

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 7, 2015

PRESENT: Commissioner Ginger Brown (arrival @ 7:10 pm)
Commissioner Rosemary Ciotti
Commissioner Christopher Forinash, Chair
Commissioner Erik Gutshall
Commissioner Brian Harner
Commissioner Nancy Iacomini, Vice-Chair
Commissioner James Schroll
Commissioner Jane Siegel

ABSENT: Commissioner Steve Cole
Commissioner Stephen Hughes
Commissioner Steve Sockwell

STAFF: Gizele C. Johnson, Planning Commission Clerk
Michelle Stahlhut, Planning Commission Coordinator
Bob Duffy, PD, DCPHD
Steve Cover, Director, DCPHD
Aaron Shriber, PD, DCPHD
Linda Collier, REB, DES
Joanne Gabor, TPB, DES

The Planning Commission convened the meeting at 7:04 p.m.

**3. CLARENDON WEST, THE SHOOSHAN COMPANY (RED TOP CAB SITE)
(ACTION)**

- A. CONSIDERATION OF ADOPTION OF AN AMENDMENT** to the Arlington County Comprehensive Plan's Master Transportation Plan (MTP) Map to delete a portion of N. Ivy Street south of 13th Street N.
- B. ENACT AN ORDINANCE OF VACATION TO VACATE:** **1)** a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 234, 235,236,237 and 259, RPC #15-078-024; **2)** a Portion of 13th Street North Between Washington Boulevard and North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 259, RPC #15-078-024; **3)** a Portion of 13th Street North Between North Ivy Street and North Irving Street Abutting the Northwestern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 224, RPC #15-078-012; **4)** a Portion of Washington Boulevard at the Northeast Intersection of Washington Boulevard and 13th Street North, Near the Southwestern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part of Vacated N. Jackson Street, RPC #15-078-024; **5)** a Portion of

Washington Boulevard Abutting the Southern Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 259 and 258, RPC #15-078-024; **6**) a Portion of North Ivy Street Abutting the Western Boundary of Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lot 224, RPC #15-078-012; **7**) a Portion of North Ivy Street Running in a Southeast Direction from 13th Street North and Between and Abutting Property Known as Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 224, Lot 223, Lot 222, Lot 221, Lot 219, RPC #s 15-078-012, -011, -021, -010, -022 and Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 234, 235, 236, and 237 and Abutting and to the North of Wood-Harmon's Addition to Block 6, Clarendon, Part Lots 253 and 252, RPC # 15-078-024 and 15-078-006; **8**) and an Easement for Public Street and Utilities Purposes Running From the Northeast to the Southwest and then to the Southeast and then to the East, Located on Property Known as Part Lots, 252, 253, 254, 237, 236, 235, 234, 259, 258, 257, 256, 255 and Part of Vacated N. Jackson Street, Wood-Harmon's Addition to Block 6, Clarendon, RPC #s 15-078-024 and 15-078-006, all with Conditions.

- C. ZOA-15-04** Adoption of an ordinance to amend, reenact and recodify the Arlington County Zoning Ordinance to revise Maps 1-8 in the Clarendon Revitalization District to reflect changes to block structure (§9.2.5 - §9.2.12) by eliminating N. Ivy Street south of 13th Street N. and shifting the location of 12th Street N. to the east, and to revise Map 1 to reflect changes in building height (§9.2.5) for the properties proposed for redevelopment with Site Plan #438, as detailed in the full text amendments and accompanying maps.
- D. SP# 438 CLARENDON WEST**, The Shooshan Company, LLC for a final site plan for the construction of an approximately 580,374 sq. ft. building containing up to 580 residential dwelling units and approximately 3,477 sq. ft. of retail use in the C-3 zoning district under ACZO §7.19, §9.2, §15.6. Property is approximately 152,953 sq. ft., located at 1126 N. Hudson St., 1229 N. Irving St., 1237 N. Irving St., 1220 N. Hudson St., 1125 N. Irving St., 1205 N. Irving St., 1123 N. Irving St., 3251 Washington Blvd., 1200 N. Hudson St., 1227 N. Ivy St., 1239 N. Ivy St., and 3275 Washington Blvd. (RPC# 15-075-007, -008, -011, -012, -013, -014, -016, -017, -018, -019, -020, 15-078-006, -010, -011, -012, -021, -022, and -024). The proposed density is 3.79 FAR. Modifications of zoning ordinance requirements include: Clarendon Revitalization District design requirements, parking, and other modifications as necessary to achieve the proposed development plan.

Commissioner Forinash made a motion that the Planning Commission recommend the County Board defer consideration of all four actions related to the Clarendon West sector plan application for a minimum of one month. Commissioner Ciotti seconded the motion.

Commissioner Forinash noted that he included all four actions in his motion. For a proposed vacation (Part B here) the Commission is required to make a finding that the vacation conforms to the intent of the Master Transportation Plan. For other parts, the Commission's

action is a recommendation to the Board for its action. Since the motion includes all four parts, the Commission has not made the required finding in support of the vacation.

Commissioner Forinash invited substitute motions to recommend approval or denial, but no substitutes were forthcoming.

The Planning Commission supported the motion to defer 4-3-1 with Commissioners Siegel, Ciotti, Schroll and Forinash in support, Commissioners Gutshall, Brown, and Harner against, and Commissioner Iacomini abstaining.

4. ORGANIZATIONAL MATTERS & OTHER BUSINESS

A. Staff report on current matters

There was no staff report

B. Chairman's Report

Commissioner Forinash reported that the new Planning Commission letter format is still under development and he is checking in with the Board members on the format of the Planning Commission letters. Commissioner Iacomini said the PC letters have become more extensive over the years and the transcript is a record of what was actually said and thought. Commissioner Siegel agreed that the transcript is a useful accounting of what happened in the meeting but it needs to be carefully reviewed. Commissioner Harner does not believe the Board would read transcripts and the votes are the most important aspect of the work of the Planning Commission, and motions and amendments should be clearly captured in the letters. Commissioner Forinash added that at least two Board members referenced the transcripts in the last Board meeting. Commissioner Gutshall said that Commissioners should have the opportunity to edit transcripts for clarity.

Commissioner Forinash added that he will continue to pursue a joint editing platform for letters.

Commissioner Forinash announced that his term will be extended until the end of 2015 but he will not continue as a Planning Commissioner next year.

Commissioner Ciotti prepared and distributed a draft letter concerning a recommendation to the Board that power doors be included as a standard condition for site plans. The Commission generally supported the condition and the letter but did not take action on the letter.

C. Committee Reports

1) Site Plan Review Committee

Commissioner Iacomini reported that the Mazda SPRC meetings are being scheduled and the new acceptance letter will be posted on the project page. Also, Red Top Cab, Ballston Quarter, and Ballston Oaks are all expected to move forward to Planning Commission in November. Additionally, a meeting to discuss SPRC changes is being scheduled. Finally, another commissioner is needed for 2000 Clarendon.

2) Long Range Planning Committee
There was no LRPC report.

3) ZOCO
Commissioner Gutshall reported ZOCO is meeting on October 13 to discuss implementation of WRAPS.

4) Others
D. Liaison Reports

E. Approval of the September 9, 10, and 15, 2015 Meeting Minutes

Commissioner Forinash made a motion to approve the September 9, 2015 minutes. Commissioner Gutshall seconded the motion. The Planning Commission voted 6-0 to approve the minutes with Commissioners Siegel, Ciotti, Forinash, Harner, Schroll, and Gutshall in support.

Commissioner Forinash made a motion to approve the September 10, 2015 minutes. Commissioner Gutshall seconded the motion. The Planning Commission voted 6-0 to approve the minutes with Commissioners Siegel, Ciotti, Forinash, Harner, Schroll, and Gutshall in support.

Commissioner Gutshall made a motion to approve the September 15, 2015 minutes. Commissioner Schroll seconded the motion. The Planning Commission voted 4-0-2 to approve the minutes with Commissioners Siegel, Ciotti, Schroll, and Gutshall in support and Commissioners Forinash and Harner abstaining.

The meeting adjourned at 11:35 p.m.

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator