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## ARLINGTON COUNTY, VIRGINIA

### ARLINGTON COUNTY PLANNING COMMISSION

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February 3, 2025

Margaret Rhodes  
Principal Planner  
Comprehensive Planning  
Planning Division  
Community, Planning and Housing Division  
Suite 700  
2100 Clarendon Boulevard  
Arlington, Virginia 22201

RE: Special GLUP Study for 1320 North Courthouse Road

Dear Ms. Rhodes:

I write this letter in accordance with the Special General Land Use Plan (GLUP) Study Process, which states that after the Long Range Planning Committee (LRPC) of the Planning Commission meets on a Special GLUP study request, the Chair of the LRPC transmits a letter to staff with the findings of the meeting proceedings.

On December 18, 2024, a Tier I Review meeting was held by the LRPC to hear a presentation from staff and the applicant concerning a request for a Special GLUP Study for the property located at 1320 North Courthouse Road.

In addition to Planning Commissioners, the LRPC meeting was attended by members of other County commissions (Housing Commission, Transportation Commission and Park and Recreation Commission) and representatives of the adjacent civic associations (Clarendon-Courthouse, Lyon Village and Radnor-Fort Meyer Heights). The applicant gave a brief presentation of their request to amend the GLUP to expand the *Courthouse Square Special District (Note #26)* boundary on the GLUP to include the subject property.

Three main questions were posed for LRPC consideration and discussion.

The first question was: *"Is the applicant's request to amend the Courthouse Square Special District boundary in the realm of consideration, or should the applicant pursue redevelopment under the existing GLUP and zoning designations (building height up to 180')?"* The majority of LRPC members appeared to agree that expansion of the Courthouse Square Special District boundary to include this site could potentially be in the realm of consideration. Some said that this should only be considered if there is additional study and greater details to guide future development applications.

The second question was: *"If amending the district boundary is potentially appropriate, is it reasonable to assume that the general recommendations of the Courthouse Square Addendum should be applied to this site for consistency?"* Most LRPC members generally agreed with this, however some said again that this should only be done if the site is further evaluated to see how the guidance and planning recommendations from the Addendum should be applied (e.g. extension of promenade, open space, facades, shared streets).

The third question was: *"If the Courthouse Square guidance is applied to this site, could the District's maximum building height of 210' (previously only reserved for the Landmark Block) also be appropriate for the 1320 and 1310 N. Courthouse Rd. properties? Does the LRPC have sufficient information to provide this feedback? If not, what additional information would be needed?"* Some LRPC members said that there should be no height limit, others said that any height over 210' would have too much of a negative effect on the viewshed from the National Mall and others said that building height is something that should be further evaluated, taking into consideration the viewshed and how the building height would affect Courthouse Square. Additional views and 3-D computer modeling were requested by certain members.

No one chose to speak during the public comment period at the LRPC meeting.

Therefore, based on the materials presented and the LRPC discussion, it is my conclusion that a majority of LRPC perspectives believe additional staff analysis is warranted through a Tier II Review.

Sincerely,

A handwritten signature in black ink, appearing to read "Tenley Peterson", with a long horizontal line extending to the right.

Tenley Peterson  
Chair, Arlington County Planning Commission