



# ARLINGTON COUNTY, VIRGINIA

## ARLINGTON COUNTY PLANNING COMMISSION

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FREIDA WRAY  
COORDINATOR

GIZELE C. JOHNSON  
CLERK

January 17, 2012

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

### **SUBJECT: Year-End Report 2011**

Dear Board Members:

The following summarizes the Planning Commission's efforts for 2011. 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 2011 with two new appointments, three reappointments, and two resignations. Christopher Forinash and Karen Kumm Morris were appointed on October 18, 2011. Steve Sockwell, Inta Malis and Brian Harner were reappointed to terms ending in 2015. Christian Dorsey and Nancy Hunt resigned effective April 1, 2011 and November 18, 2011, respectively. Nancy Hunt's second term was scheduled to end on December 31, 2011, but her relocation from Arlington County required her term to end slightly earlier.

As of December 31, 2011, the Planning Commission consisted of:

Members	Appointed	2 <sup>nd</sup> Term	3 <sup>rd</sup> Term	Term Ends
Rosemary Ciotti	7/11/06	8/19/10		7/31/14
Steve Cole	9/16/08			9/30/12
Peter Fallon	10/2/04	10/22/08		10/31/12
Christopher Forinash	10/18/11			10/31/15
Brian Harner	12/18/07	12/13/11		12/31/15
Suzanne Klein	2/23/10			2/28/14
Inta Malis	1/1/04	12/18/07	12/13/11	12/31/15
Charles Monfort	9/20/05	10/26/10		10/31/14
Karen Kumm	10/18/11			10/31/15
Terry Savela	9/14/02	9/19/06	9/28/10	9/30/12
Terry Serie	2/26/08			2/28/12
Stephen Sockwell	3/20/07	3/15/11		3/31/15

**Officers:** In January 2011, Rosemary Ciotti was elected Chair and Stephen Sockwell was elected Vice Chair of the Planning Commission. They served in those capacities throughout the year.

**Public Hearings:** In 2011, the Planning Commission held 11 public hearings, including 5 carried over to a second night. The Planning Commission considered the following items (some items were considered more than once as a result of deferrals):

- 1 addition to the Comprehensive Plan
- 1 General Land Use Plan Amendment
- 4 Master Transportation Plan Amendments
- 1 Area Plan, with associated GLUP and MTP Amendments
- 3 Special Land Use Studies
- 5 Zoning Ordinance Amendments
- 3 Rezoning
- 1 Zoning Proffer Amendment
- 1 Vacation of public alley
- 1 Neighborhood Conservation Plan
- 1 Form Based Code Use Permit
- 4 Site Plans or Major Site Plan Amendments
- 2 Transfer of Development Rights/Certification of Transferable Development Rights
- 2 Other Plans (HRI Phase 1 inventory, and Goals and Policy Objectives; and CEP)

Among these items, the Commission considered the East Falls Church Area Plan; Special Land Use Studies for the Bergman’s, Colony House and 2401 Wilson Boulevard sites; addition of the Master Transportation Plan Streets Elements to the Comprehensive Plan; Community Energy and Sustainability Task Force Report (CEP); Phase 1 of the Historic Resources Inventory (HRI) and Goals and Policy Objectives; and several Zoning Ordinance Amendments (Form Based Code, farmer’s markets, big box retail, “C-O Crystal City” district, and signs – temporary sidewalk, umbrella, and parking wayfinding signs). The Commission also received staff briefings on the Columbia Pike Land Use and Housing Economic Analysis Report, Rosslyn Multi-Modal Transportation Study, and updates on changes to the sign regulations.

In 2011, the Planning Commission reviewed, and the County Board subsequently approved, four (4) site plans or major site plan amendments and one (1) Form Based Code use permit, as follows:

Use Permit/Site Plan	Density				PC Date	CB Date
	Office	Residential	Hotel	Retail		
Arlington Mill FBC UP	-	131,000 sf 122 units	-	-	1/31/11	2/12/11
Founders Square SP #413	774,340 sf	256 units	183 rooms	26,585 sf	1/10/11	1/22/11
VA SQ Towers SP #416	-	508,022 sf 534 units	-	12,815 sf	9/6/11	9/17/11
Wakefield Manor SP #417	-	173,600 sf 188 units	-	-	10/3/11	10/15/11
Monument View SP #400	453,422 sf	-	-	-	9/8/11 & 10/5/11	10/18/11
<b>TOTALS</b>	<b>1,227,762 sf</b>	<b>812,622 sf 1,100 units</b>	<b>183 rooms</b>	<b>38,400 sf</b>		

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

Site Plan and FBC Use Permit	Additional Affordable Housing	Transportation (utility underground, TDM, etc.)	Public Art	Other	Total Community Benefits
Arlington Mill FBC Use Permit	121 affordable units	-	-	-	121 affordable units <sup>1</sup>
Founders Square SP #413	-	\$2,061,909	\$75,000	\$6,661,875 <sup>2</sup> (open space)	\$8,798,784
VA SQ Towers SP #416	\$1,000,000	\$714,315	\$75,000	-	\$1,789,315
Wakefield Manor SP #417	\$384,109 (approx. value of 4,700 sf)	\$205,150	\$75,000	-	\$664,259
Monument View SP #400	\$1,501,645	\$385,250	\$75,000	-	\$1,961,895
<b>TOTALS</b>	<b>\$2,885,754</b>	<b>\$3,161,474</b>	<b>\$300,000</b>	<b>\$6,661,875</b>	<b>\$13,009,103</b>

One site plan was deferred from a hearing in 2011, to be heard by the Planning Commission in January 2012 – SP #418 (Penzance Site Plan). The major amendment to SP #386 (3901 Fairfax Drive/Arlington Funeral Home) will also be heard in January 2012.

**Planning Commission Committees:**

**The Site Plan Review Committee (SPRC), chaired by Stephen Sockwell, held 20 meetings in 2011.** In addition to site plans, one meeting was held under the auspices of SPRC to review a Form Based Code Use Permit for the Rosenthal site preliminary proposal. Either one or two items were reviewed at each SPRC meeting. Three site plans are currently under active review: 650 N. Glebe Road (SP #72), Rosslyn Gateway (SP #39 & #54), and 2311 Wilson Blvd./Clean Technology Center (SP #263). One site plan was recently filed in November and will begin SPRC review in January 2012 (Bergmann’s site). The PenPlace proposal has completed the LRPC process and will begin SPRC review in early 2012. Two site plans are on hold: 2401 Wilson Blvd. and American Service Center. At year end, three site plans are in the preliminary stages of review and have not submitted the final filing: Rosslyn Plaza PDSP, Crystal Mall 3, and Colony House.

**SPRC Meetings**

February 7	Virginia Square Towers
February 14	4210 Washington Blvd/Row Houses at Ballston
March 28	Virginia Square Towers & FBC Use Permit for Rosenthal site prelim. proposal
April 14	Wakefield Manor
April 25	Jefferson Plaza
May 9	Monument View
May 23	Wakefield Manor
June 13	3901 Fairfax/Arlington Funeral Home

<sup>1</sup> A monetary value is not available on the provision of 121 affordable units.

<sup>2</sup> The total contribution for improvements to Mosaic Park in exchange for the transfer of density.

June 16	Monument View
July 11	Virginia Square Towers & Monument View
July 18	3901 Fairfax/Arlington Funeral Home
September 12	3001 Washington Blvd./Penzance & 2311 Wilson Blvd./Clean Technology
September 19	Rosslyn Gateway
September 26	2311 Wilson Blvd./Clean Technology
October 17	3001 Washington Blvd./Penzance
October 24	3901 Fairfax/Arlington Funeral Home & 2311 Wilson Blvd./Clean Technology
November 14	Rosslyn Gateway & 650 N. Glebe Road
December 5	2311 Wilson Blvd./Clean Technology
December 12	Rosslyn Gateway

**The Long Range Planning Committee (LRPC), chaired by Terry Savela, held 24 meetings during 2011.** Agenda items focused on a variety of proposed long range planning studies, including the East Falls Church Area Plan; special GLUP studies for 2401 Wilson Boulevard, Bergmann’s site, and Colony House site; and special studies for the American Service Center site and PenPlace in Pentagon City.

**LRPC Meetings**

January 18	East Falls Church Area Plan
January 20	ASC Special Study
January 27	PenPlace Special Study
February 8	East Falls Church Area Plan
February 10	Special GLUP Study Process/2401 Wilson Blvd Special GLUP Study
February 17	ASC Special Study
February 23	East Falls Church Special Study
February 24	Bergmann’s Special GLUP Study/Rosslyn Sector Plan Scope/Process
March 10	Bergmann’s Special GLUP Study
March 16	Rosslyn Sector Plan Scope and Process
March 21	ASC Special Study
March 29	PenPlace Special Study
March 31	Community Energy Plan
May 4	ASC Special Study/Special GLUP Study Process
May 12	PenPlace Special Study
May 18	Bergmann’s Special GLUP Study
May 19	HRI List
June 9	PenPlace Special Study

July 28	Colony House Special GLUP Study
August 1	PenPlace Special Study
September 1	HRI Policies
September 15	Colony House Special GLUP Study/Rosslyn Scope and Process
September 22	GLUP Reprint
November 2	Columbia Pike Land Use and Housing Study

**The Zoning Committee (ZOCO), chaired by Steve Cole, held 17 meetings during 2011.**

Agenda items focused on a variety of proposed zoning ordinance amendments, including zoning implementation of the Crystal City Sector Plan and a comprehensive revision to the sign regulations in Section 34 of the Zoning Ordinance. Additional topics included Form Based Code amendments, a study of the “R-C” zoning district, open-air markets, and large scale development projects.

**ZOCO Meetings**

January 10	“R-C” zoning study; Sign regulations update overview
February 22	Form Based Code (FBC) new street segment; FBC 32’ height limit; Crystal City zoning implementation
March 17	Sign regulations update overview
March 23	Crystal City zoning implementation
April 21	Crystal City block plans and Crystal City zoning implementation; Open-air markets (regulation of farmers’ markets)
May 10	Open-air markets
July 14	Large scale development; Crystal City zoning implementation
July 26	Large scale development; Crystal City zoning implementation
September 13	ZOCO Public Forum (Sign regulations update)
September 14	Crystal City block plans and Crystal City zoning implementation
September 21	Sign regulations update (public review draft 1)
September 27	Sign regulations update (public review draft 1)
October 11	Sign regulations update (public review draft 1)
October 13	Crystal City Zoning Implementation
October 26	Sign regulations update (sidewalk, umbrella, & way finding parking signs)
November 15	Sign regulations update (ZOCO review process; sign regulations groupings; temporary construction/sale/leasing signs)
December 6 □	Sign regulations update (prohibited signs; signs for institutional uses; flashing, moving and changeable copy signs)

**Planning Commission 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 2011 the Public Facilities Review Committee (PFRC), chaired by Inta Malis, held two meetings to review the design of the Long Bridge Park aquatic facility. The attached list of Planning Commission Liaison Assignments identifies the Commissions and Committees on which Planning Commissioners served.

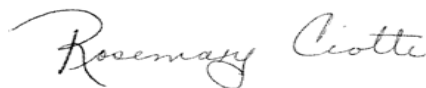
Beyond their participation in organized committees and task forces, Planning Commissioners have provided advice and consultation on planning issues of particular interest to them individually, including Commissioner Malis' work on the Columbia Pike Land Use and Housing Study, Commissioner Cole's work on updates to the Sign Ordinance, and Commissioner Savela's work on Crystal City implementation. By leading and engaging in discussions on these more focused topics, Commissioners helped Arlington citizens develop a broader perspective on relevant issues and their long term impacts.

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 2011 endeavors.

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 Freida Wray 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. 2011 has seen an increase in active site plan applications, special land use and GLUP studies, and Zoning Ordinance amendments. Even during these difficult economic times, Arlington County's commitment to Smart Growth principles and progressive planning efforts continues to be a place where businesses want to be and people want to live.

Respectfully Submitted,  
Arlington County Planning Commission



Rosemary Ciotti  
Planning Commission Chair for 2011

cc: Hope Halleck, Clerk, Arlington County Board  
Barbara Donnellan, County Manager, CMO  
Robert Brosnan, Director, DCPHD  
Peter Katz, Planning Director, DCPHD  
Freida Wray, Coordinator, Planning Commission, DCPHD  
Gizele Johnson, Clerk, Planning Commission, DCPHD