



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of March 17, 2007**

DATE: March 2, 2007

SUBJECT: SP #346 PHASED DEVELOPMENT SITE PLAN AMENDMENT (PDSP) AND FINAL SITE PLANS for Potomac Yard:

- A. PDSP AMENDMENT: Convert approximately 372,456 sf of office GFA in Land Bay D-West to residential GFA, and to reallocate and convert approximately 36,846 sf of office GFA from Land Bay C to residential (approximately 25,979 sf) and retail (approximately 10,867 sf) in Land Bay D-West; to amend PDSP Condition #4 to amend approved GFA's and to increase the maximum number of dwelling units permitted to approximately 1,548 units; to reallocate and convert approximately 38,991 sf of office GFA from Land Bay C to residential (approximately 27,486 sf) and retail (approximately 11,505 sf) in Land Bay D-East; to reallocate approximately 10,934 sf of office GFA from Land Bay C to Land Bay E-West; to reallocate and convert approximately 29,121 sf of office GFA from Land Bay C to retail in Land Bay E-West; to reallocate and convert approximately 4,120 sf of residential GFA from Land Bay E-East to office in Land Bay E-West; to reallocate and convert approximately 36,440 sf of hotel GFA from Land Bay B to retail in Land Bay E-West; and to reallocate and convert approximately 3,395 sf of hotel density at Land Bay B to Land Bay C as commercial density. (RPC #34-027-046, -052, -053, -062, -063, -065, -066, -067, -068, -069, -070, -071, -072).
- B. FINAL SITE PLAN for Land Bay D-East: Approximately 360 dwelling units, approximately 16,929 sq ft retail, modification of use regulations for exclusion of storage space at garage level; (RPC #34-027-062).
- C. FINAL SITE PLAN for Land Bay D-West: Approximately 331 dwelling units, approximately 15,867 sq ft retail, modification of use regulations for exclusion of storage space at garage level; (RPC #34-027-052, -053, -065).

County Manager: _____

County Attorney: _____

Staff: Freida Wray, DCPHD, Planning Division

PLA-4635

D. FINAL SITE PLAN for Land Bay E-West: Approximately 374,379 sq ft office, approximately 72,000 sq ft retail; (Land Bay E-West) (RPC #34-027-046).

Applicant:

The Meridian Group, LLC

By:

Martin D. Walsh, Attorney
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Defer the subject requests for the Potomac Yard PDSP Amendment, and Final Site Plans for Land Bays D-East, D-West and E-West, to the April 9, 2007 Planning Commission meeting and the April 21, 2007 County Board meeting.

DISCUSSION: The applicant, The Meridian Group, proposes to amend the approved Potomac Yard Phased Development Site Plan (PDSP) and seek approval of three (3) final site plans and the Center Park Design Plan within the PDSP.

- The PDSP Amendment would permit the reallocation and conversion of density and uses between land bays.
- Final site plans for Land Bays E-West (office), D-East (residential) and D-West (conversion of office to residential) are proposed.
- The design plan for Center Park is proposed, which, pursuant to PDSP Condition #22, is required to be approved by the County Board at the time of approval of the first final site plan for development on the west side of Land Bay D or E (D-West or E-West).

Staff recommends, and the applicant has agreed to, a one-month deferral to allow additional time to work with staff on refinements to the PDSP Amendment and the three final site plans. Therefore, staff recommends that this request be deferred to the April 9, 2007 Planning Commission meeting and the April 21, 2007 County Board meeting.