

# **ADHOC PLANNING COMMISSION COMMITTEE OVERVIEW - (SEPTEMBER 2013)**

## **What is the Adhoc Planning Commission Committee?**

The Adhoc Planning Commission Committee is a group of Planning Commission members and representatives from other County commissions and civic and neighborhood groups called together to discuss and resolve outstanding concerns regarding the Virginia Square Sector Plan and its guidance for the redevelopment of the Virginia Square site.

## **Why was this committee created?**

A recent site plan request, called the Latitude Apartments (SP #426), was made for the property located at 3601-3625 Fairfax Drive. The proposed project is for a residential building with ground floor retail, cultural uses, and a public plaza space located directly across the street from the Virginia Square Metro station. During the public review of this project, several questions were raised about the Virginia Square Sector Plan, its intent for this site, and the implications of a residential (vs. office) land use on this site. At their July 2013 meeting, the Planning Commission voted to convene an adhoc committee to address these concerns and report back to the full commission by November 2013. As a result, the County Board also agreed to defer consideration of the site plan request until November 2013.

## **What is the purpose of this process?**

The main goals of this process are to review and discuss the role of a sector plan as well as other County requirements that pertain to this site. Another specific goal is to clarify Virginia Square Sector Plan guidance for this site. Finally, if applicable, this process should also clearly establish and identify what, if any, policy criteria might justify a deviation from this guidance.

## **Who is on the committee?**

A list of the confirmed committee members (to date) is listed below. However, all meetings will be open to the public. A proposed meeting schedule and links to additional background information about the project are also provided below.

### **Adhoc PC Committee Members**

#### Chair

Charles Monfort

#### Arts Commission

Leo Sarli

#### Housing Commission

Jeff Certosimo

#### Parks & Recreation Commission

Peter Hage

#### Ballston-Virginia Square Civic Association

Nia Bagley

Transportation Commission

John Grant

Monroe Condominiums

Dave Tevlin

Steve Austin (alternate)

Virginia Square Condominiums

Phil Posner, PhD.

Ellen Dayton (alternate)

Additional members of the Planning Commission are also likely to participate

**Proposed Meeting Schedule**

<b>Date</b>	<b>Time</b>	<b>Location</b>
Tuesday, September 17, 2013	7-9pm	Courthouse Plaza, Rooms 109/110
Tuesday, October 1, 2013	7-9pm	Courthouse Plaza, Rooms 109/110

Additional dates, as needed, may be added for the remainder of October.

**Background Information**

Below are links to relevant materials you might find useful to review prior to the start of this process.

- Virginia Square Sector Plan - [http://www.arlingtonva.us/departments/CPHD/planning/docs/CPHDPlanningDocsMain.aspx#va\\_square](http://www.arlingtonva.us/departments/CPHD/planning/docs/CPHDPlanningDocsMain.aspx#va_square)
- Site Plan #426 Project Page - [http://www.arlingtonva.us/departments/CPHD/planning/applications/site\\_plans/page87425.aspx](http://www.arlingtonva.us/departments/CPHD/planning/applications/site_plans/page87425.aspx)
- Site Plan Review Committee Archives (you will have to scroll down to find archival information) - [http://www.arlingtonva.us/departments/CPHD/planning/applications/site\\_plans/CPHDPlanningApplicationsSPRCSchedule.aspx](http://www.arlingtonva.us/departments/CPHD/planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx)
- Planning Commission Recommendation (July 2013) - <http://www.arlingtonva.us/departments/Commissions/plancom/2013/file90076.pdf>
- County Board Meeting Agenda (July 13, 2013) - [http://arlington.granicus.com/GeneratedAgendaViewer.php?view\\_id=2&clip\\_id=2636](http://arlington.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=2636) and Board Report - [http://arlington.granicus.com/MetaViewer.php?meta\\_id=111873&view=&showpdf=1](http://arlington.granicus.com/MetaViewer.php?meta_id=111873&view=&showpdf=1)