planning Commission recommend to the County Board that the addendum clearly define architectural distinction and identify those buildings for which architectural distinction is an expectation, both public and private buildings, and that architectural distinction not be a basis for bonus density. Commissioner Harner seconded the motion.

Commissioner Cole modified his amendment to eliminate the definition of architectural distinction and just identify those buildings where architectural distinction is expected. It suggests in a less than a precise way that the expectation for the design of a building is higher in some locations than other locations.

Commissioner Cole moved that the main motion be amended that the Planning Commission recommend that the County Board that it establish specific sites in the study area where buildings are expected to achieve architectural distinction and that there is no relationship between earned bonus and architectural distinction. Commissioner Siegel, the seconder, concurred.

The Planning Commission voted to support the amendment 7-3-1 with Commissioners Siegel, Cole, Sockwell, Schroll, Harner, Hughes, Gutshall Commissioners Ciotti, Iacomini, and Forinash against, and Commissioner Brown abstaining.

3. Commissioner Cole moved that the main motion be amended to recommend to the County Board that the Sector Plan Addendum identify maximum allowable heights that are achievable without bonus density as well as maximum allowable heights that are achievable with bonus density. Commissioner Schroll seconded the motion.

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

4. Commissioner Cole moved that the main motion be amended that the Planning Commission recommend to the County Board that the Sector Plan explicitly clarify the relationship between the Retail Action Plan and the Courthouse Sector Plan Addendum and provide clarity with respect to which standards apply in which circumstances. Commissioner Siegel seconded the motion.

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

5. Commissioner Cole moved that the main motion be amended that the Planning Commission recommend to the County Board that the Sector Plan Addendum limit 15th St North to pedestrians, bicycles, and transit. However if the County Board decides that motor vehicles shall be allowed to use 15th Street North, that the design of 15th Street North and, in addition, the design of segments of 14th Street North adjoining the civic building be designed in a way to constrain motor vehicle speeds to a very modest level. Commissioner Sockwell seconded the motion.

The Planning Commission voted 9-2 to support the amendment with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Sockwell, Schroll, Harner, and Hughes in support and Commissioners Gutshall and Brown opposed.

6. Commissioner Cole moved that the main motion be amended to add that the Planning Commission recommend to the County Board that it amend the Priority Concept Plan recommendations by removing the sentence related to parking from the proposed recommendation regarding the 21st century civic square and establishing a new first recommendation on parking that reflects the foundational nature of parking in the plan. Commissioner Schroll seconded the motion.

The Planning Commission voted 9-2 to support the amendment with Commissioners Siegel, Iacomini, Forinash, Cole, Sockwell, Schroll, Harner, Brown and Hughes in support and Commissioners Gutshall and Ciotti opposed.

7. Commissioner Cole moved that the main motion be amended that the Planning Commission recommend to the County Board that it amend Figure 2.16 to remove the underground pedestrian promenade and further that the part of Section 2.16 dealing with the north/south underground promenade be deleted from the report. Commissioner Forinash seconded the motion.

The Planning Commission voted 7-3-1 to support the amendment with Commissioners Siegel, Ciotti, Forinash, Cole, Sockwell, Harner, and Hughes in support and Commissioners Iacomini, Gutshall and Brown opposed and Commissioner Schroll abstaining.

8. Commissioner Cole moved that the Planning Commission recommend to the County Board that it direct staff to identify the land use tools that might be employed to increase density on the Verizon Plaza site. Commissioner Iacomini seconded the motion.

The Planning Commission voted 9-2 to support the amendment with Commissioners Siegel, Ciotti, Iacomini, Forinash, Cole, Harner, Brown, Schroll and Hughes in support and Commissioners Gutshall and Sockwell opposed.

9. Commissioner Cole moved that the Planning Commission recommend the County Board amend the plan to require the design of the square be principally at grade. Commissioner Sockwell seconded the motion.

The Planning Commission voted 9-2 to support the amendment with Commissioners Siegel, Ciotti, Forinash, Cole, Harner, Sockwell, Brown, Schroll and Hughes in support and Commissioners Gutshall and Iacomini opposed.

10. Commissioner Cole moved that the Planning Commission recommend to the County Board that the Plan be amended in Section 5.4 to recommend preservation only be considered for the First Federal Savings and Loan and Investment buildings by the Planning Commission and its Site Plan Review Committee and the Historic Affairs Landmarks Review Board in consideration of a final site plan for the Landmark Block site plan application. Commissioner Harner seconded the motion.

The Planning Commission voted 9-2 to support the amendment with Commissioners Siegel, Forinash, Cole, Harner, Sockwell, Gutshall, Brown, Schroll and Hughes in support and Commissioners Ciotti and Iacomini opposed.

11. Commissioner Cole moved that the Planning Commission recommend to the County Board that the Addendum include a priority list of community benefits that could result from redevelopment of privately owned parcels in the study area. Commissioner Siegel seconded the motion.

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

12. Commissioner Cole moved that the Planning Commission recommend to the County Board that it prioritize parking, open space, and cultural resource studies in the implementation plan and direct staff to identify resources needed to conduct and finish the studies within 2 years following adoption of the plan. Commissioner Iacomini seconded the motion.

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

13. Commissioner Iacomini made a motion that the Planning Commission recommend to the County Board that on page 38 add the following sentence to the end of Section 4.3.6, "If the theater is developed as a unified site with the Court Square west site, the northern

entrance to the combined site be designed with a prominent civic entrance. Commissioner Harner seconded the motion.

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

14. Commissioner Iacomini made a motion that the Planning Commission recommend to the County Board that the following language be added to Section 2.17, page 29, “A new Section 2.18 North and South Square, In the future design of the north and south square allow for pedestrian paths both east and west across the square as well as on the diagonal”.

Commissioner Harner said that was a subheading under Underground Circulation recommendations. Commissioner Iacomini withdrew her motion.

15. Commissioner Iacomini made a motion that the Planning Commission recommend to the County Board that the following language be added on page 27, after 2.11, “A new Section 2.18 North and South Square, In the future design of the north and south square allow for pedestrian paths both east and west across the square as well as on the diagonal”. Commissioner Harner seconded the motion.

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

Main Motion

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

The meeting adjourned at 11:50 p.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator