



ARLINGTON COUNTY, VIRGINIA
ARLINGTON COUNTY PLANNING COMMISSION

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GIZELE C. JOHNSON
CLERK

December 31, 2015

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

SUBJECT: Year-End Report 2015

Dear Board Members:

This letter serves as the Arlington County Planning Commission’s Year-End Report to the Arlington County Board for calendar year 2015. 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. It is the only advisory body so chartered and required by the Commonwealth. The agenda of the Commission is largely driven by the needs of the County Board: if an item related to land use, development, or planning is coming before the County Board for action, it must first be considered in a public hearing by the Planning Commission.

Membership on the Commission in 2015 increased from 9 to 13 members, below the statutory limit of 15. Changes to membership included appointments of James Schroll and Stephen Hughes on May 19, 2015; short-term reappointment of Chris Forinash until December 31, 2015; and appointments of Elizabeth Gearin and Kathleen McSweeney on December 15, 2015. The terms of two commissioners, Chris Forinash and Brian Harner, expired on December 31, 2015 and they did not seek reappointment, bringing Commission membership as of January 1, 2016, to 11.

As of December 31, 2015, the Planning Commission consisted of:

Commissioner	Appointed	Reappointments	Term ending
Christopher Forinash, Chair	10/18/11	10/17/15	12/31/15
Nancy Iacomini, Vice Chair	1/24/12		1/31/16
Ginger Brown	7/24/14		07/31/18
Rosemary Ciotti	7/11/06	8/19/10; 7/24/14; 12/31/14	07/31/18
Steve Cole	9/16/08	08/18/12; 10/23/12	09/30/16
Elizabeth Gearin	12/15/15		12/31/19
Erik Gutshall	6/18/13		6/30/17
Brian Harner	12/18/07	12/10/11	12/31/15
Stephen Hughes	5/19/15		5/31/19
Kathleen McSweeney	12/15/15		12/31/19
James Schroll	5/19/15		5/31/19
Jane Siegel	3/19/13		3/31/17
Stephen Sockwell	3/20/07	3/15/11; 3/17/2015	3/31/17

P.C. #

Officers: In December 2014, the Planning Commission elected Christopher Forinash as Chair and Nancy Iacomini as Vice Chair. They served in these capacities throughout the year. In December 2015, the Planning Commission elected Nancy Iacomini as Chair and Erik Gutshall as Vice Chair, for 12-month terms starting January 1, 2016.

Public Hearings: In 2015, the Planning Commission held 11 monthly public hearings, eight of which carried over to a second and sometimes third night. In addition, a special additional hearing was held in July, for a total of 23 nights of public hearings for the year.

The Planning Commission considered the following items:

- 2 Sector Plans (*Rosslyn Sector Plan, Courthouse Sector Plan Addendum*)
- The Retail Action Plan
- The Affordable Housing Master Plan
- 1 Neighborhood Conservation Plan (*Cherrydale*)
- 1 Special GLUP Study (*Washington Vista*)
- 1 Area Study (*WRAPS*)
- 6 RTAs (*CP-FBC Required Building Lines adjustment, ZO Amendments for short term use standards, WRAPS, Affordable Housing Study, Rosslyn Sector Plan, Courthouse Sector Plan Addendum*)
- 2 GLUP Amendments (*Wendy's, Mosaic Park*)
- 6 Site Plans (*Gables, Wendy's Site, 672 Flats, Red Top Cab, Carpool, Ballston Oak Townhomes*)
- 4 Site Plan Amendments (*Pentagon Centre, Ballston Quarter office, Ballston Quarter Mall Renovation, Ballston Quarter Residential*)
- 3 Form-Based Code Use permits (*Columbia Hills, Carver Homes, Arlington Presbyterian Church*)
- 1 Unified Residential Development (*Reevesland*)
- 3 Use Permits (*Reevesland, Abingdon Elementary School, secondary parking for Abingdon*)
- 5 Rezoning (*Arlington Transit, 2900 Jefferson Davis Hwy; Wendy's, Mosaic Park, 672 Flats, CP-FBC Arlington Presbyterian Church*)
- 5 Zoning Ordinance Amendments (*CP-FBC Required Building Lines adjustments, Zoning Ordinance short term use standards, Zoning Ordinance technical corrections, Red Top Cab, CPN-FBC TDR Multiplier extension, FBC and N-FBC Amendments to allow civic uses in ground floor*)
- 4 Vacations (*400 Army Navy Drive, Wendy's, Red Top Cab, Ballston Quarter*)
- 3 Ordinance of Abandonment (*400 Army Navy Drive, Mosaic Park, ART Bus Property Yard*)
- 5 MTP Amendments (*Mosaic Park, ART Bus Property, 18th Street North, Red Top Cab*)
- 2 Transfers of Development Rights (*Wendy's, Mosaic Park*)

In addition, the Commission received staff briefings on *the Planning Division workplan (twice), Proposed Zoning Ordinance Priorities, Site Plan Review Processes, County Economic Outlook, and the Transportation Performance Metrics Study*

The table below describes the site plans, site plan amendments, Form Based Code Use permits, and school use permit that the Commission considered in 2015.

Development proposals reviewed by the Planning Commission:

Use Permit/Site Plan	Density					PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)	Other		
The Gables SP #432		391,369 sf 395 units		1,000	14 unit Transitional Living Facility	2/09/15	2/21/15
Columbia Hills N-FBC U-3401-15-1		117,694 sf 229 affordable units				2/11/15	2/24/15
Carver Homes N-FBC U-3402-15-1		73 units (6 affordable)				2/11/15	2/24/15
2026 & 2038 Wilson Blvd SP #435 (“Wendy’s Site”)	195,870			6,960		3/2/2015	3/14/15
Pentagon Centre PDSP SP #297 (Amendment)	705,700	693 units	200	346,000	11 on-site affordable	09/09/2015	09/21/2015
672 Flats SP#437		179,210 sf 173 units		4,325	7 on-site affordable	10/05/2015	10/17/2015
Clarendon West SP #438 (Red Top Cab)		580,374 580 units		3,477		10/07/15	10/20/2015
Abingdon Elementary School					30,000 sf addition	9/15/2015	9/21/15
Carpool SP#46		321,160 sf 330 units		8,000		11/02/2015	12/12/2015
Ballston Oak Townhomes SP #436		12 units				11/2/2015	12/12/15
Ballston Quarter SP #193	14,838	406 units		11,854 66,475		11/4/2015	11/17/2015
Arlington Presbyterian N-FBC U-3426-15-1		173 affordable units		8,500		11/30/2015	12/12/2015
TOTALS	210,708	2,371	200	456,591			

The site plan development process creates additional community benefits beyond those that might be received from by-right development of the same properties. While a full accounting of community benefits would include other sources – especially the sector plans and Form-Based Code – the site plans listed above generated more than \$40,000,000 in additional community benefits. The Form-Based Code development process also yields substantial community benefits, although those are embedded in the Code rather than negotiated as part of individual development projects. The approved site plans generated the following community benefits (excluding base benefits required by the affordable housing ordinance for site plans):

Site Plan	Affordable Housing	Transportation (utility underground, TDM, etc.)	Public Art	Open Space	Other	Total Community Benefits
The Gables		\$112,367	\$75,000			\$187,367
Wendy's Site	\$312,250	\$51,782	\$75,000		\$557,250	\$996,282
Pentagon Centre PDSP SP #297 (Amendment)		\$450,170	\$75,000		\$541,191	\$1,066,361
672 Flats SP#437		\$65,595	\$75,000			\$140,595
Clarendon West SP #438 (Red Top Cab)		\$3,181,019	\$75,000			\$3,256,019
Carpool SP#46		\$382,099	\$75,000			\$457,099
Ballston Oak Townhomes SP#436		\$21,048				\$21,048
Ballston Quarter SP #193		\$7,606,296	\$75,000	\$4,800,000	\$13,500,000	\$25,981,296
TOTALS	\$312,250	\$11,870,376	\$525,000	\$4,800,000	\$14,598,441	\$32,106,067

Planning Commission Committees

The Site Plan Review Committee (SPRC), chaired by Commissioner Nancy Iacomini, held 33 meetings in 2015. Either one or two items were reviewed at each SPRC meeting. In addition, the SPRC moved forward its proposal to update the site plan review process, earning the endorsement of the full Commission. At year-end, the Commission continues to work with staff to update the interrelated procedures that comprise site plan review.

At the close of 2015, five site plans remained under active review: 2000 Clarendon Boulevard (#441), 750 N. Glebe (Mazda Site, #440), 1411 Key Boulevard (#439), The Berkeley (#431), and Rosslyn Plaza PDSP (#422). Three site plans are currently on hold: 223 23rd Street (SP #433)/Crystal City Block M (SP #11), Key Boulevard Apartments (#181), Shreve Apartments-East Falls Church (SP #427), Park Shirlington (SP #433), and American Service Center (SP #73). One site plan is in the preliminary stages of review: Metropolitan Park, Phase 6.

SPRC Meetings in 2015

DATE	PROJECT	SPRC Chair (Planning Commission Member)
2/23/2015	Pentagon Centre	Steve Sockwell
3/9/2015	1. 672 Flats 2. SPRCWG Recommendations and Implementation	1. Nancy Iacomini 2. Nancy Iacomini
3/16/2015	Pentagon Centre	Steve Sockwell
3/23/2015	Crystal Plaza 6	Erik Gutshall
4/16/2015	672 Flats	Nancy Iacomini
4/23/2015	Pentagon Centre	Steve Sockwell
5/2/2015	Clarendon West	Rosemary Ciotti
5/11/2015	1. Pentagon Centre 2. SPRC Administrative – Site Plan Conditions	1. Steve Sockwell 2. Nancy Iacomini
5/13/2015	Carpool	Erik Gutshall
5/18/2015	1. Clarendon West 2. 672 Flats	1. Rosemary Ciotti 2. Nancy Iacomini
6/8/2015	1. Carpool 2. Pentagon Centre	1. Erik Gutshall 2. Steve Sockwell
6/15/2015	672 Flats	Nancy Iacomini
6/18/2015	Clarendon West	Rosemary Ciotti
6/22/2015	Carpool	Erik Gutshall
7/13/2015	1. Pentagon Centre 2. Clarendon West	1. Steve Sockwell 2. Rosemary Ciotti
7/20/2015	Ballston Quarter	Steve Cole
7/23/2015	1. Carpool 2. Ballston Oak Townhomes	1. Erik Gutshall 2. Jane Siegel
7/27/2015	Clarendon West	Rosemary Ciotti
7/30/2015	Ballston Quarter	Steve Cole
9/16/2015	Ballston Quarter	Steve Cole
9/21/2015	1. Ballston Oak Townhomes 2. 1411 Key Boulevard	1. Jane Siegel 2. Jane Siegel
9/28/2015	1. 672 Flats 2. Ballston Quarter	1. Nancy Iacomini 2. Steve Cole
10/12/2015	Ballston Quarter	Steve Cole
10/19/2015	Crystal Square #3	Stephen Hughes
10/22/2015	1. SPRWG Recommendations 2. 1411 Key Boulevard	1. Nancy Iacomini 2. Jane Siegel
10/26/2015	Rosslyn Plaza	Steve Cole
11/10/2015	1411 Key Boulevard	Jane Siegel
11/16/2015	Rosslyn Plaza	Steve Cole
11/18/2015	Mazda Block	Nancy Iacomini
12/5/2015	Mazda Block	Nancy Iacomini

12/7/2015	2000 Clarendon Boulevard	Rosemary Ciotti
12/10/2015	Mazda Block	Nancy Iacomini
12/14/2015	Rosslyn Plaza	Steve Cole

The Long Range Planning Committee (LRPC), chaired by Commissioner Steve Cole, held 17 meetings during 2015. Agenda items focused on completing several planning studies, as shown below.

LRPC Meetings in 2015

2/17/2015	Rosslyn Sector Plan Update
2/18/2015	Rosslyn Sector Plan Update
2/23/2015	Rosslyn Sector Plan Update
2/25/2015	Western Rosslyn Area Planning Study (WRAPS)
2/26/2015	Affordable Housing Study
3/31/2015	1. Mosaic Park 2. Wilson School Historic District Designation Request
4/20/2015	750 N Glebe Rd – GLUP and Zoning
4/27/2015	Joint Meeting with Zoning Committee: Red Top Cab Site
4/28/2015	1. Washington Vista Special GLUP Study 2. Affordable Housing Study
5/20/2015	Draft Rosslyn Sector Plan
5/21/2015	Draft Rosslyn Sector Plan
5/27/2015	WRAPS
5/28/2015	Draft Retail Plan
6/23/2015	Washington Vista
6/25/2015	Courthouse Square
10/13/2015	Joint Meeting with Zoning Committee: Land Use and Zoning implementation of WRAPS
10/29/2015	Community Facilities Study Proposed Siting Process

The Zoning Committee (ZOCO), chaired by Commissioner Erik Gutshall, held nine meetings during 2015. Agenda items focused on a variety of proposed zoning ordinance amendments, including those related to the Columbia Pike Form Based Code.

ZOCO Meetings in 2015

1/6/ 2015	Zoning Ordinance Update Phase IIC: short term use standards
2/3/ 2015	Zoning Ordinance Update Phase IIC: short term use standards, non-conforming one and Two family, off-site parking for day care
3/10/ 2015	Short Term use standards technical corrections
4/27/ 2015	Joint Meeting with LRPC: Red Top Cab site
5/12/ 2015	Zoning Ordinance Amendment Process
7/28/ 2015	1. Neighborhoods Form Based Code: TDR Multiplier extension 2. Red Top Cab Site Amendment

9/29/2015	Form-Based Code Amendment: allowable ground floor and civic uses
10/13/ 2015	Joint Meeting with LRPC: WRAPS Land Use and Zoning Implementation
11/10/ 2015	WRAPS Zoning Implementation

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 Communities Facilities Study, Realize Rosslyn-Rosslyn Sector Plan Update, the Envision Courthouse Square Urban Design Study, the Western Rosslyn Area Planning Study (WRAPS), the Affordable Housing Study, the Public Spaces Master Plan, and the Williamsburg Field Site Evaluation Workgroup. During 2015, the Public Facilities Review Committee (PFRC), chaired by Steve Sockwell held a total of thirteen meetings to review four APS projects (the Stratford Elementary School expansion, new Wilson School, Abingdon Elementary School, and site plan modification for parking to Ashlawn). The attached list of Planning Commission Liaison Assignments identifies the many other Commissions and Committees on which Planning Commissioners served.

For reference and public record purposes, the [Planning Commission's](#) web site includes all meeting minutes, recommendation letters and other information related to the work of the Commission and committees ([SPRC](#), [ZOCO](#), and [LRPC](#)).

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 the completion of seven major plans and ten major developments and redevelopments. 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
Christopher Forinash, Chair

cc: Hope Halleck, Clerk, Arlington County Board
Mark Schwartz, County Manager, CMO
Steve Cover, 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