



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of January 27, 2006

**DATE:** January 23, 2007

- SUBJECTS:**
- A. GP-310-06-1 GENERAL LAND USE PLAN AMENDMENT from “General Commercial” to “Medium” Office-Apartment-Hotel for a property known as 2000 Wilson Boulevard, generally located on the eastern part of the block in the area bounded by Wilson Boulevard, North Rhodes Street, Clarendon Boulevard, and North Courthouse Road.
  - B. Z-2520-05-1 REZONING from “C-2” Service Commercial – Community Business Districts to “C-O-2.5” Commercial Office Building, Hotel and Apartments Districts; premises known as 2000 Wilson Boulevard (RPC # 17-011-009, -013, -015, -016).
  - C. SP # 389 SITE PLAN to permit approximately 141 residential units and 34,685 square feet commercial/retail space, comprehensive sign plan, with modifications for tandem parking and outdoor seating; premises known as 2000 Wilson Boulevard (RPC # 17-011-009, -013, -015, -016).

**Applicant:**

Elm Street Development, Inc.

**By:**

Nan Walsh, Agent/Attorney  
Walsh, Colucci, Lubeley, Emrich & Walsh  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201

**C.M. RECOMMENDATION:**

Defer the following items to the February 24, 2007 County Board meeting:

1. Request for General Land Use Plan Amendment from “General Commercial” (Shopper goods and other major mixed commercial uses, including offices. Generally

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Jill Griffin and Colleen Connor, Planning Division, DCPHD  
Robert Gibson, Transportation Division, DES

PLA-4594

a maximum of seven stories) to “Medium” Office-Apartment-Hotel (2.5 F.A.R. Office Density, up to 115 units/acre Apartment Density, up to 180 units/acre Hotel Density) for a property known as 2000 Wilson Boulevard, generally located on the eastern part of the block in the area bounded by Wilson Boulevard, North Rhodes Street, Clarendon Boulevard, and North Courthouse Road.

2. Request for rezoning from “C-2” Service Commercial – Community Business Districts to C-O-2.5” Commercial Office Building, Hotel and Apartments Districts; premises known as 2000 Wilson Boulevard (RPC # 17-011-009, -013, -015, -016).
3. Request for site plan approval for SP #389 to permit approximately 141 residential units and 34,685 square feet commercial/retail space, comprehensive sign plan, with modifications for tandem parking and outdoor seating premises known as 2000 Wilson Boulevard (RPC # 17-011-009, -013, -015, -016).

**ISSUES:** None.

**DISCUSSION:** A previous request for redevelopment of this site was denied by the County Board in 2005. The applicant has submitted a revised site plan request to redevelop four parcels including the Taco Bell and Dr. Dremo site located in the “in between” area – between the Rosslyn and Courthouse Metro Stations and between Clarendon and Wilson Boulevards. The following is a brief summary of the request:

- General Land Use Plan amendment from General Commercial to Medium Office-Apartment-Hotel.
- Rezoning from “C-2” Service Commercial – Community Business Districts to “C-O-2.5” Commercial Office Building, Hotel, and Apartments Districts.
- Modification of use regulations for the inclusion of tandem parking in project, outdoor seating and a comprehensive sign plan.
- Construction of a two- to seven-story mixed-use building with 141 residential units and 34,685 square feet of first floor commercial.

The applicant has designed a project that generally meets the goals of the *Rosslyn to Courthouse Urban Design Study* and is generally consistent with the proposed General Land Use Plan designation and zoning district for the subject site. The applicant has received recommendations of approval from both the Planning and Transportation Commissions and no substantive changes are expected to merit this project’s return to the commissions.

However, the affordable housing element is still under discussion as this proposal contemplates a General Land Use Plan (GLUP) amendment. Staff is working toward establishing a general policy for affordable housing, under the provisions of Section 36.H of the Zoning Ordinance, which will provide guidance for this proposal. Therefore, staff recommends and the applicant has agreed to a deferral to the February 24, 2007 County Board meeting to permit adequate time for discussion of the affordable housing policy for projects with a GLUP amendment with the Housing Commission.