



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of November 13, 2007**

DATE: November 2, 2007

SUBJECTS: SP #346 PHASED DEVELOPMENT SITE PLAN AMENDMENT (PDSP) AND FINAL SITE PLAN for Potomac Yard:

- A. PDSP AMENDMENT: To convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C. (RPC #34-027-071, -072)
- B. FINAL SITE PLAN for Land Bay C: Approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA; Conceptual Design Plan for North Park. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)

Applicant:

The Meridian Group, LLC

By:

Martin D. Walsh, Attorney
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION: Defer consideration of the subject items to the December 15, 2007, County Board meeting and the associated Planning Commission meeting.

DISCUSSION: The applicant has agreed to a one-month deferral to resolve outstanding design issues related to the proposed placement of the building overhang and structural elements located

County Manager: _____

County Attorney: _____

Staff: Freida Wray, Planning Division, DCPHD
Robert Gibson, Planning Division, DES
Carol Ann Perovshek, Planning Division, PRCR

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in the 33rd Street sidewalk setback and easement area and the concept for the North Park Plaza, and to finalize negotiations on conditions. Therefore, it is recommended that the PDSP Amendment and Final Site Plan for Land Bay C, including the Conceptual Design Plan for North Park, be deferred to the December 15, 2007 County Board meeting.