



## ARLINGTON COUNTY, VIRGINIA

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

**DATE:** November 1, 2007

**SUBJECTS:** Request to Advertise Public Hearings by the Planning Commission and the County Board on the following:

- A. General Land Use Plan Amendments for a property known as 800-900 N. Glebe Road [RPC #14-053-002, -004, -005, -006, -007, -008, -017, -019], generally located on the southern part of the block bounded by N. Glebe Road, Wilson Boulevard, N. Wakefield Street, and Fairfax Drive (Bob Peck and Staples Site) 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) and addition of Note 23 to specify that building heights in this area shall taper to a height of between 45 feet and 60 feet along the N. Wakefield Street frontage.
- B. Amendment to the Arlington Comprehensive Plan – Master Transportation Plan to add 9<sup>th</sup> Street North between N. Glebe Road and N. Wakefield Street.

#### **C. M. RECOMMENDATION:**

Authorize advertisement of public hearings by the Planning Commission and County Board on dates concurrent with those for consideration of the 800-900 N. Glebe Road site plan and rezoning applications, to consider the following:

- A. Amending the General Land Use Plan to change the land use designation for a property known as 800-900 N. Glebe Road [RPC #14-053-002, -004, -005, -006, -007, -008, -017, -019], generally located on the southern part of the block bounded by N. Glebe Road, Wilson Boulevard, N. Wakefield Street, and Fairfax Drive (Bob Peck and Staples Site) from “Service Commercial” to “Medium” Office-Apartment-Hotel (up to 2.5 F.A.R. Office Density, up to

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Anthony Fusarelli, Jr. DCPHD, Planning Division  
Ritch Viola, DES, Division of Transportation

PLA-4821

115 units/acre Apartment Density, up to 180 units/acre Hotel Density), and adding Note 23 to specify that building heights in this area shall taper to a height of between 45 feet and 60 feet along the N. Wakefield Street frontage, (see attached Map 1);

- B. Amending the Arlington Comprehensive Plan – Master Transportation Plan to add 9<sup>th</sup> Street N. between N. Glebe Road and N. Wakefield Street (see attached Map 2).

**ISSUES:** None.

**SUMMARY:** The applicant has submitted a site plan proposal for the redevelopment of the property on the southern part of the block bounded by N. Glebe Road, Wilson Boulevard, N. Wakefield Street, and Fairfax Drive (Bob Peck and Staples site) and the southernmost part of the block bounded by N. Wakefield Street, Wilson Boulevard, N. Woodrow Street, and Fairfax Drive (Jordan Manor site). The proposed site plan includes two office buildings (with ground floor retail/multi-purpose space), 36 townhouses, and a 90-unit building to be used for affordable housing. The portion of the proposed redevelopment application east of N. Wakefield Street exceeds the maximum density allowed under the existing zoning classification and General Land Use Plan (GLUP) designation. Therefore, a GLUP amendment would be needed in order to consider the proposal. The request to advertise a GLUP amendment to “Medium” Office-Apartment-Hotel and new GLUP note recommending maximum building heights of between 45 feet and 60 feet along N. Wakefield Street would allow flexibility to consider lesser maximum building heights and densities in this area than are allowed under the requested GLUP designation. As community discussions on this issue are ongoing, staff is recommending that the County board advertise a range of heights along N. Wakefield Street. A final recommendation for maximum height along this street will be made after further analysis is completed. In addition, a Master Transportation Plan amendment to add a new segment of 9<sup>th</sup> Street N. between N. Glebe Road and N. Wakefield Street through the site is also proposed for advertisement.

**DISCUSSION:** The applicant has submitted a site plan application to build one ten-story office building at the corner of N. Glebe Road and Wilson Boulevard and one seven-story office building along N. Glebe Road. Additionally, the proposed application includes a 4 to 5 story affordable housing building at the corner of Wilson Boulevard and N. Wakefield Street, 11 townhouse units east of N. Wakefield Street north of the proposed affordable housing building, and approximately 25 townhouse units west of N. Wakefield Street fronting along Wilson Boulevard. In total, the proposed development would include approximately 458,140 square feet of office space, 33,685 square feet of ground floor retail space, 90 affordable dwelling units, 36 townhouse units, and 970 parking spaces. The total site area is approximately 210,264 square feet, or 4.83 acres. Today the site is developed with a car dealership (Bob Peck) and a big box retail building (Staples) along N. Glebe Road, two single family houses fronting the east side of N. Wakefield Street, the 21-unit Jordan Manor apartment building along Wilson Boulevard between N. Wakefield and N. Woodrow Streets, and an abutting triplex fronting the east side N. Woodrow Street.

Request to Advertise  
General Land Use Plan Amendments and Master  
Transportation Plan Amendment for 800-900 N. Glebe Road;

## **Proposed General Land Use Plan Amendments:**

The portion of the site between N. Wakefield Street and N. Glebe Road that is subject to the proposed GLUP amendment 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 GLUP. The applicant is requesting to amend the GLUP for this area 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). Additionally, the subject portion of the site is currently zoned a combination of “C-2” Service Commercial-Community Business District, “RA8-18” Apartment Dwelling District, and “R-5” One-Family Dwelling District. The applicant is requesting to change the zoning to “C-O-2.5” Commercial Office Building, Hotel, and Apartment District over the entire site. This would be consistent with the requested GLUP designation.

In order to guide the coordinated redevelopment of the subject area with the existing residential neighborhoods abutting the site, staff also proposes a General Land Use Plan amendment to add a new Note 23 to establish recommended maximum building heights of between 45 feet and 60 feet along the N. Wakefield Street site frontage (see Map 1). The intent of this new Note 23 is to ensure that development on the site is planned and situated to achieve a transition between any commercial development along N. Glebe Road and the surrounding lower density residential areas, particularly that west of N. Wakefield Street, given its proximity to the site and N. Wakefield Street’s status as a neighborhood street. Therefore, staff proposes that a new Note 23 be placed on the General Land Use Plan that states:

“23. Within the area shown as "Medium" Office-Apartment-Hotel, in order to provide an appropriate transition to adjacent residential neighborhoods, building heights shall taper to a maximum of between 45 feet and 60 feet along the N. Wakefield Street frontage.”

The GLUP is the primary policy guide for the future development of the County. Since its original adoption in 1961, the GLUP has been updated and periodically amended to more clearly reflect the intended use for a particular area. The GLUP 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 GLUP 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 GLUP 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

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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.

**Proposed Master Transportation Plan Amendment:**

The advertised Master Transportation Plan Goals and Policies Summary includes a general policy that calls for the enhancement of a grid-street network via the construction of new streets with the redevelopment of large blocks. Construction of the planned new section of 9<sup>th</sup> Street North would significantly improve the directness of vehicular and pedestrian circulation both to and from the site at 800-900 N. Glebe Road and along the western edge of Ballston. The enhanced connectivity provided by the new street section should also help to minimize the number of new and future vehicular trips through the Wilson Boulevard and N. Glebe Road intersection, thereby lessening the congestion and pedestrian conflicts that frequently occur there. The new section of 9<sup>th</sup> Street would also provide for efficient service access for the proposed buildings on the subject property and would minimize the number of curb cuts that would be required on the surrounding streets.

**CONCLUSION:** To enable consideration of these items in conjunction with the proposed rezoning and site plan for 800-900 N. Glebe Road, staff recommends that the County Board authorize the advertisement of amendments to the proposed General Land Use Plan and Master Transportation Plan, for dates concurrent with future public hearings by the Planning Commission and County Board for the associated site plan and rezoning applications.

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD ON DATES CONCURRENT WITH THOSE FOR CONSIDERATION OF THE 800-900 N. GLEBE ROAD SITE PLAN AND REZONING APPLICATIONS ON THE FOLLOWING:**

- A) GENERAL LAND USE PLAN AMENDMENTS TO CHANGE THE LAND USE DESIGNATION FOR A PROPERTY KNOWN AS 800-900 N. GLEBE ROAD [RPC #14-053-002, -004, -005, -006, -007, -008, -017, -019], GENERALLY LOCATED ON THE SOUTHERN PART OF THE BLOCK BOUNDED BY N. GLEBE ROAD, WILSON BOULEVARD, N. WAKEFIELD STREET, AND FAIRFAX DRIVE (BOB PECK AND STAPLES SITE) FROM “SERVICE COMMERCIAL” TO “MEDIUM” OFFICE-APARTMENT-HOTEL, AND ADD NOTE 23 TO SPECIFY THAT BUILDING HEIGHTS IN THIS AREA SHALL TAPER TO A MAXIMUM OF BETWEEN 45 FEET AND 60 FEET ALONG THE N. WAKEFIELD STREET FRONTAGE, (SEE ATTACHED MAP 1); AND
- B) MASTER TRANSPORTATION PLAN AMENDMENT TO ADD 9<sup>TH</sup> STREET N. BETWEEN N. GLEBE ROAD AND N. WAKEFIELD STREET (SEE ATTACHED MAP 2).

Whereas, North Glebe Residential, LLC has applied for rezoning and site plan approval for property at 800-900 N. Glebe Road (“Property”), which site plan would have a density of approximately 3.21 F.A.R.; and

Whereas, the existing General Land Use Plan designation on the Property is not consistent with the proposed level of density; and

Whereas, the Property is located across N. Glebe Road from Ballston’s higher-density mixed-use development area; and

Whereas, the Property is located across N. Wakefield Street from an existing single-family residential neighborhood; and

Whereas, the proposed site plan application includes a new segment of 9<sup>th</sup> Street N. between N. Glebe Road and N. Wakefield Street to increase connectivity in the area; and

Whereas, the existing Master Transportation Plan would need to be amended to include a new segment of 9<sup>th</sup> Street N. in this general location; and

Whereas, the County Board of Arlington desires to consider whether the subject General Land Use Plan and Master Transportation Plan amendments are appropriate for the Property.

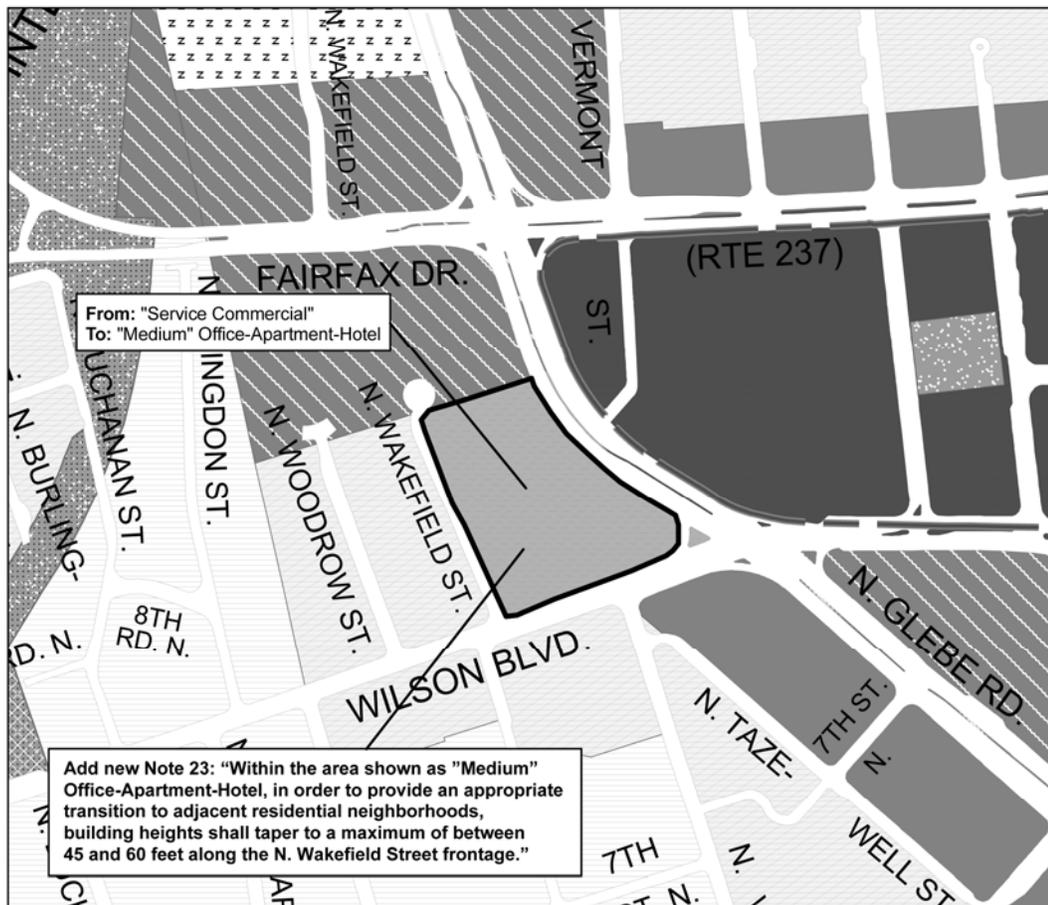
*Therefore, the County Board of Arlington hereby resolves that public hearings should be advertised on dates concurrent with future public hearings by the Planning Commission and*

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*County Board for the 800-900 N. Glebe Road site plan and rezoning applications, on the following:*

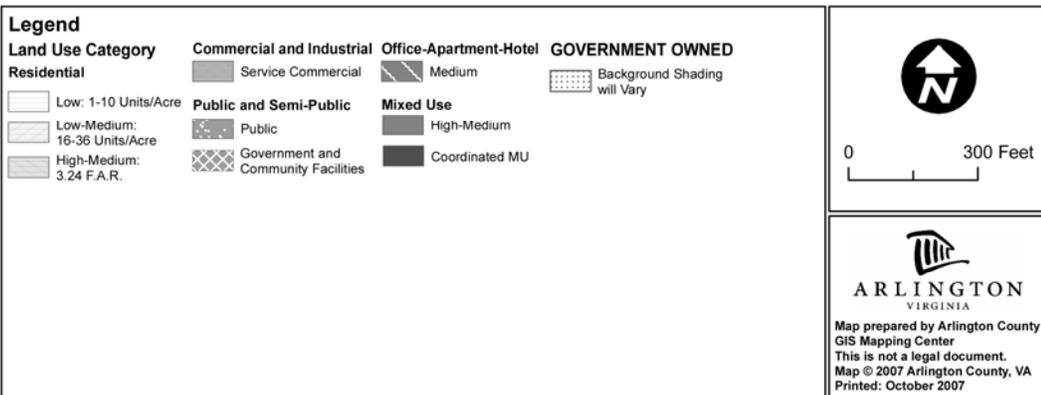
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- B) Master Transportation Plan amendment to add 9<sup>th</sup> Street N. between N. Glebe Road and N. Wakefield Street (see attached Map 2).*

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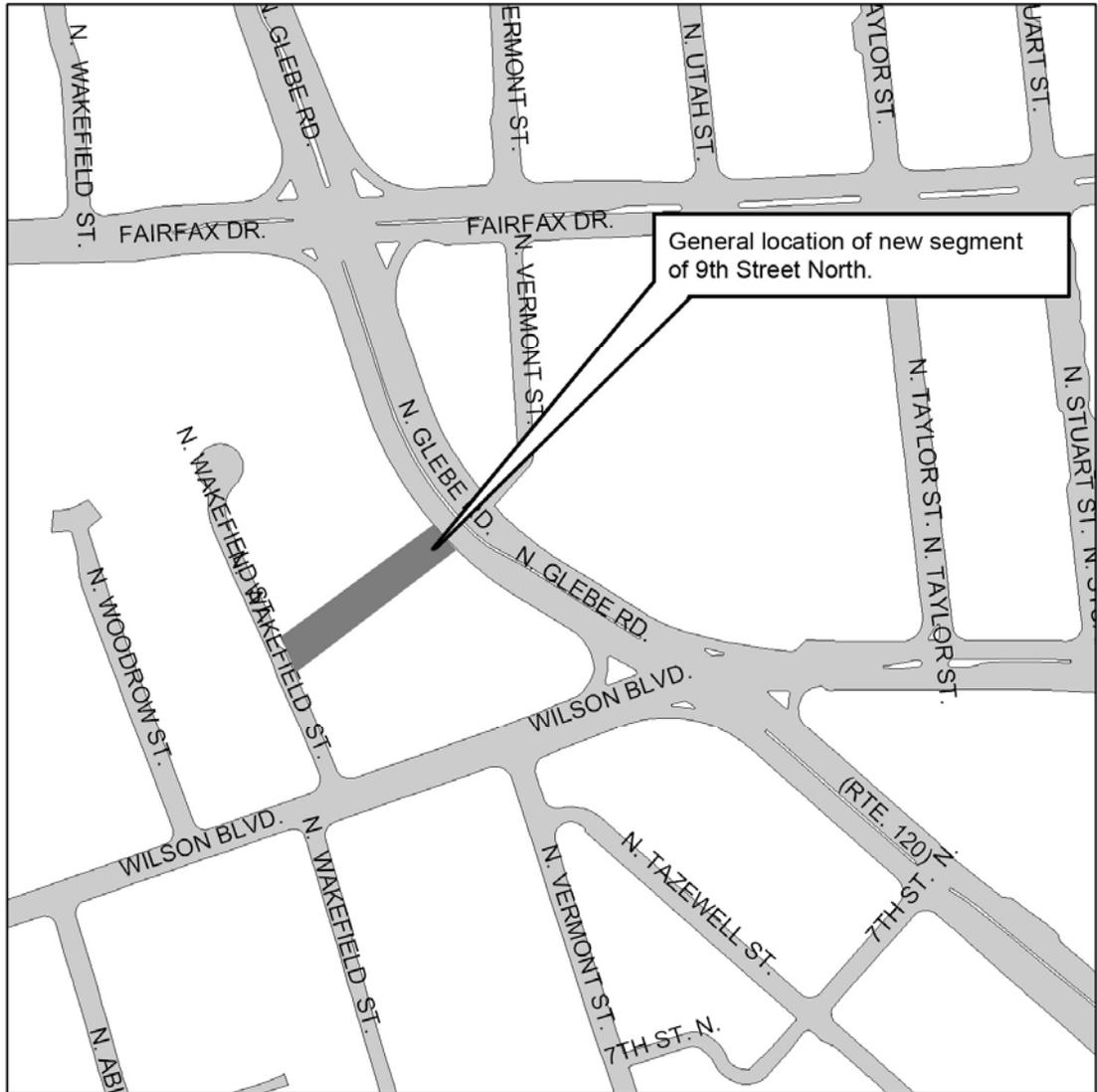


**Request to Advertise  
General Land Use Plan Amendment**

**MAP 1**



Request to Advertise  
General Land Use Plan Amendments and Master  
Transportation Plan Amendment for 800-900 N. Glebe Road;



**MAP 2**  
**Master Transportation Plan Amendment**

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General Land Use Plan Amendments and Master  
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