

January 21, 1999

TO: The County Board of Arlington, Virginia

FROM: William T. Donahue, County Manager

APPLICANT: United States Postal Service

BY: Nan E. Terpak, Attorney

Walsh, Colucci, Stackhouse, Emrick & Lubeley

2200 Clarendon Boulevard, 13th Floor

Arlington, Virginia 22201

SUBJECT: A. GP-261-98-1 General Land Use Plan amendment from "Government and Community Facilities" (County, state and federal administration and service facilities—police, fire, property yard, etc. Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.) to "Medium Density Mixed Use" (3.0 F.A.R. with special provision for up to an additional 1.0 F.A.R. for residential) for the block bounded by N. Washington Boulevard, N. Highland Street, N. 10th Road and N. Hudson Street.

B. Z-2454-98-1 Rezoning Request for a change in land classification from "C-3," General Commercial District, to "C-R," Commercial Redevelopment District for the premises known as 3118 N. Washington Boulevard.

RECOMMENDATION: Defer to the County Board meeting of April 10, 1999.

DISCUSSION: The applicant has submitted a site plan proposal to redevelop an area generally encompassing two blocks in the Clarendon Metro Station area bounded by N. Washington Boulevard, N. Highland Street, N. 10th Street and N. Hudson Street. The subject site (in this report) is one of the two blocks proposed for redevelopment: the block bounded by N. Washington Boulevard, N. Highland Street, N. 10th Road, and N. Hudson Street, where the existing Clarendon Post Office is located. The Dan Kain Building, also located on this block, is not part of the site plan proposal and rezoning request, but is included in the subject of this report for the proposed General Land Use Plan amendment.

The subject site is presently zoned "C-3," General Commercial Districts and is designated "Government and Community Facilities" on the General Land Use Plan. The applicant is also requesting a rezoning from "C-3" to "C-R," Commercial Redevelopment Districts. The site is located within the boundaries of the "Clarendon Revitalization District," a General Land Use Plan overlay district established by the County Board in 1990. The existing Clarendon Post Office is also designated "H-D," Historic Districts. These designations would not be affected by the proposed rezoning and General Land Use Plan amendment.

The site plan proposes the development of an office building including a new facility for the Post Office as well as the preservation of the existing Clarendon Post Office building. The proposal also includes a request to vacate North 10th Road between N. Highland Street and N. Hudson Street. At this time, there are still several issues regarding the site plan proposal that need to be resolved and staff is recommending that the County Board defer its consideration to the April 10, 1999 County Board meeting.

Therefore, in order to consider the proposed General Land Use Plan amendment and rezoning request concurrently with the site plan, it is recommended that the County Board defer these items to the County Board meeting of April 10, 1999.