THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON MONDAY,
JANUARY 9TH, BEGINNING AT 7:00 P.M.

1. ORGANIZATIONAL MATTERS
   A. Annual Report 2011
   B. Election of Chair and Vice-Chair 2012
   C. Adoption of Planning Commission Schedule 2012

2. A. Certification of Transferrable Development Rights to be considered for transfer from 2825 Wilson Boulevard (“Sending Site”) to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”), as described below, for the purpose of historic preservation. The Sending Site is approximately 40,656 sq. ft. located on the block generally bounded by Franklin Road to the north, North Edgewood Street to the east, Wilson Boulevard to the south, and North Fillmore Street to the west, and is identified as RPC# 15-065-001, 15-065-011, 15-065-012, 15-065-013, 15-065-016, 15-065-017. Proposed density to be certified is 69,464 sq. ft. of commercial GFA. Applicable policies: Clarendon Sector Plan; GLUP designation as Service Commercial and “Clarendon Revitalization District”; and Policy Guidance for Transfer of Development Rights.

B. Certification of Transferrable Development Rights to be considered for transfer from 2901 Wilson Boulevard (“Sending Site”) to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”), as described below, for the purpose of historic preservation. The Sending Site is approximately 15,390 sq. ft. located on the block generally bounded by Franklin Road to the north, North Fillmore Street to the east, Wilson Boulevard to the south, and North Garfield Street to the west, and is identified as RPC# 15-066-019. Proposed density to be certified is 74,747 sq. ft. of commercial GFA. Applicable policies: Clarendon Sector Plan; GLUP: Medium Density Mixed Use and “Clarendon Revitalization District”; and Policy Guidance for Transfer of Development Rights.

C. Transfer of Development Rights from 2825 Wilson Boulevard (“Sending Site”) 69,464 sq. ft. of commercial GFA to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”) by site plan under §36.H.5.b of the Zoning Ordinance. The Sending Site is approximately 40,656 square feet located on the block generally bound by Franklin Road to the north, North Edgewood Street to the east, Wilson Boulevard to the south, and North Fillmore Street to the west, and is identified as RPC# 15-065-001, 15-065-011, 15-065-012, 15-065-013, 15-065-016, 15-065-017. The Receiving Site is
approximately 49,295 sq. ft. located on the block generally bound by 11\textsuperscript{th} Street North to the north, North Garfield Street to the east, Washington Boulevard to the south, and North Highland Street and identified as RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010, and North Garfield Street right of way.


D. **Transfer of Development Rights** from 2901 Wilson Boulevard ("Sending Site") 74,747 sq. ft. of commercial GFA to SP #418 – Penzance Clarendon Assemblage, LLC ("Receiving Site") by site plan under §36.H.5.b of the Zoning Ordinance. The Sending Site is approximately 15,390 sq. ft. located on the block generally bound by Franklin Road to the north, North Fillmore Street to the east, Wilson Boulevard to the south, and North Garfield Street to the west, and is identified as RPC# 15-066-019. The Receiving Site is approximately 49,295 sq. ft. located on the block generally bound by 11\textsuperscript{th} Street North to the north, North Garfield Street to the east, Washington Boulevard to the south, and North Highland Street and identified as RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010, and North Garfield Street right of way. Applicable policies: Clarendon Sector Plan; GLUP: Medium Density Mixed Use and "Clarendon Revitalization District"; and Policy Guidance for Transfer of Development Rights.

E. 1) **An Ordinance to Vacate** a Portion of an Easement for Public Street and Utility Purposes, Running North from the Corner of the Intersection of Washington Boulevard and N. Garfield Street along the Eastern Boundary of Lot 12, Lot 11, Lot 10, Part Lot 8 and Part Lot 7, Moore’s Addition to Clarendon, RPC No. 18-026-001.

2) **An Ordinance to Vacate** a Portion of an Easement for Public Street & Utility Purposes, located at the Northeastern Corner of the Intersection of N. Highland Street and Washington Boulevard, on Lot 5-A, Moore’s Addition to Clarendon, RPC No. 18-026-009, both with Conditions.

F. **SP# 418** Penzance Clarendon Assemblage, LLC for a special exception site plan for the construction of a 306,492 sq. ft. commercial building with 284,012 sq. ft. of office space and 22,479 sq. ft. of ground floor retail in the “C-3” zoning district under §§27.D.2 and 36.H. Property is approximately 49,295 sq. ft. and is identified as RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010. The proposed density is 6.22 FAR. Modifications of zoning ordinance requirements include: parking ratio, penthouse height, bonus density for LEED silver certification and other modifications as necessary to achieve the proposed development plan. Applicable Policies: Clarendon Sector Plan; GLUP: Medium Density Mixed Use and “Clarendon Revitalization District”, and Policy Guidance for Transfer of Development Rights.

(Penzance)

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**THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON WEDNESDAY, JANUARY 11\textsuperscript{TH}, BEGINNING AT 7:00 P.M.**

3. **SP# 386** BDC Crimson LLC, for the construction of an approximately 202,000 sq. ft. commercial building with approximately 178,131 sq. ft. of office space, approximately 3,200 sq. ft. of ground floor retail, an approximately 12,985 sq. ft. black box theater, and
a comprehensive sign plan in the “C-O-2.5” zoning district under ACZO §36.H. Property is approximately 45,508 sq. ft., located at 3901 North Fairfax Drive and is identified as RPC# 14-030-057 and -058. Modifications of zoning ordinance requirements include: parking ratio, increased sign area, freestanding sign, changeable copy signage, and surface parking as an interim use, exclusions from density for the theater, below-grade storage and a below-grade fitness facility, bonus density for LEED® Gold certification, affordable housing contribution, specific construction problems and techniques needed for the black box theater, open space and environmental amenities, and other modifications as necessary to achieve the proposed development plan. (Arlington Funeral Home Site)

4. OTHER BUSINESS:
A. Staff report on current matters
B. Chairman’s Report
C. Committee Reports
   1) Site Plan Review Committee
   2) Long Range Planning Committee
   3) ZOCO
   4) Others
D. Liaison Reports
E. Approval of the November 28, 2011 Meeting Minutes

THE FOLLOWING ORGANIZATIONAL MATTERS WILL CONTINUE ON THURSDAY, JANUARY 12TH, BEGINNING AT 7:00 P.M.

5. ORGANIZATIONAL MATTERS
A. PC Representative Assignments for 2012 County Board Meetings.
B. Committee/Liaison Assignments 2012
C. Other Business


For inquiries regarding the Planning Commission, contact the Planning Division, (703) 228-3525. Our address is Courthouse Plaza, Department of Community, Planning, Housing & Development, 2100 Clarendon Boulevard, Suite 700, Arlington County, VA 22201.

Gizele C. Johnson, Clerk, Planning Commission