

ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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



BRIAN HARNER CHAIR STEVE COLE VICE CHAIR

FREIDA WRAY COORDINATOR GIZELE C. JOHNSON CI FRK

December 5, 2013

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

SUBJECT: Year-End Report 2013

Dear Board Members:

The following summarizes the Planning Commission's efforts for 2013. 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 2013 with two new appointments, one resignation, and one scheduled term completion. Jane Siegel was appointed on March 19, 2013, and Erik Gutshall on June 18, 2013. Charles Monfort resigned effective October 31, 2013. Peter Fallon's third term ended on October 31, 2013.

As of December 31, 2013, the Planning Commission consisted of:

Commissioner	Appointed	2 nd Term	3 rd Term	Term Ends
Brian Harner, Chair	12/18/07	12/13/11	-	12/31/15
Steve Cole, Vice Chair	9/16/08	9/20/12	-	9/30/16
Rosemary Ciotti	7/11/06	8/19/10	-	7/31/14
Christopher Forinash	10/18/11	-	-	10/31/15
Erik Gutshall	6/18/13			6/30/17
Nancy Iacomini	1/24/12	-	-	1/31/16
Suzanne Klein	2/23/10	-	-	2/28/14
Karen Kumm	10/18/11	-	-	10/31/15
Inta Malis	1/1/04	12/18/07	12/13/11	12/31/15
Jane Siegel	3/19/13	-	-	3/31/17
Stephen Sockwell	3/20/07	3/15/11	-	3/31/15

Officers: In January 2013, the Planning Commission elected Brian Harner as Chair and Steve Cole as Vice Chair. They served in those capacities throughout the year. In December 2013, the Planning Commission elected Steve Cole as Chair and Christopher Forinash as Vice Chair, both of whom will take office in January 2014.

Public Hearings: In 2013, the Planning Commission held 11 monthly public hearings, including 8 multi-night hearings that were carried over to a second or third night (20 meetings total). The

Planning Commission considered the following items (some items were considered more than once as a result of deferrals):

- 4 General Land Use Plan Amendments (N. Quincy Street Plan, Phase 1 Long Bridge Park Aquatics Facility, Colony House, Columbia Pike Neighborhoods Special Revitalization District)
- 3 Master Transportation Plan Amendments (N. Quincy Street Plan, Metropolitan Park 4/5, Columbia Pike Neighborhoods Area Plan)
- 1 Area Plan (N. Quincy Street Plan Addendum)
- 7 Zoning Ordinance Amendments (Columbia Pike FBC District, "R-C" District, Parking Standards for Schools & Recreation Uses, Outdoor Cafes, Reformat of Zoning Ordinance, Correction of Technical Errors in Reformat, Columbia Pike Neighborhoods Special Revitalization District Form Based Code, Large Media Signs)
- 3 Rezonings (Phase 1 Long Bridge Park Aquatics Facility, Colony House, Latitude)
- 6 Site Plans or Major Site Plan Amendments (Pierce-Queen, Cathedral Lane, Colony House, Metropolitan Park 4/5, Latitude, 4210 Washington Blvd.)
- 1 PDSP Amendment (*PenPlace*)
- 2 Transfer of Development Rights/Certification of Transferable Development Rights (*Phase 1 Long Bridge Park Aquatics Facility, PenPlace*)
- 2 Historic District Designations (Green Valley Pharmacy, Fraber House)
- 5 Other Plans/Policies (Subdivision Ordinance, Long Bridge Park Master Plan, Community Energy Plan, Amendments to TDR Policy for Columbia Pike Neighborhoods Area Plan, Reduced Parking Policy for Site Plan Office Buildings)
- 1 URD Use Permit (*Julia Lee URD*)
- 4 Use Permits (Phase 1 Long Bridge Park Aquatics Facility, Homeless Services Center Dormitory, Ashlawn Elementary School Addition & Secondary Parking, New Elementary School 1 at Williamsburg)
- 3 Neighborhood Conservation Plan Updates (Fairlington-Shirlington, Arlington Ridge, Bluemont)

In addition, the Commission received staff briefings on the *Findings of the Business Leaders and Residential Site Plan Studies on Arlington County's Transportation Network*, and the *Civic Association's Presidents' Breakfasts regarding the Lee Highway Corridor*. The Commission also conducted joint sessions with members of the Transportation Commission and the Park and Recreation Commission.

In 2013, the Planning Commission reviewed six site plans or major site plan amendments, one Phased Development Site Plan Amendment, and five use permits, as shown below. All were subsequently approved by the County Board.

Development proposals reviewed by the Planning Commission:

Use Permit/Site Plan	Density					PC Date	CB Date
	Office	Residential	Hotel	Retail	Other		
Phase 1 Long Bridge Park Aquatics Facility Use Permit					119,820 sf	3/6/13	3/16/13
Homeless Services Center Dormitory Use Permit					20,390 sf	3/6/13	3/16/13
Pierce-Queen SP #425		205,650 sf				2/13/13	
		193 units				3/7/13	3/11/13

1,813,542 sf	1,251,690 sf 1,460 units	411,109 sf 468 rooms	93,258 sf	265,977 sf (+ 170,865 sf middle school)		
1,813,542 sf	1,251,690 sf	411,109 sf	93,258 sf	265,977 sf (+		
	2 units				12/2/13	12/14/13
				educational		
	265 units			cultural/	11/6/13	11/16/13
	263,698 sf		3,115 sf	2,802 sf	7/2/13	7/13/13
	1 unit				10/7/13	10/19/13
		300 rooms				
1,809,000 sf	300 units	282,600 sf	50,000 sf	Ź	9/16/13	9/21/13
				middle school)		
				170,865 sf		
				· ·		
				96,805 sf new	9/9/13	9/21/13
	699 units		•			
	782,342 sf		40,143 sf		7/1/13	7/13/13
		168 rooms				
		128,509 sf			5/6/13	6/15/13
				addition		
				26,160 sf	5/6/13	5/18/13
4,542 st					4/8/13	4/20/13
	,	1,809,000 sf 300 units 1 unit 263,698 sf 265 units	128,509 sf 168 rooms 782,342 sf 699 units 1,809,000 sf 300 units 282,600 sf 300 rooms 1 unit 263,698 sf 265 units	128,509 sf 168 rooms 782,342 sf 699 units 40,143 sf 699 units 1,809,000 sf 300 rooms 1 unit 263,698 sf 265 units 3115 sf	26,160 sf addition 128,509 sf 168 rooms 782,342 sf 699 units 96,805 sf new school (+ 170,865 sf middle school) 1,809,000 sf 300 units 282,600 sf 300 rooms 1 unit 263,698 sf 265 units 3,115 sf 2,802 sf cultural/educational	26,160 sf addition 128,509 sf 168 rooms 782,342 sf 699 units 96,805 sf new school (+ 170,865 sf middle school) 1,809,000 sf 300 units 282,600 sf 300 rooms 1 unit 263,698 sf 265 units 26,160 sf addition 5/6/13 40,143 sf 7/1/13 96,805 sf new school (+ 170,865 sf middle school) 9/9/13 200 rooms 1 unit 263,698 sf 265 units 263,698 sf 265 units 263,698 sf 265 units 11/6/13 educational

The approved site plans generated the following community benefits:

Site Plan	Affordable Housing	Transportation (utility underground, TDM, etc.)	Public Art	Open Space	Other	Total Community Benefits
Pierce-Queen SP #425		\$297,125	\$75,000			\$372125
Cathedral Lane SP #428		\$19,832				\$19,832
Colony House SP #423	\$510,000	\$132,546	\$75,000			\$717,546
Metropolitan Park 4/5 SP #105	\$5,045,000	\$1,116,310	\$150,000			\$6,311,310
Latitude Apartments SP #426	\$3,847,067	\$365,136	\$75,000		\$280,000	\$4,567,203
4210 Washington Blvd. SP #415		\$7,000				\$7,000
TOTALS	\$9,402,067	\$1,937,949	\$375,000		\$280,000	\$11,995,016

Planning Commission Committees:

The Site Plan Review Committee (SPRC), chaired by Steve Cole, held 47 meetings in 2013.

Either one or two items were reviewed at each SPRC meeting. Nine site plans are currently under active review: Gables N. Rolfe Street (SP #432), 223 23rd Street (SP #433)/Crystal City Block M (SP #11), Key Boulevard Apartments (SP #181), The Berkeley (SP #431), 400 Army Navy Drive (SP #2), The Springs (SP #430), 1000 N. Glebe Road (SP #64), 1401 Wilson Boulevard (SP #429), and 2401 Wilson Boulevard (SP #404). Three site plans are on hold: Rosslyn Plaza PDSP (SP #422), Shreve Apartments-East Falls Church (SP #427), and American Service Center (SP #72). At year

end, two site plans are in the preliminary stages of review and have not submitted the final filing: 2038 Wilson Boulevard and Park Shirlington.

SPRC Meetings

SPRC Meetings	
1/3/2013	Pierce Queen Apartments
1/8/2013	Pen Place
1/17/2013	Pierce Queen Apartments
1/24/2013	 Metropolitan Park 4 & 5 3838 Cathedral Lane
1/31/2013	Latitude Apartments
2/14/2013	Metropolitan Park 4 & 5
2/21/2013	 Colony House Pierce Queen Apartments
2/25/2013	Pen Place
2/28/2013	Rosslyn Plaza
3/11/2013	 Metropolitan Park 4 & 5 Pen Place
3/18/2013	Pen Place
3/25/2013	Rosslyn Plaza
3/28/2013	Latitude Apartments
4/1/2013	 Shreve Apartments Metropolitan Park 4 & 5
4/4/2013	Pen Place
4/18/2013	Metropolitan Park 4 & 5
4/22/2013	Latitude Apartments
4/25/2013	Shreve Apartments
5/1/2013	Rosslyn Plaza
5/13/2013	Latitude Apartments
5/16/2013	Rosslyn Plaza
5/20/2013	Pen Place
5/30/2013	Shreve Apartments
6/10/2013	Rosslyn Plaza
6/13/2013	Pen Place
6/17/2013	2401 Wilson Boulevard
6/20/2013	1000 N. Glebe
7/15/2013	Rosslyn Plaza
7/17/2013	Pen Place
7/18/2013	1000 N. Glebe
7/22/2013	1401 Wilson Boulevard
-	

7/24/2013	Pen Place
7/25/2013	2311 Wilson Boulevard
7/29/2013	The Springs (4318 N. Carlin Springs)
9/3/2013	Row Homes at Ballston (4210 Washington Boulevard)
9/19/2013	 1. 1401 Wilson Boulevard 2. 2401 Wilson Boulevard
9/30/2013	 1. 1000 N. Glebe 2. Pierce Queen
10/16/2013	Pentagon City Mall
10/17/2013	 The Springs 1000 N. Glebe
10/21/2013	 400 Army Navy Drive 1401 Wilson Boulevard
10/24/2013	 The Springs 2401 Wilson Boulevard
10/28/2013	 Row Homes at Ballston 1000 N. Glebe
11/18/2013	 2401 Wilson Boulevard 1401 Wilson Boulevard
11/21/2013	The Berkeley
12/9/2013	 The Berkeley 1000 N. Glebe
12/12/2013	400 Army Navy Drive
12/16/2013	Gable N. Rolfe Street

The Long Range Planning Committee (LRPC), chaired by Inta Malis, held six meetings during 2013. Agenda items focused on several planning studies, as shown below.

LRPC Meetings

1/30/2013	Realize Rosslyn
2/7/2013	Long Bridge Park
5/28/2013	Commercial Parking Study
9/23/2013	Retail Action Plan
11/13/2013	Commercial Parking Study
11/25/2013	Fiscal Year 2015 Planning Division Work Plan – Review and Planning

The Zoning Committee (ZOCO), chaired by Nancy Iacomini, held 13 meetings during 2013. Agenda items focused on a variety of proposed zoning ordinance amendments, including Phase IIA of the Zoning Ordinance Update – Reformat, clarifying the purpose of the "R-C" District, parking for schools and recreational uses, standards for outdoor cafes, and incorporation of the Columbia Pike Neighborhoods Special Revitalization District Form Based Code.

ZOCO Meetings

1/3/ 2013	Amendment to R-C (Section 16A) purpose paragraph

1/9/ 2013	7000 EDC Advisory Working Crown and I DDC: Columbia Dila Area Naishbarhard Dlan
1/9/ 2013	ZOCO, FBC Advisory Working Group and LRPC: Columbia Pike Area Neighborhood Plan
	Implementation
2/19/ 2013	Outdoor cafes on private property
3/5/ 2013	70C0 and EDC Advisory Working Croups
3/3/2013	ZOCO and FBC Advisory Working Group: 1. Presentation of the Initial Draft Form Based Code
	2. General Land Use Plan (GLUP)
	3. Master Transportation Plan (MTP) Amendments
3/12/ 2013	Zoning Ordinance reformat
4/3/ 2013	ZOCO and the FBC Advisory Working Group: Columbia Pike Area Neighborhoods Plan
	Implementation
4/11/2013	ZOCO and the FBC Advisory Working Group: Columbia Pike Area Neighborhoods Plan
4/11/2013	
	Implementation
5/22/ 2013	Zoning Ordinance update: Phase IIB (minor policy updates) – review of preliminary scope
6/252013	Columbia Pike Neighborhoods Plan Implementation: Revised Draft Form Based Code
7/9/ 2013	Columbia Pike Neighborhoods Plan Implementation: Revised Draft Form Based Code
1171 2013	Columbia 1 like 1 reignoofmoods 1 lian implementation. Revised Brait 1 of in Based Code
9/18/ 2013	Large Media Screens
10/15/ 2013	Large Media Screens
12/10/ 2013	Codifying administrative practices and determinations related to bulk, coverage, placement
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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 Realize Rosslyn-Rosslyn Sector Plan Update and the Columbia Pike Neighborhoods Special Revitalization District Form Based Code. During 2013, the Public Facilities Review Committee (PFRC), chaired by Charles Monfort through October 31, 2013, followed by Steve Sockwell, held a total of 15 meetings to review three APS projects (the Ashlawn Elementary School expansion, a new elementary school on the Williamsburg Middle School campus (New ES#1), and the McKinley Elementary School Expansion) and the ART Bus Maintenance Facility in Crystal City. With deferral of the proposed Latitude Site Plan in July 2013, the Ad-Hoc Planning Commission Committee was established to review the relationships between the Virginia Square Sector Plan and the Latitude Site Plan. Commissioner Monfort chaired the three meetings of the Ad-Hoc Committee that were held in September through October 2013. Two meetings were convened by the UCMUD Review Committee in November and December 2013, to review the 10th Street Flats UCMUD. These meetings were chaired by Commissioner Kumm. Also during 2013, the public process for the Julia Lee URD was chaired by Commissioner Siegel. The attached list of Planning Commission Liaison Assignments identifies the many other Commissions and Committees on which Planning Commissioners served.

Beyond their participation in organized committees and task forces, Planning Commissioners have continued to provide advice and consultation on planning issues of particular interest to them individually, including Commissioner Malis' work on the Neighborhoods Special Revitalization District Form Based Code, Commissioner Cole's work on the Site Plan Review Working Group, and Commissioner Harner's work on the Rosslyn Process Panel for the Rosslyn Sector Plan Update. By leading and engaging in discussions on these more focused topics, Commissioners helped Arlington citizens develop a broader perspective on relevant issues and their long term impacts.

For reference and public record purposes, the Commission's web page http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx includes all of the meeting minutes, recommendation letters and other information for the Commission's 2013 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. 2013 saw an increase in active site plan and special exception redevelopment applications, use permits for County and Schools public facilities, and Zoning Ordinance amendments including the reformat of the Zoning Ordinance. 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

Brian Harner

Planning Commission Chair for 2013

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 Liaison Assignments 2013 – Revised 12/05/13

Planning Commission Committees

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

Long Range Planning Committee (LRPC)

Meeting held Monday at 7 PM

Staff: Kellie Brown

CPHD, PD (703) 228-3524

Site Plan Review Committee (SPRC)

Meetings held Monday and Thursday at 7 PM

Planning Commissioners are assigned

specific site plans by Chair

Staff: Samia Byrd

CPHD, PD (703) 228-3529

Zoning Committee (ZOCO) Meeting held Tuesday at 7 PM

Staff: Deborah Albert CPHD, PD (703) 228-3533 Commissioner Iacomini

Commissioner Malis

Commissioner Cole

County Facilities

Public Facilities Review Committee

Staff: Freida Wray, CPHD, PD (703) 228-3541

Meeting held Wednesday at 7 PM

Commissioner Monfort, Chair ^{CB} (January – October 2013)

Commissioner Sockwell, Chair ^{CB} (Chair: Nov – December 2013)

Commissioner Malis

(January – November 2013) Christopher Forinash

(November – December 2013)

Karen Kumm

(November – December 2013)

Long Bridge Park Aquatics, Health & Fitness Center

Meet as needed

Staff: Richard Tucker, CPHD, PD (703) 228-0069

Staff: Erik Beach, DPR (703) 228-3318

Commissioner Fallon ^{CB}

Sector Plans and Planning Studies

Arlington-Alexandria Joint Four Mile Run Task Force

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

Commissioner Cole

Crystal City Citizen Review Council

Staff: Margaret Rhodes, CPHD, PD (703) 228-0065

Commissioner Siegel CB

Columbia Pike Land Use & Housing Study Plenary Group

Staff: Jennifer Smith, CPHD, PD (703) 228-0068 Staff: Matt Mattauszek, CPHD, PD (703) 228-0493 Commissioner Malis

Other Commissions and Committees

Arts Commission

Commissioner Sockwell

Commissioner Klein

4th Wednesday of every month 7 pm

CHP, Lobby Conference Rm (B) Birch, (703) 228-1850

Ballston BID Commissioner Ciotti

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

tina@ballstonbid.com

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

Bicycle Advisory Committee Commissioner Klein

1st Monday of every month, 7 pm, CHP Conf Rm (A) Azalea

Staff: David Goodman, DES (703) 228-3709

Clarendon Alliance Commissioner Forinash

Matt Hussmann, Executive Director <u>alliance@clarendon.org</u>, (703) 812-8881 3019 N 11th Street, Arlington, VA 22201

3rd Wednesday of every month, 7 pm

Staff: George Parr, AED (703) 228-0870

Columbia Pike Revitalization Organization (CPRO)Commissioner Malis

Takis Karatonis, Executive Director (703) 892-2776

Staff: Alex Iams, AED (703) 228-0836

Crystal City Business Improvement District (CCBID)

Angie Fox, President/CEO, (703) 412-9430

Commissioner Fallon
(January – October 2013)

Angie Fox, President/CEO, (703) 412-9430 afox@crystalcity.org

atox@crystalcity.org

Meets quarterly, date/time/location TBD Staff: Alex Iams, AED (703) 228-0836 & Michelle Cowan, DMF (703) 228-5023

Economic Development Commission2nd Tuesday of every month, 8 am

Commissioner Fallon
(January – October 2013)

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

Emergency Preparedness Advisory CommissionCommissioner Malis

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

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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

Historical Affairs and Landmark Review Board (HALRB)

3rd Wednesday of month,

Staff: Cynthia Liccese-Torress, CPHD, NSD (703) 228-3831

Housing Commission

3rd Thursday of every month, 7 pm, CHP, Conf Rm (C) Cherry

Staff: Joel Franklin, CPHD, HD (703) 228-7949

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

Neighborhood Conservation Advisory Commission

2nd Thursday of every month, 7:30 pm, Conf. Rm. CC-2,

NRECA, 4301 Wilson Blvd.

Staff: Tim McIntosh, CPHD, NSD (703) 228-3829

NVBIA Technical Committee

3rd Wednesday of every month, 8:30 am, CHP Room 710A

Staff: Samia Byrd, CPHD, PD (703) 228-3529

Park & Recreation Commission

4th Tuesday of every month, 7:30 pm

2100 Clarendon Blvd, Conference Room C/D

Staff: Diane Probus, DPR (703) 228-0787

Pedestrian Advisory Committee

2nd Wednesday of every month, 7 pm, CHP Conf Rm (B) Birch

Staff: David Goodman, DES (703) 228-3709

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: George Parr, AED (703) 228-0870

Transportation Commission

Schedule varies - check w/Richard Best

Arlington County Board Room 307

Staff: Richard Best, DES (703)-228-3689

Urban Forestry Commission

Commissioner Malis^{CM}

Commissioner Iacomini

Commissioner Fallon

(January – October 2013)

Commissioner Harner

Commissioner Sockwell

Commissioner Harner

Commissioner Cole

Commissioner Ciotti

Commissioner Kumm

Commissioner Forinash^{CB}

Commissioner Kumm

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

CM Appointed by the County Board Appointed by the County Manager