



## ARLINGTON COUNTY, VIRGINIA

### ARLINGTON COUNTY PLANNING COMMISSION

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CLERK

September 9, 2011

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

**SUBJECT: 2. Z-2372-89-1 REQUEST FOR PROFFER AMENDMENT** to amend the proffers associated with this rezoning application to convert second-story office space to residential units, located at 925 N. Garfield Street (RPC #18-029-007).

**RECOMMENDATIONS: Adopt the resolution accepting the proposed proffer amendment to convert second-story office space to residential units at the Garfield Park project, subject to all previously approved proffers and amended proffers #1, 10, 47, 48, and 62, and recommend that the developer install an electric eye or a power door opener for the main pedestrian entrances to the building.**

Dear County Board Members:

The Planning Commission heard this item at its September 6, 2011 meeting. Matthew Pfeiffer, CPHD Planning, described the proposed amendments to the approved proffers to allow conversion of office space to residential units. David Tarter, representing the applicant, was available to respond to questions from the Commission.

#### **Public Speakers**

There were no public speakers.

#### **Planning Commission Discussion**

Commissioner Savela commented that she was pleased that the Transportation Demand Management (TDM) proffer was updated, but questioned if there were other proffers needing updating. Mr. Pfeiffer responded that the TDM proffer was the only one identified by staff as needing to be updated and that the developer had agreed to the amended language. Given the scope of the proffer request, staff did not think it would be appropriate to request additional changes to the proffers. Furthermore, the building has already begun construction and is near completion.

**P.C. #53.**

Commissioner Fallon inquired about the timing of the proposal, given that the building is almost complete. Mr. Tarter responded that discussions regarding the proposed proffer amendment began several months ago and that the process has taken much longer than anticipated. Commissioner Fallon inquired as to whether any other businesses would be interested in the commercial space. Mr. Tarter responded that the developer had originally intended to use the space for his offices, but his needs have since changed. The developer has determined that continued use of this small amount of space for commercial purposes would be inefficient. Commissioner Fallon referred to the Sienna Park development on Columbia Pike, which has second floor office space, and suggested that live/work units may be a viable option.

Commissioner Hunt asked for clarification about the proposed parking, in which it was concluded that more parking than required would be provided as the total parking would remain as approved.

Commissioner Savela asked about whether proffers have vesting requirements as site plans. Mr. Pfeiffer indicated that the Zoning Ordinance regulates the proffers accepted by the County Board, including the timing.

Commissioner Ciotti commented that the proffers were originally accepted by the County Board in 1989, and amended in 2004. She asked if other elements of the development, such as sustainable “green” features, needed upgrading to current requirements, and why the TDM was singled out. Mr. Pfeiffer responded that the proposal is for minor changes to the proffer agreement and given that there are no adverse impacts to the building and site design, staff did not believe it was appropriate to open up all of the proffers for discussion. The changes to the TDM proffer are minor and address such current standards as placement of kiosks and performance monitoring studies. Mr. Tarter added that this is akin to a minor site plan amendment request to modify certain conditions, which would not require that all conditions be opened up for discussion or modification.

Commissioner Hunt suggested that the Planning Commission letter include a recommendation that the applicant address accessibility and energy efficiency elements in their presentation to the County Board, as she believes the project includes these elements for market reasons. She supports the proposed conversion. Mr. Tarter responded that proffer #68 requires installation of Energy Star appliances and fixtures and achievement of 21 LEED credits. Commissioner Hunt suggested that the proffer does not include certain accessibility elements since it was approved and amended seven (7) years ago.

In response to discussion as to whether the County Board can require amendments to approved proffers, Commissioner Savela referred to the Zoso Flats development in which the County Board amended the proffer for the outdoor seating area, with the approval of the developer.

### **Planning Commission Motion**

Commissioner Monfort moved that the Planning Commission recommend the County Board accept the amendments to the approved proffer to allow for conversion of second-floor office space to three residential units, subject to all previously approved proffers and amended proffers #1, 10, 47, 48 and 62. Commissioner Hunt seconded the motion.

Commissioner Ciotti asked for unanimous consent to amend the motion to recommend that the County Board require the developer to install a power door opener for the main pedestrian entrances to the building. There was an objection. Commissioner Ciotti moved to amend the motion to recommend that the County Board require the developer to install a power door opener for the main pedestrian entrances to the building. Commissioner Fallon seconded the motion.

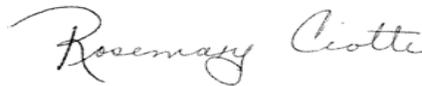
Commissioner Savela indicated that she does not support the motion because proffers are voluntary and offered by the applicant for acceptance by the County Board.

Commissioner Fallon indicated that he hopes the developer will consider installing the power door openers.

The Planning commission voted 6-5 to amend the motion. Commissioners Ciotti, Cole, Fallon, Hunt, Malis, and Serie supported the amended motion. Commissioners Harner, Klein, Monfort, Savela, and Sockwell opposed the amended motion. The amended motion prevailed and became a part of the main motion.

The Planning Commission voted 11-0 to support the amended motion. Commissioners Ciotti, Cole, Fallon, Harner, Hunt, Klein, Malis, Monfort, Savela, Serie, and Sockwell supported the amended motion.

Respectfully Submitted,  
Arlington County Planning Commission

A handwritten signature in cursive script that reads "Rosemary Ciotti".

Rosemary Ciotti  
Planning Commission Chair