



ARLINGTON COUNTY, VIRGINIA
ARLINGTON COUNTY PLANNING COMMISSION

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



STEVE COLE
 CHAIR

CHRISTOPHER FORINASH
 VICE CHAIR

MICHELLE STAHLHUT
 COORDINATOR

GIZELE C. JOHNSON
 CLERK

January 8, 2014

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

SUBJECT: Year-End Report 2014

Dear Board Members:

This letter serves as the Arlington County Planning Commission’s Year-End Report to the Arlington County Board for calendar year 2014. Established in 1956, the Arlington County Planning Commission is a citizen advisory board authorized under the Code of Virginia to promote the orderly development of the Arlington County and its environs by advising the Arlington County Board on land use and related matters.

Membership on the Commission declined in 2014 from 11 to 9 members. Changes to membership included: the February 28, 2014 resignation of Suzanne Klein; the December 17, 2014 reappointment of Rosemary Ciotti to a third 4-year term ending December 31, 2015; the June 14, 2014 appointment of Ginger Brown to a 4-year term, and the early resignations of Inta Malis and Karen Kumm Morris as of December 31, 2014. The second terms of two additional Planning Commissioners, Stephen Sockwell and Brian Harner, conclude in 2015. We are concerned with the increased workload on remaining commissioners and urge the County Board to appoint new commissioners at the earliest possible time.

As of December 31, 2014, the Planning Commission consisted of:

Commissioner	Appointed	2nd Term	3rd Term	Term Ends
Steve Cole, Chair	9/16/08	9/18/2012	-	9/30/16
Chris Forinash, Vice Chair	10/18/11		-	10/31/15
Ginger Brown	7/24/14			7/31/18
Rosemary Ciotti	7/11/06	8/19/10	7/24/14	12/31/15
Erik Gutshall	6/18/13			6/30/17
Brian Harner	12/18/07	12/10/11		12/31/15
Nancy Iacomini	1/24/12	-	-	1/31/16
Jane Siegel	3/19/13	-	-	3/31/17
Stephen Sockwell	3/20/07	3/15/11	-	3/31/15

Officers: In December 2013, the Planning Commission elected Steve Cole as Chair and Christopher Forinash as Vice Chair. They served in these capacities throughout the year. In December 2014, the Planning Commission elected Christopher Forinash as Chair and Nancy Iacomini as Vice Chair, both of whom began a 12-month term on January 1, 2015.

Public Hearings: In 2014, the Planning Commission held 10 monthly public hearings, nine of which were multi-night hearings that carried over to a second or third night (21 hearings total). The Planning Commission considered the following items:

- 2 General Land Use Plan Amendments (*The Springs, 2401 Wilson Blvd.*)
- 1 Master Transportation Plan Amendment (*400 Army Navy Drive*)
- 5 Zoning Ordinance Amendments (*Columbia Pike FBC District technical corrections, Columbia Pike FBC District additions, Zoning Ordinance Update Phase IIB, Zoning Ordinance Sign Map updates, Columbia Pike FBC and N-FBC amendments*)
- 4 Rezoning (*The Springs, 2401 Wilson Blvd., 1401 Wilson Blvd., 400 Army Navy Drive*)
- 7 Site Plans or Major Site Plan Amendments (*Marymount University, The Springs, 1401 Wilson Blvd., 2221 S. Clark St/WeLive, Key Boulevard Apartments., and 400 Army Navy Drive*)
- 4 Transfer of Development Rights/Certification of Transferable Development Rights (*all related to Key Boulevard Apartments.*)
- 2 Historic District Designations (*Benjamin Elliott's Coal Trestle, Broadview*)
- 6 Other Plans/Policies (*Chesapeake Bay Preservation Ordinance, Stormwater Master Plan, Water Distribution Plan, Green Building Incentive Policy update, Courthouse Square Study Draft Framework Plan, Public Land for Public Good Report*)
- 2 URD Use Permits (*Honeysuckle Hill, 2401 Wilson Blvd.*)
- 1 UCMUD Use Permit (*10th Street Flats*)
- 1 Use Permit (*McKinley Elementary School*)
- 3 Neighborhood Conservation Plan Updates (*Alcova Heights, Waycroft-Woodlawn, Waverly Hills*)
- 1 Vacation (*Marymount University/Blue Goose*)
- 1 Sector Plan Update Framework Adoption (*Rosslyn Plan Framework*)
- 5 Requests to Advertise (*Realize Rosslyn, Zoning Ordinance updates, Stormwater Master Plan, Zoning Ordinance Sign Map updates, Columbia Pike FBC Zoning Ordinance updates*)

In addition, the Commission received staff briefings on *In-Building Wireless Communication Systems, the Stormwater Management Ordinance, the Chesapeake Bay Preservation Ordinance and Erosion and Sediment Control Ordinance Amendments, Arlington Public Schools Siting, the Columbia Pike Transit Initiative, the Water Distribution Master Plan, the 2015-2024 Capital Improvement Plan, the Planning Division Work Plan (twice), and the Urban Design and Research Section of CPHD.*

The Commission also conducted joint sessions with members of the Site Plan Review Working Group and the Economic Development Commission.

In 2014, the Planning Commission reviewed seven site plans or major site plan amendments and four use permits, as shown below. All were subsequently approved by the County Board except for Key Boulevard Apartments, which was deferred indefinitely.

Development proposals reviewed by the Planning Commission:

Use Permit/Site Plan	Density					PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)	Other		
Marymount University (Blue Goose) SP#64	165,203	71,758 sf 267 units		3,000		1/13/14	1/25/14
4218 N Carlin Springs Rd (The Springs) SP#430	5,630	117,694 sf 104 units			96 ADUS	1/14/14	1/25/14
6122 Lee Highway URD (Honeysuckle Hill)		4 lots				2/10/14	2/22/14
2401 Wilson Blvd. SP #404			161 rooms	1,300		3/6/2014	3/15/14
1401 Wilson Blvd SP#429	513,004	347,596 sf 274 units		55,540		6/2/14	6/14/14
2221 S. Clark St. (WeLive) SP#11		152,529 sf 252 units		5,848		7/7/14	7/19/14
10 th Street Flats (UCMUD)	4,704	131,431 sf 135 units		3,660	8,153 sf Live/work	7/9/14	7/19/14
McKinley Elementary School Use Permit					32,250 sf addition	9/8/2014	9/20/14
Key Boulevard SP#181		171,153 sf 158 units			82 ADUS	11/3/14	Deferred
400 Army Navy Drive SP#2		491,936 sf 453 units				12/1/2014	1/24/2015*
TOTALS	688,541 sf	1,484,097 sf 1,647 units	161 rooms	69,348	178 ADUs 32,250 sf school 8,153 sf (live/work)		

The reviewed site plans generated the following community benefits:

Site Plan	Affordable Housing	Transportation (utility underground, TDM, etc.)	Public Art	Open Space	Other	Total Community Benefits
Marymount University (Blue Goose) SP #64	\$257,565	\$6,391,419	\$75,000			\$6,723,984
4218 N Carlin Springs Rd (The Springs) SP#430		\$47,290	\$75,000			\$122,290
2401 Wilson Blvd. SP #404	\$582,800	\$22,784	\$75,000		\$1.54 million street elevator renovation	\$2,220,584
1401 Wilson Blvd SP#429	\$6,000,000	\$8,420,151	\$750,000	\$6,900,000	\$1,485,000 two public elevators	\$23,555,151
10 th Street Flats						
TOTALS	\$6,840,365	\$14,881,644	\$975,000	\$6,900,000	\$3,025,000	

Planning Commission Committees

The Site Plan Review Committee (SPRC), chaired by Commissioner Christopher Forinash, held 20 meetings in 2014. Either one or two items were reviewed at each SPRC meeting. There are six site plans currently under active review: 1) Pentagon Centre PDSP and Phase I Site Plan Amendment (#297), 2) 2025 Clarendon Blvd. – Wendy’s Site (#435), 3) Gables/N. Rolfe Street (SP #432), 4) 223 23rd Street (SP #433)/Crystal City Block M (SP #11), 5) The Berkeley (SP #431) and 6) Rosslyn Plaza PDSP (#422). There are three site plans currently on hold: 1) Shreve Apartments-East Falls Church (SP #427), 2) Park Shirlington (SP #433), and 3) American Service Center (SP #73). At year’s end, three site plans are in the preliminary stages of review and have not submitted the final filing: 1) 672 Flats (Glebe Rd.), 2) Ballston Common Redevelopment (#193), and 3) Ballston Oak Townhomes (Stuart Street).

SPRC Meetings

1/6/2014	400 Army Navy Drive
2/3/2014	1401 Wilson Boulevard
2/20/2014	10 th Street Flats
3/10/2014	1401 Wilson Boulevard
3/13/2014	The Berkeley
3/24/2014	Key Boulevard
3/27/2014	Gables Residential
4/7/2014	1401 Wilson Boulevard
4/17/2014	1. The Berkeley 2. 10 th Street Flats
4/24/2014	400 Army Navy Drive
5/12/2014	1. The Berkeley 2. Crystal Plaza 6
5/19/2014	Park Shirlington
5/22/2014	1. The Gables 2. 400 Army Navy Drive
6/9/2014	Site Plan Review Working Group
6/19/2014	Site Plan Review Working Group
6/26/2014	The Gables
7/14/2014	Key Boulevard
7/17/2014	The Gables
7/28/2014	2025 Wilson Boulevard – Wendy’s Site
9/22/2014	2025 Wilson Boulevard – Wendy’s Site
9/29/2014	1. 400 Army Navy Drive 2. Key Boulevard
10/27/2014	2025 Wilson Boulevard – Wendy’s Site
12/11/2014	Rosslyn Plaza

The Long Range Planning Committee (LRPC), chaired by Commissioner Inta Malis, held 17 meetings during 2014. Agenda items focused on several planning studies, as shown below.

LRPC Meetings

1/7/2014	Stormwater Master Plan/Stormwater Management Ordinance
2/18/2014	1. Crystal City Block Plan Block M 2. Stormwater Master Plan
2/27/2014	Realize Rosslyn Sector Plan Update/Draft Rosslyn Plan Framework
3/27/2014	Realize Rosslyn Sector Plan Update/Draft Rosslyn Plan Framework: RTA
5/5/2014	Crystal City Block Plan Block M
5/20/2014	Water Distribution Master Plan
6/12/2014	Retail Action Plan
6/23/2014	1. Crystal City Block Plan Block M 2. Retail Action Plan Update
7/22/2014	Courthouse Square Planning and Urban Design Study
9/15/2014	Green Building Policy Updates
10/2/2014	Affordable Housing Study
10/16/2014	Courthouse Square Planning and Urban Design Study
10/20/2014	Arlington County Retail Plan
10/28/2014	Public Land for Public Good
11/13/2014	Courthouse Square Planning and Urban Design Study
11/20/2014	Public Land for Public Good
12/18/2014	Pentagon Centre PDSP and Phase 1 Site Plan Amendments

The Zoning Committee (ZOCO), chaired by Commissioner Nancy Iacomini, held eight meetings during 2014.

Agenda items focused on a variety of proposed zoning ordinance amendments, including those related to the Columbia Pike Form Based Code.

ZOCO Meetings

2/4/ 2014	Codifying administrative practices and determinations related to bulk, coverage, placement
3/11/ 2014	Administrative practices and miscellaneous policy amendments
4/8/ 2014	1. Proposed amendments to Map 34-1 (sign map) 2. Zoning Ordinance Update Phase IIB
5/6/ 2014	1. Proposed amendments to 13.7.1 (sign height in Rosslyn) 2. Proposed amendments to Map 34-1 (sign map) 3. Existing and finished grade (related to lot coverage and main building footprint)
7/15/ 2014	1. Form Based Code amendments 2. Zoning Ordinance Update: Phase IIC Overview
9/18/ 2014	Zoning Ordinance update: definitions, short term use standards, accessory use standards)
10/14/ 2014	Zoning Ordinance update – Use Classification
11/12/ 2011	Zoning Ordinance – Use Classification (Retail, Service and Commercial Uses)

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 led and/or contributed to the Realize Rosslyn-Rosslyn Sector Plan Update, the Envision Courthouse Square Urban Design Study, the Western Rosslyn Area Planning Study (WRAPS), and the Affordable Housing Study. During 2014, the Public Facilities Review Committee (PFRC), chaired by Steve Sockwell held a total of nine meetings to review two APS projects (the McKinley Elementary School expansion and Abingdon School expansion). The UCMUD Review Committee convened one meeting in April 2014 to review the 10th Street Flats. Commissioner Kumm Morris chaired that meeting. The attached list of Planning Commission Liaison Assignments identifies the many other Commissions and Committees on which Planning Commissioners served.

Beyond their participation in organized committees and task forces, Planning Commissioners have continued to provide advice and consultation on planning issues of particular interest to them individually, including Commissioner Malis' work on the Neighborhoods Special Revitalization District Form Based Code, Commissioner Cole's work on the Site Plan Review Working Group, and Commissioner Harner's work on the Rosslyn Process Panel for the Rosslyn Sector Plan Update. 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 pages, <http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx> includes all meeting minutes, recommendation letters and other information related to the Commission's 2014 endeavors, SPRC <http://commissions.arlingtonva.us/planning-commission/sprc-past-meetings-2014/>, ZOCO <http://commissions.arlingtonva.us/planning-commission/zoco-past-meetings-2014/>, and LRPC <http://commissions.arlingtonva.us/planning-commission/lrpc-past-meetings-2014/>

The Planning Commission and other stakeholders devoted considerable time throughout 2013 and the first half of 2014 on a substantial effort to revise the County's site plan review process. This work most recently was the subject, on September 16, 2014, of a County Board/Planning Commission Work Session. The Commission approved revision on elements of the process for which it is responsible on September 10, 2014. It had been the Commission's hope and expectation that these changes would be implemented for site plans accepted for review beginning January 1, 2015. For this to have occurred, in addition to Planning Commission actions, amendments to the Zoning Ordinance and 4.1 Administrative Regulation have been needed. Insufficient staff resources unfortunately have delayed the implementation of site plan review improvements. We urge the County Board to make the necessary resources available so that these important changes can be implemented at the earliest possible date.

In closing, the Planning Commission would like to make special note of and express its continued appreciation for the support of Arlington County staff across multiple departments who are involved in the planning process and invaluable aided the Commission's work this past year. The staff's commitment to excellent planning has been instrumental in educating and assisting the Commission in the making of recommendations to the County Board. The Planning Commission is especially indebted to Michelle Stahlhut and Gizele Johnson, for their direct, responsive 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. This past year saw an increase in active site plan and special exception redevelopment applications; use permits for County and Schools public facilities, and Zoning Ordinance amendments including the reformat of the Zoning Ordinance. Even during these difficult economic times, Arlington County, with its commitment to sensible, thoughtful and progressive planning, continues to be a place where businesses want to be and people want to live.

Respectfully Submitted,
Arlington County Planning Commission



Steve Cole
Immediate Past Chair

cc: Hope Halleck, Clerk, Arlington County Board
Barbara Donnellan, County Manager, CMO
Robert Brosnan, Director, DCPHD
Bob Duffy, Planning Director, DCPHD
Tom Miller, Current Planning Supervisor, DCPHD
Michelle Stahlhut, Coordinator, Planning Commission, DCPHD
Gizele Johnson, Clerk, Planning Commission, DCPHD

Arlington County, Planning Commission
Liaison Assignments 2014 – Revised 1/16/15

Planning Commission Committees

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

Long Range Planning Committee (LRPC)

Staff: Kellie Brown
CPHD, PD (703) 228-3524

Commissioner Malis

Site Plan Review Committee (SPRC)

Meetings held Monday at 7 PM
Planning Commissioners are assigned
specific site plans by Chair
Staff: Samia Byrd
CPHD, PD (703) 228-3529

Commissioner Forinash, VC

Zoning Committee (ZOCO)

Meeting schedule TBD
Staff: Deborah Albert
CPHD, PD (703) 228-3533

Commissioner Iacomini

County Facilities

Public Facilities Review Committee

Staff: Michelle Stahlhut, CPHD, PD (703) 228-3541

Commissioner Sockwell, Chair ^{CB}
(April 2013 – April 2015)
Commissioner Forinash, VC
(Nov 2013 – Nov 2015)
Commissioner Karen Kumm
(Nov 2013 – Dec 2014)

Sector Plans and Planning Studies

Affordable Housing Study

Staff: Russell Danao-Schroeder, CPHD, HD (703) 228-3826

Commissioner Sockwell

Arlington-Alexandria Joint Four Mile Run Task Force

Staff: Scott McPartlin, PRCR (703) 228-0929

Commissioner Cole

Crystal City Citizen Review Council

Staff: Margaret Rhodes, CPHD (703) 228-0065

Commissioner Siegel^{CB}

Columbia Pike Land Use & Housing Study Plenary Group

Staff: Jennifer Smith, CPHD, PD (703) 228-0068
Staff: Matt Mattauszek, CPHD, PD (703) 228-0493

Commissioner Mallis

Courthouse Square Planning and Urban Design Study

3rd Wednesday of the month. Locations will vary
Jason Beske, Staff Coordinator, DCPHD, PD, (703) 228-0765

Commissioner Iacomini

Form Based Code Advisory Working Group (FBC AWG)

2nd Wednesday of every month, 7 pm
Locations vary as available
Staff: Jennifer Smith, (703) 228-0068
Matt Mattauszek, (703) 228-0493

Commissioner Malis^{CM}

Lee Highway Study Staff: Kellie Brown, CPHD, PD, (703) 228-3524	Commissioner Brown
Rosslyn Process Panel Staff: Anthony Fusarelli, CPHD, PD (703) 228-3548	Commissioner Harner
Western Rosslyn Area Planning Study (WRAPS) Richard Tucker, Staff Coordinator, DCPHD, PD (703) 228-0069	Commissioners Cole/Gutshall

Other Commissions and Committees

Arts Commission 4 th Wednesday of every month 7 pm CHP, Lobby Conference Rm (B) Birch, (703) 228-1850	Commissioner Cole
Ballston BID Tina Leone, Executive Director, (703) 786-6037 901 N Glebe Road, Suite 806, Arlington, VA 22203 tina@ballstonbid.com Staff Liaison: Marc McCauley, AED (703) 228-0835	Commissioner Ciotti
Bicycle Advisory Committee 1 st Monday of every month, 7 pm, CHP Conf Rm (A) Azalea Staff: David Goodman, DES, (703) 228-3709	Commissioner Forinash, VC
Clarendon Alliance Matt Hussman, Executive Director alliance@clarendon.org , (703) 812-8881 3019 N 11 th Street, Arlington, VA 22201 3 rd Wednesday of every month, 7 pm Staff Liaison: George Parr, AED (703) 228-0870	Commissioner Kumm
Columbia Pike Revitalization Organization (CPRO) Takis Karatonis, Executive Director (703) 892-2776 Staff Liaison: Alex Iams, AED (703) 228-0836	Commissioner Malis
Community Energy Plan Implementation Review Committee Meets a minimum of twice a year. Richard Dooley, Staff Coordinator, DES, (703) 228-3532 http://freshaireva.us/2014/01/community-energy-plan-implementation-review-committee/	Commissioner Siegel
Courthouse Square Planning and Urban Design Study 3 rd Wednesday of the month. Locations will vary Jason Beske, Staff Coordinator, DCPHD, PD, (703) 228-0765	Commissioner Iacomini
Crystal City Business Improvement District (CCBID) Angie Fox, President/CEO, (703) 412-9430 afox@crystalcity.org Meets quarterly, date/time/location TBD Staff: Alex Iams, AED (703) 228-0836 & Michelle Cowan, DMF (703) 228-5023	Commissioner Malis
Economic Development Commission	Commissioner Gutshall

2nd Tuesday of every month, 8 am
1100 N. Glebe Road, Ste. 1500 (703) 228-0808
Staff Liaison, Cynthia Richmond, AED (703) 228-0840

Emergency Preparedness Advisory Commission
Last Wednesday of every month, 7 pm, CHP, Conf Rm 311
Staff: David Morrison, OEM (703) 228-3256

Commissioner Iacomini

Environmental and Energy Conservation Commission (E2C2)
4th Monday of every month, 7:30 pm, CHP, Conf Rm (B) Birch
Staff: Adam Segel-Moss, DES (703) 228-3066
Asegel-moss@arlingtonva.us

Commissioner Siegel

Historical Affairs and Landmark Review Board (HALRB)
3rd Wednesday of month, Courthouse Plaza
Staff: Cynthia Liccese-Torres, DCPHD, ONS, (703) 228-3831

Commissioner Iacomini

Housing Commission
3rd Thursday of every month, 7 pm, CHP, Conf Rm (C) Cherry
Staff: Joel Franklin, DCPHD, HCD (703) 228-7949

Commissioner Sockwell

National Capital Planning Commission
Marcel C. Acosta, Executive Director, (202) 482-7221
Marcel.acosta@ncpc.gov
1st Thursday of each month, 12:30 pm
401 9th St. NW #500, DC

Commissioner Harner

Neighborhood Conservation Advisory Commission
2nd Thursday of every month, 7:30 pm, Conf. Rm. CC-2,
NRECA, 4301 Wilson Blvd.
Staff: Tim McIntosh, CPHD, ONS, (703) 228-3829

Commissioner Malis

NVBIA Technical Committee
3rd Wednesday of every month, 8:30 am, CHP Room 710A
Staff: Samia Byrd, CPHD, PLD (703) 228-3529

Commissioner Harner

Parks & Recreation Commission
4th Tuesday of every month, 7:30 pm
2100 Clarendon Blvd, Conference Room C/D
Staff: David Miller, PRCR, (703)-228-3336

Commissioner Cole

Pedestrian Advisory Committee
2nd Wednesday of every month, 7 pm, CHP Conf Rm (B) Birch
Staff: David Goodman, DES, (703) 228-3709

Commissioner Ciotti

Rosslyn Bid
Mary-Claire Burick, Executive Director, (703) 522-6628
Lucia de Corde, Assistant Executive Director, (703) 522-6628
1st Wednesday of the month, 8 am
1925 N. Lynn Street, Suite RA-110
Staff Liaison: George Parr, AED (703) 228-0870

Commissioner Kumm

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

Commissioner Gutshall^{CB}

Urban Forestry Commission

4th Thursday of every month, 7:30 pm.

CHP Conference Rm (A) Azalea

Staff: Jamie Bartalow, PRCR, (703) 228-7747

Commissioner Kumm

^{CB} Appointed by the County Board

^{CM} Appointed by the County Manager