



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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MICHELLE STAHLHUT
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GIZELE C. JOHNSON
CLERK

November 10, 2015

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT: 6. **ZOA-N-FBC-4** Amendments to the Arlington County Zoning Ordinance to amend section 204. D (Transfer of Development Rights): §11.2 "CPN-FBC" (Appendix B), to extend the sunset date for current Columbia Pike TDR multipliers by five years. (ACTION)

RECOMMENDATIONS: The Planning recommends that the County Board:

- 1. Adopt the attached ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance Article 11.2 Form Based Code Columbia Pike Neighborhoods Form Based Code District Appendix B to amend section 204. D to extend the sunset date for current Columbia Pike TDR multipliers by five years.**

BACKGROUND

The Planning Commission heard these items at its November 9, 2015 public hearing. Melissa Cohen, Community Planning, Housing, and Development (CPHD)-Housing gave an overview of the proposed extension of TDR multipliers. Also present was Matt Mattauszek, CPHD-Planning.

PUBLIC SPEAKERS

There were no public speakers for this item.

REVIEW PROCESS

Commissioner Gutshall reported the Zoning Committee discussed whether a change in the multiplier was necessary and outreach to owners of sending sites to gauge their interest. Generally this was viewed as a way to buy more time in conjunction with the Affordable Housing Master Plan and there was general consensus the proposal was appropriate.

PLANNING COMMISSION DISCUSSION

Commissioner Forinash asked if there was consideration of changing the multipliers as part of the extension. Ms. Cohen responded changing the multiplier was considered, but staff thought it was best to wait for the new transit study on Columbia Pike to be finished. Mr. Mattauszek said the new transit study will likely be available in Spring 2016 but it is still how far it will go in term of recommendations. This extension will give enough time to revisit it to make sure there is enough time to go thru public review process with TDRs.

Commissioner Forinash asked if there is anything in this that restricts the ability to change the ratios within the five year period. Mr. Mattauszek said the County Board has the ability to amend the ratios at any time.

Commissioner Ciotti said that when this was first adopted, the Planning Commission decided on a sunset period because there was some anxiety about it possibly being a bad idea. Five years itself was an arbitrary timeframe.

Commissioner Harner added that this received a lot of Planning Commission concern about how much of the TDRs should be absorbed in the Pike versus distributed around the County, and if there is the potential for transferring TDRs elsewhere, was that in a way transferring community benefits since TDRs allow density with benefits that don't necessarily go to that same area. The same discussion occurred in Rosslyn in terms of TDRs and whether they should be within the Sector. It hasn't been tested but the TDR program should be monitored as it moves forward to see how it works out.

PLANNING COMMISSION MOTION

Commissioner Gutshall made a motion that the Planning Commission recommend the County Board adopt the attached ordinance to amend, reenact, and recodify the Arlington County Zoning Ordinance Article 11.2 Form Based Code Columbia Pike Neighborhoods Form Based Code District Appendix B to amend section 204. D to extend the sunset date for current Columbia Pike TDR multipliers by five years. Commissioner Schroll seconded the motion.

The Planning Commission voted unanimously 8-0 to support the motion with Commissioner Siegel, Ciotti, Iacomini, Forinash, Harner, Gutshall, Sockwell, and Schroll in support.

Respectfully Submitted,
Arlington County Planning Commission
Christopher J. Forinash

