



## ARLINGTON COUNTY, VIRGINIA

<p><b>County Board Agenda Item Meeting of April 21, 2007</b></p>
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**DATE:** April 6, 2007

**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 19<sup>th</sup> 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:

1. 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 19<sup>th</sup> St. N., N. Lynn St., Wilson Blvd., and Fort Myer Dr., or
2. To allow additional height (up to maximum of five hundred (470) feet above sea level) for properties within boundaries of Central Place block, which is defined as blocks bounded by 19<sup>th</sup> St. N., N. Lynn St., Wilson Blvd., and Fort Myer Dr.

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-4636

- 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 19<sup>th</sup> St. N.
  
- 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., 19<sup>th</sup> 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. RECOMMENDATIONS:**

Defer consideration of the following items to the May 5, 2007, County Board meeting and the associated Planning Commission meeting:

- 1. 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.
  
- 2. ORDINANCE TO AMEND, REENACT, AND RECODIFY Section 25B to allow additional height at Central Place.
  
- 3. AMENDMENT TO MASTER TRANSPORTATION PLAN – PEDESTRIAN TRANSPORTATION PLAN to delete two Skywalk bridges.
  
- 4. Z-2486-02-1 REZONING portion of the subject site from “C-O” to “C-O Rosslyn.”
  
- 5. 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:** Staff and the applicant require time to address the outstanding issues.

**DISCUSSION:** A Zoning Ordinance Amendment is proposed for the two blocks known as Central Place, defined as the blocks bounded by 19<sup>th</sup> Street N., N. Lynn Street, Wilson Boulevard, and Fort Myer Drive. The amendment proposes building heights greater than 300 feet, consistent with the findings of the Rosslyn Working Group.

In addition to the proposed Zoning Ordinance Amendment, JBG, 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 19<sup>th</sup> 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 amendments to the General Land Use Plan (GLUP) for the location of the open space and land use designation 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," as well as numerous vacations of easements and encroachments.

The subject items were deferred at the February 24, 2007, County Board meeting to the April 21, 2007, County Board meeting. In that staff report, a number of issues were identified, and a deferral was recommended to allow the applicant to resolve those issues. The issues cited in the February 2007 staff report were:

1) The community benefits package had not been finalized. 2) The applicant had not agreed to the condition language requiring the additional level of below-grade garage for the residential building. 3) The issue of how to provide new Metro elevators had not been resolved. 4) The operational costs of the observation deck paid by the applicant would be limited. 5) Vacations and encroachments needed for the project were not clearly identified as of the writing of the report. 6) An easement permitting construction over the Metropark had not been accepted by the County or assigned to the applicant. 7) The applicant did not agree to the deferral recommendation.

Since the February 2007 County Board meeting, a number of issues identified in the February 2007 staff report have been addressed, but staff and the applicant require more time to resolve the remaining issues. Therefore, staff recommends, and the applicant has agreed to, a deferral of the items to the May 5, 2007, County Board meeting and associated Planning Commission meeting.