



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of January 21, 2023

DATE: January 13, 2023

SUBJECT: Adoption of the following elements to facilitate the creation of a new park, with proposed name Arlington Junction Park, located at South Eads Street and Army Navy Drive:

1. GLPA22-00004 (GP-355-21-1) Amendment to the General Land Use Plan to change the land use designation from "High" Office-Apartment-Hotel to "Public"; and
2. REZN22-00003 Rezoning from C-O (Mixed-Use District), C-O-2.5 (Mixed-Use District) and C-O-CC (Mixed-Use Crystal City District) to P-S (Public Service District) for property bounded by Army Navy Drive, 12th Street South and South Eads Street (part of RPC # 35-003-437).

C.M. RECOMMENDATIONS:

1. Adopt the attached Resolution to amend the General Land Use Plan to change the land use designation of approximately 0.7-acre site located at the northwestern corner of the area bounded by Army Navy Drive, 12th Street South and South Eads Street from "High" Office-Apartment-Hotel to "Public" for the proposed new park, Arlington Junction Park [Attachment A]; and
2. Adopt the attached Ordinance to rezone property bounded by Army Navy Drive, 12th Street South and South Eads Street (part of RPC # 35-003-437) from C-O (Mixed-Use District), C-O-2.5 (Mixed-Use District) and C-O-CC (Mixed-Use Crystal City District) to P-S (Public Service District), [Attachment B].

ISSUES: This is a proposed General Land Use Plan (GLUP) amendment and rezoning to clarify the preferred land use vision for this area and to facilitate development of a new County park, consistent with prior plans and processes. No issues have been identified at this time.

SUMMARY: To implement recommendations in several guiding adopted plans including the New Park at South Eads Street and Army Navy Drive Final Master Plan and Design Guidelines (2021), the County is requesting to: 1) amend the General Land Use Plan (GLUP) from "High"

County Manager:

mjs/dwb

County Attorney:

MNC

CR Sanders

Staff: Anika Chowdhury, DCPHD, Planning Division

17. A.

Office-Apartment-Hotel to “Public” for County-owned property at South Eads Street and Army Navy Drive; and 2) rezone the property from C-O (Mixed-Use District), C-O-2.5 (Mixed Use District) and C-O-CC (Mixed Use Crystal City District) to P-S (Public Service) for a new park. These proposed applications are necessary for the County to move forward with the park improvements expected to start in 2023.

The long-term vision of the proposed park is as a green, public casual use space in a densely developed urban context, to support a welcoming, biophilic community and establish a new public space connection in Crystal City. The completion of the park will also fulfill the goals of many of the County’s plans and policies, including the [Public Spaces Master Plan \(2019\)](#), [Crystal City Sector Plan \(2010\)](#), as well the [New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines \(2021\)](#) calling for a park in this location. The proposed amendment would align the County’s GLUP with the new public space and support its development and operation through the associated rezoning as a by-right use. Furthermore, the proposed rezoning to the P-S district will allow for pylon lights, an integral design feature specified in the approved master plan, to be placed in their optimal locations based on this district’s less restrictive setback dimensions.

In addition to the proposed GLUP amendment and rezoning requests, the Department of Parks and Recreation (DPR) is concurrently seeking County Board approval of the following items: a resubdivision, an abandonment of right-of-way (ROW), a dedication of right-of-way (ROW), park easements and park naming, as the proposed “Arlington Junction Park” (“the Park”) (the subjects of separate staff reports). These associated actions will facilitate the final steps needed to advance to construction, including the review of construction plans and issuance of permits.

BACKGROUND: The planned County park is within the Richmond Highway Planning Corridor.

Address / RPC: South Eads Street and Army Navy Drive (part of RPC # 35-003-437); Bounded by South Eads Street to the West, 12th Street to the South, Army Navy Drive to the North

Zoning: C-O-2.5 Mixed-Use District, C-O-CC Mixed-Use Crystal City District and C-O Mixed-Use District

Proposed Rezoning Area of Change: approximately 30,561 square feet (NOTE: This is an update to the Request to Advertise staff report from 57,000 square feet based on the calculations of the final plat).

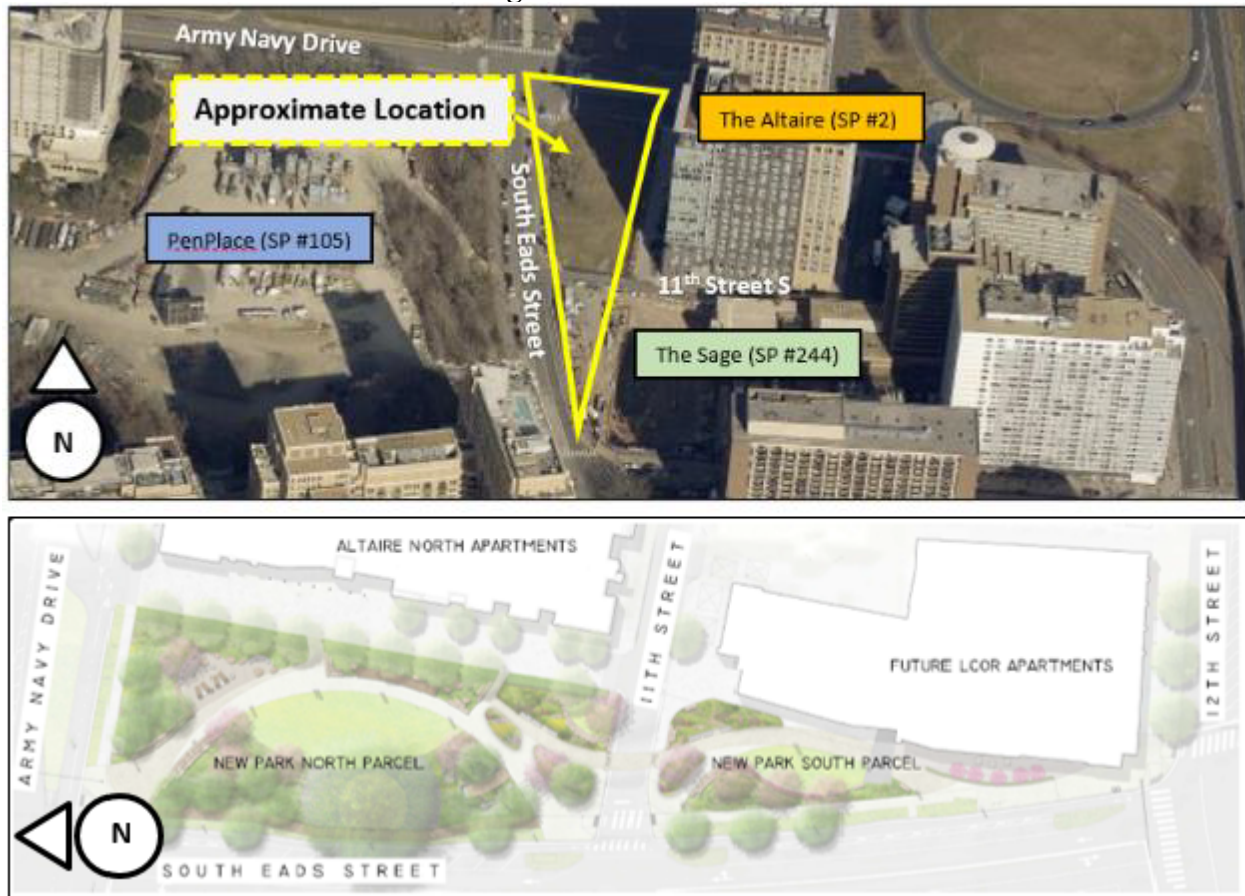
GLUP: “High” Office-Apartment-Hotel; Crystal City Coordinated Redevelopment District (Note 1)

Proposed GLUP Amendment: Area generally bounded by South Eads Street to the West, 12th Street South to the South, Army Navy Drive to the North

Neighborhood: Crystal City Civic Association

Existing Land Use: The proposed park site is surrounded by recently completed and approved commercial and residential development including the Altaire, the Sage and the anticipated PenPlace development.

Figure 1: Aerial View



Source: Pictometry / Arlington County (2022)

Site and Development History / Park Contribution and Funding

The approximately 0.7 acre-park area (based on the calculations of the final plat and previously noted as 0.9 acres in the GLUP Amendment Request to Advertise staff report, which included approximately 0.2 acres of sidewalk space not associated with the parcel) was formerly known as the “Teardrop Parcel” and part of the Parcel 1D of the [Pentagon City Phased Development Site Plan \(PDSP\)](#), later known as the “PenPlace” site. While the County’s original interest in this site related to the siting of a potential streetcar maintenance facility, after the County cancelled its streetcar program in 2014 it began to consider other uses for this site. Ultimately, a park master plan was completed in 2021, with the [New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines](#). Funding for the planning and design of the park was also provided through contributions from several adjacent site plan projects, including the Altaire (Site Plan #2) and the Sage (Site Plan #244). Following the approval of Site Plan #244, a

subsequent community engagement effort (September 2020 to June 2021) shaped the final County Board-adopted Park Master Plan and Design Guidelines for the new park.

Additional information on the planning history and background of the subject site, park funding for the design, as well as the post-approval park master planning process can be found in detail in the [Arlington Junction Park – GLUP Amendment Request to Advertise](#) staff report for the November 2022 County Board Meeting.

DISCUSSION: This section discusses the proposed GLUP amendment and rezoning and its consistency with adopted plans and policies, and the proposed GLUP amendment’s alignment with a future rezoning.

Proposed GLUP Amendment

A GLUP amendment from “High” Office-Apartment-Hotel (O-A-H) to “Public” designation has been requested, given the County ownership of the parcel and the vision for this parcel as a public park, a typical use for the “Public” land use designation. The “Public” land use designation supports parks, public schools, parkways, major unpaved rights-of-way, libraries and cultural facilities. This designation is typically implemented by the S-3A and S-D zoning districts yet other zoning districts may be found in areas designated as “Public”. The proposed GLUP amendment was analyzed for consistency and would fulfill the goals of the County’s plans and policies, including [Public Spaces Master Plan \(2019\)](#), [Crystal City Sector Plan \(2010\)](#), as well as the [New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines \(2021\)](#) calling for a park in this location.

The proposed GLUP amendment is consistent with the Public Spaces Master Plan priority actions, as it will help implement Board-adopted policy, support casual, impromptu use and fulfill the adopted park master plan.

The proposed GLUP amendment is consistent with the Crystal City Sector Plan action items, as it ensures that a balance between active and passive recreational opportunities is achieved and allows for opportunities to increase the public open space network beyond what is shown in the sector plan’s Public Open Spaces Map, wherever possible.

The proposed GLUP amendment is consistent with the New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines, as the proposed park would include biophilic and contemporary design aesthetics through the use of materials, grading and site assemblies, promote lighting as an essential factor in creating a safe and welcoming park experience and allow for an artistic design element to create visual attraction at a prominent location on 11th Street South, across from the adjacent approved PenPlace development, as a welcoming presence for the park to nearby pedestrians.

Proposed Rezoning

In addition to the proposed GLUP amendment, staff recommend the proposed rezoning from C-O (Mixed-Use District), C-O-2.5 (Mixed-Use District) and C-O-CC (Mixed-Use Crystal City

District) to P-S (Public Service District). There are several considerations related to the recommendation for a rezoning to the P-S zoning district.

Zoning District Flexibility

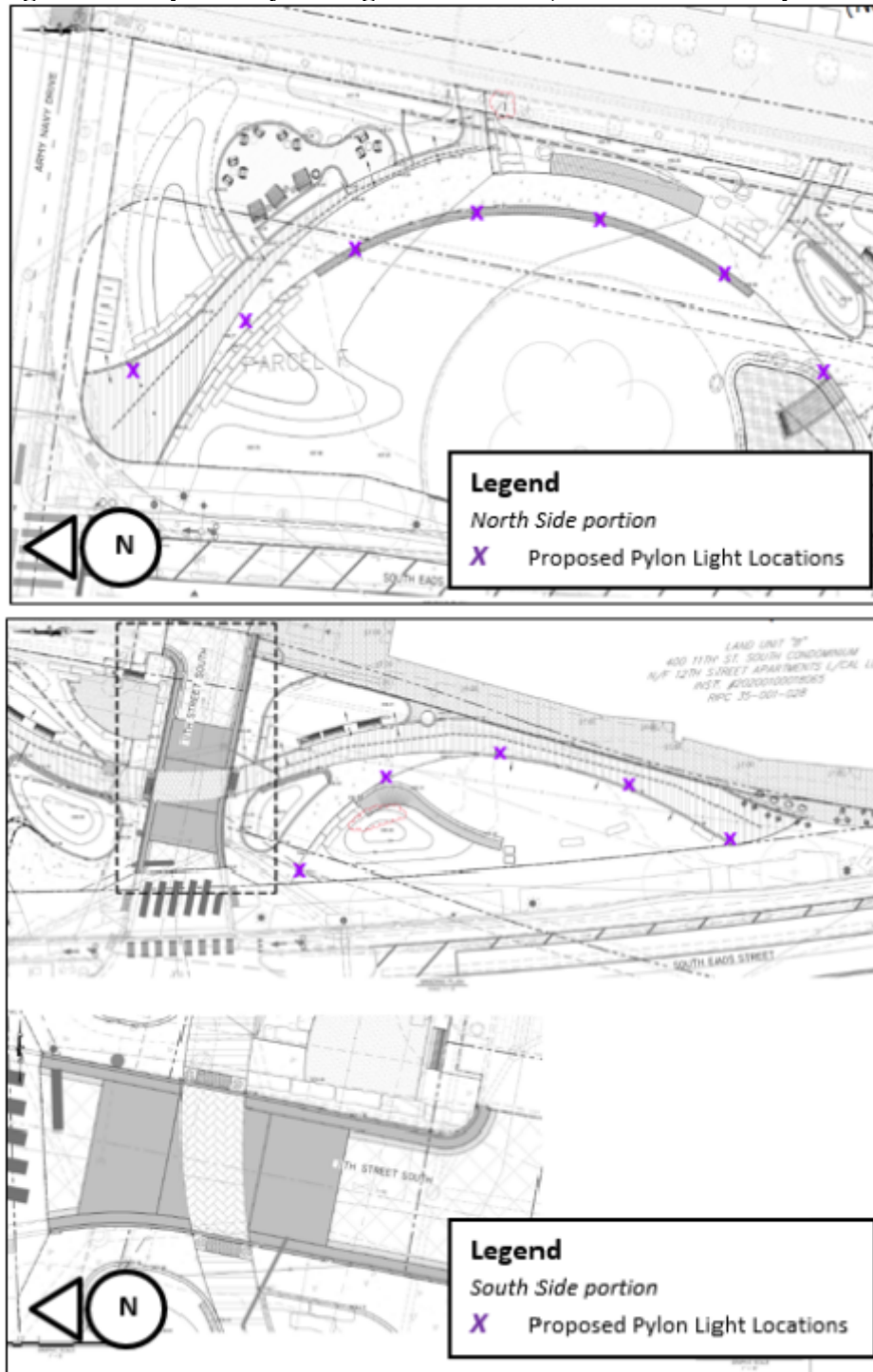
The existing C-O, C-O-2.5 and C-O-CC zoning districts allow parks via use permit approval. A rezoning is requested here to facilitate construction of this park as a by-right use, consistent with the proposed “Public” GLUP designation and to facilitate construction with optimal light pole placement in a manner consistent with the adopted master plan as further described below. While the “Public” land use designation is typically implemented by either the S-3A or S-D zoning districts, the P-S district also allows park uses. The GLUP recognizes through Notes and the Legend that there may be instances where zoning districts other than those listed with each GLUP designation may be used to realize the land use vision for that designation.

The P-S district’s less restrictive setback requirements would allow for the proposed lighting design, which would not be permitted by the more restrictive standards set forth in the S-3A district. Development of the capital project under P-S would allow for the schedule and delivery to move forward efficiently and as anticipated in 2023. Until such time that a future Zoning Ordinance amendment occurs to change the minimum setback dimensions in the S-3A district or allow the County Board authority to approve modifications of those dimensions, the P-S district can be used now to facilitate the proposed park design. A zoning study to examine these limitations to park planning and development has been identified in the Public Spaces Master Plan, and in the CPHD Planning Division’s Work Program forecast. The P-S district has been designated at several other Arlington park locations such as Long Bridge Park and Jennie Dean Park to facilitate the approved park master plans.

Lighting Consideration

As proposed, the park improvements include pylon lights, approximately 15 feet in height (*Figure 2*). The lighting spacing is derived from industry standards which call for the spacing to be equal to two times the fixture height to provide even distribution of light and create safer spaces. Furthermore, the County Board adopted the [New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines](#) to specify that “light is an essential factor in creating a safe and welcoming park experience.” Lighting designs that are Dark-Sky compliant may minimize urban glare and are more environmentally sensitive. As referenced as an urban safety principle in the [Crime Prevention Through Environmental Design \(CPTED\)](#), clear sightlines, landscaping and sufficient lighting can enhance park visibility and reduce crime opportunities. Additional area lights and streetlights are anticipated to ensure that intersections and major paths can maintain well-lit and open sightlines into the proposed park.

Figure 2: Proposed Pylon Light Locations (North and South portions)



Source: Arlington County (2022)

The S-3A district requires setbacks that would not allow for placement of the pylon lights in the optimal location, and, if relocated, the placement could be disruptive to the overall design of the master plan and other features. Additionally, the removal of lights from areas within the required setback area of the S-3A, C-O-CC or C-O.2.5 zoning districts would result in less light near pedestrian crossings, further creating an unsafe environment for pedestrians at night. The P-S district has less restrictive setback requirements, supporting the placement of the pylon lights in the optimal location (*Figure 2*).

According to the Pentagon City PDSP Parcel 1D/PenPlace Site Guiding Principles, all outdoor lighting on the site should comply with the Dark Sky standards with public spaces being lit in a manner that promotes safety, while minimizing unwanted impacts on surrounding uses and complying with appropriate Dark Sky and energy efficiency standards. The placement of lights will not impede pedestrian, bike or car circulation, as the proposed park will align with the goals of the New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines and the Crystal City Sector Plan to allow lighting to be an essential factor in creating a safe and welcoming park experience and enhance park visibility and reduce crime opportunities. By utilizing Dark-Sky compliant and energy efficient LED fixtures throughout the site, the proposed lighting will illuminate its evening activation zones to provide optimal visibility while minimizing the spill out of light to surrounding areas. A target illuminance level of 0.5 – 1.0 foot-candle (FC) at grade for primary paths will ensure maximum safety and visibility in circulation zones with heavy foot traffic. Furthermore, with the demand to optimize the entire land area of parks in the County, the placement of lights will contribute to maximizing public space without creating an unsafe condition or spacing between other elements.

P-S Height Standards

In addition to park use, the P-S district allows for large-scale uses not permitted in the S-3A district and establishes a maximum height of 75 feet for by-right and special exception uses. The P-S district also permits an additional 23-foot allowance (up to 98 feet maximum) for mechanical penthouses, fire and parapet walls, skylights, radio towers, steeples, flagpoles, chimneys or similar structures and supports significantly more broad and intensive uses than what is planned for the proposed park. However, as indicated in the adopted park design for this park, no uses taller than the approximately 15-foot-high pylon lights are planned for this park.

Site Plan Density

As indicated previously, the PenPlace block represents one of several parcels historically governed by the Pentagon City Phased Development Site Plan (PDSP #105), which was originally approved by the County Board in 1976. At the time, the Pentagon City PDSP originally divided a 116-acre segment of Pentagon City into multiple parcels according to a master development plan, each with their own use and development program allocations. Designated as “Parcel 1D”, the PenPlace block was the last largely undeveloped parcel within the Pentagon City PDSP and which encompassed the area along South Eads Street known as the Teardrop parcel. In 2013, the County Board approved a density transfer from the Teardrop parcel to the remainder (contiguous portion) of the PenPlace site as part of an amendment to the phased development site plan for this block. Although the P-S district allows for development up to 75 feet in height, at this location, this development potential is unrealistic given the past density transfer. The 17.5-foot segment of Old South Eads Street right-of-way to be rezoned from C-O-

2.5, C-O-CC, and C-O to P-S is comprised of 12,076 square feet and does retain a limited amount of by-right density. However, it is not anticipated that any remaining by-right density would be used to establish a different use on this site, given the adopted park master plan for the site and restrictive covenant limiting uses to open space, recreation uses, and public access.

In summary, the P-S district allows for the park use, would align with the “Public” GLUP designation, its regulations will enable the park design as envisioned through the County Board adopted [New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines](#), and the rezoning would allow plans to be finalized, approved, and the construction of the park improvements to proceed in the near future. For further discussion on the rezoning to the P-S district and other potential districts, see the *Public Engagement* section below.

Virginia Code Section 15.2-2232 Public Facility Review

The process to adopt the park master plan in 2021 included Virginia Code Section 15.2-2232 public facility review confirming that the park is a feature already shown in the County’s adopted Comprehensive Plan.

PUBLIC ENGAGEMENT:

Level of Engagement:

Consult

This level of engagement is appropriate given extensive community engagement conducted for completion of the final park design.

As noted previously in the November 2022 RTA report, the community visioning process for the proposed park sought extensive community feedback with four (4) online public engagement opportunities and online questionnaires, which included outreach on the existing site conditions and visions for its future, the draft park design, concepts, in addition to the refinement of the final park design, which ultimately was adopted by the County Board through the [New Park at South Eads Street and Army Navy Drive: Final Park Master Plan and Design Guidelines \(2021\)](#).

In addition to the previous outreach conducted for the park master plan, the following engagement was conducted for the GLUP amendment and rezoning request.

Outreach Methods:

- Long Range Planning Committee (LRPC) engagement consists of a written memo to the LRPC for comment prior to the November 2, 2022, Planning Commission Meeting.
- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the GLUP Amendment and rezoning were placed in the December 27, 2022, and January 3, 2023, issues of the Washington Times for the January 21, 2023, County Board Meeting.

- Notice letters were provided for the rezoning application, in accordance with the Code of Virginia §15.2-2204.D. to the Pentagon, the Metropolitan Washington Airports Authority and adjacent property owners.
- Placards were placed in various locations surrounding the subject property within seven (7) days of the public hearing.

Community Feedback:

November 2, 2022, Planning Commission RTA: The Planning Commission considered a request to advertise (RTA) public hearings on the proposed application at its meeting on November 2, 2022. The Commission's discussion focused on the proposed use of the P-S zoning district, the GLUP Request to Advertise map, the number of County-owned parks approved with P-S zoning, in addition to the park design, relationship to the proposed Green Ribbon connections included in the 2022 Pentagon City Sector Plan, and the park construction timeline. Some Commissioners expressed concern about rezoning to the P-S district and emphasized the need to prioritize the S-3A/P-S Zoning Ordinance amendment study, to allow modifications to setbacks for structures within the S-3A zoning district, as recommended in previously approved projects, including Jennie Dean Park. Following its discussion, the Planning Commission voted unanimously (10-0) to recommend the County Board authorize advertisement of public hearings by the Planning Commission and County Board in December 2022, to consider an amendment to the GLUP to change the land use designation from "High" Office-Hotel-Apartment to "Public" and also recommended that the County Board direct staff to prepare a Zoning Ordinance amendment to allow modifications to setbacks by the County Board within the S-3A zoning district to be considered concurrently with the GLUP and rezoning of the Teardrop parcel. (Note: The timing for bringing this item for final Planning Commission and County Board consideration shifted from December 2022 to January 2023 to allow more time for proper notification to nearby military bases (i.e., The Pentagon) and airports).

The sections below provide staff responses to the Planning Commission's discussion and recommendations.

P-S (Public Service) District

While most Arlington parks are zoned S-3A, the P-S zoning district has also been used to support implementation of several County parks and their respective master plans, including Long Bridge Park and Jennie Dean Park. In this instance, the less restrictive setback requirements of the P-S district would allow for the optimal park lighting design as proposed, whereas the current standards of the S-3A district would not. Based on current zoning regulations, a rezoning to the P-S district is being considered partly due to the proposed location of lighting and associated setback requirements.

Future Zoning Study on Public Zoning Districts

A potential zoning study of the public zoning districts, including the S-3A zoning district, has been a recognized need for several years. In fact, an earlier zoning study that led to a 2016 Zoning Ordinance amendment providing the County Board the ability to approve modifications

to building height, setback and parking standards for public school use permit projects preliminarily intended to also address County facilities, but ultimately did not. Recent Planning Division Work Programs have identified a future zoning study to address potentially providing this more flexible approval path for County facilities as well. Due to competing priorities and limited resources, this study had not been accomplished previously.

Additionally, the adopted 2019 Public Spaces Master Plan (PSMP) identified an implementation action calling for the review of the Zoning Ordinance with the goal of minimizing and/or removing zoning standard barriers to park development. The Planning Division's Calendar Year 2022 Work Program identified a prioritization of zoning studies to address this PSMP implementation action item and consider other changes to public districts more broadly to reflect best practices and meet current public facility needs and adopted plans and policies. In recent months, CPHD, DES, and DPR staff have initiated the first phase of this broader study to review standards in public districts applicable to stormwater management and also setback standards for related accessory, or other minor park features, including benches and fences. Planning staff anticipates the next phase of study to consider granting the County Board authority to modify building height, setback and parking standards through use permit approval for County parks (and potentially other facilities), to be reflected in the upcoming 2023 work program.

Lighting, especially athletic field lighting, was another important topic the PSMP identifies for examination through a future zoning study. Staff is examining how this and other topics identified in the PSMP can best be addressed through future phases of public district zoning studies. A quick, immediate Zoning Ordinance amendment to the S-3A district to allow more flexible lighting placement than current setback standards allow may not address other issues related to lights that must also be addressed. A scope of work must be defined for this study, with sufficient time for analysis, engagement, and formation of recommendations, prior to presenting a Zoning Ordinance amendment recommendation to the Planning Commission and County Board.

Anticipated Park Construction Timeline

The delay to accommodate a Zoning Ordinance amendment as recommended by the Planning Commission would adversely impact the construction timeline of the proposed park. Permit approval for park construction is anticipated shortly after County Board consideration of these concurrent requests. Subsequently, DPR would pursue County Board approval of a construction contract in May/June 2023 with construction anticipated to begin shortly thereafter. It should also be noted that any use permit requirement, such as allowing setback encroachments (were such a Zoning Ordinance amendment approved), would also lengthen the timeline to proceed to contractor selection and construction permitting.

For these reasons, along with the previous transfer of development rights, limited available density and restrictive covenant limiting the use of the site to recreation, open space, and public access, staff concludes the P-S district and its allowance for parks as a by-right use continues to be an appropriate zoning district to facilitate the park envisioned for this site.

January 11, 2023, Planning Commission: The Planning Commission considered the proposed GLUP and rezoning applications and associated abandonment and vacation items at its meeting on January 11, 2023. Although there was overall support for the project implementation of the proposed park, two commissioners were opposed to the rezoning to the P-S zoning district on the premise that they viewed the S-3A zoning district as more appropriate for park uses, and emphasized the need for S-3A/P-S Zoning Ordinance amendments to grant additional flexibility as needed to implement park master plans.

Therefore, the Planning Commission voted unanimously (8-0) to recommend the County Board adopt the amendment to the GLUP to change the land use designation from “High” Office-Apartment-Hotel to “Public”, as shown on Attachment A and voted (6-2) to recommend the County Board adopt the rezoning from the C-O Mixed-Use District, C-O-2.5 Mixed-Use District and C-O-CC Mixed-Use Crystal City District to the P-S Public Service District for a proposed park, as shown on Attachment B.

CONCLUSION: Staff finds that the proposed GLUP amendment and rezoning would fulfill many of the goals of several County plans and policies, including the [Public Spaces Master Plan \(2019\)](#), [Crystal City Sector Plan \(2010\)](#) and the [New Park at South Eads Street and Army Navy Drive: Final Master Plan and Design Guidelines \(2021\)](#) with the completion of the proposed park. The proposed amendment would align the County’s GLUP with the new public space and support its development and operation through the associated rezoning as a by-right use. Furthermore, the proposed rezoning to the P-S district will allow for pylon lights, an integral design feature specified in the approved masterplan, to be placed in their optimal locations based on this district’s less restrictive setback dimensions. Therefore, staff recommends that the County Board adopt the proposed General Land Use Plan amendment and rezoning.

GENERAL LAND USE PLAN AMENDMENT RESOLUTION

RESOLUTION TO AMEND THE GENERAL LAND USE PLAN TO CHANGE THE LAND USE DESIGNATION OF AN APPROXIMATELY 0.7 ACRE PARCEL LOCATED AT THE NORTHWESTERN CORNER OF THE AREA BOUNDED BY ARMY NAVY DRIVE, 12TH STREET SOUTH AND SOUTH EADS STREET, FROM “HIGH” OFFICE-APARTMENT-HOTEL TO “PUBLIC” FOR A PROPOSED NEW PARK, ARLINGTON JUNCTION PARK.

WHEREAS, the County Board of Arlington County, Virginia has been presented with the proposed amendment to the General Land Use Plan (“GLUP”), an element of the Arlington County Comprehensive Plan; and

WHEREAS, the subject area proposed to be changed to the “Public” land use designation shown on Attachment 1, attached hereto and incorporated herein by this reference, is owned by Arlington County;

WHEREAS, the proposed “Public” land use designation is commonly applied for parkland under County ownership;

WHEREAS, the County Manager has recommended that this proposed GLUP amendment be approved; and

WHEREAS, the Planning Commission recommended adoption of the proposed GLUP amendment for the subject site at its meeting on January 11, 2023.

WHEREAS, the County Board of Arlington County has considered the foregoing recommendations and the purposes of the GLUP and Comprehensive Plan as set forth in these documents, the Arlington County Zoning Ordinance, and the Code of Virginia; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed amendment to the GLUP on January 21, 2023.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington County, Virginia hereby adopts the proposed amendment to the GLUP as shown in the attached GLUP Amendment Map exhibit dated November 2022.

REZONING ORDINANCE

WHEREAS, the County Board of Arlington County, Virginia seeks to rezone approximately 0.7 acres (approximately 30,561 square feet) of property identified as Parcel F1, (Property) and shown on the attached plat entitled the Plat Showing the Resubivision of Parcel F Pentagon Industrial Center Deed Book 4793 Page 321 Arlington County, Virginia prepared by Jeff Warner Land Surveying, Inc. dated January 9 2023 (Plat) and identified as part of RPC #35-003-437, from the C-O Mixed-Use District, C-O-2.5 Mixed-Use District and C-O-CC Mixed-Use Crystal City District to the P-S Public Service District for a proposed new park; and

WHEREAS, the County Board finds that rezoning of the Property to the P-S Public Service District will be consistent with the General Land Use Plan designation for the Property; and

WHEREAS, the County Board finds that the rezoning of the Property to the P-S Public Service District is required by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the Planning Commission recommended adoption of the rezoning of the Property to the P-S Public Service District at their meeting on January 11, 2023; and

WHEREAS, the County Manager recommends approval of the rezoning of the Property to the P-S Public Service District; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed rezoning of the Property on January 21, 2023.

NOW, THEREFORE, be it ordained that the Property comprising approximately 0.7 acres shown on the Plat as F1 is hereby rezoned from C-O Mixed-Use District, C-O-2.5 Mixed-Use District and C-O-CC Mixed-Use Crystal City District to the P-S Public Service District.

NOTES:

1. NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN.
2. THE PROPERTY SHOWN HEREIN IS ACQUIRED ON THE ARLINGTON COUNTY TAX MAP AS RPC 35-003-437.
3. THIS PLAT REVEALS A CURRENT RBL SURVEY BY THIS FIRM.
4. MERIDIAN ESTABLISHED FROM PLAT BY CHRISTOPHER CONSULTANTS RECORDED IN INSTRUMENT #20180100015195.

LINE	BEARING	DISTANCE
L1	N28°43'20"W	48.54'
L2	S33°15'40"W	27.02'
L3	S24°41'48"E	15.55'
L4	S78°43'20"E	55.70'

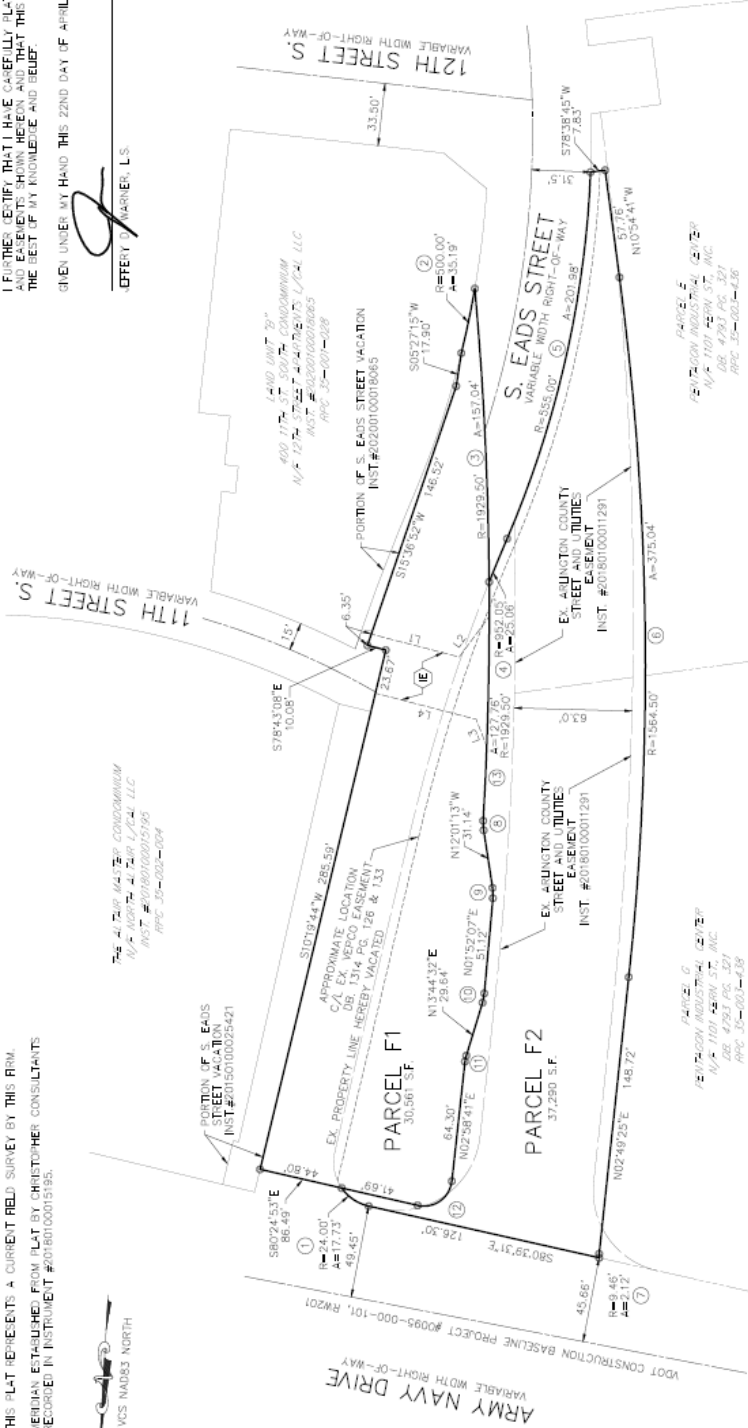
SURVEYOR'S CERTIFICATE:

I, JEFFREY B. WARNER, A FULLY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PUBLIC STREET (LOCATED ON THIS PLAT) WAS ACQUIRED IN DEED BOOK 271 PAGE 326 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT I HAVE CAREFULLY BLAETED THE PROPERTY, AND EASEMENTS SHOWN HEREIN, AND THAT THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND THIS 22ND DAY OF APRIL, 2022.

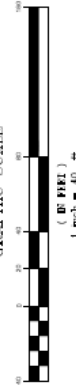
JEFFREY B. WARNER, L.S.



AREA TABULATION

PARCEL F1	30,561 S.F.
PARCEL F2	37,280 S.F.
TOTAL AREA	66,481 S.F.

GRAPHIC SCALE



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING	CHORD
1	24,000'	17.75'	42.203°	37.280'	37.280'	S33°15'40"W	37.280'
2	19,029.50'	157.04'	64°59'43"	38.54'	38.54'	S24°41'48"E	38.54'
3	952.05'	25.06'	01°30'29"	12.53'	12.53'	S19°13'59"W	25.06'
4	555.00'	207.98'	20°51'04"	102.12'	102.12'	S09°43'22"W	200.86'
5	1584.50'	375.04'	13°44'06"	186.42'	186.42'	N04°02'35"W	374.15'
6	9.46'	2.12'	12°49'15"	1.06'	1.06'	N03°32'34"W	2.11'
7	24,000'	5.96'	12°04'06"	2.54'	2.54'	N05°59'09"W	5.05'
8	24,000'	5.96'	13°16'36"	2.79'	2.79'	N05°22'45"W	5.55'
9	24,000'	4.99'	11°24'46"	2.50'	2.50'	N02°48'19"E	5.00'
10	15,000'	25.79'	98°56'30"	16.84'	16.84'	N03°16'05"E	27.40'
11	19,029.50'	127.76'	03°47'37"	63.90'	63.90'	N01°50'55"W	127.74'

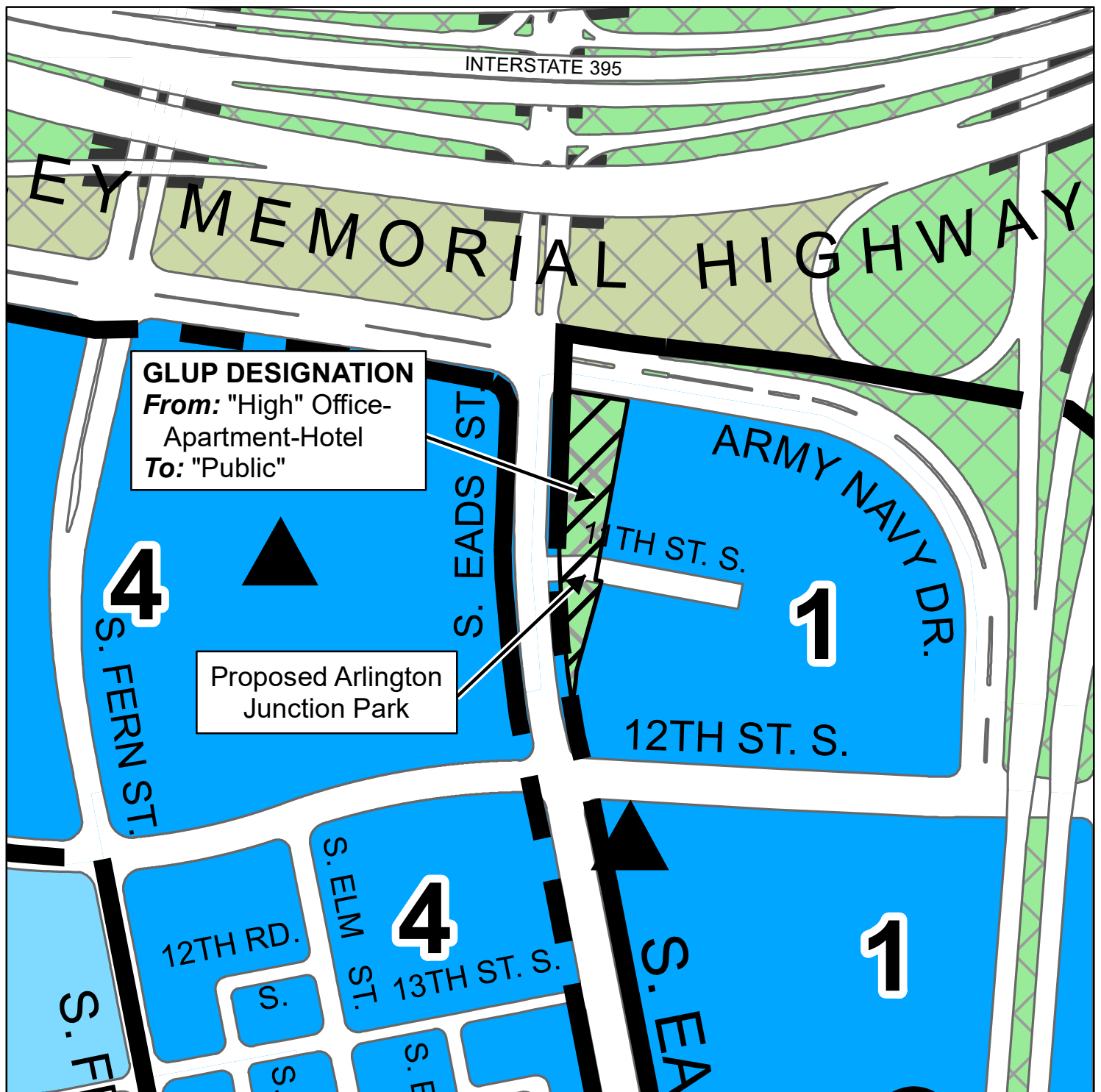
(E) DENOTES 30' STREET AND UTILITIES EASEMENT HEREBY CREATED

PLAT SHOWING
RESUBDIVISION OF
PARCEL F
PENTAGON INDUSTRIAL
CENTER



DEED BOOK 4793 PAGE 321
ARLINGTON COUNTY, VIRGINIA
PLAT OF APRIL 22, 2022
SCALE: AS SHOWN
REVISED: JANUARY 9, 2022

JEFF WARNER LAND SURVEYING, INC.
9442 CENTER FORT LANE, MANASSAS, VIRGINIA 20110
(703) 389-8246 FAX (703) 389-8763



GLPA22-0004 / GP-355-21-1 GLUP Amendment



Legend

General Land Use Plan

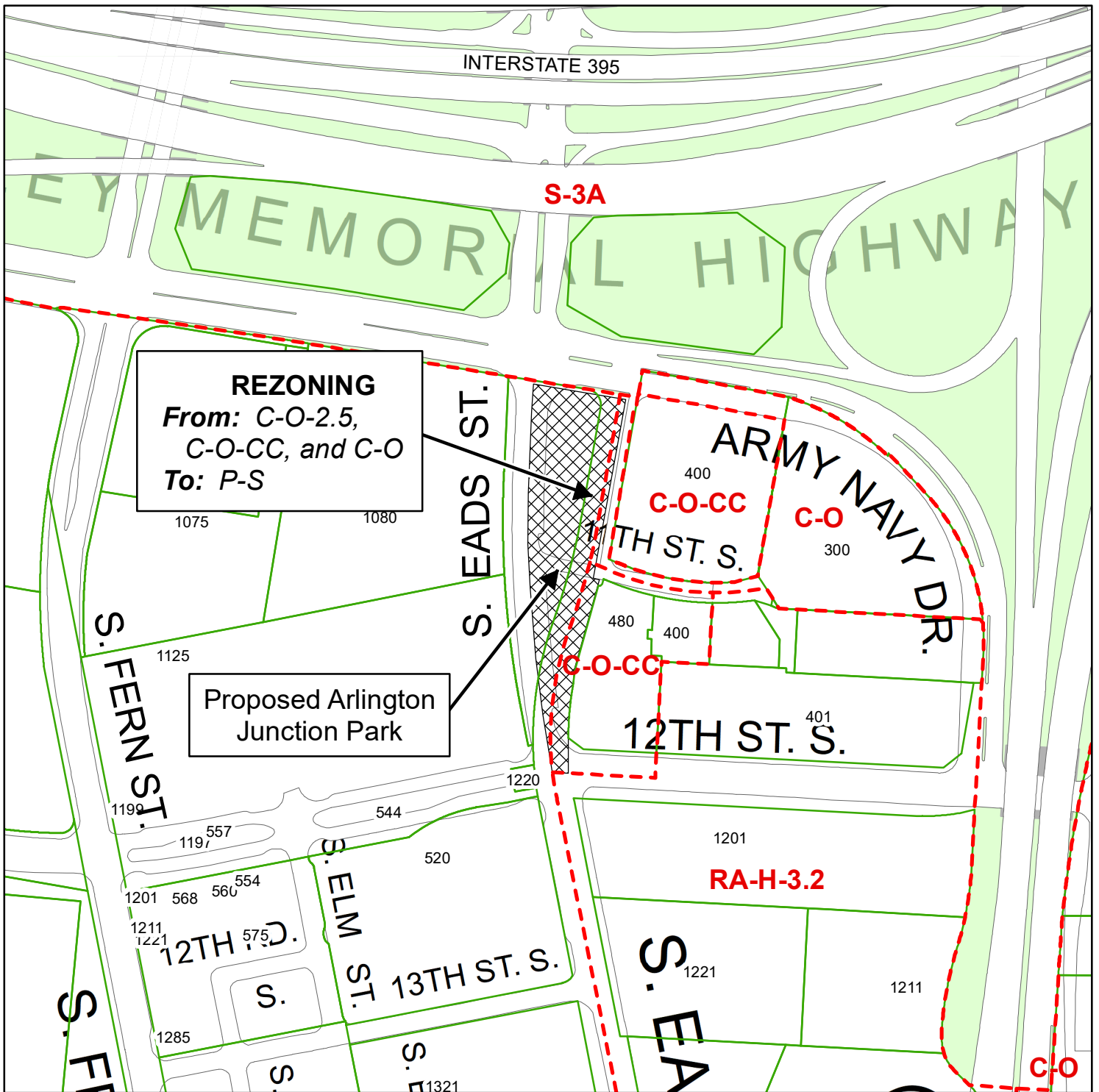
- General Location of Public Spaces
- Public
- Government and Community Facilities
- Medium Office-Apartment-Hotel
- High Office-Apartment-Hotel
- Public Ownership

Notes:

1. This area was designated the "Crystal City Coordinated Redevelopment District" on 9/28/10, to permit heights and densities called for in the Crystal City Sector Plan where Sector Plan goals are otherwise generally met.
4. This area was designated the "Pentagon City Coordinated Redevelopment District" on 2/12/22, to permit heights and densities called for in the Pentagon City Sector Plan where Sector Plan goals are otherwise generally met.



Map prepared by Arlington County, Va.
 GIS Mapping Center
 November 2022
 Map Scale 1" = 200'



ZONING MAP

**New Park at S. Eads St. and Army Navy Dr.
 Part of RPC # 35-003-437 and adjacent R.O.W.**



Area to be rezoned from "C-O, C-O-2.5 and C-O-CC" to "P-S"



Map prepared by Arlington County, Va.
 GIS Mapping Center
 August 2022
 Map Scale 1" = 200'