



**ARLINGTON COUNTY, VIRGINIA**  
**ARLINGTON COUNTY PLANNING COMMISSION**

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



**NANCY IACOMINI**  
 CHAIR

**ERIK GUTSHALL**  
 VICE CHAIR

**MICHELLE STAHLHUT**  
 COORDINATOR

**GIZELE C. JOHNSON**  
 CLERK

December 31, 2016

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

**SUBJECT: Year-End Report 2016**

Dear Board Members:

This letter serves as the Arlington County Planning Commission’s Year-End Report to the Arlington County Board for calendar year 2016.

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.

For many years the monthly Planning Commission hearings have had an audio recording available for review on the County’s website. On Thursday, April 14, 2016, live streaming of the Planning Commission hearings began. This streaming, along with the audio recordings, continue to be available on the Commission’s website. Electronic copies of Commission documents are also available online, linked to hearing dates.

Membership on the Commission in 2016 decreased from 11 to 9 members. Changes to membership included the term expiration of one commissioner, Steve Cole, on September 30, 2016. Commissioner Rosemary Ciotti resigned as of September 14, 2016.

As of December 31, 2016, the Planning Commission members are:

<b>Commissioner</b>	<b>Appointed</b>	<b>Reappointments</b>	<b>Term ending</b>
Nancy Iacomini, <b>Chair</b>	1/24/12	1/26/2016	01/31/20
Erik Gutshall, <b>Vice-Chair</b>	6/18/13		06/30/17
Ginger Brown	7/24/14		07/31/18
Elizabeth Gearin	12/15/15		12/31/19
Stephen Hughes	5/19/15		05/31/19
Kathleen McSweeney	12/15/15		12/31/19

James Schroll	5/19/15		05/31/19
Jane Siegel	3/19/13		03/31/17
Stephen Sockwell	3/20/07	3/15/11; 3/17/2015	03/31/17

**Officers:** In December 2015, the Planning Commission elected Nancy Iacomini as Chair and Erik Gutshall as Vice Chair for 2016. They served in these capacities throughout the year. In December 2016, the Planning Commission elected Erik Gutshall as Chair and Jane Siegel as Vice Chair, for 12-month terms starting January 1, 2017.

**Public Hearings:** In 2016, the Planning Commission held 11 monthly public hearings, eight of which carried over to a second, third, and sometimes fourth night. There were a total of 23 nights of public hearings for the year. In addition, the Commission participated in one County Board Work Session on March 8, 2016 to discuss the Planning Division’s FY16 Work Plan.

The Planning Commission considered the following items:

- 1 Neighborhood Conservation Plan (*Long Branch Creek*);
- 3 Comprehensive Plan Amendment (WRAP implementation, *Master Transportation Plan (MTP) WRAP Implementation, MTP Streets Element, MTP Rosslyn Sector Plan Implementation, Trades Recycling Center*);
- 3 GLUP Amendments (*1411 Key Blvd, WRAP Implementation, Rosslyn Sector Plan Implementation*);
- 1 Phased Development Site Plan (*Rosslyn Plaza*);
- 5 Site Plans (*1411 Key Blvd., 2000 Clarendon Blvd., the Berkeley, Mazda site, Met Park 6*);
- 2 Site Plan Amendments (*4040 Wilson, Met Park 4/5*);
- 1 PDSP Site Plan Amendment (*Met Park 6, Met Park 4/5*);
- 3 Use Permits (*Village Center FBC, Rappahannock Coffee FBC, Wellington Apartments FBC*);
- 5 Rezoning (*Village Center FBC, Rosslyn Plaza, 2000 Clarendon Blvd., the Berkeley, and Mazda*);
- 2 Local Historic Designation (*Cambridge Courts, Stratford School*);
- 10 Zoning Ordinance Amendments (*WRAPS, Historic District designation for schools, Zoning Ordinance technical updates, Open Air Markets, Car Rentals, Signs – Content-based regulations, Columbia Pike Form-Based Code Amendments, Rosslyn Sector Plan Implementation, Urban Regional Shopping Center signs, Accessory Homestay, S-3A school height and setbacks*); and
- 2 Vacations (*Rappahannock Coffee FBC, Mazda Site*).

In addition, the Commission received briefings on *the Planning Division Work Plan, the 22202 Transportation and Planning Data Compilation and Report, Special GLUP Policy, Process, and 2015-2019 Studies Map and Summary Report, the Capital Improvement Plan, the Transportation Development Plan, the Nauck Town Square plan, 22202 Transportation Study, The Rosslyn-Georgetown Gondola Study and the Williamsburg Field Lighting Evaluation Work Group.*

The following table describes the PDSP, site plans, site plan amendments, and Form-Based Code use permits that the Commission considered in 2016.

**Development proposals reviewed by the Planning Commission:**

Use Permit/Site Plan	Density					PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)	Other		
1411 Key Blvd. SP #439		126,888 sf 63 units			4 ADUs*	1/13/16	1/28/16
Village Center (Food Star) U-3429-16-1		365 units		81,530		2/10/16	2/20/16
Rosslyn Plaza PDSP SP #422	1,810,173 sf	546,487 sf 550 units	130,000 sf 200 rooms	45,000		3/1/16	3/12/16
The Berkeley SP #431		236,900 sf 257 units			155 ADUs	5/09/16	5/17/16
750 N. Glebe (Mazda) SP #440		484,785 sf 491 units		62,298	22 ADUs	6/8/2016	6/16/16
2000 Clarendon SP #441		104,814 sf 90 units		1,921	4 ADUs	06/13/16	06/18/16
Rappahannock Coffee FBC U-3436-16-1		105 units		14,736		05/02/16	06/18/16
4040 Wilson Blvd. SP #413 Founder's Square	192,095 sf	213,205 sf 244 units		33,200		07/07/16	07/16/16
Met Park #6 SP #105		565,309 sf 577 units		9,665		07/06/16	07/16/16
The Wellington FBC U-3448-16-1		401 units		13,700	105 ADUs	7/7/16	7/20/2016
Met Park 4/5 (The Barlett) SP #105					Convert 50 units to short term hotel use	11/30/16	12/2/16
<b>TOTALS</b>	<b>2,002,268 sf</b>	<b>2,566 units</b>	<b>200 rooms</b>	<b>109,966 sf</b>	<b>290 *Affordable Dwelling Units (ADUs)</b>		

**Community Benefits**

The site plan development process provides for benefits to the community beyond those that might be received from by-right development of the same properties. Site plan projects also usually provide more formal benefits that are termed Community Benefits. Some of these benefits usually include the undergrounding of utilities around a site by the developer, as well as street and other transportation improvements. Other anticipated benefits are often outlined in planning documents, such as sector plans and the Form-Based Codes. The County has a valuation formula for items provided as Community Benefits with site plans and the Benefits are noted in staff reports that accompany the consideration of each site plan. In 2016 the site plans listed above generated more than \$10,000,000 in community benefits. The Form-Based Code development process also yields substantial community benefits, although they are embedded in the Code rather than negotiated as part of individual development projects.

The following table of approved site plans notes the community benefits generated by each plan (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
1411 Key Blvd. SP #439	\$103,067	\$52,781	\$75,000			\$230,848
Rosslyn Plaza PDSP SP #422						
The Berkeley SP #431		\$249,587	\$75,000			\$ 324,587
750 N. Glebe (Mazda) SP #440	\$1,720,873	\$213,131	\$75,000			\$2,009,004
2000 Clarendon SP #441	\$472,923	\$29,101	\$75,000			\$577,024
4040 Wilson Blvd. Founders SP #413	\$900,000	\$89,206	\$75,000	\$2,220,625		\$3,284,831
Met Park #6 SP #105	\$3,507,033	\$161,867	\$75,000			\$3,743,900
<b>TOTALS</b>	<b>\$6,703,896</b>	<b>\$795,673</b>	<b>\$450,000</b>	<b>\$2,220,625</b>		<b>\$10,170,194</b>

### Planning Commission Committees

The Site Plan Review Committee (SPRC), chaired by Commissioner Nancy Iacomini, held 23 meetings in 2016, including two joint meetings with the Form-Based Code Advisory Working Group (FBC AWG) Either one or two items were reviewed at each SPRC meeting.

At the close of 2016, three site plans remained under active review: 1555 Wilson Blvd. (SP #445), Queens Court, New Century Center Residential Building (SP #65), Ballston Station – Ballston Central United Methodist Church (SP #443), and Queens Court Apartments (SP #444). Five site plans are currently on hold: 223 23<sup>rd</sup> Street (SP #433)/Crystal City Block M (SP #11), Key Boulevard Apartments (#181), Shreve Apartments-East Falls Church (SP #427), Park Shirlington (SP #433). Three site plans are in the preliminary stages of review: 11<sup>th</sup> & Vermont, and River House. Three major site plan amendments are also in the preliminary stages of review: 2101 & 2201 Crystal Drive-Crystal Parks (SP#167), Crystal Drive Retail Adaptive Reuse- Crystal Square (SP #90), and Crystal Houses 3 (SP #13).

**SPRC Meetings in 2016**

<b>DATE</b>	<b>PROJECT</b>	<b>SPRC Chair (PC Member)</b>
01/21/2016 Joint meeting with FBC AWG	Village Center, FBC Project 950 S George Mason Drive	N. Iacomini
01/28/2016	The Berkeley	S. Sockwell
02/22/2016	2000 Clarendon Boulevard	R. Ciotti
03/07/2016	750 North Glebe Road (Mazda Site)	N. Iacomini
03/10/2016	2000 Clarendon Boulevard	R. Ciotti
03/21/2016	750 North Glebe Road (Mazda Site)	N. Iacomini
03/28/2016	Metropolitan Park Phase 6	J. Siegel
04/06/2016	Metropolitan Park Open House	
04/18/2016	750 North Glebe Road (Mazda Site)	N. Iacomini
04/21/2016 Joint meeting with FBC AWG	South Rhodes Street, FBC Project	R. Ciotti
04/25/2016	Metropolitan Park Phase 6	J. Siegel
05/12/2016	Metropolitan Park Phase 6	J. Siegel
05/16/2016	4040 Wilson Blvd (Founder's Square)	E. Gearin
05/19/2016	SPRC Administration	N. Iacomini
05/26/2016	Founder's Square	E. Gearin
	Metro Park 6	J. Siegel
06/16/2016	Metro Park 6	J. Siegel
10/17/2016	Queen's Court	E. Gearin/J. Siegel
11/03/2016	The Bartlett Apartments	K. McSweeney/J. Siegel
11/14/16	Queen's Court 1555 Wilson Blvd.	E. Gearin/J. Siegel E. Gutshall
12/05/16	Queen's Court 1555 Wilson Blvd.	E. Gearin/J. Siegel E. Gutshall
12/08/16	Century Center	S. Hughes
12/12/16	1555 Wilson Blvd.	E. Gutshall
12/15/16	Ballston Station	N. Iacomini

**The Long Range Planning Committee (LRPC)**, chaired by Commissioner Ginger Brown, held 12 meetings during 2016. Agenda items focused on completing several planning studies, as shown below.

### LRPC Meetings in 2016

2/02/2016	Planning Division Work plan Crystal City Community Benefits Matrix
2/24/2016	Joint Meeting with ZOCO 1. Car Rental; 2. Rosslyn Sector Plan Implementation
4/11/2016	Public Spaces Master Plan Update
5/24/2016	Stratford Historic Designation
6/28/2016	County Board Blue Ribbon Panel Review of Pentagon City PDSP 1976-2016
7/21/2016	1. MTP Typologies
10/13/2016	1. Master Recycling Plan Map 2. Community Facilities Study
10/20/2016	Washington Blvd./Kirkwood Rd. Special General Land Use Plan Study "Plus"
11/07/2016	1. Balls Cemetery Historic District Designation 2. Crystal City Block Plan Q
11/17/2016	1. Williamsburg Lighting 2. MTP Transit Element Amendments
12/07/2016	1. Lee Highway Initiative 2. Five Year Comprehensive Plan Review
12/20/2016	1. Washington Blvd. and Kirkwood Rd. Special GLUP Study 2. 11 <sup>th</sup> and Vermont Street Special GLUP Study

The Zoning Committee (ZOCO), chaired by Commissioner Jane Siegel, held ten meetings during 2016. Agenda items focused on a variety of proposed zoning ordinance amendments, including those related to the Columbia Pike Form Based Code.

### ZOCO Meetings in 2016

1/19/ 2016	1. Car Rental 2. Historic Preservation districts
2/24/ 2016	Joint Meeting with LRPC 1. Car Rental 2. Implementation of Rosslyn Sector Plan recommendations
3/17/ 2016	1. Upcoming Technical updates 2. Revisions to proposed Historic Preservation Districts amendment
4/12/ 2016	1. Open-air markets 2. Signs (for consistency with recent case law)
5/10/2016	1. Arlington County Retail Plan Implementation
5/25/2016	1. FBC Amendments 2. Rosslyn Sector Plan Zoning Implementation
7/12/2016	1. Rosslyn Sector Plan Zoning Implementation 2. Signs for Regional Shopping Centers
9/20/ 2016	1. Height, setback and parking modifications for public uses in S-3A districts
10/19/ 2016	1. Height, setback and parking modifications for public uses in S-3A districts 2. Short-term residential rental uses
11/15/2016	1. Short-term residential rental

**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. During 2016, the Public Facilities Review Committee (PFRC), chaired by Steve Sockwell held a total of fifteen meetings to review three APS projects (the Stratford Elementary School expansion, new Wilson School, and new elementary school at Thomas Jefferson) as well as to discuss siting options for Fire Station #10.

In addition, Commission members led and/or contributed to the Public Spaces Master Plan, the Four Mile Run Working Group, the Williamsburg Field Lighting Workgroup and the Residential Parking Study. 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  
Nancy Iacomini, 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

