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**Zoning Committee of the Planning Commission (ZOCO)**

**Meeting Summary**

**February 8, 2022, 7:00pm**

**Virtual Microsoft Teams Meeting**

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**Planning Commissioners in attendance:**

Leonardo Sarli (Co-Chair, ZOCO)

Elizabeth Gearin

James Lantelme

Tenley Peterson

James Schroll

Sara Steinberger

**Planning Commissioners absent:**

Denyse "Nia" Bagley

Stephen Hughes

Elizabeth Morton

Devanshi P. Patel (Co-Chair, ZOCO)

Jane C. Siegel

Daniel Weir

**Staff in attendance:**

Lorin Farris, Principal Planner, CPHD – Neighborhood Services

Walter Gonzalez, Associate Planner, DPR – Park Planning and Development

Kris Krider, Urban Design Section Supervisor, CPHD - Planning

Matt Ladd, AICP, Principal Planner, CPHD - Planning

Nick Rogers, AICP, CZA, Principal Planner, CPHD – Planning

Jennifer Smith, Comprehensive Plan Manager, CPHD – Planning

Brett Wallace, RLA, Principal Planner, CPHD - Planning

**Clarendon Sector Plan Update Implementation**

ZOCO Chair Leonardo Sarli opened the meeting at 7:00pm.

Mr. Brett Wallace provided an overview of the Clarendon Sector Plan Update, including the project's scope and schedule. He summarized several proposed zoning changes to implement the draft Sector Plan Update's recommendations:

- flexibility for government facilities from certain development standards specific to the Clarendon Revitalization District;
- changes to the use mix regulations to allow hotel uses to be counted as commercial uses;
- standards for height and use of rooftop amenity spaces, as well as a definition for rooftop amenity spaces in Article 18;
- reductions in the depth of building setback requirements from 20 feet to 10 feet; and,
- updates to the table specifying sidewalk design guidelines to align with updated standards and best practices for street tree plantings which have been incorporated into County policy and practice since 2006.

Mr. Wallace then provided a detailed overview of several maps within the Clarendon Sector Plan that would be incorporated into and updated in the Zoning Ordinance. The maps displayed:

- street alignments/locations & block structure;
- modified heights, setbacks and taper requirements;
- land use changes to allow hotels on sites designated “Prime Office”;
- retail frontages removed from the Use Mix Map and included in a separate, new map; and,
- changes to reflect three alternatives for the future redevelopment of the Fire Station #4/Clarendon House site that is County-owned.

Mr. Wallace discussed in detail several development scenarios that were considered for the County-owned site that were reviewed in a previous meeting of the LRPC.

Commissioner Sarli opened discussion on the proposed zoning text amendments with the other Zoning Committee attendees. The discussion focused on the following topics:

1. Heights (setbacks, taper)
  - The discernible differences in the pedestrian experience between a 20-foot and a 10-foot setback
  - Guiding principles for future SPRC reviews of setback dimensions on designated frontages
  - Considerations for setbacks along Irving Street and along the Verizon site, keeping in mind the pedestrian experience and development project feasibility
2. Rooftop amenities
  - Clarification of a rooftop amenity space’s use for meeting/gathering space and recreation, cafés, event space
  - Controls for potential nuisance mitigation which would be identified and required through the SPRC process by an applicant
  - Differentiating the height of a rooftop amenity space separate and apart from other types of penthouses which may exceed maximum building height
3. Changes in land use
4. Street alignment location
5. Sites identified for future and public open space
6. Remaining critical infrastructure
7. New Fairfax Drive public space
8. Fire Station #4 / Clarendon House
  - Considerations for multiple uses for a new fire station development such as rooftop public space
  - Connecting recommendations for this portion of Arlington from the Public Spaces Master Plan
9. Change of 50’ door requirement
  - Clarifying that the term ‘Government Facilities’ is a narrow term that does not include most other common types of public buildings such as libraries
10. Historic preservation
11. Applying alley safety recommendations to the study area
12. The zoning designation for the County-owned property, and whether S-3A would be a more appropriate district
13. The applicability of future zoning studies that focus on updates and modernization of the County’s public zoning districts (S-3A, P-S, S-D)

#### 14. Support for green roofs for future development within the Sector Plan

##### **Public Comments.**

Commissioner Sarli invited members of the public in attendance to provide feedback and comment:

- Jack Spilsbury, Ashton Heights Civic Association Development Chair and LRPC Representative for Ashton Heights for the Clarendon Sector Plan Update, expressed strong support for the development of a 50,000 square foot park along 10<sup>th</sup> Street North or something similar to it. He noted that the Civic Association's members, many of whom were involved in the 2006 Clarendon Sector Plan process, expected that the park would be developed when the surrounding parcels were redeveloped. He mentioned how several creative solutions had been suggested by the community for collocating a fire station on County-owned property with a public park. Mr. Spilsbury sought further clarity on how the construction of the fire station at the County-owned site would necessitate a reduction of the planned park space to potentially 10,000 square feet which would be a departure from the vision of an active recreation amenity encapsulated in the 2006 Sector Plan.
- David Cheek, Clarendon Courthouse Civic Association President, echoed the sentiments about reduced park space previously provided by Mr. Spilsbury. Mr. Cheek discussed the increased development activity to come for Clarendon, and advocated for increased park space to be developed to serve this development growth. He also noted increased vehicular activity and speeding near 11<sup>th</sup> Street Park, exacerbated by wayfinding services such as Google Maps and Waze, which were rerouting cars along streets near the park that is regularly used by children, pedestrians, and pet owners. Mr. Cheek discussed working directly with developers to address these issues to prevent crashes and injuries.

After the close of the public comment period, Mr. Wallace indicated that staff would be posting revised text of the Sector Plan update very soon to the project's website. Mr. Wallace discussed the forthcoming Housing Commission meeting where the Clarendon Sector Plan update would be reviewed, and meetings thereafter of the Planning Commission and County Board to review the Request to Advertise resolution for public hearings to be scheduled for April 2022.

The ZOCO meeting was adjourned at 8:46pm.