



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of March 13, 2010**

**DATE:** March 4, 2010

**SUBJECT:** Request to Advertise a General Land Use Plan Amendment from “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) 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 1900 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Rhodes Street.

**C. M. RECOMMENDATION:**

Adopt the attached resolution to authorize advertisement for public hearings on the subject General Land Use Plan Amendment from “Service Commercial” to “Medium” Office-Apartment-Hotel, for dates concurrent with future public hearings by the Planning Commission and County Board for the associated site plan and rezoning applications.

**ISSUES:** The Request to Advertise is the first step in the General Land Use Plan amendment process. Authorizing the advertisement of an amendment does not imply that the County Board supports the proposed change. No issues have been identified at this time.

**SUMMARY:** The applicant has submitted a site plan proposal for the development of an apartment building with ground floor retail on the western part of the block bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Pierce Street, at a density which exceeds the maximum allowed under the existing zoning classification and General Land Use Plan designation. Therefore, a General Land Use Plan amendment to “Medium” Office-Apartment-Hotel would be needed to consider the proposal, which would be similar to the adopted plan for this area and the designations on adjacent properties.

**DISCUSSION:** The applicant has submitted a site plan application to build a 5-story apartment building fronting along Wilson Boulevard and Clarendon Boulevard. The proposed building would include 176 units, approximately 12,500 square feet of retail space (located entirely on the

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County Attorney: CUM/SAM

Staff: Matt Mattauszek. DCPHD

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first floor), and approximately 226 underground parking spaces. The total site area is approximately 71,558 square feet, or 1.64 acres. The area where the new building is being proposed currently contains two commercial office buildings and small parking areas associated with each building.

The site is currently designated as “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) on the General Land Use Plan and zoned a combination of “C-2” Service Commercial-Community Business Districts and “RA8-18” Apartment Dwelling Districts. The applicant is requesting to amend the General Land Use Plan 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 change the zoning to “C-O-2.5” Commercial Office Building, Hotel, and Apartment District, which would be consistent with the requested General Land Use Plan designation.

The subject site is also located within the study area for the Rosslyn to Courthouse Urban Design Study, adopted by the County Board on March 15, 2003. The Study provides a framework for future development in this area and guidance on architecture, streetscape, public plazas, open space parks, and parking.

The General Land Use Plan is the primary policy guide for the future development of the County. Since its original adoption in 1961, the General Land Use Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. The General Land Use Plan 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.

This report is the first step in the General Land Use Plan amendment process. Authorizing the advertisement of an amendment does not imply that the County Board supports the proposed change. If the County Board authorizes the advertisement, public hearing dates for the General Land Use Plan amendment by the Planning Commission and the County Board will be scheduled for a date concurrent with the future public hearing dates for the associated rezoning and site plan applications. Letters are sent to civic association and Neighborhood Conservation Advisory Committee representatives notifying them of the proposed amendment. Staff also initiates an analysis of land use and zoning issues related to the site plan proposal, based on which a final recommendation would be developed and presented to the County Board at the public hearing.

**CONCLUSION:** It is recommended that the County Board adopt the attached resolution to authorize advertisement of the proposed General Land Use Plan amendment for public hearings on dates concurrent with future public hearings by the Planning Commission and County Board for the associated rezoning and site plan applications.

Request to Advertise  
General Land Use Plan Amendment for 1900 Wilson Blvd.

PREVIOUS COUNTY BOARD ACTIONS:

August 12, 1961	The site is shown as “Neighborhood Shopping” on the General Land Use Plan.
April 22, 1975	The site is shown as “Service Commercial” (Personal and business services. Generally one to three stories. Maximum 1.0 FAR) on the General Land Use Plan.
June 30, 1990	General Land Use Plan Legend Change: The site is shown as “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 FAR) on the General Land Use Plan.

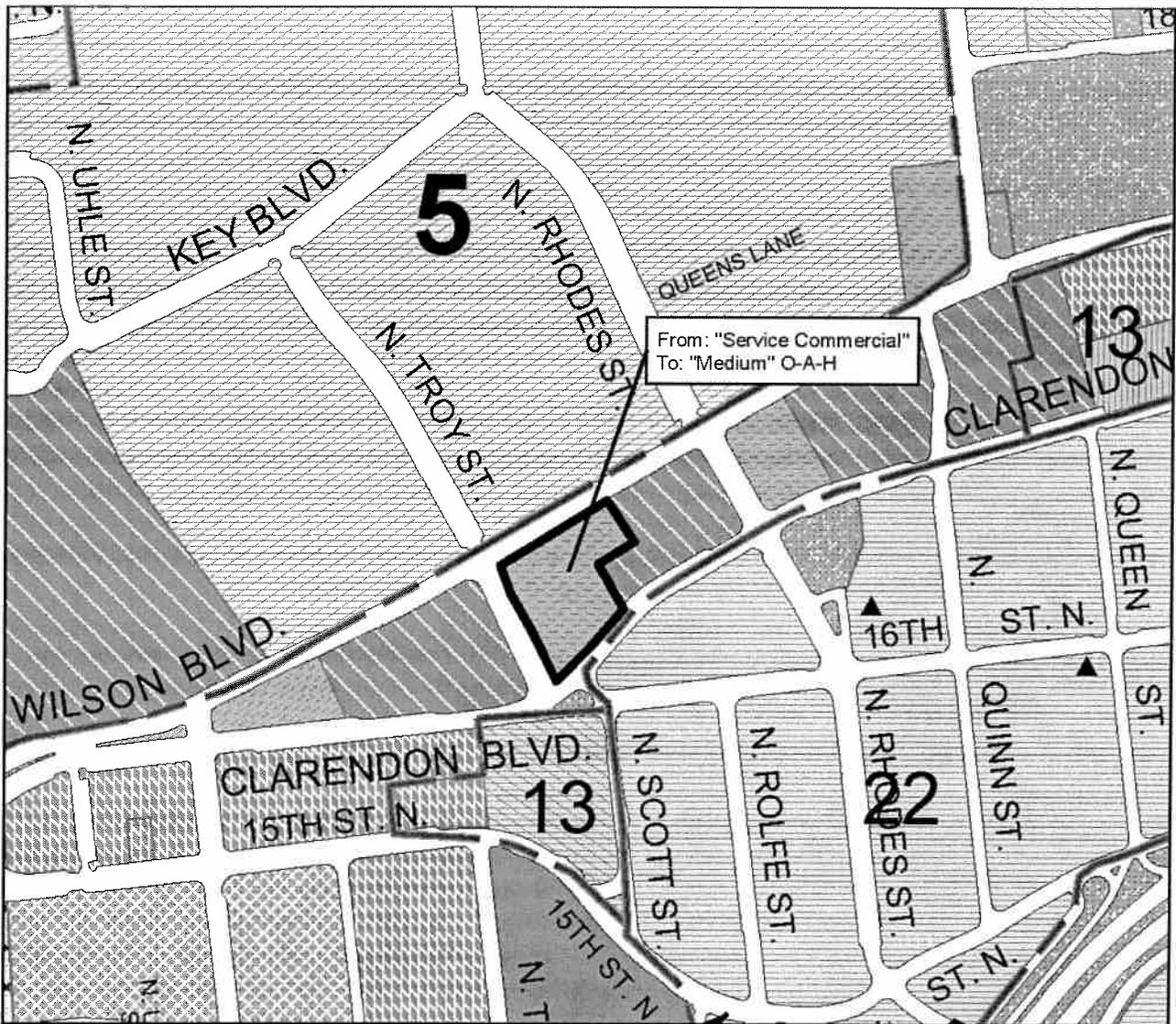
**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS ON DATES CONCURRENT WITH FUTURE PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD FOR THE ASSOCIATED SITE PLAN AND REZONING APPLICATIONS TO CONSIDER AMENDING THE GENERAL LAND USE PLAN FROM “SERVICE COMMERCIAL” (PERSONAL AND BUSINESS SERVICES. GENERALLY ONE TO FOUR STORIES. MAXIMUM 1.5 F.A.R. WITH SPECIAL PROVISIONS WITHIN THE COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT.) 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 1900 WILSON BOULEVARD, GENERALLY LOCATED ON THE WESTERN PART OF THE BLOCK IN THE AREA BOUNDED BY WILSON BOULEVARD, THE PROPOSED NORTH TROY STREET EXTENSION, CLARENDON BOULEVARD, AND NORTH RHODES STREET.**

*Whereas, ZOM 1900 Wilson, L.P. has submitted application for rezoning and special exception site plan; and*

*Whereas, proposed development under the rezoning and special exception site plan is not consistent with the current designation on the General Land Use Plan; and*

*Whereas, the County Board of the Arlington County desires to consider this project.*

*Therefore, the County Board of Arlington hereby resolves that the following item shall be advertised for public hearings on dates concurrent with future public hearings by the Planning Commission and County Board for the associated site plan and rezoning applications to amend the General Land Use Plan from “Service Commercial” (Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.) 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 1900 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Troy Street extension, Clarendon Boulevard, and North Rhodes Street (see attached map).*



**Request to Advertise:  
General Land Use Plan Amendment**

<p><b>Legend</b></p> <p><b>Land Use Category</b></p> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>Low-Medium: 16-36 Units/Acre</li> <li>Medium: 37-72 Units/Acre</li> <li>High-Medium: 3.24 F.A.R.</li> <li>High: 4.8 F.A.R. Res. 3.8 F.A.R. Hotel</li> </ul>		<p><b>Commercial and Industrial</b></p> <ul style="list-style-type: none"> <li>Service Commercial</li> <li>General Commercial</li> </ul> <p><b>Office-Apartment-Hotel</b></p> <ul style="list-style-type: none"> <li>Low</li> <li>Medium</li> <li>High</li> </ul>	<p><b>Mixed Use</b></p> <ul style="list-style-type: none"> <li>Medium MU</li> <li>High-Medium</li> </ul>	<p><b>GOVERNMENT OWNED</b></p> <ul style="list-style-type: none"> <li>Background Shading will Vary</li> <li><b>Public and Semi-Public</b></li> <li>Public</li> <li>Government and Community Facilities</li> <li>Open Space</li> </ul>	<p>0 300 Feet</p>
<p><b>Notes:</b></p> <p>5. This area was designated a "Coordinated Mixed-Use Development District" on 12/2/77.</p> <p>13. These areas were designated a "Special Affordable Housing Protection District":  Pollard Gardens/Clarendon Courts on 11/17/90; Twin Oaks on 5/24/00;  The Odyssey on 11/20/01; Ballston Center on 1/26/02; WRIT Rosslyn Center on 7/20/02;  North Monroe Street Residential on 10/18/03; North Troy Street Residential on 2/7/04;  Rosslyn Ridge on 7/10/04; and Rosslyn Commons on 6/17/08.</p> <p>22. This area was designated the "Fort Myer Heights North Special District" on 4/16/2006.</p>				<p><b>ARLINGTON</b> 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>	

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General Land Use Plan Amendment for 1900 Wilson Blvd.