



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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COORDINATOR

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CLERK

February 25, 2019

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

SUBJECT: 2018 Year-End Report

Dear Board Members:

This letter serves as the Arlington County Planning Commission's Year-End Report to the Arlington County Board for calendar year 2018.

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.

The Planning Commission hearings are streamed live online and along with the audio recordings are available on the [Commission's website](#). Electronic copies of Commission documents are also available online, linked to hearing dates.

Membership on the Commission in 2018 decreased from 10 to 9 and ended the year with 10 members. Changes to membership included the resignation of Commissioner Shelby on June 10, 2018 and the addition of Commissioner Morton on June 19, 2018.

As of December 31, 2018, the [Planning Commission members](#) were:

Commissioner	Appointed	Reappointments	Term ending
James Schroll 2019 Chair	05/19/2015		05/31/2019
Elizabeth Gearin 2019 Vice Chair	12/15/2015		12/31/2019
Stephen Hughes	05/19/2015		05/31/2019
Nancy Iacomini	01/24/2012	1/26/2016	01/31/2020
James Lantelme	02/07/2017		02/28/2021
Kathleen McSweeney	12/15/2015		12/31/2019
Elizabeth Morton	06/19/2018		06/30/2022
David Ricks	04/25/2017		04/30/2021
Jane Siegel	03/19/2013	04/04/2017	03/31/2021
Daniel Weir	04/25/2017		04/30/2021

Officers: In December 2017, the Planning Commission elected Jane Siegel as Chair and James Schroll as Vice Chair for 2018. They served in these capacities throughout the year. On December 3, 2018, the Planning Commission elected James Schroll as Chair and Elizabeth Gearin as Vice Chair, for 12-month terms starting January 1, 2019.

Public Hearings: In 2018, the Planning Commission held 10 monthly public hearings, six (6) of which carried over to a second and sometimes third night. There was a total of 16 nights of public hearings for the year. The Planning Commission also participated in one (1) County Board work session on February 13, 2018 to discuss the Planning Division's FY18 Work Plan.

During the year, the Planning Commission considered the following items:

- **2** Policies (*Four Mile Run Valley Policy Framework, Four Mile Run Valley Area Plan*)
- **3** General Land Use Plan (GLUP) Amendments (*11th and Vermont, Benjamin Banneker Park, 2300 9th St. S.*);
- **6** Site Plans (*Clarendon Market Commons Phase II Development, 11th and Vermont, Central District Retail Phase I, Red Cross Site, Crystal Square Phase II, Virginia Hospital Center*);
- **1** Use Permit (*New Elementary School at the Reed Site*);
- **8** Rezoning (*Benjamin Banneker Park, McCoy Park, Salt Dome – 26th/Old Dominion, Clarendon Market Commons Phase II Development, 11th and Vermont, Red Cross Site, Crystal Square Phase II, Virginia Hospital Center*);
- **3** Zoning Ordinance Amendments (*Placement of Non-Commercial Banners on Street Light Poles, Nonconforming Lots, Buildings, and Structures, Community Swimming Pools*)
- **3** Vacations (*Central District Retail Phase I, Ballston Quarter, Crystal Square Phase II*).
- **4** 2232 Findings (*2920 S. Glebe Office Building, Lubber Run Community Center, APS Interior Renovation Projects at the Career Center and Yorktown, Salt Dome – 26th/Old Dominion*)
- **1** Request to Advertise (*Four Mile Run Valley Area Plan*)
- **3** Informational Items (*CMO Proposed Capital Improvement Plan FY19-FY28, Community Energy Plan Update, Green Building Policy Update*)
- **2** Resolutions (*Fee Increase for Local Historic District Designation reports, Zoning Fee Schedules for Eligible Telecommunications Projects*)
- Amendments to Zoning Fee Schedule, Increase to CPHD Development Fund, Subdivision Fees

The following table describes the site plans and Form-Based Code use permits that the Commission considered in 2018.

Use Permit/Site Plan	Density					PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)	Other		
Clarendon Market Commons Phase II Development SP #339	120,116 sf <i>(59,486 sf of which may be retail or office use)</i>			110,408 sf <i>(59,486 sf of which may be retail or office use)</i>	Totals: 145,768 sf of redeveloped commercial space 20,478 sf of existing inline retail on Clarendon Blvd.	01/17/2018	01/30/2018
11 th and Vermont SP #447		125,734 sf 84 units				02/12/2018	02/24/2018
Central District Retail – Phase I – 1550 Crystal Drive/251 18 th St. S. SP #90	5,804 sf			77,766 sf		02/14/2018	02/24/2018 <i>(deferral)</i>
Red Cross SP #446		93,750 sf 97 units				04/09/2018	04/21/2018
Central District Retail – Phase I – 1550 Crystal Drive/251 18 th St. S. SP #90				84,000 sf		05/07/2018	10/20/2018
Crystal Square – Phase II – 1750/1770 Crystal Drive SP #90	10,000 sf			16,300 sf		05/07/2018	10/20/2018
Virginia Hospital Center SP #177					241,564 sf <i>(medical services)</i>	09/06/2018 09/11/2018	09/22/2018 11/27/2018
TOTALS	135,920 sf	219,484 sf 181 units		288,474 sf	407,810 sf		

Community Benefits

The site plan development process provides for amenities for and benefits to the community beyond those that might be received from by-right development of the same properties. Site plan projects usually also deliver more formal benefits that are termed “Community Benefits,” which may include the undergrounding of utilities around a site by the developer, as well as street and certain other transportation or infrastructure improvements. The County has a valuation formula for items provided as these standard Community Benefits. When included as part of a site plan approval, the standard Community Benefits are noted in the staff report that accompany each site plan.

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
Clarendon Market Commons Phase II Development SP #339		<ul style="list-style-type: none"> TDM Wilson Boulevard streetscape improvements 	\$75,000	Corner plaza easement	24,155 sf (LEED Gold) 5,565 sf (Façade Preservation)	29,719.8 sf
11 th and Vermont SP #447		\$208,762.78	\$75,000	Dollar amount undefined		\$283,762.78 + open space contribution
Red Cross SP #446	29 units 28,753.5 sf	<ul style="list-style-type: none"> TDM In-Building Wireless Streetscape improvements Preservation easement 	\$75,000	Playground access easement	32 units 31,728 sf (Earthcraft Gold)	61 units 60,481.5 sf
Central District Retail – Phase I – 1550 Crystal Drive/251 18 th St. S. SP #90			\$75,000		LEED	No bonus density
Crystal Square – Phase II – 1750/1770 Crystal Drive SP #90			\$75,000	Land Dedication	LEED	No bonus density
Virginia Hospital Center SP #177					LEED Silver Certification	

Other non-standard benefits or amenities, such as indications of future open spaces, may be outlined in planning documents, such as sector plans and the Form-Based Codes. 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.

Planning Commission Committees

[The Site Plan Review Committee \(SPRC\)](#), held 23 meetings in total during 2018. The Committee as a whole was managed by Commissioner Jane Siegel. Each Site Plan Review process was chaired or co-chaired by individual Commissioners.

At the close of 2018, two (2) final site plans remained under active review: 1501 Arlington Blvd./Best Western Site (SP #233) and APAH/American Legion (SP #449). In addition, two (2)

final site plan submissions have been received: Harris Teeter/American Service Center (SP #72) and 1122 N. Kirkwood (SP #450). These projects are anticipated to begin the SPRC process at the beginning of 2019.

Seven site plans are currently on hold: PenPlace Phase I, 2101 Crystal Drive-Crystal Parks, River House, 223 23rd Street (SP #433)/Crystal City Block M (SP #11), Key Boulevard Apartments (SP#181), Shreve Apartments-East Falls Church (SP #427), and Park Shirlington (SP #433).

Four site plans are in the preliminary stages of review: Crystal Houses 3 (SP #13), Rosslyn Holiday Inn (SP #79), Crystal City Verizon Site (SP #244), and Artis Senior Living Center.

SPRC Meetings in 2018

DATE	PROJECT	SPRC Chair (PC Member)
01/04/2018	11 th & Vermont	J. Schroll
01/20/2018	Walking Tour – Red Cross Site	S. Hughes
01/22/2018	Red Cross Site	S. Hughes
01/25/2018	11 th & Vermont	J. Schroll
01/29/2018	1750/70 Crystal Drive <i>(Joint Meeting with LRPC)</i>	E. Gearin
02/01/2018	Red Cross Site	S. Hughes
02/05/2018	Virginia Hospital Center	N. Iacomini
02/10/2018	Walking Tour – Virginia Hospital Center	N. Iacomini
02/28/2018	1750/70 Crystal Drive	E. Gearin
03/08/2018	Virginia Hospital Center	N. Iacomini
03/22/2018	Virginia Hospital Center	N. Iacomini
04/16/2018	Standard Site Plan Conditions Update	J. Siegel
04/19/2018	Virginia Hospital Center	N. Iacomini
04/26/2018	PenPlace Phase I	D. Weir
05/14/2018	Virginia Hospital Center	N. Iacomini
05/24/2018	PenPlace Phase I	D. Weir
06/25/2018	PenPlace Phase I	D. Weir
07/23/2018	PenPlace Phase I	D. Weir
09/17/2018	1501 Arlington Blvd. (Best Western site) 1750/70 Crystal Drive	K. McSweeney E. Gearin
10/15/2018	1501 Arlington Blvd. (Best Western site)	K. McSweeney
11/13/2018	APAH/American Legion	S. Hughes/E. Morton
11/15/2018	1501 Arlington Blvd. (Best Western site)	K. McSweeney
12/10/2018	APAH/American Legion	S. Hughes/E. Morton

[The Long Range Planning Committee \(LRPC\)](#), chaired by Commissioner Nancy Iacomini, held 17 meetings during 2018, which included two joint meetings with SPRC and one joint meeting with ZOCO. Commissioner Jane Siegel co-chaired the joint LRPC/SPRC meeting with Commissioner

Iacomini. In addition, Commissioner Gearin co-chaired the LRPC/ZOCO joint meeting. Many agenda items focused on completing several planning studies, as shown below.

LRPC Meetings in 2018

DATE	AGENDA
01/09/2018	<ol style="list-style-type: none"> 1. Virginia Code 15.2-2232 Determination for the government office building at 2920 S. Glebe Road 2. Virginia Code 15.2-2232 Determination for the new Lubber Run Community Center at 300 N. Park Drive
01/23/2018	Planning Division 2018 Work Plan
01/29/2018	<i>Joint Meeting with SPRC</i> <ol style="list-style-type: none"> 1. Crystal City Block Plan G 2. 1770 Crystal Drive
02/06/2018	<ol style="list-style-type: none"> 1. 3804 Wilson Boulevard (Staples Site) Special General Land Use Plan Study 2. 2300 9th Street S. Special General Land Use Plan Study (Meeting #2)
02/22/2018	Crystal City Block Plan G
03/01/2018	GLUP Reprint Process
03/07/2018	Four Mile Run Valley Policy Framework
03/13/2018	2300 9 th Street S. Special General Land Use Plan Study (Meeting #3)
04/02/2018	Crystal City Block Plan G
04/16/2018	<i>Joint LRPC and SPRC</i> <ol style="list-style-type: none"> 1. Crystal City Block Plan G 2. Standard Site Plan Conditions – Informational
04/25/2018	<ol style="list-style-type: none"> 1. Career Center and Yorktown Internal Modifications – 2232 Determinations 2. Benjamin Banneker and McCoy Park – GLUP Amendment, Rezoning, and 2232 Determination Validations
05/16/2018	<i>Joint LRPC and ZOCO</i> <ol style="list-style-type: none"> 1. 3804 Wilson Blvd. (“Staples”) Special General Land Use Plan Study 2. Two-Dwelling Non-Conforming Issues Zoning Study Scope of Work
05/29/2018	<ol style="list-style-type: none"> 1. A Plan for our Places and Spaces (POPS) 2. Public Art Master Plan (PAMP)
07/30/2018	Four Mile Run Draft Area Plan
10/16/2018	Master Transportation Plan Bicycle Element
11/14/2018	<ol style="list-style-type: none"> 1. Special GLUP Study Process 2. Shirlington GLUP Study – Background on PDSP Only
12/12/2018	A Plan for our Places and Spaces (POPS)

[The Zoning Committee \(ZOCO\)](#), chaired by Commissioner Elizabeth Gearin, held four (4) meetings during 2018 including the one joint meeting with LRPC. Agenda items focused on a variety of proposed zoning ordinance amendments.

ZOCO Meetings in 2018

05/16/2018	<i>Joint LRPC Meeting</i> <ol style="list-style-type: none"> 1. 3804 Wilson Blvd. (“Staples”) Special General Land Use Plan Study 2. One- and- Two-Family Dwelling Non-Conforming Issues Zoning Study Scope of Work
07/24/2018	One- and- Two-Family Non-Conforming Dwellings
09/04/2018	Community Swimming Pools
12/11/2018	Child Care Initiative – Phase I

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 2018, the [Public Facilities Review Committee \(PFRC\)](#), chaired by James Schroll, held a total of 14 meetings to review two APS projects (*the new elementary school at the Reed site and interior renovations at the Education Center*) as well as to discuss Long Bridge Park.

In addition, Commission members led and/or contributed to the Public Spaces Master Plan, the Four Mile Run Working Group, and the Career Center Working Group. The attached list of Planning Commission Liaison Assignments identifies the many other Commissions and Committees on which Planning Commissioners served.

The Commission finalized the [Site Plan Review Committee’s Citizen’s Guide](#) which is an operating guide for the committee and serves as an information resource for the public. These procedures are intended to facilitate the gathering of community input from the many community stakeholders impacted by site plans and to provide guidance to the Planning Commission. This effort has resulted in the completion of online and paper versions of the guide.

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 would like to extend appreciation to Mary (Molly) O’Connell for her assistance serving as the Acting Planning Commission Coordinator following the resignation of Michelle Stahlhut in April 2018. In addition, the Planning Commission is especially indebted to Nicole Boling 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 two major plans and six 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
Jane C. Siegel, 2018 Chair

A handwritten signature in black ink that reads "Jane C. Siegel". The signature is written in a cursive style with a large, looping initial "J".

cc: Kendra Jacobs, Clerk, Arlington County Board
Mark Schwartz, County Manager, CMO
Samia Byrd, Deputy County Manager, CMO
Claude Williamson, Director, DCPHD
Bob Duffy, Planning Director, DCPHD
Aaron Shriber, Current Planning Supervisor, DCPHD
Nicole Boling, Coordinator, Planning Commission, DCPHD
Gizele Johnson, Clerk, Planning Commission, DCPHD