



# ARLINGTON COUNTY, VIRGINIA

## ARLINGTON COUNTY PLANNING COMMISSION

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



**JAMES SCHROLL**  
CHAIR

**ELIZABETH GEARIN**  
VICE CHAIR

**COURTNEY BADGER**  
COORDINATOR (ACTING)

**GIZELE C. JOHNSON**  
CLERK

February 10, 2020

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

### **SUBJECT: 2019 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 2019.

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 increased to 13 members in 2019. Changes to membership includes the addition of Commissioner Bagley, Commissioner Patel, Commissioner Peterson, and Commissioner Steinberger.

As of December 31, 2019, the [Planning Commission members](#) were:

<b>Commissioner</b>	<b>Appointed</b>	<b>Reappointments</b>	<b>Term ending</b>
Elizabeth Gearin <b>2020 Chair</b>	12/31/2015		12/31/2019
James Lantelme <b>2020 Vice Chair</b>	2/07/2017		2/28/2021
Denyse “Nia” Bagley	7/16/2019		7/31/2023
Stephen Hughes	5/19/2015	5/21/2019	5/31/2023
Nancy Iacomini	1/24/2012	1/26/2016	1/31/2020
Kathleen McSweeney	12/15/2015		12/31/2019
Elizabeth Morton	6/19/2018		6/30/2022
Devanshi P. Patel	1/02/2019		1/31/2023
Tenley Peterson	7/16/2019		7/31/2023
James Schroll	5/19/2015	5/21/2019	5/31/2023

Jane Siegel	3/19/2013	4/04/2017	3/31/2021
Sara Steinberger	1/2/2019		1/31/2023
Daniel Weir	4/25/2017		4/30/2021

**Officers:** In December 2018, the Planning Commission elected James Schroll as Chair and Elizabeth Gearin as Vice Chair for 2019. They served in these capacities throughout the year. On December 4, 2019, the Planning Commission elected Elizabeth Gearin as Chair and James Lantelme as Vice Chair, for 12-month terms starting January 1, 2020.

**Public Hearings:** In 2019, the Planning Commission held 11 monthly public hearings, six of which carried over to a second and sometimes third night. There was a total of 18 nights of public hearings for the year. The Planning Commission also participated in one County Board work session on April 30, 2019 to discuss the Planning Division’s FY19 Work Plan.

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

- **4** Policies (*MTP Bicycle Element and MTP Map Amendment, Public Space Master Plan, Community Energy Plan Update, Green Building Incentive Policy Update*);
- **5** General Land Use Plan (GLUP) Amendments (*APAH/American Legion, Special GLUP Study Process, SAHPD Designation, Jennie Dean Park, Bonus Height/Density*);
- **9** Site Plans (*WhyHotel-Ballston, APAH/American Legion, Best Western, 1122 N. Kirkwood Rd., Dittmar Holiday Inn, LCOR Verizon Site, American Service Center/Harris Teeter, Metropolitan Park 6-8, Crystal Houses*);
- **3** Use Permits (*WhyHotel-George Mason Dr., Education Center Conversion, Westmont Shopping Center*);
- **5** Rezonings (*APAH/American Legion, Rosslyn Holiday Inn, LCOR/Verizon Site, Jennie Dean Park, Crystal Houses*);
- **11** Zoning Ordinance Amendments (*Special GLUP Study Fees, Child Care Initiative, R-C Minimum parking ratio, Large Media Screens, Social Service Institutions Parking Requirements, Accessory Dwellings, APS Relocatable Structures, Child Care Parking Standards, Assisted Living Facilities, Bonus Density, Elder Care Uses*);
- **3** Vacations (*Rosslyn Holiday Inn, LCOR/Verizon Site, Jennie Dean Park*);
- **1** 2232 Finding (*APS Education Center*);
- **4** Requests to Advertise (*MTP Bicycle Element, Public Space Master Plan, Community Energy Plan Update, 2020 GLUP Reprint*);
- **4** Informational Items (*Rosslyn Sector Plan, Multimodal Transportation Studies, Commission on Aging, Crystal City and Planning Commission Background*); and

- **2 Other Items:** Amendment to Lyon Park Neighborhood Conservation Plan and Certification of Transfer of Development Rights for Jennie Dean Park.

The following table describes the site plans and Form-Based Code use permits that the Commission considered in 2019.

Use Permit/Site Plan	Density				PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)		
WhyHotel (Ballston Quarter) SP #193	---	---	155,358 sf 175 units	---	1/16/2019	1/26/2019
APAH/American Legion SP #449	---	175,723 sf 160 units	---	6,750 sf	2/11/2019	2/23/2019
Best Western – 1501 Arlington Blvd. SP #233	---	64,926 sf 48 units	118,239 sf 160 units	---	4/8/2019	4/23/2019
1122 N. Kirkwood Rd. SP #450	---	260,337 sf 255 units	---	---	6/5/2019	6/15/2019
Dittmar Holiday Inn SP #79	---	456,603 sf 502 units	313,400 sf 375 units	14,412 sf	9/9/2019	9/24/2019
Westmont Shopping Center U-3546-19-1	---	250 units	---	22,500 sf	9/11/2019	9/21/2019
LCOR/Verizon Site SP #244	---	260,403 sf 306 units	---	11,428 sf	10/9/2019	10/19/2019
American Service Center/Harris Teeter SP #72	---	787,523 sf 732 units	---	77,575 sf	11/6/2019	11/16/2019
Metropolitan Park 6-8 SP #105	2,152,111sf	---	---	69,545 sf	12/3/2019	12/14/2019
Crystal Houses SP #13	---	851,454 sf 798 units	---	---	12/4/2019	12/14/2019
<b>TOTALS</b>	<b>2,152,111 sf</b>	<b>2,856,969 sf 3,051 units</b>	<b>586,997 sf 710 units</b>	<b>202,210 sf</b>		

### Site Plan Features and Amenities

The site plan development process provides for amenities 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 Site Plan Features and Amenities 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	Notes
APAH/American Legion SP #449	160 units 175,723 sf					No bonus density
Best Western – 1501 Arlington Blvd. SP #233	\$2,620,244 Or 8 units (10,300 sf)			Improvements to Fort Myer Heights Park	LEED Gold	
1122 N. Kirkwood Rd. SP #450	16,051 sf 16 on-site units	<ul style="list-style-type: none"> <li>• Utility Underground</li> <li>• Infrastructure improvements</li> </ul>			LEED Silver	
Dittmar Holiday Inn SP #79	\$4,500,000	<ul style="list-style-type: none"> <li>• \$4,500,000 transportation improvements</li> <li>• In-Building Wireless</li> <li>• Utility Improvement</li> <li>• TDM</li> <li>• Cycle Track</li> </ul>	\$300,000	\$5,000,000 intended for Gateway Park	<ul style="list-style-type: none"> <li>• LEED Gold</li> <li>• Conference Center</li> </ul>	
LCOR/Verizon Site SP #244	12 on-site units	<ul style="list-style-type: none"> <li>• \$51,352 contribution to Utility Underground Fund</li> <li>• \$90,000 toward Eads St. Bicycle and Pedestrian Improvement Project</li> <li>• In-Building Wireless</li> <li>• Utility Improvements</li> <li>• TDM</li> </ul>	\$75,000	\$1,431,673 for the planning and design of the “New Park”	LEED Silver	
American Service Center/Harris Teeter SP #72					LEED Silver	No Bonus Density
Metropolitan Park 6-8 SP #105	\$20 million	<ul style="list-style-type: none"> <li>• New traffic lights</li> <li>• 14<sup>th</sup> St. S. extension</li> <li>• Protected bike lanes</li> <li>• Bus Islands</li> <li>• Restriping</li> <li>• TDM</li> <li>• Streetscape</li> <li>• Utility Improvements</li> <li>• In-Building Wireless</li> <li>• Capital Bikeshare station</li> </ul>	\$225,000	Public easements and funding of parks on two acres of public space	<ul style="list-style-type: none"> <li>• LEED Platinum</li> <li>• Event space usage</li> </ul>	
Crystal Houses SP #13	105,000 sf 81 units (Conveyance of Crystal Houses 5 to the County)	<ul style="list-style-type: none"> <li>• Protected bike lanes</li> <li>• TDM</li> <li>• Streetscape</li> <li>• Utility Improvements</li> <li>• In-Building Wireless</li> </ul>		54,000 sf public park easement for two new public parks	LEED Gold	

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 32 meetings in total during 2019. The Committee was managed by Commissioner Elizabeth Gearin. Each Site Plan Review process was chaired or co-chaired by individual Commissioners. At the close of 2019:

Five final site plans remained under active review:

1. 1900 Crystal Drive (SP #56)
2. Artis Senior Living
3. Veitch Street Townhomes (SP #161)
4. Key Bridge Marriott (SP #53)
5. Park Arlington at Courthouse (SP #76)

Nine site plans are in the preliminary stages of review:

1. 24<sup>th</sup> Street Duplex
2. River House
3. Ames Center (SP #1)
4. 2001 Richmond Hwy (SP #11)
5. 2200 Crystal Drive (SP #11)
6. 2525 Crystal Drive (SP #167)
7. Crystal Gateway (SP #229)
8. Joyce Motors
9. WETA (SP #106)

Four site plans are currently on hold:

1. PenPlace Phase I,
2. Key Boulevard Apartments (SP#181),
3. Shreve Apartments-East Falls Church (SP #427), and
4. Park Shirlington (SP #433).

**SPRC Meetings in 2019**

DATE	PROJECT	SPRC Chair (PC Member)
1/07/2019	APAH/American Legion	S. Hughes
2/04/2019	1122 N. Kirkwood	J. Lantelme
2/25/2019	Concept Plan – Proposed Fees	
3/11/2019	1122 N. Kirkwood	J. Lantelme
3/18/2019	VHC Post-4.1 Meeting	N. Iacomini
4/1/2019	Dittmar Holiday Inn	E. Morton
4/22/2019	1122 N. Kirkwood	J. Lantelme
4/29/2019	American Service Center/Harris Teeter	J. Schroll
5/13/2019	Dittmar Holiday Inn	E. Morton
5/16/2019	LCOR/Verizon Site	K. McSweeney
5/20/2019	Crystal Houses	J. Lantelme

6/13/2019	LCOR/Verizon Site	K. McSweeney
6/17/2019	Dittmar Holiday Inn	E. Morton
6/24/2019	Crystal Houses	J. Lantelme
6/27/2019	American Service Center/Harris Teeter	J. Schroll
7/8/2019	Dittmar Holiday Inn	E. Morton
7/18/2019	LCOR/Verizon Site	K. McSweeney
7/22/2019	American Service Center/Harris Teeter	J. Schroll
7/29/2019	Metropolitan Park 6-8	E. Gearin
9/16/2019	Crystal Houses	J. Lantelme
9/23/2019	Metropolitan Park 6-8	E. Gearin
10/14/2019	Metropolitan Park 6-8	E. Gearin
10/21/2019	Veitch Street Townhomes	S. Steinberger
10/29/2019	1900 Crystal Drive	S. Hughes
11/14/2019	1900 Crystal Drive	S. Hughes
11/18/2019	Crystal Houses	J. Lantelme
11/21/2019	Key Bridge Marriott	N. Iacomini
12/9/2019	Veitch Street Townhomes	S. Steinberger
12/12/2019	Artis Senior Living	N. Bagley
12/16/2019	Key Bridge Marriott	N. Iacomini
12/19/2019	1900 Crystal Drive	S. Hughes

[The Long Range Planning Committee \(LRPC\)](#), chaired by Commissioner Nancy Iacomini, held 17 meetings during 2019, which included one joint meeting with SPRC and three joint meetings with ZOCO. Many agenda items focused on completing several planning studies, as shown below.

#### **LRPC Meetings in 2019**

<b>DATE</b>	<b>AGENDA</b>
1/22/2019	Special GLUP Study Process Refinements
2/28/2019	<i>Joint LRPC and ZOCO</i> 1. Special GLUP Study Process Refinements 2. Zoning Study: Parking Modifications in the R-C District 3. Zoning Study: Maximum Sign Height for Large Media Screens
3/26/2019	Planning Division 2019 - 2020 Work Plan
4/24/2019	<i>Joint LRPC and ZOCO</i> 1. Special GLUP Study Process Refinements 2. Zoning Ordinance Amendment: School Relocatables
5/28/2019	1. Community Energy Plan Update 2. Green Building Initiative Update
6/25/2019	Shirlington Special GLUP Study Plus
7/9/2019	Housing Conservation District Update
7/15/2019	Proposed amendments to Pentagon City PDSP relating to Metropolitan Park Phases 6-8

7/23/2019	Walking Tour & Meeting on Shirlington Special GLUP Study Plus
9/17/2019	<i>Joint LRPC and ZOCO</i> 1. Jennie Dean Park GLUP and MTP amendments, rezoning, and TDR Certification 2. Bonus Height and Density Provisions in Site Plans
9/19/2019	Review of Crystal City Block Plan J/K
9/25/2019	Shirlington Special GLUP Study Plus
9/26/2019	Key Bridge Marriott Background Information
10/28/2019	Key Bridge Marriott
11/13/2019	1. Tier I Initial Review – Courthouse West Special GLUP Study 2. GLUP Reprint
12/11/2019	Shirlington Special GLUP Study Plus
12/19/2019	<i>Joint LRPC and SPRC</i> 1. 1900 Crystal Drive Site Plan 2. Block Plan J/K

[The Zoning Committee \(ZOCO\)](#), chaired by Commissioner Daniel Weir, held nine meetings during 2019 including the three-joint meeting with LRPC. Agenda items focused on a variety of proposed zoning ordinance amendments.

**ZOCO Meetings in 2019**

1/30/2019	Child Care Initiative – Phase 1
2/28/2019	<i>Joint ZOCO and LRPC</i> 1. Special GLUP Study Process Refinements 2. Zoning Study: Parking Modifications in the R-C District 3. Zoning Study: Maximum Sign Height for Large Media Screens
3/12/2019	1. Relocatable Classrooms for Public Schools – Informational briefing 2. Detached Accessory Dwelling Units 3. Parking Modifications for Social Service Institutions
4/24/2019	<i>Joint LRPC and ZOCO</i> 1. Special GLUP Study Process Refinements 2. Zoning Ordinance Amendment: School Relocatables
6/11/2019	Zoning Study Categories and Scoping
7/17/2019	Elder Care Uses – Assisted Living, Nursing Homes
9/17/2019	<i>Joint LRPC and ZOCO</i> 1. Jennie Dean Park GLUP and MTP amendments, rezoning, and TDR Certification 2. Bonus Height and Density Provisions in Site Plans
10/15/2019	1. Columbia Pike Form Based Code – Future Planned Streets within the Western Subarea Regulating Plan 2. Columbia Pike Form Based Code – R-District Setbacks 3. Elder Care Uses (Assisted Living, Nursing Homes)

**Planning Commission Representation on Other Committees:**

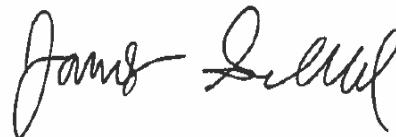
Individual Planning Commissioners have volunteered their time, provided valuable input, and represented the Planning Commission on various additional groups. During 2019, the [Public Facilities Review Committee \(PFRC\)](#), chaired by James Lantelme, held a total of 14 meetings to review two APS projects (*Education Center Reuse and the Career Center*) as well as to discuss Fire Station No. 8.

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

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. In addition, the Planning Commission is especially indebted to Gizele Johnson, for her 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 new zoning ordinance amendments, new policies, GLUP amendments, and nine 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  
James Schroll, 2019 Chair



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  
Courtney Badger, Coordinator (acting), Planning Commission, DCPHD  
Gizele Johnson, Clerk, Planning Commission, DCPHD