



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 24, 2009**

DATE: October 22, 2009

SUBJECT: Request to Advertise Public Hearings by the Planning Commission and the County Board on a General Land Use Plan Amendment from “Service Commercial” (Personal and business services, generally 1-4 stories) and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel (up to 2.5 F.A.R. office density; up to 115 units/acre apartment density; up to 180 units/acre hotel density) and to add an open space symbol on the northern portion of the property known as 2401 and 2407 Wilson Boulevard and 2400, 2402 and 2408 16th Street North (RPC #15-060-001, -002, -007, -008 and -009) which is generally bounded by 16th Street North to the north, Wilson Boulevard to the south, North Adams Street to the east and reaching approximately halfway across the block west towards North Barton Street.

C. M. RECOMMENDATION:

Do not authorize the advertisement of public hearings by the Planning Commission and County Board to consider amending the General Land Use Plan for the property known as 2401 and 2407 Wilson Boulevard and 2400, 2402 and 2408 16th Street North (RPC #15-060-001, -002, -007, -008 and -009) generally located in the area bounded by 16th Street North to the north, Wilson Boulevard to the south, North Adams Street to the east and reaching approximately halfway across the block west towards North Barton Street from “Service Commercial” (Personal and business services, generally 1-4 stories) and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel (up to 2.5 F.A.R. office density; up to 115 units/acre apartment density; up to 180 units/acre hotel density) and to add an open space symbol to the northern portion of the site (see attached Map).

ISSUES: Based on staff’s analysis of the relevant planning documents and adopted policies and the input provided by the Long Range Planning Committee of the Planning Commission (“LRPC”) through a special review process, staff has concluded that the proposed GLUP amendment from “Service Commercial” and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel is inappropriate. Staff therefore recommends that the County Board not authorize advertisement of public hearings on this request.

SUMMARY: The applicant has submitted a GLUP amendment request, a rezoning application and a site plan proposal for the redevelopment of two (2) existing commercial buildings and

County Manager: RC/GA

County Attorney: CWM SAM

Staff: Margaret T. Rhodes, DCPHD

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three (3) single-family houses on the property bounded by 16th Street North to the north, Wilson Boulevard to the south, North Adams Street to the east and reaching approximately halfway across the block west towards North Barton Street. Because the proposed development is inconsistent with the existing General Land Use Plan (“GLUP”) designation in terms of uses and typical density, the GLUP amendment would be needed before consideration of the rezoning or site plan. At this time, only the GLUP amendment has been analyzed. The proposed GLUP change was addressed in a special two (2)-meeting review process led by the Long Range Planning Committee of the Planning Commission (“LRPC”). Based on the recommendations of the Courthouse Sector Plan Addendum, other relevant plans and adopted policies, as well as the feedback received from the LRPC process on this request, the proposed GLUP designation would be inconsistent with the history of land use and planning policies for the site. Therefore, staff recommends that the County Board not advertise the proposed GLUP change for consideration.

BACKGROUND: In 2008, the County Board adopted a new policy regarding GLUP amendments. The “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” calls for a community review process in those instances where a requested land use change is inconsistent with an adopted plan (see attached process outline). The policy includes the following language: “...a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.” In this instance, the proposed GLUP amendment is inconsistent with the recommendations in the Courthouse Sector Plan Addendum, adopted by the County Board in 1993, which represents the most current planning guidance for this area, and which reflects the County’s vision for the area. As required under the new policy, staff initiated a review process led by the LRPC. Two (2) meetings, one (1) in June and one (1) in July of 2009, were held at which staff presented its analysis of the GLUP amendment request and its ramifications.

The objective of the special study was to analyze the site in the context of the surrounding area and to obtain feedback from the LRPC on the appropriateness of the requested GLUP change. The associated site plan was not analyzed as part of this study. The scope of the study included the history of the GLUP and zoning designations for the subject site and surrounding area; an analysis of the existing GLUP and zoning designations for the subject site and surrounding area, including uses, density, heights, and the like; a summary of the recommendations of the Courthouse Sector Plan Addendum, along with other relevant plans and adopted policies; an analysis of the proposed GLUP amendment request, including uses, density, heights, and the like; three (3)-dimensional modeling of the existing conditions and what the proposed GLUP designation would theoretically allow; and a preliminary transportation analysis (see attached compendium of staff analysis which is primarily comprised of slides presented as part of the LRPC review process).

DISCUSSION: The applicant is seeking to amend the GLUP to “Medium” Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) and add an open space symbol on the northern portion of the site

concurrent with a rezoning application to “C-O-2.5” (Commercial Office Building, Hotel and Apartment Districts) and a site plan proposal for a hotel. The southern portion of the 38,100 square foot site is currently developed with two (2) one (1)-story commercial buildings that were developed by-right in 1958 and 1962 and are currently occupied by Kitty O’Sheas, Northern Virginia Mixed Martial Arts and Metro Area Technologies. The northern portion of the site is currently developed with three (3) single-family homes dating to 1840, 1925 and 1991. The “Medium” Office-Apartment-Hotel plan designation, which corresponds to the C-O-2.5 zoning district, would allow for office development up to 2.5 FAR and 12 stories in height, apartment development up to 115 units/acre and 16 stories in height and hotel development up to 180 units/acre and 16 stories in height.

GLUP Designation	Density/Typical Use	Maximum Potential Development under Corresponding Zoning Districts
Existing: “Service Commercial” (approximately 19,098 square feet)	Personal and business services, generally 1-4 stories. Maximum 1.5 FAR for commercial. Maximum 2.0 FAR for mixed-use through Unified Commercial Mixed-Use (“UC/MUD”) option.	“C-2”: 28,647 square feet of commercial development; 38,196 square feet of mixed-use development (UC/MUD option)
Existing: “Low” Residential (1-10 units/acre) (approximately 19,002 square feet)	1-10 residential units per acre.	“R-20,” “R-10,” “R-10T,” “R-8,” “R-6,” “R-5” “R-10T”: 4 residential dwelling units by site plan; “R-5”: 3 residential dwelling units by-right
Proposed: “Medium” Office-Apartment-Hotel (approximately 38,100 square feet)	Up to 2.5 F.A.R. office density; up to 115 units/acre apartment density; up to 180 units/acre hotel density.	“C-O-2.5”: 95,250 square feet of office space; 100 apartment dwelling units; 157 hotel rooms

History of the Site

On the County’s first GLUP map, which dates to 1961, the site was shown as “General Business” along the southern half of the property along Wilson Boulevard and “Unplanned Uses” along the northern half of the property along 16th Street North. The 1975 GLUP shows the “General Business” portion of the site as “Service Commercial” (Personal and business services, generally 1-3 stories, maximum 1.0 FAR) and the “Unplanned Uses” portion of the site as “Low” Residential (1-10 units/acre). In 1987, “Service Commercial” was redefined as “Personal and business services, generally 1-4 stories, maximum of 1.5 FAR.” In 2004, “Service Commercial” was redefined again as “Personal and business services. Generally 1-4 stories.

Maximum 1.5 FAR with special provisions within the Columbia Pike Special Revitalization District” and in 2005, the definition was modified to remove the reference to a maximum of 1.5 FAR. There have been no subsequent changes to the GLUP designation for the site. Staff interprets that the dividing line between the “Service Commercial” and “Low” Residential (1-10 units/acre) portions of the site follows the zoning line separating the C-2 and R-6 portions of the site, approximately bisecting the property in half.

General Land Use Plan and Zoning - In terms of the planning guidance on this site, there are several relevant documents that staff analyzed as part of this special review process. First, the GLUP, which is the primary policy guide for the future development of the County, designates the site as “Service Commercial” for the southern portion and “Low” Residential (1-10 units/acre) for the northern portion of the site. The area to the north and northwest of the site is also shown as “Low” Residential (1-10 units/acre) and is within the Lyon Village Civic Association boundaries. This is a residential neighborhood primarily characterized by single-family houses. To the northeast of the site is the Key Elementary School, which is shown as “Public” (Parks [*Local, regional, and federal*]. Schools [*public*]. Parkways, major unpaved rights-of-way. Libraries and cultural facilities.). Property across Wilson Boulevard to the south is shown as “High” Office-Apartment-Hotel on the GLUP and is occupied by the Navy League Building. The site to the east is designated “High-Medium Residential Mixed-Use” and currently is occupied by three (3), two (2)-story commercial buildings. However, in 1996 the County Board approved a site plan for this site which allows for the construction of an 89-foot office building with 100,328 square feet of office GFA and 4,906 square feet of retail space. The same site plan included the already constructed 2201 Wilson Boulevard Apartments, which are located just to the east of the approved, but as yet unbuilt, Demar office building. To the west of the subject site, several blocks are shown on the GLUP as “Service Commercial” along Wilson Boulevard and “Low” Residential (1-10 units/acre) to the north, as is the subject site.

While the properties directly adjacent to the site to the west are designated “Service Commercial and “Low” Residential (1-10 units/acre), it should be noted that neither the AUSA Building along Wilson Boulevard nor the McClaine apartments along 16th Street North are developed in accordance with the GLUP. The AUSA Building, an approximately 86 foot, 74,940 square foot office building, is zoned C-O-2.5, which is a zoning classification compatible with the GLUP designation of “Medium” Office-Apartment-Hotel. A 1949 survey plot shows what is now known as the AUSA site developed with a gas station and “auto laundry.” In 1960, the site was rezoned from C-2 to C-3 (General Commercial Districts) and in 1964 the site was rezoned to C-O (Office Building District) and a site plan was approved for a seven (7)-story office building. The developer submitted plans to construct an office building that would conform to C-3 standards except with regards to parking. Due to the approved thoroughfare plan for Wilson Boulevard, the plans for which were subsequently abandoned, land was needed for right-of-way expansion and the developer became unable to meet the parking requirements under C-3. As a result the County permitted a rezoning to C-O, though the building was to generally conform to the C-3 zoning requirements, according to County correspondence from the time. In 1974, the property was rezoned from C-O to C-O-2.5, a less dense zoning category. The 17-unit McClaine apartments, which were constructed in c. 1939, prior to the County’s first GLUP map, are zoned RA8-18, a zoning district that corresponds to “Low-Medium” Residential, which is inconsistent

with and higher than the “Low” Residential (1-10 units/acre) that the property is actually designated on the GLUP.

Courthouse Sector Plan and Addendum – The Courthouse Sector Plan Addendum, adopted in 1993, supersedes the 1981 Courthouse Sector Plan as the most recent sector plan for the area. For Courthouse in general, the Addendum contains the following provisions: “Concentration of the highest density uses within walking distance of Metro stations; tapering down to densities and land use intensities towards the existing lower-density residential neighborhoods; provision for a mix of office, hotel, retail and residential development; and preservation of older, well-established residential neighborhoods on the periphery of the Metro Station area.” (p. 1) In terms of specific guidance for the subject site, the Concept Plan depicts the site as “Service Commercial” along the southern portion of the site with a “Transition” across the northern portion of the site to the “Neighborhood Conservation” area to the north comprising the Lyon Village neighborhood. (p. 17) Wilson Boulevard is shown as a “Neighborhood Principal Street” and the desired “Build-To Line” is shown abutting the Wilson Boulevard and North Adams Street edges of the property. The Illustrative Plan (p. 26) depicts a landscaped buffer between the commercial and residential portions of this site. While the applicant is proposing that an open space symbol be added to the GLUP on the northern portion of the site, the Addendum does not recommend any use other than a residential use for this area, although it does recommend consideration of a landscaped buffer between the commercial and residential uses. Additionally, the Public Spaces Master Plan does not call for a park in this location.

Regarding the “northern side of Wilson Boulevard,” which includes the subject area, the Addendum offers the following additional guidance: “This site encompasses the commercial properties located north of Wilson Boulevard between North Danville and North Adams Street. Development on these sites should be located at the back of the sidewalk respecting a build-to line along Wilson Boulevard. Building heights and mass should be consolidated along [the] main street and should taper down towards Lyon Village. Open space should be consolidated at the back of the properties providing a linear open space feature as a transition to the single-family residential areas abutting directly to the site.” (p. 32) Providing further detail about transitions, the plan reads: “1. Sensitive transitions in height shall be provided between existing low-rise development and taller new structures. 2. The building mass should be broken into increments that correspond to the scale and massing of surrounding buildings through the use of setbacks, and variable roof heights. 3. Commercial areas adjacent to low density residential neighborhoods should provide effective transitions by using screening walls, fences, open space, topography, and/or landscaping.” The plan furthermore states: “Transitions should be provided between commercial and residential uses. This transition can be achieved through the use of extensive landscaping and brick walls which can buffer and screen the commercial use from the residential use.” (p. 42)

Other Relevant Policies – While the GLUP provides planning guidance in the form of a map with recommended land use guidance for properties throughout the County, the accompanying GLUP booklet also sets forth various County policies. One such policy is that the County seek to “Preserve and enhance existing single-family and apartment neighborhoods.” (p. 4) Another relevant policy adopted by the County Board in 1985 is the “Resolution on Neighborhood

Consolidations for Sale to Developers.” This policy, while drafted in response to homeowners consolidating their properties for sale to developers, offers relevant guidance for the subject request, which involves the consolidation of three (3) single-family properties. The policy states “Now, therefore be it resolved, that the County Board declares as its general policy the discouragement of neighborhood consolidations that anticipate land uses incompatible with the General Land Use Plan, the several area sector plans, and other County land use plans, goals and policies.” In addition to these adopted policies, the County has a long-standing practice of preserving the existing land use boundaries between lower residential and higher density land uses.

Transportation – Staff also analyzed the recommendations of the Master Transportation Plan (“MTP”) and other relevant transportation policies as part of the special study. The site is located within the highly transit-accessible Rosslyn-Ballston Orange Line Metrorail Corridor, less than 1,000 feet from the main entrance to the Courthouse Metrorail Station, and is served by Metrobus and ART Bus services. Adjacent Wilson Boulevard and nearby Clarendon Boulevard operate as a one (1)-way pair with Wilson Boulevard operating in the westbound direction and Clarendon Boulevard operating in the eastbound direction. The MTP classifies Wilson and Clarendon Boulevards as “Primary Retail-Oriented Mixed-Use Arterials.” North Adams Street, 16th Street North and North Custis Street are all classified as “Non-Arterial Streets.” South of 16th Street North, North Adams Street and North Custis Street function as “Urban Center Local” streets. North of 16th Street North in the single-family neighborhood, North Adams Street, North Custis Street and 16th Street North all function as “Neighborhood” low-density local streets. To maintain the single-family character of the neighborhood and reduce the amount of traffic entering or cutting through the Lyon Village neighborhood, a diverter was installed at the intersection of North Adams Street, 16th Street North and North Custis Road as a part of a traffic management project in the late 1970s. The diverter prohibits access from Wilson Boulevard to 16th Street North along North Adams Street.

Lyon Village and Clarendon-Courthouse Neighborhood Conservation Plans – The Lyon Village and Clarendon-Courthouse Neighborhood Conservation Plans, which are prepared by the community as opposed to staff, both echo the guidance of the Courthouse Sector Plan Addendum. The site is located along the southern edge of the Lyon Village Civic Association. The Lyon Village Neighborhood Conservation Plan, accepted by the County Board in 1978, recommends that the County “make every effort to preserve those older homes vulnerable to speculation and redevelopment in the Village’s eastern end, now zoned R-6.” (p. 15). The plan further recommends that “the current dividing line between commercial and residential zoning north of Wilson Boulevard from Highland to Veitch be maintained without significant variation.” (p. 15) While the property is located not within but on the northern border of the Clarendon-Courthouse Civic Association, the Clarendon-Courthouse Neighborhood Conservation Plan, accepted by the County Board in 2007, states that the neighborhood “does not support an increase in the existing zoning for any area where the GLUP indicates a density of ‘Low’ Residential” and recommends that the County “maintain that delicate balance between ‘urban’ and ‘village.’” (p. 21)

Feedback from LRPC – The general consensus of the LRPC process was that “Medium” Office-Apartment-Hotel is not an appropriate GLUP designation for the entire site. Most

Request to Advertise

General Land Use Plan Amendment

2401 Wilson Boulevard

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commissioners present at the meetings stated that the “Low” Residential (1-10 units/acre) portion of the site should be maintained as such, however one (1) or two (2) stated that perhaps a “Low-Medium” GLUP designation and development consistent therewith could be a better transition between the commercial and residential portions of the site. Commissioners stated that “Service Commercial,” “Low” Office-Apartment-Hotel or “Medium” Office-Apartment-Hotel may be appropriate for the commercial portion of the site. Concern was expressed regarding the precedent of amending “Low” Residential (1-10 units/acre) blocks in this location to a higher GLUP designation. Additionally, there was concern regarding what might happen to other “Service Commercial” blocks west of the subject site toward Clarendon. Some commissioners expressed interest in a more comprehensive study, including additional information on traffic circulation and factors that might affect the need for improvements to the Courthouse Metro Station.

Staff Recommendation – Staff does not recommend advertising the request to amend the GLUP to “Medium” Office-Apartment-Hotel for the subject site. Staff continues to support the guidance of the Courthouse Sector Plan Addendum and the County’s general policies regarding the preservation of existing single-family neighborhoods. The Addendum indicates that the southern portion of the site should remain “Service Commercial” with a transition across the northern portion of the site to the “Neighborhood Conservation” area of Lyon Village. The County also has a stated GLUP policy to “Preserve and enhance existing single-family and apartment neighborhoods.” (p. 4) Additionally, in 1985, the County Board adopted a “Resolution on Neighborhood Consolidations for Sale to Developers.” This policy, while drafted in response to homeowners consolidating their properties for sale to developers, offers relevant guidance for the subject request, which involves the consolidation of three (3) single-family properties. The policy states “Now, therefore be it resolved, that the County Board declares as its general policy the discouragement of neighborhood consolidations that anticipate land uses incompatible with the General Land Use Plan, the several area sector plans, and other County land use plans, goals and policies.”

Only in rare instances has the County changed the GLUP designation of “Low” Residential (1-10 or 11-15 units/acre) properties to higher designations. In the past 15 years, for instance, of the approximately 69 GLUP amendments considered by the County Board, only eight (8) involved the re-planning of “Low” Residential properties. Two (2) of these amendments were denied and six (6) were approved. Of the six (6) approved GLUP amendments, two (2) were consistent with the recommendations of an adopted plan. It should also be noted that the highest GLUP category to which any of the “Low” Residential properties was amended is “Low-Medium” Residential (16-36 units/acre), which is a significantly less dense GLUP category than the requested “Medium” Office-Apartment-Hotel designation for the subject site.

While the applicant is proposing that an open space symbol be added to the GLUP on the northern portion of the site, the Courthouse Sector Plan Addendum is calling for a “Neighborhood Conservation Area” in this location, not open space. In its discussion of appropriate transitions, the Addendum does recommend consideration of a landscaped buffer between the commercial and residential uses, but does not recommend any use other than a residential use. Likewise, the Public Spaces Master Plan does not call for a park in this location.

Additionally, while listing on the National Register of Historic Places is largely honorific, it can be an indication of the importance of a particular building and the Historic Preservation Master Plan, an element of the County's Comprehensive Plan, calls for the preservation of such historic buildings. In 2002, the Lyon Village National Historic District was added to the National Register of Historic Places. The subject site is located within the district boundaries and two (2) of the three (3) single-family houses on the property are considered "contributing" buildings. The two (2) contributing houses were built in c. 1840 and c. 1925, while the third house was built in 1991 and is considered non-contributing to the historic district.

Planning Commission

At its October 13, 2009 meeting, the Planning Commission voted 7-3 in support of staff's recommendation to not advertise the proposed GLUP amendment. The commissioners voted on two (2) additional amendments to the main motion. The first was to amend the motion to ask staff to work through the LRPC to study the "Service Commercial" sites along Wilson Boulevard and to develop positive recommendations. The second motion was to amend the amendment to expand the study to include edge development in other areas of the County. Both of these motions failed. Although certain commissioners expressed an interest in further study of this site, staff maintains that the scope of the special review process, determined in conjunction with the LRPC, was to respond to the proposed amendment at hand, not to re-plan the area or revisit the Courthouse Sector Plan Addendum. Furthermore, additional study of this site and other edge sites is not currently on staff's work plan. However, any new or modified request to amend the GLUP for this site to a category inconsistent with the relevant adopted plans would require another special review process.

Advertisement Process

The GLUP is the primary policy guide for the future development of the County. Since its original adoption in 1961, the GLUP has been updated and periodically amended to more clearly reflect the intended use for a particular area. The GLUP may be amended either as part of a long-term planning process for a designated area or as a result of an individual request for a specific change.

The request to advertise is the first step in the GLUP amendment process. Authorizing the advertisement of an amendment would not imply that the County Board supports the proposed change. However, where a GLUP change is clearly out of character with a site and the surrounding area, the County Board may choose not to schedule hearings to consider an amendment. This is such a case.

CONCLUSION: Based on staff's analysis of the relevant planning documents and adopted County policies and the feedback staff received from the Long Range Planning Committee of the Planning Commission, staff recommends that the County Board not authorize advertisement of the proposed General Land Use Plan amendment for public hearings by the Planning Commission and County Board.

**RESOLUTION TO NOT AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS
BY THE PLANNING COMMISSION AND COUNTY BOARD ON THE FOLLOWING:**

GENERAL LAND USE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR A PROPERTY KNOWN AS 2401 AND 2407 WILSON BOULEVARD AND 2400, 2402 AND 2408 16TH STREET NORTH (RPC #15-060-001, -002, -007, -008 AND -009) GENERALLY LOCATED IN THE AREA BOUNDED BY 16TH STREET NORTH TO THE NORTH, WILSON BOULEVARD TO THE SOUTH, NORTH ADAMS STREET TO THE EAST AND REACHING APPROXIMATELY HALFWAY ACROSS THE BLOCK WEST TOWARDS NORTH BARTON STREET FROM “SERVICE COMMERCIAL” (PERSONAL AND BUSINESS SERVICES, GENERALLY 1-4 STORIES) AND “LOW” RESIDENTIAL (1-10 UNITS/ACRE) TO “MEDIUM” OFFICE-APARTMENT-HOTEL (UP TO 2.5 F.A.R. OFFICE DENSITY; UP TO 115 UNITS/ACRE APARTMENT DENSITY; UP TO 180 UNITS/ACRE HOTEL DENSITY) AND TO ADD AN OPEN SPACE SYMBOL TO THE NORTHERN PORTION OF THE PROPERTY (SEE ATTACHED MAP).

Whereas, the proposed General Land Use Plan amendments would be inconsistent with the County’s policies to preserve residential neighborhoods and would not accomplish the harmonious development of the County or promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants as set forth in the Courthouse Sector Plan Addendum and the General Land Use Plan booklet; and

Whereas, the County Board of Arlington does not desire to consider whether the subject General Land Use Plan amendment is appropriate for the Property.

Therefore, the County Board of Arlington hereby resolves to not authorize advertisement of public hearings on the following:

- (A) *General Land Use Plan amendment to change the land use designation for a property known as 2401 and 2407 Wilson Boulevard and 2400, 2402 and 2408 16th Street North (RPC #15-060-001, -002, -007, -008 and -009) generally located in the area bounded by 16th Street North to the north, Wilson Boulevard to the south, North Adams Street to the east and reaching approximately halfway across the block west towards North Barton Street from “Service Commercial” and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel and to add an open space symbol on the northern portion of the property (see attached Map).*

PREVIOUS COUNTY BOARD ACTIONS:

- 1961** “General Business” along southern half of property along Wilson Boulevard and “Unplanned Uses” along northern half of property along 16th Street North
- 1975** “Service Commercial” (Personal and business services, generally 1-3 stories, maximum 1.0 FAR) along southern half of property along Wilson Boulevard and “Low” Residential (1-10 u/a) along northern half of property along 16th Street North
- 1987** “Service Commercial” redefined as “Personal and business services, generally 1-4 stories, maximum of 1.5 FAR”
- 2004** “Service Commercial” redefined as “Personal and business services. Generally 1-4 stories. Maximum 1.5 FAR with special provisions within the Columbia Pike Special Revitalization District.”
- 2005** “Service Commercial” redefined as “Personal and business services. Generally 1-4 stories, with special provisions within the Columbia Pike Special Revitalization District.”

**Consideration of General Land Use Plan Amendments
Unanticipated by Previous Planning Efforts**

1. Arlington County has a longstanding tradition of carefully planning for growth and development in the County as set forth in various planning policies and documents including in particular the comprehensive plan, the general land use plan (GLUP), and associated documents such as sector plans, area plans, and other planning studies.
2. These planning policies and documents establish a framework for land use decision making and provide predictability to landowners, developers, and the community about the nature and scope of future growth and development on sites throughout the County.
3. While these planning policies and documents fall within the exclusive legislative authority of the County Board, landowners are free to request changes to them, particularly amendments to the GLUP, to accommodate development of their property. However, the County Board is not required to grant such requests, and is particularly unlikely to do so when the property has not been the subject of planning studies conducted outside the context of a specific development application with an opportunity to objectively assess the implications of the proposed changes and whether they comport with the County's long term planning principles and goals.
4. Amending the GLUP without fully identifying the range of issues associated with the proposed change, understanding whether it comports with the County's long term planning goals and principles, and obtaining full input from the Board's advisory commissions and the community, disserves, and may result in decisions contrary to, the County's planning principles and policies.
5. In light of the foregoing, the County Board expresses its intent, and directs the County Manager accordingly, that a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.

2401 WILSON BOULEVARD – GLUP AMENDMENT ANALYSIS

(WORK PLAN – 07/08/09)

BACKGROUND: A General Land Use Plan (GLUP) amendment request has been submitted to change the area bounded by 16th Street North to the north, Wilson Boulevard to the south, North Adams Street to the east and reaching approximately halfway across the block west towards North Barton Street, from “Service Commercial” (Personal and business services, generally 1-4 stories) and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel (up to 2.5 FAR office; up to 115 units/acre apartment; up to 180 units/acre hotel). This request is in conjunction with a preliminary site plan development application and rezoning request to “C-O-2.5” (Commercial Office Building, Hotel and Apartment Districts), consistent with the GLUP amendment request.

The proposed GLUP amendment is inconsistent with the recommendations in the Courthouse Sector Plan Addendum (1993), which calls for the site to remain “Service Commercial” with a transition to a “Neighborhood Conservation” area to the north. According to the “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted by the County Board in 2008, a community review process is needed in those instances where a requested land use change is inconsistent with an adopted plan. Below is a description of the scope and process to analyze the proposed GLUP amendment.

OBJECTIVE: The objective is to analyze the site in the context of the surrounding area and obtain feedback from LRPC on the appropriateness of the requested change. With this input, staff will develop a recommendation to the County Board regarding this GLUP amendment request.

SCOPE: Planning meetings will be led by the Long Range Planning Committee (LRPC) of the Planning Commission (see LRPC meeting process below for more information). The scope of the study includes the following:

- History of GLUP and Zoning designations for the subject site and surrounding area
- Existing GLUP and Zoning designations for the subject site and surrounding area – uses; density; heights; etc.
- Recommendations of the Courthouse Sector Plan and Addendum
- Recommendations of other relevant plans and policies
- Proposed GLUP amendment request – uses; density; heights; etc.
- 3-D modeling of existing conditions and what the proposed GLUP designation would allow
- Preliminary transportation analysis for site and analysis of western entrance to Courthouse Metro

LRPC MEETING PROCESS: This planning process is anticipated to comprise approximately two LRPC meetings. Additional meetings could be added if necessary. LRPC may identify additional groups to participate. The meetings will include:

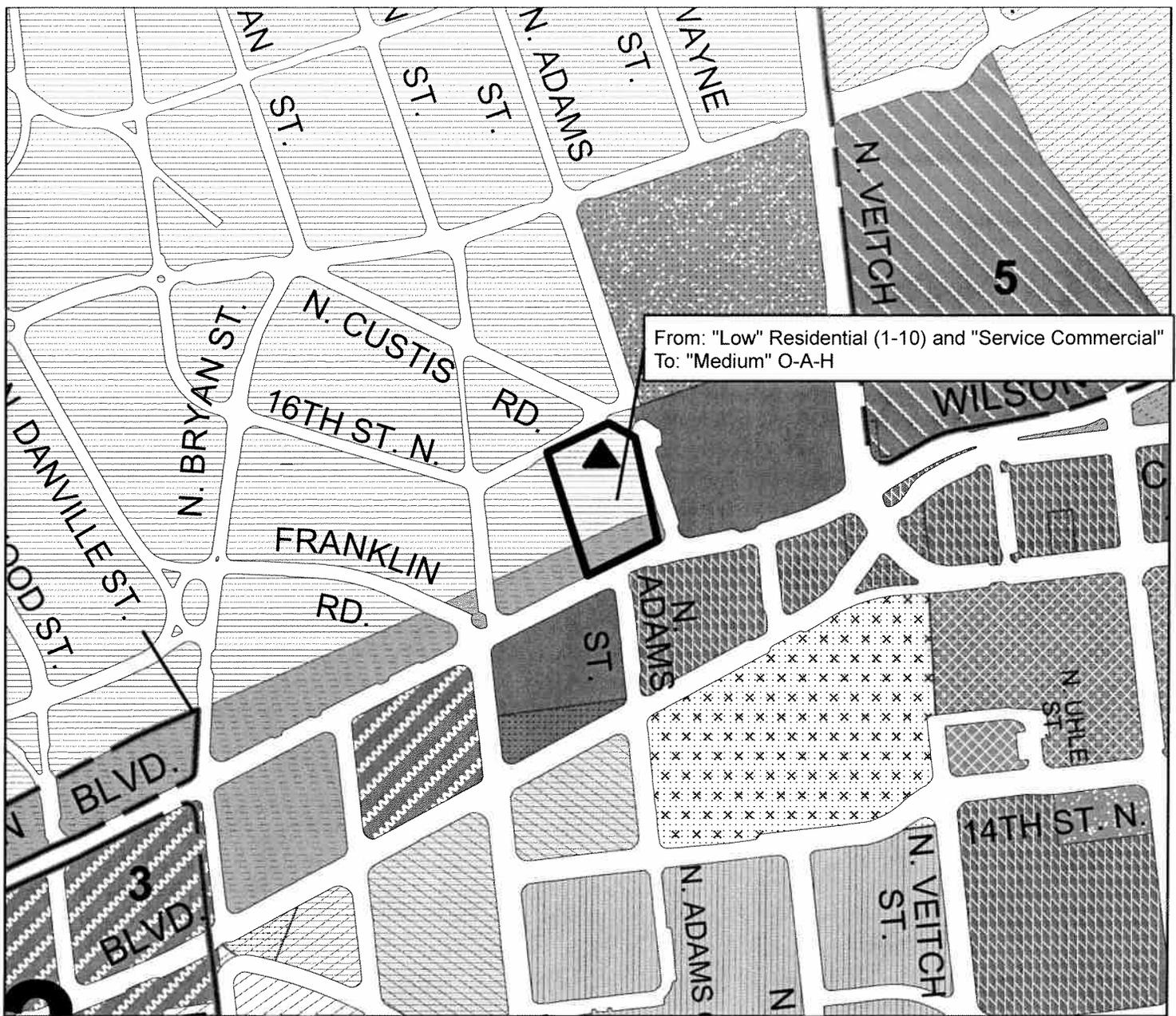
Meeting #1: (June)

- General background information
- Discussion of and refinement of scope and process

Meeting #2: (July)

- Staff analysis and 3-D modeling
- LRPC discussion and direction

END PRODUCT: This process will generate an analysis that will provide a basis for discussion and recommendations in a Request to Advertise report for the requested GLUP amendment for the site.



**Recommendation: Do Not Advertise
General Land Use Plan Amendment**

<p>Legend</p> <p>Land Use Category</p> <p>Residential</p> <p>Low: 1-10 Units/Acre</p> <p>Low: 11-15 Units/Acre</p> <p>Low-Medium: 16-36 Units/Acre</p> <p>Medium: 37-72 Units/Acre</p> <p>High-Medium: 3.24 F.A.R.</p> <p>High: 4.8 F.A.R. Res. 3.8 F.A.R. Hotel</p> <p>High Res (.5) High O-A-H (.5)</p>		<p>Commercial and Industrial</p> <p>Service Commercial</p> <p>General Commercial</p> <p>Office-Apartment-Hotel</p> <p>Low</p> <p>Medium</p> <p>High</p> <p>Mixed Use</p> <p>Medium MU</p> <p>High-Medium</p>	<p>GOVERNMENT OWNED</p> <p>Background Shading will Vary</p> <p>Public and Semi-Public</p> <p>Public</p> <p>Government and Community Facilities</p> <p>Open Space</p>	<p>0 300 Feet</p>
<p>Notes:</p> <p>3. See GLUP Notes.</p> <p>5. This area was designated a "Coordinated Mixed-Use Development District" on 12/2/78.</p>			<p>ARLINGTON VIRGINIA</p> <p>Map prepared by Arlington County GIS Mapping Center This is not a legal document. Map © 2009 Arlington County, VA Printed: April 2009</p>	