



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 26, 2009**

DATE: September 11, 2009

SUBJECT: SP #109 SITE PLAN AMENDMENT to allow educational uses on the second through seventh floors, and educational and retail uses on the first floor, located at 3330 Washington Boulevard (RPC# 15-087-003).

Applicant:

HUB Properties Trust
400 Centre Street
Newton, Massachusetts 02458

By:

Martin D. Walsh and Megan C. Shilling
Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22203

C.M. RECOMMENDATION:

Defer the site plan amendment to the October 24, 2009 County Board meeting.

ISSUES: This is a request to allow educational and retail uses associated with George Mason University (GMU) in a Virginia Square office building. The applicant, HUB Properties Trust, is requesting additional time to work with GMU to resolve issues related to the implementation of a Transportation Demand Management (TDM) program for the site.

DISCUSSION: The applicant is requesting a site plan amendment to expand the uses allowed in an approved office building (the Truland Building) to include GMU classrooms and faculty office on the second through seventh floors, and classroom, faculty office, and retail on the first floor. Because the Truland Building is an existing site plan, staff recommends that the applicant implement a TDM program to bring the site up to current standards. The applicant, HUB Properties Trust, is requesting additional time to coordinate the details of the recommended TDM program with GMU. Therefore, staff recommends a deferral of the site plan amendment to the October 24, 2009 County Board meeting.

County Manager: _____

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-5350

PREVIOUS COUNTY BOARD ACTIONS:

December 1968

Approved Site Plan #109 (z-1929-68-1) for a seven (7) story office building at 3330 Washington Blvd. with an FAR of 1.65 and 161 parking spaces.