

**County Board Agenda Item  
Meeting of May 13, 2023**

**DATE:** May 8, 2023

**SUBJECT:** Request to advertise public hearings by the Planning Commission and the County Board to consider an amendment to the General Land Use Plan Public Facility Map and Table to facilitate the creation of a publicly-owned parking lot, located at 3108 Columbia Pike.

**C.M. RECOMMENDATION:**

Adopt the resolution to advertise public hearings by the Planning Commission and the County Board to consider an amendment to the General Land Use Plan Public Facility Map and Table to facilitate the creation of a publicly-owned parking lot, located at 3108 Columbia Pike at a time concurrent with anticipated rezoning and use permit requests.

**ISSUES:** This is a request to advertise future public hearings on a proposed amendment to the General Land Use Plan (GLUP) Public Facility Map and Table to identify a new interim publicly-owned parking lot as a feature shown on the County's Comprehensive Plan. No issues have been identified at this time.

**SUMMARY:** As noted in the Fiscal Year 2023-2032 Capital Improvement Plan (CIP), Arlington County acquired this property in March 2022 after it was identified as a potential site for a future Columbia Pike branch library and for potential co-location of County Board priorities, such as affordable housing. While the site is developed with a vacant, three-story office building, through due diligence completed prior to acquisition, the County determined the building is not fit for re-use and should be demolished. The adopted CIP anticipates completion of a new Columbia Pike branch library no sooner than 2028 at the earliest, thus presenting opportunities for a temporary use on the site in the interim. As noted in the February 2022 Board Report related to the Purchase and Sale Agreement for the property, the County has identified an expanded surface parking lot as a recommended interim use, which could support parking needs for the Career Center Campus during its redevelopment project, or accommodate other public parking needs before future redevelopment of the site.

To establish this interim parking use, in the summer of 2023, the Department of Environmental Services (DES) intends to demolish the existing office building and expand the parking from 63 parking spaces to 92 parking spaces for lease to Arlington Public Schools, which would convert

County Manager:

*MJS/SFW*

County Attorney:

*MNC*

*CR Sanders*

Staff: Anika Chowdhury, DCPHD, Planning Division

the primary use from retail to the commercial parking use category as defined in the Arlington County Zoning Ordinance. This request to advertise public hearings to consider an amendment to the General Land Use Plan (GLUP) Public Facility Map and Table would identify the site for a proposed *publicly-owned parking lot* thus making this a feature shown on the County's Comprehensive Plan, per the public facility review requirements of Virginia State Code 15.2-2232. If the County Board authorizes advertisement of the GLUP amendment, associated rezoning and use permit applications to support the County-operated interim parking lot use is anticipated to come forward for consideration with the requested GLUP amendment in June 2023. These subject approvals will facilitate the final steps needed to demolish the existing building and construct the proposed interim surface parking improvements, including the review of construction plans and issuance of permits. Once additional details are established for the proposed library and/or other uses in the future, the GLUP Public Facility Map and Table may then be further amended to reflect and facilitate implementation of these ultimately established uses on the property.

## **BACKGROUND:**

Address / RPC: 3108 Columbia Pike (RPC # 32-007-018)

Zoning: R-5 (One-Family and Restricted Two-Family Dwelling District) and C-2 (Service Commercial-Community Business District)

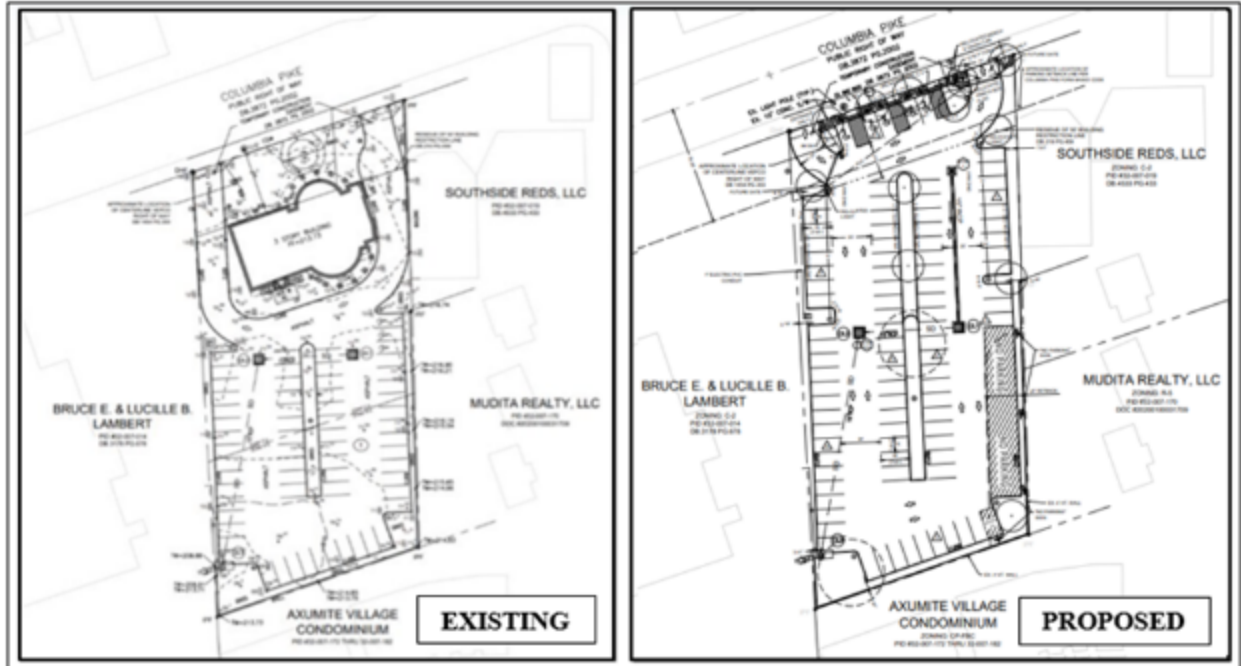
GLUP: "Service Commercial"; Columbia Pike Revitalization District (GLUP Note #8 "Special Revitalization District" Columbia Pike on 11/15/86 and amended on 12/17/02, 2/25/03 and 12/15/07)

Neighborhood: Douglas Park Civic Association

Existing Land Use: The subject site consists of a vacant 3-story office building with an accessory surface parking lot of 63 parking spaces and is surrounded by a stacked townhouse development to the south, a car dealership to the west, and commercial development and a Montessori preschool to the east.

Proposed Land Use: The Department of Environmental Services (DES) intends to demolish the existing office building and seek approval of a use permit application for a Publicly-Owned Parking use. The proposal would expand the surface parking lot from 63 existing parking spaces to 92 total parking spaces. In the immediate future, DES intends to lease these spaces to Arlington Public Schools. Doing so would convert the primary use to fall within the broader Commercial Parking use category as defined in the Arlington County Zoning Ordinance.

**Figure 1: Existing and Proposed Conditions**



**Source: Arlington County**

#### Site and Development History

The approximately 0.99-acre site consists of 15,200 square-foot, vacant, three-story office building, constructed in 1961 with three floors, a mezzanine and an unfinished basement housing mechanical equipment. The building is not included in the Historic Resources Inventory approved adopted by the County Board in 2011.

As part of the development plan with Arlington County and APS for the Career Center Campus to address high school seat demands and the Columbia Pike Library, the Fiscal Year 2023-2032 Capital Improvement Plan (CIP) identifies the subject property as a potential site for a future Columbia Pike branch library (relocated from the current Career Center site) and for co-location of other County Board priorities, including affordable housing.

The CIP lists the Columbia Pike Library Replacement project to aid the high school seat demands of the Career Center and library service delivery needs, with the anticipation to provide library program space with underground parking spaces. Fiscal Year 2026 identifies approximately \$1.5 million for planning and Fiscal Year 2028-2029 identifies approximately \$30 million for design and construction. Due to the current non-conformities of the commercial building, including inconsistencies with current ADA accessibility standards and fire code requirements, DES intends to demolish the existing building and expand the existing surface parking lot as an interim use to serve as overflow parking for the upcoming Career Center redevelopment.

**Figure 2: Aerial Map of 3108 Columbia Pike**



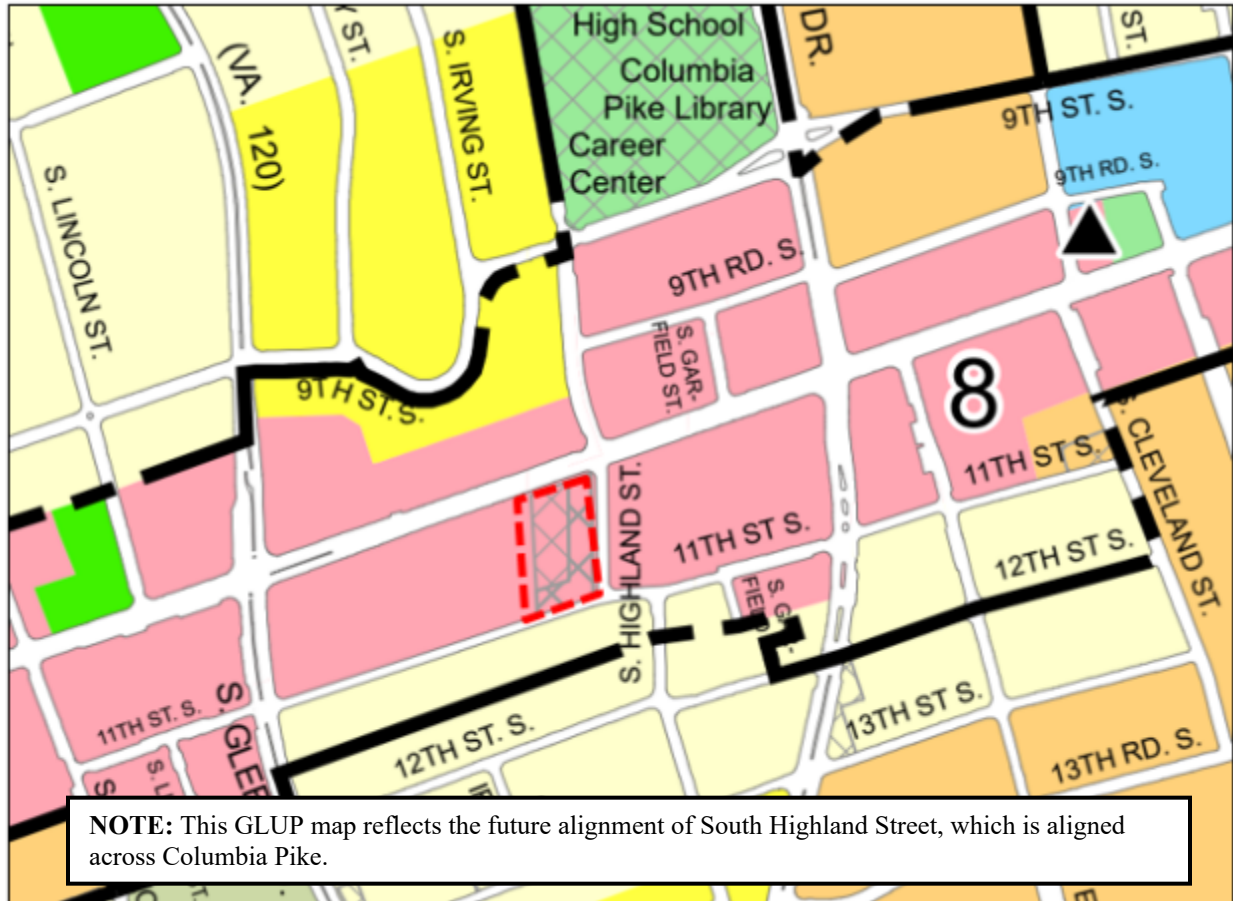
**Source: Pictometry / Arlington County (2022)**

**DISCUSSION:** This section discusses the rationale for a proposed GLUP amendment and rezoning to support the use of this site as a publicly-owned parking lot.

Proposed GLUP Amendment

The current GLUP designation for the subject site is “Service Commercial” and is within the Columbia Pike Special Revitalization District.

**Figure 3: Existing General Land Use Plan**



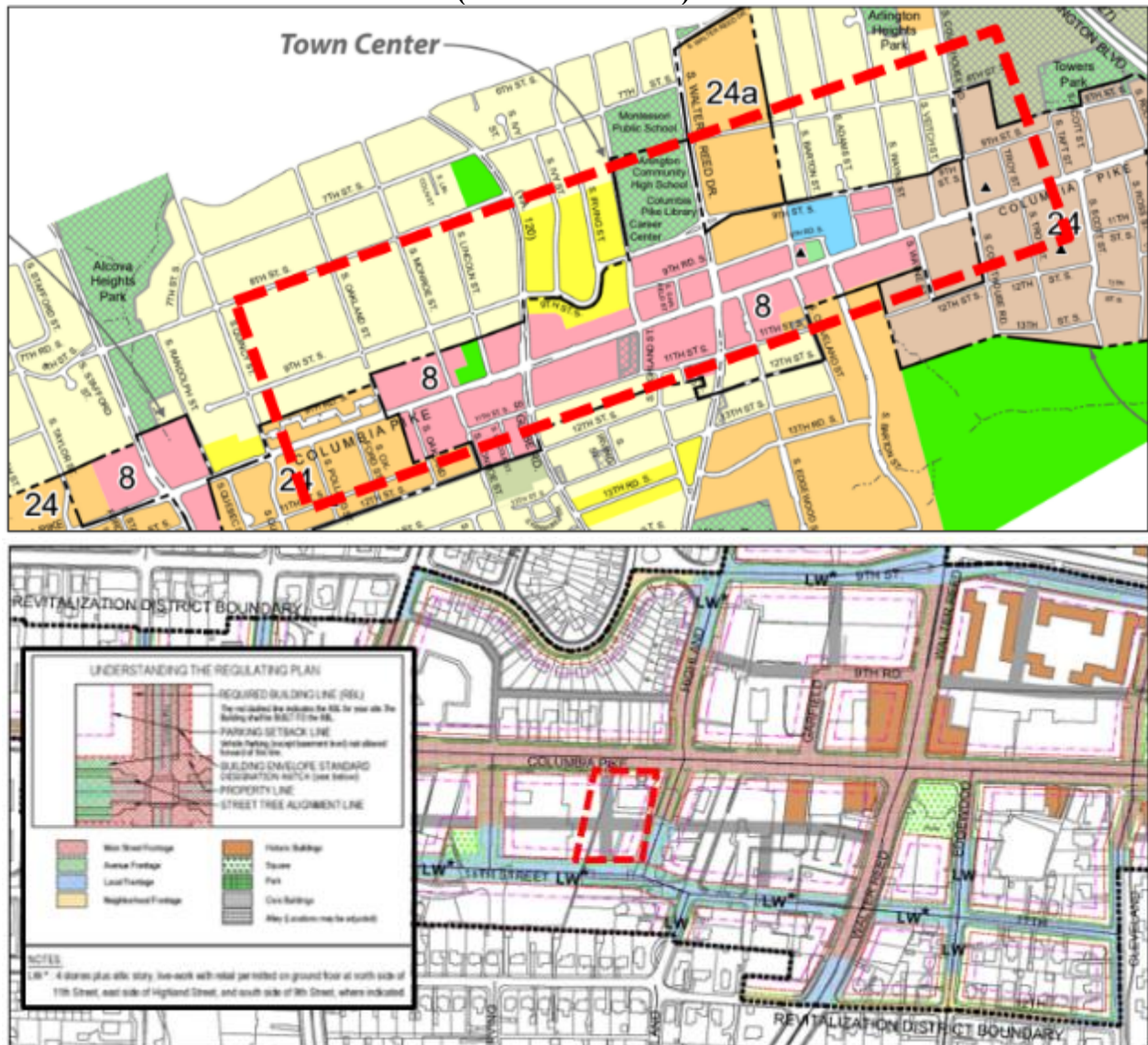
**Source: Arlington County (2022)**

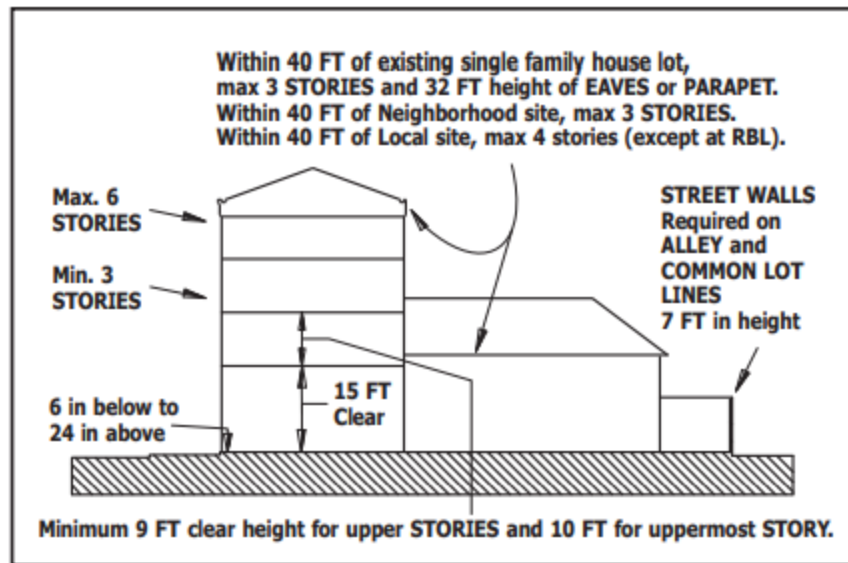
The [Columbia Pike Special Revitalization District Form Based Code](#) (FBC) identifies the site on the Town Center Regulating Plan as a combination of Main Street (red) and Local (blue) frontage types (*Figure 4*) and is within the Columbia Pike Special Revitalization District. As the Regulating Plan is the principal tool for implementing the FBC and recognizes the basic physical characteristics of each building site and the Building Envelope Standards (BES), the Town Center Regulating Plan from South Oakland Street to South Courthouse Road calls for a maximum height of six (6) stories. Overall building height cannot exceed 94 feet under the FBC for Main Street sites. Main Street sites allow for heights between three (3) to six (6) stories, mixed uses, with requirements for ground story retail/commercial uses and shopfront design. Local Sites have lower height limits and further regulations on uses. As expressed through the current CIP, the County's future vision for the site includes relocating the Columbia Pike Branch Library to this site and potentially co-locating other uses, such as affordable housing, which could be accommodated using the FBC zoning. Additionally, the Regulating Plan anticipates future segments of 11<sup>th</sup> Street South to be built at the southern edge of the subject site and anticipates the alignment of South Highland Street between 11<sup>th</sup> Street South and Columbia Pike will shift west in the future and generally border the eastern side of the subject site. Further



redevelopment in the area will be required to realize this full realignment of South Highland Street and extension of 11<sup>th</sup> Street South from South Highland Street to South Glebe Road.

**Figure 4: Town Center Regulating Plan and Building Envelope Standards (Main Street Sites)**

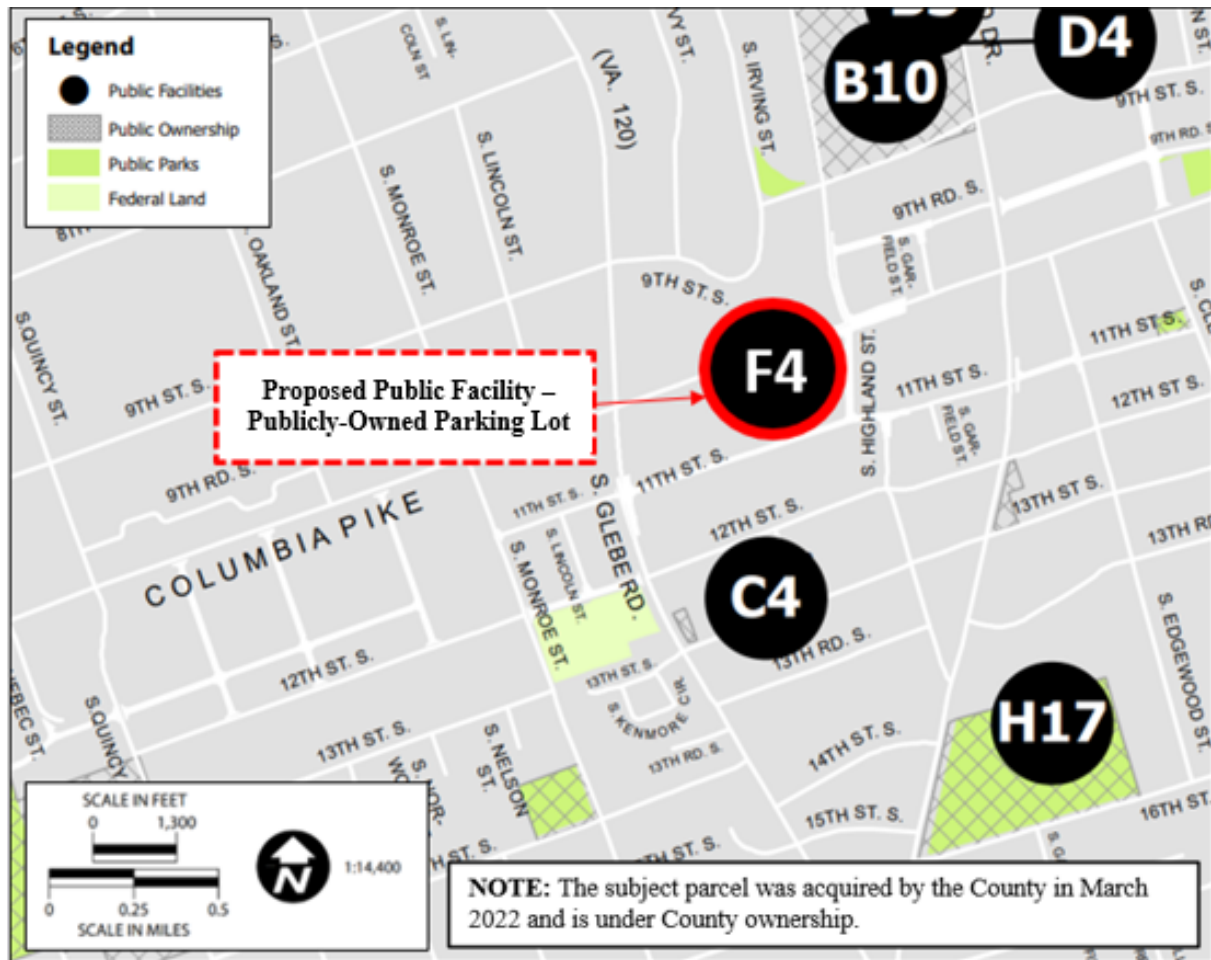




**Source: Columbia Pike Special Revitalization District Form Based Code (2016)**

The proposed interim use of the property as a publicly-owned parking lot prior to its long-term future use is consistent with the current Service Commercial GLUP designation. However, given the County ownership of the parcel and the County's intention to provide interim parking serving the APS Career Center Campus during its redevelopment, a General Land Use Plan (GLUP) amendment to amend the GLUP Public Facility Map and associated Table to identify this site as a publicly-owned parking lot will make this a feature shown in the County's Comprehensive Plan, as needed per the public facility review requirements of the Virginia State Code (15.2-2232).

**Figure 5: Proposed Public Facility Map**



**Source: Arlington County**

Per Virginia Code Section 15.2-2232, a public use shall not be constructed, established or authorized unless it is a feature already shown on the adopted comprehensive plan or the local planning commission approves its general character, location, and extent as being substantially in accord with the Comprehensive Plan. The proposed parking lot use is recommended to be added to the General Land Use Plan (GLUP) Public Facility Map (*Figure 5 and Attachment A*) and Table (*Attachment B*) (as “F4 – 3108 Columbia Pike Parking Lot” under the “Public Parking” use category), as part of Arlington County’s Comprehensive Plan. (Staff expects the category would be changed to the Public Library category at the appropriate future time when the long-term use(s) is further detailed and established). Adding this proposed public facility to the Public Facility Map and Table will meet the Virginia Code Section 15.2-2232 requirement that the Planning Commission finds that the “general location or approximate location, character, and extent” of public buildings and structures, streets, parks, public utility facility, or public service corporation facility as being “substantially in accord” with the Comprehensive Plan, unless the feature is shown on the Comprehensive Plan or is otherwise exempt from this provision.



The Fiscal Year 2023-2032 Capital Improvement Plan (CIP) identifies the subject property as a potential site for a future Columbia Pike branch library (relocated from the current Career Center site) and for co-location of other County Board priorities, including affordable housing. The final details of the long-term future vision for the site will be further articulated through a separate community engagement process with potential for subsequent additional changes to the GLUP, its Public Facility Map and Table, and zoning for the subject site to support the future use(s).

#### Proposed Rezoning Application

In addition to the proposed GLUP amendment, DES has filed an associated rezoning application to reclassify the site from R-5 (One-Family and Restricted Two-Family Dwelling District) and C-2 (Service Commercial-Community Business District) to S-3A (Special District). If the County Board authorizes the RTA, the rezoning application would be considered concurrent with the GLUP amendment and associated use permit requests, currently targeted for public hearings in June 2023. The proposed GLUP amendment would lend further Comprehensive Plan support for the requested rezoning to S-3A to allow publicly-owned parking as an interim use on the property. Further staff analysis and consideration of this rezoning request will be included in a future County Board report addressing the subject proposed rezoning (and GLUP amendment and use permit).

#### **PUBLIC ENGAGEMENT:**

##### *Level of Engagement: Consult*

As called for in the Fiscal Year 2023-2032 Capital Improvement Plan (CIP), 3108 Columbia Pike was acquired by the County in March 2022 to serve as temporary overflow parking to the Arlington Public Schools (APS) Career Center prior to establishing a long-term use. DES staff is notifying adjacent property owners of the anticipated project. Given prior engagement related to the Career Center and adoption of the CIP, a Consult level of engagement is appropriate for the GLUP amendment and rezoning necessary to facilitate these community investments.

The following engagement was conducted for the GLUP amendment and rezoning request.

##### *Outreach Methods:*

- The project has been reviewed by the following advisory groups and review committees:
  - Long Range Planning Committee (LRPC): Materials are provided on a project webpage, and will be shared with the LRPC. Staff will present an overview of the proposed changes to 3108 Columbia Pike along with the associated proposed GLUP amendment and rezoning request to the Long Range Planning Committee at its May 23, 2023, meeting.
  - Form Based Code Advisory Working Group: Staff will present an overview of the proposed changes to 3108 Columbia Pike along with the associated proposed GLUP amendment and rezoning request to the Form Based Code Advisory Working Group at its May 10, 2023, meeting.

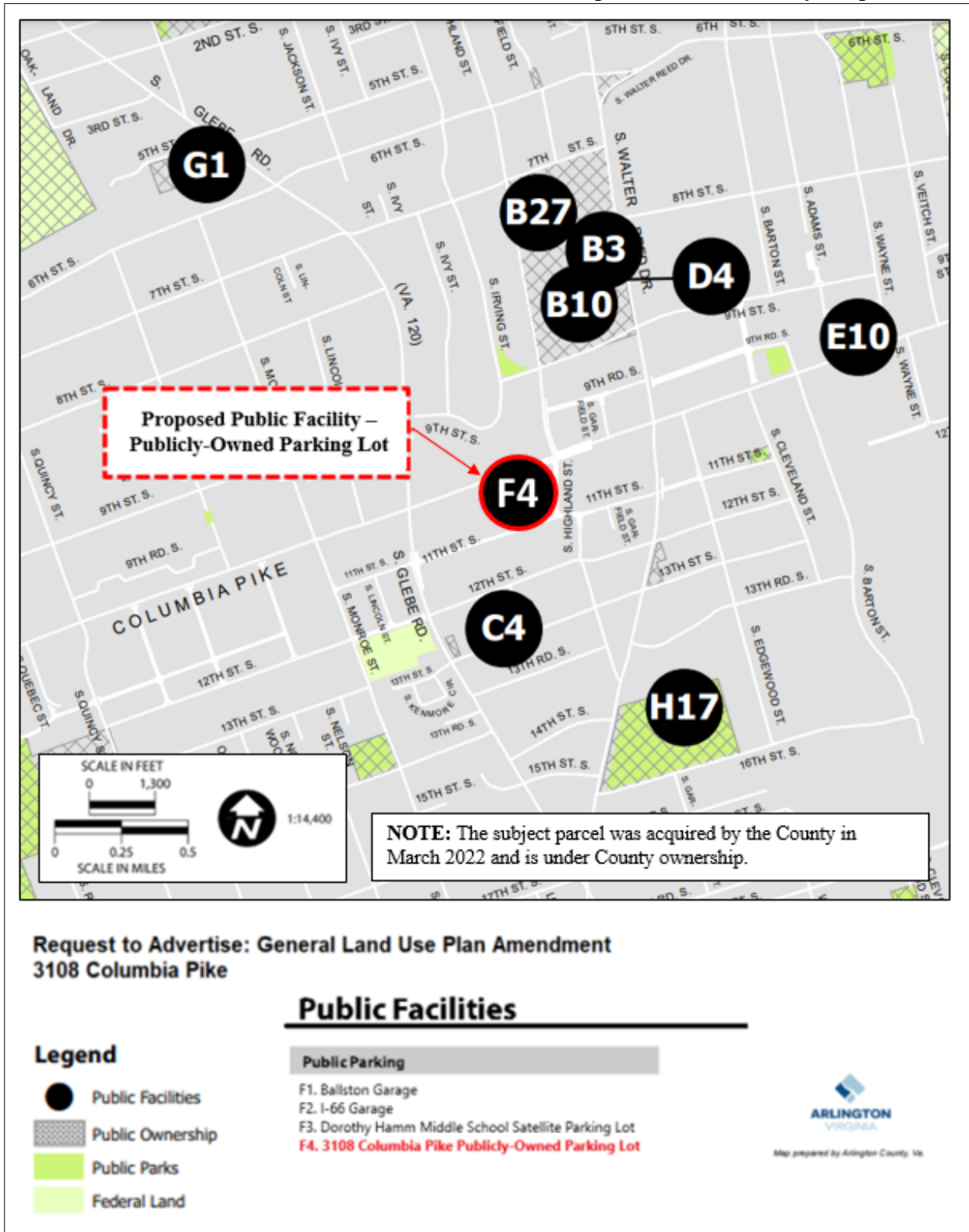
**CONCLUSION:** To enable consideration of the subject request in conjunction with the proposed rezoning and other related actions anticipated for the June 2023 County Board meeting, staff recommends that the County Board adopt the attached resolution to authorize advertisement of public hearings on the proposed GLUP amendment by the Planning Commission and the County Board for consideration at a time concurrent with anticipated rezoning and use permit requests.

**RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS AT  
THE PLANNING COMMISSION AND THE COUNTY BOARD ON THE  
FOLLOWING:**

GENERAL LAND USE PLAN AMENDMENT TO AMEND THE GENERAL LAND USE  
PLAN PUBLIC FACILITY MAP AND TABLE TO ADD A PUBLICLY-OWNED PARKING  
LOT AS A NEW PUBLIC FACILITY TO THE SUBJECT SITE, 3108 COLUMBIA PIKE,  
LOCATED AT THE FUTURE INTERSECTION OF SOUTH HIGHLAND STREET AND  
COLUMBIA PIKE.

*The County Board of Arlington hereby authorizes advertisement of public hearings by the  
Planning Commission and the County Board to consider amending the General Land Use Plan  
Public Facility Map and Table to add a Publicly-Owned Parking Lot as a new public facility to  
the subject site, 3108 Columbia Pike, located at the future intersection of South Highland Street  
and Columbia Pike, at a time concurrent with anticipated rezoning and use permit requests.*

## ATTACHMENT A: GLUP Amendment – Proposed Public Facility Map





## ATTACHMENT B: GLUP Amendment – Proposed Public Facility Table

Map #	Facility Name	Address	ZIP Code	Primary Use Category	Additional Use Categories	Acres
	<b>PUBLIC PARKING</b>					
F1	Ballston Garage	627 N. Glebe Road	22203	Public Parking	Recreational/Cultural	4.4
F2	I-66 Garage	15 <sup>th</sup> Street North & North Stafford Street	22207	Public Parking		2.8
F3	Dorothy Hamm Middle School Satellite Parking Lot	4139 N. Vacation Lane	22207	Public Parking		0.5
<b>F4</b>	<b>3108 Columbia Pike Publicly-Owned Parking Lot</b>	<b>3108 Columbia Pike</b>	<b>22204</b>	<b>Public Parking</b>		<b>0.99</b>

