

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 15, 2015

PRESENT: Commissioner Ginger Brown (departure @ 9:55 pm)
Commissioner Rosemary Ciotti
Commissioner Erik Gutshall
Commissioner Stephen Hughes
Commissioner Nancy Iacomini, Vice-Chair
Commissioner James Schroll
Commissioner Jane Siegel
Commissioner Steve Sockwell

ABSENT: Commissioner Christopher Forinash, Chair
Commissioner Steve Cole
Commissioner Brian Harner

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Steve Cover, Director, DCPHD
Tom Miller, PD, DCPHD
Marco Rivero, PD, DCHPD
David Cristeal, HO, DCPHD
Russell Schroeder, HO, DCPHD
Dennis Sellin, TD, DES
Richard Viola, TD, DES
Vincent Verweij, UF, DPR

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

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

Commissioner Schroll made a motion that the Planning Commission recommend that the County Board deny the proposed request to amend the Master Transportation Plan Map to include a new section of 18th Street North west of North Quantico Street.
Commissioner Gutshall seconded the motion.

The Planning Commission voted 7-1 to support the motion with Commissioners Sockwell, Siegel, Iacomini, Brown, Schroll, Gutshall, and Hughes in support and Commissioner Ciotti opposed.

9. ADOPTION of the Affordable Housing Master Plan, and General Land Use Plan Amendments. Acceptance of Affordable Housing Implementation Framework.
(ACTION)

Planning Commission Motion

Commissioner Brown made a motion that the Planning Commission recommend that the County Board adopt the Affordable Housing Master Plan as an element of the County Comprehensive Plan. Commissioner Sockwell seconded the motion.

Commissioner Gutshall made a motion to amend that the Planning Commission to recommend to the County Board that the Affordable Housing Master Plan be amended to indicate clearly that the 2040 Forecast of the Distribution of Housing Affordable up to 60% Adjusted Median Income in Appendix C is intended as a general guideline and not intended to serve as a cap or maximum number of housing units in a given geographic area. Commissioner Schroll seconded the motion.

The Planning Commission voted to support the amendment 7-0-1 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Schroll, Gutshall, and Brown in support and Commissioner Hughes abstaining.

Commissioner Hughes said he wishes he could support the plan however the absence of inclusive zoning is an obstacle for him. On the west end of Columbia Pike, the results are three big buildings that are all 100% committed affordable housing and he does not find that to be good public policy. The AHMP is a reasonable and improved plan and he thanked staff for all the hard work.

Commissioner Hughes said he wishes he could support the plan however the absence of inclusive zoning is an obstacle for him. His perspective is on the west end of Columbia Pike, where the results of our investments are three big buildings that are all 100% committed affordable housing, in our highest poverty zone, and he does not find that to be good public policy. The AHMP is a reasonable and improved plan and he thanked staff for all the hard work.

Commissioner Siegel responded that she recognizes the struggle of dealing with an issue and asked Commissioner Hughes whether there could be a constructive motion or approach that could be articulated to introduce the idea of inclusive zoning, or is his thought that we are too far away from that approach?

Commissioner Hughes said he does not know all the intricacies of Virginia Code well enough to propose a motion to achieve inclusive zoning within Arlington.

The Planning Commission voted to support the main motion as amended 7-1 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Schroll, Gutshall, and Brown in support and Commissioner Hughes opposed.

Commissioner Brown made a motion that the Planning Commission recommend that the County Board accept the Affordable Housing Implementation Framework as an

administrative guide for implementation of the Affordable Housing Plan. Commissioner Gutshall seconded the motion.

Commissioner Siegel made a motion to amend the main motion that the Planning Commission recommend the County Board direct staff to formalize a process to seek ways to further incentivize the production of affordable housing through the bonus density process as set forth on page 13 of the Implementation Framework draft. In particular, with regard to the proposal to raise the limits on achievable bonus density above .25% FAR, staff should consider the specific context, conditions, opportunities and constraints unique to existing or proposed small area, or other County plans and planning efforts. Commissioner Iacomini seconded the motion.

The Planning Commissioner voted 2-5-1 to deny the amendment with Commissioners Siegel and Iacomini in favor, Commissioners Sockwell, Ciotti, Gutshall, Brown, and Schroll against, and Commissioner Hughes abstaining.

The Planning Commission then took up the main motion.

The Planning Commission voted to support the main motion 7-1 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Schroll, Gutshall, and Brown in support and Commissioner Hughes opposed.

Commissioner Brown made a motion that the Planning Commission adopt the related General Land Use Plan Amendments. Commissioner Schroll seconded the motion.

The Planning Commission voted unanimously to support the motion 8-0 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Schroll, Gutshall, Brown and Hughes in support.

(Please note – this item will not be heard for discussion before 9 p.m.)

10. ABINGDON ELEMENARY SCHOOL

- A. U-3415-15-1**, Arlington County School Board for an existing **elementary school** including an approximately 30,000 gross square feet in additions, with a design capacity of approximately 725 students and associated facilities, with modifications to parking regulations to permit a reduction of on-site parking spaces from 116 to 83 parking spaces, and other modifications as necessary to approve the proposed development in the S-3A zoning district under ACZO §4.2, §4.1.2, §15.4. Property is approximately 392,323 sq. ft. (9.007 acres); located at 3035 S. Abingdon St.; and is identified as RPC# 29-015-007. **(ACTION)**

Planning Commission Motion

Commissioner Sockwell moved that the Planning Commission recommend that the County Board approve the use permit for Abingdon Elementary School including the reduction or modifications of zoning ordinance requirements for parking as set forth in the staff memo of September 2, 2015, with an amendment. He proposed the following:

The Planning Commission recommends that the County Board direct staff to work with Arlington Public Schools to develop a plan for disposition of snow removal as part of Condition 56 in a way that minimizes impact on the neighborhood.

Commissioner Gutshall seconded the motion.

Commissioner Gutshall made a motion to amend the main motion that the Planning Commission recommend the County Board direct the County Manager to convene a meeting with the Fairlington Citizens Association to present the Civil Engineering Plan submitted per Condition 20, paragraph 4, and receive feedback prior to the County Manager's approval. Commissioner Siegel seconded the motion.

Commissioner Gutshall restated the motion to amend the main motion that the Planning Commission recommend the County Board direct the County Manager to convene a meeting with the neighboring civic, PTA, and condo associations to present the Civil Engineering Plan submitted per Condition 20, paragraph 4, and receive feedback prior to the County Manager's approval.

The Planning Commission voted unanimously to support the amendment 7-0 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Gutshall, Schroll, and Hughes in support.

The Planning Commission voted to support the amendment 6-1 with Commissioners Ciotti, Siegel, Iacomini, Gutshall, Schroll, and Hughes in support and Commissioner Sockwell opposed.

The Planning Commission voted unanimously to support the main motion 7-0 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Gutshall, Schroll, and Hughes in support.

- B. U-3421-15-1, Arlington County School Board for secondary parking at the Fairlington Villages Community Center parking lot in the RA14-26 zoning district under ACZO §6.2, §14.3, §15.4. Property (associated with all community center and parking areas) is approximately 94,723 sq. ft. (2.17 acres); located at 3001 and 3005 S. Abingdon St.; and is identified as RPC# 29-013-PCA. (ACTION)**

Commissioner Sockwell made a motion that the Planning Commission recommend that the County Board approve the use permit for the secondary parking arrangement at the Fairlington Villages Community Center as set forth in the staff memo of September 2, 2015. Commissioner Iacomini seconded the motion.

The Planning Commission voted unanimously to support the main motion 7-0 with Commissioners Sockwell, Ciotti, Siegel, Iacomini, Gutshall, Schroll, and Hughes in support.

The meeting adjourned at 12:35 a.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator