

**PLANNING COMMISSION  
ARLINGTON COUNTY BOARD ROOM  
#1 Courthouse Plaza, Room 307  
2100 Clarendon Boulevard  
Arlington, Virginia 22201**

**Wednesday, Sept. 9, Thursday, Sept. 10, &  
Tuesday, Sept. 15, 2015**  
**COUNTY BOARD – Sept. 19, 21, 24, 2015**

**THE FOLLOWING PUBLIC HEARING ITEMS WILL BE HEARD ON  
WEDNESDAY, SEPTEMBER 9<sup>TH</sup>, BEGINNING AT 7:00 P.M.**

1. **ZOA-15-03.** Amendments to the Arlington County Zoning Ordinance to correct technical errors introduced through the final phase of the Zoning Ordinance update adopted on February 21, 2015 and through other recent amendments. (**ACTION**)
2. **SITE PLAN #297, PENTAGON CENTRE PDSP,** 1201 South Hayes Street and 1200 South Fern Street. PL Pentagon LLC c/o Kimco Realty Corporation to amend the Pentagon Centre Phased Development Site Plan to permit reallocation of residential uses to Phase I and changes to building height, building layout, open space, block configuration, above grade parking, project phasing, and land use mix in the C-O-2.5 zoning district under ACZO §7.12, §15.5. Applicant requests to amend the Pentagon Centre Urban Design Guidelines to reflect proposed PDSP and site plan amendments. Major amendment to the Phase I Final Site Plan of the Pentagon Centre PDSP requested to permit conversion of approved office space to residential with adjustments to retail GFA to include 693 dwelling units, 35,135 sq. ft. of retail uses, and a 426-space, 7-story above grade parking garage in the C-O-2.5 zoning district under ACZO §7.12, §15.5. Property is approximately 731,873 sq. ft.; located at 1201 S. Hayes St. & 1200. S. Fern St.; and is identified as RPC# 35-004-001. The proposed density is 2.5 FAR for commercial uses, 115 UNITS/ACRE for residential uses, and 180 UNITS/ACRE for hotel uses. (**ACTION**)
3. **REEVESLAND, 400 North Manchester Street**
  - A. **U-3419-15-1,** Use Permit for Department of Parks and Recreation for a Unified Residential Development (URD) in the R-6 zoning district for the Reeves property under ACZO §10.1, §15.4. Property is approximately 2.5 acres; located at 400 N. Manchester St.; and is identified as RPC #12-030-043, 12-030-072, -073. Modifications of zoning ordinance requirements include: lot width, lot coverage, setbacks and other modifications as necessary to achieve the proposed development plan. (**ACTION**)

- B. U-3422-15-2**, Use Permit for Department of Parks and Recreation for a Public Park in the R-6 zoning district for the Reeves property under ACZO §15.4, 12.2.4.F., and 5.1.2.H, for open space and uses incidental to it including but not limited to passive recreation, trails, and benches and other small structures. Property is approximately 2.5 acres; located at 400 N. Manchester St.; and is identified as RPC #12-030-043, 12-030-072, -073. Modifications of zoning ordinance requirements include: modifications as necessary to achieve the proposed development plan. **(ACTION)**

**4. ORGANIZATIONAL MATTERS & 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 July 6, 8, 9, and 21, 2015 Meeting Minutes

**THURSDAY, SEPTEMBER 10, 2015, BEGINNING AT 7:00 P.M.**

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- 5. SP# 437, 672 FLATS**, 670 Glebe Road Associates LLC, c/o The Penrose Group to for a mixed-use development containing 179,210 sq. ft. of residential gross floor area (173 dwelling units) and 4,325 sq. ft. of retail gross floor area in the R-C zoning district under ACZO §7.3, §15.5. Property is approximately 43,936 sq. ft.; located at 670 N. Glebe Rd.; and is identified as RPC# 13-018-009; -012; -013; -014; -016; -017. The proposed density is 4.18 FAR. Modifications of zoning ordinance requirements include: retail parking ratio, loading spaces, and landscaped open space, and other modifications as necessary to achieve the proposed development plan. **(DEFERRAL, NO ACTION WILL BE TAKEN)**
- 6. Washington Vista Special GLUP Study**, Special General Land Use Plan Study to evaluate a request to amend the land use designation from "Low-Medium" Residential (16-36 units/acre) to "Medium" Residential (37-72 units/acre) for the area bounded by Key Boulevard to the south, North Nash Street to the east, and reaching a third of the way across the block towards Lee Highway to the north and extending west to the base of Colonial Terrace (1411-1417 Key Boulevard). **(ACTION)**
- 7. ADOPTION of the Courthouse Sector Plan addendum.** The proposed Courthouse Sector Plan Addendum includes recommendations such as: a new Metro entrance in front of 2100 Clarendon Blvd.; an approximately 2 acre open space and underground parking garage replacing the current surface parking lot; multi-modal streets along 15<sup>th</sup> N. and 14<sup>th</sup> N. Streets; a pedestrian promenade in lieu of N. Uhle St. between Clarendon Blvd. and 14<sup>th</sup> St. N; a prominent civic building at the south end of the open space; new bicycle lanes and parking facilities; the reuse of Verizon Plaza for

potential future development; an elevated terrace above N. Veitch St. and north of 14<sup>th</sup> St. N; a building site for a future county administration building; urban design guidelines for building frontage and use; building and massing guidance for future redevelopment including the Strayer and Landmark blocks between Clarendon Blvd and 15<sup>th</sup> St. N.; public art opportunities within the Courthouse area; consideration for the preservation of memorials and significant trees; adaptive reuse of historic buildings noted in the Historic Resource Inventory; potential locations for a future cultural facility; street sections; an Integrated Energy Master Plan; stormwater master plan and implantation guidance. **(ACTION)**

**TUESDAY, SEPTEMBER 15<sup>TH</sup>, 2015, BEGINNING AT 7:00 P.M.**

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

*(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)**
- 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 GUTSHALL WILL REPRESENT THE PLANNING COMMISSION AT THE COUNTY BOARD MEETING OF SEPTEMBER 19, 21, 24, 2015.**

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

**Gizele C. Johnson, Clerk, Planning Commission**