ARLINGTON COUNTY, VIRGINIA

In advance of the Arlington County Board meetings on JULY 18 & 21, 2026,
the following items will be heard by the
Planning Commission on
JULY 06, 2026

This is a hybrid public meeting to be held at the Bozman Government Center, 2100 Clarendon Blvd, County Board Room #307

THE FOLLOWING ITEMS WILL BE HEARD BY THE PLANNING COMMISSION MONDAY, JULY 06, 7 P.M.

I. AGENDA

1. Capital Improvement Program (CIP) FY2027-2036

2. Adaptive Reuse Admin Regulations, Standard Site Plan Update Processes – Informational Item

1. **SPLA26-00004 PHASED DEVELOPMENT SITE PLAN AMENDMENT to revise the Pentagon City Phased Development Site Plan (SP #105) conditions governing Parcel 1C South and discontinue the associated "12th Street Landing" project Design Guidelines for the properties located at 601 and 701 12th Street South (RPC#s 35-004-004 and -006).**

   SPLA26-00006 ADAPTIVE REUSE SITE PLAN AMENDMENT to convert two existing office buildings (SP-2 and SP-3 of SP #105) to residential use and construct new retail and residential building additions, with up to 607 residential dwelling units, up to 29,990 sq. ft. of retail gross floor area, and up to 3,579 sq. ft. of office gross floor area; located at 601 and 701 12thStreet South (RPC#s 35-004-004 and -006).

2. **SPLA26-00001 SITE PLAN AMENDMENT (SP #429) to construct a mixed-use development consisting of two residential towers with up to 9.94 FAR, including 887,232 sf of residential gross floor area and 28,908 sf of retail gross floor area, with modifications for additional density, percentage of compact parking, required residential loading spaces, density exclusions, and other modifications necessary to achieve the proposed development; located at 1401 Wilson Boulevard and 1400 Key Boulevard (RPC #16-035-001, -002).**

3. **Ordinance to Vacate: (1) A Portion of North Nash Street at its Intersection with Wilson Boulevard Abutting Pt. Lot 13 and Lot 14, Subdivision of Lots East of "A" and "B", Colonial Heights; and (2) Portions of Existing Easements for Public Street and Utilities Purposes on Lots 1, 10, 11, 12 and**

14 And Part of Lots 6, 8, 9 and 13 Subdivision of Lots East of "A" and "B" Colonial Heights, With Conditions.

II. PC BUSINESS & ORGANIZATIONAL MATTERS

Approval of the June 1, 3, 2026, Meeting Minutes
Planning Division Current Matters
Approval of SPRC/LRPC Meeting Rosters

HOW TO VIEW AND PARTICIPATE

The Planning Commission Hearings are hybrid meetings where staff, applicants, and members of the public may attend in-person or via electronic teleconference/videoconference communications using Microsoft Teams.
Commission members, staff, and applicants will conduct the hearings in a hybrid environment at the Bozman Government Center, 2100 Clarendon Blvd., Room 307, County Board Room.

- The public may view a live broadcast of this meeting with closed captioning on Comcast Xfinity channels 25 and 1073; Verizon FiOS channels 39 and 40.
- The meeting can be viewed online with closed captioning at www.arlingtonva.us or on YouTube.
- A recording of the meeting will be posted to the County website within two business days after the meeting.

The public is welcomed to participate giving public testimony in person, virtually, or with written comments in advance. Visit https://commissions.arlingtonva.us/planning-commission to:

- Sign-up online to speak during the meeting.

In order to request public testimony, online registration MUST be completed at least 24 hours in advance of the hearing, for a guaranteed opportunity to speak on the requested date and time.

  - Registered speakers will receive a confirmation email with further instructions upon completion of the speaker request form and after submission to the Clerk.
  - Registered participants choosing to speak virtually will join the meeting via Microsoft Teams (accessible through a web browser or the free app). The meeting link will be provided in the confirmation email.

- Submitting written comments online is also an option. Written comments need to be received by 12 noon on the day of the hearing to provide the Commission the opportunity to review your comments before the hearing.

To request translation services, reasonable accommodations, or other questions regarding the meeting notification, contact the Planning Commission Clerk, Gizele C. Johnson, Gjohnson@arlingtonva.us or call (703) 217-6676.

Commissioner AMODEO to represent the Planning Commission at the JULY 18, 2026, County Board Meeting.