



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of September 8, 2007**

DATE: August 13, 2007

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 1716 Wilson Boulevard, generally located on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Quinn Street extension, Clarendon Boulevard, and North Pierce Street.

C. M. RECOMMENDATION:

Authorize the advertisement of 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: None.

SUMMARY: The applicant has submitted a site plan proposal for the redevelopment of an office building with ground floor retail on the western part of the block in the area bounded by Wilson Boulevard, the proposed North Quinn 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.

DISCUSSION: The applicant has submitted a site plan application to build an office building with five stories fronting along Wilson Boulevard and three stories along Clarendon Boulevard. The proposed 136,749 square feet of total development would include 106,872 square feet of office space, approximately 27,996 square feet of retail space (located entirely on the first floor), and approximately 248 underground parking spaces. The total site area is approximately 45,523

County Manager: _____

County Attorney: _____

Staff: Anthony Fusarelli, Jr. DCPHD

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square feet, or 1.045 acres. The area where the new building is being proposed currently contains three commercial buildings, one residence, and small parking areas for each use.

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 County’s General Land Use Plan and zoned a combination of “C-2” Service Commercial-Community Business District, “C-1” Local Community District, and “RA6-15” Apartment Dwelling District. 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.

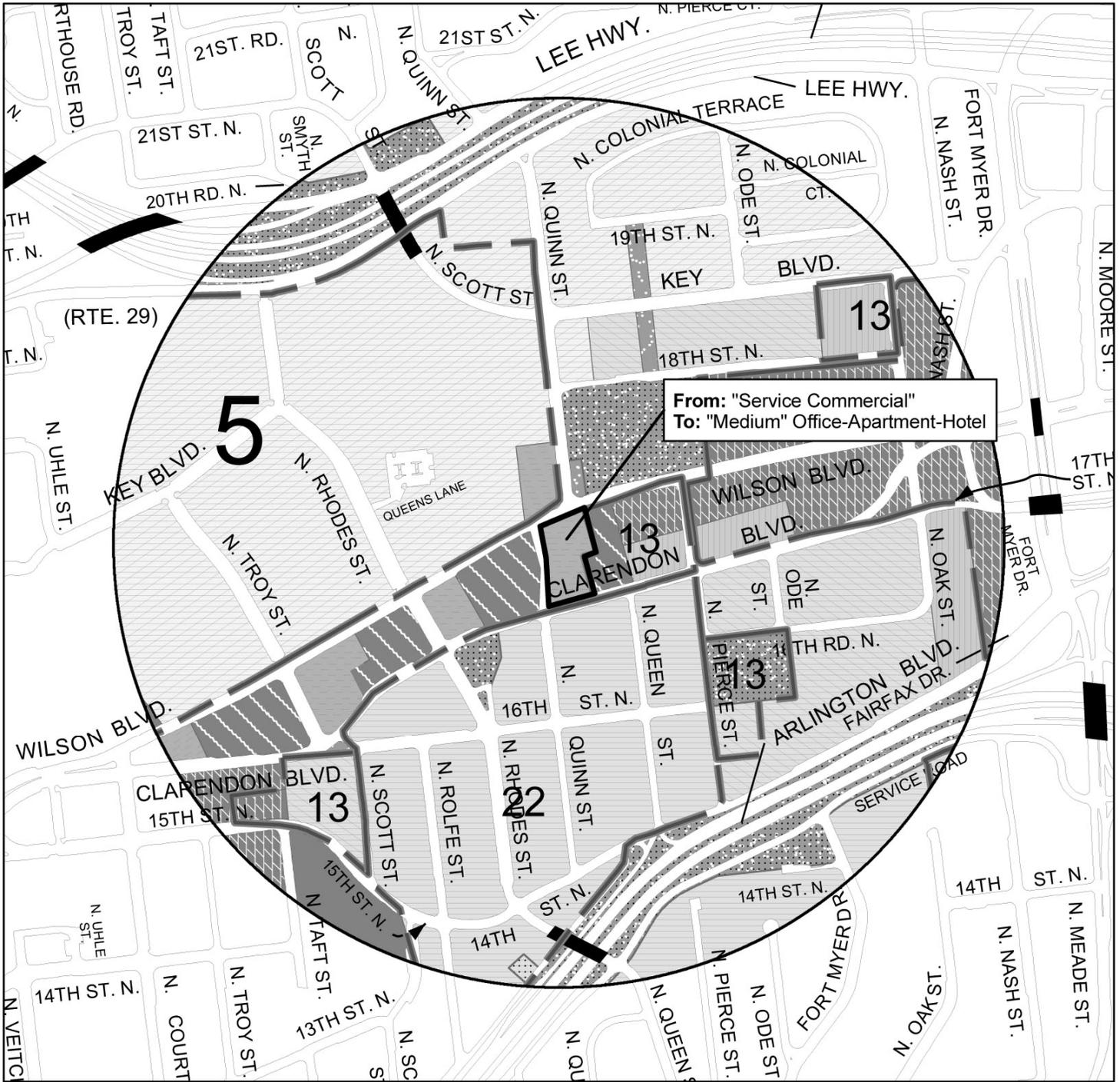
The Request to Advertise is the first step in the General Land Use Plan amendment process. Authorizing the advertisement of an amendment does not imply that the County Board supports the proposed change. If the County Board authorizes the advertisement, public hearing dates for the General Land Use Plan 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: Therefore, it is recommended that the County Board authorize the 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 1716 Wilson Blvd.

PREVIOUS COUNTY BOARD ACTIONS:

- August 12, 1961 The site is shown as “General Business” to the north and “High-Medium (Multi-Family)” Residential (14-39 units/acre) to the south on the General Land Use Plan.
- January 15, 1964 The site is shown as “Neighborhood Shopping” to the north and “High-Medium (Multi-Family)” Residential (14-39 units/acre) to the south 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) to the north and “Medium” Residential (31-72 units/acre) to the south on the General Land Use Plan.
- March 24, 1979 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.
- April 27, 2004 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 with special provisions within the Columbia Pike Special Revitalization District”) on the General Land Use Plan.



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

0 500 Feet

ARLINGTON
VIRGINIA

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Legend

Land Use Category	Commercial and Industrial	Mixed Use
Residential	Service Commercial	High-Medium
Low-Medium: 16-36 Units/Acre	General Commercial	GOVERNMENT OWNED
Medium: 37-72 Units/Acre	Public	Background Shading will Vary
High-Medium: 3.24 F.A.R.	Office-Apartment-Hotel	
High: 4.8 F.A.R. Res. 3.8 F.A.R. Hotel	Medium	
	High	

5. This area was designated a "Coordinated Preservation and Development District" on 4/23/77.

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; and Rosslyn Ridge on 7/10/04.

22. This area was designated the "Fort Myer Heights North Special District" on April 16, 2005.