

# **AGENDA**

## **Long Range Planning Committee of the Planning Commission July 21, 2009**

2401 Wilson Boulevard  
General Land Use Plan Amendment Study

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1. Introductory Remarks – Nancy Hunt, Chair
2. Follow-up on land use and urban design issues; Q & A – Margaret Rhodes, CPHD
3. Follow-up on transportation issues; Q & A – Dolores Kinney, DES
4. Presentation of three-dimensional modeling; Q & A - Margaret Rhodes, CPHD
5. LRPC discussion and feedback to staff – All

## **SUPPLEMENTAL INFORMATION**

**Long Range Planning Committee of the Planning Commission  
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1. Updated Process Outline
2. Zoning Information for Site and Surrounding Sites
3. Consideration of General Land Use Plan Amendments  
Unanticipated by Previous Planning Efforts (adopted 2008)
4. Excerpts from Courthouse Sector Plan Addendum (adopted  
1993)
5. PowerPoint Presentation Slides

# 2401 WILSON BOULEVARD – GLUP AMENDMENT ANALYSIS

(DRAFT WORK PLAN – 07/08/09)

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**BACKGROUND:** A General Land Use Plan (GLUP) amendment request has been submitted to change the area bounded by 16<sup>th</sup> Street North to the north, Wilson Boulevard to the south, North Adams Street to the east and reaching approximately halfway across the block west towards North Barton Street, from “Service Commercial” (Personal and business services, generally 1-4 stories) and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel (up to 2.5 FAR office; up to 115 units/acre apartment; up to 180 units/acre hotel). This request is in conjunction with a preliminary site plan development application and rezoning request to “C-O-2.5” (Commercial Office Building, Hotel and Apartment Districts), consistent with the GLUP amendment request.

The proposed GLUP amendment is inconsistent with the recommendations in the Courthouse Sector Plan Addendum (1993), which calls for the site to remain “Service Commercial” with a transition to a “Neighborhood Conservation” area to the north. According to the “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted by the County Board in 2008, a community review process is needed in those instances where a requested land use change is inconsistent with an adopted plan. Below is a description of the scope and process to analyze the proposed GLUP amendment.

**OBJECTIVE:** The objective is to analyze the site in the context of the surrounding area and obtain feedback from LRPC on the appropriateness of the requested change. With this input, staff will develop a recommendation to the County Board regarding this GLUP amendment request.

**SCOPE:** Planning meetings will be led by the Long Range Planning Committee (LRPC) of the Planning Commission (see LRPC meeting process below for more information). The scope of the study includes the following:

- History of GLUP and Zoning designations for the subject site and surrounding area
- Existing GLUP and Zoning designations for the subject site and surrounding area – uses; density; heights; etc.
- Recommendations of the Courthouse Sector Plan and Addendum
- Recommendations of other relevant plans and policies
- Proposed GLUP amendment request – uses; density; heights; etc.
- 3-D modeling of existing conditions and what the proposed GLUP designation would allow
- Preliminary transportation analysis [for site and analysis of western entrance to Courthouse Metro](#)

**LRPC MEETING PROCESS:** This planning process is anticipated to comprise approximately two LRPC meetings. Additional meetings could be added if necessary. LRPC may identify additional groups to participate. The meetings will include:

**Meeting #1:** (June)

- General background information
- Discussion of and refinement of scope and process

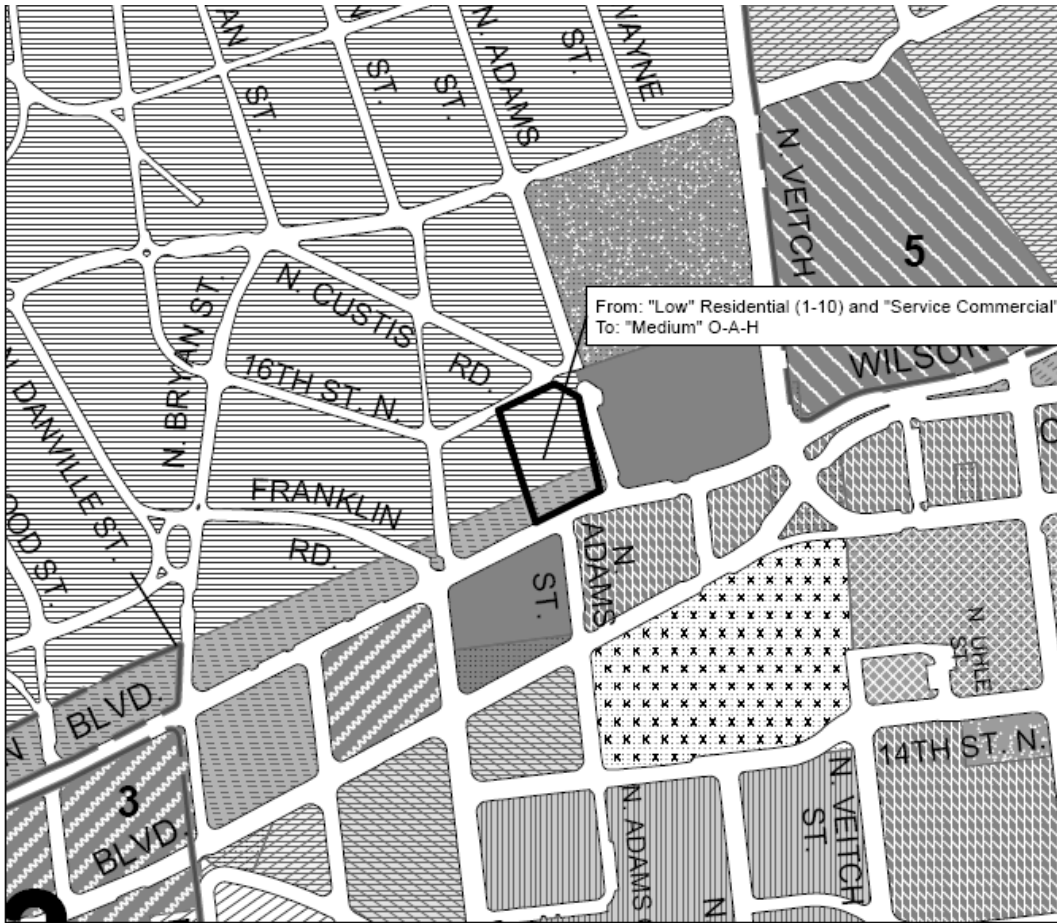
**Meeting #2:** (July)

- Staff analysis and 3-D modeling
- LRPC discussion and direction

**END PRODUCT:** This process will generate an analysis that will provide a basis for discussion and recommendations in a Request to Advertise report for the requested GLUP amendment for the site.

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**Proposed General Land Use Plan Amendment:**



**2401 Wilson Boulevard**

Legend		Commercial and Industrial	GOVERNMENT OWNED
<b>Land Use Category</b>		Service Commercial	Background Shading will Vary
<b>Residential</b>		General Commercial	
[Pattern]	Low: 1-10 Units/Acre	<b>Office-Apartment-Hotel</b>	
[Pattern]	Low: 11-15 Units/Acre	Low	<b>Public and Semi-Public</b>
[Pattern]	Low-Medium: 16-36 Units/Acre	Medium	Public
[Pattern]	Medium: 37-72 Units/Acre	High	Government and Community Facilities
[Pattern]	High-Medium: 3.24 F.A.R.	<b>Mixed Use</b>	
[Pattern]	High: 4.8 F.A.R. Res. 3.8 F.A.R. Hotel	Medium MU	
[Pattern]	High Res (.5)	High-Medium	
[Pattern]	High O-A-H (.5)		
<b>Notes:</b>			
3. See GLUP Notes.			
5. This area was designated a "Coordinated Mixed-Use Development District" on 12/2/78.			

0 300 Feet

**ARLINGTON**  
VIRGINIA

Map prepared by Arlington County GIS Mapping Center  
This is not a legal document.  
Map © 2009 Arlington County, VA  
Printed: April 2009

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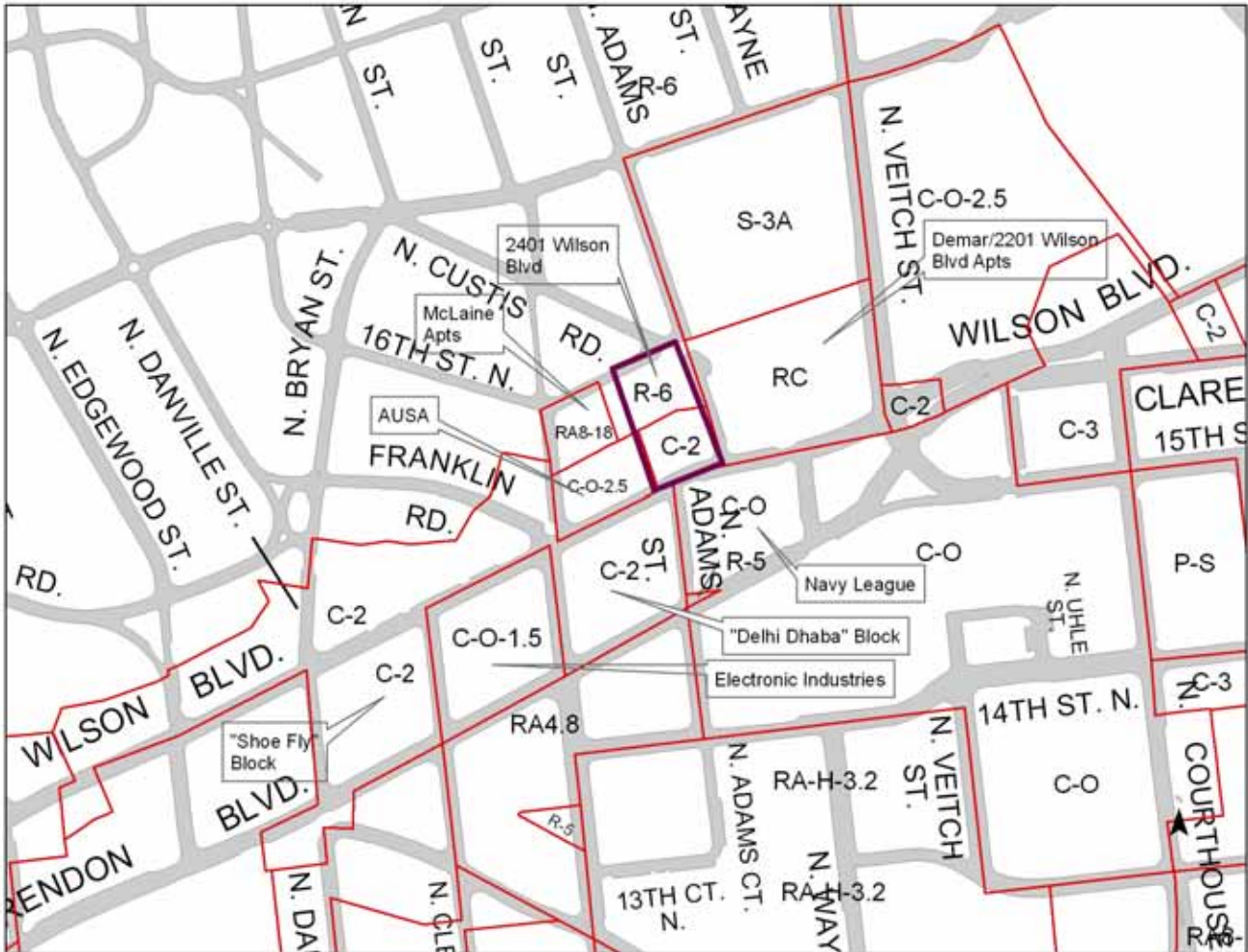
**Aerial Image of Site:**



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## Summary Zoning Information for 2401 Wilson Boulevard and Surrounding Sites



Zoning District	Use	Height	Density
<b>C-2</b> (Existing for 2401 Wilson Blvd.; “Delhi Dhaba” Block; “Shoe Fly” Block)	by-right: residential  hotel  commercial; office; retail	45’	as permitted in R-6  min. 600 sq. ft. lot area per room (72.6 u/a)  max. 1.5 FAR
<b>C-2 UC/MUD</b>	use permit: commercial; retail; residential	45’	max. 2.0 FAR commercial/retail with residential or max. 1.5 FAR commercial only
<b>R-6</b> (Existing for 2401 Wilson Blvd.)	by-right: single family	35’	min. lot size 6,000 sq. ft. (7.26 u/a)

Zoning District	Use	Height	Density
<b>C-O-2.5 (AUSA; Proposed for 2401 Wilson Blvd)</b>	<u>by-right:</u> residential; limited professional office	35'	residential as permitted in R-6; commercial 0.4-0.6 based on site size
	<u>site plan:</u> commercial and office	12 stories	2.5 FAR
	apartment; hotel	16 stories	115 u/a apartment; 180 u/a hotel
<b>R-C (Demar/2201 Wilson Blvd. Apartments; Consistent with GLUP designation for Delhi Dhaba block)</b>	<u>by-right:</u> single-family; 2 family dwellings	35'	as permitted in R-6
	<u>site plan:</u> (for use within ¼ mile of Metro and lots shall be 20,000 sq. ft. or greater)	65' but can increase to 95' with bonus	up to 3.24 FAR
	residential  commercial; office		
<b>C-O-1.5 (Electronic Industries)</b>	<u>by-right:</u> residential; limited professional office	35'	residential as permitted in R-6; commercial 0.4-0.6 based on site size
	<u>site plan:</u> residential	10 stories	72 u/a
	office/commercial	8 stories	1.5 FAR
	hotel	10 stories	110 u/a
<b>C-O (Navy League; AUSA prior to rezoning to C-O-2.5)</b>	<u>by-right:</u> residential; limited professional office	35'	residential as permitted in R-6; commercial 0.4-0.6 based on site size
	<u>site plan:</u> residential	180'	4.8 FAR
	office/commercial; hotel	153'	3.8 FAR

Zoning District	Use	Height	Density
<b>C-3 (AUSA Prior to Rezoning to C-O)</b>	<u>by-right:</u> single-family	35'	as permitted in R-6
	commercial; office	75'	no limit – controlled by height, setbacks, parking
	hotel	75'	72.6 u/a
<b>RA8-18 (McLaine Apartments)</b>	<u>by-right:</u> single-family	35'	min. lot size 5,000 sq. ft. (8 u/a)
	2-family dwellings	40'	12 u/a
	apartments; townhouses	40'	36 u/a
	<u>site plan:</u> townhouses	40'	22 u/a
	apartments and townhouses	8 stories or 75'	36 u/a

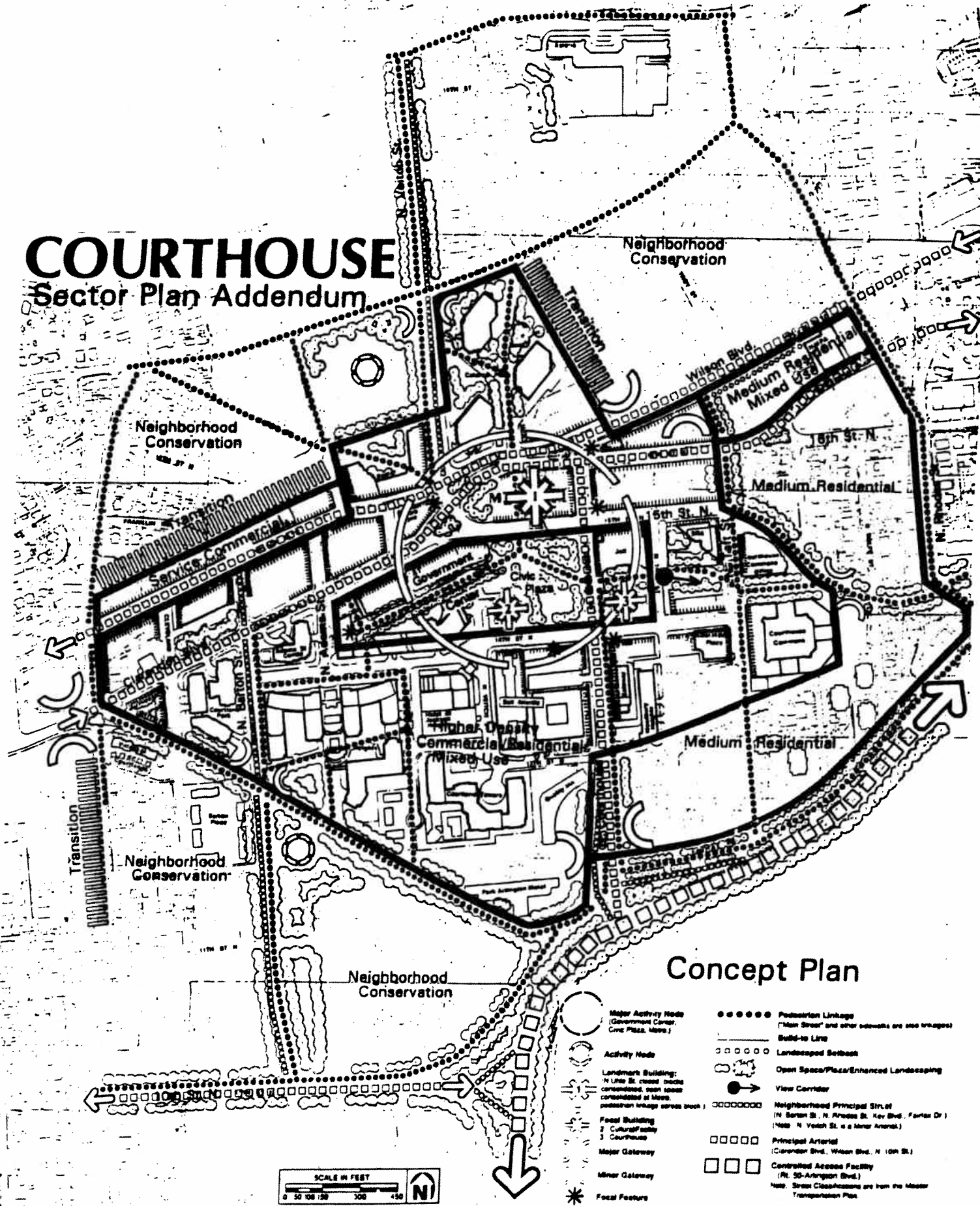
NB: This table is for general informational purposes only. For complete information, please consult the Arlington County Zoning Ordinance.

**Consideration of General Land Use Plan Amendments  
Unanticipated by Previous Planning Efforts**

1. Arlington County has a longstanding tradition of carefully planning for growth and development in the County as set forth in various planning policies and documents including in particular the comprehensive plan, the general land use plan (GLUP), and associated documents such as sector plans, area plans, and other planning studies.
2. These planning policies and documents establish a framework for land use decision making and provide predictability to landowners, developers, and the community about the nature and scope of future growth and development on sites throughout the County.
3. While these planning policies and documents fall within the exclusive legislative authority of the County Board, landowners are free to request changes to them, particularly amendments to the GLUP, to accommodate development of their property. However, the County Board is not required to grant such requests, and is particularly unlikely to do so when the property has not been the subject of planning studies conducted outside the context of a specific development application with an opportunity to objectively assess the implications of the proposed changes and whether they comport with the County's long term planning principles and goals.
4. Amending the GLUP without fully identifying the range of issues associated with the proposed change, understanding whether it comports with the County's long term planning goals and principles, and obtaining full input from the Board's advisory commissions and the community, disserves, and may result in decisions contrary to, the County's planning principles and policies.
5. In light of the foregoing, the County Board expresses its intent, and directs the County Manager accordingly, that a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.

# COURTHOUSE

## Sector Plan Addendum

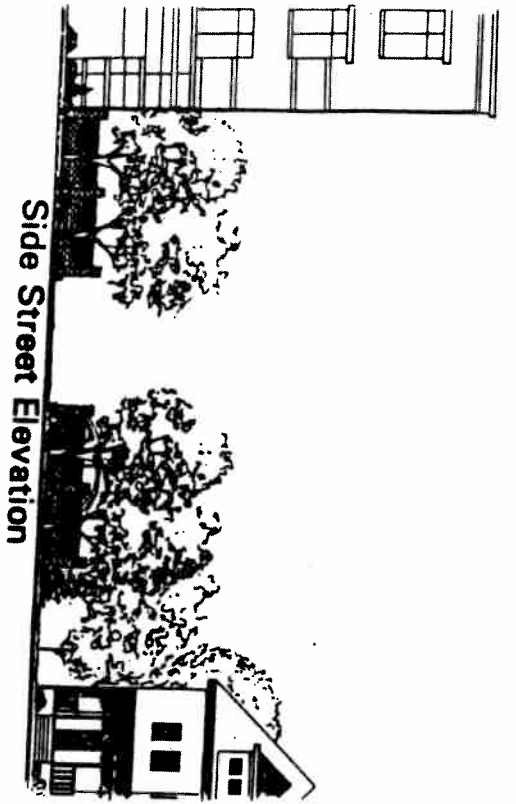


### Concept Plan

- Major Activity Node (Government Center, Civic Plaza, More)
  - Activity Node
  - Focal Feature
  - Focal Building 1 (Landmark Building; N Line St. closed roads consolidated, north-south consolidated at More pedestrian linkage street book)
  - Focal Building 2 (Cultural Facility)
  - Focal Building 3 (Courthouse)
  - Major Gateway
  - Minor Gateway
  - Pedestrian Linkage (Main Street and other streets are also linkages)
  - Sub-to-Line
  - Landscaped Sidewalk
  - Open Space/Plaza/Enhanced Landscaping
  - View Corridor
  - Neighborhood Principal Street (N Barton St., N Anness St., Key Blvd., Fairfax Dr. (Note: N York St. is a Minor Arterial))
  - Principal Arterial (Cleveland Blvd., Wilson Blvd., N 10th St.)
  - Controlled Access Facility (Rt. 50-Arlington Blvd.)
- Note: Street Classifications are from the Master Transportation Plan.



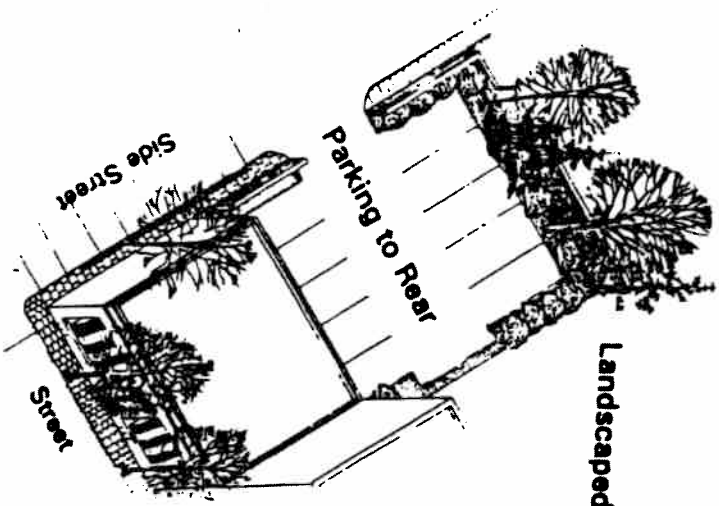




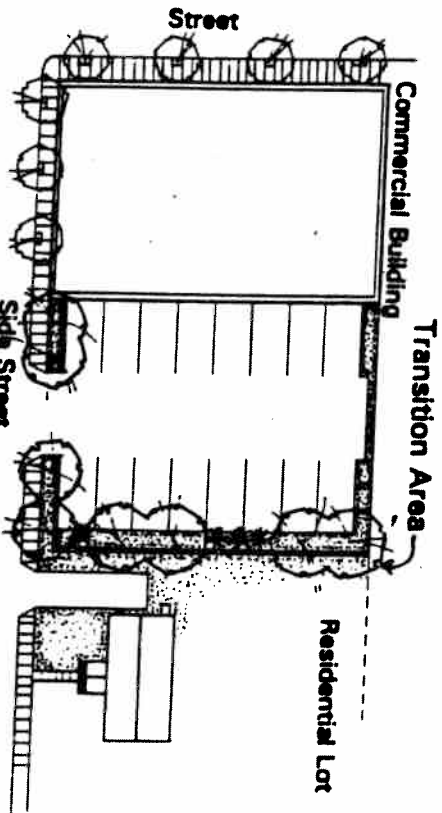
Side Street Elevation



Elevation of Rear of Commercial Lot



Landscaped Buffer



Plan View of Commercial/Residential Transition

Transitions should be provided between commercial and residential uses. This transition can be achieved through the use of extensive landscaping and brick walls which can buffer and screen the commercial use from the residential use.