



**ARLINGTON COUNTY, VIRGINIA**  
**ARLINGTON COUNTY PLANNING COMMISSION**

2100 CLARENDON BOULEVARD, SUITE 700  
 ARLINGTON, VIRGINIA 22201  
 (703) 228-3525 • FAX (703) 228-3543



LISA E. MAHER  
 COORDINATOR

NANCY HUNT  
 CHAIR

PETER FALLON  
 VICE CHAIR

January 14, 2009

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

**SUBJECT: Year-End Report 2008**

Dear Board Members:

The following summarizes the Planning Commission's efforts for 2008. Established in 1956, the Arlington County Planning Commission is a citizen advisory board authorized by the Virginia State Code to promote the orderly development of the locality and its environs by advising the Arlington County Board on land use matters.

The Commission, currently comprised of 12 members, changed its composition in 2008 with two new appointments, one reappointment, and one resignation. Terry Serie was appointed in February to a term ending on February 28, 2012, and Steve Cole was appointed in September to a term ending on September 30, 2012. Peter Fallon was reappointed to a term ending on October 31, 2012. Lisa Chávez resigned as of December 1.

The Planning Commission as of December 31, 2008 consisted of:

	<u>Appointed</u>	<u>Reappointed</u>	<u>Term Ends</u>
Ciotti, Rosemary	07/11/2006		07/31/2010
Cole, Steve	09/16/2008		09/30/2012
Dorsey, Christian	03/20/2007		03/31/2011
Fallon, Peter	10/02/2004	10/22/2008	10/31/2012
Harner, Brian	12/18/2007		12/31/2011
Hunt, Nancy	01/01/2004	12/18/2007	12/31/2011
Malis, Inta	01/01/2004	12/18/2007	12/31/2011
Monfort, Charles	09/20/2005	10/18/2006	10/31/2010
Pebley, Jim	09/20/2005	12/18/2007	12/31/2011
Savela, Terry	09/14/2002	09/19/2006	09/30/2010
Serie, Terry	02/26/2008		02/28/2012
Sockwell, Stephen	03/20/2007		03/31/2011

**Officers:**

In January 2008, Nancy Hunt was elected Chair and Peter Fallon was elected Vice Chair of the Planning Commission. They served in those capacities throughout the year.

**Public Hearings:**

In 2008, the Planning Commission held 11 public hearings and considered the following (some items were considered more than once as a result of deferrals):

- 12 General Land Use Plan Amendment requests,
- 4 Master Transportation Plan Amendments,
- 1 Other Comprehensive Plan Amendment,
- 3 Sector Plan items,
- 11 Zoning Ordinance Amendments,
- 2 Form Based Code Amendments,
- 7 Rezoning requests,
- 1 Historic Designation,
- 1 Blight Designation,
- 17 Vacation of streets/public right-of-way requests,
- 3 Neighborhood Conservation Plans,
- 5 Use Permit requests,
- 1 Phased Development Site Plan,
- 9 Site Plans or Site Plan Amendments,
- 1 Form Based Code Concept Plan, and
- 1 Policy Framework and Illustrative Concept Plan.

Among these items, the Commission considered three modal elements of the Master Transportation Plan (Bicycle, Pedestrian, and Transportation Demand Management/Transportation Systems Management), policies on Transfers of Development Rights and “consideration of general land use plan amendments unanticipated by previous planning efforts”, the Capital Improvement Program 2009-2014, a historic district designation for Swanson Middle School, a blight designation for a partially constructed building, and a policy framework and illustrative concept plan for Crystal City. The Commission received staff briefings on planning-related activities, including the Affordable Housing Ordinance and policies for its use in land use requests, the stormwater funding proposal, an overview of the Wakefield High School concept options, LEED policy for site plans, and public art. Some of these items were subsequently considered by the Commission as action items.

In 2008, the Planning Commission reviewed, and the County Board subsequently approved, approximately:

- 1,533,686 square feet of office development,
- 1,501 residential units, and
- 146,278 square feet of retail development.

Site plan cases heard by the Planning Commission are included on the following table:

Project Name/ Site Plan #	Density Approved				Date(s) Heard by PC <sup>1</sup>	Last Date Heard by CB	County Board Action
	Office Sq. Ft.	Resid. Units	Retail Sq. Ft.	Hotel Rooms			
2201 N. Pershing Dr. (SP #406 and U-3173-07-1)		190	33,495		1/16/08	1/26/08	Approve
Peck/Staples/Jordan Manor (SP #401)	415,816	118	36,241		1/14/08 2/11/08	2/23/08	Approve
Monument View (SP #400)	323,299	352	3,512		5/7/08 6/2/08	6/24/08	Approve
Rosslyn Commons (SP #412)		479	12,635		6/4/08	6/17/08	Approve
Peck/Staples/Jordan Manor Amendment (SP #401)		N/A <sup>2</sup>			7/7/08	7/19/08	Approve
Founder's Square (SP #413)	304,660 <sup>3</sup>	362	26,900		7/9/08	7/19/08	Approve
Pentagon Centre Phase I (SP #297)	489,911		33,495		7/14/08	7/21/08	Approve
<b>Total Approved</b>	<b>1,533,686<sup>3</sup></b>	<b>1,501</b>	<b>146,278</b>	<b>0</b>			

The approved site plans generated the following community benefits (excluding base benefits required by the affordable housing ordinance for site plans):

<sup>1</sup> Dates listed include only those in which discussion took place, and not deferrals mutually supported by both staff and the applicant.

<sup>2</sup> 90 units already approved in original site plan approved on February 23, 2008.

<sup>3</sup> An additional office building with 355,530 s.f. of GFA was approved but excluded from the site plan density calculations. Including this building, the total office GFA approved for this site plan is 660,190 s.f., and the total office GFA approved in 2008 was 1,889,216 s.f.

<b>Project Name/Site Plan #</b>	<b>Additional Affordable Housing</b>	<b>Transportation (utility undergrounding, ped. improvements, signals, TDM, etc.)</b>	<b>Public Art</b>	<b>Other</b>	<b>Total Community Benefits</b>
2201 N. Pershing Dr. (SP #406 and U-3173-07-1)	\$2,412,000	\$1,008,500	\$75,000	\$1,200,000	\$4,695,500
Peck/Staples/Jordan Manor (SP #401)	\$5,898,846	\$1,059,176 + traffic signal + median/ped signal + new public access street	\$75,000		\$7,033,022 plus add'l transp. improvements
Monument View (SP #400)	\$2,485,039	\$462,304	\$75,000	\$397,203	\$3,419,546
Rosslyn Commons (SP #412)	\$6,300,000	\$544,000	\$75,000		\$6,919,000
Peck/Staples/Jordan Manor Amendment (SP #401)		\$300,000			\$300,000
Founder's Square (SP #413)		\$1,268,780	\$75,000	\$50,000	\$1,393,780
Pentagon Centre Phase I (SP #297)		\$1,762,730	\$150,000	\$500,000	\$2,412,730

In 2008, the Planning Commission reviewed two additional major use permit proposals that were approved by the County Board—a new Arlington Mill community center combined with a residential and retail mixed use project, and a 36-unit affordable housing project. A third use permit, for two units that was part of the 2201 Pershing Drive site plan, is listed with the site plans above.

The following table lists use permits heard by the Planning Commission in 2008:

<b>Project Name/Use Permit</b>	<b>Density</b>	<b>Dates Heard by the Planning Commission</b>	<b>Last Heard by the County Board</b>	<b>County Board Action</b>
Arlington Mill Community Center (Concept Plan and U-3199-08-2)	192 res. units, 3,000 s.f. retail, 30,000 s.f. community center, 9,000 s.f. gym)	1/14/08-concept plan 6/4/08-use permit	6/24/08	Approve
Macedonia Baptist Church (U-3185-07-1)	36 res. units, 2,300 s.f. office	4/7/08, 5/7/08	9/13/08	Approve

No site plans, use permits, or other major items were deferred from hearings in 2008 to be heard by the Planning Commission in early 2009.

**Planning Commission's Committees:**

The Site Plan Review Committee (SPRC), chaired by Charles Monfort, held 26 meetings. In addition to site plans, meetings were held under the auspices of SPRC to review the Arlington Mill Community Center, a Form Based Code/public facility use permit; to review the Potomac Yard Center Park landscape plan; and to discuss changes to Administrative Regulation 4.1 and updates to the standard site plan conditions. Either one or two items were reviewed at each SPRC meeting. Site Plans that are currently under review but which had not been considered by the Planning Commission by December 31, 2008 include 3 Metropolitan Park and 2009 14th Street (Executive office building site). At year end, several site plans are still in the preliminary stages of review or filing, including: the Courthouse Landmark Tower and American Service Center - these plans have been accepted but SPRC review has not yet begun; and 2145 Lee Highway (Bergman's site), Fairmont/Arlington Gateway major amendment, and 650 N. Glebe Rd. (Goodyear site) - these plans are in the preliminary filing stage and have not been accepted.

The Long Range Planning Committee (LRPC), chaired by Terry Savelle, held six meetings during the year. Three meetings each were devoted to Crystal City planning-related items and Fort Myer Heights North, two meetings covered Master Transportation Plan elements, and one included the GLUP amendment policy. In addition, a significant planning effort is underway for the East Falls Church Metro Station Area, and another is beginning on Columbia Pike.

**2008 LRPC Meetings**

March 24	Fort Myer Heights North (LRPC-sponsored community meeting)
April 29	GLUP amendment policy, Fort Myer Heights North Plan
May 22	MTP Bike and Pedestrian Elements, Crystal City Policies
July 29	Fort Myer Heights North Plan, MTP Transportation Demand Management/Transportation Systems Management Element
September 18	Crystal City Plan Policy Directives
November 25	Crystal City Policy Framework and Illustrative Concept Plan

The Zoning Ordinance Committee (ZOCO), chaired by Peter Fallon, held 11 meetings during 2008. Agenda items focused on a variety of proposed zoning ordinance amendments and informational items, to allow retail uses in "RA4.8", to permit accessory dwellings, implementation of the Clarendon Sector Plan, fees, Form Based Code amendments, kiosks, wayfinding, implementation of the Fort Myer Heights North Plan, height and density associated with Transfers of Development Rights in Rosslyn, nonconforming use related to acquisition of property for public use, window transparency, BZA use permits, and civil penalties. An additional item was development of a formal Unified Commercial/Mixed Use Development (UC/MUD) process.

**2008 ZOCO Meetings**

January 30	ZOA to allow retail uses in "RA4.8", accessory dwelling report, ZOA "C-3" per Clarendon Sector Plan, ZOA fees
February 19	ZOA to allow retail uses in "RA4.8", accessory dwellings, ZOA "C-3" per Clarendon Sector Plan, ZOA fees
March 26	Accessory dwellings, ZOA "C-3" per Clarendon Sector Plan, Form Based Code amendments

April 23	ZOA "C-3" per Clarendon Sector Plan, ZOA accessory dwellings, ZOA kiosks, ZOA wayfinding
May 21	ZOA kiosks, ZOA wayfinding, Form Based Code amendment, ZOA accessory dwellings
June 18	ZOA "UC/MUD" per Clarendon Sector Plan, ZOA accessory dwellings, ZOA "RA8-18" and "RA6-15" per Ft. Myer Hts. N. Plan
July 23	ZOA "RA8-18" and "RA6-15" per Ft. Myer Hts. N. Plan
September 17	ZOA "C-O Rosslyn" maximum height and density associated with Transfers of Development Rights, ZOA for nonconforming use related to acquisition of property for public use, ZOA window transparency, ZOA per Clarendon Sector Plan
October 21	BZA Use Permits extension
November 19	ZOA for Civil Penalties, ZOA for nonconforming use related to acquisition of property for public use
December 10	ZOA for Civil Penalties, UC/MUD Process, UC/MUD Zoning for Clarendon

**Public Facilities Review Committee (PFRC):** In late 2007, the County Board established a Public Facilities Review Committee (PFRC), modeled after the Site Plan Review Committee, to review proposed public facility projects. The Board appointed Inta Malis PFRC chair, and Brian Harner and Charles Monfort as members. During 2008 the PFRC held three administrative/training meetings, five meetings of its civic architecture working group, four meetings to review the Wakefield High School concept plans, one in combination with the Building Level Planning Committee for Wakefield, and one meeting to review Wakefield High School schematic drawings.

**Planning Commission’s Representation on Other Committees:**

Individual Planning Commissioners have volunteered their time, provided valuable input, and represented the Planning Commission on various groups. In particular, Commission members contributed planning efforts and time to the Crystal City Task Force, Schools planning processes, the Arlington Mill Community Center redevelopment, and East Falls Church planning. The attached list provides the Commissions and Committees on which Planning Commissioners served.

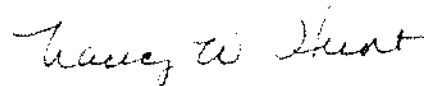
Beyond their participation in organized committees and task forces, Planning Commissioners have provided advice and consultation on planning issues of particular interest to them individually, including Commissioner Ciotti’s work promoting ADA compliance and universal accessibility in new projects and Commissioner Pebley’s participation in emergency preparedness and public safety planning issues. The County Board benefits from having a dedicated group of Planning Commissioners whose individual and collective priorities include environmental sustainability, affordable housing, historic preservation, neighborhood protection, and architectural excellence.

For reference and public record purposes, the Commission’s web page [www.arlingtonva.us/plancom](http://www.arlingtonva.us/plancom) includes all of the meeting minutes, recommendation letters and other information for the Commission’s 2008 endeavors. The Planning Commission has been working hard to improve its use of its website for publicizing meeting schedules and providing documents and other timely information.

The Planning Commission would also like to express its appreciation for the support provided by all of the County's staff who are involved in the planning process. Staff from many different departments work with each other and with the Planning Commission to provide the high caliber of planning for which Arlington is renowned. In particular, the Planning Commission works closely with the staff of DCPHD. The staff's professionalism and dedication to good planning has been instrumental in educating and assisting the Planning Commission on the recommendations made to the County Board. The Planning Commission is especially indebted to Lisa Maher, the Planning Commission Coordinator, for her invaluable support. She brings both dedication and a high level of expertise to the position. The Planning Commission also notes the recent staff turnover in both DCPHD and DES and the hiring of new staff. The Commission expects that the new and relatively inexperienced staffers will, with appropriate training, soon be able to provide the level of support that will assure that Arlington continues to be a model community for planning.

On behalf of all members of the Planning Commission, I want to thank the Arlington County Board for the opportunity to serve Arlington County. We faced a number of challenges in 2008 and worked hard to turn those challenges into opportunities to recommend innovative planning solutions to the County Board. We look forward to the challenges and opportunities that 2009 is sure to present.

Respectfully Submitted,  
Arlington County Planning Commission



Nancy Hunt  
Planning Commission Chair for 2008

cc: Hope Halleck, Clerk, Arlington County Board  
Ron Carlee, County Manager, CMO  
Susan Ingraham-Bell, Director, DCPHD  
Lisa Maher, Coordinator, Planning Commission, DCPHD

**Arlington County, Planning Commission**  
**Liaison Assignments 2008**  
**REVISED 12-31-08**

**Planning Commission Committees**

*All Commissioners are members of PC committees and are encouraged to attend*

**Long Range Planning Committee (LRPC)**  
Staff: Claude Williamson, DCPHD, PLD (703) 228-3537

**Terry Savela, Chair**  
**Inta Malis, Vice-Chair**

**Site Plan Review Committee (SPRC)**  
**Meetings held Monday at 7 PM**  
Planning Commissioners are assigned specific site plans by Chair  
Staff: Freida Wray, DCPHD, PLD (703) 228-3541

**Charles Monfort, Chair**  
**Jim Pebley, Vice-Chair**

**Zoning Committee (ZOCO)**  
**Meeting schedule TBD**  
Staff: Deborah Albert, DCPHD, PLD (703) 228-3533

**Peter Fallon, Chair**  
**Jim Pebley, Vice-Chair**

**County Facilities**

**Public Facilities Review Committee**  
Staff: Lisa Maher, DCPHD, PLD (703) 228-3542

Inta Malis, Chair  
Brian Harner, Member  
Charles Monfort, Member

**Arlington Mill**  
Staff: Lisa Grandle, DPRCR (703) 228-3332

Inta Malis

**Wakefield High School**  
Staff: Melanie Wellman, DCPHD, PLD (703) 228-3540  
Samia Byrd, DCPHD, PLD (703) 228-3529

Inta Malis

**Thomas Jefferson Middle School**  
Staff: not assigned

Stephen Sockwell

**Career Center**  
Staff: not assigned

Christian Dorsey

**Schools Multi-Site Study Committee**  
Staff: Susan Bell, DCPHD (703) 228-3797

Charles Monfort

**Park Plans**

**North Tract Implementation Task Force**  
Staff: Erik Beach, DPRCR, (703) 228-3318

Peter Fallon

**Sector Plans and Planning Studies**

**Arlington-Alexandria Joint Four Mile Run Task Force**  
Staff: Erik Beach, DPRCR (703) 228-3318

Nancy Hunt

**Crystal City Task Force**  
Staff: Anthony Fusarelli, DCPHD, PLD (703)-228-3548

Terry Savela



**Arlington County, Planning Commission**  
**Liaison Assignments 2008**  
**REVISED 12-31-08**

<b>Nauck Land Revitalization Plan &amp; Four Mile Run/Shirlington Industrial</b> Staff: Claude Williamson, DCPHD, PLD (703) 228-3537	Inta Malis Vacant
<b>East Falls Church Planning Study Task Force</b> Staff: Richard Tucker, DCPHD, PLD (703) 228-0069	Vacant
<b>Columbia Pike Land Use &amp; Housing Study Ptenary Group</b> Staff: Jennifer Smith, DCPHD, PLD (703) 228-0068	Inta Malis Christian Dorsey Steve Cole
<b>Mosaic Park Planning Team</b> Staff: Scott McPartlin, DPRCR (703) 228-0929	Terry Savela

**Other Commissions and Committees**

<b>Arts Commission</b> 4 <sup>th</sup> Wednesday of every month 7 pm CHP, Lobby Conf. Rm Birch, (703) 228-1850	Vacant
<b>Ballston-Virginia Square Partnership</b> Julie Mangis, Executive Director 2807 North Glebe Road, Suite 515 703-528-3527 Staff Liaison: George Parr, AED (703) 228-0870	Rosemary Ciotti
<b>Clarendon Alliance</b> Susan T. Anderson, Executive Director <a href="mailto:alliance@clarendon.org">alliance@clarendon.org</a> , (703) 812-8881 3 <sup>rd</sup> Wednesday of every month, 7 pm Staff Liaison: Hunter Moore, AED (703) 228-0834	Vacant
<b>Columbia Pike Revitalization Organization (CPRO)</b> Jim Whittaker, Executive Director, (703) 892-2776 Pamela Holcomb, Managing Director (703) 892-2776 Staff Liaison: Hunter Moore, AED (703) 228-0834	Inta Malis
<b>Economic Development Commission</b> 1100 N. Glebe Road, Ste. 1500 (703) 228-0808 2 <sup>nd</sup> Tuesday of every month, 8 am Staff Liaison, Cindy Richmond, AED (703) 228-0840	Terry Serie
<b>Environmental and Energy Conservation Commission</b> Staff: Joan Kelsch, DES (703) 228-3599 4 <sup>th</sup> Monday of every month	Terry Savela
<b>Historical Affairs and Landmark Review Board</b> Staff: Michael Leventhal, DCPHD, ONS, (703) 228-3830 3 <sup>rd</sup> Wednesday of month, CHP, Lobby Conf. Rm Birch	Charles Monfort

**Arlington County, Planning Commission**  
**Liaison Assignments 2008**  
**REVISED 12-31-08**

**Housing Commission**

Staff: Fran Lunney, DCPHD, HCD (703) 228-3785  
 3<sup>rd</sup> Thursday of every month  
 7 pm, CHP, Lobby Conf. Rm Cherry (703) 228-3760

Rosemary Ciotti

**Local Emergency Planning Committee**

Staff: Robert Griffin, OEM, (703) 228-7940  
[Rpgriffin@arlingtonva.us](mailto:Rpgriffin@arlingtonva.us)

Jim Pebley

**National Capital Planning Commission**

Christine L. Saum, Director, (202) 482-7245  
[Christine.saum@ncpc.gov](mailto:Christine.saum@ncpc.gov) (202) 482-7200  
 1st Thursday of each month, 12:30 pm  
 401 9th St. NW #500, DC

Jim Pebley

**Neighborhood Conservation Advisory Commission**

Staff: Chris Nixon, DCPHD, ONS, (703) 228-3820  
 2<sup>nd</sup> Thursday of every month, 7:30 pm, Conf. Rm. CC-2,  
 NRECA, 4301 Wilson Blvd.

Inta Malis

**NVBIA Technical Committee**

Thursday, 8:30 am, Room 710A

Jim Pebley

**Parks Commission**

Staff: David Miller, DPRCR, (703)-228-3336  
 4<sup>th</sup> Tuesday of every month, 7:30 pm  
 Generally in room 7B at DHS, 3033 Wilson Blvd.

Nancy Hunt  
 (Alt. Terry Savela)

**Pedestrian Advisory Committee**

Staff: David Goodman, DES, (703) 228-3709

Terry Savela<sup>CM</sup>

**Rosslyn Renaissance**

Cecilia Cassidy, Executive Director, (703) 522-6628  
 1<sup>st</sup> Wednesday of the month, 8 am  
 1925 N. Lynn Street, Suite RA-15  
 Staff Liaison: George Parr, AED (703) 228-0870

Vacant  
 (Alt. Jim Pebley)

**Transportation Commission**

Staff: Richard Best, DES (703)-228-3689  
 Schedule varies – check w/Richard Best  
 Arlington County Board Room 307

Stephen Sockwell<sup>CB</sup>

**Urban Forestry Commission**

Staff: Robert Corletta, PRCR, (703) 228-1863  
 4<sup>th</sup> Thursday of the month, 7:30 pm.  
 CHP Lobby Conference Rm. A, (703) 228-7747

Terry Savela  
 (Alt. Nancy Hunt)

<sup>CB</sup> Appointed by the County Board

<sup>CM</sup> Appointed by the County Manager