



ARLINGTON COUNTY, VIRGINIA
ARLINGTON COUNTY PLANNING COMMISSION

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



PETER FALLON
 CHAIR

CHARLES MONFORT
 VICE CHAIR

LISA E. MAHER
 COORDINATOR

February 1, 2010

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

SUBJECT: Year-End Report 2009

Dear Board Members:

The following summarizes the Planning Commission's efforts for 2009. 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, maintained its composition in 2009.

The Planning Commission as of December 31, 2009 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
Pebbley, 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 2009, Peter Fallon was elected Chair and Charles Monfort was elected Vice Chair of the Planning Commission. They served in those capacities throughout the year.

Public Hearings:

In 2009, the Planning Commission held 10 public hearings including one that carried over to a second night, and considered the following (some items were considered more than once as a result of deferrals):

- 1 Request to Advertise General Land Use Plan Amendment requests,
- 2 Master Transportation Plan Amendments,
- 9 Zoning Ordinance Amendments,
- 2 Form Based Code Amendments,
- 1 Rezoning request,
- 1 Vacation of streets/public right-of-way requests,
- 2 Neighborhood Conservation Plans,
- 2 Use Permit requests,
- 2 Phased Development Site Plan Amendments,
- 2 Site Plans or Site Plan Amendments,
- 1 Design Guidelines
- 1 Policy program, and
- 1 Administrative process.

Among these items, the Commission considered two modal elements of the Master Transportation Plan (Transit, and Parking and Curb Space Management), a revised LEED Incentive Policy Program, the Four Mile Run Design Guidelines, the first application of the County Board's 2008 General Land Use Plan amendment policy through review of a Request to Advertise report, and a Unified Commercial/Mixed-Use Development administrative process. The Commission received staff briefings on planning-related activities, including an overview of the Wakefield High School schematic design, LEED policy for site plans, the East Falls Church planning process, the Annual Report on the Economy, the Economic Development Commission Strategic Plan, the Architecture Initiative, local historic district designations and an upcoming designation for 1600 N. Lexington Street, and the Child Care in the Commercial Corridors report. Some of these items were subsequently considered by the Commission as action items.

In 2009, the Planning Commission reviewed, and the County Board subsequently approved, approximately:

- 8,127 square feet of office development,
- 723 residential units, and
- 23,704 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 ¹	Last Date Heard by CB	County Board Action
	Office Sq. Ft.	Resid. Units	Retail Sq. Ft.	Hotel Rooms			
Metropolitan Park Three (SP #105, SP-9)		411	16,350		2/11/09	2/21/09	Approve
2009 N. 14 th Street (SP #403)	8,127	254	4,354		4/13/09	4/25/09	Approve
Total Approved	8,127	665	20,704	0			

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

Project Name/Site Plan #	Additional Affordable Housing	Transportation (utility undergrounding, ped. improvements, signals, TDM, etc.)	Public Art	Other	Total Community Benefits
Metropolitan Park Three (SP #105, SP- 9)		\$650,500	\$75,000		\$725,500
2009 N. 14 th Street (SP #403)		\$308,470	\$75,000		\$383,470

In 2009, the Planning Commission reviewed two additional major use permit proposals that were approved by the County Board—Columbia Place, with 22 residential units and 3,000 s.f. of retail space, and Axumite Village, a 36 unit residential project, both on Columbia Pike.

The following table lists use permits heard by the Planning Commission in 2009:

Project Name/Use Permit	Density	Dates Heard by the Planning Commission	Last Heard by the County Board	County Board Action
Axumite Village (U-3224-09-1)	36 res. units	6/29/09	7/11/09	Approve
Columbia Place (U-3223-09-1)	22 res. units, 3,000 s.f. retail	6/29/09	7/11/09	Approve

No site plans, use permits, or other major items were deferred from hearings in 2009 to be heard by the Planning Commission in early 2010.

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

Planning Commission’s Committees:

The Site Plan Review Committee (SPRC), chaired by Charles Monfort, held six meetings. In addition to site plans, meetings were held under the auspices of SPRC to review an administrative process for Unified Commercial/Mixed-Use Developments and to discuss SPRC administrative matters. Either one or two items were reviewed at each SPRC meeting. No site plans are currently under active review. The American Service Center project was put on hold while a long range analysis of that site and the adjacent Founders Square site was undertaken. The Courthouse Landmark Tower is also on hold, and a GLUP study related to a site plan application for 2401 Wilson Boulevard has just been completed, with the County Board deciding in October not to advertise the GLUP amendment. At year end, several site plans are still in the preliminary stages of review or filing, including: Several site plans are in the preliminary filing phase, ranging from three that have been accepted by the County Manager but have not yet submitted their final filings (Rosslyn Gateway, Rosslyn Plaza PDSP, and 1900 Wilson Boulevard.), two that are on hold (Fairmont/Arlington Gateway major amendment and 650 Glebe Road), and two that are anticipated to be accepted in early 2010 (Bergman’s site on 2145 Lee Highway and 6011 Wilson Boulevard).

The Long Range Planning Committee (LRPC), chaired by Nancy Hunt, held 17 meetings during the year. Seven meetings were devoted to Crystal City planning-related items, three meetings each covered the Master Transportation Plan Parking and Curb Space Management Element and the American Service Center site plan mini-study, two meetings each addressed Rosslyn building heights and a GLUP amendment study for 2401 Wilson Boulevard (the first application of the 2008 County Board policy on GLUP amendments), and the Four Mile Run Design Guidelines were discussed at one meeting. In addition, a significant planning effort is underway for the East Falls Church Metro Station Area, and another is beginning on Columbia Pike.

2009 LRPC Meetings

March 30	Master Transportation Plan (MTP) Parking Element
April 14	American Service Center (ASC) Mini-Study
April 29	Four Mile Run Design Guidelines
May 21	ASC Mini-Study
June 9	Crystal City
June 23	MTP Parking and Curb Space Management Element, Scope/Process for 2401 Wilson Blvd. GLUP Study
June 30	ASC Mini-Study
July 8	Crystal City
July 21	2401 Wilson Blvd. GLUP Study
July 30	Crystal City
September 21	Crystal City
September 24	Rosslyn Building Heights Study
October 19	MTP Parking and Curb Space Management Element
October 22	Crystal City
November 5	Rosslyn Building Heights Study
December 9	Crystal City
December 17	Crystal City

The Zoning Ordinance Committee (ZOCO), chaired by Jim Pebley, held eight meetings during 2009. Agenda items focused on a variety of proposed zoning ordinance amendments and informational items, to create provisions for Unified Commercial/Mixed-Use Development in Clarendon, to amend the Form Based Code sign and streetscape provisions, to remove fees from the Zoning Ordinance, to amend language regarding parking for community pools, to amend the “C-2” district to provide for use permits for businesses providing classes to children, to amend the “S-3A” district regarding child care uses, to amend height limits for large sites in residential districts, to permit certain modifications to nonconforming apartment buildings in “RA” districts that provide affordable housing, to permit child care as a justification for bonus density, to rewrite Section 31A. Historic Preservation Districts, and to amend automobile service station uses in the “C-1” district.

2009 ZOCO Meetings

January 28	Proposed UC/MUD Zoning (Clarendon); Form Based Code (FBC) proposed sign amendments; proposed Zoning fees amendment
February 25	Memo & graphic, proposed FBC sign amendments; proposed amendment for parking for community pools, proposed Clarendon UC/MUD
May 12	“C-2” use permits for businesses providing classes to children; child care use in “S-3A” districts
September 8	Height for large sites in residential districts; affordable housing in nonconforming apartment buildings in “RA” districts
October 7	Child care center bonus density; Section 31A. Historic Preservation Districts; Historic preservation – Town of Washington Court Case
October 20	Child care center bonus density; height for large sites in “R” districts; Section 31A. Historic Preservation Districts
November 10	Height for large sites in “R” districts; Form Based Code streetscape amendments
December 10	“C-1” Automobile service station uses

Planning Commission’s Representation on Other Committees:

Individual Planning Commissioners have volunteered their time, provided valuable input, and represented the Planning Commission on various additional groups. In particular, Commission members contributed planning efforts and time to the Crystal City Task Force, the East Falls Church Task Force, the Columbia Pike Land Use and Housing Study. During 2009 the Public Facilities Review Committee (PFRC), chaired by Inta Malis, held four meetings to review the Wakefield High School redevelopment plans, three at the schematic phase, and one at the design development phase. The PFRC draft architectural guidelines were also discussed at one of these meetings. 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 continued work promoting ADA awareness and universal accessibility and Commissioner Pebley’s participation in emergency preparedness and

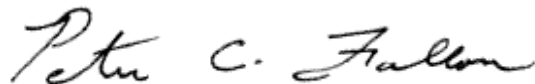
air traffic control issues. The County Board benefits from having a dedicated group of Planning Commissioners whose individual and collective priorities include environmental sustainability, smart growth, multimodal transportation options, affordable housing, historic preservation, neighborhood protection, and architectural excellence.

For reference and public record purposes, the Commission's web page www.arlingtonva.us/plancom includes all of the meeting minutes, recommendation letters and other information for the Commission's 2009 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 to interested parties.

The Commission would also like to express its continued appreciation for the support of County staff, across multiple departments, who are involved in the planning process. The staff's commitment to good planning has been instrumental in educating and assisting the Planning Commission in the making of recommendations to the County Board. The Planning Commission is especially indebted to Lisa Maher and Gizele Johnson, for their direct support of the Commission's business.

On behalf of all members of the Planning Commission, I want to thank the County Board for the opportunity to serve Arlington County. In contrast to recent years, 2009 has seen a decrease in active site plan applications, but this has provided opportunities to focus our efforts on long range planning and zoning issues, helping the County to prepare for opportunities in 2010 and beyond.

Respectfully Submitted,
Arlington County Planning Commission



Peter Fallon
Planning Commission Chair for 2009

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