



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of June 17, 2008

SUPPLEMENTAL REPORT #2 - Language added to Recommendation

DATE: June 24, 2008

SUBJECT: U-3199-08-2 USE PERMIT REQUEST for approval under the Columbia Pike Form Based Code for the Arlington Mill Community Center at 4975 Columbia Pike (RPC #22-001-004) to construct a mixed-use development with a new community center facility (30,000 square feet), including a gymnasium (approximately 9,000 square feet), retail uses (approximately 3,000 square feet), and 192 residential housing units; modifications of Form Based Code provisions for architectural details on the community center.

Applicant:

Public Private Alliances, LLC
7500 Old Georgetown Road
Bethesda, MD 20814

By:

Nan E. Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATIONS:

1. Approve the Use Permit application for a residential building on the northern portion of the site with 159 units; for a 6-story mixed-use building on the southern portion of the site with approximately 40,000 square feet of community center uses including gymnasium, approximately 3,000 square feet of retail uses, and 33 residential units; an underground parking garage; and a public plaza, subject to the conditions in the staff report and with the express finding that, with the proposed modifications to the community center building, the development will better accomplish the purposes and intent of the Form Based Code than would the development without those modifications and that the proposed uses will not (1) affect adversely the health or

County Manager: _____

County Attorney: _____

Staff: Jennifer Smith, DCPHD, Planning
Hunter Moore, AED; Greg Emanuel, Calvin Abram, and Sarah Stott, DES;
Michelle Cowan, DMF; Carol Ann Perovshek, PRCR/CPHD

PLA-4994

safety of persons residing or working in the neighborhood of the proposed use; (2) be detrimental to the public welfare or injurious to property or improvements in the neighborhood; or (3) be in conflict with the purposes of the master plans of the County.

2. Approve the general location and approximate size of the plaza elements as shown on the Arlington Mill Plaza Master Plan.
3. Authorize staff to finalize the details and technical documents for the Ground Lease with the development partner, for formal consideration by the County Board at its meeting on July 19, 2008.
4. Authorize staff to finalize the details and technical documents for the Sale and Purchase Agreement with the development partner, for formal consideration by the County Board at its meeting on September 13, 2008 or soon thereafter.
5. Authorize staff to pursue development of an interim financing plan for the community center for consideration by the County Board at its meeting on October 18, 2008 or soon thereafter.

DISCUSSION: The recommendation has been revised to include findings in the approval of the use permit that relate to the Arlington Mill Community Center building modifications.