



ARLINGTON COUNTY, VIRGINIA
ARLINGTON COUNTY PLANNING COMMISSION
#1 COURTHOUSE PLAZA, SUITE 700
2100 Clarendon boulevard
ARLINGTON, VIRGINIA 22201
(703) 228-3525 • fax (703) 228-3543



Michael foster,
CHAIR
Terry savella,
VICE CHAIR

THOMAS MILLER
COORDINATOR

September 14, 2005

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

- SUBJECTS:**
- 3.A. SP #331 SITE PLAN AMENDMENT:** Arlington Office LLC, incorporate 4420 N. Fairfax Dr. into site plan, construct approx. 237 dwelling units, approx. 9,200 sq ft retail, associated parking, outdoor seating modifications of use regulations for landscaped open space requirement, density, height, exclusion of retail and residential storage; 801, 851, 901, 950 N. Glebe Rd., 4420 N. Fairfax Dr. (RPC #14-051-019, -356, -358, -360-772, 14-053-057)
- 3.B. VACATION** An Ordinance to Vacate the Remaining Portion of North Vermont Street between North Glebe Road and North Fairfax Drive, adjacent to 4420 North Fairfax Drive, Parcel "C", and 901 North Glebe Road; Vacate the Remaining Portion of an Existing 11.5' Easement for Public Street and Utilities Purposes at 4420 North Fairfax Drive, Parcel "C", which Easement contains a portion of North Vermont Street; and, Vacate an Easement for Street Purposes at 4420 North Fairfax Drive, Parcel "C", which Easement Contains Portions of North Vermont Street and North Fairfax Drive, Associated With the Site Plan Amendment to Arlington Gateway Site Plan SP #331, with Conditions.

RECOMMENDATION: **Defer to the October 5, 2005 Planning Commission meeting and the October 15, 2005 County Board meeting.**

Dear County Board Members:

The Planning Commission heard this item at their September 6, 2005 meeting. There was no presentation by either the applicant or staff. In addition, there was no Planning Commission discussion.

Public Speakers

Alan Zingale, a resident of the Continental Condominium and Site Plan Review Committee member, expressed appreciation for the additional time that a deferral recommendation presents. He does not think that this is a case of NIMBY because everyone expects development. However, the expectation is for the right type of building, with appropriate density and good access. He cited issues with the status of an easement, the development of the Continental property, the calculation of density, accessible units, pedestrian and vehicular circulation as issues with the proposed site plan. He further

PC - #6.A. & B.

noted that the size of the site is extremely small and that density should be commensurate with the site's size. He believes that other developers and applicants have been more flexible in the Site Plan Review Committee process. However, this is not the case with this applicant. He suggested that the applicant's history of compliance be noted.

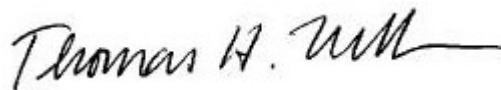
Suzzette Rodriguez Hurley stated that she would reserve comments for the October Planning Commission hearing.

R. Gordon Gooch noted that many had planned to attend tonight's meeting to testify. However, the deferral recommendation is the reason most are not present. He noted issues with the proposed site plan but would reserve comments until the October Planning Commission hearing.

Planning Commission Motion

Commissioner Savela made a motion to recommend that the County Board defer action on the proposed site plan and vacation to the October 5, 2005 Planning Commission meeting and the October 15, 2005 County Board meeting. The motion was seconded by Commissioner Hubbard. The Planning Commission voted 11-0 to support the motion. Commissioners Chàvez, Dobson, Fallon, Foster, Hubbard, Hunt, Johnson, Malis, Saks, Savela and Weihe supported the motion.

Respectfully Submitted
Arlington County Planning Commission,

A handwritten signature in black ink that reads "Thomas H. Miller" with a long horizontal flourish extending to the right.

Thomas H. Miller
Planning Commission Coordinator