



ARLINGTON COUNTY, VIRGINIA

<p>County Board Agenda Item Meeting of May 17, 2008</p>
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DATE: May 8, 2008

SUBJECT: Request to Advertise Public Hearings by the Planning Commission and the County Board on a General Land Use Plan Amendment from “Service Industry” (Wholesale, storage, and light manufacturing uses, including those relating to building construction activity) 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 1201 South Hayes Street and 1200 South Fern Street [RPC #35004001], generally located in the area bounded by 12th Street South, South Fern Street, 15th Street South, and South Hayes Street.

C. M. RECOMMENDATION:

Authorize the advertisement of public hearings by the Planning Commission and County Board on dates concurrent with future public hearings for the associated phased development site plan, final site plan and rezoning applications, to consider amending the General Land Use Plan for the property known as 1201 South Hayes Street and 1200 South Fern Street [RPC #35004001], generally located in the area bounded by 12th Street South, South Fern Street, 15th Street South, and South Hayes Street from “Service Industry” (Wholesale, storage, and light manufacturing uses, including those relating to building construction activity) 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) (see attached Map).

ISSUES: This is a request to advertise an amendment to the General Land Use Plan (GLUP) for the Pentagon Centre. The County Board recently referred a draft policy on GLUP Amendments to the Planning Commission for their review and comment. The policy proposes some limitation on the review of site plans requiring GLUP changes until a study of the appropriateness of the GLUP change has been completed and approved by the County Board. Since this is the first GLUP change to be advertised since discussions began on the proposed policy, staff has slightly altered its approach to preparing a Request to Advertise. This report provides a more substantive discussion of the proposed GLUP change including the review process.

SUMMARY: The applicant has submitted a phased development site plan (PDSP), final site plan proposal and rezoning application for the redevelopment of an existing retail center on the

<p>County Manager: _____</p>

<p>County Attorney: _____</p>

<p>Staff: Deborah Albert, DCPHD</p>

<p>PLA-4964</p>

property bounded by 12th Street South, South Fern Street, 15th Street South, and South Hayes Street. The proposed development is not consistent with the existing General Land Use Plan (GLUP) designation in terms of uses and typical density. Therefore, a GLUP amendment would be needed in order to consider the proposal. This GLUP change was addressed in a planning process in 1997 that was not adopted by the County Board. It was also addressed at a series of Long Range Planning Committee meetings starting in October 2007. This process resulted in agreed upon planning principles which were discussed in a Work Session with the County Board. Based on this process there is agreement that the GLUP change should be advertised for consideration.

DISCUSSION: The applicant has submitted concurrent PDSP, final site plan and rezoning applications for the site bounded by 12th Street South, South Fern Street, 15th Street South, and South Hayes Street. The proposed PDSP incorporates development in three phases for a total of 1,829,520 square feet of mixed-use development, including approximately 776,982 square feet of office, 327,070 square feet of retail, a 250-room hotel and 600 residential units. The first phase of the PDSP, which is proposed as a final site plan, proposes to build two office buildings with ground floor retail, with nineteen stories and five stories fronting along South Hayes Street at 12th Street South and 15th Street South, respectively; and a seven story parking structure fronted with two stories, one each of retail and office development along 15th Street South. The final site plan proposes 848,706 square feet of total development, including 489,911 square feet of office and 33,495 square feet of new retail to be added to the existing retail uses, for a total of 358,795 square feet of retail space. Currently, the site is developed as a retail center with 337,900 square feet of retail development in one building footprint and 1,145 surface and structured parking spaces. The existing retail to be retained in phase I includes several big box retailers, restaurants and the wholesale retailer, Costco.

The site is currently designated as “Service Industry” (Wholesale, storage, and light manufacturing uses, including those relating to building construction activity) on the County’s General Land Use Plan and zoned “M-1” Light Industrial Districts. 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 General Land Use Plan (GLUP) designation for the subject site has remained unchanged since the adoption of the first GLUP in 1961. The subject site is surrounded by an area designated as a “Coordinated Development District” on the GLUP, however, it is not incorporated within the boundary adopted by the County Board on February 9, 1974. The Master Plan, adopted in February, 1976, established planning goals and objectives as well as urban design guidelines for Pentagon City. However, the Pentagon City Master Plan also excluded the subject site, in order to leave it with its industrial development potential. On October 4, 1997, in response to a development proposal for Pentagon Row, the County Board established the Pentagon City Task Force, who was charged with developing planning principles for the remaining unbuilt portions of Pentagon City, including the Pentagon Centre site, which had not been addressed in the 1976 Master Plan. The 1997 Task Force Report built upon the

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1976 planning goals and objectives to establish planning principles to guide future development in Pentagon City. Recommendations in the Pentagon City Task Force Report were presented to the County Board at a work session on November 12, 1997. Starting in October, 2007, the Long Range Planning Committee (LRPC) of the Planning Commission hosted a series of meetings to update and modify planning principles established by the previous studies. Guiding principles (Attachment 1) specific to the site now known as Pentagon Centre, were developed based on LRPC Committee discussions, and built upon relevant planning principles from both the 1976 and 1997 planning documents. The updated guiding principles also remain relevant to the Pentagon City area as a whole, and were presented to the County Board at a Work Session on January 17, 2008, where the Board agreed that staff and the Planning Commission should use these principles to evaluate the PDSP and Final Site Plan submitted for the site.

At its March 18, 2008 meeting, the County Board proposed a policy statement regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts, which directed that GLUP amendments in areas not addressed by previous planning studies would not be considered prior to completion and County Board approval of such a study. While this proposed County Board policy has not yet been adopted, staff considers that the LRPC process used to develop guiding principles for the site, which built upon the 1997 Task Force report and 1976 Master Planning process, satisfies the intent of the proposed policy. The proposed GLUP amendment is also generally consistent with the guiding principles, and therefore staff recommends that the proposed amendment be advertised.

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, site plan and phased development site plan applications. Letters are sent to civic association and Neighborhood Conservation Advisory Committee representatives notifying them of the proposed amendment. A final recommendation on land use and zoning issues will be developed and presented to the Planning Commission and County Board at the respective public hearings.

CONCLUSION: Guiding principles for the Pentagon Centre site were developed through discussion at three LRPC meetings in October through December, 2007, as an update to planning goals established in the 1976 Pentagon City Master Plan and the 1997 Pentagon City Task Force Report and prior to consideration of the PDSP or Final Site Plan. Based on this analysis and process, staff recommends that it is now appropriate for the County Board to authorize the advertisement of the proposed General Land Use Plan amendment for public hearings on dates

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concurrent with future public hearings by the Planning Commission and County Board for the associated rezoning and phased development site plan applications in order to consider the GLUP amendment in association with the proposed PDSP and Final Site Plan.

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RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD ON DATES CONCURRENT WITH THE ASSOCIATED PHASED DEVELOPMENT SITE PLAN, FINAL SITE PLAN AND REZONING APPLICATIONS ON THE FOLLOWING:

GENERAL LAND USE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR A PROPERTY KNOWN AS 1201 SOUTH HAYES STREET AND 1200 SOUTH FERN STREET [RPC #35004001], GENERALLY LOCATED IN THE AREA BOUNDED BY 12TH STREET SOUTH, SOUTH FERN STREET, 15TH STREET SOUTH, AND SOUTH HAYES STREET (PENTAGON CENTRE SITE) FROM “SERVICE INDUSTRY” TO “MEDIUM” OFFICE-APARTMENT-HOTEL (SEE ATTACHED MAP 1).

Whereas, Kimco Realty Corporation has applied for rezoning, phased development site plan and final site plan approval for property at 1200 South Hayes Street and 1201 South Fern Street (“Property”), which site plan would have a density of approximately 2.5 F.A.R.; and

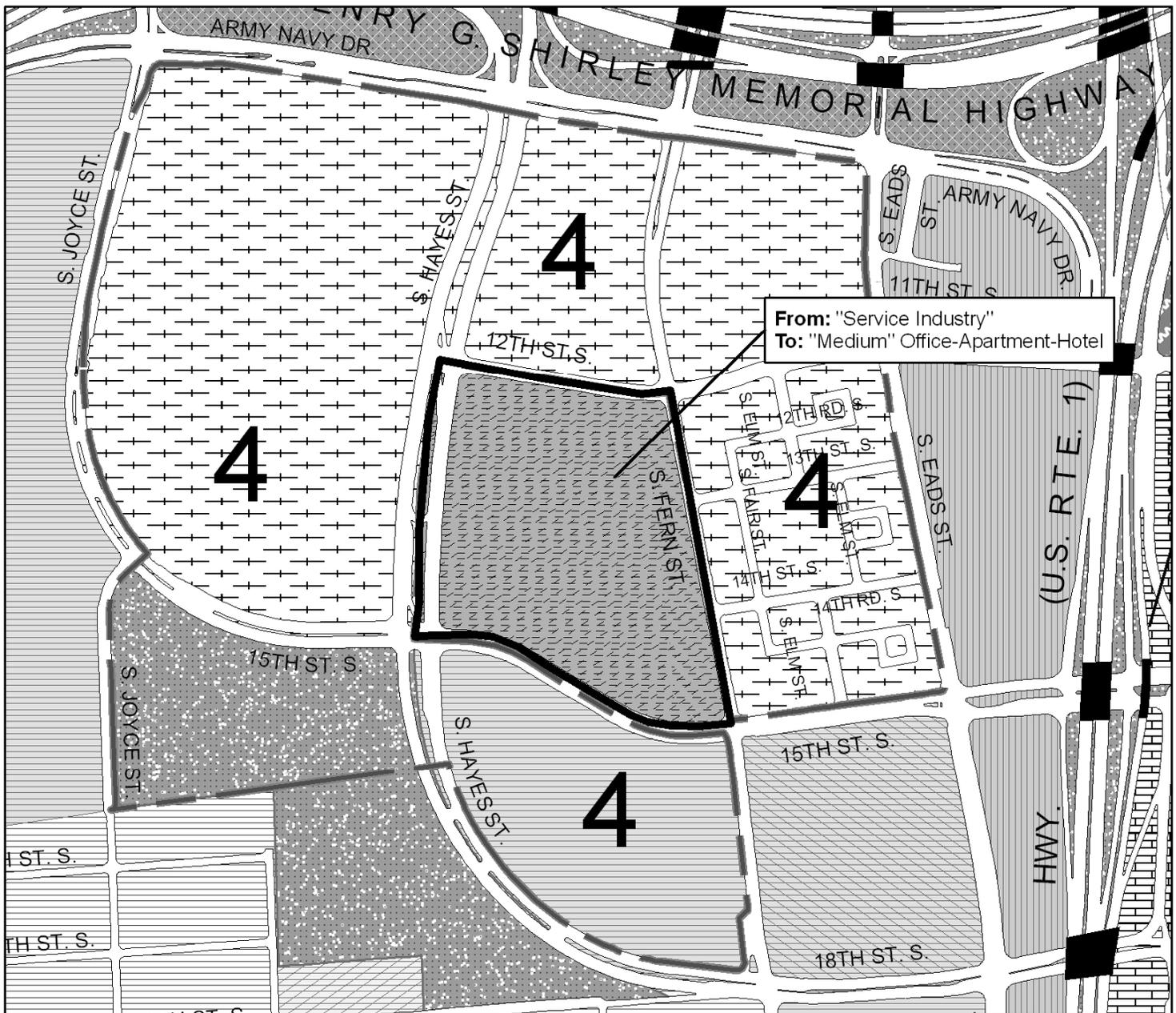
Whereas, the existing General Land Use Plan designation on the Property is not consistent with the proposed level of density and uses; and

Whereas, the County Board of Arlington desires to consider whether the subject General Land Use Plan amendment is 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 County Board for the 1200 South Hayes Street and 1201 South Fern Street phased development site plan and rezoning applications, on the following:

- (A) *General Land Use Plan amendment to change the land use designation for a property known as 1201 South Hayes Street and 1200 South Fern Street [RPC #35004001], generally located in the area bounded by 12th Street South, South Fern street, 15th Street South, and South Hayes Street (Pentagon Centre Site) from “Service Industry” to “Medium” Office-Apartment-Hotel (see attached Map 1).*

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

Legend

Land Use Category		Commercial and Industrial	GOVERNMENT OWNED
Residential		Service Industry	Background Shading will Vary
Low: 1-10 Units/Acre		Public and Semi-Public	
Low-Medium: 16-36 Units/Acre		Public	
Medium: 37-72 Units/Acre		Government and Community Facilities	
High-Medium: 3.24 F.A.R.		Office-Apartment-Hotel	
High: 4.8 F.A.R. Res. 3.8 F.A.R. Hotel		High-Med Res (.75)	
		Med O-A-H (.25)	
		High Res (.57)	
		High O-A-H (.43)	

4. This area was designated a "Coordinated Development District" on 2/9/74.



0 475 Feet



ARLINGTON
VIRGINIA

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GIS Mapping Center
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