



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of December 10, 2011

DATE: November 21, 2011

- SUBJECTS:**
- A. Certification of Transferrable Development Rights to be considered for transfer from 2825 Wilson Boulevard (“Sending Site”) to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”), as described below, for the purpose of historic preservation. The Sending Site is approximately 40,656 square feet located on the block generally bounded by Franklin Road to the north, North Edgewood Street to the east, Wilson Boulevard to the south, and North Fillmore Street to the west. Proposed density to be certified is 69,464 square feet of commercial GFA (RPC# 15-065-001, 15-065-011, 15-065-012, 15-065-013, 15-065-016, 15-065-017).
 - B. Certification of Transferrable Development Rights to be considered for transfer from 2901 Wilson Boulevard (“Sending Site”) to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”), as described below, for the purpose of historic preservation. The Sending Site is approximately 15,390 square feet located on the block generally bounded by Franklin Road to the north, North Fillmore Street to the east, Wilson Boulevard to the south, and North Garfield Street to the west. Proposed density to be certified is 74,747 square feet of commercial GFA (RPC# 15-066-019).
 - C. Transfer of Development Rights from 2825 Wilson Boulevard (“Sending Site”) 69,464 square feet of commercial GFA to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”) by site plan under Section 36.H.5.b of the Zoning Ordinance. The Sending Site is approximately 40,656 square feet located on the block generally bound by Franklin Road to the north, North Edgewood Street to the east, Wilson Boulevard to the

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Aaron Shriber, CPHD, Planning
Melanie Jesick, DES, Transportation

7. A., B., C., D., E.

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south, and North Fillmore Street to the west (RPC# 15-065-001, 15-065-011, 15-065-012, 15-065-013, 15-065-016, 15-065-017). The Receiving Site is approximately 49,295 square feet located on the block generally bound by 11th Street North to the north, North Garfield Street to the east, Washington Boulevard to the south, and North Highland Street (RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010), and North Garfield Street right of way.

- D. Transfer of Development Rights from 2901 Wilson Boulevard (“Sending Site”) 74,747 square feet of commercial GFA to SP #418 – Penzance Clarendon Assemblage, LLC (“Receiving Site”) by site plan under Section 36.H.5.b of the Zoning Ordinance. The Sending Site is approximately 15,390 square feet located on the block generally bound by Franklin Road to the north, North Fillmore Street to the east, Wilson Boulevard to the south, and North Garfield Street to the west (RPC# 15-066-019). The Receiving Site is approximately 49,295 square feet located on the block generally bound by 11th Street North to the north, North Garfield Street to the east, Washington Boulevard to the south, and North Highland Street (RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010), and North Garfield Street right of way.
- E. SP# 418 SITE PLAN: Penzance Clarendon Assemblage, LLC, for the construction of a 306,492 square foot commercial building with 284,012 square feet of office space and 22,479 square feet of ground floor retail in the C-3 zoning district under Sections 27.D.2 and 36.H. The proposed density is 6.22 FAR. Modifications of zoning ordinance requirements include: parking ratio, penthouse height, bonus density for LEED silver certification and other modifications as necessary to achieve the proposed development plan (RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010).

APPLICANT:

Penzance Clarendon Assemblage, LLC
2400 N Street NW, Suite 600
Washington, D.C. 20037

BY:

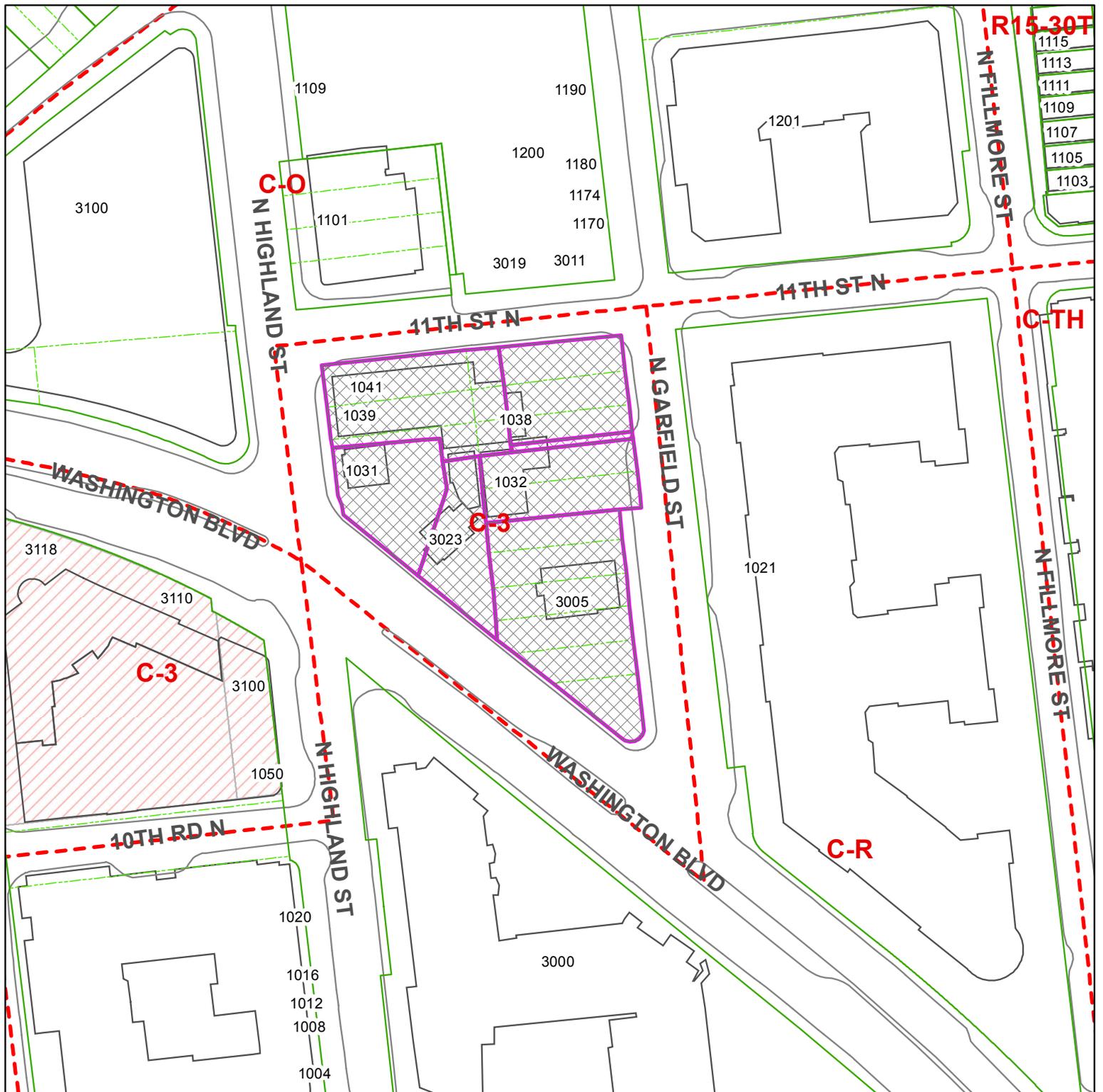
Jonathan C. Kinney
Bean, Kinney & Korman, P.C.
2300 Wilson Boulevard
7th Floor
Arlington, Virginia 22201

C. M. RECOMMENDATIONS:

1. Defer consideration of a resolution to certify the transfer of development rights from 2825 Wilson Boulevard (“Sending Site”) to SP #418 to the January 9, 2012, and January 21, 2012 meetings of the Planning Commission and County Board, respectively.
2. Defer consideration of a resolution to certify the transfer of development rights from 2901 Wilson Boulevard (“Sending Site”) to SP #418 to the January 9, 2012, and January 21, 2012 meetings of the Planning Commission and County Board, respectively.
3. Defer consideration of a resolution to transfer 49,295 square feet of commercial GFA from 2825 Wilson Boulevard (“Sending Site”) to SP #418 (“Receiving Site”) to the January 9, 2012, and January 21, 2012 meetings of the Planning Commission and County Board, respectively.
4. Defer consideration of a resolution to transfer 74,747 square feet of commercial GFA from 2901 Wilson Boulevard (“Sending Site”) to SP #418 (Receiving Site”) to the January 9, 2012, and January 21, 2012 meetings of the Planning Commission and County Board, respectively.
5. Defer consideration of an ordinance to approve a site plan for the construction of a 306,492 square foot commercial building with 284,012 square feet of office space and 22,479 square feet of ground floor retail to the January 9, 2012, and January 21, 2012 meetings of the Planning Commission and County Board, respectively.

ISSUES: This is a request for a site plan to permit the construction of a 306,492 square foot commercial building consisting of 284,012 square feet of office space and 22,479 square feet of ground-floor retail space. In association with this site plan, the applicant requests approval of the certification of two (2) sending sites for transfer of development rights (TDR) purposes. The Site Plan Review Committee (SPRC) completed their review of these requests on November 3, 2011. Staff and the applicant are working to address issues raised by the SPRC and to resolve issues related to the proposed site plan and associated TDR requests.

DISCUSSION: The proposed site plan was reviewed at three (3) meetings of the SPRC on September 12, October 17 and November 3, 2011. Following completion of the SPRC review, the applicant submitted revised plans on November 8, 2011. Staff and the applicant continue to address issues regarding the site plan proposal and the associated TDR requests. Deferral of these items to the January 21, 2012 County Board meeting will allow staff and the applicant additional time to effectively address issues related to these requests. The applicant has agreed to the deferral of these items to the January 21, 2012 County Board meeting.



SP# 418

RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010



 Case
 Location(s)
 Scale: 1:1,200

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