



County Retail Plan Presentation

Jill Griffin (DED) and Deborah Albert (Zoning) will present the proposed Retail Action Plan and the proposed revisions to the current Zoning Ordinance at the December meeting. According to County Board Chair Fissette, the proposed plan contains "some significant change in practice and policy being put forward." And according to County Manager Donnellan, "This is a big deal ... I think this is a report that will guide us for many years to come on how we are going to move forward."

New Retail Action Plan Could Move Bars Closer to Residences

The proposed plan sets a new policy and maps that will restrict the types of uses that will be allowed on specific types of streets in Arlington's commercial corridors. The categories are:

- o Shopping & Dining Street with dining encompassing "eating, drinking, and entertainment"
- o Hybrid Street
- o Personal, Business, and Retail Equivalent Street
- o Optional Street
- o Regional Shopping Center
- o Shopping & Dining Intersections

Members of the Planning and Zoning Committee have studied the new plan and are especially concerned about the impact on residences. For example, the ramifications of proposed street maps for the eastern boundary of the Bluemont Civic Association include:

- * Placing bars in the high and medium residential transition zones around Metro areas
- * Placing bars across the street from medium density townhouse residential area
- * Sending bar patron parking deep into low, medium residential streets

Delegates are encouraged to review the plan at http://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=737&meta_id=126107, which describes the types of uses for each type of street and provides color-coded maps showing their locations.

GENERAL MEETING NOTICE

Tuesday, December 2, 2014

7:30 p.m.

Hazel Auditorium
Virginia Hospital Center
1701 N George Mason Drive
Arlington VA 22205

Agenda

- 7:30 Meeting called to order
- 7:40 Retail Action Plan Program
- 8:40 PL4PG Resolution
- 9:00 Old Business
- 9:05 New Business
- 9:15 Adjourn

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From the President

Mike McMenamin

Last month, we exclusively reserved the meeting for the Federation’s discussion of the County’s PL4PG issue. We had a hearty discussion based on the presentations by the Housing, Schools, Parks, Public Services and Planning and Zoning Committees that included County Board member Mary Hynes. As you may recall, we ultimately had five competing Resolutions from Federation’s Parks, Housing, Schools, and Public Services and Planning and Zoning Committees. Together through much hard work they reached consensus and we will only consider Public Services and Planning and Zoning Resolution that all the committees agreed to, as it is process in nature. I want to thank all five of the committees for their hard work and for finding common ground on this issue for now.

I look forward to our program this month about the new County Retail Plan, as it will impact all of us in some form or fashion, so please come out and hear what our county is proposing.

News From the Executive Committee

Terri Prell, Chair Terri@civfed.org

The Executive Committee met on November 16, 2014, and planned the agenda for the December 2, 2014 general meeting and discussed future meetings.

The Executive Committee will meet on December 7, 2014, at 7:30 p.m. at 4805 Wilson Blvd, Arlington VA 22203 (Fire Station 2) to coordinate committee work, and plan future meeting programs. Elected officers and Executive Committee Members should attend. In addition, we would like for Committee Chairs to attend this meeting.

ACCF Dues Reminder

As this newsletter goes to press, three organizations (Arlington Coalition of Police, Westover Village and

Woodmont have not paid their annual dues for July 2014 - June 2015. Members of these organizations should check with your Treasurer. If you have questions, contact ACCF Treasurer Peter Olivere peterolivere@civfed.org.

Civic Federation Meeting Parking

On the Civic Federation meeting night, the parking gates will be open (no charge) only on the Gold Parking lot, which is located under the



1635 Medical Building at Virginia Hospital Center. In addition, the Gold Parking entrance is the closest to the corner of George Mason Drive and 16th Street North. If you use another lot at the hospital, you will have to pay the regular rate to exit.



ARLINGTON COUNTY CIVIC FEDERATION

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**Public Lands for Public Good (PL4PG)
Resolution
Proposed by the ACCF Public Services
and Planning & Zoning Committees**

WHEREAS the Arlington County Board is considering a process for using public lands to site new public schools and affordable housing; and

WHEREAS the Draft Guidelines for PL4PG indicate that the process of identifying public needs and priorities for land use is not included in the Guidelines but could be done through a separate needs assessment process; and

WHEREAS Arlington has multiple current and future public service needs that may require land and facilities including parks, recreation, public safety, human service delivery, community/senior centers, schools, housing, transportation, infrastructure and other public needs; and

WHEREAS Arlington's demographics are projected to change substantially in future years, which will affect Arlington's land use needs for a range of public services;

THEREFORE BE IT RESOLVED THAT the Arlington County Civic Federation asks the County Board and School Board to undertake a study- **with community input and review at each step** - to develop a comprehensive public land and facilities plan that will:

Describe and analyze potential future public service and related land use needs based on several demographic, economic and technological models with varying assumptions.

Provide a list of Arlington's current and projected land use needs based on analysis of these planning assumptions.

Provide an inventory of all county owned or controlled lands including any conditions restricting use, and make public the legal implications of using various types of Arlington public lands for public/private purposes.

Describe methods Arlington currently uses to meet our land use needs (such as capital spending/bond funding on public property and giving additional density on private property in exchange for community benefits such as affordable housing and space).

Evaluate current and alternative strategies and criteria to meet future land use needs through maximizing land use (such as use of multi-service facilities, co-location or substations) and through leveraging public benefits on private land such as through the site plan process.

Consider the context of existing planning documents and studies such as the General Land Use Plan, the Capital Improvement Plan/s, the Public Spaces Master Plan, the Transportation Master Plan, the Tri-data Study, the Housing Study and others.

Produce (1) a list of priority land use needs and requirements; (2) recommendations for potential priority projects; (3) recommendations for site use including alternative strategies; (4) a list of unmet priority land/facility needs with an analysis of the criticality of the unmet needs, and (5) recommendations for a land acquisition plan.

Background County Retail Plan Overhaul

In 2008–2009, Arlington’s Economic Development Commission (EDC) reviewed the county’s 2001 retail action plan. (See *Boutiques, Bistros & Banks* on the county website.) Among its conclusions, EDC made the following observation:

“... [M]any policies have become overly prescriptive and, at times, too inflexible to allow for the creativity inherent to retail’s success. In addition, the overall review and approval process has become slow and costly, impacting the bottom lines of not only the developer, but the very retail businesses the County is trying to support.”

Fast forward to 2014. At its Nov. meeting, the County Board voted to advertise the extensively revised *Arlington County Retail Plan* (see Nov. 5 draft’s URL below), which now runs 70+ pages, with final review and approval slated for Feb. 2015. The overhauled plan contains a number of sensible improvements. But there are some head-scratchers too.

At the Nov. meeting, Board Chair Fissette noted, “it’s not a tweak ... it really is some significant change in practice and policy.” County Manager Donnellan commented, “*This is a big deal...*” Staff’s report highlights the 6 “principles” and 13 accompanying “policy” statements that will govern where and under which conditions retail establishments may locate and operate on designated streets.

Of particular concern are the four new retail street categories (and a special category for intersections) being applied first to certain roads within the R-B, Crystal City and Columbia Pike corridors. Later, the plan’s new policies and retail street types are to be applied to other commercial areas in the neighborhoods. These categories dictate the specific types of retail establishments that can operate on a particular street or intersection whenever the property in question is being or has been redeveloped under the site plan process (which applies most properties along these corridors).

The “Hybrid” street category, for example, allows eating, drinking and entertainment establishments to rent space on Hybrid-designated streets. However, other “personal services” retailers—banks, hair salons or barber shops, dry cleaners, exercise or yoga studios, dentists, etc.—are excluded from Hybrid streets unless the potential tenant/property owner files for a special exception, triggering additional requirements.

Likewise, the Shopping & Dining street category restricts the types of businesses on its designated

streets only to shopping and dining establishments plus those retailers allowed under the Hybrid street category. However, no special exception would be allowed for personal-service retailers to locate on a Shopping & Dining street.

Critical portions of the new retail plan rely on changes being made to the county’s Zoning Ordinance, which also is being revised. The Zoning Ordinance provides the legal underpinnings for the retail plan. Staff considers the new retail plan to be a “policy” overlay. Unfortunately, the retail-related revisions to the Zoning Ordinance are still being drafted and have not been released. So it’s difficult to know exactly how the new retail plan will be applied in practice.

When the County Board takes up the Zoning Ordinance changes early next year, it appears that the board will also consider new retail plan concurrently. Arlington’s Planning Commission reviewed the retail plan back in Sept. 2014. But as was noted at the Nov. County Board meeting, certain critical aspects of the retail plan have already changed since then, making the Planning Commission’s review outdated.

At present, it is unclear how this revised retail policy meets the Economic Development Commission’s recommendation to provide a plan that is both less prescriptive and more flexible. Columbia Pike’s form-based code has placed similar restrictions on that corridor, and there is anecdotal evidence suggesting that it is discouraging some businesses from locating along the Pike.

Understanding the Zoning Ordinance changes and the new retail plan is key to assessing the likely impacts—both good and not so good—on the county’s retail sector, property owners and adjacent neighborhoods. Civic Federation delegates will get their first look at some of the Zoning Ordinance changes and the new retail policy on Dec. 2. We urge all delegates to attend and ask questions, as this retail plan may be applied countywide.

Online Resources:

Arlington County Zoning Ordinance Revisions: <http://projects.arlingtonva.us/zoning-ordinance-update/>

Nov. 5 Draft of the *Arlington County Retail Plan*: http://arlington.granicus.com/MetaViewer.php?view_id=2&event_id=737&meta_id=126107

Civic Federation Tentative Meetings Schedule and Programs for 2014 - 2015

Meetings are the 1st Tuesday of each month (except November)

December 2, 2014– Retail Space Program. At this meeting Bylaws state that the Awards Committee must be elected from nominations from the floor. We will also address the Resolution regarding PL4PG.

January 6, 2015- County Manager and Schools Superintendent. Lee Highway Revitalization Plan. Civic Federation Priorities.

February 3, 2015- County Board and VDOT

March 3, 2015- School Board and Community Energy Plan

April 7, 2015- Budget or other topic. Election of Nominating Committee.

(Note - Friday, April 4 - Civic Federation Award Banquet)

May 5, 2015- State Delegation

June 2, 2015- Election of officers

Arlington County Civic Federation

The ACCF is dedicated to advocacy and community involvement. Its purpose continues to be promoting the general welfare of Arlington County and vicinity in a non-partisan, non-sectarian, non-sectional, and non-political manner.

Committees of the Civic Federation

The committees provide the basis for most actions of the Federation. We strongly encourage every delegate and alternate to serve on at least one committee. If you have an interest in any topic please contact the chair. If a chair is not listed, contact our President Mike McMenamin at mike@civfed.org

Committee	Chair(s)	Email Address
Executive	Terri Prell	terri@civfed.org
Awards	Elected at the December 2013 membership meeting	
Audit	Chair Needed	
Bylaws	Sarah Shortall	sarah@civfed.org
Community Relations	James Schroll (POC)	james@civfed.org
Cultural Affairs	Chair(s) needed	TBD
Emergency Preparedness	Jackie Snelling	jackie@civfed.org
Environmental Affairs	Joe Pelton	joepelton@civfed.org
Housing	Kathryn Scruggs	kathryn@civfed.org
Legislation	Chair(s) needed	TBD
Membership	Kim Klingler	kim@civfed.org
911 Scholarships	Jim Pebley	jim@civfed.org
Nominating	Elected at the April 2014 membership meeting	
Parks and Recreation	Jay Wind	jay@civfed.org
Planning and Zoning	Martha Moore, Larry Mayer	martha@civfed.org larrymayer@civfed.org
Public Services	Jackie Snelling (POC)	jackie@civfed.org
Revenues and Expenditures	Chair(s) needed, Burt Bostick (POC)	burt@civfed.org
Schools	Michael Beer, Sandy Munnell	michaelbeer@civfed.org smunnell@gmail.com
Special Events	Peter Olivere	peterolivere@civfed.org
Transportation	Jerry Auten	jerry@civfed.org