

**From:** Martha Moore [mailto:martha.moore@verizon.net]  
**Sent:** Friday, October 09, 2009 10:49 AM  
**To:** Lisa Maher; CountyBoard  
**Subject:** Re: WEBSITE COMMENT: 2401 Wilson Project

To: The Planning Commission and the County Board

Re: 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) for a property known as 2401 and 2407 Wilson Boulevard and 2400, 2404 and 2409 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.

Attached is a resolution adopted by the Lyon Village Citizens Association at our General Membership meeting on September 8th. The meeting had a large turnout and only one person voted against the resolution.

We hope that the County Board will vote not to advertise the requested GLUP and Zoning changes.

Thank you for your consideration.

Martha V. Moore  
Second Vice President, LVCA

## **Resolution on the Proposed Change to the General Land Use Plan (GLUP) and Zoning for the Site Referred to as 2401 Wilson Boulevard**

### Whereas:

Single-family property owners research and rely on the General Land Use Plan and Zoning when they purchase or improve their property, which usually represents their largest investment and source of indebtedness; and whereas

A developer has consolidated property bounded by Wilson Boulevard, Adams Street, and 16th Street within the Lyon Village civic association that includes a commercial building on Wilson Boulevard and four single-family homes on 16th Street; and whereas

The commercial building property is designated service commercial on the General Land Use Plan, as are all parcels along the north side of Wilson from Adams & Wilson to Fillmore & Wilson, and the zoning for those parcels is C-2, with the exception of the AUSA building, which is zoned CO-2.5, and a small C-3 parcel at the corner of Fillmore and Wilson; and whereas

The three single family homes included in the request and the fourth adjacent home are designated low residential on the General Land Use Plan (1-10 units per acre) and zoned R-6 (single-family development), as are virtually all the properties that are directly behind the aforementioned C-2 along the north side of Wilson; and whereas

The developer has requested that the consolidated property be up-GLUPed to medium density and rezoned to CO-2.5, which would allow construction of a building — now or in the future — that could be up to 12 stories as office and up to 16 stories as hotel and apartment; and whereas

The requested GLUP change and rezoning suggest that any taper and transition to single family homes lies somewhere farther to the north well inside Lyon Village, perhaps at Key Boulevard; and whereas

The developer's requested changes are inconsistent with previous decisions about similarly situated property along the North side of Wilson Boulevard, including:

The Clarendon portion of the aforementioned C-2 strip, from Danville to Fillmore was recently revisited as part of the Clarendon Sector Plan review, and remains service commercial in the GLUP with C-2 zoning; and

The Clarendon Sector Plan calls for preservation of the existing buildings on the north side of the Wilson block between Fillmore and Garfield (the Faccia Luna block), all of which are less than 45 feet, even though the C-3 by-right zoning on that block allows heights up to 75 feet; and

The recently approved UC-MUD caps the height at 45 feet for similar buildings in Clarendon that front on Wilson and abut R-6 residential; and whereas

The current C-2 zoning has a height limit of 45 feet, which enables a taper to the single-family homes in Lyon Village, which can have a maximum height of 35 feet — and taper has been an important design feature of nearby high rises, for example:

The plan approved in the 1990s for the R-C building across Adams and adjacent to the east side of the 2401 site tapers down to the west from the apartment building at the corner of Wilson & Veitch and also includes a park area on the portions of the site closest to Lyon Village and Key School; and

When the Navy League building across Wilson was approved, tapering towards Lyon Village was a consideration and the building tapers down on the Wilson side toward Lyon Village; and whereas

The current CO-2.5 zoning for the six-story AUSA building adjacent to the west side of the 2401 site — originally constructed in 1968 — is an anomaly that predates the Courthouse Sector Plan, as the AUSA site has gone through multiple re-zoning actions, from C-2 to C-3, to some other form of C-O, and finally to CO-2.5 to solve a code-related parking problem; and whereas

The proposed site is within the Lyon Village Historic District — a designation that the County sought for Lyon Village — and two of the single-family homes that would be demolished were designated "contributing" to the historic character, and a change in the existing land use is inconsistent with County policy on historic districts; and whereas

Land use plan changes and associated re-zoning should be done within the context of a larger planning process, and not for a portion of one block, making the request regarding 2401 Wilson appear to be the equivalent of a "spot zoning" request; and whereas

Approval of the request will likely encourage other property owners on the rest of the block to request a similar change to the GLUP, including the portion currently occupied by market-affordable garden apartments currently zoned RA8-18 but GLUPed at low density residential, which effectively limits their height to 45 feet, as opposed to 70 feet by site plan if upGLUPed to medium density; and whereas

During the Clarendon Baptist Church process, the County Manager told Lyon Village in writing that there would be no more re-zoning of single-family homes to higher density residential/commercial; and whereas

Other property owners have consolidated Wilson Boulevard frontage and adjacent single-family homes, inviting similar requests to upGLUP and rezone major portions of the Wilson frontage and adjoining Lyon Village properties between Adams and Fillmore; and whereas

Approval of the request will encourage others to purchase and consolidate single-family properties with the hope of future zoning changes — and will discourage them from making improvements to those properties as they await rezoning; and whereas

Approval of the request will likely set a precedent for similar land use changes for other parts of Lyon Village and other neighborhoods in Arlington.

Now therefore be it resolved that the Lyon Village Citizens Association takes the following position on the proposed GLUP and zoning changes:

- (1) We oppose the GLUP and Zoning requests for the single-family parcels and the 2401 Wilson site.
- (2) We would like to engage County officials in a discussion about what is appropriate for neighborhood edge development.

2417 Custis Road  
Arlington, VA 22201

September 24, 2009

Margaret Tulloch Rhodes, Urban Planner  
Arlington County  
Department of Community Planning, Housing and Development  
Planning Division  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

Dear Ms. Rhodes:

I am writing, on behalf of my husband and myself, to express our opposition to proposed changes to the General Land Use Plan that would change not only the commercial zoning on Wilson Boulevard in the 2400 block, but also change the current residential zoning of R-6 on 16<sup>th</sup> Street to commercial C-O-2.5.

We specifically moved to Arlington from Fairfax County because we wanted the amenities and lifestyle Arlington could provide. We wanted a single family detached home close to Metro and Lyon Village was a good match with our desires. We were thrilled when we were able to sign a contract for a house at 2417 Custis Road.

We checked the zoning around the house we were to buy. It was obvious that Key Elementary existed and we learned about the Demar property. We also checked to see that the zoning on 16<sup>th</sup> Street was residential and it was (R-6). We felt confident that the zoning would stay R-6 as there needed to be an edge from commercial to residential and this was an existing edge with no apparent need to change it. Arlington County was known for its "tapering" concept and this area did taper down to Lyon Village.

If 16<sup>th</sup> Street is zoned C-O- 2.5, we could potentially have a building that can be up to 16 stories tall— not quite a tapering. Our house will become the new edge between commercial and residential, adversely affecting our property value. Not everyone wants to live near an elementary school, but the elementary school is not in operation 24/7 as a hotel, apartment building or even an office building would be.

We have concerns about traffic and noise but our major concern is what could become the gradual diminishment of single family detached homes in Arlington County if the current zoning is not maintained. The current rating for our home on walkscore.com (a web site that calculates the walkability of a neighborhood) is 98—"a walker's paradise"—as are the neighboring homes. Why would Arlington County want to diminish the number of single family homes for more commercial development and ruin a walker's paradise? Arlington County already has Rosslyn if one wants to live in a high-rise, commercial atmosphere.

When I was a child, I read a story called The Little House by Virginia Lee Burton. It is a story about a single family house that gets swallowed up by the city. I have enclosed a copy of the book as Exhibit A. Please read it (and have your staff read it as well) and please don't let the city part of Arlington County swallow up the residential part of the county. The two can exist together if the GULP is followed as it is.

Sincerely,

*Doreen Burner*

Doreen Burner



Reginald Burner

## Margaret Tulloch Rhodes

**From:** george brazier [gwbthree@hotmail.com]  
**Sent:** Sunday, September 20, 2009 10:46 PM  
**To:** Margaret Tulloch Rhodes  
**Subject:** RE: Update on 2401 Wilson Boulevard Special Study  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Margaret - Thanks for the message. I haven't spoken up at any meetings to date and will be out of town most of October, but for what it's worth, I liked the hotel presentation fine at the CCA meeting a couple months ago and would encourage whatever process will allow the current structure now at 2401 to be developed in a sensible way. Good hotels are good for business and add to the lively mix that Court House is becoming.

Thanks again and good luck.

*George Brazier*  
2400 Clarendon Blvd., Unit 206  
Arlington, VA 22201  
USA

---

**Subject:** Update on 2401 Wilson Boulevard Special Study  
**Date:** Wed, 16 Sep 2009 14:58:24 -0400  
**From:** MTRhodes@arlingtonva.us  
**To:** ASdenton@arlingtonva.us; barbara.a.smith@comcast.net; bbuergler@arlingtonva.us; babel@arlingtonva.us; bill@wgearhart.com; rbrosnan@arlingtonva.us; bharner@mac.com; Carrie3219@aol.com; emailforcharles@yahoo.com; cmonfort@earthlink.net; ccca-president@yahoogroups.com; cedorsey@juno.com; Cwilliamson@arlingtonva.us; daniel.rabun@navy.mil; drabun001@yahoo.com; dleach@arlingtonva.us; dkinney@arlingtonva.us; DonHodgen@verizon.net; gacurio@arlingtonva.us; gwbthree@hotmail.com; iamalis@cs.com; isabel@buckleykaldenbach.com; jmgriffin@arlingtonva.us; jimpebley@verizon.net; JVillars@SchuppCompanies.com; jmc@amtrak.com; oconnelljm35@hotmail.com; kbwyer@arl.thelandlawyers.com; kevinguywilliams@yahoo.com; larrymayer@civfed.org; mark@nextjets.com; markweinress@msn.com; martha.moore@verizon.net; mlchun@msn.com; mmancini@claritas.com; nwalsh@arl.thelandlawyers.com; nwhunt@concentric.net; Ncthompson@arlingtonva.us; patrick.king@ancc.org; paul@parry.us; pfallon591@aol.com; peter@peterowen.us; renzp56@yahoo.com; RSchupp@SchuppCompanies.com; rschupp@nextrealty.com; rballo@arlingtonva.us; theburners@aol.com; Rosemary.ciotti@erols.com; sarahbabazadeh@yahoo.com; callie0877@earthlink.net; dcstan@aol.com; delgiudice@arlingtonva.us; cole.arl@gmail.com; sock3@verizon.net; terry\_savela@alum.wellesley.edu; lserie@aol.com; Tsun@arlingtonva.us; tmiller@arlingtonva.us; wkelly1812@yahoo.com

Thank you for your participation in the 2401 Wilson Boulevard General Land Use Plan ("GLUP") Amendment Study. The purpose of this study was to receive feedback on the appropriateness of the proposed request from the Long Range Planning Committee of the Planning Commission ("LRPC"). Staff received feedback at two LRPC meetings and is now finalizing its analysis. Staff expects that a report with a recommendation to advertise or not to advertise the proposed GLUP amendment will be heard at the October 13<sup>th</sup> Planning Commission and October 24<sup>th</sup> County Board meetings. Please feel free to contact me should you have any questions. Thank you. – Margaret Rhodes

For more information on this process please consult:

<http://www.arlingtonva.us/departments/CPHD/planning/plan/page71597.aspx>

Planning Commission  
ARLINGTON COUNTY

It has come to our attention that a hotel is being proposed for the site between 16th Street N., Wilson Blvd, and Adams Street N. As we live on the corner of Custis Road and Adams Street N., this hotel would directly adversely affect our home and neighborhood. We cannot believe that we have not received any information concerning this proposed hotel and understand a meeting has already occurred with a second meeting to take place tomorrow night. As we are out of the country right now, we are relying on this e-mail to express our horror and dismay over not only the proposed hotel, but the fact that it appears that in the dark of night Arlington County is rezoning 16th Street from residential to commercial. Do not the citizens of the county have the right to know what is being proposed in their own neighborhood? (Our next door neighbors keep us more informed than our own elected officials!) We cannot believe any of Arlington County Board members would be happy if they were subjected to such actions. Keep residential residential.

Sincerely,

Doreen and Reg Burner  
2417 Custis Road  
Arlington, VA 22201

---

Download AOL Toolbar and get access to all of your favourite websites and Google powered Search in an instant. [Download AOL Toolbar for FREE.](#)

## Margaret Tulloch Rhodes

**From:** Peter Owen [peterowenvirginia@yahoo.com]  
**Sent:** Monday, July 20, 2009 12:42 PM  
**To:** Margaret Tulloch Rhodes  
**Cc:** CCCA President  
**Subject:** Re: 2401 Wilson Boulevard GLUP Amendment Study

Thanks. The CCCA has not taken a position on this matter at this time. As you know, the property is located within the LVCA boundaries, although we have a strong interest in this property which abuts our neighborhood.

Peter

---

**From:** Margaret Tulloch Rhodes <MTRhodes@arlingtonva.us>  
**To:** Adam S. Denton <ASdenton@arlingtonva.us>; Bee Buegler <bbuegler@arlingtonva.us.>; Betts Abel <babel@arlingtonva.us>; "Bill Gearhart, TC Chair" <bill@wgearhart.com>; Brian Harner <bharner@mac.com>; Carrie Johnson <Carrie3219@aol.com>; Charles Monfort <cmonfort@earthlink.net>; "Chris Keever, Clarendon-Courthouse CA President" <ccca-president@yahoogroups.com>; Christian Dorsey <cedorsey@juno.com>; Claude Williamson <Cwilliamson@arlingtonva.us>; Dennis Leach <dleach@arlingtonva.us>; Dolores Kinney <dkinney@arlingtonva.us>; Gabriela Acurio <gacurio@arlingtonva.us>; Inta Malis <iamalis@cs.com>; "Isabel Kaldenbach-Montemayor, HALRB Chair" <isabel@buckleykaldenbach.com>; Jill Griffin <jjmgriffin@arlingtonva.us>; Jim Pebley <jimpebley@verizon.net>; Jim Villars <JVillars@SchuppCompanies.com>; "John Carten, Lyon Village CA President" <jmc@amtrak.com>; "June O'Connell, Charleston/Colonial Village" <oconnelljm35@hotmail.com>; Kara Whisler Bowyer <kbowyer@arl.thelandlawyers.com>; "Larry Mayer, Civic Federation" <larrymayer@civfed.org>; Martha Moore <martha.moore@verizon.net>; "Melissa Chun, Charleston" <michun@msn.com>; "Mike Mancini, CCCA" <mmancini@claritas.com>; Nan Walsh <nwalsh@arl.thelandlawyers.com>; Nancy Hunt <nwhunt@concentric.net>; Neil C. Thompson <NCThompson@arlingtonva.us>; Peter Fallon <pfallon591@aol.com>; Peter Owen <peter@peterowen.us>; Peter Renz <renzp56@yahoo.com>; Ray Schupp <RSchupp@SchuppCompanies.com>; Rebecca Ballo <rballo@arlingtonva.us>; Rosemary Ciotti <Rosemary.ciotti@erols.com>; "Stan Houle, Colonial Village Commons President" <callie0877@earthlink.net>; "Stan Karson, RAFOM CA President" <dcstan@aol.com>; Stephen Del Giudice <sdelgiudice@arlingtonva.us>; Steve Cole <cole.arl@gmail.com>; Steve Sockwell <sock3@verizon.net>; Terry Savela <terry\_savela@alum.wellesley.edu>; Terry Serie <tserie@aol.com>; Tianyao Sun <Tsun@arlingtonva.us>; Tom Miller <tmiller@arlingtonva.us>  
**Sent:** Monday, July 20, 2009 9:23:36 AM  
**Subject:** 2401 Wilson Boulevard GLUP Amendment Study

For your information, below is the resolution adopted by Lyon Village. I have also provided a link to the Courthouse Sector Plan Addendum, as some of you have asked where it is located on the website. Thank you. – Margaret Rhodes

Courthouse Sector Plan Addendum:  
[http://www.arlingtonva.us/Departments/CPHD/planning/docs/CPHDPlanningDocsMain.aspx#courthouse\\_addendum](http://www.arlingtonva.us/Departments/CPHD/planning/docs/CPHDPlanningDocsMain.aspx#courthouse_addendum)

**From:** Martha Moore [mailto:martha.moore@verizon.net]  
**Sent:** Saturday, July 18, 2009 11:10 AM  
**To:** Margaret Tulloch Rhodes; Claude Williamson  
**Cc:** John Carten; Bill Wooten; Lorraine Nordlinger; Greg Willis; Carl Mattick; Bill Gearhart; Caroline Holt; Robert O. Winters; Ruth Boyer; Mark Weinress; Pallav Das; HK Park; Larry.Mayer@verizon.net  
**Subject:** Lyon Village 2401 Wilson Resolution

Margaret and Claude,

Below is a resolution adopted by the Lyon Village Executive Committee about the 2401 Wilson project request. Could you please send it to the meeting attendees? I do not have Nancy Hunt's email address or the applicant's contact information. I know at least two former presidents of the Lyon Village Citizens Association will be at the meeting.

We've heard from many nearby property owners who are very concerned about the request and who will be away on the night of the meeting. I do not know how many will attend.

Thanks - Martha

**Resolution on the Proposed Change to the General Land Use Plan (GLUP) and Zoning for the Site Referred to as 2401 Wilson Boulevard**

Whereas:

A developer has consolidated property bounded by Wilson Boulevard, Adams Street, and 16th Street within the Lyon Village civic association that includes a commercial building on Wilson Boulevard and three single-family homes on 16th Street; and whereas

The property occupied by the commercial building is designated service commercial on the General Land Use Plan, as are all parcels along the north side of Wilson from Adams and Wilson to Fillmore and Wilson, and the zoning for those parcels is C-2, with the exception of a small C-3 parcel and the AUSA building; and whereas

The three single family homes included in the request and a fourth home are designated low residential on the General Land Use Plan (1-10 units per acre) and zoned R-6 (single-family development), as are virtually all the properties that directly abut the aforementioned C-2 along the north side of Wilson; and whereas

The Clarendon portion of the aforementioned C-2 strip, from Danville to Fillmore was recently revisited as part of the Clarendon Sector Plan review, and remains at service commercial in the GLUP with C-2 zoning; and whereas

The Clarendon Sector Plan calls for preservation of the existing buildings on the north side of the Wilson block between Fillmore and Garfield (the Faccia Luna block), all of which are less than 45 feet, even though the C-3 by-right zoning on that block allows heights up to 75 feet; and whereas

The developer has requested that the consolidated property be up-GLUPed to medium density and rezoned to CO-2.5 to enable construction of a hotel; and whereas

The current C-2 zoning has a height limit of 45 feet, which enables a transition to the single-family homes in Lyon Village that can have a maximum height of 35 feet; and whereas

The requested change in the GLUP and zoning would enable construction of a building — now or in the future — that could be up to 12 stories as office and up to 16 stories as hotel and apartment; and whereas

The commercial part of the property is similarly situated to sites in Clarendon that front on Wilson and abut R-6 residential that the recently approved Clarendon Sector Plan caps at 45 feet; and whereas

The AUSA building adjacent to the west side of the 2401 site — originally constructed in 1968 — predates the Courthouse Sector Plan, and the AUSA site historically appears to have gone through multiple re-zoning actions, from C-2 to C-3, to some other form of C-O, and finally to CO-2.5 to solve a code-related parking problem; and whereas

The plan approved in the 1990s for the R-C building across Adams and adjacent to the east side of the 2401 site tapers down to the west from the apartment building at the corner of Wilson and Veitch and also includes a park area on the portions of the site closest to Lyon Village and Key School; and whereas

When the Navy League building across Wilson was approved, tapering towards Lyon Village was a consideration and the building tapers down on the Wilson side toward Lyon Village; and whereas

During the Clarendon Baptist Church process, the County Manager told Lyon Village in writing that there would be no more re-zoning of low density residential to higher density residential/commercial; and whereas

The proposed site is within the Lyon Village Historic District — a designation that the County sought for Lyon Village — and two of the single-family homes that would be demolished were designated "contributing" to the historic character, and a change in the existing land use is inconsistent with County policy on historic districts; and whereas

Land use plan changes and associated re-zoning should be done within the context of a larger planning process, and not for a portion of one block, making the request regarding 2401 Wilson appear to be a "spot zoning" request; and whereas

Approval of the request will likely result in a request to up-GLUP the remaining portion of the block to redevelop the garden apartments zoned RA8-18, which currently have a height limit of 45 feet, and could rise to 70 feet by site plan if upGLUPed to medium density; and whereas

Other property owners have consolidated Wilson Boulevard frontage and adjacent single-family homes, inviting similar requests to upGLUP and rezone the whole stretch from Adams to Fillmore, in direct conflict with recent decisions of the County Board with respect to similarly situated sites in Clarendon; and whereas

Approval of the request will encourage others to purchase and consolidate single-family properties with the hope of future zoning changes — and will discourage them from making improvements to those properties as they await rezoning; and whereas

Approval of the request will likely set a precedent for similar land use changes for other parts of Lyon Village and other neighborhoods in Arlington .

Now therefore be it resolved that the Lyon Village Citizens Association takes the following position on the proposed GLUP and zoning changes:

- (1) The current General Land Use Plan category and the current zoning are the most appropriate designations for the parcels comprising the site; and
- (2) 45 feet is the appropriate maximum building height on the 2401 Wilson frontage.

# Charles and Lisa Parente

2421 Custis Rd, Arlington, VA 22201 703.528.7432

July 18, 2009

Department of Community Planning, Housing and  
Development  
Planning Division  
2100 Clarendon Boulevard,  
Suite 700  
Arlington, VA 22201

**Regarding proposed zoning changes for 2401 Wilson Blvd,**

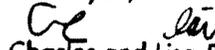
As residents on Custis Road who live two doors away from the proposed project site, we are completely and vehemently opposed to the presence of a hotel at 2401 Wilson Blvd.

And specifically we are equally opposed to the GLUP amendment request to change the zoning of this site and the 3 single family homes immediately behind 2401 Wilson to permit "Medium" Office-Apartment Hotel structures.

**It's completely ridiculous to have two hotels within 100 yards of each other!**  
There is a high-rise hotel being built now next to FedEx, across the street from 2401 Wilson.

The boundary between commercial and residential structures is already paper thin in Lyon Village. Please don't make it worse.

Thank you,

  
Charles and Lisa Parente

## Margaret Tulloch Rhodes

**From:** Peter Owen [peter@peterowen.us]  
**Sent:** Friday, June 19, 2009 12:49 PM  
**To:** Margaret Tulloch Rhodes; nancy Hunt  
**Cc:** Claude Williamson; sdleguidice@arlingtonva.us; Gabriela Acurio, Dennis Leach; Robert Brosnan; Susan Bell; Bill Gearhart; CCCA President  
**Subject:** Master Planning for Courthouse Station Area  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Nancy and Margaret,

I am writing to ensure that consideration of the effects of the western Courthouse metro station entrance are an integral part of the discussion and consideration of an upcoming GLUP amendment change.

I am hoping to attend the Tuesday meeting of the LRPC to join the discussion regarding a possible GLUP amendment for parcels located in the vicinity of Wilson Boulevard and Adams Street. It is my understanding that there is a site plan application for the site, but that, consistent with county practice, the site plan will not be considered until the completion of the long range planing process and GLUP change request. (For the sake of convenience, however, I will refer to the subject parcels as the "applicant's site".)

I am writing to determine the scope of the long range planning study and to urge that the study include consideration of how a possible GLUP change at this location affects, and is affected by, plans for a new western entrance to the Courthouse Metro station one block from the applicant's site.

On Saturday, June 13, 2009, the County Board amended the comprehensive plan of Arlington (in its adoption of the Transit element of the Master Transportation Plan) to include the following policy statement: "[Use] **land use planning, master planning, sector planning and site plan negotiations to guide and facilitate the addition of Metro station entrances and elevators.**" I believe this County Board policy is directly applicable to the instant master planning effort.

The western entrance to the Couthouse Metro station was NOT mentioned in the current (1993) Courthouse Sector Plan, but was subsequently planned by the County Board after discussions related to the Navy Leauge building. In conjunction with WMATA, the location of the new entrance has already been identified as the northeast corner of the intersection of Barton Street and Clarendon Boulevard. This block ("the Dehli Dhaba block") contains the Dehli Dhaba restaurant, a Korean consulate, a Subway sandwich shop a Pappa John's Pizza shop an art studio and a Bartender school. More importantly, the block contains a building on Wilson Boulevard that may be considered a historic resource worthy of preservation (also not identified in the 1993 plan).

It seems likely that the excavation for the western entrance to the Courthouse Metro station will be desired at the same time as excavation for the re-development of the Dehli Dhaba block, and that consolidation of this block would be encouraged in order to facilitate that construction. It further seems likely that the County may wish to consider a GLUP change for the Dehli Dhaba block itself, in order to acommodate increased density necessary to fund deeper, more complex excavation needed for the Western entrance. If there is historic presevation to occur on the same block, his could put significant development pressure on the corner of Adams and Wilson, to acommodate increased density on the block overall, without extensive density on the historic building site (if it is determined that there is indeed a historic resource there meriting preservation).

This discussion seems to me directly related to consideration of the GLUP amendment at the applicant's site. I ope that staff and the LRPC will, in consideration of a GLUP change at the applicant's site, consider the following:

1. How do the limits of appropriate building form, placement, and density at the applicant's site relate to the likely

re-development of the Dehli Dhaba site? Does this answer differ depending on whether we use the current Courthouse Sector plan or use revised planning based on the development scenerio that includes a new Courthouse Metro station elevator?

2. How does the proximity of the applicant's site to a planned new Metro Station elevator affect the appropriate GLUP designation for the site? Does this proximity mean that the development potential of the appicant's site is increased?

3. How does the proximity of the applicant's site to a planned new Metro Station elevator affect the long-range planning, other than GLUP changes, to the site? In other words, does it affect the uses we would want at such a site? Does it affect where we would want to locate major entrances? Does it affect where we would want to place pedestrian and bicycle facilites on the site?

4. What contributions should the applicant's site make, if any, to furthering the development of a new western Courthouse Metro station entrance? The Navy League contributed to a "Courthouse Area Improvement Fund," now a disvafoered technique for acquiring community benefits. Yet those funds were used for other improvements to the Courthouse Metro station (namely, sawing off Metro vents that protruded into the sidewalk).

Furthermore, I recommend that the LRPC be provided with copies of or a summary of latest WMATA study of this entrance, showing the type, location and capacity of the proposed entrance.

Please let me know how these questions and related questions can best be integrated into staff's and the LRPC's disussions.

Thank you.

Peter Owen  
1322 N. Adams Court  
Arlington, Virginia 22201