



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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CHARLES MONFORT
CHAIR

ROSEMARY CIOTTI
VICE CHAIR

LISA MAHER
COORDINATOR

GIZELE C. JOHNSON
CLERK

January 10, 2011

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

SUBJECT: Year-End Report 2010

Dear Board Members:

The following summarizes the Planning Commission's efforts for 2010. 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 2010 with one new appointment, three reappointments, and two resignations. Jim Pebley resigned as of February 23, 2010. Suzanne Klein was appointed in February to a term ending on February 28, 2014. Rosemary Ciotti and Charles Monfort were reappointed to terms ending in 2014, and Terry Savela was reappointed to a term ending on September 30, 2012. In addition, Christian Dorsey offered his resignation as of December 31, 2010 or until a replacement is appointed prior to the end of his term on March 31, 2011.

The Planning Commission as of December 31, 2010 consisted of:

	<u>Appointed</u>	<u>Reappointed</u>	<u>Term Ends</u>
Ciotti, Rosemary	07/11/2006	08/19/2010	07/31/2014
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
Suzanne Klein	02/23/2010		02/28/2014
Malis, Inta	01/01/2004	12/18/2007	12/31/2011
Monfort, Charles	09/20/2005	10/26/2010	10/31/2014
Savela, Terry	09/14/2002	09/28/2010	09/30/2012
Serie, Terry	02/26/2008		02/28/2012
Sockwell, Stephen	03/20/2007		03/31/2011

Officers:

In January 2010, Charles Monfort was elected Chair and Rosemary Ciotti was elected Vice Chair of the Planning Commission. They served in those capacities throughout the year.

Public Hearings:

In 2010, the Planning Commission held eight public hearings including four that carried over to a second night, and considered the following (some items were considered more than once as a result of deferrals):

- 3 General Land Use Plan Amendment requests,
- 2 Master Transportation Plan Amendments,
- 1 Additional Comprehensive Plan Part
- 2 Sector or Area Plans
- 8 Zoning Ordinance Amendments,
- 2 Rezoning requests
- 2 Zoning proffer amendments,
- 1 Historic District designation
- 1 Vacation of streets/public right-of-way request,
- 2 Neighborhood Conservation Plans,
- 5 Use Permit or amendment requests,
- 1 Phased Development Site Plan Amendment,
- 4 Site Plans or Site Plan Amendments,

Among these items, the Commission considered the Natural Resources Management Plan (part of the Comprehensive Plan), the East Falls Church Area Plan, the Crystal City Sector Plan, and a Master Transportation Plan amendment and use permit for the first of Arlington’s bike share stations. The Commission received staff briefings on the Arlington Retail Task Force Report, the Community Energy Plan Task Force work, the Crystal City Sector Plan, and the Capital Improvement Program. Some of these items were subsequently considered by the Commission as action items.

In 2010, the Planning Commission reviewed, and the County Board subsequently approved, approximately:

- 569square feet of office development,
- 208 new residential units, and
- 17,438 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			
1900 Wilson Blvd. (SP #411)		191	17,563		5/10/10 6/1/10	6/15/10	Approve
Dominion Hills (SP #414)	1,000				5/12/10	5/22/10	Approve
Dominion Heights Amendment (SP #395) ²	-431	17	-125		5/12/10	5/22/10	Approve
Colonial Village (SP #161, SP-8) ³		162			9/13/10	9/28/10	Approve
Total Approved⁴	569	208	17,438	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
1900 Wilson Blvd. (SP #411)	\$1,004,730	\$507,000	\$75,000	\$688,640	\$2,275,370
Dominion Hills (SP #414)		\$53,250			\$53,250

In 2010, the Planning Commission reviewed two additional major use permit proposals that were approved by the County Board—the replacement of Wakefield High School and a new clubhouse for the Army Navy Country Club.

The following table lists use permits heard by the Planning Commission in 2010:

Project Name/Use Permit	Density	Dates Heard by the Planning Commission	Last Heard by the County Board	County Board Action
Wakefield High School (U-3241-09-2)	381,731 s.f.	4/12/10	4/27/10	Approve
Army Navy Country Club clubhouse, cart barn, maintenance building (U-2443-85-1)	103,471 s.f. (to replace 80,129 s.f.)	6/1/10	6/12/10	Approve

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

² Net change compared to original approval.

³ This is an as-built site plan and does not include density (units) above the existing development.

⁴ New units only.

No site plans, use permits, or other major items were deferred from hearings in 2010 to be heard by the Planning Commission in early 2011.

Planning Commission’s Committees:

The Site Plan Review Committee (SPRC), chaired by Rosemary Ciotti, held nine meetings. In addition to site plans, meetings were held under the auspices of SPRC to review a use permit amendment for the Army Navy Country Club. Either one or two items were reviewed at each SPRC meeting. One site plan (a major amendment to the Founders Square site plan) is currently under active review. One site plan, at 650 Glebe Road, is on hold pending discussions regarding the adjacent Harris Teeter site and the American Service Center. At year end, several site plans have just completed filing or are in the preliminary stages of review, including: Virginia Square Towers, The Row Homes at Ballston, and PenPlace. 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 2401 Wilson Boulevard) to one undergoing preliminary review (Wakefield Manor).

The Long Range Planning Committee (LRPC), chaired by Nancy Hunt, held 13 meetings during the year. Three meetings were devoted to the Rosslyn Building Height Study, two meetings each covered the 2401 Wilson Boulevard Special General Land Use Plan Study, the Master Transportation Plan Streets Element, and the East Falls Church Area Plan. Meetings were also held to discuss the Natural Resources Management Plan, the Crystal City Sector Plan, a process for the Rosslyn Service Commercial Study, the Five-Year Review of the Comprehensive Plan, and the PenPlace long range plan. In addition, a significant effort is continuing on Columbia Pike.

2010 LRPC Meetings

February 17	Rosslyn Building Height Study
May 5	East Falls Church Area Plan
June 10	East Falls Church Area Plan
June 14	Natural Resources Management Plan, Master Transportation Plan (NTP) Streets Element
June 21	Rosslyn Building Height Study
July 22	Crystal City Sector Plan
September 22	Rosslyn Building Height Study
September 29	Process for Studying Rosslyn Service Commercial Study
October 5	Five-Year Review of Arlington County’s Comprehensive Plan
October 21	MTP—Streets Element
October 25	2401 Wilson Boulevard Special General Land Use Plan Study
November 18	2401 Wilson Boulevard Special General Land Use Plan Study
December 16	PenPlace Special Planning Process

The Zoning Ordinance Committee (ZOCO), chaired by Steve Cole, held eleven meetings during 2010. Agenda items focused on a variety of proposed zoning ordinance amendments, zoning concepts and a Zoning Ordinance rewrite. Topics included Form Based Code amendments, determination of the standard of appeals from HALRB (Historic Affairs and Landmark Review Board) decisions, amendments to automobile service station uses in the “C-1” district, revision of

regulations for RV and commercial vehicle parking, and amendments to the criminal penalties provisions.

2010 ZOCO Meetings

January 6	“C-1” Automobile Service Uses; Historic Preservation (Section 31A) Appeals
February 4	Historic Preservation (Section 31A) Appeals; Form Based Code (FBC) Stoops, Finished Floor Elevation, Clear Heights; FBC Corners
February 16	FBC Stoops, Finished Floor Elevation, Clear Heights; FBC Corners
March 9	RV/Commercial Parking
April 5	FBC Stoops, Finished Floor Elevation, Clear Heights; “C-1” Automobile Service Uses
May 4	Historic Preservation (Section 31A) Appeals
June 8	Zoning Concepts
July 21	FBC 32’ Height Limit
September 21	FBC 32’ Height Limit
October 19	Proposal for Comprehensive Zoning Ordinance Rewrite
December 7	Amendment to Criminal Penalties (Section 37.F)

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, and the Columbia Pike Land Use and Housing Study. During 2010 the Public Facilities Review Committee (PFRC), chaired by Inta Malis, held two meetings, to review an amendment to the Arlington Mill Community Center use permit and the design of the Long Bridge Park aquatic facility. 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, Commissioner Cole’s interest in various processes and policies, and Commissioner Savela’s work in moving the Crystal City planning process to completion. 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.

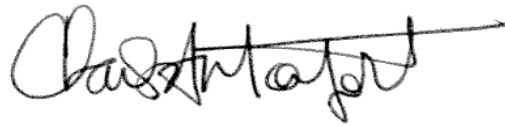
For reference and public record purposes, the Commission’s web page www.arlingtonva.us/plancom includes all of the meeting minutes, recommendation letters and other information for the Commission’s 2010 endeavors. The Planning Commission has been working hard to improve its use of its website for publicizing 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, 2010 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 2011 and beyond.

Respectfully Submitted,
Arlington County Planning Commission

A handwritten signature in black ink, appearing to read "Charles A. Monfort", with a long horizontal stroke extending to the right.

Charles A. Monfort
Planning Commission Chair for 2010

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