

APPROVED
MINUTES OF THE ARLINGTON COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 4, 2015

PRESENT: Commissioner Ginger Brown
Commissioner Rosemary Ciotti
Commissioner Steve Cole
Commissioner Christopher Forinash, Chair
Commissioner Erik Gutshall
Commissioner Brian Harner (late arrival @ 7:44 pm, depart 11:43 pm)
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
Bob Duffy, PD, DCPHD
Samia Byrd, PD, DCPHD
Tom Miller, PD, DCPHD
Maxine Cholmondeley, REB, DES
Linda Collier, REB, DES
Joanne Gabor, TPB, DES
Dennis Leach, DES

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

4. SP #193, Ballston Quarter (Ballston Common Mall) (ACTION)

- A. SP #193 SITE PLAN AMENDMENT Ballston Air Rights Acquisition Company, LLC to permit modifications to facade, streetscape, landscape and the addition of approximately 14,838 square feet of office GFA with modification of use regulations for density and other modifications as may be necessary to achieve the proposed development; located at 685 N. Glebe Road (RPC# 14-059-045) and 701 N. Glebe Road (RPC# 14-059-044). (**Office Renovation**)
- B. SP #193 SITE PLAN AMENDMENT FC Ballston Common, LLC to permit modification to the facade, streetscape, landscape and the addition of approximately 11,854 square feet of retail GFA with modification of use regulations as may be necessary to achieve the proposed development; located at 4238 Wilson Boulevard (RPC# 14-059-035), 671 N. Glebe Road (RPC# 14-059-036) and 627 N. Glebe Road (RPC# 14-059-041). (**Mall Renovation**)
- C. SP #193 SITE PLAN AMENDMENT Ballston Acquisition Company, LLC to permit construction of approximately 406 residential units and 66,475 square feet of retail GFA with modification of use regulations for density, height, parking, penthouse uses, and other modifications as may be necessary to achieve the proposed

development; located at 4100 Wilson Boulevard (RPC# 14-059-028 and portion of 14-059-035). (**Residential Building**)

- D. Enact an Ordinance of Vacation to Vacate:** **1)** a Portion of an Easement and Right of Way located at the southwest corner of Wilson Boulevard and N. Randolph Street, Parcel “A-1” Ballston Common (Ballston Quarter), RPC #14-059-028; and **2)** Portions of an Easement and Right of Way located along the northwest side of N. Randolph Street, south of Wilson Boulevard, Parcel “A-1” Ballston Common (Ballston Quarter), RPC #14-059-028; with Conditions.

PLANNING COMMISSION MOTION

Commissioner Cole moved the Planning Commission recommend to the County Board that it adopt the amendments to Site Plan #193 as recommended by the staff in the manager's draft memorandum to the County Board dated October 29, 2015 with the following amendments:

1. Prioritize renewal of the garage entrance and the garage façade, as well as the landscaped area in the streetscape surrounding the garage in the Capital Improvement Program so as to include the work on this renewal in time for the opening of the new mall in 2018.
2. Direct the County Manager to initiate a study under which staff would work with the Transportation Commission to develop a long-term vision for a humanized Glebe Road between Henderson Road on the south and Fairfax Drive on the north and that this vision be accompanied with a plan to achieve it.
3. The plan for the Ballston Corridor incorporate into the Ballston Garage a central bicycle parking facility for the Ballston Metro Station area that would provide a secure covered storage for daily usage and mall--of daily usage by commuters and mall customers as well as others who may wish to use it. Considerations should be given to including showers and changing rooms in the design, as well as space for a bicycle service operation.

Commissioner Harner seconded the motion.

Commissioner Hughes made a motion to amend the main motion that the Planning Commission recommend to the County Board that a condition be added to each of the three site plan amendments so as to link all three site plans' completions. The motion was seconded by Commissioner Gutshall.

The motion to amend failed 2-9 with Commissioners Hughes and Sockwell in support, and Commissioners Forinash, Iacomini, Harner, Gutshall, Cole, Schroll, Brown, Ciotti, and Siegel opposed.

Commissioner Ciotti made a motion to amend the main motion that the Planning Commission recommend the County Board direct staff to work with applicant and other relevant parties to ensure benefits of new bridge and associated easement be guaranteed by

establishing a documented unencumbered path of travel all the way to the metro. Commissioner Gutshall seconded the motion.

The Planning Commission voted to amend the main motion 6-2-3 with Commissioners Siegel, Ciotti, Sockwell, Gutshall, Schroll, and Hughes in favor, Commissioners Iacomini and Harner opposed, and Commissioners Forinash, Cole, and Brown abstaining.

Commissioner Ciotti made a motion to amend the main motion to add to Condition #50 to include snow removal from the pedestrian ramps. Commissioner Schroll seconded the motion.

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

Commissioner Ciotti made a motion that the Planning Commission recommend to the County Board to direct staff to mandate recycling throughout the project, including restaurants and the food court. Commissioner Gutshall seconded the motion.

The motion failed 1-9-1 with Commissioner Ciotti in support, Commissioners Siegel, Iacomini, Forinash, Sockwell, Gutshall, Schroll, Brown, Harner, and Hughes against, and Commissioner Cole abstaining.

Commissioner Gutshall made a motion to divide the issue of the bicycle facility from the main motion. Commissioner Brown seconded the motion.

The Planning Commission voted 8-2-1 to support motion with Commissioners Forinash, Iacomini, Ciotti, Siegel, Gutshall, Hughes, Brown and Schroll in support, Commissioners Harner and Sockwell opposed, and Commission Cole abstaining.

The Planning Commission took up the divided item that was a recommendation to the County Board the plan for the Ballston Corridor incorporate into the Ballston Garage a central bicycle parking facility for the Ballston Metro Station area that would provide a secure covered storage for daily usage and mall--of daily usage by commuters and mall customers as well as others who may wish to use it. Considerations should be given to including showers and changing rooms in the design, as well as space for a bicycle service operation.

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

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

VACATION

Linda Collier, DES – Real Estate described the proposed vacations as an ordinance of vacation for three very small areas, mostly along Randolph totaling 13 square feet.

PC Motion

Commissioner Cole made a motion that the Planning Commission recommend to the County Board that it enact the attached ordinance to vacate portions on an easement and right of way to certain utilities easement located along the southern side of Wilson Boulevard and along the western side of North Randall Street, on parcel A-1 Ballston Common, comma, RPC number 14-059-028, property of Ballston Acquisition Company, LLC, RPC number 14-059-028, with conditions, and to authorize the Real Estate Bureau Chief, Department of Environmental Services, or its designee, to execute on behalf of the County Board the Deed of Vacation, all other documents or deeds necessary to effectuate the ordinance of vacation, subject to the approval, as to form, by the County Attorney.

Commissioner Cole moved that that the Planning Commission finds that the requested vacations are in accord with the Comprehensive Plan, or applicable portion thereof.

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

The meeting adjourned at 10:45 pm

Christopher Forinash, Chair

Michelle Stahlhut, Coordinator