



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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



STEVE SOCKWELL
CHAIR

BRIAN HARNER
VICE CHAIR

FREIDA WRAY
COORDINATOR

GIZELE C. JOHNSON
CLERK

January 29, 2013

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

SUBJECT: Year-End Report 2012

Dear Board Members:

The following summarizes the Planning Commission's efforts for 2012. Established in 1956, the Arlington County Planning Commission is a citizen advisory board authorized by the Virginia State Code to promote the orderly development of the locality and its environs by advising the Arlington County Board on land use matters.

The Commission, currently comprised of 11 members, changed its composition in 2012 with one new appointment, two reappointments, one resignation, and one scheduled term completion. Nancy Iacomini was appointed on January 24, 2012. Peter Fallon and Steve Cole were reappointed to terms ending in 2013 and 2016, respectively. Terry Serie resigned effective November 1, 2012. Terry Savela's third term ended on September 30, 2012.

As of December 31, 2012, the Planning Commission consisted of:

Members	Appointed	2nd Term	3rd Term	Term Ends
Rosemary Ciotti	7/11/06	8/19/10		7/31/14
Steve Cole	9/16/08	9/20/12		9/30/16
Peter Fallon	10/2/04	10/22/08	10/23/12	10/31/13
Christopher Forinash	10/18/11			10/31/15
Brian Harner	12/18/07	12/13/11		12/31/15
Nancy Iacomini	1/24/12			1/31/16
Suzanne Klein	2/23/10			2/28/14
Inta Malis	1/1/04	12/18/07	12/13/11	12/31/15
Charles Monfort	9/20/05	10/26/10		10/31/14
Karen Kumm	10/18/11			10/31/15
Stephen Sockwell	3/20/07	3/15/11		3/31/15

Officers: In January 2012, the Planning Commission elected Stephen Sockwell Chair and Brian Harner Vice Chair. They served in those capacities throughout the year.

Public Hearings: In 2012, the Planning Commission held 9 monthly public hearings, including 6 multi-night hearings that were carried over to a second or third night. The Planning Commission considered the following items (some items were considered more than once as a result of deferrals):

- 1 General Land Use Plan Amendment (*Bergmann's*)
- 2 Master Transportation Plan Amendments (*Bergmann's and 650 N. Glebe*)
- 1 Area Plan (*Columbia Pike Neighborhoods Area Plan*)
- 2 Zoning Ordinance Amendments (*Signs, and Fees for delinquent taxes, etc*)
- 4 Rezoning (*Penrose, Rosslyn Gateway, Bergmann's, and 1720 S. Eads*)
- 1 Zoning Proffer Amendment (*Garfield Park*)
- 7 Vacations of public rights-of-way
- 1 Form Based Code Use Permit (*Rosenthal site – Pike 3400*)
- 8 Site Plans or Major Site Plan Amendments (*Bergmann's, 1720 S. Eads, 2311 Wilson, 650 N. Glebe, 1900 Crystal Dr, Penzance, 3901 Fairfax, Rosslyn Gateway*)
- 1 PDSP (*Rosslyn Gateway*)
- 2 Transfer of Development Rights/Certification of Transferable Development Rights (*Penzance*)
- 1 URD (*Sunnyside Development*)
- 1 Crystal City Block Plan (*1900 Crystal Dr*)
- 1 Historic District Designation (*Calloway Cemetery*)
- Other Plans/Policies (*Green Building Density Policy for Site Plan Projects*)

In 2012, the Planning Commission reviewed eight (8) site plans or major site plan amendments, one (1) Phased Development Site Plan, and two (2) use permits (one under Form Based Code and one Unified Residential Development), as shown below. All were subsequently approved by the County Board, with the exception of one, 1720 S. Eads Street Site Plan, which was deferred to the January 2013 County Board meeting.

Development proposals reviewed by the Planning Commission:

Use Permit/Site Plan	Density					PC Date	CB Date
	Office	Residential	Hotel	Retail	Other		
Penzance SP #418	284,012 sf			22,479 sf		1/9/12	1/24/12
3901 Fairfax Dr. SP #386	178,131 sf			3,200 sf	12,985 sf ¹	1/11/12	1/21/12
650 N. Glebe SP #72		136,868 sf 163 units		2,203 sf		5/7/12	5/19/12
Rosenthal Site (Pike 3400) FBC Use Permit		301 units		15,443 sf		5/7/12	
Sunnyside URD Use Permit		2 units				6/6/12	
Rosslyn Gateway PDSP#419	490,056 sf	308,886 sf 273 units	133,952 sf 148 rms	26,376 sf		7/9/12	7/24/12

¹ Black Box Theater

Rosslyn Gateway SP#419	624,567 sf	172,663 sf 133 units		18,689 sf		7/9/12	7/24/12
2311 Wilson Blvd SP#263	149,553 sf			14,025 sf	8,800 sf ²	9/4/12	12/8/12
1900 Crystal Dr SP#421	735,365 sf			11,099 sf		9/6/12	9/15/12
Bergmann's SP#420		202 units		13,257 sf		11/26/12	12/8/12
1720 S. Eads SP#424		210,918 sf 203 units				11/28/12	12/11/2 – Deferred to January 2013
TOTALS	2,461,684 sf	1,277 units	148 rooms	126,771 sf	21,725 sf		

The approved site plans generated the following community benefits (excluding base benefits required by the affordable housing ordinance for site plans):

Site Plan	Gross Affordable Housing	Transportation (utility underground, TDM, etc.)	Public Art	Open Space	Other	Total Community Benefits
Penzance SP #418	\$1,176,316	\$80,500	\$75,000			\$1,331,816
3901 Fairfax Dr. SP #386	\$1,019,835	\$352,000		\$1,044,670		\$2,416,505
650 N. Glebe SP #72	\$480,473	\$50,000	\$75,000			\$605,473
Rosslyn Gateway PDSP + SP#419	\$6,000,000	\$10,442,360	\$750,000	\$7,477,765	\$5,600,000	\$30,270,125
1900 Crystal Dr SP#421	\$2,990,059	\$1,677,520	\$75,000	\$1,800,000	\$2,560,000	\$9,102,579
2311 Wilson Blvd SP#263		\$753,655	\$65,000		\$1,600,000	\$2,418,655
Bergmann's SP#420			\$75,000	\$150,000		\$225,000
TOTALS	\$11,666,683	\$13,356,035	\$1,115,000	\$10,472,435	\$9,760,000	\$46,370,153

Planning Commission Committees:

The Site Plan Review Committee (SPRC), chaired by Terry Serie, followed by Stephen Sockwell, held 40 meetings in 2012. Either one or two items were reviewed at each SPRC meeting. Six site plans are currently under active review: Latitude Apartments (SP #426), Pierce Queen Apartments (SP #425), Shreve Apartments (SP #427), Metropolitan Park 4 & 5 (SP #105), Rosslyn Plaza (SP #422), and PenPlace (PDSP #105). One site plan was recently filed in November and will begin SPRC review in January 2013 (3838 Cathedral Lane). Three site plans are on hold: American Service Center, Colony House SP #423, and Key Blvd. Apartments SP #181. At year end, one site plan is in the preliminary stages of review and has not submitted the final filing: 2401 Wilson Boulevard.

² Childcare Center and Conference Center

SPRC Meetings

1/23/2012	650- N. Glebe
2/2/2012	650 N. Glebe
2/13/2012	1. Pen Place PDSP 2. Bergmann's
2/16/2012	Rosslyn Gateway PDSP/FSP
2/21/2012	1900 Crystal Drive
3/12/2012	Rosslyn Gateway PDSP/FSP
3/26/2012	1. 650 N. Glebe 2. 1900 Crystal Drive
4/3/2012	Rosslyn Gateway PDSP/FSP
4/12/2012	1900 Crystal Drive
4/19/2012	Bergmann's
4/23/2012	1. Colony House 2. Rosslyn Gateway PDSP/FSP
4/26/2012	Pen Place PDSP
4/30/2012	Rosslyn Plaza PDSP
5/10/2012	1. Bergmann's 2. 1900 Crystal Drive
5/14/2012	Pen Place PDSP
5/21/2012	Colony House
6/11/2012	1. Pen Place PDSP 2. Rosslyn Plaza PDSP
6/18/2012	Bergmann's
6/25/2012	1720 S. Eads
6/28/2012	Rosslyn Plaza PDSP
7/2/2012	1. Colony House 2. 3901. N. Fairfax (Plaza Design)
7/16/2012	Pen Place PDSP
7/17/2012	Rosslyn Plaza PDSP
7/26/2012	2311 Wilson Blvd
7/30/2012	1. Colony House 2. 1720 S. Eads
9/10/2012	Rosslyn Plaza PDSP
9/17/2012	1720 S. Eads
9/20/2012	1. Bergmann's 2. 220 20 th Street (Pedestrian Bridge)
9/24/2012	Rosslyn Plaza PDSP
9/27/2012	Pen Place PDSP
10/15/2012	Pierce Queen
10/18/2012	Pen Place PDSP

10/22/2012	Latitude Apartments
11/15/2012	Rosslyn Plaza PDSP
11/19/2012	Pen Place PDSP
11/20/2012	Met Park 4&5
12/5/2012	2311 Wilson Blvd
12/6/2012	1. Pierce Queen 2. Latitude Apartments
12/17/2012	Pierce Queen
12/20/2012	1. Shreve Apartments 2. Pen Place PDSP

The Long Range Planning Committee (LRPC), chaired by Inta Malis, held 12 meetings during 2012. Agenda items focused on a variety of proposed long range planning studies, including the ASC Special Study and the Columbia Pike Housing and Land Use Study.

LRPC Meetings

1/4/12	ASC Special Study
2/7/12	ASC Special Study
2/21/12	Crystal City Block Plan, Blocks J-K
5/23/12	1. Green Building Density Incentive Program 2. Columbia Pike Land Use and Housing Study
6/13/12	Columbia Pike Land Use and Housing Study
6/21/12	ASC Special Study
7/18/12	ASC Special Study
9/13/12	ASC Special Study
11/1/12	Parkland/Open Space Acquisition and Preservation Plan
11/20/12	Long Bridge Park
12/5/12	Community Energy Plan
12/13/12	Green Valley Pharmacy Historic Designation

The Zoning Committee (ZOCO), chaired by Steve Cole, held 17 meetings during 2012.

Agenda items focused on a variety of proposed zoning ordinance amendments, including a comprehensive revision of sign regulations, set forth in Section 34 of the Zoning Ordinance, and parking for public uses. Additional topics that ZOCO discussed included: an amendment to the Columbia Pike Form Based Code; introductions to implementation of the Columbia Pike Neighborhoods Area Plan implementation Process, which will develop a new Form Based Code; and Phase IIA of the Zoning Ordinance Update, which will provide a reformatted Zoning Ordinance.

ZOCO Meetings

1/5/12	Sign Regulations Update
1/18/12	Sign Regulations Update
2/9/12	Sign Regulations Update
2/22/12	Sign Regulations Update
3/6/12	Sign Regulations Update
3/20/12	Sign Regulations Update
3/28/12	Sign Regulations Update
4/4/12	Sign Regulations Update
4/16/12	Sign Lighting (Bus) Tour
4/18/12	Sign Regulations Update
5/2/12	1. Sign Regulations Update (amendments to Section 34)
5/16/12	Sign Regulations Update (amendments to Section 34)
10/2/12	1. FBC streetscape and lighting standards 2. Zoning Ordinance Update Phase II: Process and format overview
10/9/12	Zoning Ordinance Update Phase II: Process and format overview
11/13/12	Parking for Public Uses
12/4/12	Columbia Pike Neighborhoods Area Plan Implementation Process –Orientation Meeting
12/18/12	Parking for Public Uses

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 contributed planning efforts and time to the Columbia Pike Land Use and Housing Study, the Rosslyn Sector Plan Update, and the Urban Agriculture Task Force. During 2012 the Public Facilities Review Committee (PFRC), chaired by Charles Monfort, held 8 meetings to review the two school projects chosen by Arlington Public Schools for FY2013 construction prioritization – the Ashlawn Elementary School expansion for approximately 300 students; and a new elementary school on the Williamsburg Middle School campus (New ES#1) for approximately 600 students. In addition, there was one (1) follow-up meeting on the Phase 2 design concept for the Long Bridge Park Aquatics, Health & Fitness Center. The attached list of Planning Commission Liaison Assignments identifies the Commissions and Committees on which Planning Commissioners served.

For reference and public record purposes, the Commission’s web page www.arlingtonva.us/plancom includes all of the meeting minutes, recommendation letters and other information for the Commission’s 2012 endeavors.

The Commission would also like to express its continued appreciation for the support of County staff, across multiple departments, who are involved in the planning process. The staff’s commitment to good planning has been instrumental in educating and assisting the Planning Commission in the making of recommendations to the County Board. The Planning Commission is

especially indebted to Freida Wray 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. 2012 saw an increase in active site plan applications, special land use and GLUP studies, and Zoning Ordinance amendments. Even during these difficult economic times, Arlington County, with its commitment to Smart Growth principles and progressive planning efforts, continues to be a place where businesses want to be and people want to live.

Respectfully Submitted,
Arlington County Planning Commission

A handwritten signature in cursive script that reads "Stephen Sockwell".

Stephen Sockwell
Planning Commission Chair for 2012

cc: Hope Halleck, Clerk, Arlington County Board
Barbara Donnellan, County Manager, CMO
Robert Brosnan, Director, DCPHD
Bob Duffy, Planning Director, DCPHD
Tom Miller, Current Planning Supervisor, DCPHD
Freida Wray, Coordinator, Planning Commission, DCPHD
Gizele Johnson, Clerk, Planning Commission, DCPHD

Arlington County, Planning Commission
Appointments and Liaison Assignments 2012
REVISED 02/13/12

Planning Commission Committees

All Commissioners are members of PC committees and are encouraged to attend

Long Range Planning Committee (LRPC)

Staff: Claude Williamson
DCPHD, PLD (703) 228-3537

Commissioner Malis

Core members – Commissioners Ciotti, Fallon, Forinash

Site Plan Review Committee (SPRC)

Meetings held Monday at 7 PM
Planning Commissioners are assigned
specific site plans by Chair
Staff: Samia Byrd
DCPHD, PLD (703) 228-3529

Commissioner Serie/Sockwell

Core members – Commissioners Kumm, Klein, Monfort

Zoning Committee (ZOCO)

Meeting schedule TBD
Staff: Deborah Albert
PD, DCPHD, (703) 228-3533

Commissioner Cole

*Core members – Commissioners Sockwell, Harner
& Savela*

County Facilities

Public Facilities Review Committee

Staff: Freida Wray, DCPHD, PLD (703) 228-3541

Commissioner Monfort, Chair ^{CB}
Commissioner Harner ^{CB}
Commissioner Malis ^{CB}

Long Bridge Park Aquatics, Health & Fitness Center

Meet as needed
Staff: Erik Beach, DPRCR (703) 228-3318

Commissioner Fallon ^{CB}

Sector Plans and Planning Studies

Arlington-Alexandria Joint Four Mile Run Task Force

Staff: Scott McPartlin, DPRCR (703) 228-0929

Commissioner Cole

Crystal City Citizen Review Council

Staff: Hunter Moore, CMO, (703) 228-3498

Commissioner Savela ^{CB}

Columbia Pike Land Use & Housing Study Plenary Group

Staff: Jennifer Smith, DCPHD, PLD (703) 228-0068

Commissioner Malis ^{CM}

Other Commissions, Committees and Task Forces

Arts Commission

4th Wednesday of every month 7 pm
CHP, Lobby Conference Rm (B) Birch, (703) 228-1850

Commissioner Kumm

Ballston BID

Tina Leone, Executive Director, (703) 786-6037
901 N Glebe Road, Suite 806, Arlington, VA 22203
tina@ballstonbid.com

Commissioner Ciotti

Staff Liaison: Marc McCauley, AED (703) 228-0835

Bicycle Advisory Committee

1st Monday of every month, 7 pm, CHP Conf Rm (A) Azalea
Staff: David Goodman, DES, (703) 228-3709

Commissioner Sockwell, Chair

Clarendon Alliance

Matt Hussmann, Executive Director
alliance@clarendon.org, (703) 812-8881
3019 N 11th Street, Arlington, VA 22201
3rd Wednesday of every month, 7 pm
Staff Liaison: George Parr, AED (703) 228-0870

Commissioner Monfort

Columbia Pike Revitalization Organization (CPRO)

Takis Karatonis, Executive Director (703) 892-2776
Staff Liaison: Alex Iams, AED (703) 228-0836

Commissioner Malis

Crystal City Business Improvement District (CCBID)

Angie Fox, President/CEO, (703) 412-9430
afox@crystalcity.org
Meets quarterly, date/time/location TBD
Staff: Alex Iams, AED (703) 228-0836 &
Michelle Cowan, DMF (703) 228-5023

Commissioner Savela

Economic Development Commission

2nd Tuesday of every month, 8 am
1100 N. Glebe Road, Ste. 1500 (703) 228-0808
Staff Liaison, Cynthia Richmond, AED (703) 228-0840

Commissioner Cole

Emergency Preparedness Advisory Commission

Last Wednesday of every month, 7 pm, CHP, Conf Rm 311
Staff: Debbie Powers, OEM (703) 228-3314

Environmental and Energy Conservation Commission (E2C2)

4th Monday of every month, 7:30 pm, CHP, Conf Rm (B) Birch
Staff: Adam Segel-Moss, DES (703) 228-3066
Asegel-moss@arlingtonva.us

Commissioner Klein

Form Based Code Advisory Working Group (FBC AWG)

2nd Wednesday of every month, 7 pm
Walter Reed Recreation Center
(alt. loc. Arlington Career Center, Kenmore Middle School)
Staff: Matt Mattauszek, (703) 228-0493

Commissioner Malis^{CM}

Historical Affairs and Landmark Review Board (HALRB)

3rd Wednesday of month,
Staff: Michael Leventhal, DCPHD, ONS, (703) 228-3830

Commissioner Iacomini

Housing Commission

3rd Thursday of every month, 7 pm, CHP, Conf Rm (C) Cherry
Staff: Joel Franklin, DCPHD, HCD (703) 228-7949

Commissioner Fallon

National Capital Planning Commission

Marcel C. Acosta, Executive Director, (202) 482-7221
Marcel.acosta@ncpc.gov
1st Thursday of each month, 12:30 pm
401 9th St. NW #500, DC

Commissioner Forinash

Neighborhood Conservation Advisory Commission

2nd Thursday of every month, 7:30 pm, Conf. Rm. CC-2,
NRECA, 4301 Wilson Blvd.
Staff: Chris Nixon, DCPHD, ONS, (703) 228-3820

Commissioner Monfort

NVBIA Technical Committee

3rd Wednesday of every month, 8:30 am, CHP Room 710A
Staff: Samia Byrd, DCPHD, PLD (703) 228-3529

Commissioner Harner, VChair

Parks & Recreation Commission

4th Tuesday of every month, 7:30 pm
2100 Clarendon Blvd, Conference Room C/D
Staff: David Miller, DPRCR, (703)-228-3336

Commissioner Harner, VChair

Pedestrian Advisory Committee

2nd Wednesday of every month, 7 pm, CHP Conf Rm (B) Birch
Staff: David Goodman, DES, (703) 228-3709

Commissioner Ciotti

Rosslyn Renaissance

Cecilia Cassidy, Executive Director, (703) 522-6628
Lucia de Corde, Assistant Executive Director, (703) 522-6628
1st Wednesday of the month, 8 am
1925 N. Lynn Street, Suite RA-15
Staff Liaison: George Parr, AED (703) 228-0870

Commissioner Kumm

Transportation Commission

Schedule varies – check w/Richard Best
Arlington County Board Room 307
Staff: Richard Best, DES (703)-228-3689

Commissioner Forinash ^{CB}

Urban Forestry Commission

4th Thursday of every month, 7:30 pm.
CHP Conference Rm (A) Azalea
Staff: Jamie Bartalow, PRCR, (703) 228-7747

Commissioner Kumm

Urban Agriculture Task Force

Commissioner Ciotti ^{CB}

Community Energy Plan Working Group

Commissioner Malis ^{CB}

^{CB} Appointed by the County Board

^{CM} Appointed by the County Manager