



## ARLINGTON COUNTY, VIRGINIA

### ARLINGTON COUNTY PLANNING COMMISSION

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July 19, 2012

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

- SUBJECT:**           4.    **Adoption of the Columbia Pike Neighborhoods Area Plan (Plan).**  
The Columbia Pike Neighborhoods Area Plan is the culmination of the Columbia Pike Land Use & Housing Study, which is intended to provide a comprehensive future vision for the primarily multi-family residential areas located between the commercial nodes along the Columbia Pike corridor. The Plan provides a framework for future public and private investment decisions to match community goals of enhancing the quality of life along the corridor, creating a walking and bicycle friendly community, supporting the planned streetcar investment coming to the Pike, and importantly, sustaining a supply of housing that serves a population with a broad mix of incomes.

**RECOMMENDATIONS:**   **Adopt the Columbia Pike Neighborhoods Area Plan dated June 7, 2012, in Attachment 1 with revisions as noted in Attachment 2 (Proposed Changes/Corrections to Neighborhoods Area Plan), with the following modifications:**

1. Add language to the transportation section of the Plan to require the proposed 11<sup>th</sup> Street, between Thomas Street and George Mason Drive, to preserve, to the greatest extent possible, existing mature trees and open space.
2. Amend the language on page 4.28 of the June 7, 2012 Plan, second paragraph under *Neighborhood manners*, to read as follows:

*To further protect the character of single-family neighborhoods and other low scale buildings, the Form Based Code will continue the tradition of "neighborhood manners" to ensure appropriate transitions to ~~single-family detached residential development~~. The code would stipulate a maximum height in feet within a set distance of any single-family residential lot or group of buildings 40 feet or lower, which would supersede the permitted height in the balance of the parcel.*

P.C. #48

- 3. That the Plan be changed in the appropriate places to require the entrance of Barcroft Apartments at Thomas Street to be under Neighborhood Manners and the height of new buildings there to be limited to 4 stories instead of 6 stories.**
- 4. Remove added density, height and redevelopment of properties along S. Orme Street for the purposes of retaining buildings compatible with those of its neighbors and surrounding development existing within the neighborhood.**

Dear County Board Members:

The Planning Commission heard this item at the July 11, 2012 and July 12, 2012 recessed meetings of its July 9, 2012 regularly scheduled public hearing. Jennifer Smith, CPHD Planning, provided an overview of the Columbia Pike Neighborhoods Plan, including the milestones that have been accomplished since the start of planning for Columbia Pike over a decade ago with the Columbia Pike Initiative; the 3-year process for the Land Use and Housing Study which identified strategies and tools for maintaining affordable housing; and the community process for completion of the Plan. Ms. Smith described the key elements of the Plan, including the affordable housing goals, recommendations and tools; the Form Based Code (FBC); expanded density and redevelopment incentives to achieve planning goals such as improved building form and walkable streets; historic preservation; broad neighborhood conservation areas; using transfer of development rights (TDR) and other implementation tools. She also described the next steps in the process. David Cristeal, CPHD Housing, described the affordable housing goals for the Plan, including the tools and strategies for achieving those goals. Also present were Claude Williamson and Matt Mattauszek of CPHD Planning, Michael Leventhal of CPHD Neighborhood Services, Stephen Wade of CPHD Housing, Richard Hartman of DES Transportation, and Bethany Heim of Parks and Recreation.

### **Public Speakers**

Cliff Roberts, a resident of the Barcroft neighborhood, stated that the Urban Form Vision Map previously showed single family residential areas designated as long-term open space areas. He believes the map has been modified to remove those areas and would be adopted as shown in the updated Urban Form Vision Map dated June 15, 2012. His concern is the potential use of eminent domain to take privately owned residential properties for open space, which has not been explicitly stated in the Plan.

Sandra Hernandez, a resident and property owner in the Foxcroft Heights neighborhood stated that the Plan will remove one-third of existing pre-WWII housing. In deference to previous comments, she stated that her neighborhood is already stabilized and the Plan was not needed to achieve that goal. She also stated that the Plan would jeopardize their way of life as it will remove small minority businesses and wall-off the neighborhood with taller buildings. They want to keep their neighborhood residential and maintain current demographics. Redevelopment should consist of buildings no more than 3-stories tall with only brick and mortar materials.

Rob Mullens, a resident of Foxcroft Heights, stated that it seems the primary motivation for the Plan is additional density in order to support the planned streetcar. The levels of affordable housing will

be inadequate compared to the additional density. For his Foxcroft Heights neighborhood he desires lower scale development.

Jim Hursyz, a Fairlington resident, stated the Plan calls for too little affordable housing. Existing affordable units will be redeveloped to achieve upscale housing.

Mary Rouleau, representing the Alliance for Housing Solutions, stated that there is large support for the Plan, especially the affordable housing goals. She applauded the proposed FBC requirement for at least 20 percent of the units to be affordable at 60 percent AMI for 30 years and the other tools proposed to facilitate its implementation. The Plan should be adopted.

John Snyder, President of the Douglas Park Civic Association, stated that significant density will be added with redevelopment, including approximately 2,000 more units on the Pike in order to preserve existing affordable housing. He stated that the following point should be recognized, respected and emphasized to all neighborhoods: that affordable housing and density can be accommodated in appropriate manners to achieve County goals. If it is done right, it can work. Douglas Park will have the right amount of new density. The lower parking ratio requirement for affordable units is the right standard. Unfortunately there are no specific plans to address the anticipated growth in the student population and the projected need for new schools. The proposed new tools identified in the Plan should be County-wide and not just for Columbia Pike. The sending sites for TDR have not been identified and other sites in Arlington need to be identified.

Joan Lawrence, Chair of the Historic Affairs and Landmark Review Board (HALRB), stated that there is significant value in the Plan, but expressed concerns. It is unclear which properties listed on the HRI will not be preserved. Since most of them provide affordable housing, it is unclear how many of these units will be lost to redevelopment. Given the recent history on the Pike, HALRB is concerned about preservation. Staff has focused on Barcroft and Fillmore Gardens; however, Barcroft is planned for partial preservation. The HALRB is concerned that redevelopment along the Pike be sensitive to the structures that are preserved. They recommend that properties adjacent to Essential properties listed on the Historic Resources Inventory (HRI) also be preserved. They urge that historic properties and communities be fully, not partially, preserved.

Bill Boleyn, a property owner in Foxcroft Heights, expressed concern about the nature of the eastern gateway that comprises his community and, although would be seeking to take advantage of more opportunities than the Plan recommends, but he supported the changes contemplated by the Plan.

Sharon Tope, a resident of the Barcroft neighborhood, raised concerns regarding the open space section of the Plan and wanted assurance that open space shown for some existing single-family areas has been revised and that these areas are no longer designated for open space. She desires that the Planning Commission commit to not taking their homes for open space and to allow the character of their neighborhood to remain intact.

David Leibson, a Working Group member, stated that this is a very important effort and the first time that affordable housing and land use have been studied and planned at same time. There are at least 4,500 families at risk of losing their homes without this Plan. The Plan does its best to identify

ways to incentivize property owners, which is a complicated balance. This is a good plan and he urges that it be approved.

Dick Woodruff, a member of the HALRB and resident of Maywood stated that the HALRB was briefed on the Plan several times. The Plan will generate redevelopment as opposed to managing development and will not preserve existing developments. Attention needs to be paid to the HRI and protecting the Barcroft apartment complex.

Brenda Cox, representing the Arlington View Civic Association, asked that the Planning Commission recommend a deferral of a decision as it relates to Arlington View until the County Board hearing on October 2012, noting that the community needs more time to review the impacts on Arlington View. They desire that their single-family neighborhood be preserved and not impacted by high-density redevelopment and associated traffic.

Takis Karantonis, Executive Director of the Columbia Pike Revitalization Organization and a resident on the Pike noted that John Snyder and David Leibson covered most of his comments. He stated that the real pressure on Columbia Pike is the result of a variety of issues that have existed over the last 40 years. The plan is in the right place and provides a workable balance for all stakeholders. The entire process has been inclusive and has provided opportunities for all affected parties to participate.

Jeanne Lowe, a resident of Foxcroft Heights, expressed concern for the affordable housing goals and suggested that many people will struggle to meet the 60% AMI target. Also, affordable housing is assumed to be solely multi-family and does not include single-family homes. Arlington should have greater diversity in housing options.

Jerry Garcia and Milagros Martinez, residents of Foxcroft Heights, spoke separately about their concerns. Mr. Garcia stated that he desires to preserve the diversity of their neighborhood. He also emphasized that the neighborhood will be impacted by future activities, including changes to the Navy Annex, the impending Southgate Road closure, and the related impacts on parking. Furthermore, the community has repeatedly expressed concerns about the planned heights and a desire for three stories on Orme Street. Ms. Martinez was concerned about the proposed building heights, as it is unclear how tall the buildings will be in number of feet. The community desires three stories on Orme Street and four stories on Columbia Pike. She requested that the community continue to be informed and involved in the planning.

John Moran, President of the Foxcroft Heights Civic Association, stated that the planning process left his neighborhood severely divided. Many residents believe the Plan is valid and reflects a balance of ideas generated throughout the process. The recommendations are consistent with the broader goals Arlington has for the Pike. He indicated that some recognize the parking challenges, and believe the Plan would help retain many businesses.

## **Planning Commission Reports**

Commissioner Kumm stated that the Urban Forestry Commission supports the Plan's goals and objectives for tree preservation, but expressed concern about the loss of some mature trees existing in open space areas planned for redevelopment.

Commissioner Iacomini stated that the Commission has heard the testimonies of representatives of the HALRB and that she will provide comments during the Commission discussion.

Commissioner Fallon stated that the Housing Commission will hear the Plan at its meeting on July 12, 2012. Some of its concerns have included replacement of market-affordable units along the Pike, the total affordability target should be higher than 20-25 percent and preserving the sense of community while maintaining the diversity of incomes.

Commissioner Sockwell requested that staff report on the Transportation Commission. Mr. Mattauszek stated that the Commission voted unanimously to recommend adoption of the Plan. Concerns with regard to the reduced parking ratio for affordable housing were identified and the Commission asked staff to recheck the recommendation.

Commissioner Malis provided a brief overview of the planning process. She and Commissioner Cole, who served as an alternate, were members of the Columbia Pike Plenary Group. The study was initiated by the County Board in 2008, which established the framework to include a significant emphasis on affordable housing, expanding housing choices, and ensuring economic and cultural diversity on the Pike. She outlined the major recommendations of Plan. Since the Plan only studied multi-family areas, it recommends that multi-family housing be retained. It also recommended that commercial nodes continue to be the focus for retail and that neighborhood plans remain residential in nature. The Plan addresses conservation areas in which a number of areas coincide with historic resources. The conservation areas, however, also address broader interests including open space, tree canopy, and affordable housing. The Barcroft and Fillmore Garden sites are listed as Essential properties on the HRI and are included in the proposed conservation areas, as well as a significant portion of the Foxcroft Heights. The major zoning tool is the Form Based Code (FBC), which will include requirements for additional affordable housing. The most significant aspect of the Plan is the use of land use to advance affordable housing goals. This has never been done before and Arlington is breaking new ground. There are 10 civic associations represented in the study area and many had most things in common; however, two were very unique. Foxcroft Heights is not a primarily multi-family neighborhood, but requested to be included in the study area since they were not a part of the process in 2003 when the FBC was adopted. Their area had not been studied. There was a diversity of opinions in the neighborhood and the Plan has attempted to identify a middle ground. The other unique neighborhood is Arlington View. There are a few multi-family sites in the interior of this very stable single-family neighborhood. One such site is the Carver Homes site, which is zoned "R-5" but constructed of multi-family housing. The owners approached the County to include options for their property.

Commissioner Malis and staff met with the civic association presidents of the other communities on July 10, 2012. She believes there is general support for the goals of the Plan and affordable housing. The major concern identified included the impact of increased density and ensuring the Pike

neighborhoods receive the benefits from the increased density in terms of increased affordable housing, improvements in building form and streetscape, and creation of a population that will support the retail businesses.

Commissioner Malis suggested the following general outline for the Commission's discussion:

1. Height, density and form, including a discussion of the Foxcroft Heights and Arlington View neighborhoods;
2. Affordable housing goals and strategies;
3. Historic preservation goals and strategies, including a discussion of recent state legislation and its impact on the Plan; and
4. Other issues, including parking, open space, transportation, and overall land use mix

### **Planning Commission Discussion**

#### Height, density and form, including discussion of Foxcroft Heights and Arlington View

Commissioner Fallon noted that Foxcroft Heights and Arlington View are the two most eastern neighborhoods on Columbia Pike and their representatives have raised concerns about proposed heights and densities. These neighborhoods do not have a large number of multi-family developments, but were added to the Plan at the neighborhoods' request or for other reasons. Commissioner Fallon asked for an explanation of their unique character and inclusion in the Plan. Ms. Smith responded that at the time of the Columbia Pike Initiative in 2002 and FBC development in 2003, Foxcroft Heights was not well organized and represented, so it was decided to hold off on planning efforts there until a more solidified neighborhood group could come together to develop a preferred vision. In 2009 there was an attempt to consolidate a number of single-family properties in the neighborhood, which was inconsistent with County policy and raised concerns. This led to a more focused visioning effort for Foxcroft Heights as part of this process.

With regard to Arlington View, three areas were examined, two of which, consistent with other areas on the Pike, are multi-family and designated "Low-Medium" Residential on the GLUP. The third area, Carver Homes, consists of 44 townhouses that is a non-conforming use in "R-5" zoning. Some Carver Homes residents who participated in the visioning processes suggested that retention of the existing condition should be considered. Staff sought preservation earlier in the process in light of feedback and due to the historic significance of the properties.

Commissioner Fallon inquired about the implication of removing the two communities from the Plan, as their locations would not preclude moving forward with the next phase. Ms. Smith responded that Foxcroft Heights participated in a number of planning efforts resulting in a vision for the neighborhood. She stated that keeping the neighborhood in the Plan would stabilize the community and provide more clarity about their future as other changes occur around the community on adjacent properties. With regard to Arlington View, staff recently learned that there is interest in making changes to the Carver Homes properties. Staff will continue to have discussions with the community over the next week to assess whether there is agreement on the most current recommendations for the Arlington View area.

Commissioner Monfort commented that he shares Commissioner Fallon's concerns about the Foxcroft Heights and Arlington View neighborhoods. There appears to be broad consensus among

the other communities along the Pike that the Plan has the right vision and tools, but he does not get the sense that Foxcroft Heights and parts of Arlington View share the same sentiment. With regard to Foxcroft Heights, he agreed that the Columbia Pike frontage needs redevelopment. He expressed uncertainty about the Plan's vision for increased height and density on South Orme Street and Southgate Road. Ms. Smith explained that the two-way traffic pattern on South Orme Street, and its adjacency to the Sheraton Hotel and Navy Annex entrances, results in significant vehicle trips. Furthermore, the hotel's 16-story height and the consolidation of properties on South Orme Street, suggest that a building form different from what exists today may be appropriate. The Southgate Road frontage is currently zoned "RA8-18" and the existing garden apartments make this edge consistent with the rest of the study area. South Ode and South Oak Streets have a one-way street pattern, and staff does not recommend consolidation or redevelopment in this area. Commissioner Monfort disagreed with Ms. Smith that significant traffic is justification for the planned density increase on South Orme Street. He commented that Foxcroft Heights is a fundamentally different type of neighborhood than, for example, Fillmore Gardens, which is a rental garden apartment development under single ownership. He stated that Foxcroft Heights' residents do not necessarily want additional height and density, that the area needs further discussion, and strongly recommended that it be removed from the Plan.

Commissioner Kumm agreed with Commissioner Monfort that Foxcroft Heights should be removed from the Plan. She noted that one of the speakers indicated that single-family homes could also be included in the affordable housing goal and suggested that Foxcroft Heights might be a good location to achieve this. Commissioner Kumm also remarked on the Plan's goal to achieve appropriate transitions and suggested using the term "compatible transitions" as a better way to express the planning goals.

Commissioner Iacomini stated that in Foxcroft Heights, the Plan calls for five story development along Columbia Pike, which could result in a 50-foot tall building; however, the underlying zoning of "C-1" and C-2" permits a maximum height of 45 feet, and noted some disconnect in how this would be interpreted. She also agreed with Commissioner Monfort that a change in height and density should not be based on traffic or property consolidation. Furthermore, plans for redevelopment of the Navy Annex have not been addressed in the Plan, which leads her to believe that inclusion of Foxcroft Heights is premature. Commissioner Iacomini also suggested that removal of Arlington View/Carver Homes from the Plan would not adversely impact achievement of other goals in the Plan.

Commissioner Cole questioned the Plan's vision for the Sheraton Hotel site and whether it is realistic to expect redevelopment with a five story building, given its "C-O" zoning and site plan status. He stated that retaining the 16-story building height at that location on the west side of South Orme Street would result in an appropriate transition to the planned five stories on the east side of South Orme Street, to 3 stories on South Ode Street.

There was discussion among Commissioners Cole, Monfort and Iacomini about the ownership and rental make-up of Foxcroft Heights and the distinction between Foxcroft Heights and other multi-family communities along the Pike such as Barcroft and Fillmore Gardens. Commissioner Malis reminded the Commission that planning decisions are not based on type of unit occupancy, but rather on zoning.

Commissioner Harner asked about how density is defined in the Plan and if it is determined in ways other than height. Ms. Smith explained that the Plan steers away from using the term “density” relative to “FAR” and “units/acre”, and instead refers to “development potential” in terms of height and frontage types. Similar to the existing FBC., frontage types and maximum heights in the Neighborhoods Plan are the two determinants for achieving the appropriate massing. The Illustrative Master Plan, along with the Transportation and Open Space vision maps, provide guidance on location of streets and open space. Commissioner Malis further explained that for purposes of the Illustrative Master Plan, the analysis has made some assumptions regarding the approximate total number of residential units to be achieved under the Plan as well as the total number of affordable units in order to inform the communities of the projected change in the residential population. The unit counts were based on building massing, including the number of stories and building footprints.

After some discussion by the Commission, Chair Sockwell agreed to continue further discussion of the proposed Plan at the recessed meeting of July 12, 2012. Commission members identified the following items for further discussion: consideration of expanding the definition of neighborhood manners to include buildings of a certain height rather than restricting it to single-family dwellings, in order to achieve a better transition to such sensitive areas as the Thomas Street and Columbia Pike entrances to Barcroft; clarification of the Plan’s goal for 40 percent area median income (AMI) units; clarification of how TDR will be used to achieve affordable housing goals, and discussion of TDR sending sites within and outside the boundaries of the Plan; more review of Arlington View/Carver Homes as a neighborhood preservation area; discussion of how partial historic preservation of Barcroft Apartments would work; getting an overview of the planned street network and understanding the impacts of the Plan on existing open space and recreations areas.

At the recessed meeting of July 12, 2012, Chair Sockwell reconvened discussion of the Columbia Pike Neighborhoods Area Plan. Commissioner Malis explained the process and outline for discussion. Discussion items were to include the Foxcroft Heights and Arlington View neighborhoods, TDR, Foxcroft Heights parking concerns, street network and street trees, housing tools, and historic preservation.

#### Foxcroft Heights Neighborhood

Commissioner Malis suggested that are three options for the neighborhood relative to the Plan: keep it in the Plan, keep a portion of it in the Plan, or remove it from the Plan.

Commissioner Iacomini suggested removing Foxcroft Heights from the Plan because there are several historic preservation studies currently underway in the neighborhood, both it and Arlington View do not have the same planning issues as other communities on the Pike, and the residents are not in agreement.

Commissioner Cole disagreed with Commissioner Iacomini. He stated it is the responsibility of the Planning Commission to consider the orderly planning of this community, which is at risk of deteriorating. Many of residences are rental and not being always well maintained. This Plan will help to keep the community intact. It provides for greater density on the Pike, which will incentivize development. The five story building height may concern some, but it will encourage more

redevelopment. On S. Orme Street, the provision of additional height will create a better transition and allow preservation of some of the older homes.

Commissioner Iacomini stated that she appreciates the concerns raised by Commissioner Cole; however, given the inappropriateness of the planned transition of 16 stories to 6 stories and the significant traffic issues, she believes the proposed planning principles for this end of the Pike are not valid. A lot of planning work has already been conducted in this neighborhood and plans could be revisited in a few years to confirm the preferred approach and vision without starting at the basics, utilizing the information generated thus far in this process.

Commissioner Fallon sought clarification of the by-right options along the Columbia Pike frontage of Foxcroft Heights. He noted that many of the issues that affect this community are different from those that affect the Pike in general. Therefore, he is inclined to support removal of both it and Arlington View from the Plan.

Commissioner Monfort inquired as to whether removal of Foxcroft Heights from the Plan is best for the community. Commissioner Malis responded that the Plan represents a compromise, as some residents wanted much more redevelopment and others did not want any. She added that the County did not initiate the study of this neighborhood. Rather the community approached the County and requested to be included in the Plan. Significant resources were put into a separate planning process for Foxcroft Heights. John Moran's email suggested that many residents support the Plan as currently drafted. Commissioner Malis suggested that putting off a decision would leave the neighborhood in a continued state of uncertainty and result in individuals putting off decisions about the maintenance or renovations of their properties.

Commissioner Kumm stated that she supports retaining Foxcroft Heights in the Plan. It would provide continuity of development along the Pike and added benefits. She continued to have questions regarding the transitions and massing, and encouraged greater retail.

Commissioner Ciotti noted that she supports the Plan as proposed. She feels that by whittling away at the plan and nibbling around the edges undermines the purpose of the plan. A purpose of the plan was to benefit affordable housing which can be done through density. This is not the only instance where we have 5 story buildings tapering down to single family neighborhoods. Our County needs more affordable housing and housing in general. The study underwent a sophisticated planning process and to carve out the two neighborhoods now would be a disservice

#### Arlington View Neighborhood

Commissioner Malis explained that the planning effort focused on three sites in Arlington view, but that one block in the Arlington View neighborhood, the Carver Homes 44-townhouse community, is of particular concern. She noted the staff recommendation for a revised vision for this area that would adjust the Urban Form Vision Map to allow a 3-story height limitation in a townhouse form only; however, there has not been agreement on the part of the community. At the Request to Advertise hearing the County Board urged staff to work with the neighborhood to come to a conclusion. In an email received by staff, Ms. Smith indicated that in contrast to their testimony on Wednesday evening, the community is continuing its discussions and no longer desires to be

removed from the plan. The Commission is cognizant that discussions with staff will continue up to the date of the County Board hearing.

#### Transfer of Development Rights (TDR)

Commissioner Fallon noted that Commissioner Harner had previously inquired about potential TDR receiving sites. Ms. Smith responded that the Urban Form Vision Map indicates several potential receiving sites that could use TDR, those areas shown as available for Bonus Height. In the east end, under the proposed alternative heights, six additional stories could be achieved. The TDR would not result in additional height beyond the Plan guidance. Furthermore, in order to apply TDR to FBC projects, the TDR policy and FBC ordinance would have to be amended.

In response to Commissioner Cole's question about the ability of the Pike to absorb the TDR density, Ms. Smith responded that other areas outside the Pike would have to be considered. There are other opportunities elsewhere in the County where additional density could be received in order to preserve affordable housing and is recommended for areas where the GLUP calls for greater density.

Commissioner Savela suggested that the Commission not place too much emphasis on trying to identify receiving sites outside the Pike. The County has been successful in identifying TDR sending sites for preservation of historic resources and affordable housing, but has experienced difficulty in identifying receiving sites. Commissioner Malis indicated that the TDR tool is being suggested for two sites that also happen to be Essential HRI sites.

#### Foxcroft Heights parking concerns

Commissioner Savela noted that the Plan does not add to or solve parking issues in Foxcroft Heights. There were no other comments from the Commission.

#### Street network and street trees

Commissioner Kumm expressed concern for the South 11<sup>th</sup> Street extension, between George Mason Drive and Thomas Street, and between Columbia Pike and South 12<sup>th</sup> Street. There are a significant number of trees in this area, which could be planned as an open space recreation area. She indicated that she would make a motion to realign South 11<sup>th</sup> Street to be sensitive to the existing trees.

#### Historic Preservation

Commissioner Malis noted that the original draft Plan contained recommendations for some sites listed in the Historic Resources Inventory (HRI). Recent legislation passed by the state that was originally advanced by Columbia Pike property owners after their review of the initial Plan has resulted in changes to the Plan which now reflects the legislation. Every decision regarding property identified on the HRI must be strictly justified by the planning principles applied uniformly throughout the Plan. The Plan does not preclude voluntary preservation. Even with these limitations, the Plan establishes large sections of the Pike as conservation areas and preserves approximately two-thirds of the units that happen to be shown as HRI resources. Any recommendations of the Commission should be within the constraints of the legislation and in the context of the planning principles used for any other property.

Commissioner stated that the state legislation should not adversely affect the Plan, as the HRI was not the only information that informed the County's planning efforts. The establishment of neighborhood conservation areas on Columbia Pike is a planning tool that addresses open space, legacy buildings and architectural style. The HALRB continues to work with staff on the Plan, and had wanted to identify additional conservation areas. One of the most important properties – Barcroft Apartments that is a great source of market rate affordable housing also has historic buildings. In order to respect existing legacy buildings that are only 2 stories, staff recommended a transition of 4 stories between the legacy buildings and the recommended six stories along the Columbia Pike frontage. This stepping most likely would result in the removal of more historic buildings and alter the South Thomas Street entrance to Barcroft. The concept of neighborhood manners, already described in the draft plan, has provision for appropriate transitions to low scale buildings, specifically single family homes. Thus there are planning reasons (appropriate transition to low scale buildings) to expand the definition of neighborhood manners in order to address transitions to other existing low scale forms. Where there are important conservation areas, there needs to be more appropriate transitions in scale rather than the transition of 6 to 4 to 2 stories. There are sound planning reasons to have a transition to 4 stories at that location. Commissioner Iacomini indicated that she would make a motion to amend the Plan for neighborhood manners and apply it just to the entry area at Thomas Street. She further stated that she supports the comment made by Commissioner Kumm regarding the planned extension of South 11th Street, as it will go through the open space area of the garden apartments.

Commissioner Savela asked Ms. Smith to comment on Commissioner Iacomini's proposal and how it might impact the viability of the Plan. She asked Ms. Smith to further clarify Commissioner Iacomini's proposal. Ms. Smith responded that it would expand the conservation area on both sides of Taylor Street, extending the conservation area closer to Columbia Pike where the proposed Urban Residential (six stories) (shown as dark green) meets the Urban Residential (four stories) (shown as lime green) and change the Urban Residential (six stories) to Urban Residential (four stories). In terms of the potential impacts of Commissioner Iacomini's proposal, Ms. Smith responded that currently the frontage along Columbia Pike extends one block and Commissioner Iacomini's proposal would limit it to only one-half of the block. This would result in clipping existing buildings and could result with new four story buildings abutting or attached to existing buildings. Alternative ways to address the transition, other than pushing down the height, were discussed, such as working with the FBC to set a required building line more reminiscent of the project's openness to allow views into the older Barcroft area and tapering down to four stories adjacent to South Taylor Street. Ms. Smith expressed concern that narrowing the frontage to a limited depth would eliminate more viable options for redevelopment. Commissioner Savela believes good planning principles could also be used to justify Commissioner Iacomini's proposal. For purposes of furthering the analysis and reaching a better resolution before the County Board meeting, she commented that she would support it if Commissioner Iacomini makes a motion to amend the Plan for this purpose.

Commissioner Harner inquired whether the primary reasons for redeveloping the Columbia Pike edge was to achieve good urban design or to create density in order to preserve other parts of the edge, to which Ms. Smith respond both. Commissioner Harner followed that the Plan seems to nibble at the edges of the complexes along Columbia Pike. He asked if historic properties would be adversely impacted and if Historic Preservation staff has weighed in on this. He also asked about the advantages of removing the duplexes on Columbia Pike in the Foxcroft Heights neighborhood. Mr.

Leventhal noted that Barcroft Apartments is listed as an Essential property on the HRI and his group hoped to preserve the entire complex. Foxcroft Heights has been under study for several years. Staff is developing a body of research for the state to determine if Foxcroft Heights is eligible for the national register. The duplexes on Columbia Pike in Foxcroft Heights are the last ones of this type built in the County, in 1938-39. Commissioner Harner asked Ms. Smith if the purpose for redevelopment of Columbia Pike is two-fold, then why is it better to remove historic resources rather than improving them to engage better with the primary street. Ms. Smith responded that staff is attempting to identify options that go beyond the typical by-right and financial considerations, to allow greater opportunities for affordable housing and historic preservation. The recommendations are also in keeping with community support for changing the building form along the Pike frontage. For those who choose preservation, adjustments would have to be made for better street connectivity in order to achieve a more walk-able frontage along Columbia Pike. Staff would also consider limited interventions on sites that are more consistent with the community vision and offer appropriate trade-offs for preserving areas further from Columbia Pike. With TDR and other preservation tools, site improvements in these conservation areas would still be desired.

Commissioner Fallon asked staff to comment on the Housing Commission vote, to which Mr. Cristeal responded that the Commission voted unanimously to support the Plan. He noted that the Commission raised concerns about the TDR, parking requirements, and how the plan addresses households at 40 percent AMI. While the Commission was aware of issues with the Foxcroft Heights and Arlington View neighborhoods, they had no recommendations regarding them.

### **Planning commission Motion**

Commissioner Malis moved that the Planning Commission recommend that the County Board adopt the Columbia Pike Neighborhoods Area Plan dated June 7, 2012, in Attachment 1 with revisions as noted in Attachment 2 (Proposed Changes/Corrections to Neighborhoods Area Plan). Commissioner Fallon seconded the motion.

Commissioner Kumm moved that the Planning Commission amend the motion to recommend that language be added to the transportation section of the Plan to require realignment of the proposed South 11<sup>th</sup> Street between Thomas Street and George Mason Drive to preserve to the greatest extent possible existing mature trees and open space. Commissioner Malis seconded the motion. The Commission voted 12-0 to support the amended motion. Commissioners Ciotti, Cole, Fallon, Harner, Iacomini Klein, Kumm, Malis, Monfort, Savela, Serie, and Sockwell supported the amended motion. The amendment was incorporated into the main motion.

Commissioner Monfort moved the Planning Commission amend the motion to recommend that all proposals for the Foxcroft Heights neighborhood be removed from the Plan. Commissioner Fallon seconded the motion.

Commissioner Fallon commented that the Plan strongly addresses the more traditional Columbia Pike neighborhoods west of Foxcroft Heights and Arlington View, and he is unsure if the Plan adequately responds to the issues of the Foxcroft Heights neighborhood.

Commissioner Harner stated that he does not support the motion, as he feels strongly that the County Board should consider removing from the Plan the so-called transitional new density on S. Orme Street and the destruction of the historic row houses and limit implementation of the Plan to Columbia Pike only. As the FBC is developed it should be more fine-tuned to meet the needs of the neighborhood.

Commissioners Savela, Kumm, and Serie associated themselves with the comments of Commissioner Harner.

Commissioner Sockwell commented that no Plan should be forced on a neighborhood that does not want it, but it is difficult to know what the neighborhood is requesting in this case. He stated that he agrees with Commissioner Monfort that the civic association needs to solidify its position through a vote or stronger expression of sentiment before the County Board hearing. However, if the Commission does not act to allow some sort of planning for the neighborhood, it will miss out on the benefits of planning. Therefore, Commissioner Sockwell stated that he would not support the motion.

The Commission voted 3-9 to oppose the amended motion. Commissioners Fallon, Iacomini and Monfort supported the amended motion. Commissioners Ciotti, Cole, Harner, Klein, Kumm, Malis, Savela, Serie, and Sockwell opposed the amended motion.

Commissioner Iacomini asked for unanimous consent that the Planning Commission amend the motion to recommend that the language on page 4.28 of the June 7, 2012 Plan, second paragraph under *Neighborhood manners*, be amended to read as follows:

*To further protect the character single-family neighborhoods and other low scale buildings, the Form Based Code will continue the tradition of “neighborhood manners” to ensure appropriate transitions ~~to single family detached residential development~~. The code would stipulate a maximum height in feet within a set distance of any single-family residential lot or group of buildings 40 feet or lower, which would supersede the permitted height in the balance of the parcel.*

There was an objection. Commissioner Iacomini moved that the Planning Commission amend the motion to recommend that the language on page 4.28 of the June 7, 2012 Plan, second paragraph under *Neighborhood manners*, be amended to read as follows:

*To further protect the character single-family neighborhoods and other low scale buildings, the Form Based Code will continue the tradition of “neighborhood manners” to ensure appropriate transitions ~~to single family detached residential development~~. The code would stipulate a maximum height in feet within a set distance of any single-family residential lot or group of buildings 40 feet or lower, which would supersede the permitted height in the balance of the parcel.*

Commissioner Iacomini further moved that the Plan be changed in the appropriate places to require the entrance of Barcroft at Thomas Street to be under Neighborhood Manners and the height of new buildings there to be limited to 4 stories instead of 6 stories.

Commissioner Savela seconded the motion. The Commission voted 9-2-1 to support the amended motion. Commissioners Fallon, Harner, Iacomini, Klein, Kumm, Monfort, Savela, Serie, and Sockwell supported the amended motion. Commissioners Ciotti and Cole opposed the amended motion. Commissioner Malis abstained. The amendment was incorporated into the main motion.

Commissioner Harner moved that the Planning Commission amend the motion to recommend that serious consideration be given to the removal of added density and height on S. Orme Street, especially given the neighborhood opposition, and keeping intact the historic row houses that exist on the street. Commissioner Klein seconded the motion.

Commissioner Malis inquired about reference to the historic nature of the row houses and if there is documentation to support that. Commissioner Iacomini stated that the row houses are not listed on the HRI; however, they are older homes constructed in 1938-39 and may be described as small “h” historic.

Commissioner Kumm stated that she supports the motion based on the nature of compatibility with the existing single-family community on S. Orme Street, because the Plan’s recommendation for five stories adjacent to the single-family residences seems extreme and inconsistent with the planning principle of stepping down.

Commissioner Savela expressed concern with the wording of the motion because of the aforementioned state legislation regarding historic properties and the requirement to base decisions on strong planning principles rather than for reasons of historic listing or designation. She asked that the motion be restated. Commissioner Monfort noted that the legislation addresses properties listed as Essential or Important on the HRI. Commissioner Savela expressed concern that the motion pushes the envelope.

Commissioner Harner restated the motion. He moved that the Planning Commission amend the motion to recommend the removal of added density, height and redevelopment of properties along S. Orme Street for the purposes of retaining buildings compatible with those of its neighbors and surrounding development existing within the neighborhood.

Commissioner Cole asked Ms. Smith to respond to the motion that addresses all properties along South Orme Street, or whether it should be applied to just the “historic” row houses as originally stated. He restated his question and asked if the “historic” row houses extend the entire length of the block on both sides of Orme Street, to which Ms. Smith responded yes.

Commissioner Ciotti stated that the purpose of the Plan is to preserve affordable housing along the Pike and to continue to nibble away at its elements will undermine the entire goal of the planning process.

Commissioner Fallon stated that he appreciates tools that have been developed through this Plan, which can be used countywide. The Plan tries to accommodate a number of elements, with the goal of preserving mixed- income neighborhoods. The Plan goes further than any other plan with regard to preserving affordable housing, as the overall affordability of units will be significantly affected by redevelopment of the Pike. Commissioner Fallon stated that he will support the Plan. Furthermore,

planning for the eastern gateway of Columbia Pike, including the Navy Annex, realignment of the road, as well as other issues, will better inform the planning solutions for Foxcroft Heights and Arlington View.

Commissioner Monfort stated that he intends to vote for the amendment presented by Commissioner Harner. He noted that if the County Board makes the change on S. Orme Street it will allow the achievement of multiple goals in Foxcroft Heights, including redevelopment along the Columbia Pike frontage, preservation of existing affordable housing on S. Orme Street, and elimination of uncertainty among homeowners by having a Plan in place for the rest of neighborhood.

Commissioner Klein stated that she supports Commissioner Harner's motion, because the County has to be proactive to protect the special character of these small neighborhoods.

The Commission voted 10-1-1 to support the amended motion. Commissioners Cole, Fallon, Harner, Iacomini, Klein, Kumm, Monfort Savela, Serie, and Sockwell supported the amended motion. Commissioner Ciotti opposed the amended motion. Commissioner Malis abstained. The amendment was incorporated into the main motion.

Commissioner Savela thanked Commissioners Malis and Cole for all of their work over the last few years to accomplish the Plan. She commended Commissioner Malis for her patience, fortitude and willingness to see the Plan through to the end.

Commissioner Iacomini thanked Commissioner Malis, Ms. Smith and the Historic Preservation staff for all their hard work.

Commissioner Harner complemented Commissioner Malis, staff and the community. He stated that the Plan attempts to achieve a very delicate balance among affordable housing, historic preservation, and redevelopment. It has an enormous vision that goes beyond affordable housing, and is represented in the many elements including building form. It is very important that building form be discussed more as the FBC is developed, as it is a tool that makes sense to achieve the vision in the Plan. Commissioner Harner expressed concern for the use of TDR and referred to Commissioner Cole's question about the overall density to be achieved from the Plan through preservation and where unused density will be sent. Commissioner Harner noted that he is inclined to keep the density within the Plan area rather than sending it to other parts of the County because it may potentially impact the level of community benefits for other neighborhoods. The TDR policies must be clear about densities sent to other areas. Commissioner Harner concluded by stating that this is an incredibly beautiful Plan, he hopes that it will wisely implemented, and it should be a model for other areas of the County.

Commissioner Malis stated that she supports the motion to adopt the Plan. She thanked the Planning Commission for its comments and interest in the study. She appreciates the compliments, but this was a team effort that included the Columbia Pike Study Working Group and Plenary Group, and many advocates and neighborhoods residents. She thanked staff for the tremendous effort. The County is doing something that has not been done before – incorporating housing policy goals into a land use study from the outset. The study goal of preserving all of the affordable housing in the study area raises the bar for future studies. She offered the view that TDRs are an excellent way to

share in the development of affordable housing throughout Arlington. There are sector plans that may not be able to achieve significant onsite affordable housing; using TDRs in these areas to support the preservation of affordable housing elsewhere provides an opportunity for these communities to contribute as well.

Commissioner Iacomini requested assurance that the Planning Commission letter to the County Board reflects that the Commission is supportive of Arlington View's revised position that they wish to continue their discussions and not be removed from the Plan at this time. The Commission agreed.

The Commission voted 12-0 to support the amended motion to adopt the Columbia Pike Neighborhoods Area Plan dated June 7, 2012, in Attachment 1 with revisions as noted in Attachment 2 (Proposed Changes/Corrections to Neighborhoods Area Plan). Commissioners Ciotti, Cole, Fallon, Harner, Iacomini, Klein, Kumm, Malis, Monfort Savela, Serie, and Sockwell supported the amended motion.

Respectfully Submitted,  
Arlington County Planning Commission

A handwritten signature in cursive script that reads "Stephen Sockwell". The signature is written in dark ink and is positioned above the printed name and title.

Stephen Sockwell  
Planning Commission Chair

## Memorandum

**To:** Planning Commission **Date:** July 9, 2012  
**From:** Jennifer Smith, DCPHD  
**Subject:** Columbia Pike Neighborhoods Area Plan Proposed Changes and Corrections

This memorandum is intended to provide more clarity regarding attachments to the DRAFT July 21, 2012 County Board staff report and aid in your review of the material. Staff has also included an updated version of Attachment 2 as part of this memo.

**Attachment 1:** Represents the same June 7, 2012 version of the Draft Neighborhoods Area Plan that was distributed to the Planning Commission on June 8, in advance of the June 13 Long Range Planning Committee Meeting. This is the same draft that was presented to the County Board at the Request to Advertise public hearing on June 16. It is anticipated that proposed changes and corrections included in Attachment 2, as well as additional feedback received from the Planning and Housing Commissions and County Board will be incorporated into a Final Neighborhoods Area Plan prior to final printing following the July County Board meeting.

**Attachment 2 (updated version is included with this Memo):** Several changes to the June 7, 2012 draft Plan are proposed to make corrections, provide clarifications, or address community concerns. Attachment 2 provides a list of the proposed changes including a number of corrections to the Transportation Connections, Open Space Vision and Urban Form Vision maps. Updated versions of these three maps were provided in your distribution packet sent last Thursday with the DRAFT staff report. Also, Attachment 2 now includes a draft Implementation Matrix (see #16). If these changes are approved by the County Board, staff will update the final document and prepare it for final printing and release.

**Attachment 3:** Represents the same June 7, 2012 version of the Technical Tools Report that was distributed to the Planning Commission on June 8, in advance of the June 13 Long Range Planning Committee Meeting. This is the same draft that was presented to the County Board at the RTA public hearing on June 16.

**Attachment 4:** In response to feedback from the June 16 County Board meeting, staff provided additional research on affordable housing programs and incentives in other transit oriented localities.

**Attachment 2: Proposed Changes/Corrections to Neighborhoods Area Plan for Adoption**

**Update  
7.9.12**

1. Table of Contents, add a List of Maps/Graphics as follows:

**List of Maps & Exhibits**

<u>Graphic</u>	<u>Page # (s)</u>
Study Area Map	1.4
Preliminary Analysis	2.5
Pre-charrette Concepts for Foxcroft Heights	2.7
Illustrative Master Plan	3.6 - 3.7
Illustrative Master Plan (Western Pike)	3.8
Illustrative Master Plan (Central Pike)	3.12
Illustrative Master Plan (Eastern Pike)	3.18
Accommodating Parking Garages in a Walkable Environment	3.21
Illustrative Master Plan (Foxcroft Heights)	3.24
Streets in Foxcroft Heights	3.29 - 3.30
Affordable Housing 2010 Baseline Condition	4.12 - 4.13
Existing Historic Resources, 2011	4.19
Urban Form Vision Map	4.22 - 4.23
Existing Building Heights, 2011	4.29 - 4.30
Existing General Land Use Plan (GLUP)	4.35
Recommended Street Sections	4.38 - 4.39
Transportation Connections Map	4.40 - 4.41
Open Space Vision Map	4.44 - 4.45
Existing School Sites in the Greater Columbia Pike Planning Area	4.48
Implementation Matrix	5.14

2. Pages xiv-xv and 4.21-4.22, replace Urban Form Vision Map with updated version (see attached); map includes potential streetcar stop locations and ¼-mile radii; color correction for Urban Residential frontage type, with 8 Stories; and includes a special note for the Carver Homes area of Arlington View indicating a townhouse form of development only (*pending*). For final printing, the alternative heights as shown in the inset box would be applied as the maximum heights for those specific areas.
3. Page 4.9, replace graph, table, and list of Assumptions with updated information as shown on the attached pages;
4. Pages 4.40-4.41, replace Transportation Connections Map with updated version dated June 15, 2012 (see attached); legend changed from “Previously Approved Connections” to “Already Planned Connections”
5. On page 4.43, 2<sup>nd</sup> column under Open Space Acreage/Access Standards, Revise as:
 

“In order to strengthen a locality’s open space planning methodology, many jurisdictions have adopted an approach which baselines a specific amount of open space acreage for the established, or growing, population and reflects the desired lifestyle in the County and the Columbia Pike corridor. ~~To accommodate the anticipated population growth in the Columbia Pike area, it is recommended this type of approach be used, and that a ratio of~~

~~open space acres to the number of residents be established to guide how future open spaces would be planned and achieved. This ratio should reflect the desired lifestyle in the County and the corridor. The existing acreage to resident ratio of 4.75 acres of open space per 1,000 persons can serve as a target for consideration to be maintained for the future of the Columbia Pike Area. This approach should be further evaluated during County-wide planning sessions for the Public Spaces Master Plan update, to achieve the ultimate open space vision for the Columbia Pike corridor. While national standards regarding an appropriate level of open space for the community do not exist, it is expected that if a County-wide Plan establishes a level of service standard for the County that a specific and appropriate ratio of open space acres to the number of residents for the Columbia Pike area could also be determined.~~

In addition to establishing an acreage-to-resident ratio, a standard for access should be established for Columbia Pike as well.

\* \* \*

In order to ultimately implement this type of approach for the Columbia Pike corridor, evaluation at a County-wide level will need to be continued to determine the extent to which acreage and/or access standards may be needed.“

6. Pages 4.44-4.45, replace Open Space Vision Map with updated version dated June 15, 2012 (see attached); legend category “Long Term Potential Open Space” is removed; shading for private golf course to the south of Columbia Pike corridor is removed as area is not a public open space fitting one of the legend categories; proposed new open space at east end of Columbia Pike now displayed with an asterisk and labeled as “Area under discussion for Future Historical Center and Arlington National Cemetery”
7. On page 4.46, revise text as follows to provide more clarity on the “long term opportunities”:  
“Beyond the measures noted on previous pages ...Other opportunities include the expansion of existing neighborhood parks which could occur over a very long time period and could be achieved with agreements from willing sellers or donors through land acquisitions or easements as opportunities become available. These opportunities may not be ... These opportunities would be further ~~identified and continue to be~~ evaluated through future study to consider the extent to which these areas may be needed, as well as implementation strategies possibly perhaps as part of the Public Spaces Master Plan update. Tracking priority land acquisitions or establishing First Right of Refusal agreements with nearby or adjacent property owners may be useful tools in achieving long-term opportunities.
8. On page 5.6, under Implementation Action #4, revise the 3<sup>rd</sup> paragraph as follows: “The County Board may permit additional height for those areas shown on the Regulating Plan and designated for “Bonus Height”, for the purpose of: 1) accommodating density transferred from a Sending Site, 2) in exchange for on-site affordable units at a rate of one unit affordable at 60% of AMI for a rate to be determined, or 3) in exchange for off-site affordable units elsewhere in the study area at a rate of one unit affordable at 60% of AMI for a rate to be determined.”

9. On page 5.7, under Implementation Action #4, include a new subsection labeled “green building standards” and incorporate text as: New buildings constructed with the Neighborhoods Area Plan Form Based Code and following the Urban Mixed Use or Urban Residential building types will be expected to meet LEED Silver Certification at the Tier 1 or higher levels. New buildings constructed following the Small Apartment, Townhouse, or Detached Residential will be expected to meet LEED Certified, Earthcraft certification (with the ENERGY STAR certification compliance path), or equivalent green building certification.
10. On page 5.7, under Implementation Action #5, revise text as follows: “The current policy...Receiving sites should be those designated as eligible for Tier 2 Bonus areas, which would be shown on the Neighborhoods Plan Area FBC Regulating Plan. Per Action #6, it is possible that additional receiving sites could be located in the existing Nodes; however, additional study would be needed to determine those areas and amend the existing FBC. TDR receiving sites may also occur elsewhere in the County.”
11. On page 5.8, under Implementation Action #5, insert at the end of the first paragraph: “...and affordability at a sending site. When renovating units at a sending site, Earthcraft certification should be achieved”.
12. On page 5.8, revise Implementation Action #6 as: “Undertake a future study to reexamine the existing FBC”
13. On page 5.9, revise Implementation Action #7.c., 4<sup>th</sup> bullet as follows: “Moderate rehabilitation of the units, meeting LEED certification for mid-rise construction or Earthcraft certified for garden-style construction, depending on the needs of the property...”
14. On page 5.10, revise Implementation Action #12 as follows:  
Continue partnerships with mission-oriented affordable housing developers (#8A)  
  
Pursue opportunities on sites with existing CAFs in the future when redevelopment is pursued, or terms renewed, to achieve additional CAFs beyond the minimum requirements. It is anticipated that approximately 1,500 additional affordable housing units could be achieved through these future partnerships.  
~~Explore development of County and non-profit owned land for affordable housing (#8D)  
Consider development of an outreach program of technical assistance to condominium associations in affordable developments to help them address such issues as deferred maintenance.”~~
15. On page 5.11, revise Implementation Action #17 as follows:  
Examine opportunities to generate committed affordable housing units on public and non-profit owned properties (#8E) (#8A)
16. Add Implementation Matrix after page 5.13 (see attached)

**Update  
7.9.12**

**Columbia Pike Neighborhoods Area Plan Implementation Matrix – DRAFT 7.9.12**

Action Steps	Timing <sup>1</sup>	Implementing Agency(s)	Mechanism(s)	Funding Source(s)
<b>Plan Adoption:</b>				
1. Adopt the Columbia Pike Neighborhoods Area Plan	ST	CPHD		
<b>Comprehensive Plan Amendments:</b>				
2. Amend the General Land Use Plan	ST	CPHD		
3. Amend the Master Transportation Plan	ST	DES CPHD		
<b>Zoning Ordinance:</b>				
4. Amend the Zoning Ordinance to include a new Neighborhoods Area Plan Form Based Code	ST	CPHD DES AED DPR		
5. Amend TDR Policy and Ordinance to allow TDR by Use Permit	ST	CPHD		
6. Undertake a future study to re-examine the existing FBC	ST	CPHD DES AED DPR		
<b>Affordable Housing Tools:</b>				
7. Establish a Financial Implementation Team to develop the full program detail for the financial implementation tools including those listed below:	ST	CPHD AED DMF	FBC, Special Exception Other	AHIF, Tax Revenue, Other
7a. Adopt a Partial Tax Rehabilitation Exemption Program				
7b. Adopt a Partial Tax Exemption Program on New Construction				
7c. Create an Affordable Housing Preservation Loan Program				
7d. Create a new property tax classification for affordable housing				
8. Assist moderate-income homebuyers and existing condominium owners	O	CPHD		MIPAP
9. Provide technical assistance for condominium associations	O	CPHD		
10. Work with affordable housing development partners when affordable housing proposals seek approval through "RA" zoning Use Permit review	O	CPHD	Special Exception	AHIF
11. Encourage Affordable-by-Design innovations to increase ownership opportunities	ST	CPHD		
12. Continue partnerships with mission-oriented affordable housing developers	O	CPHD AED APS	FBC, Special Exception, Other	AHIF, Other
13. Create mechanism to allow County assistance for site work for projects with high percentage of affordable housing units	ST	CPHD AED DMF	FBC, Special Exception	
14. Continue to take full advantage of federal and state funding tools	O	CPHD		HUD, VHDA

<sup>1</sup> Timing: O – Ongoing; ST – Short Term (0-2 years); MT – Mid Term (3-5 years); LT – Long Term (5 years or longer)

Action Steps	Timing <sup>1</sup>	Implementing Agency(s)	Mechanism(s)	Funding Source(s)
15. Explore the potential interest in a pooled equity fund with area foundations, banks and lenders	O	CPHD		AHIF
16. Encourage property owners to sell sites to entities that would sustain long-term affordability	O	CPHD		AHIF
17. Examine opportunities to generate committed affordable housing units on public or non-profit owned properties	MT/LT	CPHD	FBC, Special Exception	AHIF
18. Continue funding AHIF to support affordable housing on Columbia Pike and throughout Arlington County	O	CPHD	FBC, Special Exception	General Fund, Developer Contributions, AHIF Loan Repayments
19. Use Tax Increment Public Infrastructure Fund (TIPIF) to fund selective key public infrastructure improvements	O	CPHD DES AED	FBC, Special Exception	Future Tax Revenue
<b>Other Supporting Recommendations for Additional Historic Preservation Action Steps:</b>				
20. Increase awareness amongst property owners regarding available funding or strategies for the rehabilitation of historic structures	O	CPHD		
21. At a property owner's request, assist in the National Register designation process	O	CPHD		
22. Work with the Community Energy Plan process to evaluate the feasibility of designating Columbia Pike (or portions thereof) as an energy efficiency district and achieve energy efficient buildings	O	DES CPHD	FBC, Special Exception	
23. Encourage Foxcroft Heights Civic Association to pursue funding through the Neighborhood Conservation Program to implement desired traffic calming of streets in that neighborhood	O	DES CPHD		Bonds
24. Continue to use existing tools for acquisition and development of new public parks and open space and consider dedicated funding sources as part of the Land Acquisition and Preservation Policy (LAPP) process	O	DPR	FBC, Special Exception	Bonds, Local, State, Federal, Developer Contributions, Other
25. Continue to examine how non-traditional spaces may meet open space needs	O	DPR CPHD	FBC, Special Exception	
26. Pursue grants and partnerships to achieve parks and open spaces	O	DPR		Local, State, Federal, and Other
<b>Additional public facilities actions steps:</b>				
27. Continue to monitor on regular intervals the housing growth along Columbia Pike and school age population to assess school needs	O	CPHD APS		
28. Combine compatible new facilities where possible	O	CPHD Other	FBC, Special Exception	

<b>Action Steps</b>	<b>Timing<sup>1</sup></b>	<b>Implementing Agency(s)</b>	<b>Mechanism(s)</b>	<b>Funding Source(s)</b>
29. Design new facilities with a proper civic presence	○	CPHD Other	FBC, Special Exception	



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

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July 5, 2012

Mrs. Mary Hynes, Chairman and  
Members of the County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Re: June 7, 2012 Draft of Proposed Columbia Pike Neighborhood Areas Plan

Dear Ms Hynes and Members of the Board:

The Historical Affairs and Landmark Review Board has carefully considered the proposed Columbia Pike Neighborhoods Area Plan (Plan) as described in the June 7, 2012 draft as well as previous drafts of the plan. Individual members of the HALRB have attended various of the plenary sessions and other meetings relating to this project since its introduction, and met with Planning and other staff and the full HALRB has met with Planning Staff on at least two occasions during the past year, most recently at the regular June 20, 2012, HALRB meeting, to discuss the Plan. While we commend Staff for their hard work and efforts on this project, we are concerned that the plan, as presented in the June 7 draft, relegates historic preservation and the fulfillment of stated plan goals that could be achieved by a more sensitive approach to historic preservation to a rather minor role along the Columbia Pike corridor. The Columbia Pike plan, if adopted in its present form, would completely eliminate some of Arlington's historic garden apartment resources along Columbia Pike and diminish the historic value of others by the development proposed on or adjacent to these historic resources. We are particularly concerned that, although the Plan refers to achieving a balance of the stated goals, the Plan as described does not achieve this balance.

The County Board has indicated its commitment to preserving Arlington's historic resources by adopting the Historic Resources Inventory (HRI) and the Historic Preservation Master Plan. Properties listed on the HRI located in parts of Arlington other than Columbia Pike have been treated as valuable contributions to Arlington while new development has been proposed adjacent to these properties. Earlier drafts of the Columbia Pike Plan achieved a closer balance of all of the stated goals and were more sensitive to historic preservation. We are aware of the recent amendment to Section 15.2-2306 of the Code of Virginia relating to Historic Resources Inventories and are addressing our concerns about that unfortunate legislation in a separate letter.

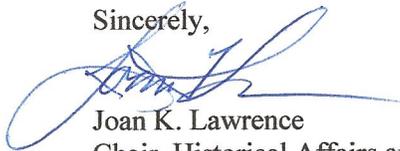
The HALRB feels strongly that historic preservation and affordable housing are complementary goals and that both can be achieved along Columbia Pike. Properties listed on the HRI currently comprise the vast majority of affordable housing units on and near Columbia Pike and provide open spaces and a high quality of life not possible with the six to eight-story

and higher buildings proposed to replace some of these properties and/or to be constructed adjacent to them. The garden apartments that line the Pike contribute significantly to its character, and were originally designed to front on and be entered from Columbia Pike, providing their "address," rather than be hidden behind large development as proposed. This aspect of the Plan alters the historic context of both the historic apartments and the Pike.

The preservation of solidly constructed buildings of the age of the HRI properties (designated for elimination in the Plan), moreover, supports the sustainability and green goals of the Plan. Neither the Plan nor Staff could provide the number of HRI properties proposed for removal; consequently the precise number of affordable units eliminated by the removal of historic properties appears to be unknown. The Plan appears to assume that bonus density, currently awarded only for providing affordable housing, will be granted, resulting in even greater building heights adjacent to properties once determined to have historic value. Why limit potential bonus density? Bonus density for historic preservation has been used successfully in Clarendon and could equally successfully enable the preservation of Arlington's valuable historic resources and appropriate sensitive development adjacent to historic properties. The Plan, as currently proposed, appears to tilt the balance it purports to achieve clearly toward development rather than preserving affordable housing, Arlington's historic resources, or a high quality of life for those who live along Columbia Pike.

The HALRB has significant reservations about the Columbia Pike Neighborhoods Area Plan as presented in the June 7, 2012 draft. We feel that the proposed Plan can, but does not yet, effectively balance historic preservation, affordable housing, and development that accommodates historic preservation, affordable housing and environmental concerns, while maintaining open space and other features that provide a high quality of life for those who live along Columbia Pike. We look forward to continuing our participation in the process of achieving a Columbia Pike Neighborhoods Area Plan that is truly balanced and meets all of its stated goals.

Sincerely,



Joan K. Lawrence  
Chair, Historical Affairs and Landmark Review Board

cc: Members of Planning Commission  
Members of HALRB



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July 5, 2012

Mrs. Mary Hynes, Chairman and  
Members of the County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Re: Amendment of Code of Virginia Section 15.2-2306 Relating to Historic Resources

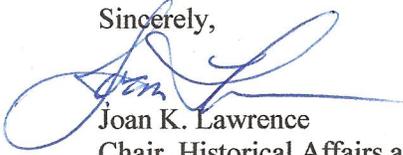
Dear Ms Hynes and Members of the Board:

The Historical Affairs and Landmark Review Board (HALRB) recently became aware of the apparent implications of the amendment of Section 15.2-2306 of the Code of Virginia, specifically directed to the Historic Resources Inventory adopted by the Arlington County Board, while reviewing the most recent (June 7, 2012) draft of the Columbia Pike Neighborhoods Area Plan (Plan). This version of the Plan differed significantly from earlier drafts in its substantially reduced attention to and treatment of Columbia Pike properties identified on the Historic Resources Inventory and historic preservation in general. The Historic Resources Inventory includes properties located throughout Arlington County, and the HALRB is currently working with owners and developers to achieve a balance between historic preservation and sensitive development for properties listed in the HRI.

The HALRB would appreciate being provided with an explanation of the County's interpretation of the Amendment of Section 15.2-2306 from the County Attorney and why it has been applied to limit historic preservation in current draft of the Columbia Pike Plan. The HRI was not intended to limit property owners' rights, but to afford an opportunity for the HALRB and property owners to work together to achieve renovation or development of HRI properties that is sensitive to and preserves, as much as possible, a property's contribution to Arlington's history. As written, this collaborative opportunity for preserving Arlington's historic resources would be eliminated. The HALRB has strong concerns about future adverse effects of this amendment on the preservation of historic resources and planning studies in Arlington.

The County Board indicated its support of the preservation of at least some of Arlington's historic resources when the HRI was adopted. The continued existence of amended Section 15.2-2306 places the preservation of those resources in jeopardy. We hope that the County Board intends to continue to support the preservation of Arlington's remaining historic resources and takes whatever action is necessary to ensure that these remaining critical resources are preserved.

Sincerely,



Joan K. Lawrence

Chair, Historical Affairs and Landmark Review Board

cc: Members of Planning Commission  
Members of HALRB



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Dear Ms Hynes and Members of the Board:

The Historical Affairs and Landmark Review Board has carefully considered the proposed Columbia Pike Neighborhoods Area Plan (Plan) as described in the June 7, 2012 draft as well as previous drafts of the plan. Individual members of the HALRB have attended various of the plenary sessions and other meetings relating to this project since its introduction, and met with Planning and other staff and the full HALRB has met with Planning Staff on at least two occasions during the past year, most recently at the regular June 20, 2012, HALRB meeting, to discuss the Plan. While we commend Staff for their hard work and efforts on this project, we are concerned that the plan, as presented in the June 7 draft, relegates historic preservation and the fulfillment of stated plan goals that could be achieved by a more sensitive approach to historic preservation to a rather minor role along the Columbia Pike corridor. The Columbia Pike plan, if adopted in its present form, would completely eliminate some of Arlington's historic garden apartment resources along Columbia Pike and diminish the historic value of others by the development proposed on or adjacent to these historic resources. We are particularly concerned that, although the Plan refers to achieving a balance of the stated goals, the Plan as described does not achieve this balance.

The County Board has indicated its commitment to preserving Arlington's historic resources by adopting the Historic Resources Inventory (HRI) and the Historic Preservation Master Plan. Properties listed on the HRI located in parts of Arlington other than Columbia Pike have been treated as valuable contributions to Arlington while new development has been proposed adjacent to these properties. Earlier drafts of the Columbia Pike Plan achieved a closer balance of all of the stated goals and were more sensitive to historic preservation. We are aware of the recent amendment to Section 15.2-2306 of the Code of Virginia relating to Historic Resources Inventories and are addressing our concerns about that unfortunate legislation in a separate letter.

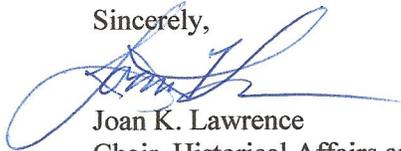
The HALRB feels strongly that historic preservation and affordable housing are complementary goals and that both can be achieved along Columbia Pike. Properties listed on the HRI currently comprise the vast majority of affordable housing units on and near Columbia Pike and provide open spaces and a high quality of life not possible with the six to eight-story

and higher buildings proposed to replace some of these properties and/or to be constructed adjacent to them. The garden apartments that line the Pike contribute significantly to its character, and were originally designed to front on and be entered from Columbia Pike, providing their "address," rather than be hidden behind large development as proposed. This aspect of the Plan alters the historic context of both the historic apartments and the Pike.

The preservation of solidly constructed buildings of the age of the HRI properties (designated for elimination in the Plan), moreover, supports the sustainability and green goals of the Plan. Neither the Plan nor Staff could provide the number of HRI properties proposed for removal; consequently the precise number of affordable units eliminated by the removal of historic properties appears to be unknown. The Plan appears to assume that bonus density, currently awarded only for providing affordable housing, will be granted, resulting in even greater building heights adjacent to properties once determined to have historic value. Why limit potential bonus density? Bonus density for historic preservation has been used successfully in Clarendon and could equally successfully enable the preservation of Arlington's valuable historic resources and appropriate sensitive development adjacent to historic properties. The Plan, as currently proposed, appears to tilt the balance it purports to achieve clearly toward development rather than preserving affordable housing, Arlington's historic resources, or a high quality of life for those who live along Columbia Pike.

The HALRB has significant reservations about the Columbia Pike Neighborhoods Area Plan as presented in the June 7, 2012 draft. We feel that the proposed Plan can, but does not yet, effectively balance historic preservation, affordable housing, and development that accommodates historic preservation, affordable housing and environmental concerns, while maintaining open space and other features that provide a high quality of life for those who live along Columbia Pike. We look forward to continuing our participation in the process of achieving a Columbia Pike Neighborhoods Area Plan that is truly balanced and meets all of its stated goals.

Sincerely,



Joan K. Lawrence  
Chair, Historical Affairs and Landmark Review Board

cc: Members of Planning Commission  
Members of HALRB



HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Courthouse Plaza One 2100 Clarendon Boulevard, Suite 700 Arlington, VA 22201

TEL 703.228.3830 FAX 703.228.3834 www.arlingtonva.us

July 5, 2012

Mrs. Mary Hynes, Chairman and  
Members of the County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Re: Amendment of Code of Virginia Section 15.2-2306 Relating to Historic Resources

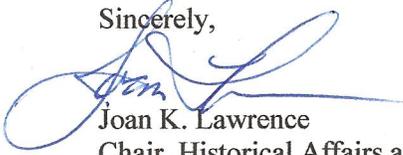
Dear Ms Hynes and Members of the Board:

The Historical Affairs and Landmark Review Board (HALRB) recently became aware of the apparent implications of the amendment of Section 15.2-2306 of the Code of Virginia, specifically directed to the Historic Resources Inventory adopted by the Arlington County Board, while reviewing the most recent (June 7, 2012) draft of the Columbia Pike Neighborhoods Area Plan (Plan). This version of the Plan differed significantly from earlier drafts in its substantially reduced attention to and treatment of Columbia Pike properties identified on the Historic Resources Inventory and historic preservation in general. The Historic Resources Inventory includes properties located throughout Arlington County, and the HALRB is currently working with owners and developers to achieve a balance between historic preservation and sensitive development for properties listed in the HRI.

The HALRB would appreciate being provided with an explanation of the County's interpretation of the Amendment of Section 15.2-2306 from the County Attorney and why it has been applied to limit historic preservation in current draft of the Columbia Pike Plan. The HRI was not intended to limit property owners' rights, but to afford an opportunity for the HALRB and property owners to work together to achieve renovation or development of HRI properties that is sensitive to and preserves, as much as possible, a property's contribution to Arlington's history. As written, this collaborative opportunity for preserving Arlington's historic resources would be eliminated. The HALRB has strong concerns about future adverse effects of this amendment on the preservation of historic resources and planning studies in Arlington.

The County Board indicated its support of the preservation of at least some of Arlington's historic resources when the HRI was adopted. The continued existence of amended Section 15.2-2306 places the preservation of those resources in jeopardy. We hope that the County Board intends to continue to support the preservation of Arlington's remaining historic resources and takes whatever action is necessary to ensure that these remaining critical resources are preserved.

Sincerely,



Joan K. Lawrence

Chair, Historical Affairs and Landmark Review Board

cc: Members of Planning Commission  
Members of HALRB

4741 6<sup>th</sup> St. South  
Arlington, VA 22204  
July 11, 2012

Ms. Frieda Wray  
Planning Commission Coordinator  
# 1 Courthouse Plaza  
2100 Clarendon Blvd., Suite 700  
Arlington, VA 22201

Subj: Columbia Pike Neighborhoods Area Plan

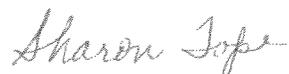
Dear Ms. Wray:

I am writing concerning the Columbia Pike Neighborhoods Area Plan that is being considered for finalization. I live in the Barcroft Neighborhood in an area that was designated for expansion of open space in a recent draft of the Plan. I and some neighbors objected strongly to our properties being earmarked for possible conversion to open space against our will, and in face-to-face meetings, we expressed our views on this to members of the County Board and staff who are working on the Plan.

We were assured that the diagram in the Plan appearing on page 4.44 has been updated to remove any indication of such open space planning and that such planning is, in fact, not being considered. We also received an updated diagram of page 4.44, intended for inclusion in the final version of the Plan, that removes any indication of our properties being used for open space. At that time, we were also informed that the diagram would be updated to show some street names to provide a frame of reference for use of the diagram. I have not yet seen a diagram of page 4.44 that includes street names and would like to see the version that will be included in the final version. In addition to street names, since the diagram concerns open space, it would be useful to label some of the open spaces and waterways represented in the diagram. This will enable those of us who are concerned with the open space issue to follow any changes that may be proposed in the future.

Finally, I request that the Planning Commission express their commitment to not take homes for open space from homeowners who are unwilling to sell their properties.

Respectfully,



Sharon Tope