



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of September 17, 2011

**DATE:** September 15, 2011

- SUBJECTS:**
- A. GP-316-11-2 General Land Use Plan Amendment to modify Note 20 to revise the amount of development density to be allocated to the Monument View Site Plan (SP #400) site area within the "North Tract Special Planning District" which is an area generally bordered by Shirley Highway Interstate 395 on the west, the George Washington Memorial Parkway on the north and east, and 10th Street South on the south.
  
  - B. SP #400 Site Plan Amendment MR Monument View LLC/Monument Realty LLC to permit a 453,246 square foot office building in lieu of 352 dwelling units, 323,229 square feet of office and 3,512 square feet of retail, and a comprehensive sign plan in the C-O-1.5 Zoning District under Section 36.H of the Zoning Ordinance. Property is approximately 204,966 square feet, located at 550 South Clark Street, 320 6th Street South, 901 South Clark Street, 608 South Ball Street, and portions of South Clark Street and is identified as RPC# 34-024-345, 34-025-001, -003, -004, and -005. The density of the previously approved Site Plan is 3.32 FAR. The proposed density is 2.21 FAR. Modification of Zoning Ordinance requirements include: parking, and other modifications as may be necessary to achieve the proposed development plan. Applicable Policies include: GLUP designation as "Low" Office-Apartment-Hotel, Public Ownership, and Note 20 on the GLUP; North Tract Special Planning District.

### C.M. RECOMMENDATIONS:

1. Defer consideration of a resolution to amend the General Land Use Plan to revise the amount of development density to be allocated to the Monument View Site

County Manager:

*BMD/GA*

County Attorney:

*GA*

Staff: Aaron Shriber, CPHD, Planning  
Richard Tucker, CPHD, Planning  
Robert Givson, DES, Transportation  
Jennifer Ives, AED

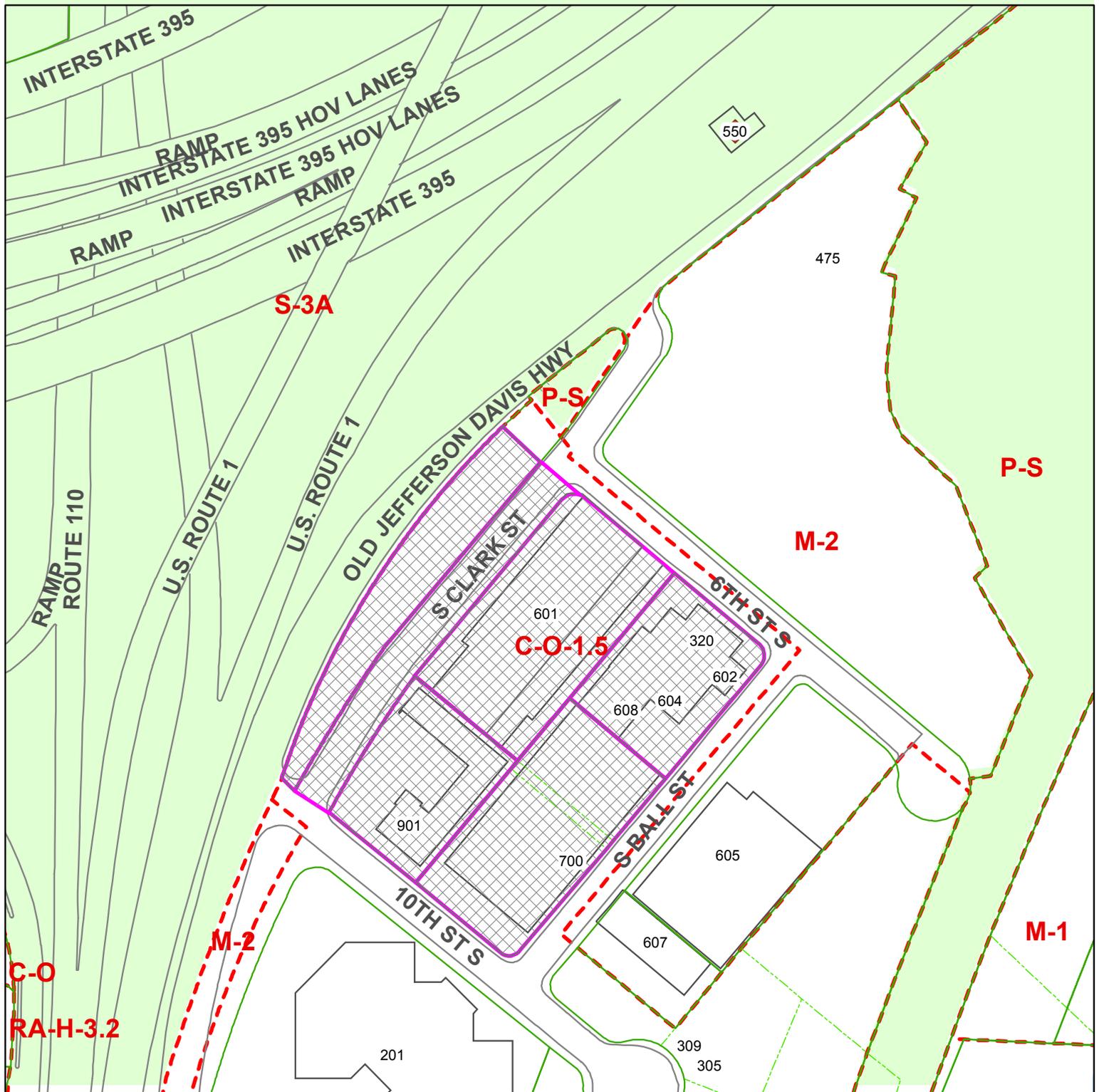
55.

Plan (SP #400) site area within the “North Tract Special Planning District” to the October 3, 2011, and October 15, 2011 meetings of the Planning Commission and County Board, respectively.

2. Defer consideration of an ordinance to approve a site plan amendment to SP #400 to permit an all office development consisting of a 453,246 square foot office building in lieu of a mixed-use development containing 352 dwelling units, 323,229 square feet of office and 3,512 square feet of retail, and approval of a comprehensive sign plan to the October 3, 2011 and October 15, 2011 meetings of the Planning Commission and County Board, respectively.

**ISSUES:** This is a request for a major amendment to the Monument View site plan (SP #400), originally approved in June 2008, to replace the approval for a 352 unit residential building and an office building consisting of 323,229 square foot of office space and 3,512 square feet of ground floor retail area with approval of a 453,246 square foot office building that will be constructed for The Boeing Company. The applicant has requested that these matters be deferred to the October 15, 2011, County Board meeting.

**DISCUSSION:** The proposed amendment to the Monument View site plan was reviewed at three meetings of the Site Plan Review Committee on May 9, June 16 and July 11, 2011. At the September 1, 2011 Transportation Commission meeting, the Commission recommended denial of the site plan amendment. The Planning Commission discussed this site plan amendment at its meeting on September 8, 2011 and recommended deferral. The applicant has requested a deferral of this site plan amendment to the October 15, 2011, County Board meeting to allow additional time to finalize issues related to development of the site.



**SP #400**

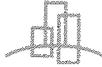
**550 South Clark Street, 320 6th Street South, 901 South Clark Street, 608 South Ball Street, and portions of South Clark Street**

**RPC# 34-024-345, 34-025-001, -003, -004, and -005**



 Case Location(s)  
Scale: 1:2,000

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

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September 12, 2011

**Via Hand Delivery**

Aaron Shriber  
Arlington County, Planning Department  
Suite 700  
2100 Clarendon Boulevard  
Arlington, VA 22201

**Re: GP-316-11-2 GLUP Amendment; SP #400 Site Plan Amendment MR  
Monument View LLC/Monument Realty LLC**

Dear Aaron:

On behalf of the Applicant, I hereby request a deferral of the County Board hearing on the above-referenced applications from September 20, 2011, to October 15, 2011. This deferral is necessary to allow additional time for the Applicant to ensure that it will be able to secure financing for the proposed project.

If you have any questions regarding this request, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

G. Evan Pritchard

cc: Kirk Salpini, Martin D. Walsh