



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 19, 2012

DATE: May 8, 2012

SUBJECT: Request to Advertise a public hearing for amendments to the zoning fee schedule to include new fees for "Crystal City Block Plan" applications.

C.M. RECOMMENDATION:

Adopt the attached resolution to authorize advertisement of a public hearing by the County Board on June 16, 2012 to amend the zoning fee schedule to include new fees for "Crystal City Block Plan" applications.

ISSUES: This is a request to advertise a public hearing to include new zoning fees for "Crystal City Block Plan" applications.

SUMMARY: This is a request to advertise a public hearing to consider amendments to the zoning fee schedule to include application fees for Crystal City Block Plan (CCBP) submissions. Staff proposes a CCBP application fee to DCPHD of \$10,028, plus a 10% automation enhancement fee, as well as a fee to DES of \$10,028. These proposed fees are generally one-half of the base application fees currently charged to applicants for Phased Development Site Plans (PDSP), because the level of staff effort required is expected to be a little more than half of the effort required for PDSP review.

Staff also proposes a CCBP amendment application fee to DCPHD of \$5,014, plus a 10% automation enhancement fee, and a fee to DES of \$5,014. It is expected that work associated with CCBPs will require less resources for review than PDSPs. At one-half the amount of the proposed CCBP fees, the CCBP amendment fees reflect the further reduction in required resources anticipated for subsequent iterations to the initially approved CCBP. These new fees are intended to further the County's goal of recovering the costs associated with plan review and processing, as well as operating the Current Planning program in the DCPHD Planning Division, the Zoning Administration program in the DCPHD, and the Development Services Bureau in the DES Division of Transportation and Development. Revenue from the proposed DCPHD and DES fees would go to the County's General Fund. Therefore, staff recommends the County

County Manager:

BMD/GA

County Attorney:

[Handwritten signatures]

Staff: Anthony Fusarelli, Jr., DCPHD, Planning Division

PLA-6201

29.

Board adopt the attached resolution to authorize advertisement of a public hearing by the County Board on June 16, 2012 to consider amending the zoning fee schedule to include fees for CCBP applications.

BACKGROUND: In September 2010, the County Board adopted the Crystal City Sector Plan. With a planning horizon of 2050, the sector plan sets forth an overall future vision of Crystal City as a “complete, urban community,” and provides a planning framework to allow the neighborhood to thrive in a post-BRAC (Base Realignment and Closure Commission) era. The sector plan encourages redevelopment in strategic locations that would realize many of the public realm improvements and other goals of the plan. To implement the vision, the sector plan also recommended the review of future redevelopment in Crystal City, east of Jefferson Davis Highway, at a block or comparably-sized scale, in conjunction with Final Site Plan review. This block-level plan review was considered important given the scale and extent of existing superblock development in the area and the need to address the many transformative improvements envisioned by the sector plan. The sector plan specifically recommends the PDSP process be employed in Crystal City to address these issues.

In December 2011, the County Board adopted a new zoning district to implement the vision set forth in the Crystal City Sector Plan. In developing the “C-O Crystal City” zoning district, a number of practical challenges to applying PDSPs in Crystal City were recognized. In response, staff and the Zoning Committee of the Planning Commission developed a new block planning review process unique to Crystal City, referred to as the Crystal City Block Plan (CCBP). Ultimately, in comparison with PDSPs, it was determined that the CCBP approach would likely be a more effective and feasible tool to encourage and manage redevelopment in Crystal City that advances the goals and vision set forth in the sector plan.

Beyond the considerations outlined above, the CCBP review process has been integrated into the development review process for individual site plan applications with the goal of ensuring:

- Crystal City’s ultimate development is generally consistent with the Sector Plan vision;
- New buildings do not preclude future achievement of planned improvements nearby;
- Continued operational functionality of Crystal City infrastructure systems during periods of incremental redevelopment; and
- Ongoing discussions regarding the general timing of desired community improvements relative to overall build out.

DISCUSSION: The newly created CCBP process includes the submission and review of two distinct block-level document sets for pertinent site plan projects: 1) the Block Development Document set, and 2) the proposed Crystal City Block Plan set. The Block Development Document set generally includes all the technical, legal, and other plan documentation necessary to facilitate the County’s review and analysis of the development proposal, with a particular focus on how the proposed final site plan integrates with the as built conditions on the balance of the block. The Block Development Document is to be submitted as part of the final site plan submission. For purposes of comparison, this documentation of civil engineering information for the proposed site plan and as-built conditions for the rest of the block is similar in many ways to the geographic scope, type and level of detail as are included in PDSP applications, and is expected to require similar levels of staff resources for review. In contrast, the Crystal City

Block Plan set is primarily a long-range planning document with a focus on the conceptual planning for future development on the balance of the block not being addressed by the proposed final site plan. These materials are more conceptual in nature than the Block Development Document set, and as such, are not expected to require the same level of critical technical review typical of PDSP applications. Together, staff expects that the total review of Crystal City Block Plan applications will take a little more than half the time needed to review and process PDSP applications, and therefore proposes a CCBP fee that is half of the current PDSP application fee.

Another key difference is that CCBPs ultimately would be adopted by the County Board as supplemental long-range planning guidance to the Crystal City Sector Plan, and would not involve any additional development entitlement beyond that approved as part of the associated Final Site Plan application. While the proposed future scenarios for the balance of the block will be analyzed through the County review process, the time-intensive decision-making processes to determine exact details for development on the balance of the block will be worked out through future site plan applications. Finally, future site plan applications on the block would require updated and subsequent iterations of the block plan, achieved through CCBP amendments.

This proposal to amend the schedule of zoning fees to create new fees for CCBP applications was discussed at a NVBIA/NAIOP Meeting on March 28, 2012. The one question raised in that discussion was whether the proposed fee would apply to subsequent amendments to the CCBP that correspond to future site plans on the block. Because such subsequent amendments will likely not require as extensive review, since the original CCBP was already reviewed, Staff has addressed this question by including a separate, reduced fee for CCBP amendments as part of its proposal.

FISCAL IMPACT: It is estimated that on average, one CCBP or CCBP amendment application may be submitted per year. According to those estimates, the proposed fee schedule will generate an additional \$20,056 in total fee revenue for the General Fund in years where CCBPs are submitted, and \$10,028 in fee revenue for the General Fund in years where CCBP amendments are submitted (not including the 10% automation enhancement fee for DCPHD funds).

RESOLUTION TO AUTHORIZE THE ADVERTISEMENT OF A PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE ZONING FEE SCHEDULE FOR THE JUNE 16, 2012, COUNTY BOARD MEETING, TO ADD A FEE FOR CRYSTAL CITY BLOCK PLAN APPLICATIONS IN ORDER TO PROVIDE FOR EFFICIENT ADMINISTRATION OF THE COUNTY'S ZONING ORDINANCE; TO ENCOURAGE ECONOMIC DEVELOPMENT; AND TO PROMOTE THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC

The County Board of Arlington County hereby resolves to authorize advertisement of a public hearing at the June 16, 2012, County Board meeting to consider amending the adopted schedule of zoning fees as follows:

**ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND
DEVELOPMENT
ZONING ADMINISTRATION**

**CONSOLIDATED FEE SCHEDULE FOR
APPLICATIONS, VARIOUS PERMITS,
BUILDING PERMITS AND SUBDIVISION
PLATS**

APPLICATION FEES

OCTOBER 15, 2011-JUNE 16, 2012

SITE PLAN APPROVALS & AMENDMENT

Phased Development Site Plan - \$20,057, plus \$122 per acre, plus DES fee of \$20,057 plus \$122 per acre.

Crystal City Block Plan - \$10,028, plus DES fee of \$10,028.

Crystal City Block Plan Amendments- \$5,014, plus DES fee of \$5,014.

Final Site Plans - For Site Plans in "R" & "RA" districts of fewer than 25 units, "C-2" & "Voluntary Coordinated Housing Preservation and Development District (VCHPDD)" - \$2,973 plus \$26 per 100 sq. ft. of office & commercial space, plus \$111 per dwelling unit, plus DES fee of \$1,093 plus \$11 per 100 sq. ft. office/commercial plus \$56 per unit.
