

Subject: CIP-Related Planning Processes

**FY 2015 – FY 2024 Proposed CIP
Follow-up**

July 16, 2014

The attached information is provided in response to questions raised by various Board members.

The attached documents summarize the following:

1. A combined schedule showing the Planning Division's work program & CIP-related planning efforts through FY 2018
2. Tentative planning timelines for specific CIP-related projects, including the North Side Salt Facility, Thomas Jefferson, Lubber Run Community Center & Jennie Dean Park

**Department of Community Planning, Housing & Development
FY2015-2018 Planning Division Work Program and
Capital Improvement Program (CIP) Facilities Planning --DRAFT**

	CY '14		CY 2015				CY2016				CY2017				CY2018				Lead Staff
	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Planning /Urban Design projects																			
1. Rosslyn Sector plan Update																			A. Fusarelli
2. Comp. Zoning Ordinance Update																			D. Albert
3. Zoning Ordinance Amendments																			D. Albert/A. Vonhm
4. Courthouse Square Planning and Urban Design Study																			J. Beske
5. Western Rosslyn Area Planning Study																			R. Tucker
6. Four Mile Run – Shirlington Crescent																			M. Rhodes
7. Lee Hwy Civic Engagement																			K. Brown
8. Public Land for Public Good – Policy																			M. Ladd
9. Regional Shopping Center Planning and Zoning																			M. Ladd
10. Crystal City, Pentagon City and Potomac Yards Plan Implementation																			Plan. Staff New Principal Planner
11. PenPlace UD/Open Space Guidelines																			J. Beske
12. Metropolitan Park Design Guidelines																			J. Beske
13. Public Spaces Master Plan																			B. Wallace
Arlington County CIP Site Evaluation																			
14. Edison Complex																			TBD
15. Jennie Dean Park																			B. Wallace
16. N. Side Fire Station/N. Side Salt Facility																			TBD
17. Lubber Run																			TBD
18. Columbia Pike Library – TBD																			TBD
19. Aurora Hills Community Center Renovation - TBD																			TBD
APS CIP Facilities Planning/PFCR																			
20. Ashlawn																			M. Rivero
21. Williamsburg																			M. Pfeiffer
22. McKinley																			S. Fisher
23. Wilson Site Middle School																			R. Tucker
24. Thomas Jefferson Elementary School																			J. Falango
25. Career Center High School - TBD																			
26. Abingdon Addition - TBD																			
Site Plan/Use Permit applications																			
27. Rosslyn Plaza																			E. Kays
28. Gables N. Rolfe Street																			E. Kays
29. Wendy's site																			P. Schultz
30. 10th Street Flats UCMUD																			M. Pfeiffer
31. Key Blvd. Apartments																			P. Schultz
32. The Berkley																			A. Vonhm
33. Crystal Plaza V																			S. Byrd
34. 400 Army Navy Drive (paper clip building)																			A. Shriber
35. Crystal Plaza VI (We Live)																			S. Byrd
36. Park Shirlington																			A. Shriber
37. Ballston Common Mall																			E. Kays
38. Woodbury Park Amendment																			P. Schultz
39. Pentagon Center PDSP Amendment																			S. Byrd
40. Site Plan Review Committee Process and Procedures Update																			S. Byrd
Community Engagement																			
41. Neighborhood College Planning, Urban Design and Development Process Courses																			J. Beske J. Falango B. Wallace
42. 2014 Speaker Series																			J. Beske
43. 2015 Design Arlington Awards																			J. Falango

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Legend

Pre-Planning/Site Selection
Planning Support
Planning Process
Plan Implementation
PC/SPRC/LRPC/ZOCO/FBC/Use Permit/Site Plan
CIP/Facility Planning
PFCR



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Planning Division
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**Department of Community Planning, Housing & Development
FY2015-2018 Planning Division Work Program and
Capital Improvement Program (CIP) Facilities Planning (continued)**

Columbia Pike Plan Implementation												
44.	CP Neighborhoods Area Plan Implementation											M. Mattusek/ J. Smith
45.	CP Commercial Nodes											J. Smith
FBC Use Permit Applications												
46.	2400 Columbia Pike (Rappahannock)											M. Mattusek/ J. Smith
47.	4707 Columbia Pike (Bob & Edith's)											M. Mattusek/ J. Smith
48.	Carver Homes											M. Mattusek/ J. Smith
49.	Columbia Grove											M. Mattusek/ J. Smith
50.	The Wellington											M. Mattusek/ J. Smith
51.	Arbor Heights											M. Mattusek/ J. Smith
52.	Arlington Presbyterian Church											M. Mattusek/ J. Smith

Summary of Preliminary Work Program Assumptions and Considerations

The County Manager has requested that the DCPHD's Planning Division develop a composite work plan that will enable consideration of the FY2015 Planning Division's work program together with the proposed FY2015 – 2024 CIP now being considered by the County Board. Preparation of this preliminary composite work plan is based on the following working assumptions or considerations.

FY2015 Planning Division Work Program

1. The composite work plan is a draft that reflects the preliminary CIP and FY2015 Planning Division work program previously reviewed prior to the approval of the FY2015 operating budget. The work program will be subject to revision based on County Board action on the CIP.
2. The personnel and non-personnel resources approved as part of the Planning Division's FY2015 budget serve as the basis for the composite work plan. However, specific CIP site evaluation projects may require supporting professional services.

Planning and Urban Design Projects

3. Work now underway to complete the comprehensive ZO update will be completed by December 2014. The next phase of ZO update priorities may focus primarily on amendments necessary to implement the to-be-completed Rosslyn Sector Plan, WRAPS, and Courthouse zoning ordinance recommendations.
4. An approved new Principal Planner will be retained in the second quarter of FY2015 to serve as the Crystal City-Pentagon City-Potomac Yards Planning Coordinator. This position will assume several current assignments now shared by several of Planning Division staff and collaborate with the DES led Crystal City Transit project.
5. Planning Division support for the Lee Highway civic engagement effort will continue through December 2014. In January 2015, the level of engagement will need to be reviewed.

Site Plan and Use Permit Applications

6. Given the current and anticipated volume and complexity of phased development site plans, site plans, use permits and other forms of development applications, the current FTE's assigned to the Current Planning section will not be engaged in other projects, except for an Associated Planner

7. The preliminary site plan application for Ballston Common is currently being reviewed by the Zoning Administrator and Planning Division staff. The completion of that review and initial work by planning staff will determine how the application will be considered and whether zoning amendments may be necessary. If zoning amendments are required, adjustments to the Planning Division's work program will be necessary.

Columbia Pike Plan Implementation and Form Based Code (FBC) Applications

8. The Columbia Pike planning team will remain assigned to the priority plan implementation projects, FBC applications and the necessary collaboration with the DES led Columbia Pike transit project.

Arlington County CIP – Site Evaluations

9. County agencies associated with CIP projects are responsible for capital facilities needs analysis, programming, and location analysis, but currently do not have the personnel and/or non-personnel resources to undertake the process and community engagement essential for capital facilities site evaluation and planning. See 2. Above.
10. Community planning for capital facilities may require the Planning Division to, subject to further review with the County Manager, modify work programs and staff assignments associated with previously recommended or proposed FY2015 projects.
11. The formation of two Planning Division teams will be necessary to support the CIP (County and APS) planning/site evaluation work program. A potential team may consist of the following core Planning Division and allied positions. Actual team composition will be based on the scope of each capital facilities project.
 - Planning Division Chief
 - Planning Supervisor (Comp. Planning or UD&R)
 - Principal Planner/Project Manager (Comp. Planning)
 - PFRC Coordinator (Principal Planner)
 - Chief Architect and Urban Designer (UD&R)
 - Landscape Architect (UD&R)
 - Associate Planner (Comp. Planning or UD&R)
 - Associate Planner (Current Planning)
 - Communication Specialist (BOD)

12. County agencies, primarily DES and DPR, will assign senior staff to be part of the capital facilities planning teams.
13. Two Principal Planners from either the UDR or Comprehensive Planning Sections will serve as project managers due to their experience with community based planning processes.
14. An Associate Planner from Current Planning will be assigned to the team and will work with the project manager during the Use Permit phase of the project.
15. The project schedules will be phased to enable the core team members, particularly the Chief Architect and Urban Designer and Landscape Architect, to effectively perform other priority assignments.
16. A Communication Specialist will be assigned from the BOD of DCPHD to assist with community outreach.

APS CIP – Site Evaluation

17. See 2. and 8. – 14. Above.
18. The Planning Division Chief will assume a new role as the primary contact with APS capital facilities planning and design staff in order to provide a central point for communication and coordination with the DCPHD and the County Manager's Office.
19. APS is responsible for County-wide school facilities planning and locational recommendations to the County Board as part of the CIP process. School facility siting recommendations that involve Arlington County property will be subject to a County facilitated site evaluation process with community engagement (See site evaluation process for the Thomas Jefferson school site).
20. The Thomas Jefferson Site Evaluation Process can serve as a model. However, the scope and complexity of each CIP site evaluation process will require adaptations based on the facility type and location.
21. The CIP site evaluation process is intended to be short term (4-6 months) in duration and the first phase of a multi-phased process that may result in defining site and facility specific guiding principles that will inform the Public Facilities Review Committee during the facilities design and review process.

Community Engagement

22. The addition of Arlington County and APS CIP site evaluation projects and processes may require the Planning Division to, subject to further review with the County Manager, modify the work programs, staff assignments and/or levels of commitment to previously recommended or proposed FY2015 projects.

Legend

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CIP Planning Processes - Tentative Timelines for projects through FY 2018

(Consistent with construction schedules in proposed FY 2015-24 CIP)

July 16, 2014

1. Thomas Jefferson

Locations: 3501 S. 2nd St.

Planning Process:

- A process has been prepared in response to a request by the School Board, which has identified the County-held land adjacent to Thomas Jefferson Middle School as a potential site for a new elementary school.
- County Staff is initiating a robust community engagement process to evaluate the appropriateness of using a portion of the site to accommodate a new elementary school.
- The proposed process is designed to meet Arlington Public School's projected timeline for the opening of a School in September 2018.

Project Timeline:

- Jul 2014: Working group established with County Board charge
- Additional details on the proposed timeline are included in a separate document.

2. North Side Fire Station

Planning Process:

- CIP proposes to consider relocating Fire Station #8 from its current location on North Culpepper and Lee Highway and potentially co-locating the Office of Emergency Management and the Emergency Operations Center with the fire station.
- A site selection process would be initiated to evaluate:
 - Alternative County-owned land, or land made available to the County without purchase, north of Lee Highway that meets the response time requirements described in the Tri-Data analysis of 2012 and determine a recommended site for the facility.

Project Timeline:

- Site selection process could be initiated in Fall/Winter 2014.

3. North Side Salt Facility

Location: 26th Street North and Old Dominion Drive

Planning Process:

- CIP proposes to replace salt storage structure and potentially reorganize other services, such as the mulch area.
- Depending on the outcome of North Side Fire Station site selection process, relocation of Fire Station #8 from its current location on Lee Highway and co-location of the Office of Emergency Management and the Emergency Operations Center with the fire station may be considered as part of this planning process.

Project Timeline:

- Planning and consideration of this site is anticipated to begin in Spring 2015.
- The CIP anticipates that construction of the replacement salt storage structure and related facilities will begin in Summer 2016. Construction schedule of other potential uses will be determined through the planning process.

4. Lubber Run Community Center

Location: 300 N. Park Drive

Planning Process:

- CIP proposes funding for a new community center with a range of indoor and outdoor amenities.
- *Public Land for Public Good* report recommends consideration of affordable housing as part of the planning process for this site.

Project Timeline:

- Planning process scheduled to begin in Spring 2015
- Construction scheduled for 2017

5. Jennie Dean Park

Location: South Four Mile Run

Planning Process:

- CIP proposes funding for master planning and park redevelopment.
- Planning process will be concurrent with Four Mile Run planning study.
- *Public Land for Public Good* report recommends consideration of affordable housing as part of the planning process for this site.

Project Timeline:

- Planning process scheduled to begin in Spring 2015
- Construction scheduled for 2019 - 2021