



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of June 12, 2010

SUPPLEMENTAL REPORT

DATE: June 10, 2010

- SUBJECTS:**
- A. GP-319-10-1 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.
 - B. Z-2547-09-1 REZONING from “C-2” Service Commercial – Community Business Districts and “RA8-18” Apartment Dwelling Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartments Districts; premises known as 1900 Wilson Boulevard (RPC # 17-011-006, -007, -008, -017, -018, -019).
 - C. SP # 411 SITE PLAN to develop up to 201 dwelling units and up to 30,000 square feet commercial and modifications of zoning ordinance requirements for bonus density for LEED and other modifications necessary in order to achieve the proposed development; located at 16th Street North, 17th Street North, 1860, 1900 and 1916 Wilson Boulevard (RPC #17-011-006, -007, -008, -017, -018, -019, and portions of 17-011-009, and -019).

DISCUSSION: This supplemental report amends the proposed Condition #64 in order to clarify that home occupation and professional office uses would be permitted in the units proposed as flexible space on the ground floor of Clarendon Boulevard as follows:

County Manager: MBMNA

County Attorney: CEUM 2 SAM

Staff: Samia Byrd, DCPHD, Planning Division
Matt Mattauszek, DCPHD, Planning Division
Robert Gibson, DES, Transportation Division

40. A., B., C.

Retail Elements

64. With the exception of the seven (7) flexible units located on Clarendon Boulevard as shown on the revised plans dated May 13, 2010 and approved by the County Board on June 12, 2010, the developer agrees to market a minimum of 17,563 square feet of retail space located on the first floor of the building on Wilson and Clarendon Boulevards for “personal or business services” or Entertainment and Main Street Retail” as shown in the Retail Action Plan, as may be amended from time to time. to uses consistent with the approved Retail Action Plan for the Rosslyn Ballston Corridor, dated January 2001 and the following:

- ~~1. The developer is encouraged permitted to lease space designated for “personal or business services” as shown in the Retail Action Plan to “Entertainment and Main Street Retail” businesses, as well.~~
- ~~2. The retail space shall be designed and used in a manner consistent with the Rosslyn to Courthouse Urban Design Study, adopted in March 15, 2003.~~
- ~~3. Each separate retail space shall have direct access to the building’s service corridor.~~
- ~~4. The developer shall build out the retail space to include the rough in of utilities, i.e., sprinkler heads, plumbing, electrical wiring, and stubs for extensions.~~

The developer agrees to submit an application for administrative change for any proposal for retail uses or parking not clearly consistent with the above. Unless otherwise provided in this site plan condition, Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.

Flexible Units on Clarendon Boulevard

The developer agrees that loft units located on the ground floor of Clarendon Boulevard as shown on Sheet A-2 titled “Upper Ground Floor Plan in Context” and Sheet A-4 titled “Upper First Floor Plan” in the revised plans dated May 13, 2010 and approved by the County Board on June 12, 2010, ~~shall be designed to be flexible space which~~ may be used as: 1) residential units, including home occupations as defined in section 1 and permitted in section 31.A.12. of the Zoning Ordinance, or 2) commercial (retail – “personal or business services”, “entertainment and main street retail” or “consumer and business services” as provided in the Retail Action Plan, as may be amended from time to time, and office, business and professional uses, including medical, legal, insurance, philanthropic, real estate, banking and other offices, which in the judgment of the Zoning Administrator, are of the same general character, as permitted in the C-1-O zoning district). The maximum permitted ~~density area~~ associated with the aforementioned units when used as commercial is 7,000 sq ft. The total maximum permitted units associated with the space when used as residential is up to seven (7) units. In no case shall the total project, regardless of the use of these units, exceed 24,657 square feet of commercial GFA and 125 units per acre residential.