



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 9, 2006**

DATE: December 7, 2006

SUBJECTS:

- A. GP 308-06-1 GENERAL LAND USE PLAN AMENDMENTS to:**
1. Change land use designation from “Public” [Parks (*Local, regional, and federal*). Schools (*Public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.] to “High” Office-Apartment-Hotel (up to 3.8 F.A.R. Office Density, up to 4.8 F.A.R. Apartment Density, up to 3.8 F.A.R. Hotel Density) for northern and southern portions of block generally bounded by N. Lynn St., Wilson Blvd., N. Moore St., and 19th St. N. while keeping central portion of block “Public”;
 2. Remove General Location for Open Space symbol currently located on southern portions of aforementioned block; and
 3. Remove stipple pattern on northern and central portions of aforementioned block as correction to indicate private ownership of those areas.
- B. ORDINANCE TO AMEND, REENACT, AND RECODIFY Section 25B. “C-O Rosslyn” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts of Arlington County Zoning Ordinance to allow additional height (up to maximum of five hundred (500) feet above sea level) for properties within boundaries of Central Place block, which is defined as blocks bounded by 19th St. N., N. Lynn St., Wilson Blvd., and Fort Myer Dr.**
- C. AMENDMENT TO MASTER TRANSPORTATION PLAN – PEDESTRIAN TRANSPORTATION PLAN to specify changes to Rosslyn Skywalk Network that delete Skywalk bridges across N. Moore St. and N. Lynn St., between Wilson Blvd. and 19th St. N.**

County Manager: _____

County Attorney: _____

Staff: Lorrie Pearson, DCPHD, Planning Division
Anthony Fusarelli, Jr., DCPHD, Planning Division
Adam Denton, DES, Division of Transportation
Ritch Viola, DES, Division of Transportation

PLA-4558

- D. **Z-2486-02-1 REZONING** portion of site designated “C-O” Commercial Office Building, Hotel and Multiple Family Dwelling Districts to “C-O Rosslyn” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts within block bounded by Wilson Blvd., N. Moore St., 19th St. N., and N. Lynn St., also known as Central Place parcels; 1730 N. Lynn St., 1801 and 1823 N. Moore St., 1213 Wilson Blvd., Lots 1, 2, 3, 4, 5 and Outlots A-3, A-4, A5 of Block 10, Rosslyn (RPC # 16-038-001, -002, -003, -005, -006, -008, -009, -010, -011, -012, -013).

- E. **SP #335 SITE PLAN AMENDMENT:** Central Place LLC, construct approx. 354 dwelling units, approx. 600,855 sq ft commercial/retail space, with modification of use regulations for density, storage, mechanical rooms, shafts, observation decks, coverage, parking, loading space and drive aisle requirements; 1213 Wilson Blvd., 1730, 1735 N. Lynn St., 1801 N. Lynn St., 1801, 1823 N. Moore St., Lots 1, 2, 3, 4, 5, and Outlots A-3, A-4 and A-5, Block 10, Rosslyn (RPC #16-038-001, -002, -003, -004, -005, -006, -008, -009, -010, 011, -012, -013; 16-39-005, -018)

C. M. RECOMMENDATION:

Defer consideration of the following items to the February 24, 2007, County Board meeting and the associated Planning Commission meeting:

- A. GP 308-06-1 GENERAL LAND USE PLAN AMENDMENTS to revise the general location of open space and the Office-Apartment-Hotel designations within the block and remove stipple pattern to indicate private ownership.

- B. ORDINANCE TO AMEND, REENACT, AND RECODIFY Section 25B to allow additional height at Central Place.

- C. AMENDMENT TO MASTER TRANSPORTATION PLAN – PEDESTRIAN TRANSPORTATION PLAN to delete two Skywalk bridges.

- D. Z-2486-02-1 REZONING portion of the subject site from “C-O” to “C-O Rosslyn.”

- E. SP #335 SITE PLAN AMENDMENT to construct approximately 354 dwelling units and approximately 600,855 square feet of commercial/retail space, with modifications of use regulations.

ISSUES: 1.) A recent determination by Federal Aviation Administration (FAA) staff has determined that the proposed office building may pose a hazard to air navigation. 2.) The proposed Zoning Ordinance amendment would allow additional height uniformly on both blocks in Central Place. 3.) Revised plans proposed by JBG have increased the density within the

office building and therefore changed its design, changed the observation deck by decreasing its size, and removed a retail entrance on Wilson Boulevard. 4) The size and design of open space and the widths of sidewalks are still under discussion. 5.) The applicant has not yet submitted complete vacation and encroachment applications, while there are numerous vacations and encroachments associated with the project. 6.) The community benefits package has not been finalized.

DISCUSSION: The applicant proposes to amend an existing site plan (SP #335, commonly known as International Place, 1801 N. Lynn St.), to include the eastern block of Central Place, between N. Lynn and N. Moore Streets and between Wilson Boulevard and 19th Street N., immediately across from the entrance to the Rosslyn Metrorail station. The applicant then proposes to construct a 31-story office building and a 29-story residential building on the block. The application requires a number of amendments, including to the General Land Use Plan (GLUP) for the location of the open space and land use designation, to the Zoning Ordinance to permit heights greater than 300 feet, and to the Master Transportation Plan to delete two pedestrian bridges. Also required is a rezoning of the portion of the property zoned “C-O” to “C-O Rosslyn,” and numerous vacations of easements and encroachments which are expected to be the subject of a separate report.

On November 24, 2006, FAA staff made a determination that the proposed office building may pose a hazard to air navigation. The applicant intends to appeal this decision. In addition, a number of issues have not been resolved, including the provision of open space and streetscape, revisions to the plan made by the applicant that affect the office building’s envelope and the size and configuration of the observation deck. In addition, the community benefits package, Metrorail elevator funding, and the process for vacations and encroachments on the site have not been finalized.

Due to the number and complexity of outstanding issues, staff recommends the County Board defer consideration of items A-E to the February 24, 2007, County Board meeting and associated Planning Commission meeting.