

January 21, 1999

TO: The County Board of Arlington, Virginia

FROM: William T. Donahue, County Manager

APPLICANT: Street Retail, Inc.

BY: Martin D. Walsh

Walsh, Colucci, Stackhouse, Emrich & Lubeley

2200 Clarendon Boulevard

Arlington, Virginia 22201-3359

SUBJECT: GP-262-98-1 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 "Low" Office-Apartment-Hotel (office density: 1.5 FAR; Apartment density: up to 72 units per acre; and Hotel density: up to 110 units per acre) for the northeast corner of the Arlington County Trades Center property in the Shirlington area (as shown in the attached Map).

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

DISCUSSION: This proposed change to the General Land Use Plan responds to an application to amend the Shirlington Phased Development Site Plan (PDSP). As part of this proposal the applicant is proposing to lease a portion of the Trades Center grounds to build a parking garage, a new library and additional retail.

The Trades Center is designated "Government and Community Facilities" on the General Land Use Plan and is zoned "M-1" Light Industrial Districts. The applicant is requesting a rezoning from "M-1" to "C-O-1.5" Commercial Office Building, Hotel and Apartment District, and a General Land Use Plan amendment from "Government and Community Facilities" to "Low" Office-Apartment-Hotel for this portion of the Trades Center property, to support the proposed development under the Shirlington PDSP amendment.

The applicant is also requesting the approval of a final site plan for an office building. This site plan proposal and an associated amendment to the PDSP are recommended for deferral to the County Board meeting of March 13, 1999. However, the proposed rezoning and amendment to the PDSP, which affects the Trades Center property, may not be heard by the County Board before April, to allow for additional time to resolve some outstanding issues. At that time staff will determine, based upon the applicant's proposal, whether it recommends approval of the General Land Use Plan amendment. Therefore, in order to consider the proposed change to the General Land Use Plan concurrently with the proposed rezoning and amendment to the Shirlington PDSP, it is recommended that the County Board defer consideration of the proposed General Land Use Plan amendment to the County Board meeting of April 10, 1999.