

Climate Change, Energy, and Environment Commission (C2E2)
Draft

Summary of October 25, 2021 Meeting
Virtual Meeting

Members Present: Liliana Duica, Carrie Thompson, Timothy Effio, Jonathan Morgenstein, John Bloom, Joan McIntyre, Kevin Vincent, Stephen D'Alessio, Shawn Norton, Emily Emery, Jonathan Morgenstein, Joshua Griset, Mikaila Milton, Majdi Shomali

Members Absent: Gilbert Campbell

Guests: David Shilton, Aiden Dorf, Dorothy Patton, Jiaxin Tong, Berne Bern.

Staff Present: Adam Segel-Moss (DES), Adam Riedel (DES) Demetra McBride (DES), Rich Dooley (DES), Stephen Burr (DES), Charles Njoku (DES), Matt Mattauszek (CPHD), Matt Ladd (CPHD), Richard Tucker (CPHD)

1. Public Comment on General Topics

-None-

2. Pentagon City Master Plan

Matt Mattauszek provided an update on the Pentagon City Master Plan. Mr. Mattauszek detailed the area and history of Pentagon City. He noted that the study area captures much of the Pentagon City Phased Development Site Plan (PDSP) area. It incorporates the River House property (west of S. Joyce Street) and excludes the Pentagon Centre PDSP block (where Costco is located).

The goals of the project are to assess the capacity of the transportation network and other local infrastructure and community facilities necessary to support future growth. Staff are also working to define/update the vision, goals, policies, land uses, density, planning and urban design guidelines. Lastly, staff plan to develop a framework to inform the County Board's consideration of potential future amendments to the Arlington County Zoning Ordinance, General Land Use Plan, and the Pentagon City PDSP.

The focus group involvement includes the following stakeholders:

Consultant Team:

- Goody Clancy: Ben Carlson, Kathleen Onufer
- W-ZHA: Sarah Woodworth
- OLIN: Skip Graffam, Andrew Dobshinsky

County Staff

- CPHD Planning: Matt Mattauszek, Ebony Dumas, Pablo Lopez
- CPHD Urban Design: Kris Krider
- DES Development: Joanne Gabor
- DES Transportation: Michelle Stafford
- DPR Development: Marco Rivera, Irena Lazik, Ryan Delaney
- AED Real Estate: Jill Hunger, Marc McCauley
- APS Facilities: Michael DePalma, Lisa Stengle

Commissions/Organizations:

- Planning/Co-Chairs: Jane Siegel, James Lantelme
- Transportation: Darren Buck
- Parks & Rec: Shruti Kuppa
- National Landing BID: Robert Mandle

Citizen/Neighborhood Groups

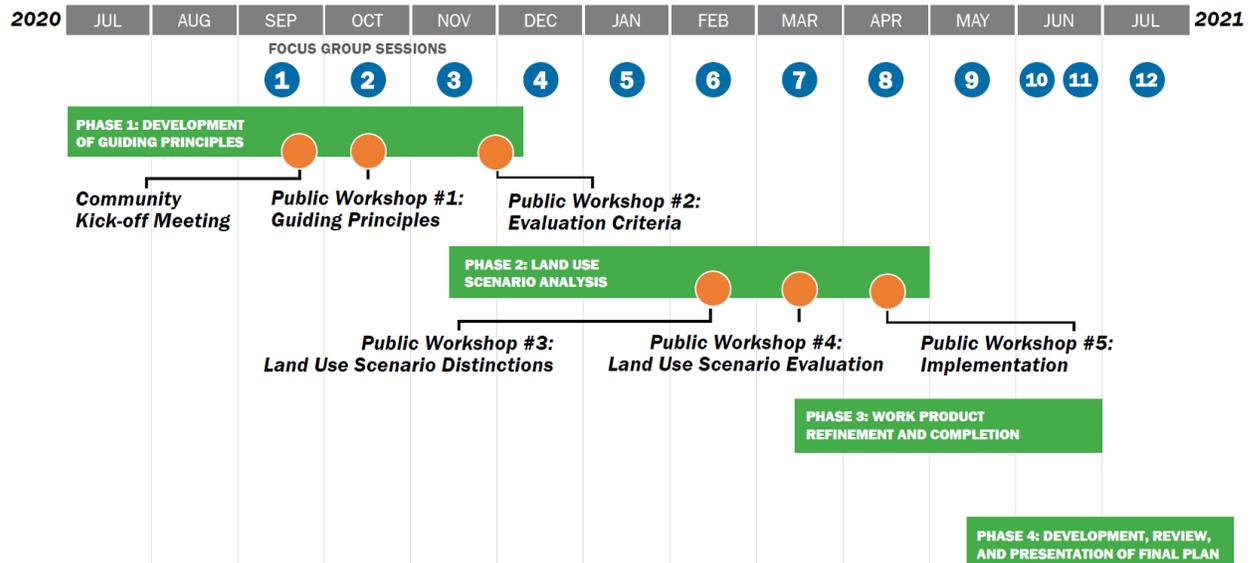
- CCCRC: Christer Ahl
- Crystal City: Judy Freshman
- Arlington Ridge: Arthur Fox
- Aurora Highlands: Ben D'Avanzo
- Pentagon City Renter: Jane Green
- Condo Owners and Renters Coalition: Nicole Merlene

Study Area Participating Property Owners:

- FRIT (Pentagon Row): Jay Brinson
- Simon (PC Mall/Fashion Centre): Tim Fox
- Brookfield (TSA): Rich Fernicola
- JBG Smith (PenPlace): Taylor Lawch
- Dweck (Metropolitan): Nora Dweck
- Vucich (Regency Care): Derek Vucich
- JBG Smith (River House): Andy VanHorn

The Plan is currently in Phase 4. This means that the project is in *development, review, and presentation* of the final plan. The entire project timeline is below:

Planning Study Schedule (Initial 12 months)



The Plan updates the vision and planning principles for Pentagon City. This includes conditions under which additional density may be appropriate - expectations for urban design, public space, and community benefits of new development, and the regulatory framework for considering major site plan applications.

The Plan tries to balance flexibility with certainty. In doing so, long-term flexibility is considered critical to sustainability (and many other) goals identified by the community in this study. The Pentagon City Plan anticipates regulatory requirements to change, including stormwater regulations, energy code, and green building requirements, among others. Emerging strategies, technologies, and construction techniques will also come into effect during this timeframe and inform the design of mid-term and long-term Pentagon City projects.

Matt noted that there are priority placement of new and enhanced pedestrian pathways throughout the study area (branded as “green ribbon” in the Pentagon City Plan).

The Green Ribbon corridors provide 4 more acres along 3 miles of paths. This also includes new park & plaza areas increased to ≥ 5 acres (long-term vision) and ≥ 1 acre net gain for Virginia Highlands Park (at RiverHouse).

Transportation is a high priority focus. Expanded connectivity throughout the study area and dynamic monitoring, targets, and strategies that can evolve with behavior & technology are key.

Matt also noted that development in Pentagon City will advance global design standards for sustainability. This includes making new buildings energy efficient, low carbon, and/or biophilic. Building reuse and passive design strategies will be encouraged. Development sites will address stormwater, heat island effect, and other climate adaptation.

Progress towards Community Energy Plan goals and deployment of innovative new strategies to meet Community Energy Plan goals will be elements of the Plan.

Matt detailed that the second draft included expanded sections on equity, biophilia, sustainability, and transportation. There are new details in the executive summary, study process/timeline, and supporting (stand alone) comment response matrix (grouped by theme).

A new vision statement was put forth:

NEW VISION STATEMENT

“Pentagon City will be a **dynamic downtown** for Arlington and the region, and a neighborhood where **everyone is welcome and able to live** regardless of race, income, age, and immigration status.

The **redevelopment of Pentagon City** will strengthen the entire 22202 community, diversify housing options, and embrace biophilic design that makes nature a universal part of the everyday experience of the area.”

Development of an equity framework is also part of the draft Plan. Elements of the equity framework include:

Equity lens in policy: Future SPRC –including equity narrative and County programs, projects, and policy

- Equity in physical framework: On-site Committed Affordable Units (CAFs)** at a 60% AMI level.

Revise CAF targets over the long-term to match evolving County needs, based on the **Affordable Housing Master Plan**.

Ensure that **public spaces** are accessible, designed, and programmed to welcome a diverse range of users. Ensuring spaces are safe and inviting to Youth of Color was identified as a key equity concern by stakeholders during this planning process.

Prioritize **transportation investments** in modes that disproportionately serve People of Color, including bus service.

Topics requiring further study beyond this plan include:

Transportation:

- South Hayes reconfiguration
- Transportation Demand Management (TDM) performance standards

Open Space:

- Virginia Highlands Park Master Plan (DPR)
- Green Ribbon on public right-of-way

Public Facilities:

- Siting Process for new elementary school within 22202 (APS)
- Siting Process for new fire station (East 22202/North 22204) (DES)

The upcoming schedule and next steps include:

October 2021:

- Online Engagement Opportunity (comments on 2nd Draft due October 31)

November 2021:

- Additional engagements/briefings

December 2021:

- Request to Advertise

February 2022:

- County Board consideration

Schedule subject to change based on the nature of feedback from ongoing engagements/briefings

Carrie Thompson noted that some open-ended language regarding the County strategies and plans currently in effect might be in order given that some, like the CEP--which expresses the County's current renewable energy and carbon neutrality goals-- could be superseded at some point by a new and more comprehensive Climate Action Plan .

Joan McIntyre asked for additional detail on tree canopy. She asked that the plan more clearly detail the buy back of extra space for natural areas and trees. This would align with biophilic principals and other County goals. Joan also asked if any areas were targeted to remove all vehicular traffic. Matt noted that no areas are targeted for removal of vehicles because the transit network is so limited.

3. Missing Middle Housing Update

Matt Ladd and Richard Tucker provided an update on the Missing Middle Housing Study.

Richard Tucker noted that the missing middle housing is defined as the housing types between mid/high-rise development and single-family detached. There is a lack of the kind of housing in this group that is needed to benefit a large segment of Arlingtonians.

The timeline for this project is as follows:



The Key Priorities in Phase 1 of the study include:

- Reduce housing costs, add more housing supply and add housing options that reflect the needs of the whole community (e.g. seniors, young families, essential workers).
- Conserve tree canopy and create connections to nature
- Achieve sustainable land use and construction
- Invest in schools and infrastructure to keep pace with growth
- Maintain and expand what people value about their neighborhoods:
 - diversity, connections with neighbors, and walkability

Some key concerns include the impacts of growth on the quality of life. This includes school and infrastructure impacts, higher taxes impacts on property values, demand for parks, and loss of trees and associated flooding.

The second half of the report includes Phase 2. The focus areas study how different housing types could address community priorities and concerns identified in Phase 1. This will seek to answer the following questions:

- Where should missing middle housing types be allowed within Arlington?
- How could expanded housing choice meet community priorities?
- What are the tradeoffs between the benefits of expanding housing choice and community concerns?
- How do the expected outcomes of new policies compare to today’s “business as usual” approach to housing?

The community review and feedback on preliminary recommendations and policy options will occur in the first quarter of 2022. The recommendations to the County Board will occur in the second quarter of 2022.

The timeline for Phase 2 work is below:



* Phase 3 anticipated to occur in 3rd – 4th Quarter of 2022

Joan McIntyre asked about tree canopy protection, impervious surface increase, and loss of natural areas. Specifically, how does it fit in the context of not overbuilding. Matt noted that trees and stormwater are high priorities throughout phase 1 study. It is something that staff are analyzing in phase 2 as different housing types might fit in an in-fill context. Going beyond tree canopy minimums and impervious/pervious thresholds will be evaluated with consultants.

Mikaila Milton noted that the study misses something with the accessory dwelling (ADU) being taken off the table for additional analysis. Ms. Milton noted that she would like to have more comment and input on this topic to allow more and different ADUs. Matt noted that the regulations were just amended in 2019 and have not had a chance to fully implement and analyze the permits and builds to see what the policy has resulted in.

Kevin Vincent noted that he would like to see that structures are preserved and renovated instead of just looking at new construction. The greenhouse gas emission embodied in current structures should be maintained instead of structures just being demolished. Matt noted that the tools are limited to preserve structures. Kevin noted that the vision should be clearly articulated.

Carrie Thompson noted that there is a significant office vacancy rate . These existing buildings are underutilized. She asked what tools are available to incentivize use of existing structures to try and address these issues. Matt noted that repurposing office buildings is something that the County is looking at. However, as part of this Plan, repurposing wouldn't meet missing middle in the form as defined by this study.

4. Fossil Fuels out of Lawn Equipment Letter

The Commission discussed their letter related to the removal of fossil fuels out of lawn equipment. The letter was amended and approved unanimously.

5. Budget Letter Review / Approval

The Commission reviewed, discussed, and approved the Budget Letter unanimously.

6. Community Energy Plan Roadmap Update

Staff received a draft Roadmap from the contractor. This draft included comments that were submitted by EC and C2E2 members. The strategies were reduced to 42 from 63. Staff looked through the draft and provided comments to the contractor. The contractor is bucketing the strategies into short, medium, and long-term actions. The narrative is also in development. Staff expect an update of the Roadmap from the contractor in mid-November and plan to pass along the draft to the Commission shortly thereafter.

7. Old / New Business

Jonathan Morgenstein noted that the Energy Committee is looking for new members and a new Chair. He asked that any C2E2 members please apply and spread the word to interested members. The EC has an applicant to join the group and become the membership director. Her name is Stephanie Gagnon and her letter of interest was sent to the C2E2 for review in advance. The C2E2 voted unanimously to add her as a member of the group.

John Bloom noted that the BioSolids Plan is ongoing. The next meeting the engineer and consultants will brief the commission on the options being considered. The project is significant from an energy perspective, air quality issues, and capital.

Meeting ended at 9:20 p.m.