



# ARLINGTON COUNTY, VIRGINIA

## ARLINGTON COUNTY PLANNING COMMISSION

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COORDINATOR

GIZELE C. JOHNSON  
CLERK

December 7, 2016

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

**SUBJECT: 1. PDSP & SP#105 The Bartlett**

- A. PHASED DEVELOPMENT SITE PLAN AMENDMENT for the purpose of revising Condition #2 of the Pentagon City Pentagon City Phased Development Site Plan (SP #105) to permit temporary conversion of fifty (50) units from residential use to hotel use; located at 520 12th St. S. (RPC #35-003-840).
- B. SITE PLAN AMENDMENT for SP #105; SP-9 (Metropolitan Park Phase 4/5; The Bartlett apartment building) to permit temporary conversion of fifty (50) units from residential use to hotel use; located at 520 12th St. S. (RPC #35-003-840) .

**RECOMMENDATIONS:**

**The Planning Commission recommend the County Board:**

**1. Adopt the ordinance attached to the staff report dated November 22, 2016 to approve an amendment to Phased Development Site Plan #105 revising Condition #2 of the Pentagon City PDSP to permit temporary conversion of fifty (50) units from residential use to hotel use, for a period of two (2) years until December 2018.**

**2. Adopt the ordinance attached to the staff report dated November 22, 2016 to approve an amendment to Site Plan #105; SP-9 to permit temporary conversion of fifty (50) units from residential use to hotel use, for a period of two (2) years until December 2018, subject to all previous conditions with new site plan Condition #85.**

Dear County Board Members:

The Planning Commission heard this item at its November 30, 2016 public hearing. Michael Cullen, Department of Community Planning, Housing and Development (CPHD) Planning gave

**P.C. 3.A.B.**

a presentation on the background of the proposed amendments. Kedrick Whitmore, Venable LLP and Jason Fudin, representing Vornado, presented the project on behalf of the applicant.

### **PUBLIC SPEAKERS**

There were no public speakers for this item.

### **REVIEW PROCESS**

Commissioner McSweeney reported the Site Plan Review Committee met on November 3, 2016 and the conversation focused on novelty and precedent, signage and marketing, logistics (including cleaning services and checkout/check-in processes), accessibility, parking and traffic, and the importance of distinguishing this from the accessory homestay conversations currently taking place. There were no outstanding issues from the SPRC meeting, chiefly because this is a temporary change being requested and the Applicant demonstrated they are investing the time and funds to meet life/safety, accessibility and accessible parking requirements. Commissioner McSweeney suggested an outstanding question the planning commission may wish to discuss could be any precedent that is being set with this project.

### **PLANNING COMMISSION DISCUSSION**

The Planning Commission discussed the proposed changes.

Commissioner Sockwell asked why the Applicant is offering this proposal. The Applicant said their proposal represents a plan to accelerate or optimize use of their assets.

Commissioner Gearin asked why those specific floors and if there would be a report back to the Planning Commissioner regarding the success of the use. The applicant said they kept it to four floors by request of staff and specifically because three have no residents yet and the fourth to make sure there were accessible unit. Staff said the test for success will be if there is an extension requested or others come in with similar requests.

Commissioner Gutshall asked about the difference between this proposal and the accessory homestay. Mr. Cullen said there is a distinction between residential use and a commercial use. The traditional AirBnB units are generally a primary residence and not a commercial apartment building with hotel amenities. Commissioner Gutshall clarified and staff confirmed that even though this Applicant has indicated their intent to use online platforms like AirBnB to advertise these hotel units, the hotel use is a completely different section of the zoning ordinance than the proposed Accessory Homestay use.

Commissioner Gutshall asked if the flexibility to allow hotel units temporarily in new multi-family buildings becomes a de facto policy. Mr. Cullen said it was an attempt at looking at foreseeable parameters.

Commissioner Siegel asked about the advertising of the units. The applicant said there are a number of online venues that will be used for advertising.

Commissioner Hughes asked if there are conflicts between long term rentals and short term rentals for accessible units. The applicant responded there are 13 accessible units for the building

and there are two for the hotel that will exist for as long as the use exists. Those will revert back to the residential building when the use ceases to exist. One is not taking away from the other.

Commissioner Iacomini mentioned that there are retrofits to match the building code for hotels which are not required for apartment buildings and future projects may building to those standards instead of going through this process.

**PLANNING COMMISSION MOTION**

Commissioner McSweeney made a motion to recommend that the County Board

- 1.) Adopt the ordinance attached to the staff report dated November 22, 2016 to approve an amendment to Phased Development Site Plan #105 revising Condition #2 of the Pentagon City PDSP to permit temporary conversion of fifty (50) units from residential use to hotel use, for a period of two (2) years until December 2018, and
- 2.) Adopt the ordinance attached to the staff report dated November 22, 2016 to approve an amendment to Site Plan #105; SP-9 to permit temporary conversion of fifty (50) units from residential use to hotel use, for a period of two (2) years until December 2018, subject to all previous conditions with new site plan Condition #85. The motion was seconded by Commissioner Gearin.

The Planning Commission voted unanimously 8-0 to support the motion with Commissioners Iacomini, Gutshall, Sockwell, Brown, Siegel, Hughes, Gearin and McSweeney in support.

Respectfully Submitted,  
Arlington County Planning Commission

*Nancy J. Iacomini*