



JAMES LANTELME  
CHAIR

DANIEL WEIR  
VICE-CHAIR

## ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

2100 CLARENDON BOULEVARD, SUITE 700  
ARLINGTON, VA 22201  
(703)228-3525 • [www.arlingtonva.us](http://www.arlingtonva.us)



**ARLINGTON**  
VIRGINIA

GIZELE C JOHNSON  
CLERK

MATT PFEIFFER  
SPR SUPERVISOR

January 25, 2022

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

### **SUBJECT: 2021 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 2021.

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 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 often first be considered in a public hearing by the Planning Commission. At times the Commission will raise items on its own initiative to gather information or to advise the County Board about matters of import that otherwise would not come before the Commission through the County Board or staff.

Virtual Meetings: 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. As a result of the ongoing COVID-19 pandemic, all Planning Commission meetings were held in a virtual format using Microsoft Teams as the platform for public comments, staff and applicant presentations, and commission deliberations.

The virtual process for Planning Commission review committees ([SPRC](#), LRPC, and ZOCO) instituted in the wake of the COVID-19 pandemic continued through 2021 as a result of the ongoing pandemic. The process involves two separate tools: online engagements where material is posted to the County's web page and written committee and public comments are provided, and virtual meetings hosted on Microsoft Teams.

It is anticipated that when it is safe to do so, and with direction from the County Board, Planning Commission and PC committee meetings will transition to a hybrid format providing both in-person and virtual participation options.

**Planning Division Organization:** Longtime Planning Director Bob Duffy retired after eight years of service in March 2021 after which a nationwide search for a new planning director was initiated. Jen Smith, Comprehensive Planning Manager, served as interim Planning Director from March to June, 2021. In June, Anthony Fusarelli, longtime Planning Division staff member, was hired as Planning Director.

**Planning Commission Members:** Membership on the Commission was 12 members in 2021. Changes to membership include Commissioner Siegel leaving the commission due to her term expiring and the prospect of Commissioner Morton leaving the commission in early 2022 after a move from the County.

As of December 31, 2021, the [Planning Commission members](#) were:

<b>Commissioner</b>	<b>Appointed</b>	<b>Reappointments</b>	<b>Term ending</b>
Daniel Weir <b>2022 Chair</b>	4/25/2017	3/23/2021	4/30/2025
Devanshi P. Patel <b>2022 Vice Chair</b>	1/02/2019		1/31/2023
Denyse “Nia” Bagley	7/16/2019		7/31/2023
Elizabeth Gearin	12/31/2015	12/15/2019	12/31/2023
Stephen Hughes	5/19/2015	5/21/2019	5/31/2023
James Lantelme	2/07/2017	3/23/2021	3/31/2025
Elizabeth Morton	6/19/2018		n/a
Tenley Peterson	7/16/2019		7/31/2023
Leonardo Sarli	4/28/2020		4/30/2024
James Schroll	5/19/2015	5/21/2019	5/31/2023
Jane Siegel	3/19/2013	4/04/2017	n/a
Sara Steinberger	1/2/2019		1/31/2023

**Officers:** In December 2020, the Planning Commission elected James Lantelme as Chair and Daniel Weir as Vice Chair for 2021. They served in these capacities throughout the year. On November 30, 2021, the Planning Commission elected Daniel Weir as Chair and Devanshi Patel as Vice Chair, for 12-month terms starting January 1, 2022.

**Public Hearings:** In 2021, the Planning Commission held 11 monthly public hearings; the commission was in recess during the month of August. Seven of the public hearings went into recess multiple nights. There was a total of 17 nights of public hearings for the year.

The following major items were brought forward for Planning Commission consideration:

- **2** Arlington County Code Amendments (*Residential Permit Parking Program; Parklets Program*)
- **1** Comprehensive Plan Element (*Public Art Master Plan Update*)
- **1** Special General Land Use Plan (GLUP) Study (*Pershing Drive Special GLUP Study*)
- **8** Site Plans and Major Amendments (*Ames Center; Courthouse Landmark Block; The Highlands Temporary Hotel Conversion; Crystal Plaza 1 (2001 S. Clark Street); 1200 N. Vernon Street; RCA Building; Potomac Yard Landbay C-East; Regency Center Use Conversion*)

- **1** Use Permit (*Rappahannock Coffee Site*)
- **5** Zoning Ordinance Amendments (*Amendments to the Zoning Fee Schedule; Amendments to the TDR multipliers for N-FBC; Building Height Standards for Low/Moderate Income Housing; Clarendon Revitalization District Building Form Amendment; Columbia Pike Ground Floor Uses*)
- **2** Designations of Historic Districts and Overlays (*Mount Salvation Baptist Cemetery Historic Overlay; Febrey-Lothrop Historic District Overlay*)
- **1** Neighborhood Conservation Plan (*Douglas Park Neighborhood Conservation Plan*)
- **2** Business Improvements District (BID) Initiatives (*National Landing BID Banners, Ballston BID Banners*)
- **4** Requests to Advertise (*Residential Permit Parking Program; Pershing Drive Special GLUP Study; Public Art Master Plan Update; Pentagon City Sector Plan*)
- **6** Informational Items (*Community Energy Plan Implementation Framework; Vision Zero Transportation Safety Plan; Temporary Hotel Conversions Informational Discussion, Capital Improvements Program; Age-Friendly Residential Checklist Presentation; Overview of Planning and Zoning Framework for Site Plan Development*)

The following table describes the site plans and new construction use permits that the Commission considered in 2021.

Use Permit/Site Plan	Density					PC Date	CB Date
	Office (sf)	Residential	Hotel	Retail (sf)	Other (sf)		
<a href="#">SP #1, Ames Center</a>		740 units 743,785 sf	225 rooms (temporary)	10,146 sf	16,633 sf (church) 7,855 sf (gas station)	1/11/2021	1/23/2021
<a href="#">SP #457, Courthouse Landmark Block</a>		423 units 391,877 sf		17,000 sf		3/10/2021	3/20/2021
<a href="#">SP #461, 1201 N. Vernon Street Duplex</a>		2 units 6,492 sf				5/5/2021	5/15/2021
<a href="#">SP #458, Crystal Plaza I</a>		758 units 701,101 sf		22,250 sf		5/3/2021	5/15/2021
<a href="#">SP #66, RCA Building</a>		427 units 452,116 sf		12,130 sf		6/3/2021	6/12/2021
<a href="#">SP #346, Potomac Yard Landbay C-East</a>		491 units 518,614 sf		8,246 sf		6/3/2021	6/15/2021
<b>Totals</b>		<b>2,841 units</b> <b>2,813,985</b> <b>sf</b>	<b>225 rooms</b>	<b>69,772</b> <b>sf</b>	<b>24,488 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. When included as part of a site plan approval, the site plan features and amenities 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:

Site Plan	Affordable Housing	Transportation <i>(utility underground, TDM, etc.)</i>	Public Art	Open Space	Sustainable Design	Other
<a href="#">SP #1, Ames Center</a>	<ul style="list-style-type: none"> <li>• Base contribution: \$2.4m</li> <li>• 24 on-site CAF units</li> </ul>	<ul style="list-style-type: none"> <li>• On-site streetscape and utility improvements</li> <li>• TDM Measures</li> <li>• Multi-space parking meters</li> <li>• Underground Utility Fund: \$100k</li> <li>• Removal of on-site skywalks</li> <li>• \$5 million for off-site transportation improvements</li> </ul>	\$75k	Construction and maintenance of 18 <sup>th</sup> Street Corridor plaza segment	<ul style="list-style-type: none"> <li>• LEED Silver Certification</li> <li>• 15 percent energy savings</li> <li>• Energy Star Certification</li> <li>• 2 percent EV spaces</li> <li>• Installation of bird-friendly materials on the facades</li> </ul>	In-building Wireless infrastructure
<a href="#">SP #457, Courthouse Landmark Block</a>	<ul style="list-style-type: none"> <li>• Base contribution: \$1.4m</li> <li>• 8 on-site CAF units</li> </ul>	<ul style="list-style-type: none"> <li>• On-site streetscape and utility improvements</li> <li>• TDM Measures</li> <li>• Underground Utility fund: \$54k</li> <li>• Off-site transportation improvements along Wilson and Clarendon Boulevards, N. Courthouse Road, and 15<sup>th</sup> Street N. up to \$4.8m</li> <li>• Construction and maintenance of Uhle Street Promenade</li> <li>• Inclusion of knock-out panels in garage</li> </ul>	<ul style="list-style-type: none"> <li>• \$250k towards a new installation in the Courthouse Sector Plan Area</li> <li>• Commitment to study removal of the “Compassion” sculpture</li> </ul>	<ul style="list-style-type: none"> <li>• \$800k towards open space improvements in the future Civic Square</li> </ul>	<ul style="list-style-type: none"> <li>• LEED Gold Certification</li> <li>• 22 percent energy savings</li> <li>• Energy Star Certification</li> <li>• 4 percent EV spaces and 22 percent EV ready infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• In-building Wireless infrastructure</li> <li>• Preservation of two historic facades</li> <li>• HABS documentation of another historic building</li> <li>• Provision of an historic marker commemorating Lawyer’s Row</li> </ul>
<a href="#">SP #461, 1201 N. Vernon Street Duplex</a>		<ul style="list-style-type: none"> <li>• On-site streetscape improvements</li> <li>• Underground Utility Fund: \$3.8k</li> </ul>			<ul style="list-style-type: none"> <li>• Green Home Choice Silver Certification</li> <li>• Energy Star Certification</li> </ul>	

<p><a href="#">SP #458, Crystal Plaza 1</a></p>	<ul style="list-style-type: none"> <li>• Base contribution: \$3.35m</li> <li>• Seven (7) CAF units located at the River House site.</li> </ul>	<ul style="list-style-type: none"> <li>• On-site streetscape and utility improvements</li> <li>• Enhanced TDM measures</li> <li>• Underground Utility Fund: \$137k</li> <li>• Intersection improvements at 20<sup>th</sup> Street S. and Richmond Highway</li> <li>• Construction of a new segment of S. Bell Street and intersection improvements</li> <li>• Replacement of the existing segment of the Crystal City Underground</li> </ul>	<p>\$150k</p>	<ul style="list-style-type: none"> <li>• \$81k contribution towards open space improvements in Crystal City</li> <li>• Dedication of a 7,200 sf public access easement over a pedestrian passageway</li> </ul>	<ul style="list-style-type: none"> <li>• LEED Gold Certification</li> <li>• 12 percent energy efficiency</li> <li>• Energy Star Certification</li> <li>• Installation of bird-friendly materials on the facades</li> </ul>	<ul style="list-style-type: none"> <li>• In-building Wireless infrastructure</li> <li>• Provision of a reduced-service library space located in the Mall IV building, with annual operating support of \$250k for five years</li> </ul>
<p><a href="#">SP #66, RCA Building</a></p>	<ul style="list-style-type: none"> <li>• Base contribution: \$1.5m</li> <li>• 12 on-site CAF units at 80 percent AMI</li> </ul>	<ul style="list-style-type: none"> <li>• On-site streetscape and utility improvements</li> <li>• TDM measures</li> <li>• Underground utility fund: \$61k</li> <li>• Removal of on-site inner loop roads and skywalk system</li> <li>• Reconstruction of 19<sup>th</sup> Street N./N. Lynn Street and 19<sup>th</sup> Street N./N. Moore Street intersections</li> <li>• Relocation of ADA ramp, red-light camera, and Capital Bikeshare station to off-site locations</li> <li>• Construction of new buffered bike lanes on 19<sup>th</sup> Street N.</li> <li>• Design and construction of protected bike lanes on N. Lynn Street</li> <li>• Construction of colorized bus lanes on N. Moore Street</li> <li>• Construction of new bike lanes on</li> </ul>	<p>\$150k</p>	<ul style="list-style-type: none"> <li>• \$2.2m cash contribution for open space improvements within Rosslyn (Gateway Park)</li> </ul>	<ul style="list-style-type: none"> <li>• LEED Gold Certification</li> <li>• 22 percent energy efficiency</li> <li>• Energy Star Certification</li> <li>• 4 percent EV charging stations and 22 percent EV-ready infrastructure</li> <li>• Vegetated green roofs</li> <li>• On-site renewable energy</li> </ul>	<p>In-Building Wireless infrastructure</p>

		Langston Boulevard				
<a href="#">SP #346, Potomac Yard Landbay C-East</a>	<ul style="list-style-type: none"> <li>• Base contribution: \$1.2m</li> </ul>	<ul style="list-style-type: none"> <li>• On-site streetscape and utility improvements</li> <li>• Enhanced TDM measures</li> <li>• Underground utility fund contribution:</li> <li>• Removal of an existing median on Potomac Yard to facilitate future bike/ped infrastructure</li> <li>• Temporary sidewalks and lighting across adjacent Landbay C-West to connect to existing Metroway stop</li> <li>• Transit Station Fund contribution: \$79k</li> </ul>	\$75k	Construction and maintenance of new 0.62 acre North Park Plaza	<ul style="list-style-type: none"> <li>• LEED Gold Certification</li> <li>• 15 percent energy efficiency</li> <li>• Energy Star Certification</li> </ul>	In-Building Wireless infrastructure

**Planning Commission Committees**

[The Site Plan Review Committee \(SPRC\)](#) held 22 regular meetings in total during 2021, and one kickoff meeting for the PenPlace site plan. Of those meetings, six were online engagements and 16 were virtual meetings. The Committee was managed by Commissioner Elizabeth Morton. Each Site Plan Review process was chaired or co-chaired by individual Commissioners. At the close of 2021:

Five final site plans remained under active review:

1. PenPlace (Amazon HQ2)
2. Wendy’s Site
3. Marbella Apartments
4. Crystal Plaza 5 (223 23<sup>rd</sup> Street S./2300 Crystal Drive)
5. Ballston Macy’s

Two site plans are in the preliminary stages of review:

1. 1616 Fort Myer Drive/Xerox Site
2. 4600 Fairfax Drive/Ballston Holiday Inn

Six site plans are currently on hold:

1. 2525 Crystal Drive
2. River House
3. TSA Brookfield
4. Joyce Motors
5. Fort Henry Gardens
6. Garrison Residence

**SPRC Meetings in 2021**

<b>DATE</b>	<b>PROJECT</b>	<b>SPRC Chair (PC Member)</b>
Dec. 28- Jan. 11 Online Engagement	Crystal Plaza 1	Weir
Jan. 7 – 13 Online Engagement	RCA Building	Steinberger
Feb. 1 – 8 Online Engagement	1201 N. Vernon Street	Patel
Feb. 1 Virtual Meeting	Potomac Yard Landbay C-East	Hughes
Feb. 11 Virtual Meeting	RCA Building	Steinberger
Feb. 18 Virtual Meeting	Crystal Plaza 1	Weir
March 1 Virtual Meeting	Potomac Yard Landbay C-East	Hughes
March 15 Virtual Meeting	RCA Building	Steinberger
March 18 Virtual Meeting	Crystal Plaza 1	Weir
March 29 Virtual Meeting	1201 N. Vernon Street	Patel
April 12 Virtual Meeting	Crystal Plaza 1	Weir
Sept. 7 - 16 Online Engagement	Wendy’s Site	Sarli
Sept. 13 Virtual Meeting	Garrison Residence	Bagley
Sept. 16 Virtual Meeting	Century Center Residential	Weir
Oct. 4 – 13 Online Engagement	Marbella Apartments	Morton
Oct. 21 Virtual Meeting	Wendy’s Site	Sarli
Oct. 25 Virtual Meeting	Marbella Apartments	Morton
Oct. 28 Walking Tour	PenPlace (Amazon HQ2)	Peterson
Oct. 28 – Nov. 7 Online Engagement	PenPlace (Amazon HQ2)	Peterson
November 18 Virtual Meeting	Wendy’s Site	Sarli
November 22 Virtual Meeting	Marbella Apartments	Morton
December 6 Virtual Meeting	PenPlace (Amazon HQ2)	Peterson

[The Long Range Planning Committee \(LRPC\)](#), chaired by Commissioner James Schroll, held 29 meetings during 2021. Of those meetings, six were online engagements and 23 were virtual meetings. A number of these meetings were chaired or co-chaired by other commissioners.

### LRPC Meetings in 2020

DATE	AGENDA
Dec. 18 – Jan. 8 Online Engagement	Clarendon Sector Plan Update
Dec. 21 – Jan. 8 Online Engagement	Pershing Drive Special GLUP Study
Jan. 27 Virtual Meeting	Pershing Drive Special GLUP Study
Feb. 9 – Feb. 23 Online Engagement	Clarendon Sector Plan Update
Feb. 16 Virtual Meeting	Courthouse West Special GLUP Study
Feb. 24 Virtual Meeting	Crystal City Building Heights Study
March 3 Virtual Meeting	Clarendon Sector Plan Update
March 24 Virtual Meeting	Crystal City Building Heights Study
<b>March 25 Virtual Meeting</b>	Pen Place Community Kickoff meeting
April 14 Virtual Meeting	Clarendon Sector Plan Update
April 19 Virtual Meeting	Pentagon City PDSP - PenPlace (Amazon HQ2)
April 28 Virtual Meeting	Pershing Drive Special GLUP Study
May 11 Virtual Meeting	Clarendon Revitalization District Maximum Height Limit Map
May 12 Virtual Meeting	Pentagon City PDSP - PenPlace (Amazon HQ2)
May 17 Virtual Meeting	Crystal City Building Heights Study
June 23 Virtual Meeting	Crystal City Building Heights Study
June 29 Virtual Meeting	Public Art Master Plan Update
June 30 Virtual Meeting	Clarendon Sector Plan Update
July 13 Virtual Meeting	Pentagon City PDSP – PenPlace (Amazon HQ2)
July 22 Virtual Meeting	Planning Division Work Program
July 27 Virtual Meeting	Clarendon Sector Plan Update
July 28 Virtual Meeting	Crystal City Building Heights Study



Sept. 22 Virtual Meeting	Pentagon City Planning Study
Sept. 27 Virtual Meeting	Missing Middle Housing Study
Oct. 5 – 13 Online Engagement	Clarendon Sector Plan Update
Oct. 6 – 18 Online Engagement	Crystal City Building Heights Study
Oct. 18 Virtual Meeting	Pentagon City Planning Study
Oct. 20 Virtual Meeting	Special GLUP Study Tier 1 Reviews
Dec. 8 Virtual Meeting	Clarendon Sector Plan Update
Dec. 14 – Jan. 9 Online Engagement	Courthouse West Special GLUP Study

[The Zoning Committee \(ZOCO\)](#), co-chaired by Commissioners Patel and Weir, held four meetings during 2021 including one with LRPC on the Pentagon City Planning Study. Agenda items focused on a variety of proposed zoning ordinance amendments.

#### **ZOCO Meetings in 2021**

<b>DATE</b>	<b>AGENDA</b>
Jan.19 Virtual Meeting	1. Columbia Pike N-FBC TDR Multiplier 2. Affordable Housing Bonus Height
May 11 Virtual Meeting	1. Clarendon Revitalization District Maximum Height Limit Map
Sept. 28 Virtual Meeting	1. Columbia Pike Ground Story Uses
Oct. 18 Virtual Meeting	1. Pentagon City Planning Study

#### **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 2021, the [Public Facilities Review Committee \(PFRC\)](#), chaired by Sara Steinberger, held a total of three meetings to review a project (*ART Bus Operations and Maintenance Facility*).

In addition, the Pentagon City Planning Study chaired by Jane Siegel and James Lantelme approached its conclusion in 2021, with a Request to Advertise considered by the Planning Commission at its December meeting. The Phased Development Site Plan dates to 1976 and the area is approaching buildout. The study is a strategic community planning process for Pentagon City to reevaluate long-term goals for this important area with an emphasis on its transportation network. It is anticipated that the Planning Commission and the County Board will consider adoption of the Pentagon City Sector Plan at their February 2022 meetings.

The Commission has noted that this year’s Capital Improvement Plan includes the Army Navy Country Club access easement – an item the Commission has been raising to the County Board

regularly. We thank the County Board for its action on this and expect to see the County exercise its option for the easement and implement the access. This is an important safety improvement for a number of Arlington neighborhoods.

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 aid the Commission's work this past year, especially during unprecedented circumstances. 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, a Special GLUP study, and five 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 T. Lantelme, Chair 2021

cc: Kendra Jacobs, Clerk, Arlington County Board  
Mark Schwartz, County Manager, CMO  
Shannon Flanagan-Watson, Deputy County Manager, CMO  
Claude Williamson, Director, DCPHD  
Anthony Fusarelli, Jr., Planning Director, DCPHD  
Gizele Johnson, Clerk, Planning Commission, DCPHD  
Matthew W. Pfeiffer, Site Plan Review Supervisor, DCPHD  
Aaron Shriber, Current Planning Manager, DCPHD  
Jennifer Smith, Comprehensive Planning Manager, DCPHD