ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of June 16, 2012

DATE: May 24, 2012

SUBJECT: ON THE COUNTY BOARD'S OWN MOTION, to amend the conditions which stipulate minimum tree caliper size requirements from 4 to 4 1/2 inches to 3 1/2 inches, for Site Plans #13 (Crystal Houses Lofts, RPC# 35-011-007 and -008, and 36-018-014), 18 (1812 N. Moore Street, RPC# 16-037-004 and -005), 51 (Jefferson Plaza, RPC# 34-024-339, -340, and -341), 105 (Metropolitan Park 3, RPC# 35-003-009 and -010), 297 (Pentagon Center Phase One, RPC# 35-004-001), 331 (Arlington Gateway Fairmont, RPC# 14-051-019), 335 (Rosslyn Central Place, RPC# 16-038-001, -002, -003, -004, -014, -015, and -016), 346 (Potomac Yard Bay C, RPC# 34-027-071 and -072; Bay D-East, RPC# 34-027-062; and Bay D-West, RPC# 34-027-052 and -065), 382 (NSTA, RPC# 17-011-019, -021 and -023), 386 (3901 Fairfax Drive, RPC# 14-030-057and -058), 389 (2000 Wilson Boulevard, RPC# 17-011-009, -013, -015 and -016), 392 (1200 N. Irving Street, RPC# 15-078-017), 395 (Dominion Heights, RPC# 05-056-002), 400 (Monument View/Boeing, RPC# 34-025-007), 401 (Peck/Staples/Jordan Manor, RPC# 14-053-058, -060, -061 and -062, 14-054-001 and -002), 403 (2009 14th Street, RPC# 17-014-001), 405 (Buckingham Village 1, RPC# 20-024-240, -241, -242, -243, -245, -246 and 20-024-PCA), 406 (2201 Pershing Drive, RPC# 18-038-019, -020, and -023), 409 (1716 Wilson Boulevard, RPC# 17-010-008, -009, -022, -023 and -030), 411 (1900 Wilson Boulevard, RPC# 17-011-006, -007, -008, -017, -018, and -019, and portions of -009), 412 (Rosslyn Commons, RPC# 17-005-002, -003, -004, -005, -006, -007, -008, -009, -010 and -011), 413 (Founders Square, RPC# 14-060-036, -068, -069, -070, -074, -077), 416 (Virginia Square Towers, RPC# 14-035-001, -002, -003, -005, -006, -008, -010, -011, -013, -014, - 015, -016, -018, -020, -021, -022, -023, -024, -025), 417 (Wakefield Manor, RPC# 17-017-001, -002, -003, and - 004), and 418 (3001 Washington Boulevard, RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026- 008, 18-026-009, 18-026-010), and Use Permits U-1671-65-3 (Marymount University, RPC# 03-065-001), U-2443-85-1 (Army Navy Country Club, RPC# 32-001-006), U-3041-02-1 (Yorktown High School, RPC# 02-038-004), U-3148-05-1 (2525 Lee Highway UCMUD, RPC# 15-007-006), U-3155-06-1 (4520 N. Glebe/Barrett URD, RPC# 03-004-024, -025, -026, -027, and -028), U-3241-09-2 (Wakefield High School, RPC# 28-017-001), and U-3242-09-1 (Buckingham Village 3, RPC# 20-023-003 and -004).

County Manager: BMD/GA

County Attorney:

Staff: Elizabeth Kays, Planning Division, DCPHD

PLA-6212

1.

C.M. RECOMMENDATIONS:

1. Adopt the attached ordinance to approve site plan amendments to Site Plans #13 (Crystal Houses Lofts), 18 (1812 N. Moore Street), 51 (Jefferson Plaza), 105 (Metropolitan Park 3), 297 (Pentagon Center Phase One), 331 (Arlington Gateway Fairmont), 335 (Rosslyn Central Place), 346 (Potomac Yard Bays C, D-East and D-West), 382 (NSTA), 386 (3901 Fairfax), 389 (2000 Wilson Boulevard), 392 (1200 N. Irving Street), 395 (Dominion Heights), 400 (Monument View/Boeing), 401 (Peck/Staples/Jordan Manor), 403 (2009 14th Street), 405 (Buckingham Village 1), 406 (2201 Pershing Drive), 409 (1716 Wilson Boulevard), 411 (1900 Wilson Boulevard), 412 (Rosslyn Commons), 413 (Founders Square), 416 (Virginia Square Towers), 417 (Wakefield Manor), and 418 (3001 Washington Boulevard) to amend the minimum tree caliper size requirements stipulated in site plan conditions from 4 to 4 ½ inches to 3 ½ inches.

2. Approve the proposal to amend Use Permits U-1671-65-3 (Marymount University), U-2443-85-1 (Army Navy Country Club), U-3041-02-1 (Yorktown High School), U-3148-05-1 (2525 Lee Highway UCMUD), U-3155-06-1 (4520 N. Glebe/Barrett URD), U-3241-09-2 (Wakefield High School), and U-3242-09-1 (Buckingham Village 3) to amend the minimum tree caliper size requirements stipulated in conditions from 4 to 4 ½ inches to 3 ½ inches.

ISSUES: This is a proposal to amend several site plans and use permits to amend the minimum tree caliper size requirements stipulated in conditions from 4 to 4 ½ inches to 3 ½ inches. No issues have been identified.

SUMMARY: This is a proposal to amend several site plans and use permits identified below in the Discussion section of this report. The Urban Forestry Commission has requested to reduce the minimum size of street trees and major deciduous trees required to be planted in site plan projects from 4 to 4 ½ inches to 3 ½ inches caliper in order to improve the health and survival rate of trees. In its response to the Urban Forestry Commission, staff concluded that smaller caliper trees would have a greater survival rate than larger caliper trees and within a few years after planting would catch up in size and ultimately surpass the growth of larger caliper trees, resulting in an increased overall tree canopy. Staff proposes to modify the Landscape Standards condition and the Sidewalk Design and Improvements condition to permit the developer to plant smaller caliper trees, and if the project has already received approval of a final landscape plan with 4 to 4 ½ inches caliper trees, but has not been issued either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, the developer would have the option to change the approved final landscape plan to show the smaller caliper trees. Therefore staff recommends amending several site plans and use permits to amend minimum tree caliper size requirements stipulated in site plan conditions from 4 to 4 ½ inches to 3 ½ inches.

BACKGROUND: This proposal responds to a request by the Urban Forestry Commission in a letter to the County Board dated January 8, 2012, to reduce the minimum size of street trees and major deciduous trees to be planted as agreed to in site plan from 4 to 4 ½ inches to 3 ½ inches.

Up until 2001, the standard required size of major deciduous trees and street trees at the time of planting was 3 to 3 ½ inches caliper. In 2001, the County Board began approving larger caliper street trees with the Odyssey Site Plan (4 to 6 inches caliper), and 4 to 4 ½ inches caliper became the standard requirement in April 2002 with the approval of the Lofts at Crystal Towers Site Plan (SP #13). With that approval the required placement of street trees of 30 feet on center was retained. The requirement of 4 to 4 ½ inches caliper for major deciduous trees other than street trees became the standard with the approval of the Bromptons at Cherrydale Site Plan (SP #360) in July 2002. At that time, the County Board was interested in the immediate aesthetic appearance of the streetscape and open space areas. However, research has shown that smaller caliper trees have greater survival rates than larger caliper trees. The root system in smaller caliper trees is more contained than larger caliper trees and quickly adapt to surrounding soils, resulting in new growth of leaves and branches. For this reason, smaller caliper trees will often surpass the growth of larger caliper trees, resulting in a healthier, denser urban forest. Also, there will be less likelihood of having to replace trees that do not survive the original or subsequent larger caliper plantings. Staff proposes to modify two (2) standard conditions contained in approved site plans and use permits to reduce the minimum caliper requirements at the time of planting for all major deciduous trees and street trees. This would affect all approved site plans and use permits that have not received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, which is the required timing for installation of all plant materials approved as part of the final landscape plan depending on when the site plans and use permits were approved.

DISCUSSION: The standard site plan conditions #16 and 21 currently require 4 to 4 ½ inches caliper for major deciduous trees and street trees, respectively. The revised text can be included in future site plans and use permits going forward to the County Board. For site plans and use permits that have already been approved and have not yet received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, the approved conditions would have to be modified by the County Board to allow the reduction in tree caliper.

In addition, there are several policy documents that reference installation of trees with a minimum caliper size of 4 to 4 ½ inches. Three (3) such documents are administrative standards that can be administratively revised or updated, including the *Arlington County Landscape Standards*, *Standards for Planting and Preservation of Trees on Site Plan Projects*, and *Rosslyn-Ballston Corridor Streetscape Standards*. In addition, there are three (3) sector or area plans that reference installation of trees with a minimum caliper size of 4 to 4 ½ inches, including the *Virginia Square Sector Plan (2002)*, *Clarendon Sector Plan (2006)*, and the *East Falls Church Area Plan (2011)*. It is not typical practice to amend sector or area plans in response to a single issue and therefore staff is not proposing that at this time; however, this change will be incorporated in any future updates to the sector or area plans.

Finally, the "CP-FBC" zoning district, Columbia Pike Form Based Code Districts, regulates the size of street trees under Appendix A, Section V.B., requiring a minimum standard of 4 to 4 ½ inches caliper. A change to the size of the street trees would require approval of an amendment to the Form Based Code (FBC) by the County Board. Staff will propose an amendment to the

FBC to reduce the size of street trees at a later date when other amendments to the FBC are proposed.

The condition requirements addressing the minimum tree caliper size are described below.

1) Landscape Standards. The condition requires that plant materials and landscaping meet the then-current American Standard for Nursery Stock, as well as additional standards, including a minimum caliper of 4 to 4 ½ inches for major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees. For site plans and use permits that have not received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, staff would recommend that the requirement be changed to permit a minimum size of 3 ½ inches caliper for major deciduous trees.

2) Sidewalk Design and Improvements. The condition identifies the requirements for the site plan's streetscape, including the sidewalk width, clear zone and construction standards; the location, size (4 to 4 ½ inches caliper), species, placement (tree pits, tree grates or planting strips), and planting standards for street trees; as well as, developer-responsibility for maintenance and replacement of street trees and sidewalks for the life of the site plan. For site plans and use permits that have not received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, staff would recommend that the requirement be changed to permit a minimum size of 3 ½ inches caliper for street trees.

Staff intends that, moving forward, the standard conditions of the site plans and use permits identified above and set forth in Table 1 of this report be amended to reduce the minimum size requirements at the time of planting for all major deciduous trees and street trees to 3 ½ inches caliper. For site plans and use permits that have received approval of the final landscape plan, and have not implemented the approved landscape plan or received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, the Developer may revise the approved landscape plan to include the smaller caliper trees as set forth below in the proposed condition language:

> *If a final landscape plan that shows 4 to 4 ½ inches caliper size street trees and major deciduous trees has been approved by the County Manager, and either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy has not been issued, the Developer may submit to the Zoning Administrator a revision to the approved final landscape plan, in the form of a written memo and revised sheets, to reduce the size of major deciduous trees and street trees to no less than a minimum of 3 ½ inches caliper.*

The table below identifies the affected site plans and use permits, and the conditions and corresponding condition numbers that would be addressed by the new requirements.

Table 1. Site Plans and Use Permits to be Amended

Site Plan (SP)/Use Permit Name	Landscape Standards Condition #	Sidewalk Design & Improvements Condition #
SP #13-Crystal Houses Lofts	16	21
SP #18-1812 N. Moore Street	16	21
SP #51-Jefferson Plaza	8	12
SP #105-Metropolitan Park 3	16	21
SP #297-Pentagon Center	16	21
SP #331-Arlington Gateway Fairmont	14	18
SP #335-Rosslyn Central Place	16	21
SP #346-Potmac Yard Bay C	16	21
SP #346-Potomac Yard Bay D-East	16	21
SP #346-Potomac Yard Bay D-West	16	21
SP #382-NSTA	14	18
SP #386-3901 Fairfax	16	21
SP #389-2000 Wilson Boulevard	16	21
SP #392-1200 N. Irving Street	14	18
SP #395-Dominion Heights	14	18
SP #400-Monument View/Boeing	16	21
SP #401-Peck/Staples/Jordan Manor	16	21
SP #403-2009 14th Street	16	21
SP #405-Buckingham Village	16	21
SP #406-2201 Pershing Drive	16	21
SP #409-1716 Wilson Boulevard	16	21
SP #411-1900 Wilson Boulevard	16	21
SP #412-Rosslyn Commons	16	21
SP #413-Founders Square	16	21
SP #416-Virginia Square Towers	16	21
SP #417-Wakefield Manor	16	21
SP #418-3001 Washington Blvd.	16	21
U-1671-65-3 Marymount University	12	17
U-2443-85-1 Army Navy Country Club	9	-
U-3041-02-1 Yorktown High School	7	-
U-3148-05-1 2525 Lee Hwy UCMUD	8	11
U-3155-06-1 4520 N. Glebe/Barrett URD	9	-
U-3241-09-2 Wakefield High School	8	14
U-3242-09-1 Buckingham Village 3	9	-

Community Process: The change to the standard conditions was requested by the Urban Forestry Commission which fully supports a reduction in the required minimum caliper size to improve the health and survival rate of trees. Staff also presented the proposed change to the Northern Virginia Builders Industry Association (NVBIA) and the National Association of Industrial and Office Properties, Northern Virginia Chapter (NAIOP), at their May 2012 meeting, and they were supportive of the proposal.

CONCLUSION: The proposed modified conditions that would be applied to the site plans and use permits identified above and would allow for the planting of smaller caliper trees which have greater survival rates. The proposed modified conditions maintain the spirit and intent of the approved site plans and use permits, but will work better to achieve the desired result in tree planting. Therefore, staff recommends that the County Board adopt the attached ordinance to

approve amendments to Site Plans #13, 18, 51, 105, 297, 331, 335, 346, 382, 386, 389, 392, 395, 400, 401, 403, 405, 406, 409, 411, 412, 413, 416, 417, and 418 to amend the minimum tree caliper size requirements stipulated in site plan conditions identified in Table 1 of this report from 4 to 4 ½ inches to 3 ½ inches. Further, staff recommends that the County Board also approve the proposal to amend Use Permits U-1671-65-3, U-2443-85-1, U-3155-06-1, U-3148-05-1, U-3242-09-1, U-3241-09-2, and U-3041-02-1 to amend the minimum tree caliper size requirements stipulated in site plan conditions from 4 to 4 ½ inches to 3 ½ inches.

Site Plan Amendment Ordinance

WHEREAS, Site Plan Amendments for Site Plans #13, 18, 51, 105, 297, 331, 335, 346, 382, 386, 389, 392, 395, 400, 401, 403, 405, 406, 409, 411, 412, 413, 416, 417, and 418 was recommended for advertisement on the County Board's own motion on May 19, 2012; and

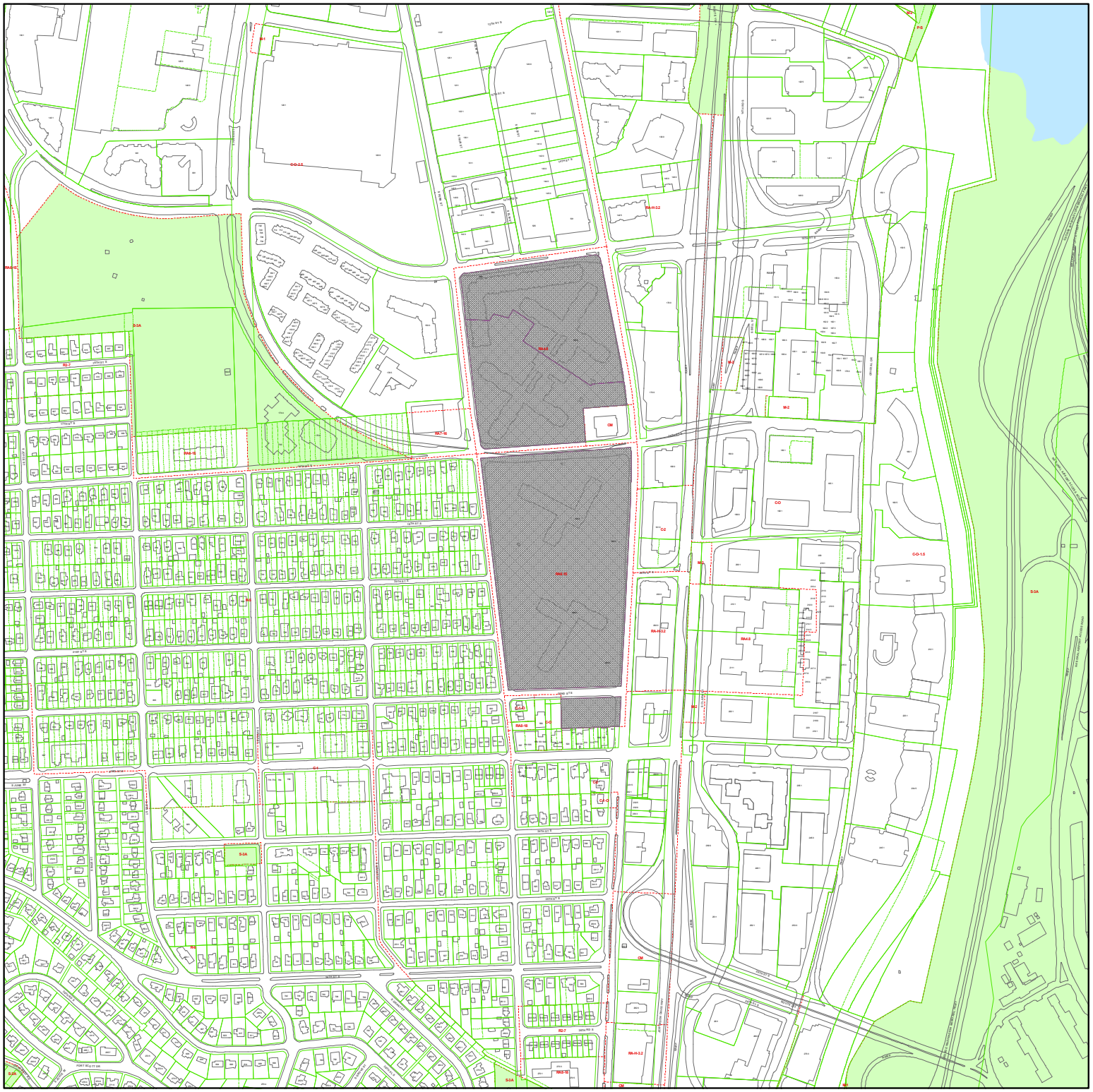
WHEREAS, as indicated in Staff Report[s] prepared for the June 16, 2012 county Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendments, with each site plan being subject to all previous conditions and amended conditions as set forth in Table 1 of the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on the Site Plan Amendments on June 16, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plans as amended:

- Substantially comply with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance; and
- Functionally relate to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Are so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that for Site Plan Amendments for Site Plans #13, 18, 51, 105, 297, 331, 335, 346, 382, 386, 389, 392, 395, 400, 401, 403, 405, 406, 409, 411, 412,

413, 416, 417, and 418, approval is granted and the parcels so described shall be used according to the Site Plans as originally approved and amended from time to time as shown in the records of the Office of Zoning Administration, with the amended conditions (all conditions identified in Table 1 of the staff report) as shown and described in the Staff Report prepared for the June 16, 2012 County Board meeting.



Site Plans #13

1600 and 1900 S. Eads Street

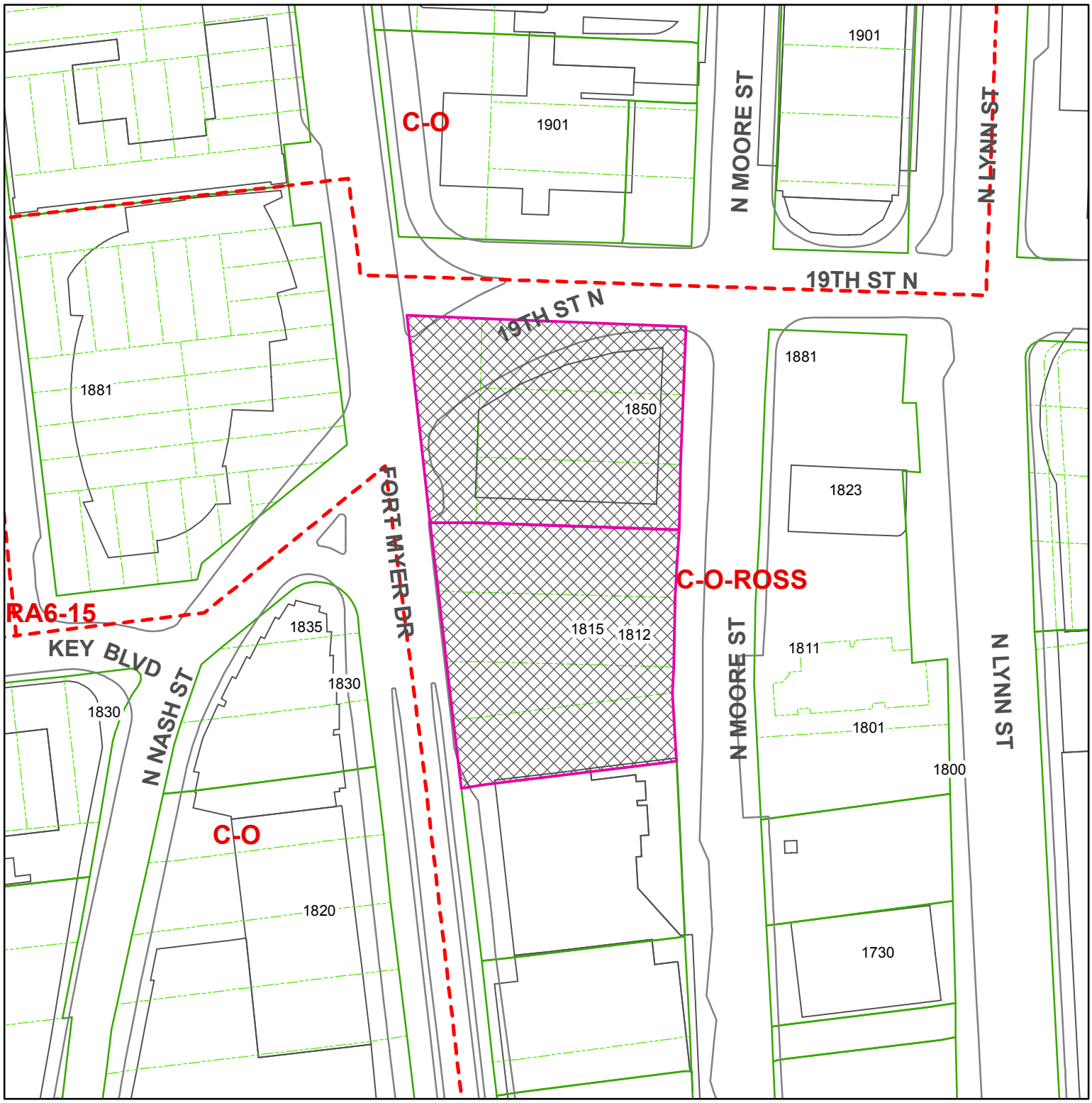
RPC #35-011-007 and -008, and 36-018-014

Case Location(s)

Scale: 1:7,691

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

Department of Community Planning, Housing and Development **Planning Division**



SP# 18

1812 N. Moore Street

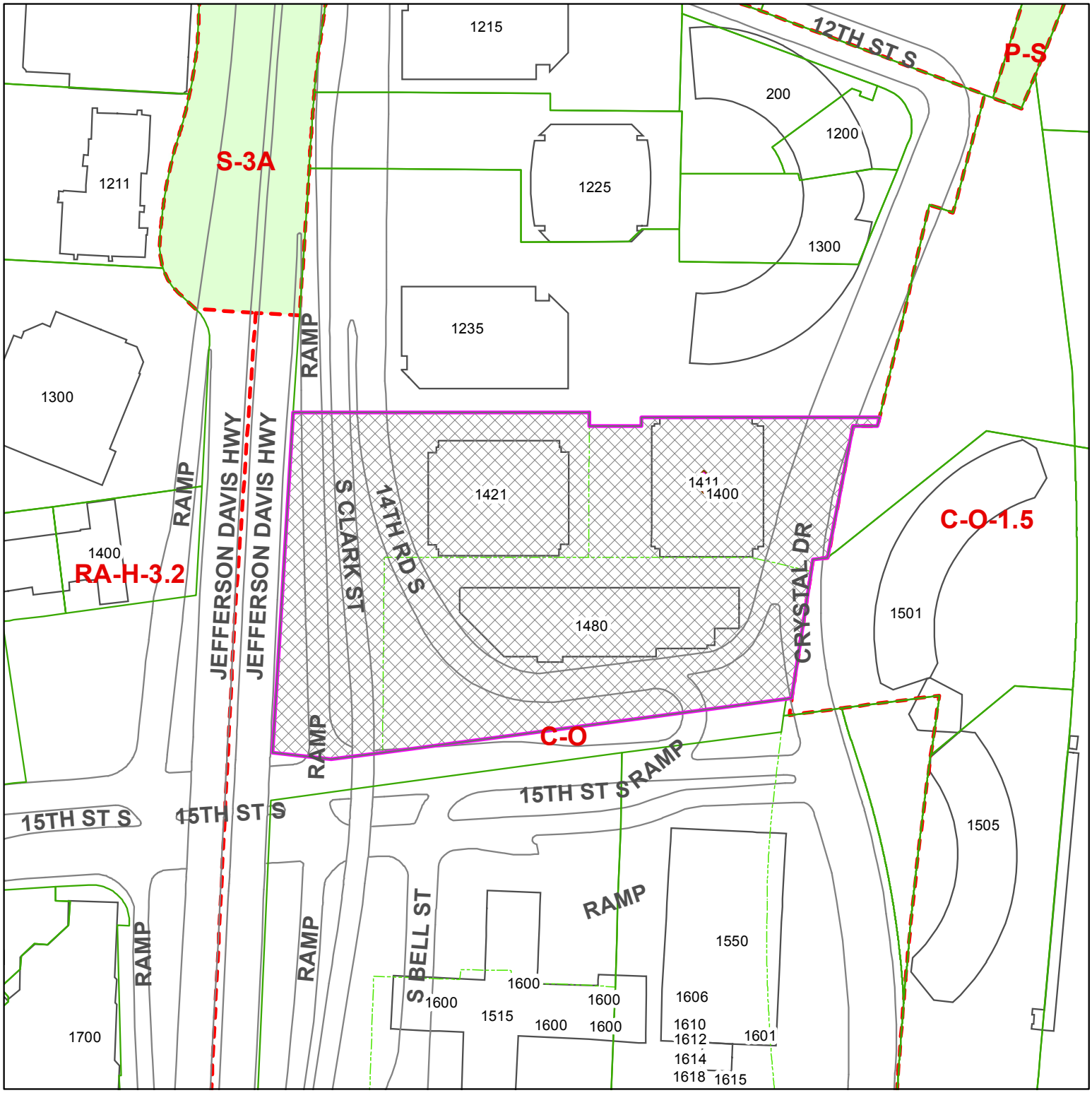
RPC# 16-037-004 and -005

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.

Department of Community Planning, Housing and Development **Planning Division**



SP #51

1411, 1421 Jefferson Davis Hwy. and 1480 Crystal Dr.

RPC: 34-024-339, -340, and -341

Case Location(s)

Scale: 1:2,000

Note: These maps are for property location assistance only.
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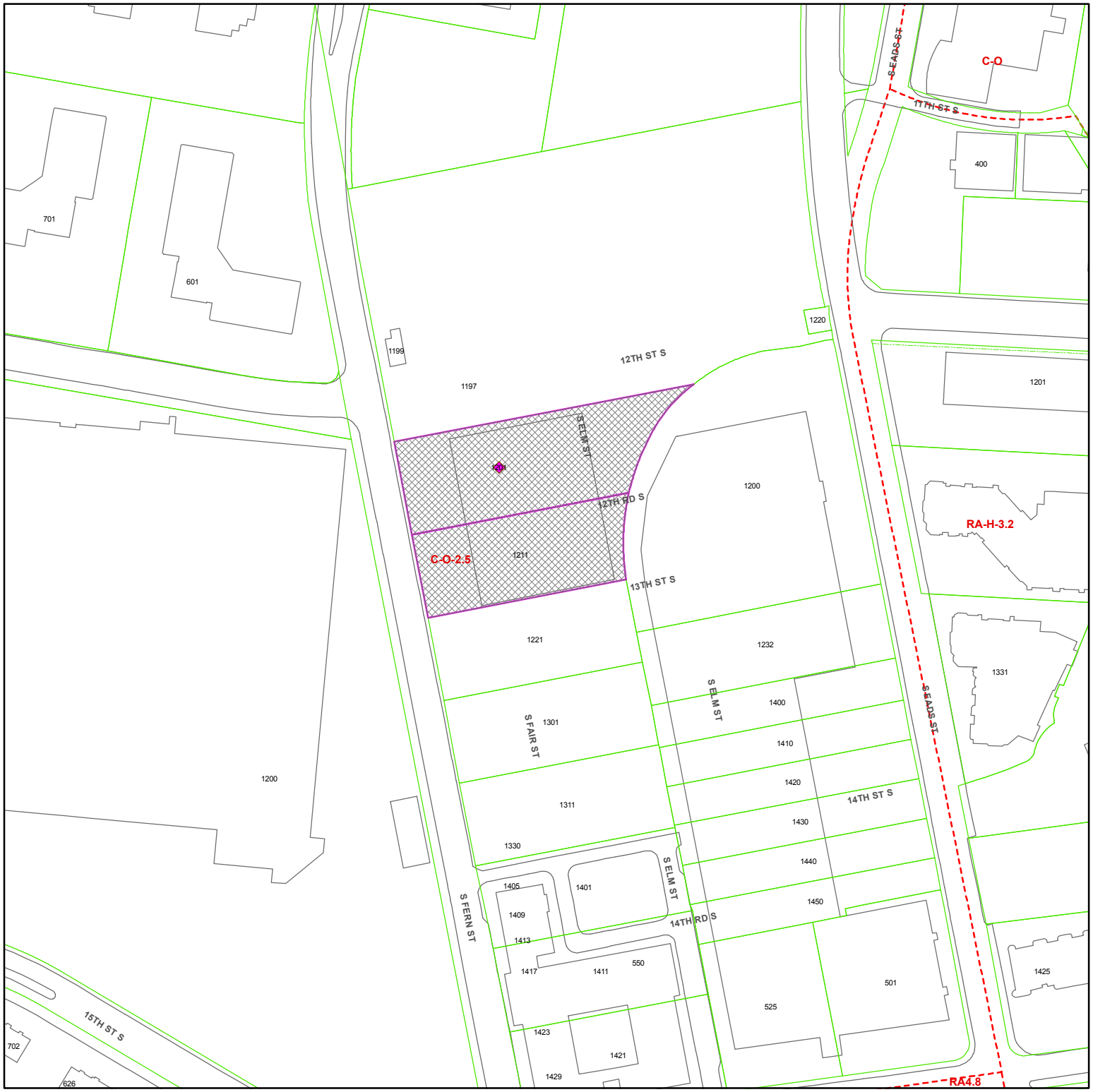
Department of Community Planning, Housing and Development **Planning Division**



SP#105 CLPF

1201 and 1211 S. Fern St

RPC# 35-003-010 and 35-003-009

Case Location(s)

Scale: 1:2,400

Note: These maps are for property location assistance only.
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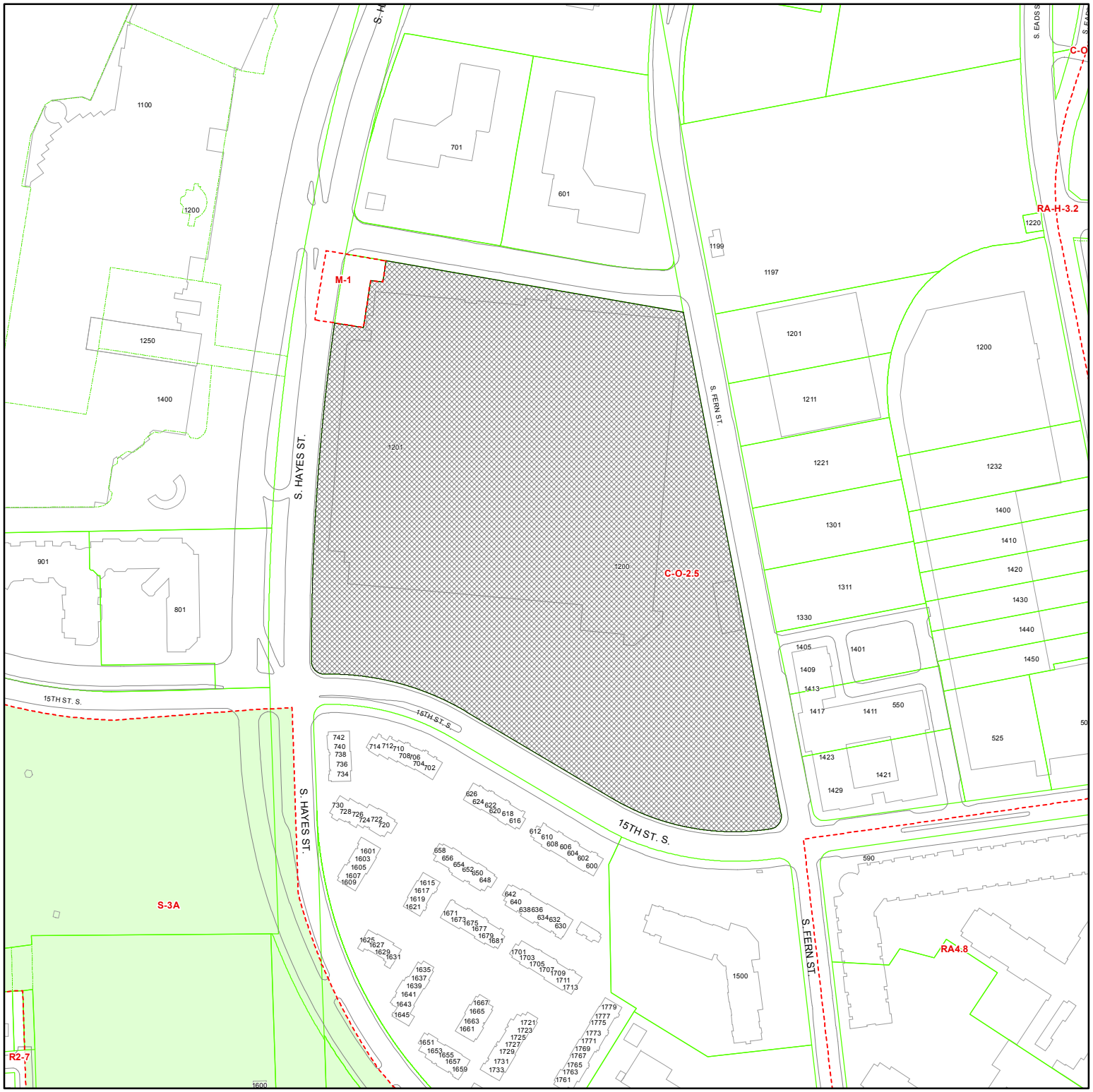
Department of Community Planning, Housing and Development **Planning Division**



Sp 297

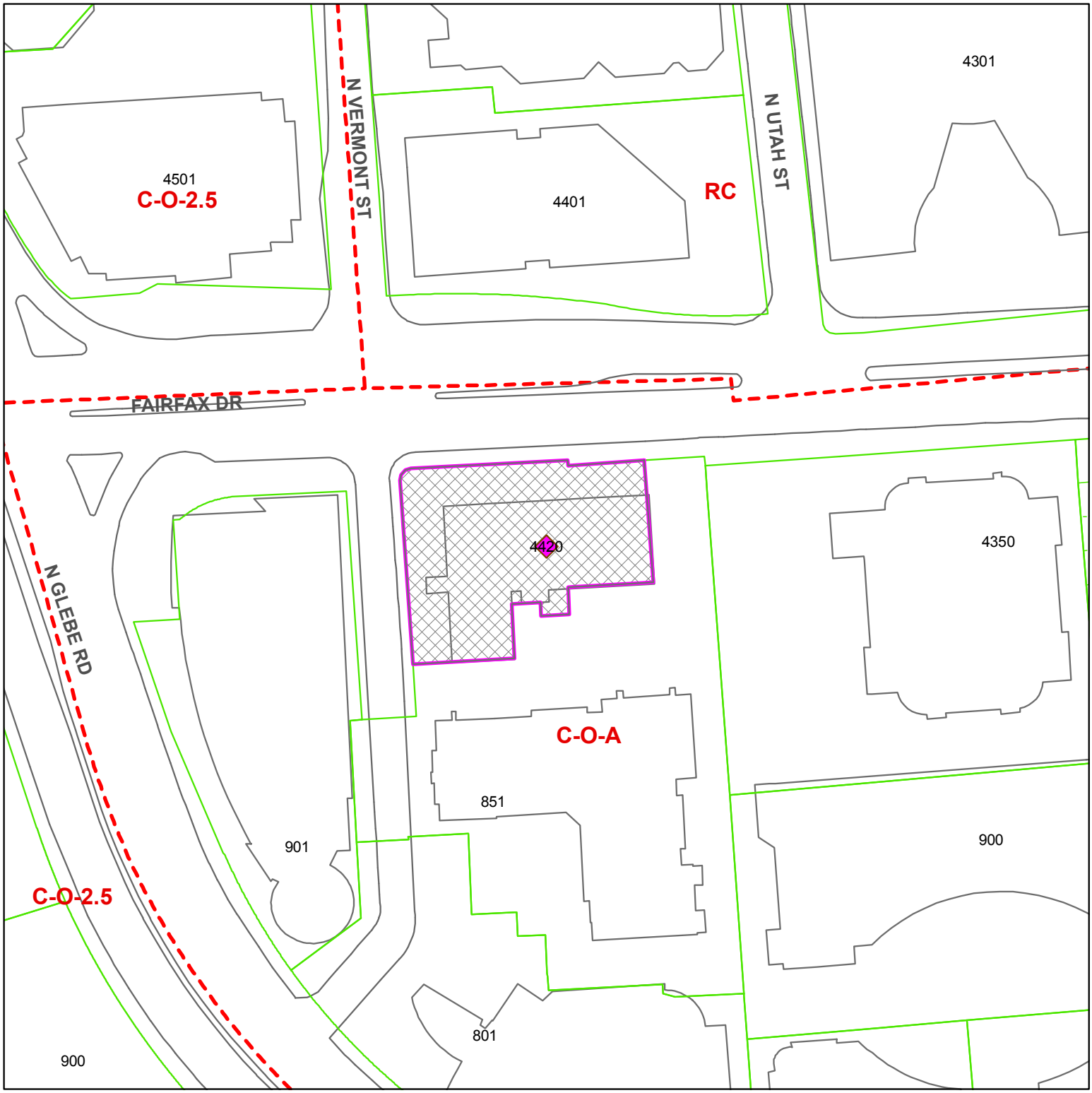
1201 S. Hayes Street and 1200 S. Fern Street

RPC #35-004-001

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**



SP# 331

4420 N. Fairfax Drive

RPC #14-051-019

Case Location(s)

Scale: 1:1,200

Note: These maps are for property location assistance only.
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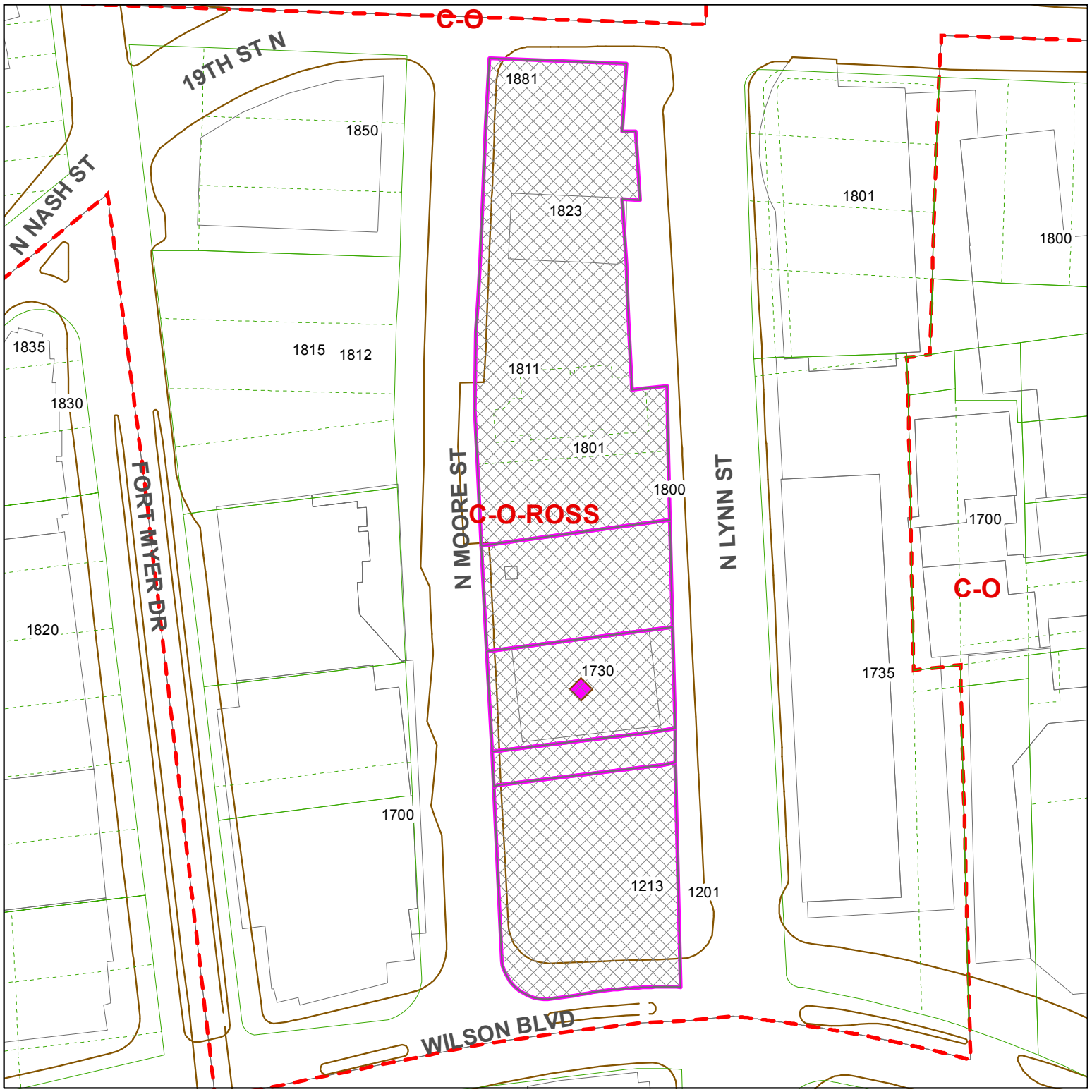
Department of Community Planning, Housing and Development **Planning Division**



SP #335

1201 Wilson Blvd., 1730 N. Lynn St., 1821 N. Moore St.

RPC# 16-038-001, -002, -003, -004, 16-038-014, -015, -016

Case Location(s)

Scale: 1:1,200

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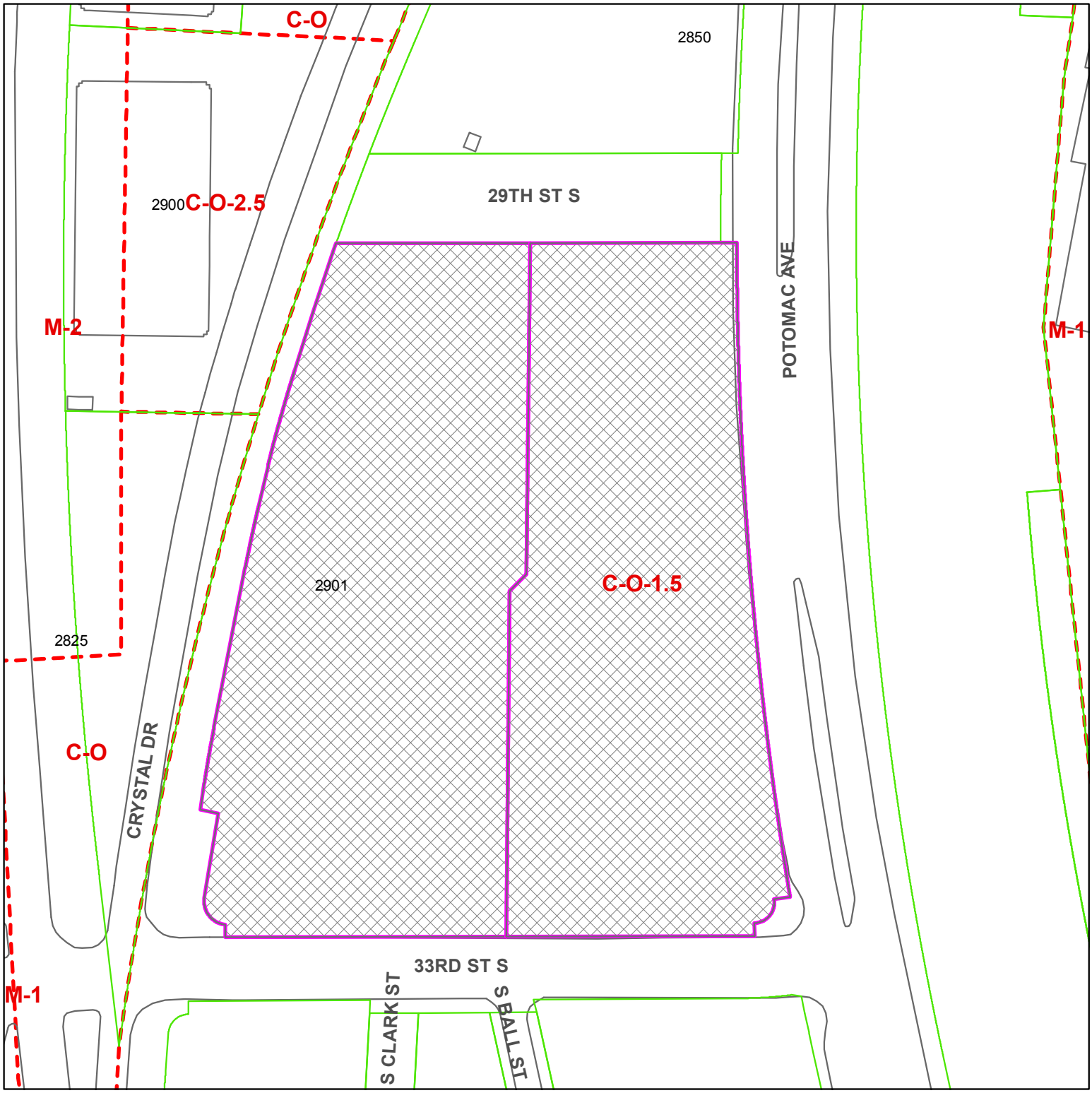
Department of Community Planning, Housing and Development **Planning Division**



SP# 346 Potomac Yard Land Bay C

Potomac Yard Land Bay C, portion of Crystal Drive

RPC #34-027-071 and -072

Case Location(s)

Scale: 1:1,200

Note: These maps are for property location assistance only.
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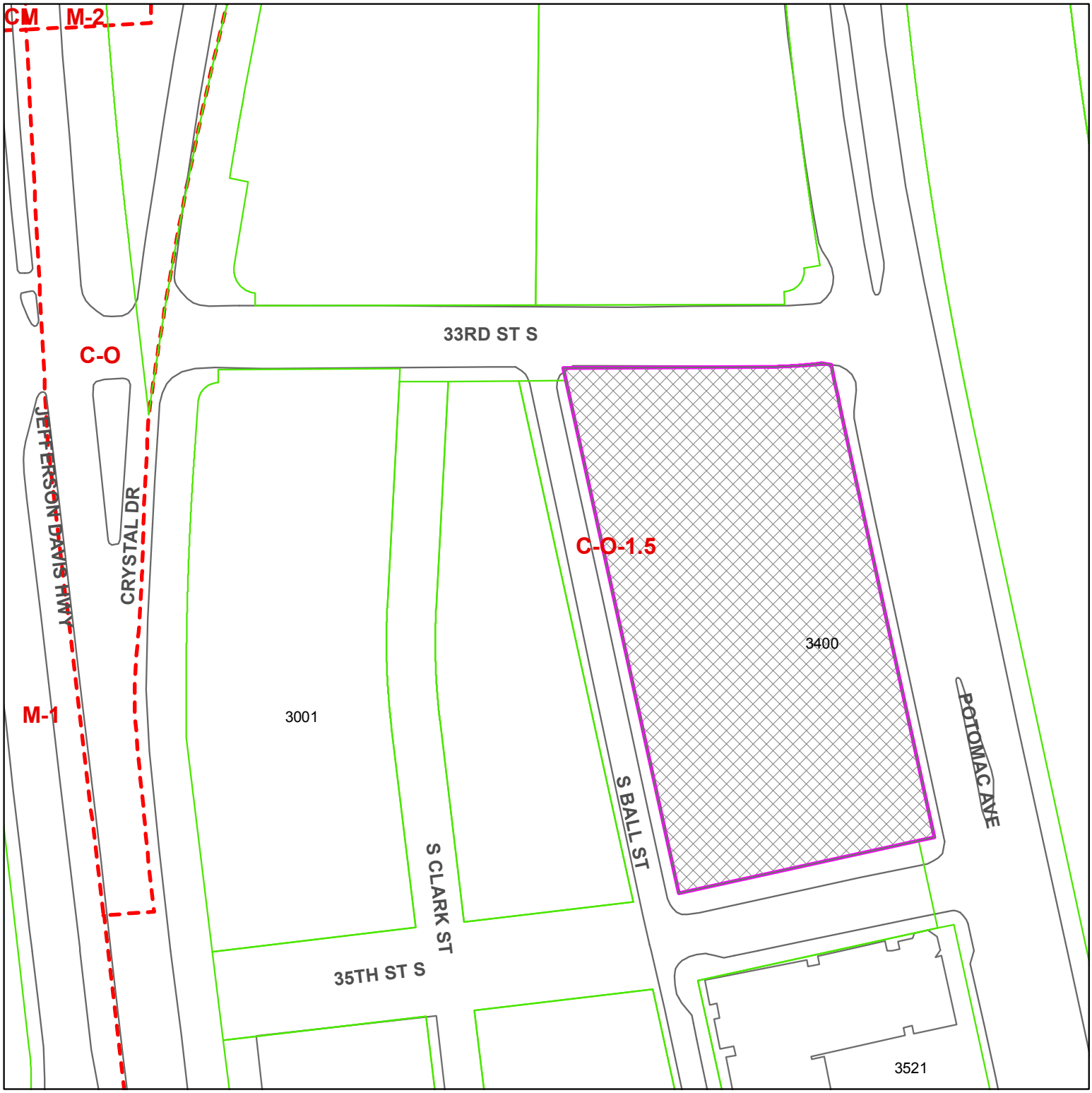
Department of Community Planning, Housing and Development **Planning Division**



SP# 346 Potomac Yard Land Bay D-East

Potomac Yard Land Bay D-East, 3400 Potomac Avenue

RPC #34-027-062

Case Location(s)

Scale: 1:1,200

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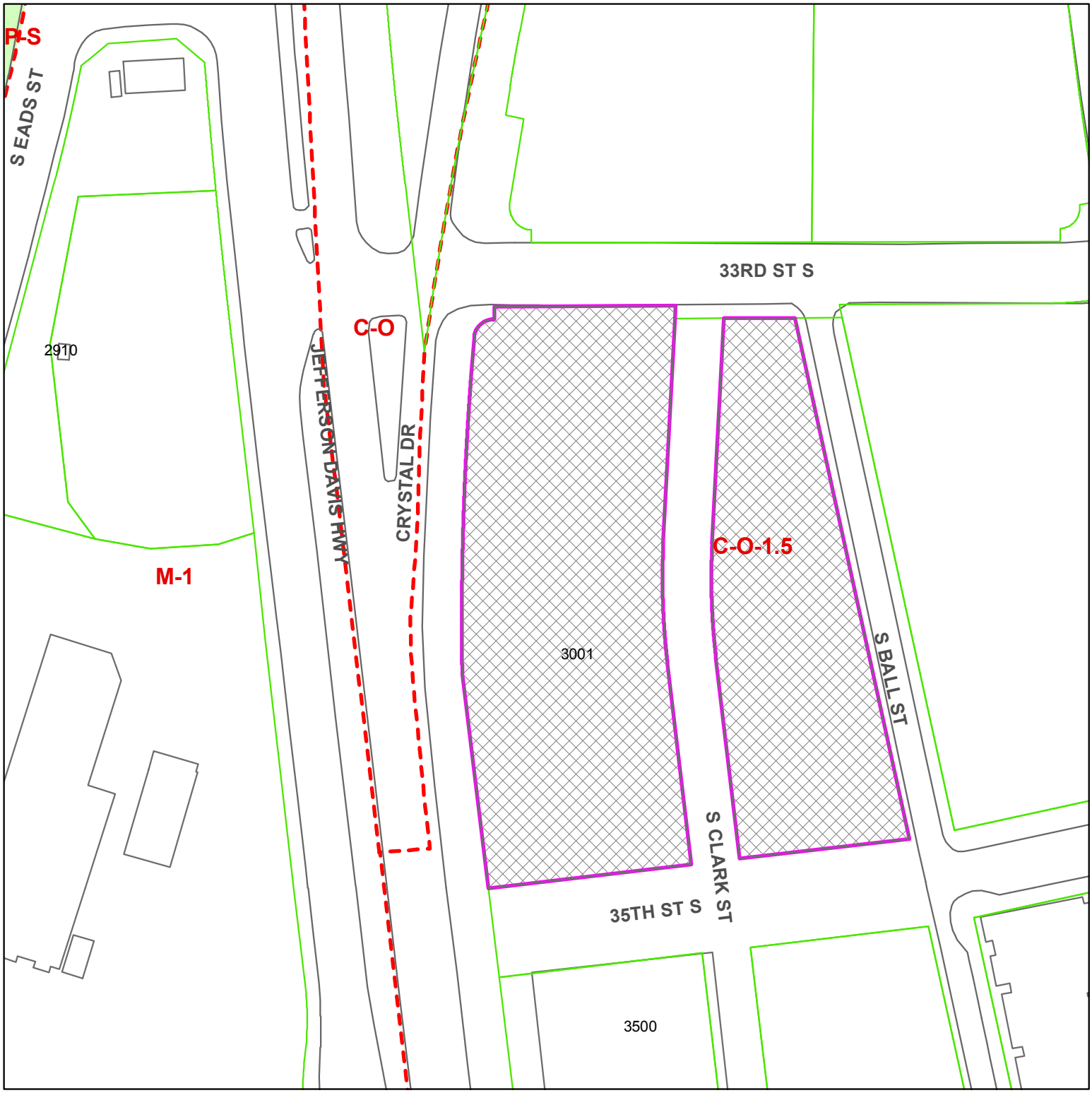

SP# 346

Potomac Yard Land Bay D-West and Center Park, portions of Crystal Drive and Jefferson Davis Highway

RPC #34-027-052 and -065

Case Location(s)

Scale: 1:1,200

Note: These maps are for property location assistance only.
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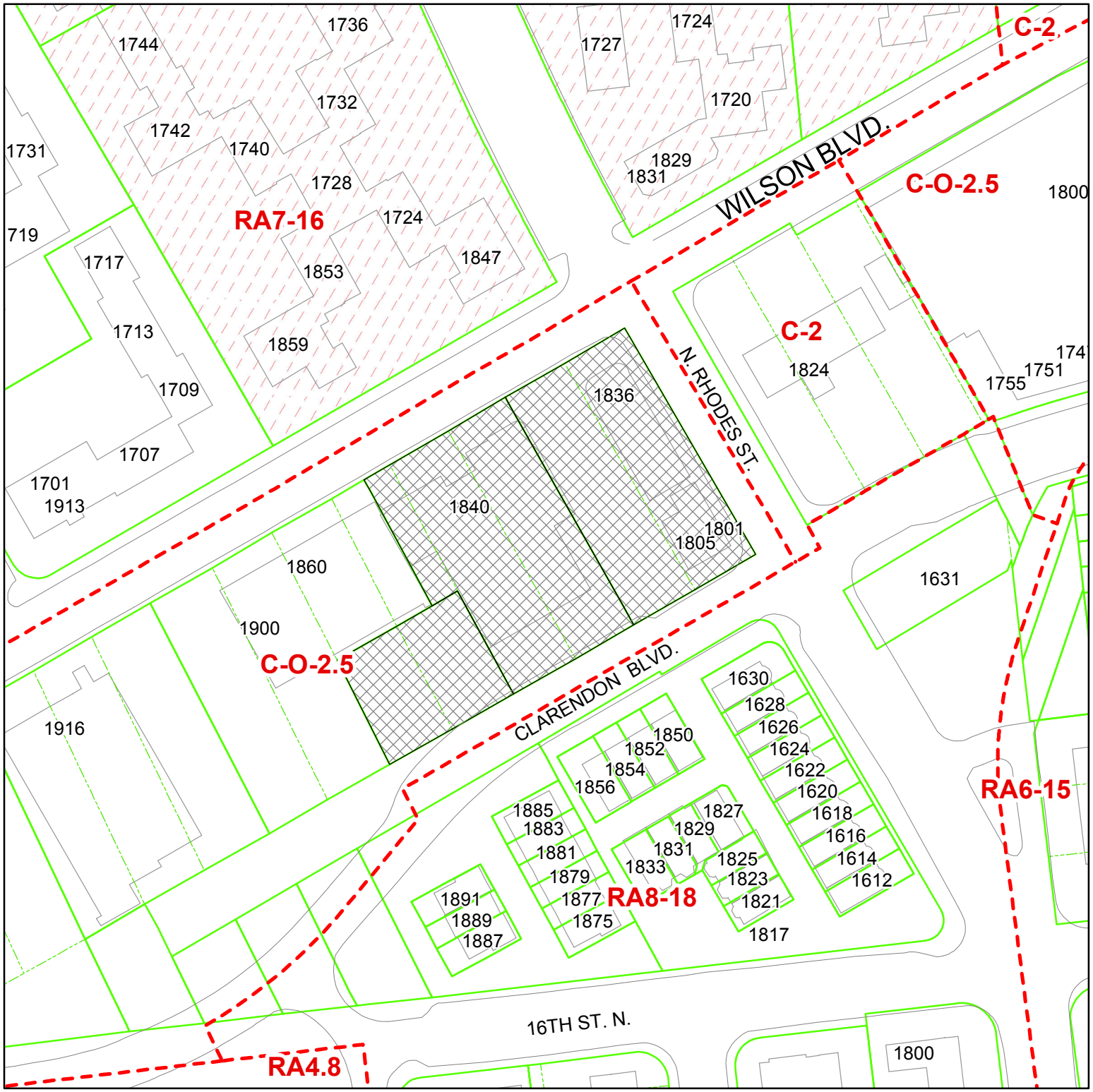
Department of Community Planning, Housing and Development **Planning Division**



Sp 382

1836 and 1840 Wilson Boulevard, 1801 and 1805 Clarendon Boulevard, and portion of 17th Street North

RPC #17-011-019, -021 and -023

Case Location

Note: These maps are for property location assistance only.
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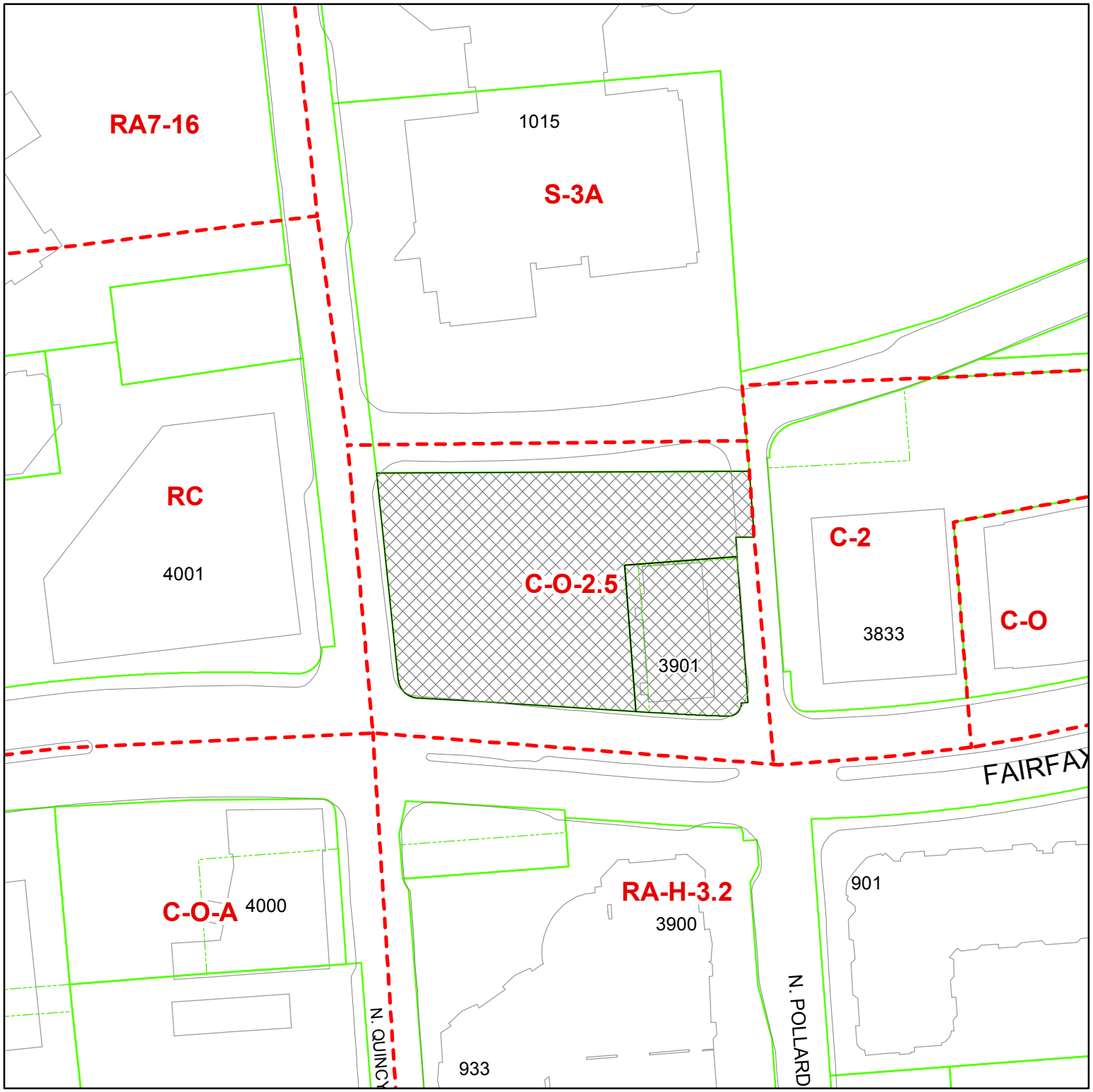
Department of Community Planning, Housing and Development **Planning Division**



Sp 386

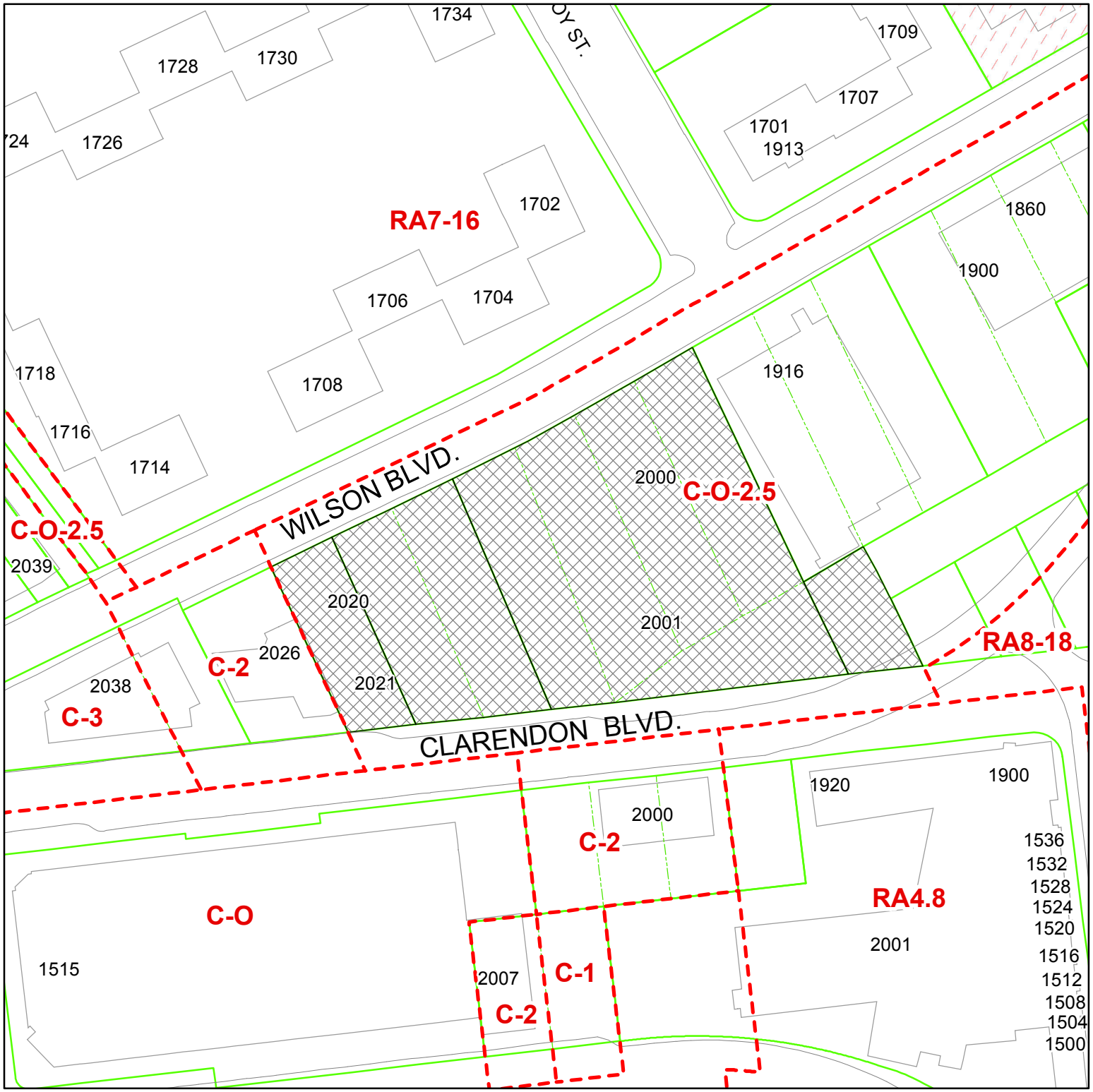
3901 N. Fairfax Drive

RPC #14-030-057 and -058

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**



Sp 389

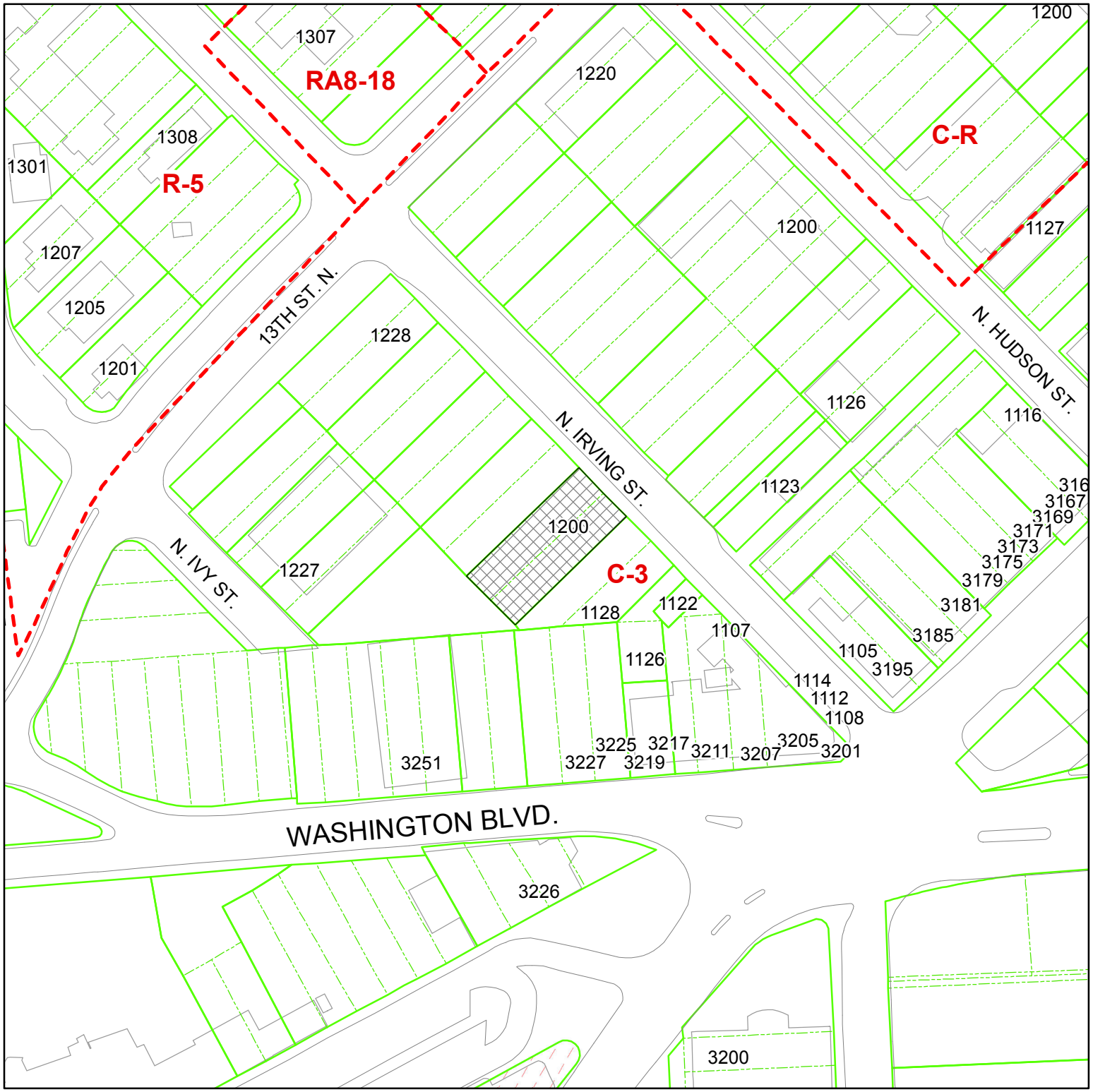
2000 Wilson Boulevard, 2020 and 2021 Wilson Boulevard

RPC #17-011-009, -013, -015 and -016

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**



Sp 392

1200 N. Irving Street

RPC #15-078-017

Case Location

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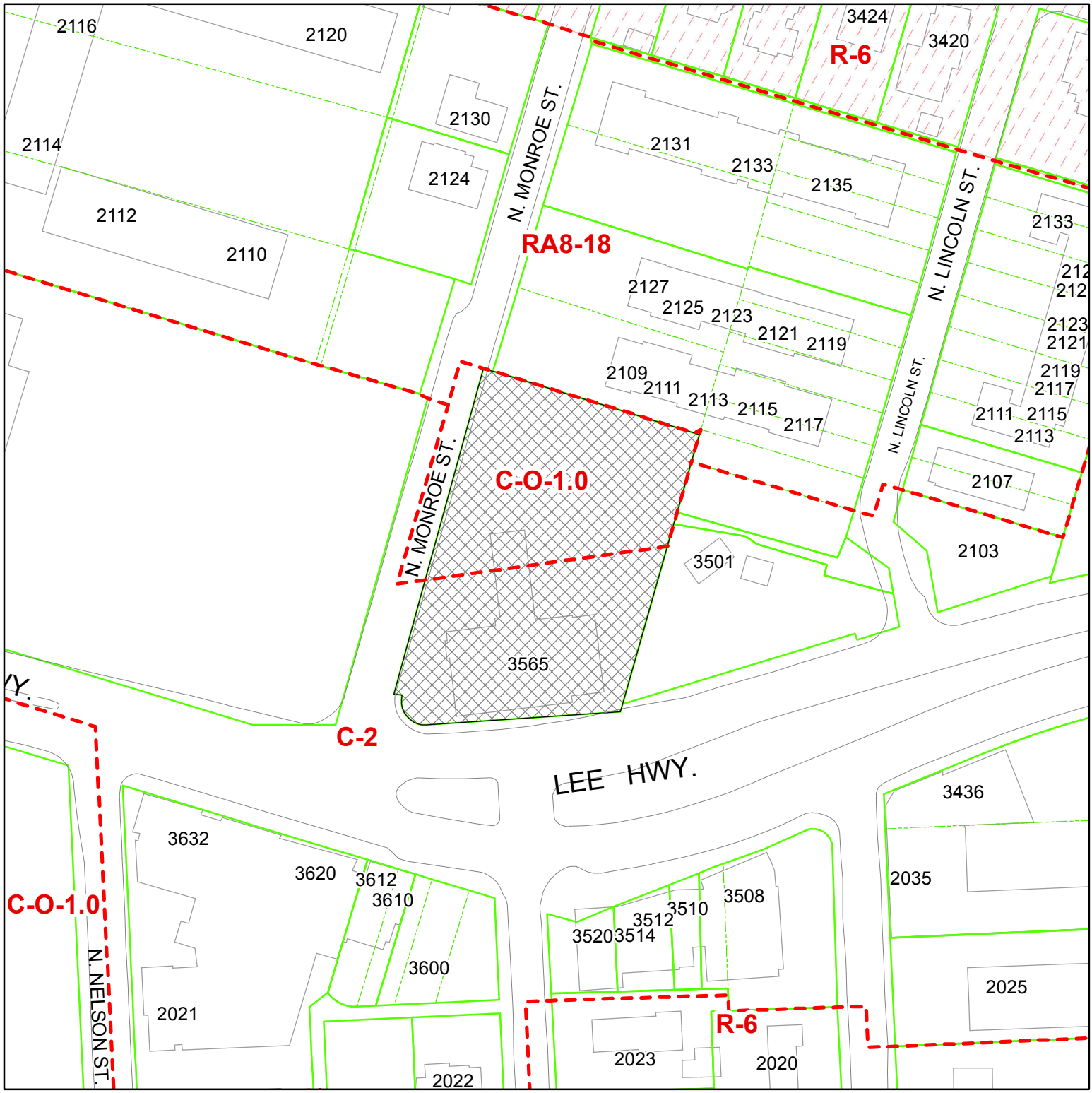
Department of Community Planning, Housing and Development **Planning Division**



Sp 395

3565 Lee Highway

RPC #05-056-002

Case Location

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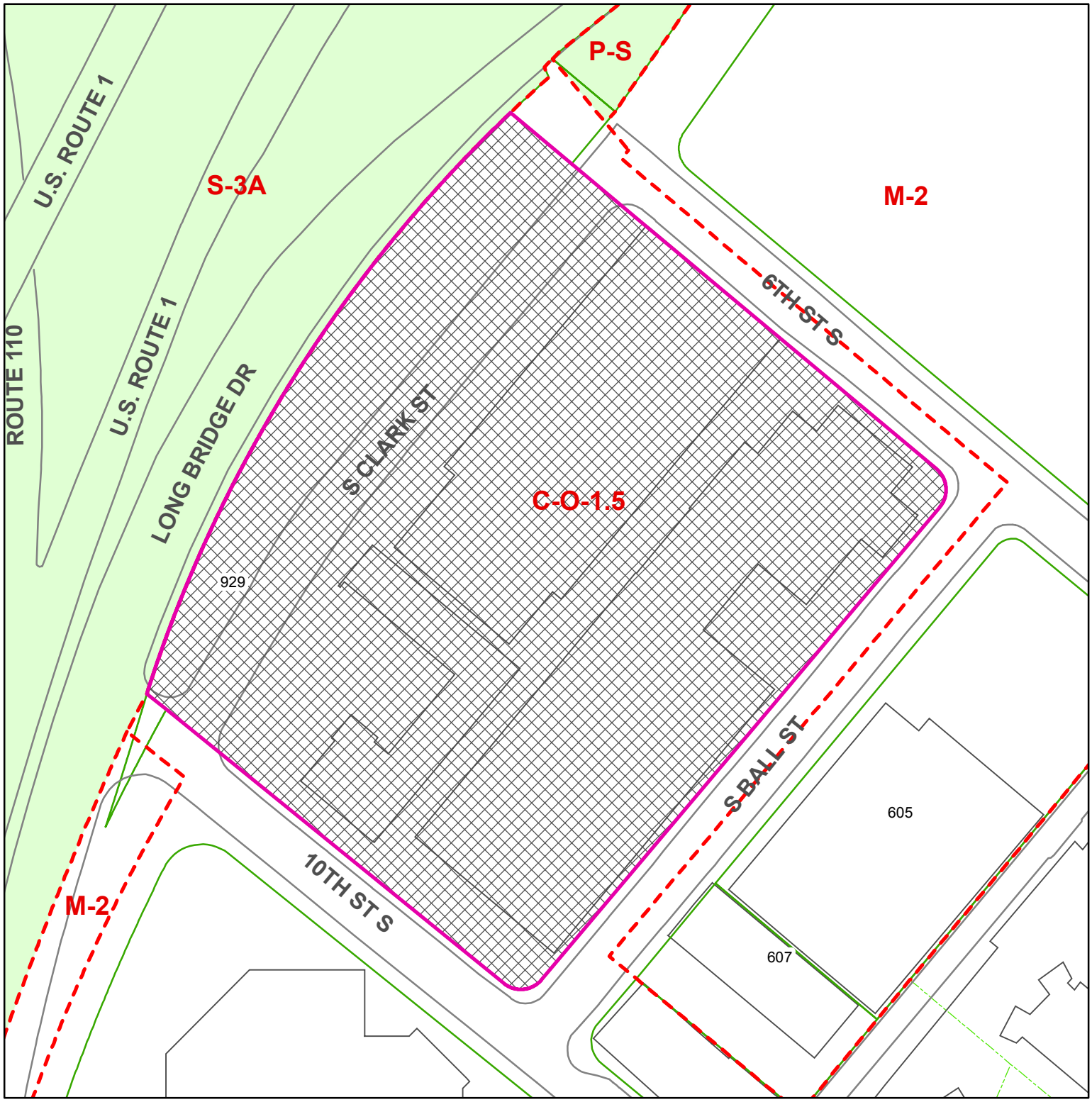

SP# 400

929 Long Bridge Dr

RPC# 34-025-007

Case Location(s)

Scale: 1:1,200

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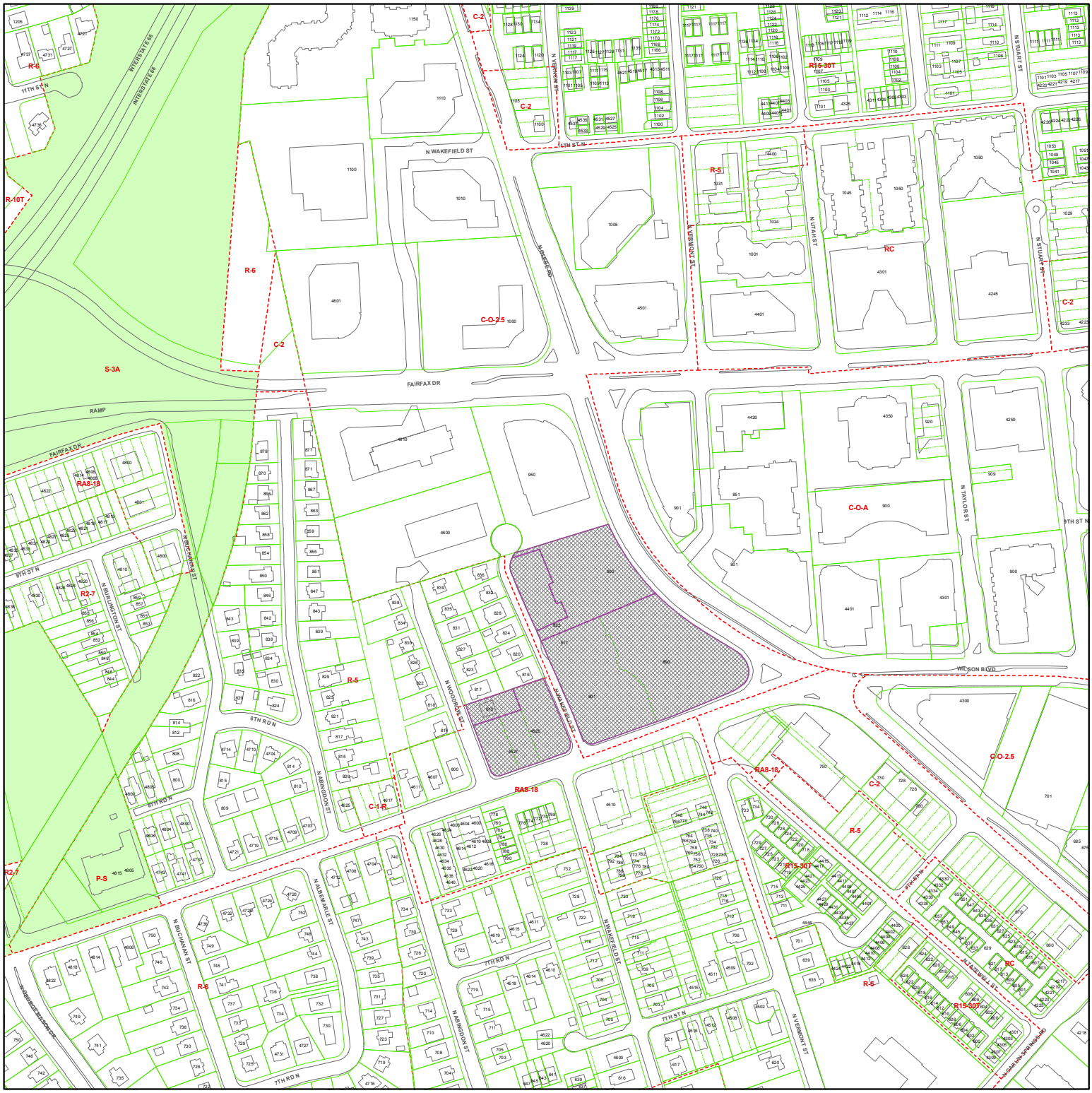
They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development **Planning Division**



SP# 401

800 and 900 N. Glebe Road, 4525 and 4527 Wilson Boulevard, 815 N. Woodrow Street, and portion of N. Wakefield Street

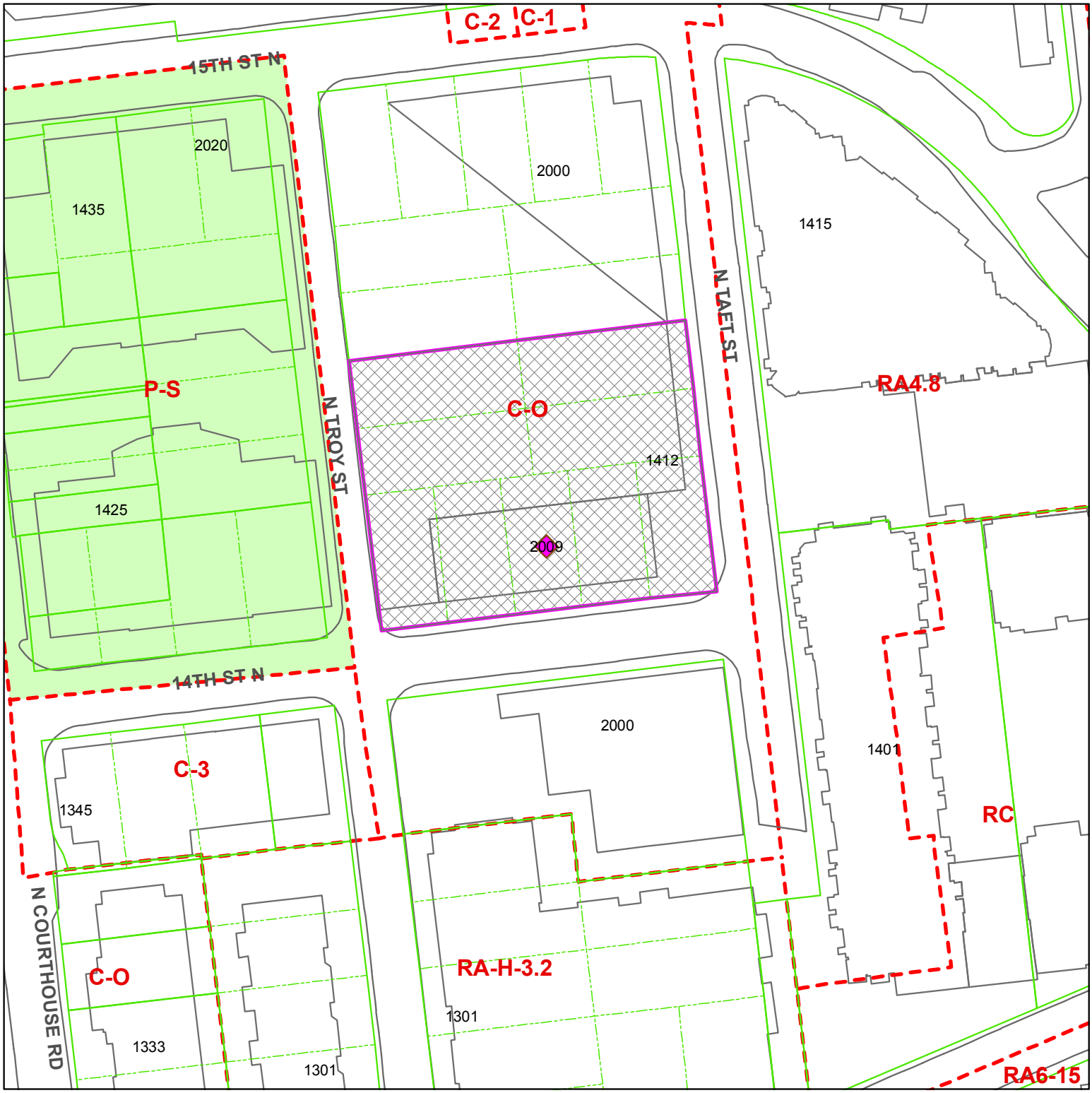
RPC #14-053-058, -060, -061 and -062, 14-054-001 and -002

Case Location(s)

Scale: 1:4,000

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

Department of Community Planning, Housing and Development **Planning Division**



SP# 403

2009 14th Street, 2009 14th Street North and 1412 N. Taft Street

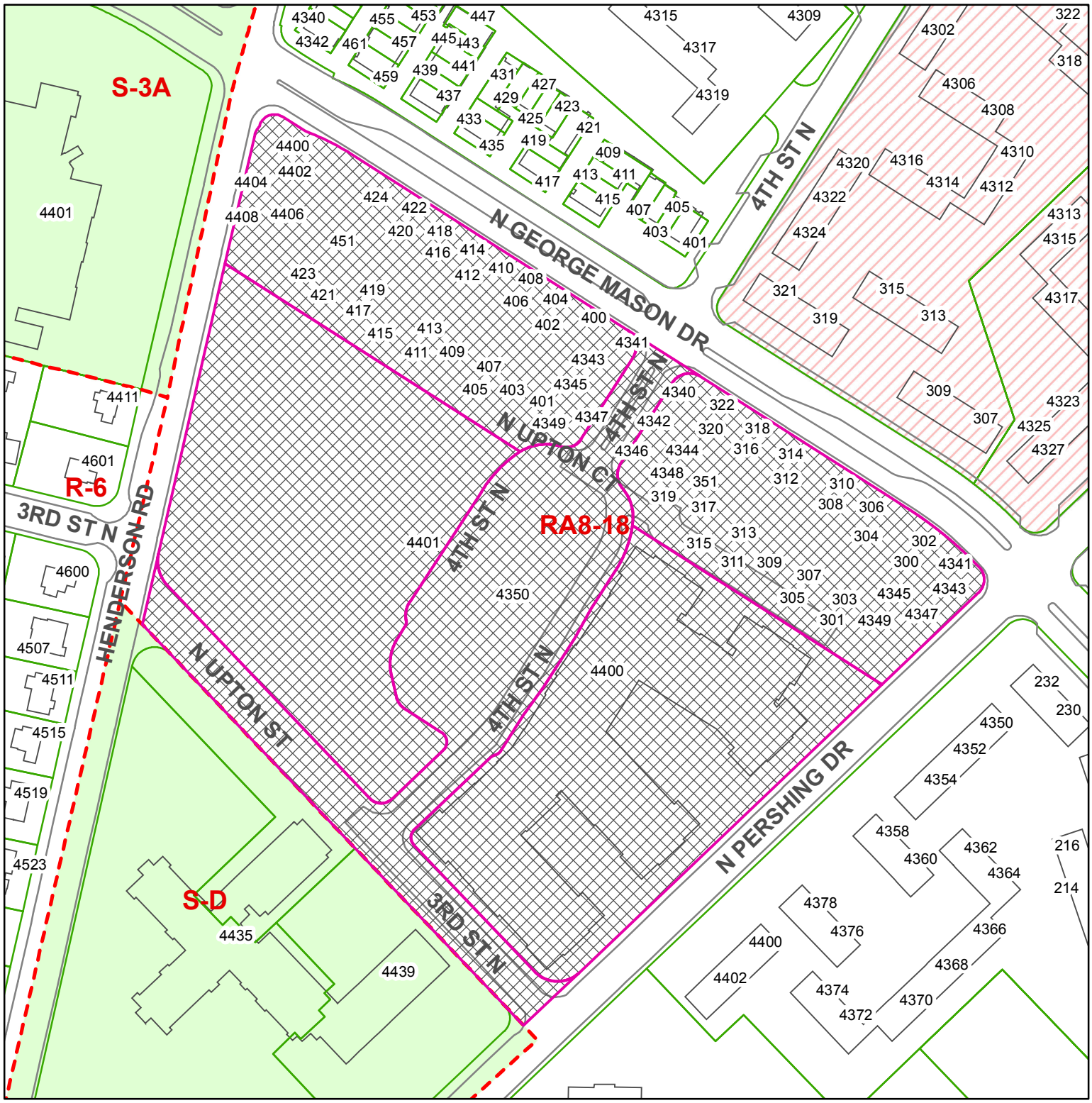
RPC #17-014-001

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.

Department of Community Planning, Housing and Development **Planning Division**



SP# 405

Buckingham Village 1

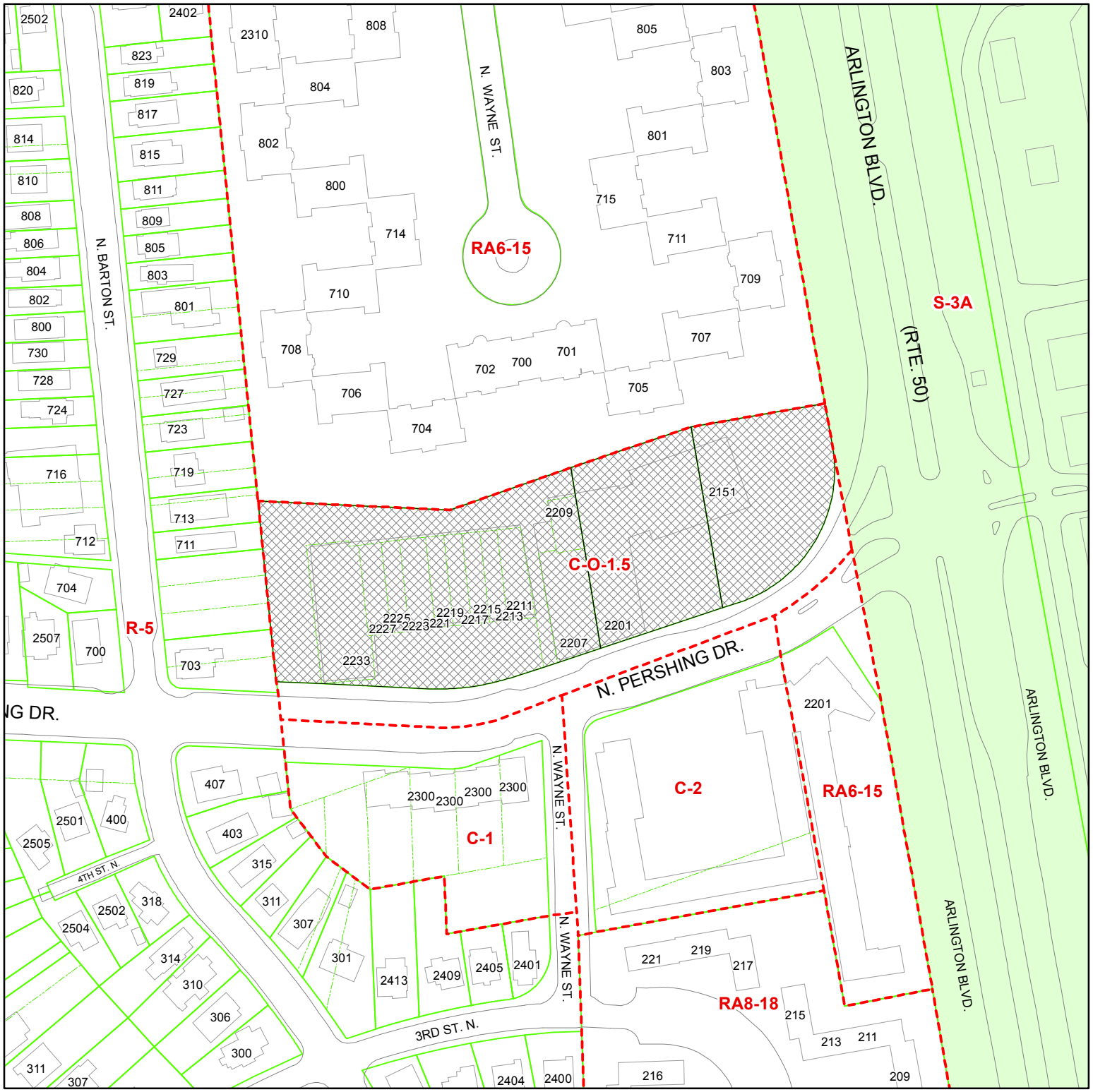
RPC# 20-024-240, -241, -242, -243, -245, -246 and 20-024-PCA

Case Location(s)

Scale: 1:1,800

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

Department of Community Planning, Housing and Development **Planning Division**



Sp 406

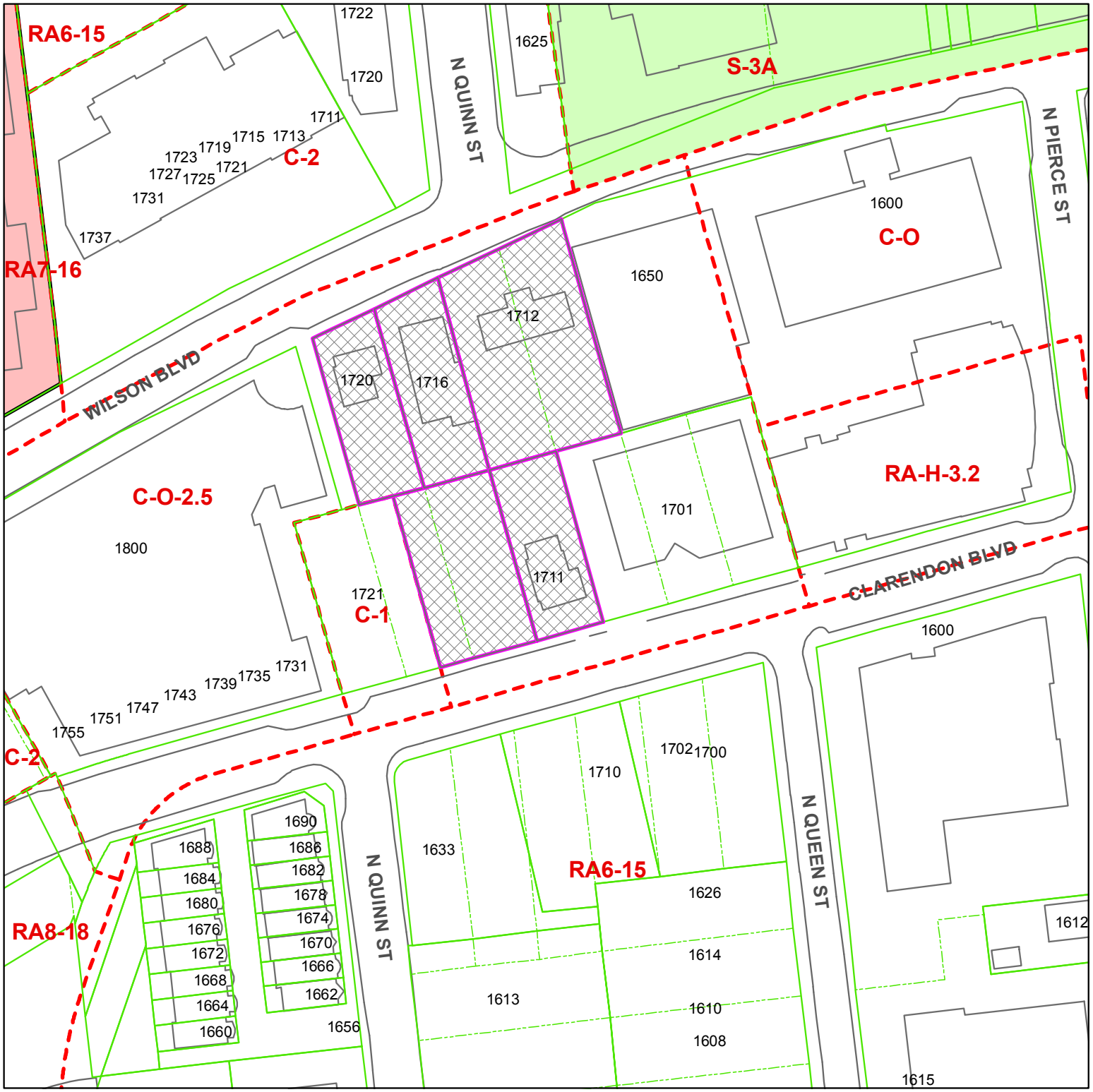
2201 Pershing Drive, and 2151, 2201 and 2207 N. Pershing Drive,

RPC #18-038-019, -020 and -02

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**



SP# 409

1716 Wilson Boulevard, 1711 Clarendon Boulevard, and portion of Clarendon Boulevard, and 1712, 1716 and 1720 Wilson Boulevard

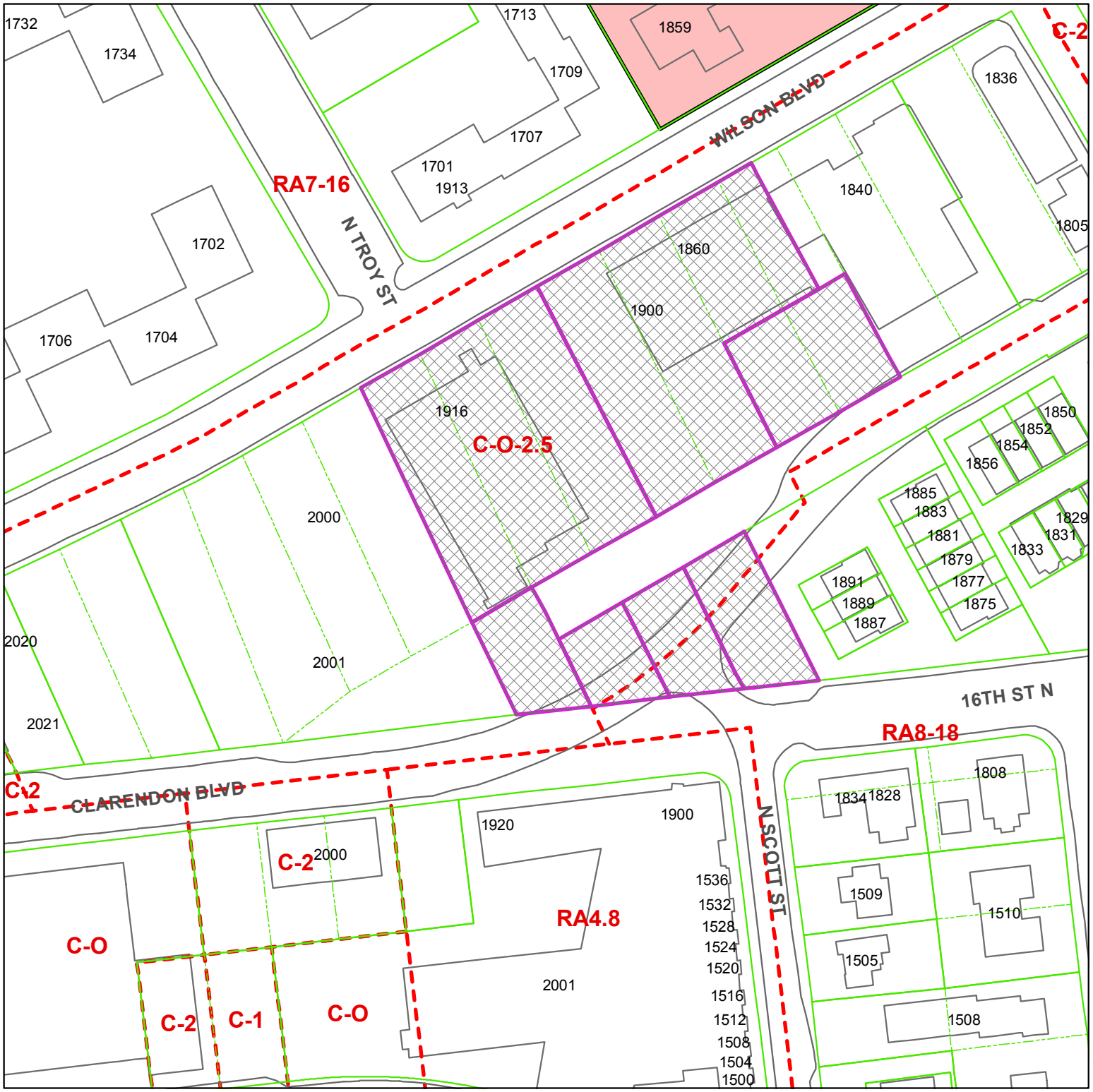
RPC #17-010-008, -009, -022, -023 and -030

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.

Department of Community Planning, Housing and Development **Planning Division**



SP# 411

1900 Wilson, 16th Street North, 17th Street North, and 1860, 1900 and 1916 Wilson Boulevard

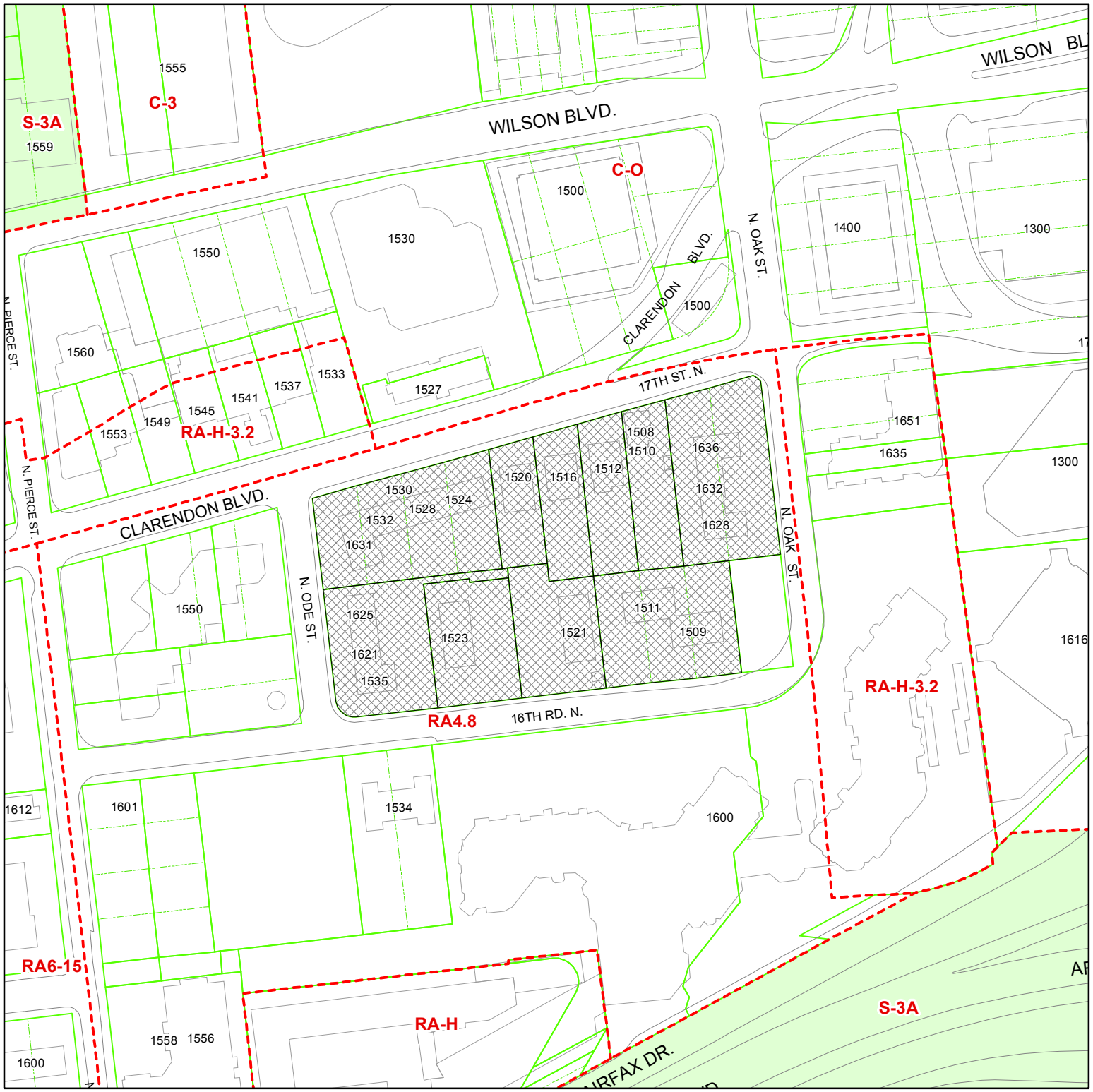
RPC #17-011-006, -007, -008, -017, -018 and -019, and portions of -009

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.

Department of Community Planning, Housing and Development **Planning Division**



Sp 412

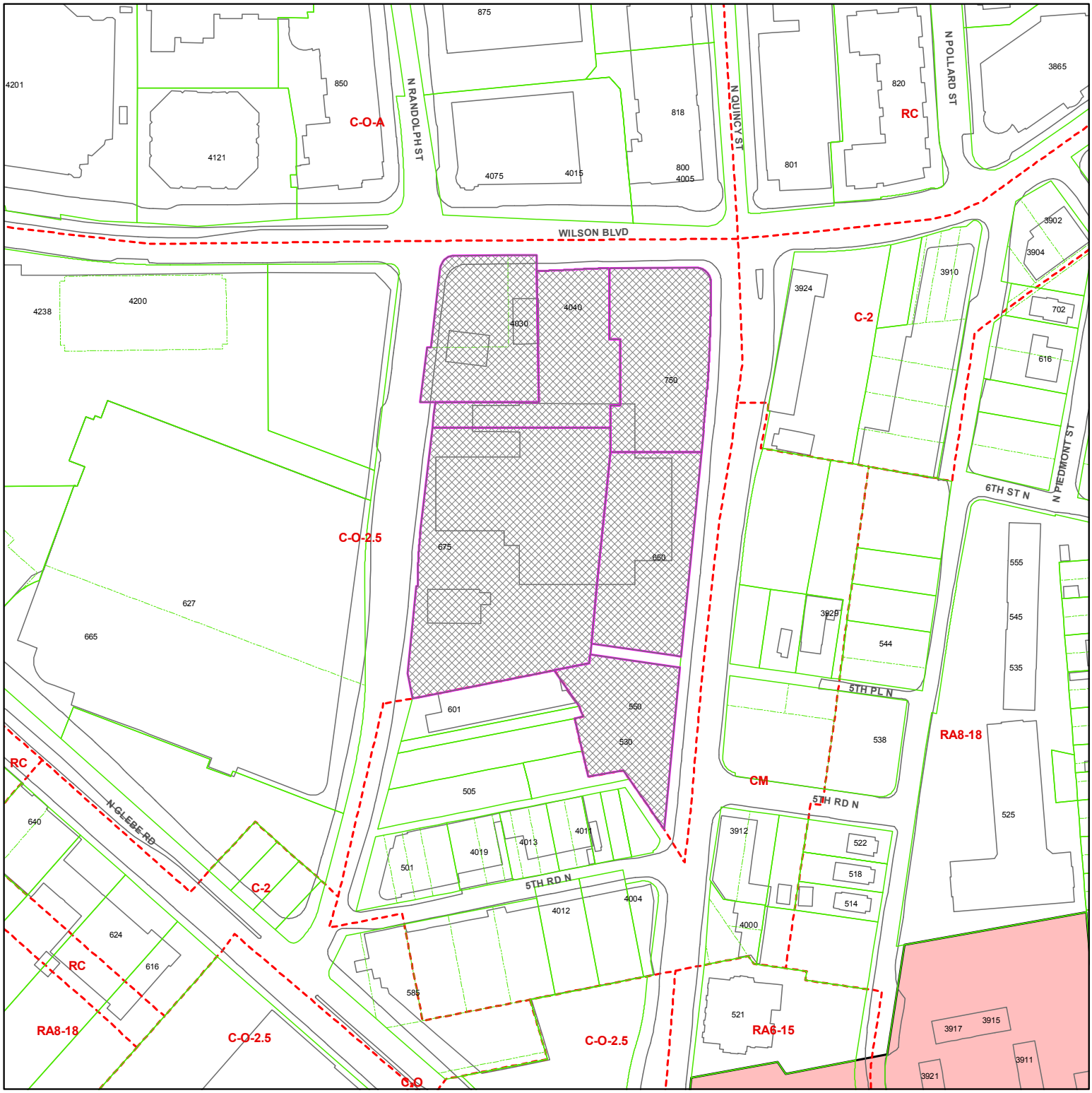
1510 and 1530 Clarendon Boulevard

RPC #17-005-002, -003, -004, -005, -006, -007, -008, -009, 010 and -011

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**



SP# 413

block bounded by N. Randolph Street, Wilson Boulevard, N. Quincy Street and 5th Road North

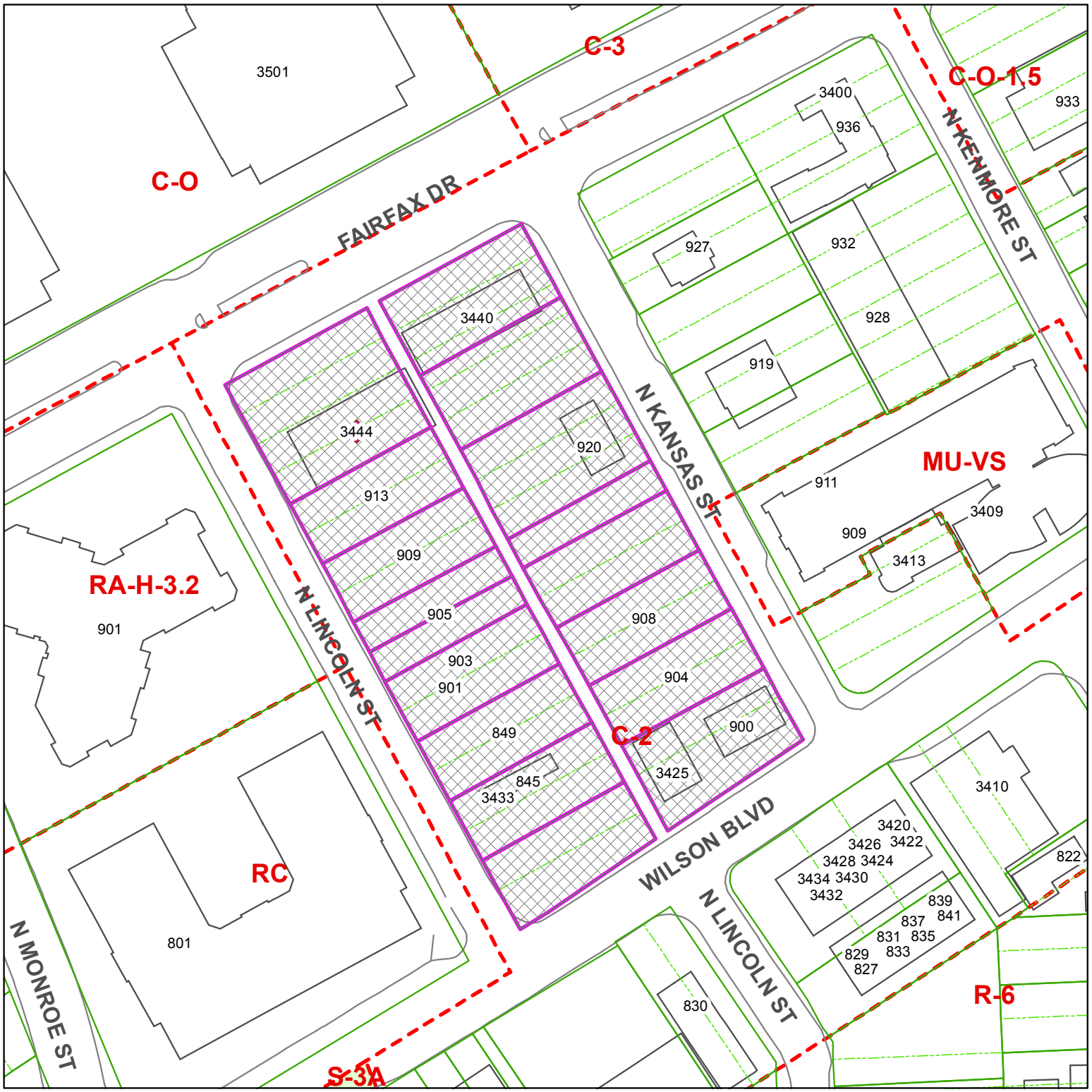
RPC #14-060-036, -068, -069, -070, -074, -077

Case Location(s)

Scale: 1:2,214

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

Department of Community Planning, Housing and Development **Planning Division**



SP# 416

900-920 N. Kansas St., 3440 and 3444 Fairfax Dr., 845-913 N. Lincoln St., and 3425 Wilson Blvd.,

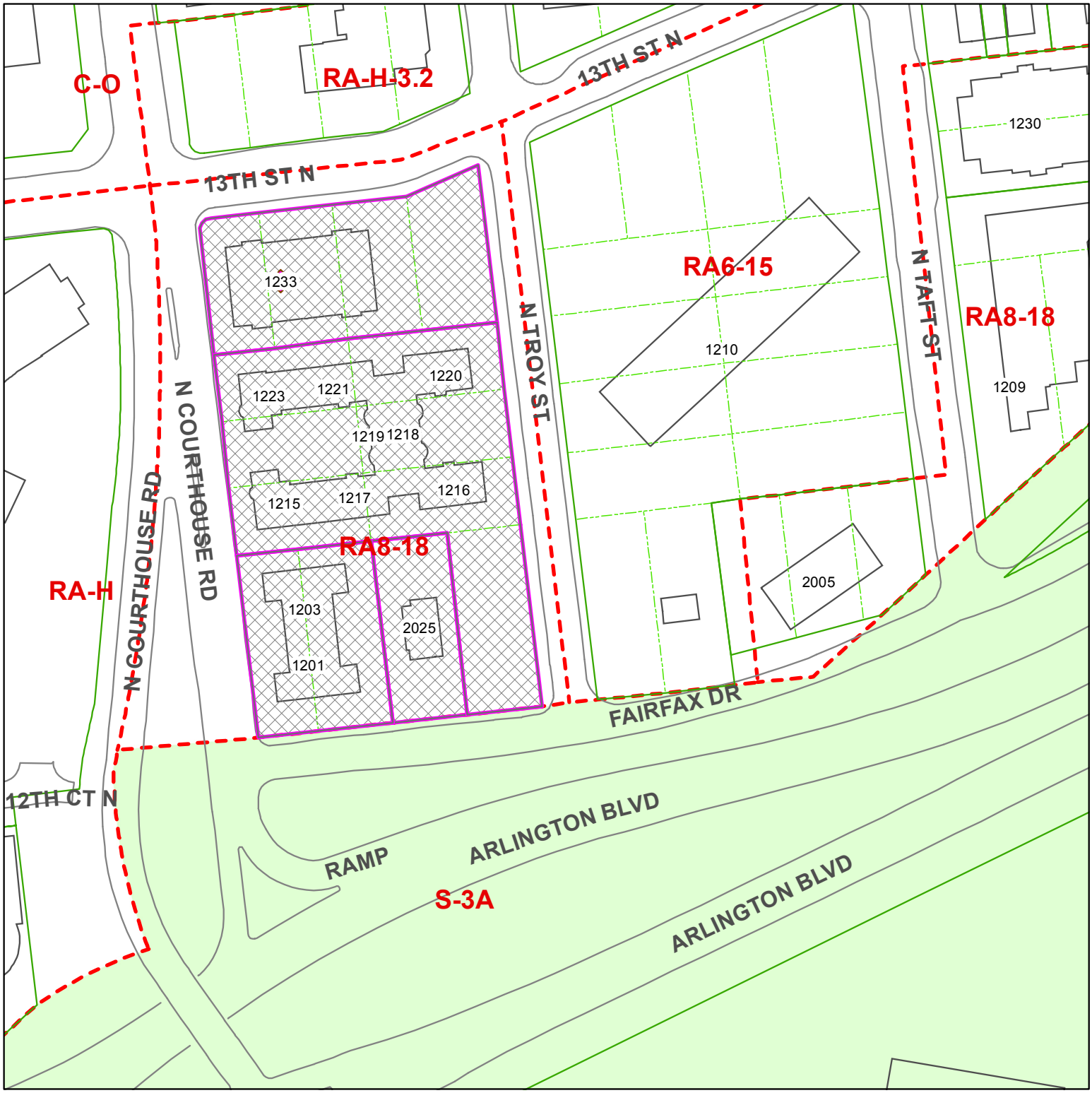
RPC: RPC: 14-035-001, -002, -003, -005, -006, -008, -010, -011, -013, -014, -015, -016, -018, -020, -021, -022, -023, --024, -025.

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.

Department of Community Planning, Housing and Development **Planning Division**



SP# 417

1201, 1215, 1223, and 1233 N. Courthouse Road and 2025 Fairfax Drive

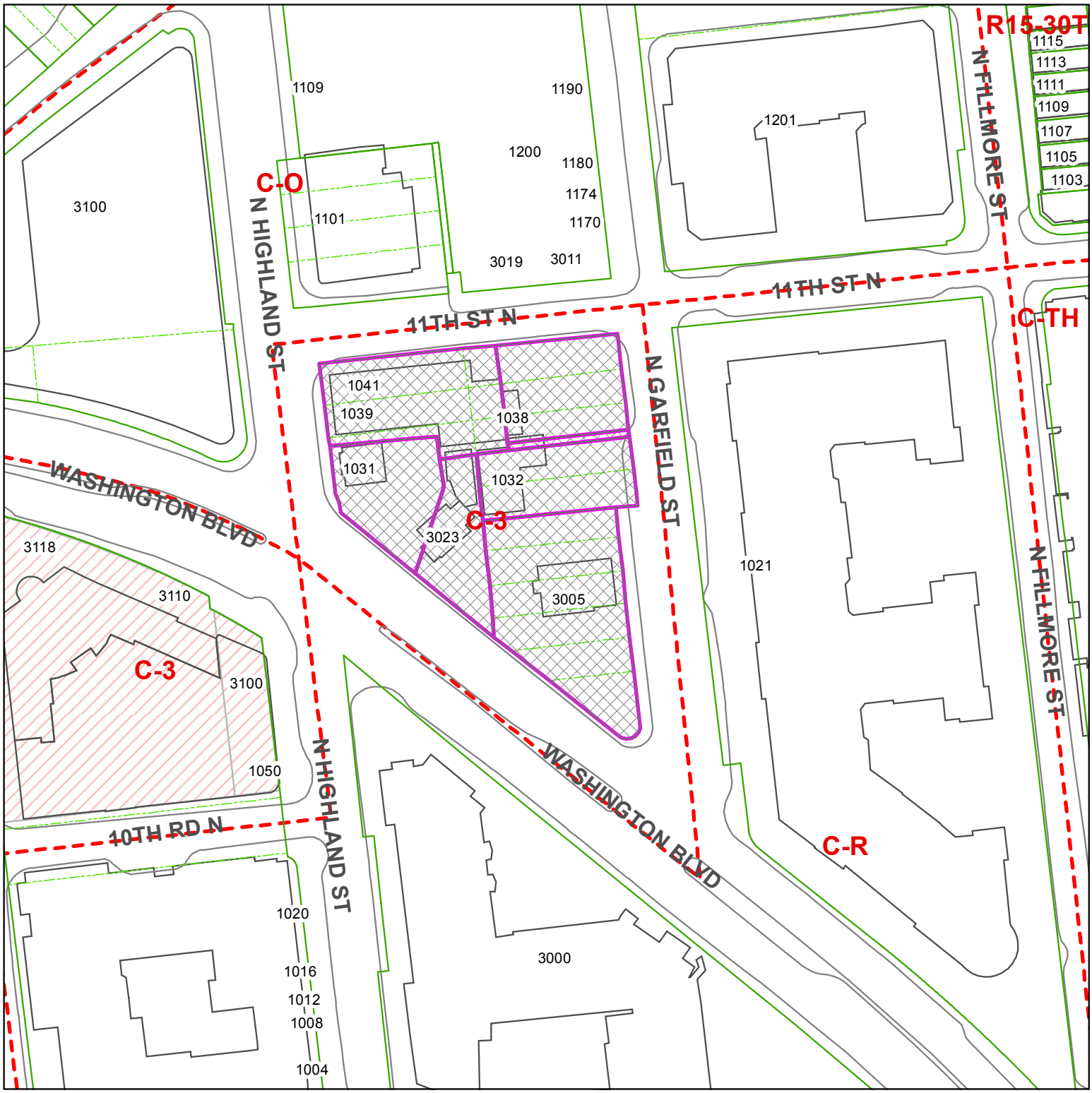
RPC#17-017-001, -002, -003, and -004

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.

Department of Community Planning, Housing and Development **Planning Division**



SP# 418

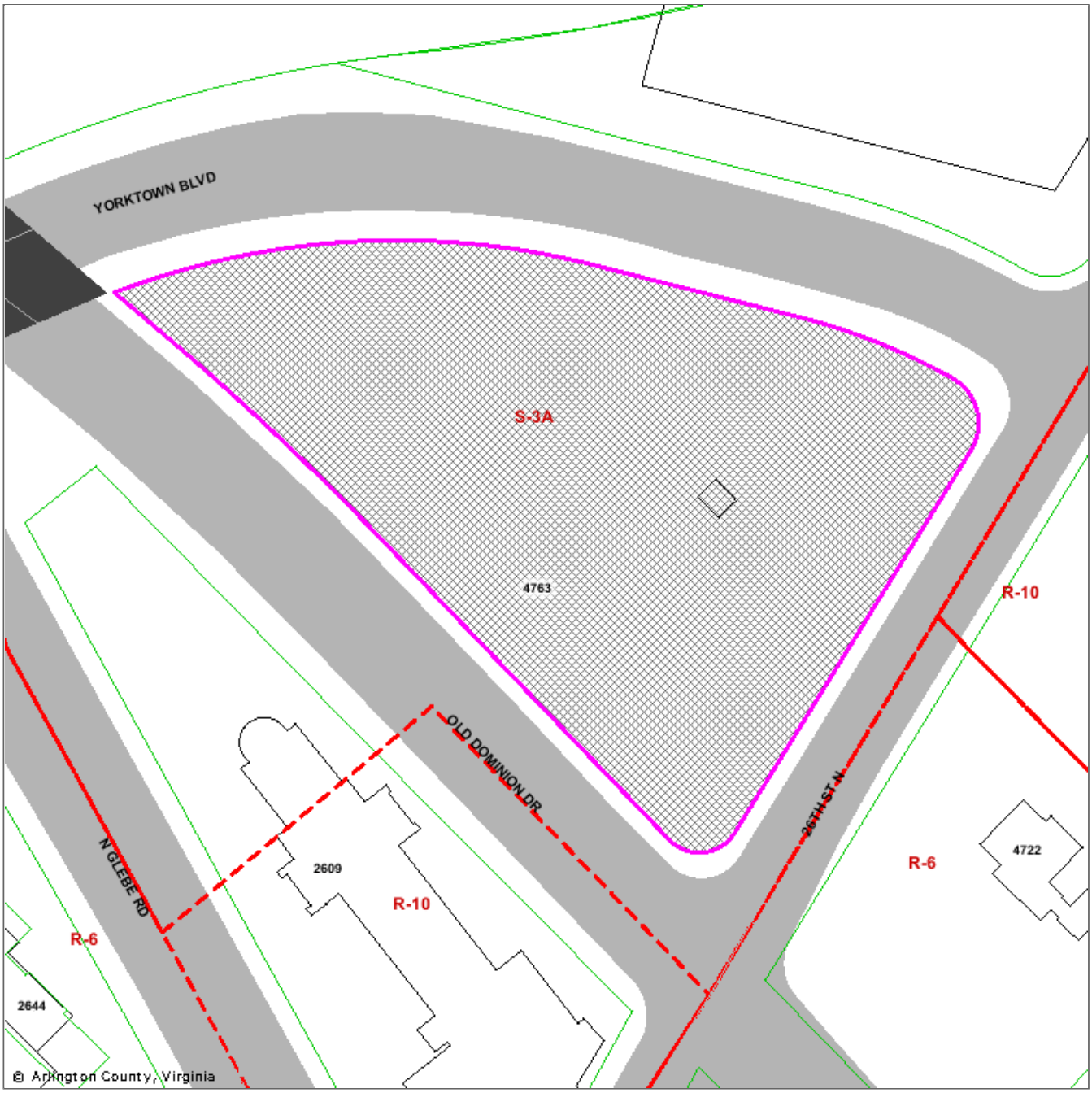
RPC# 18-026-001, 18-026-002, 18-026-003, 18-026-004, 18-026-008, 18-026-009, 18-026-010

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.

Department of Community Planning, Housing and Development **Planning Division**



U-1671-65-3
26th Street, Yorktown Boulevard, and Old Dominion Drive
RPC #03-065-001

Not To Scale

Case Location(s)

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

Department of Community Planning, Housing and Development

Planning Division

U-2443-85-1 USE PERMIT
1700 Army Navy Dr., 2400 S. 18th St.
(RPC #32-001-006)

Not To Scale

Case Location(s)

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

Department of Community Planning, and Housing Development

Planning Division

U-3041-02-2 USE PERMIT AMENDMENT
5201 N. 28th St. (Yorktown High School)
(RPC #02-038-004)

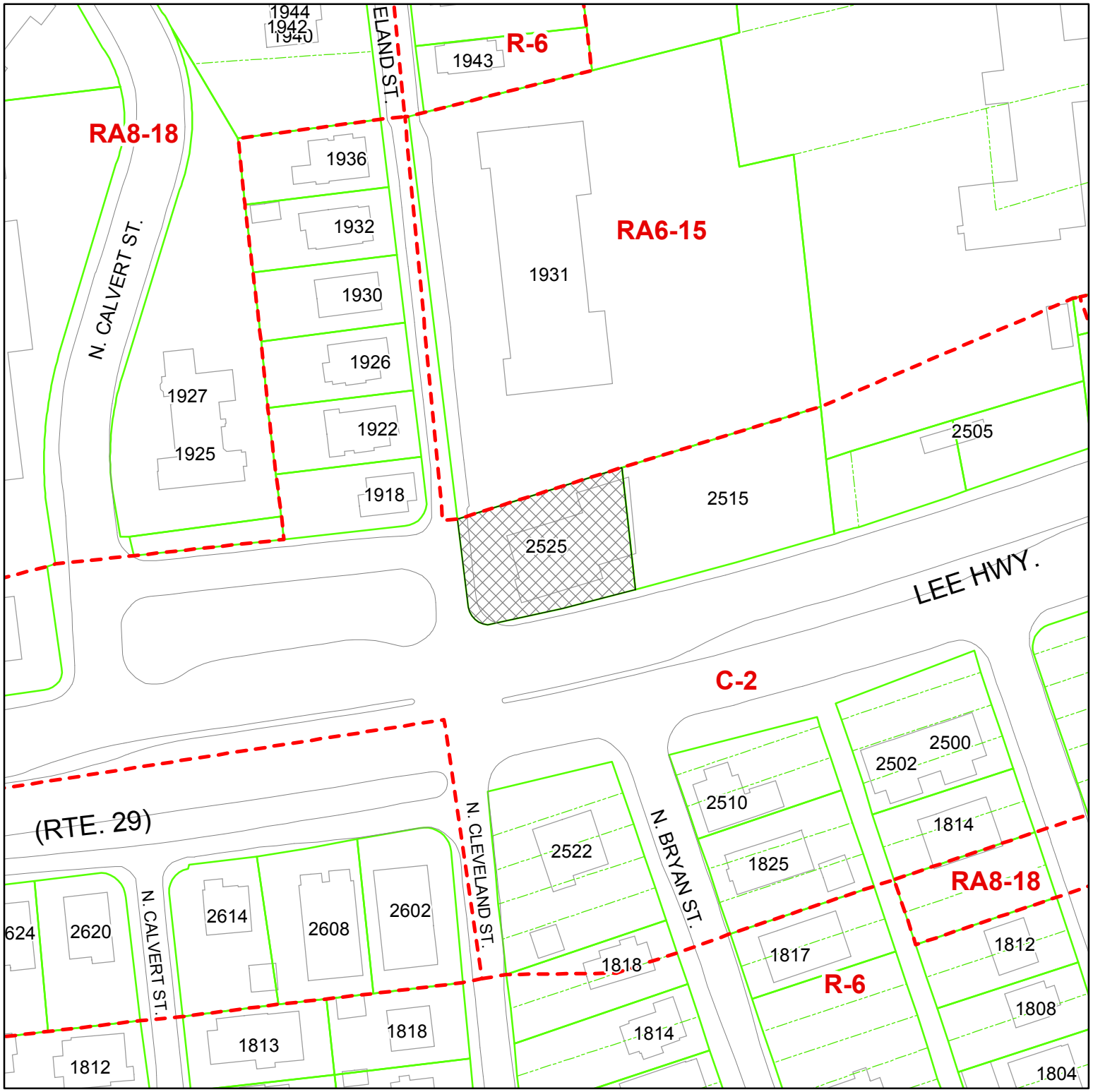
North

Case Location(s)

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

ARLINGTON VIRGINIA

DEPT. OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT



U-3148-05-1

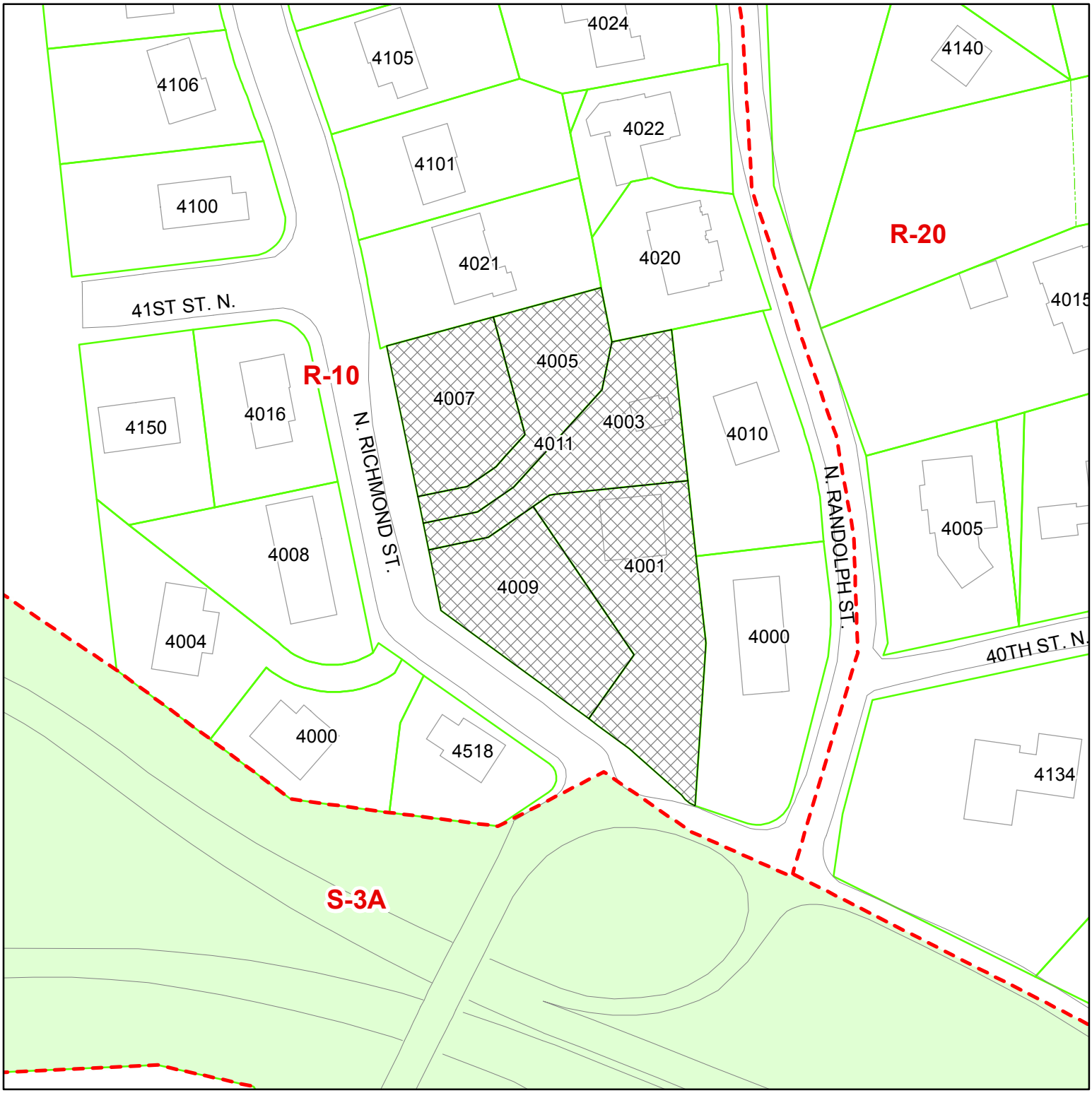
2525 Lee Highway

RPC #15-007-006

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**



U-3155-06-1

4520 N. Glebe Road RD, 4000-4009 N. Richmond Street

RPC #03-004-024, -025, -026, -027 and -028

Case Location

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

Department of Community Planning, Housing and Development **Planning Division**

U-3241-09-2
4901 Chesterfield Rd.
RPC: 28-017-001

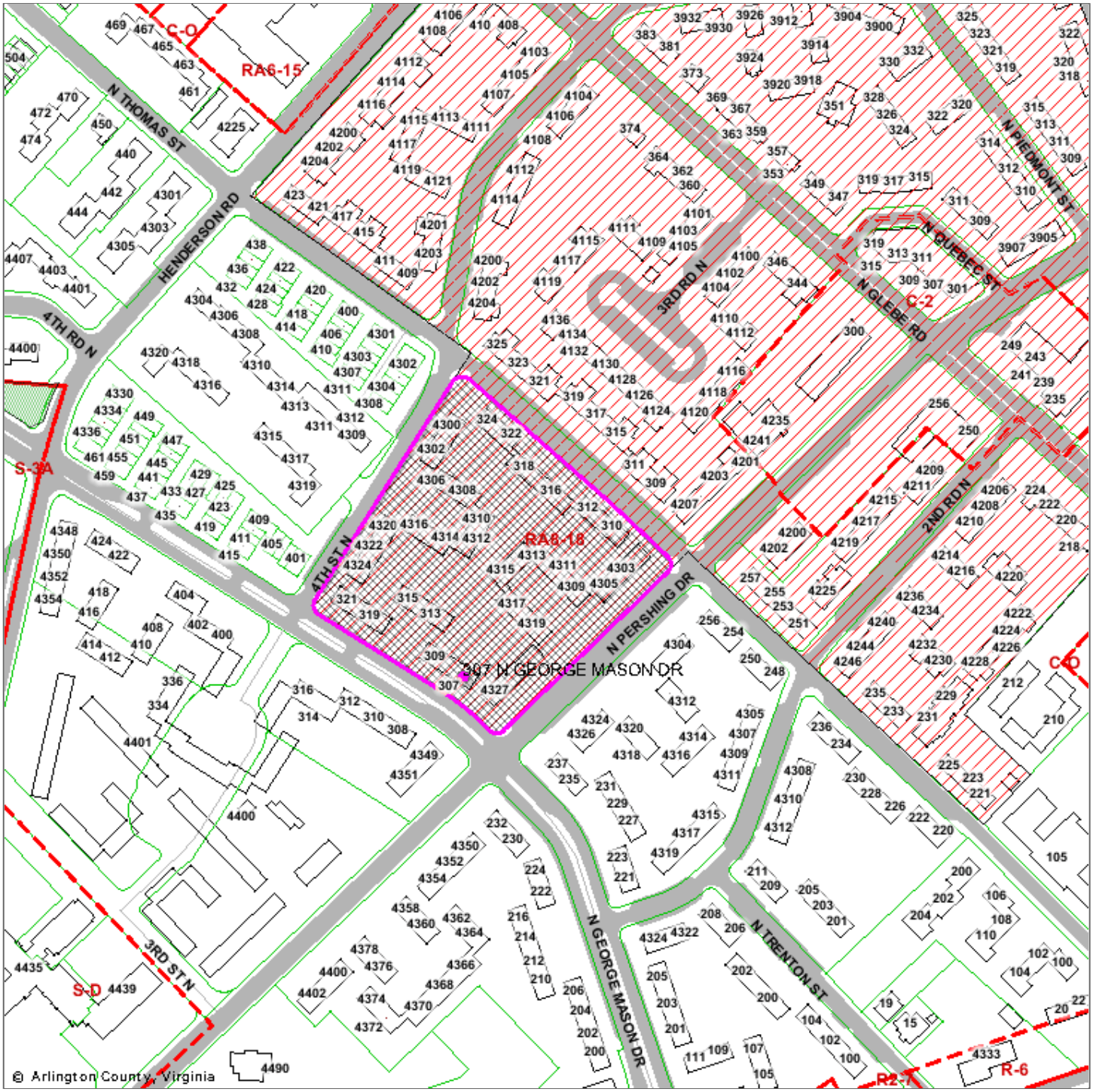
Not To Scale

Case Location(s)

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

Department of Community Planning, Housing and Development

Planning Division



U-3242-09-1

(Buckingham Village 3, block bounded by N. George Mason Drive, N. Pershing Drive, N. Thomas Street and 4th Street North, RPC #20-023-003 and -004),

Not To Scale

Case Location(s)

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

Department of Community Planning, Housing and Development

Planning Division