ARLINGTON COUNTY, VIRGINIA

County Board Recessed Meeting
January 27, 2026

3:00 P.M. County Board Business and Reports
No earlier than 6:30 P.M. Consent & Regular Hearing Items

I. COUNTY BOARD BUSINESS AND REPORTS

- **County Board Reports**
- **Appointments**
- **Regional Reports**
- **County Manager Reports**
  - **2026 Snow Response**

The following items to be heard no earlier than at 6:30 p.m.

II. REGULAR HEARING ITEMS

36. UPER24-00027 Use Permit Review for an outdoor café with a greater number of outdoor seats than indoor for Scapegoat Beer Garden; located at 556 22nd St. S. (RPC #36-018-026).

CM Recommendation: Renew the use permit for an outdoor café associated with a restaurant with a greater number of seats than the indoor portion of the restaurant, subject to the previously approved conditions, with an administrative review in six (6) months (July 2026) and with a County Board review in one (1) year (January 2027).

The following items to be heard no earlier than 6:30 p.m.

III. CONSENT ITEMS *(Items removed from the Consent Agenda on Saturday, January 24, 2026.*

- ## Requests to Advertise

28. Request to advertise future public hearings by the Planning Commission and the County Board to consider the following actions for two sites in the Langston Boulevard Planning District, at future dates concurrent with consideration of associated site plan and rezoning applications for each site:

A. An amendment to the General Land Use Plan (GLUP) from "Low-Medium" Residential to "Low" Office-Apartment-Hotel for an area located at 2031 N. Woodrow St. (RPC #07-010-001 and -002), associated with the Leckey Gardens site plan application (SPLN25-00007, SP #482); and

B. An amendment to the GLUP from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an area located at 3130 Langston Blvd. (RPC #15-012-041), associated with the Walgreens site plan application (SPLN24-00004, SP #481).

CM Recommendation: (A) Adopt the resolution (Attachment 1 of the staff report) to authorize advertisement of public hearings by the Planning Commission and County Board, to future dates concurrent with consideration of the Leckey Gardens site plan and rezoning applications (SPLN25-00007 / SP #482 and REZN25-00006), to consider and resolve to amend the GLUP from "Low-Medium" Residential to "Low" Office-Apartment-Hotel for an area located at 2031 N. Woodrow St. (RPC #07-010-001 and -002), as shown in Attachment 2 (of the staff report). In addition, (B) adopt the resolution (Attachment 3 of the staff report) to authorize advertisement of public hearings by the Planning Commission and County Board, to future dates concurrent with consideration of the Walgreens site plan and rezoning applications (SPLN24-00004 / SP #481 and REZN24-00004), to consider and resolve to amend the GLUP from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an area located at 3130 Langston Blvd. (RPC # 15012041), as shown in Attachment 4 (of the staff report).

29. Consideration of the following actions pertaining to the 2847 Wilson Boulevard Special General Land Use Plan (GLUP) Study:

A. Acceptance of the 2847 Wilson Boulevard Special General Land Use Plan Study Document.

B. Request to advertise future public hearings by the Planning Commission and County Board to consider an amendment to the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019).

CM Recommendation: (1)Adopt the resolution (Attachment 1 of the staff report) to accept the 2847 Wilson Boulevard Special General Land Use Plan Study Document (Attachment 2 of the staff report). In addition, adopt the resolution (Attachment 3 of the staff report) to advertise future public hearings by the Planning Commission and County Board on dates concurrent with consideration of future Unified Commercial/Mixed Use Development (UC/MUD) use permit and rezoning applications to consider and resolve to amend the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization

District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4 (of the staff report).

IV. ADDITIONAL ITEMS

ARLINGTON COUNTY, VIRGINIA

GENERAL INFORMATION

The Arlington County Board generally meets once a month on Saturdays with a corresponding recessed meeting on Tuesday within a week of the initial regular meeting. The Board typically does not meet during the month of August. The meetings are open to the public. For more information, or to obtain the meeting schedule, telephone the County Board Office at 703-228-3130 (TTY 703-228-4611) on weekdays from 8 a.m. to 5 p.m.

A **Spanish Language interpreter is** present for the regular Saturday Board meeting, from 9:30 to 11:30 a.m. Persons needing Spanish language interpretation services are encouraged to contact the County Board Clerk no later than three days in advance of the meeting at 703-228-3130 (TTY 703-228-4611), or notify the Clerk the morning of the meeting. Interpretation services also are available for recessed meetings if requested no less than one day in advance by calling the above number. Persons needing a sign language interpreter, assisted listening devices, alternate format materials, or other accommodation for qualified individuals with disabilities as described in the American with Disabilities Act should contact the County Board office at 703-228-3130 or email countyboard@arlingtonva.us no less than three days in advance of the meeting. In addition, the County offers closed-captioning services for all County Board meetings.

All County Board meetings are available for live viewing with closed captioning on Comcast Xfinity channels 25 and 1085; Verizon FiOS channels 39 and 40, or online with closed captioning County Board Agenda Online the County's YouTube Channel.

INFORMACION GENERAL

Generalmente, la Junta del Condado de Arlington se reúne una vez al mes los sábados con una reunión pospuesta el martes correspondiente de la semana de la reunión ordinaria inicial. Habitualmente, la Junta no se reúne durante el mes de agosto. Las reuniones son abiertas al público. Para más información o para obtener el cronograma de reuniones, llame a la oficina de la Junta del Condado al 703-228-3130 (TTY 703-228-4611) los días hábiles de 8 a.m. a 5 p.m.

En la reunión ordinaria de la Junta los sábados hay un **intérprete al español** presente de 9:30 a 10:30 a.m. Las personas que necesitan servicios de interpretación en español deben comunicarse con la secretaria de la Junta del Condado como mínimo tres días antes de la reunión al 703-228-3130 (TTY 703-228-4611), o notificar a la secretaria la mañana del día de la reunión. También se brindan servicios de interpretación para las reuniones pospuestas si se solicitan como mínimo con un día de anticipación al número de teléfono que se indica anteriormente. Las personas que necesitan interprete del lenguaje de señas, dispositivos de audición asistida, materiales en formato alternativo, u otra acomodación para personas con discapacidades según se establece en la ley *American with Disabilities Act* deben comunicarse con la oficina de la Junta del Condado al 703-228-3130 o enviar un correo electrónico a countyboard@arlingtonva.us como mínimo tres días antes de la reunión. El Condado también ofrece servicios de subtitulado para personas con problemas de audición en todas las reuniones de la Junta del Condado.

Todas las reuniones de la Junta del Condado pueden verse en vivo en Comcast Xfinity channels 25 and 1085; Verizon FiOS channels 39 and 40. Puede ver las reuniones pasadas/archivadas en el County Board Agenda Online .

ARLINGTON COUNTY, VIRGINIA

INSTRUCTIONS FOR SPEAKING ON AGENDA ITEMS

The following instructions are in accordance with the Meeting Procedures adopted by the County Board:

A. **Public Comment Period (Saturday Regular Meetings at 9:30 a.m.)** This is an opportunity for residents to alert the Board of topics ***not on that day's agenda, already decided, or scheduled for future hearings***. All persons wanting to speak must submit a speaker slip to the Clerk prior to speaking. Each speaker has up to two minutes to speak. The Board will hear only one speaker per topic.

B. **Consent Agenda Items.** To speak on a consent agenda item, listed under Public Hearing Items**,** a resident must register online before the first speaker is called for the Consent Agenda hearing, which begins no earlier than 6:00 p.m., identifying all the Consent Agenda item number(s) he or she wants to address on one slip. Individuals may download speaker slips in advance of the meeting by visiting the County Board Meeting web page, and completing the form online. Submission of a speaker slip will result in the item (s) being removed from the Consent Agenda on Saturday to be heard by the Board at 6:30 p.m. at the following Tuesday Recessed Meeting for public testimony (no speakers will be heard on Saturday). Individuals and organizations have up to three minutes to speak on all matters at the Tuesday meeting, (Example: persons who sign-up to speak on two items, will be called one time to speak a maximum of three minutes on both items.). The Board will hear speakers in a group before discussing the removed Consent Agenda items. Additional speakers may sign-up to testify on the previously removed items at the Tuesday recessed meeting by submitting a speaker slip by 6:00 p.m. Only County Board members may request removal of **Non-Public Hearing Items.** These items will also be discussed by the County Board at the Tuesday recessed meeting at 6:30 p.m.

C. **Regular Hearing Items (Heard no earlier than 10 a.m. on Saturday and no earlier than 6:30 p.m. on Tuesday).** Speakers intending to address Regular Agenda items first must check if the item is on the agenda for the Saturday or the Tuesday recessed meeting. In order to speak, an individual must submit a speaker slip identifying the agenda item to the Clerk prior to the first speaker being called for that agenda item. Speaker slips may be downloaded online in advance of the meeting from the County Board Meeting web page but will not be accepted until the day of the hearing. Individuals participating virtually must submit an online speaker form identifying the agenda item prior to the first speaker being called for that agenda item. Individuals may speak for a maximum of two-to-three minutes per agenda item; civic or community organizations representatives may speak for a maximum of two, three or five minutes. The Clerk will call the two minute speakers first; followed by the three minute speakers second; and, finally, the five minute speakers in the order in which their slips are received in each category.

The Board will accept written materials, not repeating oral testimony. Residents must provide eight (8) copies of the information for County Board members, staff and the public record, and give it directly to the Clerk.

For a full copy of the adopted Meeting Procedures, visit the County Board website or contact the Clerk's Office at 703-228-3130 (703-228-4611 TTY).

CONSENT TO COUNTY MANAGER'S DECLARATION OF LOCAL EMERGENCY

WHEREAS, the County Board of Arlington County, Virginia does hereby find:

That due to the January 24–26 Winter Storm, the County of Arlington is facing dangerous public safety conditions of sufficient severity and magnitude that warrant coordinated local government action;

WHEREAS, that due to the January 24–26 Winter Storm, including heavy snowfall, mixed precipitation, hazardous travel conditions, risk of power outages, and prolonged sub-freezing temperatures, a condition of extreme peril to life and property necessitates the Declaration of a local emergency;

WHEREAS, the Commonwealth of Virginia Emergency Services and Disaster Law of 2000, codified at Virginia Code §§ 44-146.13 through 44-146.28.1, authorizes the Director of Emergency Management to declare a local emergency when the governing body cannot convene, subject to confirmation by the governing body at its next regularly scheduled meeting or at a special meeting within fourteen (14) days of the declaration;

WHEREAS, the County Manager, acting as the Director of Emergency Management, declared in accordance with Virginia law a local emergency in the evening of January 24, 2026;

WHEREAS, the circumstances at the time did not permit the County Board to convene to consent to the declaration of a local emergency;

WHEREAS, the Governor of the Commonwealth of Virginia declared a State of Emergency on Thursday, January 22, 2026.

WHEREAS, the local emergency remains in effect until terminated by either the County Manager or the County Board upon determination that all necessary emergency actions have been taken;

NOW THEREFORE, BE IT RESOLVED that the County Board consents to the Declaration of a Local Emergency by the County Manager; and

_____

Date

Attest: _____

Clerk of the County Board, Arlington County, Virginia

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of January 24, 2026

DATE: January 16, 2026

SUBJECT: UPER24-00027 USE PERMIT REVIEW for an outdoor café with a greater number of outdoor seats than indoor for Scapegoat Beer Garden; located at 556 22nd St. S. (RPC #36-018-026).

Applicant:
Twenty-Third Street Corridor LLC

By:
Nicholas V. Cumings
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Blvd., Suite 1300
Arlington, VA 22201

C.M. RECOMMENDATION:

> Renew the use permit for an outdoor café associated with a restaurant with a greater number of seats than the indoor portion of the restaurant, subject to the previously approved conditions, with an administrative review in six (6) months (July 2026) and with a County Board review in one (1) year (January 2027).

ISSUES: This is a one-year County Board review of a use permit for Scapegoat Beer Garden, permitting a greater number of seats in the outdoor café (208) than indoor seats (79). The subject use has not yet been implemented, as the applicant is working to obtain building permits to legalize illegally built structures during the Covid -19 pandemic and implement the requirements of an accompanying site plan amendment that was approved by the County Board. There are no issues related to the subject use permit that is under review, as the use has not begun. The use of the outdoor café cannot commence until the restaurant supporting the café opens. The applicant is diligently pursuing permits to get the restaurant open and to comply with the requirements of the site plan amendment. Zoning Enforcement staff has open cases elsewhere on the property and is monitoring the applicant's efforts to implement the improvements required by the County Board in the site plan amendment. Whereas staff supports renewal of the use permit for the use

County Manager: MJS/SFW

County Attorney: RLS CR Sanders

Staff: Peter Schulz, AICP, DCPHD, Planning Division

that has not yet commenced, the recommended reviews will allow staff the opportunity to assess compliance with the associated site plan amendment conditions that must be accomplished prior to initiation of this use permit.

SUMMARY: This is a scheduled one-year County Board review of a use permit for an outdoor café with more seats outdoors than indoors for Scapegoat Beer Garden, which has not yet begun operation. The subject item is a review of only this use permit and not the associated site plan amendment related to the buildings on the subject site. The outdoor café has not yet begun operation as the principal restaurant use has not obtained a certificate of occupancy and begun operation. Furthermore, the principal restaurant will not obtain a certificate of occupancy (nor one for outdoor dining) until building permits to resolve unpermitted work violations have been approved and inspected, and certain improvements have been made to the property which the County Board required in approving an associated site plan amendment in January 2025. Zoning Enforcement staff is actively working with the applicant to ensure compliance with the site plan amendment conditions. No use may occupy the space at 556 22nd Street S. until the site plan conditions have been implemented. In order for staff to continue to monitor the progress of the required improvements to the site, staff recommends the County Board renew the subject use permit, subject to all previously approved conditions, with an administrative review in six (6) months (July 2026) and a County Board review in one (1) year (January 2027). These reviews will afford opportunities to assess compliance with the site plan amendment, and this use permit once the use commences.

BACKGROUND: The subject site is a currently vacant commercial structure at 556 22nd Street South, which has been vacant for a couple years. Previously it had been the Pallas Athena Restaurant. The subject site is located in a property that is covered by a site plan (SP #206), originally approved by the County Board as an "as-built" site plan in 1983.

During the COVID-19 pandemic, the property owner (and applicant) had illegally constructed three (3) outdoor dining platforms and reduced the parking on site without site plan or building permit approval. One (1) of the existing restaurants on site, Enjera Ethiopian, was using one (1) of the unpermitted outdoor dining platforms but had not obtained the required certificate of occupancy for the outdoor dining use. The outdoor dining platforms could not be used, and a certificate of occupancy for outdoor dining also could not be issued until: 1) the applicant applies for and obtained County Board approval of a site plan amendment reflecting the construction of the new structures and reduced parking on site; and 2) subsequently obtained approved and inspected building permits for the structures.

The applicant received approval of step 1, as the County Board approved the site plan amendment in January 2025 to permit outdoor dining structures that were illegally constructed, modify the parking quantity and parking lot layout, and implement other site improvements, including enclosing the dumpsters with a wooden corral and additional site landscaping, subject to conditions. The applicant is now working on step 2, and the applicant has submitted building permits for the outdoor dining structures and is working to address staff comments on the permits. Most recently, the applicant has fulfilled a major precondition by the County's Chief Building Official to legally consolidate the site's lots into one (1) parcel of record by filing a

surveyor's plat in the County Circuit Court land records. Building permits could not be legally issued until that step was taken.

Also, in January 2025, the County Board approved the subject use permit for a proposed tenant for the subject space, Scapegoat Beer Garden, to have a greater number of seats in the outdoor café than indoor seats. There would be 208 outdoor seats in two (2) of the three (3) illegally constructed structures. Scapegoat's use of the outdoor dining areas cannot commence until steps 1 and 2 are completed. As of the writing of this report, the use of the Scapegoat outdoor dining areas has not commenced as they are still working on obtaining the necessary building permits and inspections.



Figure 1-- Aerial view of site, staff GIS.

Address / RPC: 556 22nd St S. (RPC #36-018-026)

Neighborhood: The site is located in the Aurora Highlands Civic Association area and is located with the National Landing BID area.

Zoning: "C-O" Mixed-Use Zoning.

GLUP: "Service Commercial" and Crystal City Coordinated Redevelopment District (Note 1)

Existing Land Use: A neighborhood commercial center totaling approximately 9,000 square feet of gross floor area.

DISCUSSION: The following details the existing use and staff assessment:

REVIEWED USE:

Type of Use: An outdoor café associated with a restaurant with more seats outside (208) than inside the restaurant (79).

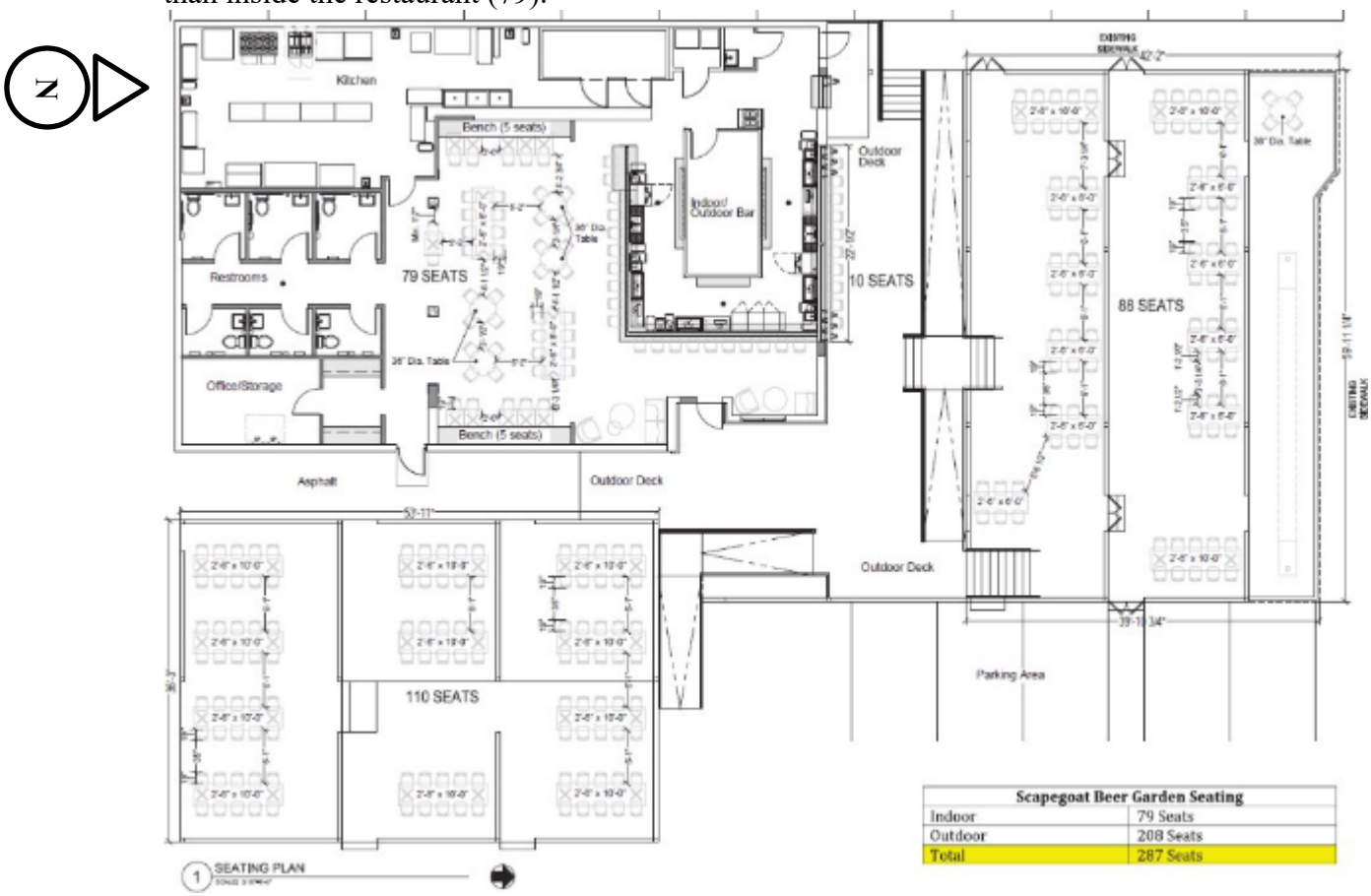


Figure 2-- Layout of outdoor seating area, courtesy applicant



Figure 3-- Staff photos from 22nd Street South, looking south to proposed site of Scapegoat.

ASSESSMENT:

Zoning Enforcement: There are no open Zoning Enforcement cases specifically for the Scapegoat Beer Garden. The applicant has a building permit for Scapegoat that is in review by the County. There are currently two open Zoning Enforcement cases elsewhere on the property, but not connected to the subject use under review:

- Enjera Restaurant has an open Zoning violation (ZENF23-00143) for using one of the outdoor seating areas for outdoor dining without a certificate of occupancy. A certificate of occupancy cannot be issued until a building permit for the outdoor dining area has been approved and inspected. The applicant has applied for a building permit, and in furtherance of a requirement of the County has filed a plat in the County land records to consolidate the property into one lot. Zoning Enforcement staff last visited the site on December 2, 2025, to consult with the business and property owner, and the applicant has submitted a revised building permit application, which is under review by County staff.
- A case was created and a courtesy letter was sent in November (ZENF25-00396) in response to a neighborhood complaint that a dumpster was obstructing the public sidewalk on 22nd Street S. One of the conditions of the site plan amendment that the County Board approved in January 2025 was a requirement to build a wooden trash corral to screen and contain the dumpsters to prevent them from being placed on the sidewalk.

CPHD, Planning: The outdoor seating use has not commenced since the County Board approved the use permit in January 2025. The applicant has submitted a building permit application for Scapegoat and is working on revising the permit based on staff comments so that the restaurant may open. No certificate of occupancy will be approved until the applicant has implemented these improvements, a building permit (or permits) is approved and inspected. In furtherance of obtaining a building permit, in response to a requirement from the County's Chief Building Official, the applicant has filed a surveyed plat of the property in the County Circuit Court land records that consolidates all of the lots within the site plan area into one lot of record.

The use allowed by this use permit has not, and cannot commence until the outstanding Zoning violations related to the site plan amendment are resolved, which is actively being worked on by the applicant. Therefore, staff recommends renewal of the use permit with an administrative review in six (6) months (July 2026), and a County Board review in one (1) year (January 2027), subject to the previously approved conditions. The administrative review will permit the applicant to continue construction at the Scapegoat site to fulfill the requirements of the approved site plan amendment, permit staff to monitor the progress at the site, and thus commence use of the outdoor dining area. The County Board review in January 2027 will allow evaluation of the operation of the outdoor dining area and compliance with the use permit conditions.

PUBLIC ENGAGEMENT:

Communicate

This level of engagement is appropriate for a review of an outdoor café application where the use has not yet commenced.

Outreach Methods:

- Public notice was given in accordance with the Code of Virginia §15.2-2204. Notices of the County Board hearing on the use permit review were placed in the January 9, 2026, and January 16, 2026, issues of the *Washington Times* for the January 24, 2026, County Board Meeting.

- Placards were placed in various locations surrounding the property indicating the subject of this use permit review and the time and place of the public hearing in accordance with Arlington County Zoning Ordinance §15.1.3.B.

In addition to the above legal requirements:

- The Aurora Highlands Civic Association and the National Landing Business Improvement District (BID) were informed of the application via email communication. The subject property is located within the Aurora Highlands Civic Association, and is also located within the National Landing Business Improvement District.

Community Feedback:

Aurora Highlands Civic Association (AHCA): Staff contacted the AHCA by email. The president and a representative of the AHCA sent an email acknowledging that while the outdoor dining use for Scapegoat under the use permit has not commenced, they recommended that the County Board approve a short review of the use, due to concerns about maintenance at the overall site. The AHCA in particular mentioned their concern about the dumpsters at the site frequently blocking the 22nd Street sidewalk, and that the applicant, attempting to address this, constructed a new dumpster enclosure but the trash hauling company finds the enclosure unusable. The AHCA also sent a copy of their October 2024 letter of concern about the proposed size and intensity of the proposed outdoor dining area. The letter expressed concerns about potential noise generated by the large outdoor dining area, the large size of the outdoor dining area requested generating large crowds, requested that outdoor music and amplification be prohibited, and was concerned about the reduction of on-site parking caused by the illegal construction of the dining platforms, and requested that the applicant be required to have off-street loading.

Staff Response: Enclosing the site's dumpsters, both to screen them from public view and to prevent them from obstructing the sidewalk, was a requirement of the site plan amendment that the County Board approved in January 2025. Zoning Division enforcement staff recently issued a

Notice of Violation to the landlord for noncompliance with the site plan requirement. Staff will continue to work to ensure the applicant implements the requirements of the site plan amendment. With regard to the review time of the use permit for the outdoor dining use, in this report staff recommends a one-year review of the use permit with a six-month administrative review to monitor progress at the site. Staff will reach out to the Civic Association during the administrative review. Finally, staff believes that the conditions of the adopted use permit for Scapegoat Beer Garden address the concerns of the AHCA: Outdoor live entertainment, amplification, and dancing are prohibited in Condition #6, and in addition, the applicant is removing the electrical wiring from the platforms. To attempt to prevent crowds, no standing area is permitted (Condition #19), all food and drink must be consumed within the outdoor dining area (Condition #4), all food and drink must be served by employees, and no outdoor bar or self-service is permitted (Condition #17), and special event permits are not permitted (Condition #18). TIPS training is required for all servers (Condition #7) and the restaurant must join the Arlington Restaurant Initiative (ARI) (Condition #13). In addition, the approved site plan amendment also addressed many of the concerns of the community about the operation of the site. The applicant has parking on premises that meets the Zoning Ordinance, and owns an adjacent parking lot where additional patrons may park. An off-street loading space that conforms to the Zoning Ordinance is provided on site.

National Landing Business Improvement District (NLBID): The NLBID reported that it strongly supports the application as Scapegoat will deliver a new experience that has not been present in the area.

CONCLUSION: This is a one-year review of a use permit for an outdoor café with more seats outdoors than indoors. The outdoor café has not yet begun operation as the principal restaurant use has not yet obtained a certificate of occupancy and begun operation. Furthermore, the principal restaurant will not obtain a certificate of occupancy (nor for outdoor dining) until building permits to resolve violations related to illegal construction have been approved and inspected, and certain improvements have been made to the property which the County Board required in approving an associated site plan amendment in January 2025. Zoning Enforcement staff is actively working with the applicant to ensure compliance with the site plan amendment conditions, which must be resolved prior to initiation of the use permitted by this use permit. No use may occupy the space at 556 22nd Street S. until the site plan conditions have been implemented. In order for staff to continue to monitor the progress of the required improvements to the site, staff recommends the County Board renew the subject use permit, subject to all previously approved conditions, with an administrative review in six (6) months (July 2026) and a County Board review in one (1) year (January 2027).

Approved Conditions:

1. The applicant agrees to comply, by way of illustration and not limitation, with all applicable requirements of County Ordinances (i.e. Zoning Ordinance) and Codes (i.e. Noise Control Ordinance), and State statutes, including the laws and regulations enforced by the Community Health Protection Bureau, the Fire Marshal, the Police Department and the Virginia Alcohol Beverage Control Board (ABC).

2. The applicant agrees that operation of outdoor cafe areas shall not exceed the hours of operation for the interior portion of the establishment and that in no event may the outdoor café areas operate outside the hours of 9 a.m. to 11 p.m., seven (7) days a week.

3. The applicant agrees that the outdoor café areas shall under no circumstances be enclosed, as defined by the Arlington County Zoning Ordinance.

4. The applicant agrees that all consumption of food and drink must be confined to the outdoor café areas designated on the attachment named "Scapegoat Beer Garden – Seating Plan" prepared by GTM Architects and approved by the County Board on January 25, 2025 with this use permit. All on-site parking spaces as approved by SP# 206 must be maintained as parking spaces at all times.

5. The applicant agrees that under no circumstances shall live entertainment and dancing be permitted in the outdoor café areas.

6. The applicant agrees that no sound or audio or video entertainment, including but not limited to television or audio device playing of music and/or sports events, may be piped into by use of speakers, played, or projected so as to be visible or audible from the outdoor café areas

7. The applicant agrees that all staff employed by the establishment who serve alcohol to customers shall have TIPS (Training for Intervention Procedures) certification (or equivalent training accepted by the Virginia Alcohol Beverage Control Board (ABC). The applicant agrees to keep a record of TIPS training certification for all employed restaurant staff, including all new staff, and submit this information to the County upon the County's request.

8. The applicant agrees to post signs in the windows of the establishment, and on the tables of the outdoor café areas, which inform patrons to respect the peace of nearby residential neighborhoods, refrain from littering and/or loitering in the neighborhood, and to avoid parking in the residential neighborhoods.

9. The applicant agrees to make customers aware of the establishment's proximity to the nearest Metrorail Station and bus routes, available parking for the establishment, and any special parking arrangements available for customers of the establishment through clearly recognizable postings inside of the establishment and on their website.

10. The applicant agrees to broom sweep and remove trash from the outdoor café areas and designated parking areas (using non-motorized tools and methods) in front of the establishment within one (1) hour of the establishment's closing for the evening.

11. The applicant agrees that any lighting located within or immediately adjacent to the outdoor cafés area must be arranged and/or hooded to substantially confine all direct light within the boundaries of the outdoor café area.

12. The applicant agrees to designate a representative of the establishment with management authority or an ownership interest in the establishment as a neighborhood liaison for the purpose of communicating with nearby residents and neighbors to address concerns which may be related to the operation of the establishment's outdoor cafes. The applicant further agrees to the following:

    a. That the onsite liaison shall be available during the hours of the business's operation to receive and respond to community concerns regarding issues related to the establishment's outdoor cafe operations.

    b. That the name, telephone number, and email address of the neighborhood liaison shall be provided to the following:

        i. The Arlington County Zoning Administrator.
        ii. The Aurora Highlands Civic Association President
        iii. Management of the Crystal Houses Apartments
        iv. The Executive Director of the National Landing BID

13. The applicant agrees to become a participating member of the Arlington Restaurant Initiative before issuance of the Certificates of Occupancy for the outdoor seating areas subject to this use permit.

14. The applicant agrees that, in the event of a change of ownership of the establishment subject to this use permit, the new owners must provide updated information prior to the issuance of a Certificate(s) of Occupancy for the new ownership of the establishment for the following conditions:

    #7: TIPS Training

    #12: Neighborhood Liaison

    #13: ARI Membership

15. The applicant agrees to post a copy of the approved Certificate(s) of Occupancy for the interior portion of the establishment and the outdoor café areas within a visible location near the front door of the establishment and to make them immediately available for inspection by Arlington County personnel upon request.

16. The applicant agrees to either post a copy of these approved conditions in a visible location near the front door of the establishment or to make them immediately available for inspection by all Arlington County personnel upon request.

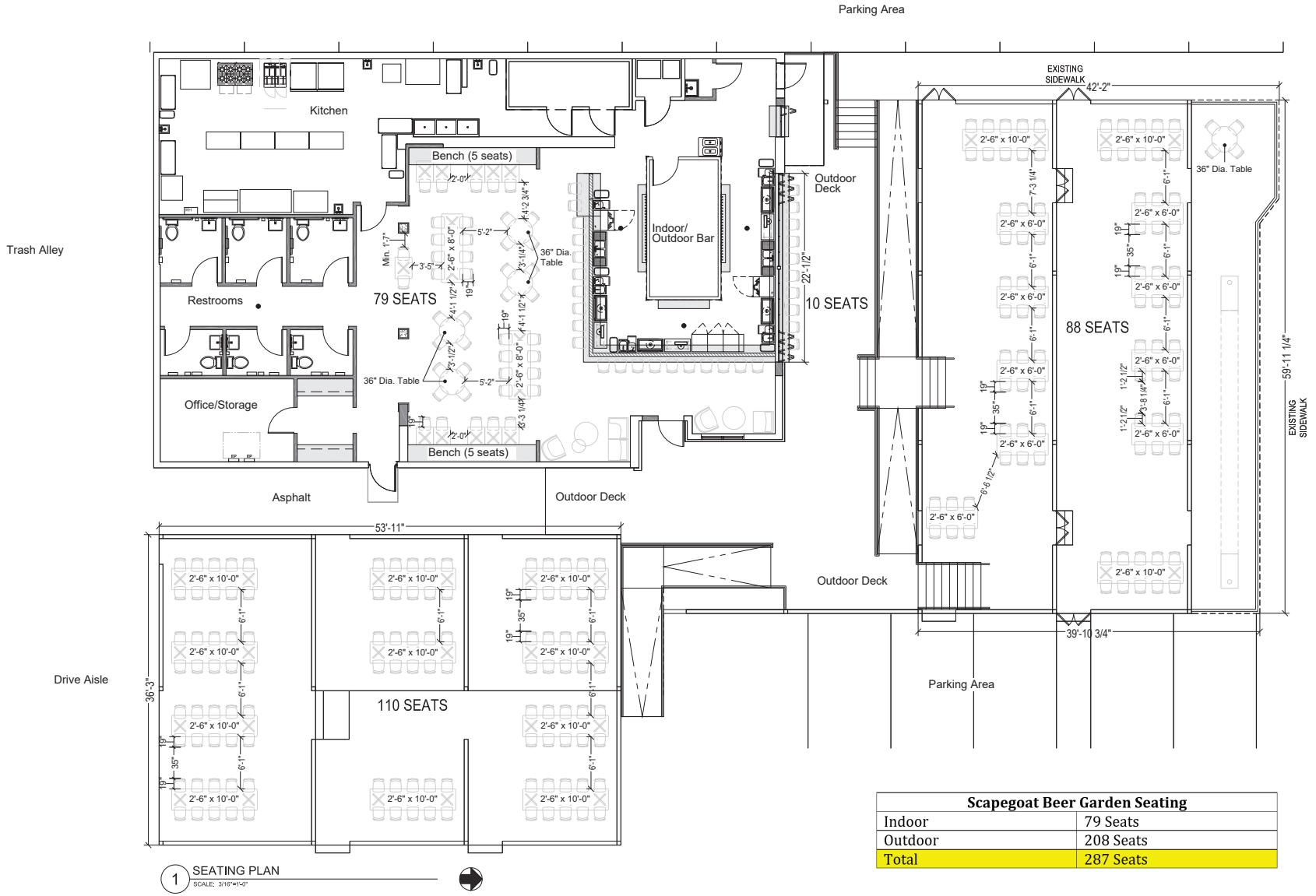
17. The applicant agrees that there shall be no outdoor bar or food service, nor other forms of outdoor point of sales in the outdoor café areas. All preparation, service, and purchase of food and drink to be consumed within the outdoor cafés shall be prepared within the indoor restaurant and brought to the outdoor cafés either by employes of the restaurant or customers.

18. The applicant agrees it will not apply for special event permits to be operated within the outdoor café areas subject to this use permit.

19. The applicant agrees that tables and chairs must be installed in the outdoor seating areas, as generally shown on the attached plan prepared by GTM Architects and entitled "Scapegoat Beer Garden-Seating Plan", or as approved in the Certificate of Occupancies for each outdoor café area. The applicant further agrees that in no event shall the number of outdoor seats exceed 208. The applicant further agrees that the tables and chairs shall be laid out as shown on the Certificates of Occupancy for each outdoor café area at all times the outdoor cafés are in use.

PREVIOUS COUNTY BOARD ACTIONS:

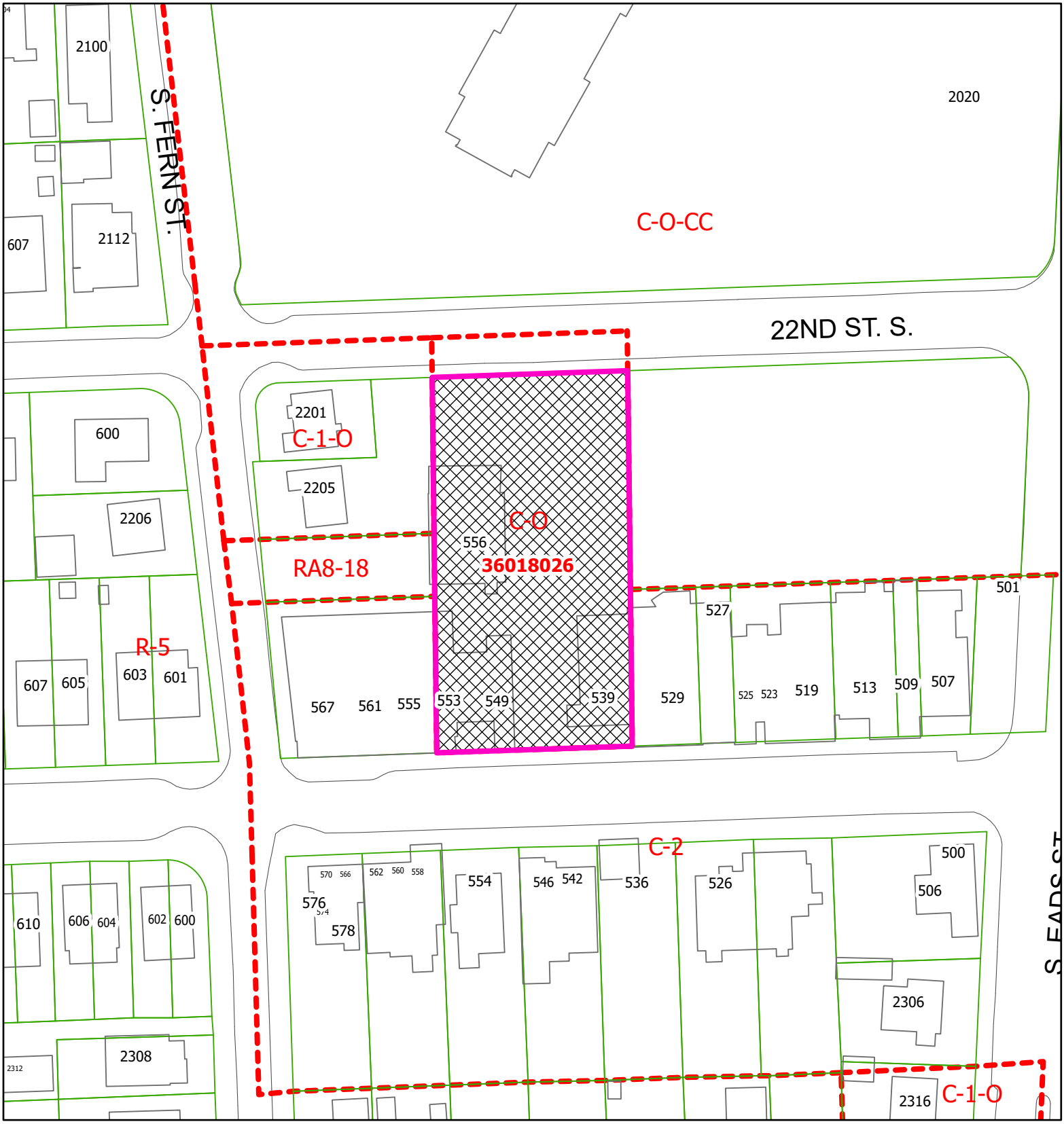
June 1, 1971	Approved a rezoning (Z-1975-71-4) from "RA8-18" and "C-2" to "C-O".
August 7, 1971	Approved a site plan (Z-1975-71-4, now SP #206) for an 8-story office building with retail, subject to conditions.
April 12, 1972	Approved a site plan amendment and extended approval for an additional year.
May 12, 1973	Approved a site plan amendment and extended approval for an additional year (site plan approval expired in May 1974).
July 12, 1980	Denied a new site plan application (Z-1971-71-4. SP #206) for an office building.
September 10, 1983	Approved an "as-built" site plan (Z-1971-71-4. SP #206), with no conditions.
February 10, 1990	Denied a site plan amendment for a food delivery service.
January 25, 2025	Approved a site plan amendment (SPLA24-00032) to permit addition of three unenclosed platforms for outdoor cafés, and modify parking and landscaping requirements, subject to new conditions.
	Approved a use permit (UPER24-00027) for an outdoor café with a greater number of outdoor seats than indoor for Scapegoat Beer Garden, located at 556 22nd St. S.



Scapegoat Beer Garden Seating	
Indoor	79 Seats
Outdoor	208 Seats
Total	287 Seats

SCAPEGOAT BEER GARDEN - Seating Plan

GTMARCHITECTS
556 22ND ST S, ARLINGTON, VA 22202
COPYRIGHT 2024, GTM ARCHITECTS, INC.
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



UPER24-00027

556 22nd St. S.

RPC # 36-018-026

Case Location

Scale 1:1,000

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed

From: Nicholas Giacobbe
Sent: Friday, January 16, 2026 10:02 AM
To: CountyBoard <CountyBoard@arlingtonva.us>
Cc: County Manager <CountyManager@arlingtonva.us>; David Barrera <dbarrera@arlingtonva.us>; Stephanie Bello <sbello@arlingtonva.us>; Peter Schulz <Pschulz@arlingtonva.us>; Mason Kushnir <mkushnir@arlingtonva.us>; Jonathan Davis <jdavis1@arlingtonva.us>;
Subject: Scapegoat Beer Garden Use Permit UPER24-00027

EXTERNAL EMAIL

CAUTION: This email contains file attachments. Do NOT open files that you are not expecting to receive, even from known senders.

Dear Members of the County Board,

I want to bring to your attention some issues with the renewal of the use permit for the Scapegoat Beer Garden that is on your agenda for next Saturday. I have attached a copy of the Aurora Highlands Civic Association letter from October of 2024 that raised several of the neighbors' concerns, many of which are still valid apprehensions since the business has not yet opened.

I would like to point out one issue in particular, the parking of the dumpsters on the 22nd Street South sidewalk, impeding the passage of pedestrians. Sidewalks are important in National Landing, the area cannot be an effective 15-minute city without clear sidewalks. However, that is not the case here. You may recall the discussion Ms. Coffey and I had about the dumpsters during the hearing a year ago (*it's been a slow year, I'm sure you remember*). We have seen little meaningful attention to removing the dumpsters from the sidewalk until this week. It was the miracle on 22nd street, concurrent with the posting of the notices about the hearing for the use permit renewal was the hasty construction of a new corral around the dumpsters. (Note: We heard for much of the year that the delay in getting the dumpsters off the sidewalk was due to the time needed to get a building permit for the dumpster corral. End Note.)

Sadly, the story does not end there. Just yesterday I ran into the trash hauler taking photos of the new dumpster corral. He said he needed to report back that he simply could not service the dumpsters. The dumpsters were jammed into the corral at the wrong angle and he couldn't work around the grease container. He took some photos and departed. This morning the dumpster is overflowing with trash, more treats for our already robust rodent population.

I've attached some photos so you can see the current situation. I urge you to carefully consider the renewal of this use permit, especially since we have no experience with the operation of the business. I'd suggest a fairly short renewal period so that you can monitor compliance.

Thanks and regards,

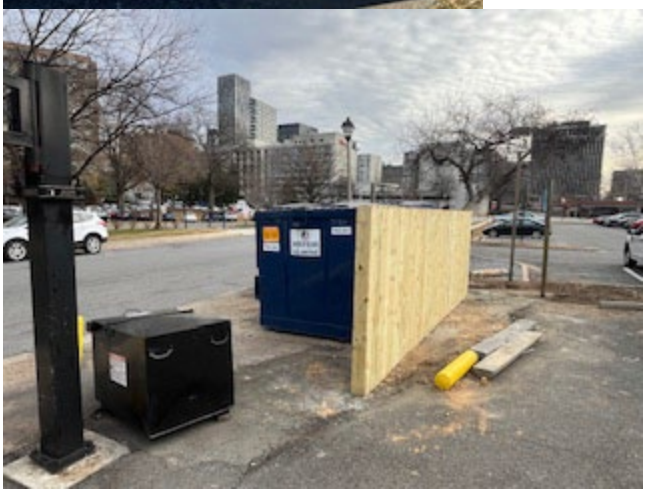
Nick

Nicholas Giacobbe
Aurora Highlands

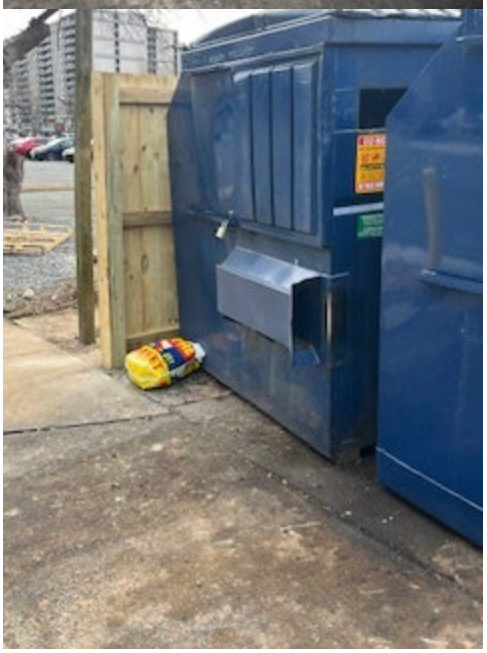



AMERICAN






AMERICAN






ARLINGTON COUNTY, VIRGINIA
PUBLIC NOTICE
Application has been received for a
USE PERMIT REQUEST
THE FOLLOWING CASES WILL BE HEARD BY THE COUNTY BOARD:
Scapegoat Beer Garden.

NATIONAL LANDING
PENTAGON CITY
CRYSTAL CITY
POTOMAC YARD

January 14, 2026

Arlington County Board
2100 Clarendon BLVD, Suite 700
Arlington, VA 22201

Re: Scapegoat Beer Garden One-Year Review Use Permit UPER24-00027

Dear Chair De Ferranti and members of the County Board,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) would like to reemphasize its support as previously expressed in the letter dated January 22, 2025 (attached) for the use permit for Scapegoat Beer Garden.

As stewards of National Landing's transformation as a dynamic, urban downtown, it is the BID's mission to advocate for the district's vibrancy, social appeal, and economic competitiveness while fostering inclusion in community building. We believe supporting this use permit's continuation is one way towards achieving this mission.

Once it opens, Scapegoat will be a unique offering in National Landing that will positively contribute to the established community asset that is the highly connected and walkable 23rd Street Restaurant Row. To mitigate the potential impact of having more outdoor seating than indoor seating - a common feature of beer gardens - several thoughtful conditions were approved with the use permit. Specifically, requiring limited hours, no outdoor live entertainment or piped music or TV, and no outdoor point of sales will mitigate lingering community concerns around noise once the establishment opens. The BID is confident that the applicant will abide by all required conditions given their on-going efforts with the property owner and the BID to address other concerns related to site upkeep, proper dumpster enclosures, and more efficient patron parking with easier maneuvering space leading up to the business opening. This shows good faith towards being a respectful neighbor and their commitment to long-term investment in the community.

Scapegoat will be an exciting, new business addition to Restaurant Row that will enhance the area's draw, its vibrancy, and social appeal. We strongly support the continuation of this use permit and urge the Board to approve.

Sincerely,

Tracy Gabriel

Tracy Sayegh Gabriel
President & CEO
National Landing Business Improvement District

NATIONAL LANDING
BUSINESS
IMPROVEMENT
DISTRICT

1550 Crystal Drive
Suite 420
Arlington, VA 22202
nationallanding.org

NATIONAL LANDING
PENTAGON CITY
CRYSTAL CITY
POTOMAC YARD

January 22, 2025

Arlington County Board
2100 Clarendon BLVD, Suite 700
Arlington, VA 22201

Re: Minor Site Plan Amendment and Use Permit for Site Plan #206 (SPLA24-00032)

Dear Chair Karantonis and members of the County Board,

On behalf of the Crystal City, Pentagon City, and Potomac Yard business community, the National Landing Business Improvement District (BID) offers its support for the approval of the proposed minor site plan amendment, zoning ordinance modifications, and use permit for Crystal Hill/Restaurant Row (SPLA24-00032, SP #206).

As stewards of National Landing's transformation as a dynamic, urban downtown, it is the BID's mission to advocate for the district's vibrancy, social appeal, and economic competitiveness while fostering inclusion in community building. We believe supporting this application is one way towards achieving this mission.

More specifically, the BID recognizes and steadfastly supports the gem that is Restaurant Row, as it has been colloquially dubbed. It has been and continues to be a neighborhood staple and regional draw anchoring National Landing's southwest area with its distinct main street feel. Its maturity is expressed through the organically concentrated restaurants, services, and retail offerings in one of the most highly connected and walkable districts in Virginia. Part of the area's charm is the eclectic mix of businesses embracing the street and "in-between" spaces for a unique patron experience. It's these nooks and crannies that provide opportunities for small businesses to expand in place, proving their economic resilience in a highly competitive market.

Based on the reasons listed above, the BID supports the applicant's request to amend the Site Plan to reflect the existing building layout and uses, include the existing outdoor cafes, and revise the parking ratio and layout. This request, if approved, will bring the property into compliance with the Site Plan and the outdoor café requirements. This will reduce risk for small businesses along 23rd Street and legitimize the County-enabled investments made by the property and business owners during the COVID-19 pandemic through the TOSA program. To that end, the BID also supports the applicant's request for a use permit to allow greater outdoor seating than indoor seating for Scapegoat Beer Garden, a common feature of beer gardens and a unique offering in National Landing that positively contributes to this established community asset.

Finally, the BID also supports the applicant's request to modify the Zoning Ordinance standards as it results in an additional accessible parking space – adding to the area's inclusiveness – a major goal of the BID. Furthermore, the modifications enable an efficient use of space to provide patron parking with easier maneuvering space than what exists today while also providing proper enclosure for the trash dumpsters.

The BID supports these requests as a means to facilitate the preservation of a major community asset as defined by the Crystal City Sector Plan. These changes will welcome an exciting new business, Scapegoat Beer Garden, and enable the continuation of the area's draw, its vibrancy, and social appeal. We look forward to the advancement of the area's economic success and encourage the County Board to approve the applicant's requests.

Sincerely,

Tracy Gabriel

Tracy Sayegh Gabriel
President & Executive Director
National Landing Business Improvement District

NATIONAL LANDING BUSINESS IMPROVEMENT DISTRICT

2011 Crystal Drive
Suite 205
Arlington, VA 22202
nationallanding.org

AURORA HIGHLANDS CIVIC ASSOCIATION

October 22, 2024

Mr. Peter Schulz, AICP
Arlington County
Department of Community Planning, Housing, & Development
Principal Planner, Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

Re: Minor Site Plan Amendment and Use Permit Applications for Site Plan #206 at 539 23rd Street South and 543 23rd Street South (RPC #: 36-018-008); 549 23rd Street South, 551 23rd Street South, and 553 23rd Street South (RPC #: 36-018-009); and 556 22nd Street South (RPC #: 36-018-010, -016, -017, -018)

Dear Mr. Schulz,

Thank you for the opportunity to comment on the above application dated August 15, 2024. At our Civic Association meeting on September 11, 2024, we discussed the proposed use permits, particularly the new Scapegoat Beer Garden at 556 22nd Street South. AHCA is very concerned about several impacts of this application, including the retroactive attempt to mitigate the illegal reduction of parking spaces and creation of outdoor eating places. And, neighbors are especially concerned about the amount of noise the new 212 outdoor seats at a beer garden will cause (as well as the 79 indoor seats).

The Association has many questions and has included them here:

First, what is the plan that is being put in place to mitigate and regulate the amount of noise by these outdoor diners, not only at the beer garden, but also at the other restaurants that are seeking to cure their permit problems with this application.

Second, the beer garden's application is for a significant variance from the County's zoning ordinance, which does not permit more outdoor seats than indoor seating. Allowing an occupancy of 291 people for the beer garden raises concerns about noise, drunken behavior, and parking problems, among other concerns. When TOSAS regulations were in effect during/after COVID, outdoor seating occupancy was strictly limited, but that seems to be no longer true for FOOD guidelines. We support our neighbors on Restaurant Row and want them to be successful, but are concerned that without an effective mitigation and enforcement plan, things like rowdy behavior and crime, which already are issues on 23rd street, can quickly get out of control. The noise and lack of parking this anticipates are incongruous with the area and should not be approved as proposed. This proposal seems to disregard the current guidance which requires,

“For outdoor cafes located in side or rear yards abutting or across an alley from an R or RA district, such sound or audio or video entertainment shall be prohibited.” Here the proposed beer garden would be across from an RA district. The application fails to acknowledge the negative impact this would have on the neighborhood and the residential area surrounding the site. We would oppose any exception that would allow its operation with such sound, audio, or video entertainment.

Third, what is the layout of restaurant buildings, existing parking, current outdoor dining locations (many are unused), and proposed outdoor dining locations? Although the letter states that the existing 6 outdoor locations are not “new,” given the temporary and unpermitted nature of the current outdoor seats exactly where these six locations are is unclear. And the locations are “new” being only created during the pandemic.

The 314 seats existing in this letter are also unclear. Where are they? What's the status of all of the other restaurants on Restaurant Row who have used outdoor dining (some in the back parking lot), including Z Burger, Urban Thai, Freddie’s, Frederico, Los Tios, and MacNamara's, as well as others on the other side of 23rd street. Are they already in compliance and is this counting those seats? If not, what is being done to bring them into compliance?

At our October meeting, AHCA raised with Mr. Mosi London, who recently conducted a traffic study of this very block, that his study counted spaces that currently have tables in chairs in them as available parking spaces. His study found there is insufficient parking. Not surprising given that this application acknowledges that the buildings are using their use permit required parking as seating and thus operating contrary to their use permits. As the letter acknowledges the temporary COVID allowances are long since over.

Allowing these illegal structures/seating areas to be permitted and expanded will only exacerbate the existing problem and create new concerns:

- **Beer Garden:** The primary relevant County document is the current (2023) Outdoor Dining Design Guideline - see the section on using privately owned parking areas. How can the applicant justify using such a large area for outdoor dining, which used to be a large parking lot for Athena Pallas. The guidelines state: "The outdoor café shall occupy no more than 612 square feet (equivalent of four parking spaces measured 8 feet 6 inches by 18 feet." The parking spaces that were converted to the outdoor cafe areas are much larger than that! How can so much parking be removed when there are chronic complaints that Restaurant Row does not have sufficient convenient parking for potential diners (a condition that will only be exacerbated when Crystal House 5 begins construction on the current 22nd Street parking lot). How does the applicant propose supplying sufficient parking for their customers and employees?
- **Bonsai Grill:** We would like clarification on the Bonsai proposal, is the only request to add two seats to the outdoor section? A diagram would help us understand the layout and distance of the outdoor seating from the indoor restaurant.
- **Loading:** Much of the space that was used for loading and unloading behind the stores has been converted to dining space. We would like to see a plan for loading as a part of this application. Currently much of the loading is done from trucks parked on 23rd Street and/or Fern Street which disrupts traffic flow.

- **Sidewalks** along both the east side of Fern Street and south side of 22nd Street are narrow and in poor shape. The sidewalk on Fern Street is often blocked by parked cars, who cannot park behind the restaurants because the parking area is now a seating area so they park illegally on the sidewalk. The sidewalk on 22nd Street is always blocked by a dumpster (it's been reported countless times) and also appears to be a result of the seating areas in loading and parking zones. The sidewalks on both streets should be repaired and expanded to their proper width by removing the unpermitted dining (by owners/County) to accommodate the expected increase in foot traffic, especially with nearly 300 patrons at the beer garden. As stated In the current relevant guidelines "Outdoor cafés proposed within public rights-of-way (or other public spaces) require County Board special exception use permit approval." AHCA does not recommend a special exception and questions whether one has been appropriately sought and with what justification.

We understand more modifications to this application may be forthcoming and have requested the applicant present at an upcoming AHCA meeting.

Regards,



Rachel Hicks
President

CC: Arlington County Board Members
Mark Schwartz, County Manager
AHCA Board

UPER24-00027

Scapegoat Beer Garden Use Permit REVIEW

Peter Schulz, AICP
DCPHD, Planning Division

01/27/26

ARLINGTON
VIRGINIA





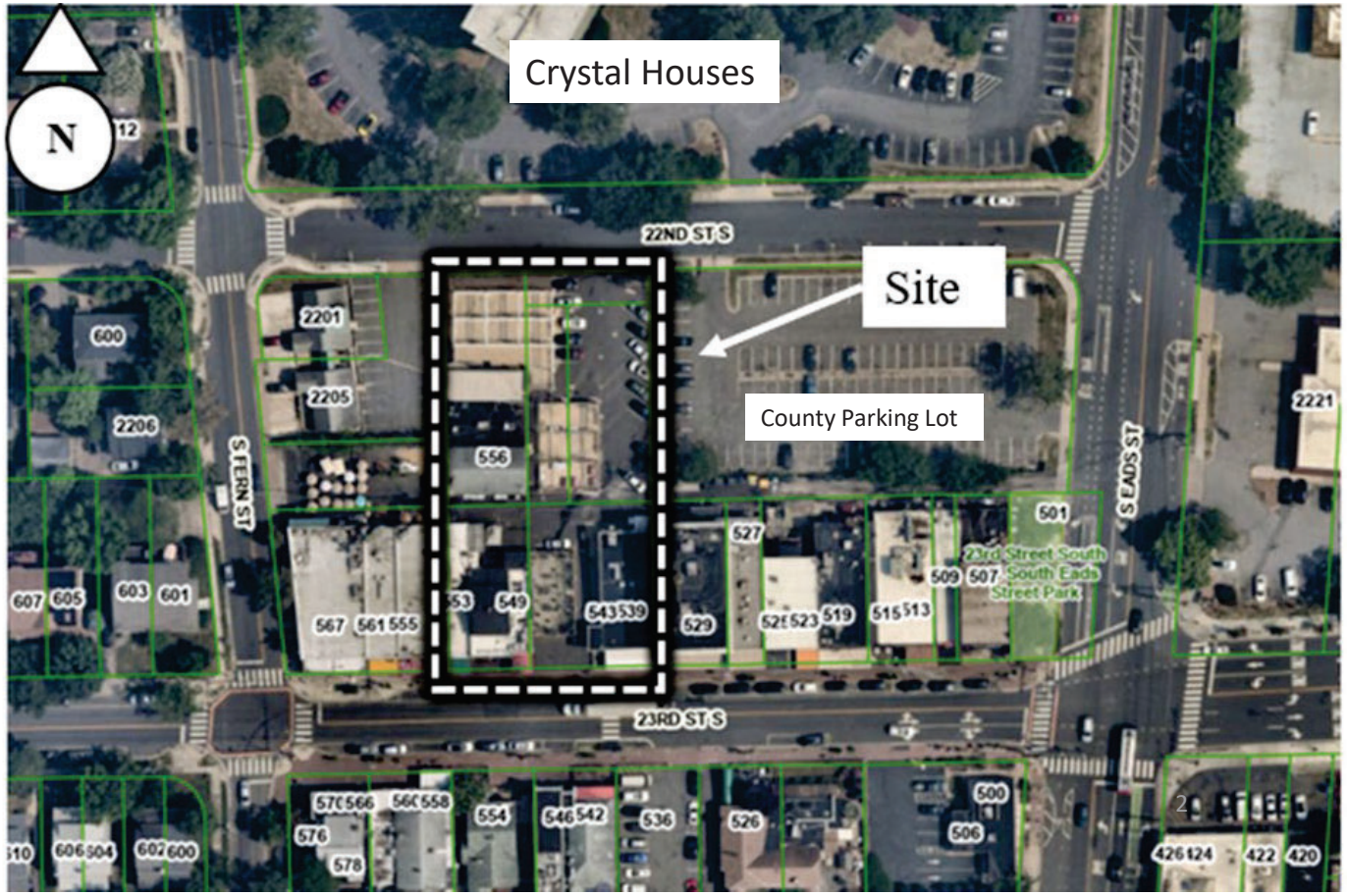


Location

539-553 23rd St. S & 556 22nd St. S.

Contains:

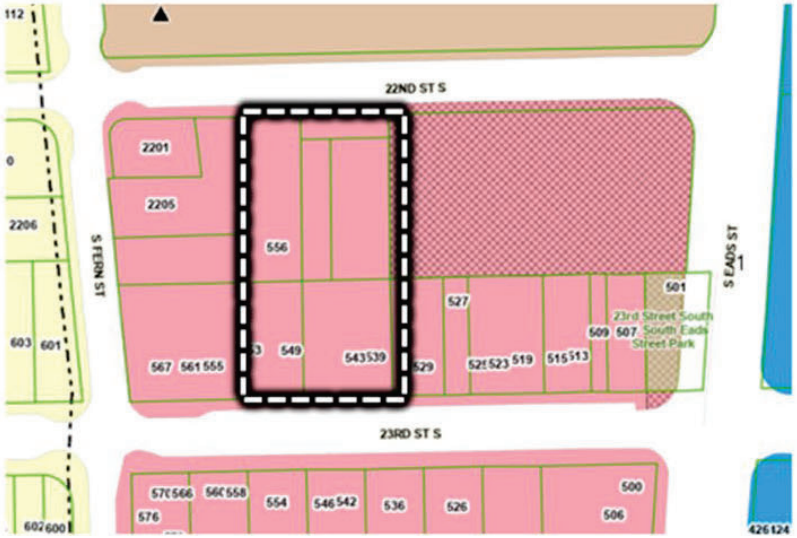
- 556 22nd St. S.—Currently vacant, will be the future home of Scapegoat Beer Garden;
- 539 23rd St. S.--Bob And Edith's Diner;
- 549 23rd St. S.—Enjera Eritrean Restaurant;
- 553 23rd St. S.—Bonsai Sushi.



Zoning/GLUP

Zoning: “C-O” Mixed-Use District
General Land Use Plan: “Service Commercial”, within the Crystal City Coordinated Redevelopment District





Background

- Board approved a site plan amendment in January 2025 to address site's issues including illegal construction of platforms that also reduced required parking spaces
- Applicant is working to comply with requirements of site plan amendment, including:
  - Obtaining proper permits for platforms, and necessary changes to comply with permits
  - Enclosing dumpsters,
  - Restriping parking.
- Use permit cannot commence until these items are corrected
  - Zoning enforcement staff has open cases that they are actively working with the applicant on (most recent visit 1/21)

Use Permit

- Item is a 1-year review of a use permit to allow more outdoor seats than indoor seats, approved by the Board in January 2025;
  - 208 maximum outdoor seats
    - Final number may be less as will be determined during permit inspections and issuance;
  - Restaurant has a maximum capacity of 76 indoor seats;
  - Outdoor café areas are entirely on private property and do not consume parking spaces necessary to meeting Zoning Ordinance requirements.



Aerial photo detail of Scapegoat's site layout with two outdoor seating areas joined by a deck

Use Permit—Adopted Conditions

Objective conditions that are easily observable and enforceable:

- Must close at 11 p.m. (same as by-right outdoor cafes when adjacent to residential zones);
- No outdoor live entertainment or dancing;
- No radio or video in the outdoor areas;
- No outdoor bars or grills, all food and drink must be served from inside the restaurant;
- Nightly cleaning of outdoor café area;
- No special events;
- Lights must be shielded;
- Similar conditions to Clarendon live entertainment uses, including but not limited to:
  - Community liaison with available during operating hours who is able to immediately address concerns (such as a manager)
  - TIPS training for bartenders
  - Become member of Arlington Restaurant Initiative (ARI).

Recommendations

- Renew the use permit subject to all previously approved conditions, with an Administrative Review in six (6) months (July 2026), and a County Board review in one (1) year (January 2027).

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of January 24, 2026

DATE: January 16, 2026

SUBJECT: Request to advertise future public hearings by the Planning Commission and the County Board to consider the following actions for two sites in the Langston Boulevard Planning District, at future dates concurrent with consideration of associated site plan and rezoning applications for each site:

A. An amendment to the General Land Use Plan (GLUP) from "Low-Medium" Residential to "Low" Office-Apartment-Hotel for an area located at 2031 N. Woodrow St. (RPC #07-010-001 and -002), associated with the Leckey Gardens site plan application (SPLN25-00007, SP #482); and

B. An amendment to the GLUP from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an area located at 3130 Langston Blvd. (RPC #15-012-041), associated with the Walgreens site plan application (SPLN24-00004, SP #481).

C. M. RECOMMENDATION:

A. Adopt the attached resolution (Attachment 1) to authorize advertisement of public hearings by the Planning Commission and County Board, to future dates concurrent with consideration of the Leckey Gardens site plan and rezoning applications (SPLN25-00007 / SP #482 and REZN25-00006), to consider and resolve to amend the GLUP from "Low-Medium" Residential to "Low" Office-Apartment-Hotel for an area located at 2031 N. Woodrow St. (RPC #07-010-001 and -002), as shown in Attachment 2; and

B. Adopt the attached resolution (Attachment 3) to authorize advertisement of public hearings by the Planning Commission and County Board, to future dates concurrent with consideration of the Walgreens site plan and rezoning applications (SPLN24-00004 / SP #481 and REZN24-00004), to consider and resolve to amend the GLUP from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an area located at 3130 Langston Blvd. (RPC # 15012041), as shown in Attachment 4.

ISSUES: This is a request to authorize advertisement of future public hearings to consider General Land Use Plan (GLUP) amendment requests for two areas in the Langston Boulevard Planning District consistent with the recommendations in the adopted Langston Boulevard Area Plan. The site plans and their associated actions are under review by the Site Plan Review Committee (SPRC). While the GLUP Map appears to designate a portion of the 3130 Langston

County Manager: MJS/SFC

County Attorney: RLS CRSanders

Staff: Natasha Alfonso-Ahmed, CPHD, Planning Division

Boulevard site as "Public", staff considers this designation a vestige of how the mapping and display processes have evolved over decades since the first GLUP was adopted in 1961. Instead, staff interprets the GLUP designation for the entire privately-owned, commercially used site to be fully designated as "Service Commercial". The display discrepancy for this site is not unique and has been found to apply in other isolated instances, presenting a broader issue that staff aims to address through future efforts. For public notice purposes, and to cover potentially other perceived interpretations, the requested advertisement will indicate a change from both "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel.

SUMMARY: With adoption of the Langston Boulevard Area Plan (the Plan) in 2023, the County established the roadmap for reimagining the corridor through economic sustainability, environmental resilience, and equity to achieve a resilient, renewable, and re-energized green, main street. Over time, the Plan will guide private and public decisions to 1) transform the corridor into connected neighborhoods with improved access, safety, sustainability, and amenities, and 2) create walkable, mixed-use activity hubs that connect workers, visitors, and residents with homes, shops, recreation spaces, and transit.

To advance these objectives, the Plan identified nine planning goals centered on land use; housing; economic vitality; transportation, connectivity, and urban design; building form and heights; public schools and facilities; public spaces; historic and cultural resources; and sustainability and resiliency, supported by more specific recommendations for three subareas of the corridor (Area 2, 3, and 5)[1]. With an outlook to 2050, transformation of the corridor will require certain actions by the County, but implementation will largely occur through a new planning framework that offers land use incentives that would encourage existing or attract new private property owners to reimagine their properties in alignment with the green, main street vision set forth in the Langston Boulevard Area Plan.

The Plan establishes a planning framework that allows, for most sites in the Planning District, adaptation and redevelopment with increased density and building heights, typically greater than those allowed under the existing GLUP designations and zoning, and includes recommendations for future GLUP amendments, corresponding rezonings, and design guidelines to be followed when site plan applications are submitted and reviewed. This planning framework is laid out primarily for areas noted as “areas of greater change,” where recommendations for building height maximums of five to seven stories, and greater in limited locations, are possible, and development densities approach and exceed 1.5 FAR. The Plan envisions use of the "Low" Office-Apartment-Hotel and "Medium" Office-Apartment-Hotel GLUP designations and recommends property owners request these amendments at a time concurrent with rezoning and site plan applications to realize the Plan’s recommendations. In comparison, planned building heights and densities are less in “areas of lesser change,” given their context, site sizes, and other considerations. Two sites considered in areas of greater change include the Leckey Gardens apartment complex, at Woodrow, Woodstock, and 20th Street North; and, the commercial property currently occupied by Walgreens, near the intersection of Langston Boulevard and

[1] Areas 1 and 4 applied to East Falls Church and Cherrydale, where previously adopted policy exists, and continues to guide growth and development until such time as any new policy is established.

Kirkwood Road. With site plan and associated rezoning and GLUP amendment applications recently submitted and accepted for redevelopment of the Leckey Gardens and Walgreens sites, staff is requesting the County Board to authorize advertisement of future public hearings to consider the respective GLUP amendments at a time concurrent with the associated rezoning and site plan applications.

Leckey Gardens
The applicant, True Ground Housing Partners, Inc. (formerly Arlington Partnership for Affordable Housing), has proposed a site plan application (SPLN25-00007, SP #482), General Land Use Plan (GLUP) amendment and Rezoning (REZN25-00006) to facilitate the development of a 10-story residential building with 249 units, 100% of which will be Committed Affordable (CAF) housing units on property located at 2031 N. Woodrow Street. The 1.36-acre site is located within the Langston Boulevard Planning District in Area 3 and the site is currently designated "Low-Medium" Residential. The applicant is requesting a GLUP amendment to "Low" Office-Apartment-Hotel (Office up to 1.5 FAR; Apartments up to 72 units per acre; Hotel up to 110 units per acre), consistent with the LBAP.

Walgreens
The applicant, Rooney Properties, LLC, has proposed a site plan application (SPLN24-00004, SP #481), General Land Use Plan (GLUP) amendment and Rezoning (REZN24-00004) to facilitate the development of a 12-story mixed-use building with 296 residential units and 8,602 square feet of ground floor retail on property located at 3130 Langston Boulevard. The 1.68-acre site is located within the Langston Boulevard Planning District in Area 5 West and the site is currently designated "Service Commercial" (and partly "Public" as described below in Footnote 2). The applicant is requesting a GLUP amendment to "Medium" Office-Apartment-Hotel (Office up to 2.5 FAR; Apartments up to 115 units per acre; Hotel up to 180 units per acre), consistent with the LBAP.

BACKGROUND:

Leckey Gardens Site

Address / RPC:	2031 N. Woodrow Street (RPC #07-010-001 and -002)
Zoning:	RA8-18 Multiple Family Dwelling District
GLUP:	"Low-Medium" Residential
Neighborhood:	Waverly Hills Civic Association
Existing Land Use:	The subject site consists of two (three- and four-story) garden-style apartment buildings, bordered by 21st Street North (north); North Woodstock Street (east); 20th Road North (south); and North Woodrow Street (west).

Figure 1: Aerial Map of Leckey Gardens Site Plan (SP #482)



Source: Pictometry / Arlington County (2022)

Walgreens Site

Address / RPC:	3130 Langston Boulevard (RPC # 15-012-041)
Zoning:	C-2 Service Commercial – Community Business District
GLUP:	"Service Commercial" and "Public"
Neighborhood:	Lyon Village Civic Association
Existing Land Use:	The subject site consists of a one-story Walgreens Pharmacy building and surface parking lot, bordered by Langston Boulevard (north); a commercial building and associated surface parking lot (east); Kirkwood Road (south); and Interstate 66 eastbound exit ramp (west).

GLUP Map Discrepancies and Staff Interpretation:
The block bounded by Langston Boulevard, Kirkwood Road, and the I-66 eastbound off ramp is primarily "Service Commercial" on the GLUP, but a portion of the block is indicated as "Public". In reviewing the full history of the GLUP depictions for this site since the 1960s, staff presumes that the "Public" designation is likely a remnant from the time when VDOT was acquiring right-of-way for I-66, and reflective of the different transportation base layers used in the GLUP map production over time. Some of the properties that were initially acquired and designated as right-of-way were later conveyed to private owners, but the "Public" GLUP designation remained. Due to the longstanding C-2 zoning and commercial use of the site, the private ownership of the Walgreens site, and absence of recommendations for creation of public space on this site prior to the adoption of the Langston Boulevard Area Plan (2023), staff interprets the "Service Commercial" designation to be the existing land use designation for the site, while noting that the boundary between "Service Commercial" and "Public", as it has been drawn and re-drawn over the multiple printings of the map, does not precisely follow property or zoning boundaries.

Figure 2: Aerial Map of Walgreens Site Plan (SP #481)



Source: Pictometry / Arlington County (2022)

Planning Guidance: On November 11, 2023, the Arlington County Board adopted the Langston Boulevard Area Plan (the Plan), concluding a multiyear planning process. The Plan recommends new land uses, densities, and building heights, beyond the policies envisioned by the existing GLUP designations and existing conditions present today on many sites located within the study's Core Area, to fulfill the vision for a green, main street. The LBAP envisioned new mixed-use development and greater residential density in areas designated more specifically as Activity Hubs, Mixed-Use District, and Residential District, where certain expectations for land uses, ground floor activating uses, public space, among other policies, are expressed. Two

examples, the Leckey Gardens and Walgreens sites are within portions of the Area 3-Residential District and Area 5 West-Activity Hub, respectively.

To support the Plan's recommendations, the Board also adopted a series of amendments to the General Land Use Plan (GLUP), Master Transportation Plan (MTP) Map, and Zoning Ordinance related to the Plan Langston Boulevard study to communicate that a new planning vision has been adopted for the Langston Boulevard corridor. A new planning district was established on the GLUP, the Langston Boulevard Planning District, which indicates that all properties within the district are eligible for reinvestment when a proposal is in keeping with the Plan's policies, recommendations, and design guidelines.

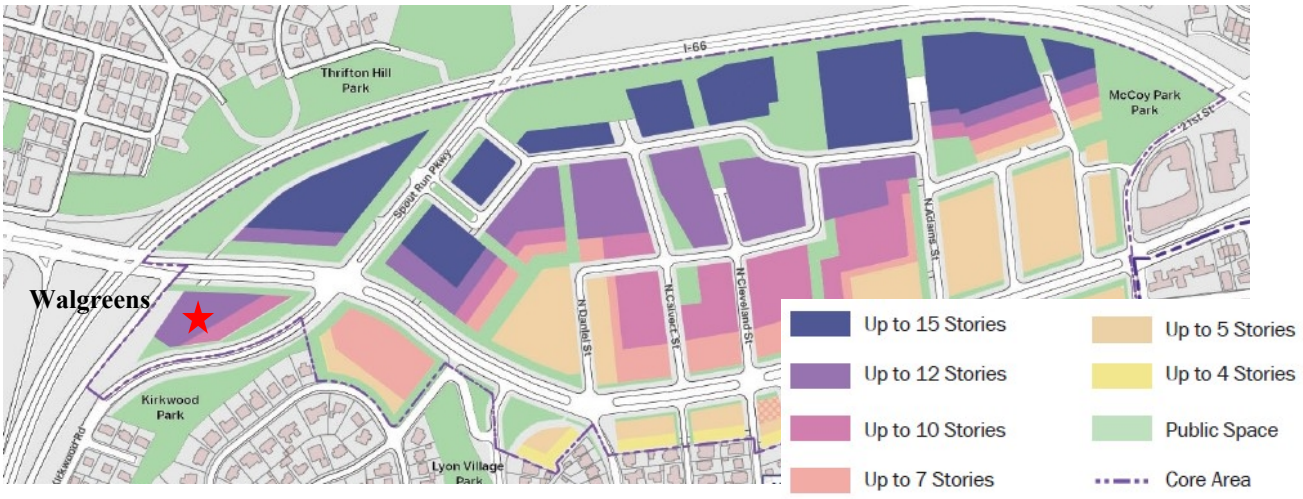
The LBAP states that in addition to these GLUP Map and Booklet amendments recommended as part of the Plan adoption, ongoing amendments to the land use designations will be necessary as property owners request approval for redevelopment in the future. Therefore, GLUP amendments are expected periodically over time and are necessary to align the land use designations with the Plan's goals and policies when considering redevelopment proposals. The Plan includes recommendations for specific GLUP designations, as shown on the Future GLUP Maps, depending on the site location and scale of redevelopment envisioned. Existing zoning districts do not typically coincide with the recommended GLUP designations, and therefore, rezonings are also expected to facilitate special exception development applications.

Within the Mixed-Use District and Residential District, there are areas of lesser change (i.e. allowance for up to 5 or 6 stories and densities generally up to 2.5 FAR) and areas of greater change (i.e. allowance for between 7 and 15 maximum stories and densities generally between 2.5 and 5.0 FAR). Both the Leckey Gardens and Walgreens sites are located in the areas of greater change for which the Plan recommends specific land use designations and densities to facilitate reinvestment meeting the Plan's guidance, as shown in Figures 3 and 4 below. Consistent with the anticipated density levels of new development possible per the Plan's building height recommendations, appropriate designations in the "areas of greater change" include "Low" and "Medium" Office-Apartment-Hotel (O-A-H). Rezonings to the C-O-1.5 district, which provides for a base site plan density of 1.5 FAR for commercial uses and 72 units per acre for residential uses, and the C-O-2.5 district, which provides for a base site plan density of 2.5 FAR for commercial uses and 115 units per acre for residential could be appropriate, aligning with the "Low" O-A-H and "Medium" O-A-H GLUP designations, respectively. Rezonings to these zoning districts would allow for achieving base site plan density levels when site plan applications provide improvements that align with the Plan's recommendations and include, but not limited to, on-site public space; new streets, sidewalks, streetscape upgrades; utility undergrounding; Transportation Demand Management (TDM); and affordable housing provisions per ACZO Section 15.5.8. Additional increases in density above the base site plan density levels could be realized through additional contributions toward Plan goals, including but not limited to more extensive transportation network improvements, on-site committed affordable housing units per ACZO Section 15.5.9, public space, community facilities, green building design, and stormwater management infrastructure.

Figure 3: Area 3 Building Height and Form Map (LBAP pg. 69)



Figure 4: Area 5 (West) Building Height and Form Map (LBAP, pg. 70)



DISCUSSION:

The GLUP is the primary policy guide for the future development of the County. Since its original adoption in 1961, the GLUP has been updated and periodically amended to more clearly reflect the intended use for a particular area. Adopted in 2023, the Langston Boulevard Area Plan recommends building heights and densities that are inconsistent with the existing GLUP designations on both the Leckey Gardens and Walgreens sites. Therefore, as anticipated, GLUP amendments are necessary to align the GLUP Map with Plan goals and policies and achieving the corridor's transformation to a green, main street.

Since Plan adoption in 2023, several property owners have initiated redevelopment proposals, and multiple preliminary site plan applications have been submitted for staff review, with two currently under review through the Site Plan Review Committee (SPRC) process. With the

expectation that these site plan and rezoning applications will be considered by the County Board later in 2026, staff is requesting County Board authorization of future public hearings on the proposed General Land Use Plan Amendments at times concurrent with consideration of the associated site plan and rezoning applications. The following information provides details for each site.

Leckey Gardens (2031 N. Woodrow Street): The Leckey Gardens site is located within Area 3 – "the heart of the corridor" – in the Mixed-Use District. The Plan recommends multi-family residential development with building heights of 5 stories stepping up to a maximum of 10 stories on this site to increase the housing supply and support existing and new businesses in the area, including those in nearby Lee Heights Shopping Center. As a site owned by an affordable housing provider, the Plan expected any future redevelopment of the site would sustain and increase the number of affordable housing units. To facilitate this development, the applicant requests a GLUP amendment from "Low-Medium" Residential to "Low" O-A-H (Office up to 1.5 FAR; Apartments up to 72 units per acre; Hotel up to 110 units per acre) (*Attachment 2 – GLUP RTA Map*), consistent with the LBAP, as shown in the Future GLUP Map for Area 3 (Figure 5). The site is currently zoned RA8-18 (Multi-Family District), and the applicant has also requested a rezoning to C-O-1.5 with the site plan application, which is consistent with the "Low" O-A-H land use.

Figure 5: Future GLUP Map showing GLUP designation recommendations to align with Plan goals for 'areas of greater change' in Area 3 (LBAP, pg. 189)

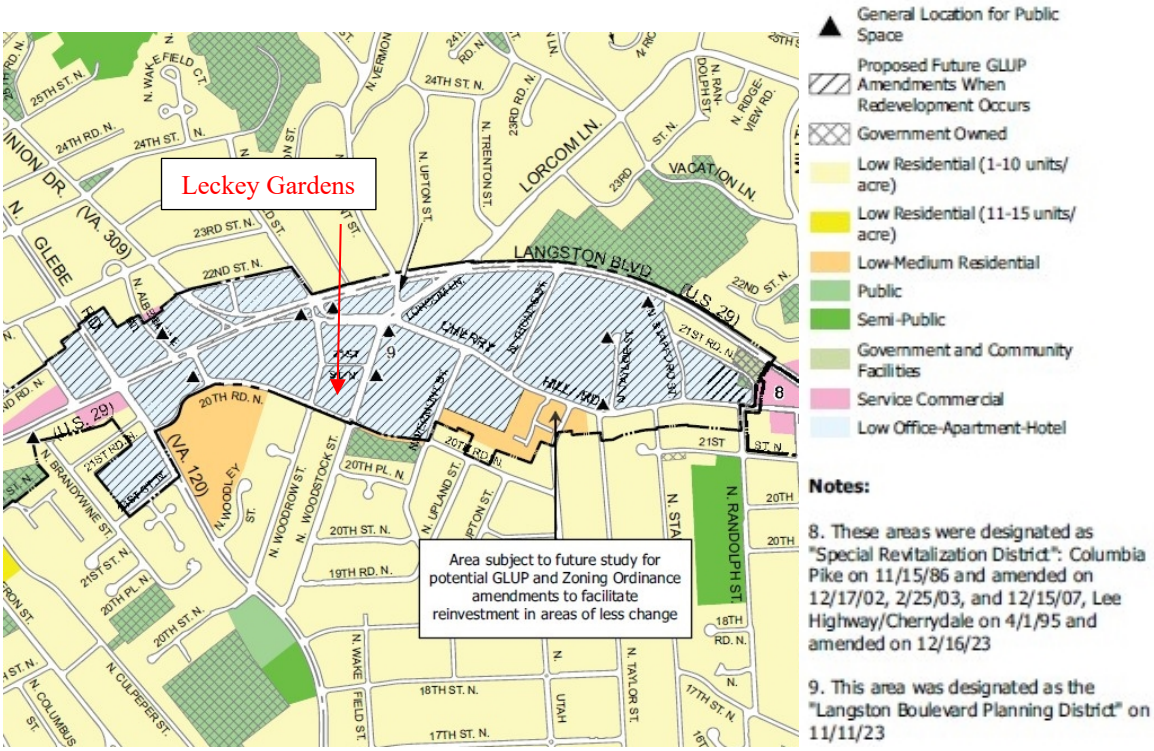
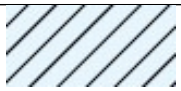


Table 1. Future GLUP Designation for 'areas of greater change' in Area 3

Map Legend	Future GLUP Designation	
	"Low" Office-Apartment-Hotel	Office: up to 1.5 FAR Apartments: up to 72 units per acre Hotel: up to 110 units per acre

Walgreens Site (3130 Langston Boulevard): The Walgreens site is located within Area 5 West, in the Mixed-Use District. The Plan recommends commercial, multi-family residential or mixed-use development, up to 12 stories in height on this site to support higher density in the area closest to the Rosslyn-Ballston Metro corridor, and where the greatest increase in residents is expected in the Langston Boulevard corridor. Notwithstanding the information above in the Background about the display of "Public" designation on the existing GLUP map, to facilitate this development, the Plan recommends a GLUP amendment from "Service Commercial" to "Medium" O-A-H (Office up to 2.5 FAR; Apartments up to 115 units per acre; Hotel up to 180 units per acre) (*Attachment 4 – GLUP RTA Map*), as shown in the Future GLUP Map for Area 5 West (Figure 6). The site is currently zoned C-2 Service Commercial (Community Business District), and the applicant has requested a rezoning to C-O-2.5 with the site plan application, which is consistent with the "Medium" O-A-H land use.

Figure 6: Future GLUP Map showing GLUP designation recommendations to align with Plan goals for 'areas of greater change' in Area 5 West (LBAP, pg. 189)

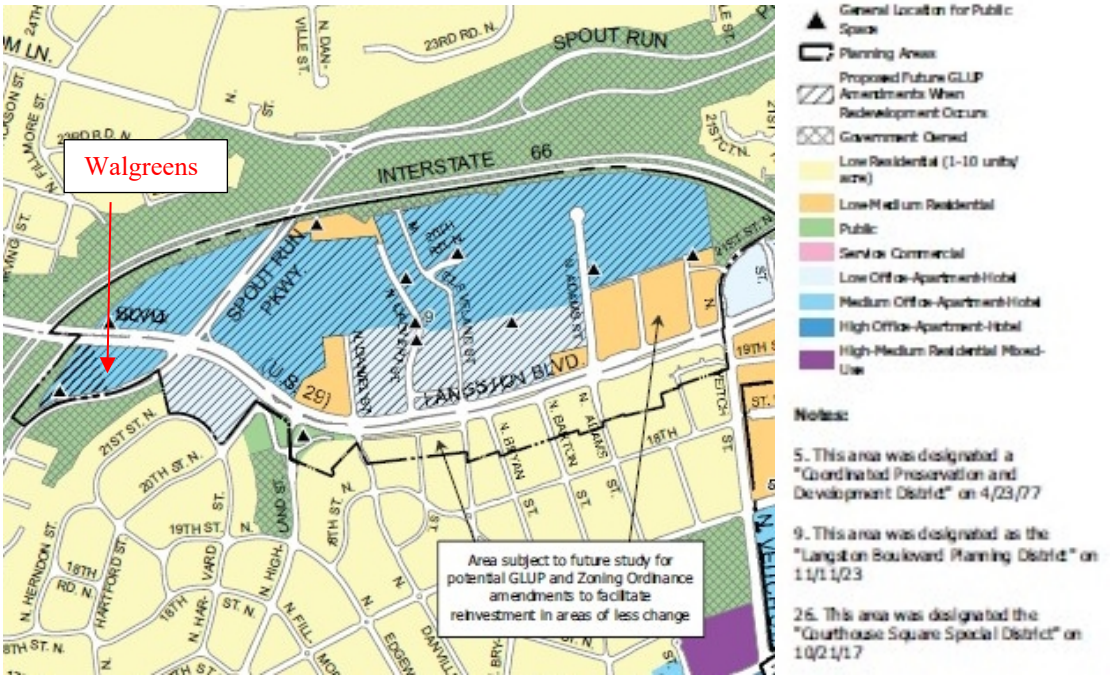
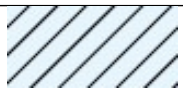


Table 2. Future GLUP Designations for 'areas of greater change' in Area 5 West

Map Legend	Future GLUP Designations	
	"Low" Office-Apartment-Hotel	Office: up to 1.5 FAR Apartments: up to 72 units per acre Hotel: up to 110 units per acre
	"Medium" Office-Apartment-Hotel	Office: up to 2.5 FAR Apartments: up to 115 units per acre Hotel: up to 180 units per acre

Advertisement of the General Land Use Plan Amendments: A request to authorize advertisement of the requested GLUP amendments for the proposed land use designation changes is necessary prior to final consideration of the subject requests concurrent with the Leckey Gardens site plan and rezoning applications and the Walgreens site plan and rezoning applications. The request to authorize advertisements initiates the public hearing process for the County Board to consider and act on the proposed GLUP amendments. Authorizing the advertisement of public hearings on an amendment does not imply that the County Board supports the proposed change. If the County Board authorizes the advertisement, public hearing dates for the Planning Commission and County Board to consider the proposed General Land Use Plan amendments will be advertised and scheduled concurrent with the future public hearing dates for the associated Leckey Gardens site plan (SPLN25-00007, SP #482) and rezoning (REZN25-00006) applications and the Walgreens site plan (SPLN24-00004, SP #481) and rezoning (REZN24-00004) applications.

GLUP Map: The GLUP is the primary land use policy guide for the future development of Arlington County. First established in 1961 and since then constantly reviewed and formally reprinted approximately every five to eight years, the Plan establishes the overall character, extent and location of various land uses and serves as a general guide to communicate the policy of the County Board. Given the general interpretation of the map and its designations, and the evolution of the map display and transportation baseline information overtime, occasionally staff may be required to interpret the depiction of GLUP designations for specific sites, such as for the Walgreens site noted in this report and the display of "Public" designation over part of the site. These interpretations are informed through research of previous County Board actions, including GLUP map reprintings and amendments, adoption of plans, and approval of site plan or rezoning applications. When development applications are submitted, this presents incremental opportunities to clarify land use policies more specifically. However, staff has identified the display of the GLUP designations as a future area of improvement to achieve greater transparency and understanding of the land use policies and designations, and sees this as a potential valuable benefit of a prospective future comprehensive update to the GLUP.

PUBLIC ENGAGEMENT:

Level of Engagement: Communicate

The level of public engagement for this request to advertise public hearings on the proposed GLUP amendment is appropriate given prior engagement on the Langston Boulevard Area Plan (2023) and ongoing engagement during the Site Plan Review Committee (SPRC) processes for each redevelopment proposal. Details about the proposed site plan applications have been posted on the respective site plan projects' web pages.

Outreach Methods:

- Notices for the SPRC meetings, walking tours, and online engagements for the Leckey Gardens and Walgreens site plans were transmitted via the SPRC GovDelivery email distribution list and posted at the Bozman Government Center.
- If the County Board approves the requests to advertise, public notice for the proposed GLUP amendment and associated rezoning application will be given in accordance with the Code of Virginia §15.2-2204 for Planning Commission and County Board public hearings.
- The Langston Boulevard Alliance (LBA) and civic associations with representatives participating in the SPRC meetings for the two site plans (Waverly Hill Civic Association for Leckey Gardens and Lyon Village Citizens Association, Maywood Community Association, Cherrydale Citizens Association, and North Highlands Citizens Association for Walgreens) were informed of the request to advertise via email communication.

In addition to the above legal requirements:

- The Langston Boulevard Alliance (LBA), civic associations, and condominiums with representatives participating in the SPRC meetings for the two site plans (Waverly Hill Civic Association and the Dominion Terrace, Beverly Arms and Vermont Gardens Condominiums for Leckey Gardens and Lyon Village Citizens Association, Maywood Community Association, Cherrydale Citizens Association, and North Highlands Citizens Association for Walgreens) were informed of the request to advertise via email communication.

Community Feedback:

Leckey Gardens Site:
Waverly Hills Civic Association: Staff contacted the civic association, and no response has been received as of the date of this report.

Walgreens Site:
Lyon Village Citizens Association: Staff contacted the civic association, and no response has been received as of the date of this report.

Maywood Community Association: Staff contacted the civic association, and they responded with no comments or issues with the proposed advertisement of the GLUP amendment.

Cherrydale Citizens Association: Staff contacted the civic association, and no response has been received as of the date of this report.

North Highlands Citizen Association: Staff contacted the civic association, and their response indicated concerns with transportation safety at the Spout Run Parkway/Kirkwood Road intersection given their opinion that this intersection is among the County's most dangerous. The civic association is requesting a stronger County commitment beginning with an intersection study within six months of the site plan approval to meaningfully improve conditions and reduce harm to vulnerable road users.

In response, it should be noted the County has been exploring improvements to the intersection for several years. Starting in Fiscal Year 2027, the County will study this intersection in more detail as part of the Langston Boulevard Area 5 West Transportation Study (between I-66 and N. Veitch Street) including how the intersection functions within the larger network. Leading into that study, the County is already exploring alternative configurations for the intersection. Given that Langston Boulevard is within VDOT right-of-way, staff expects a lengthy VDOT review process and potentially a need for more in-depth long-term traffic studies.

Langston Boulevard Alliance (LBA): Staff contacted the LBA for both applications, and no response has been received as of the date of this report.

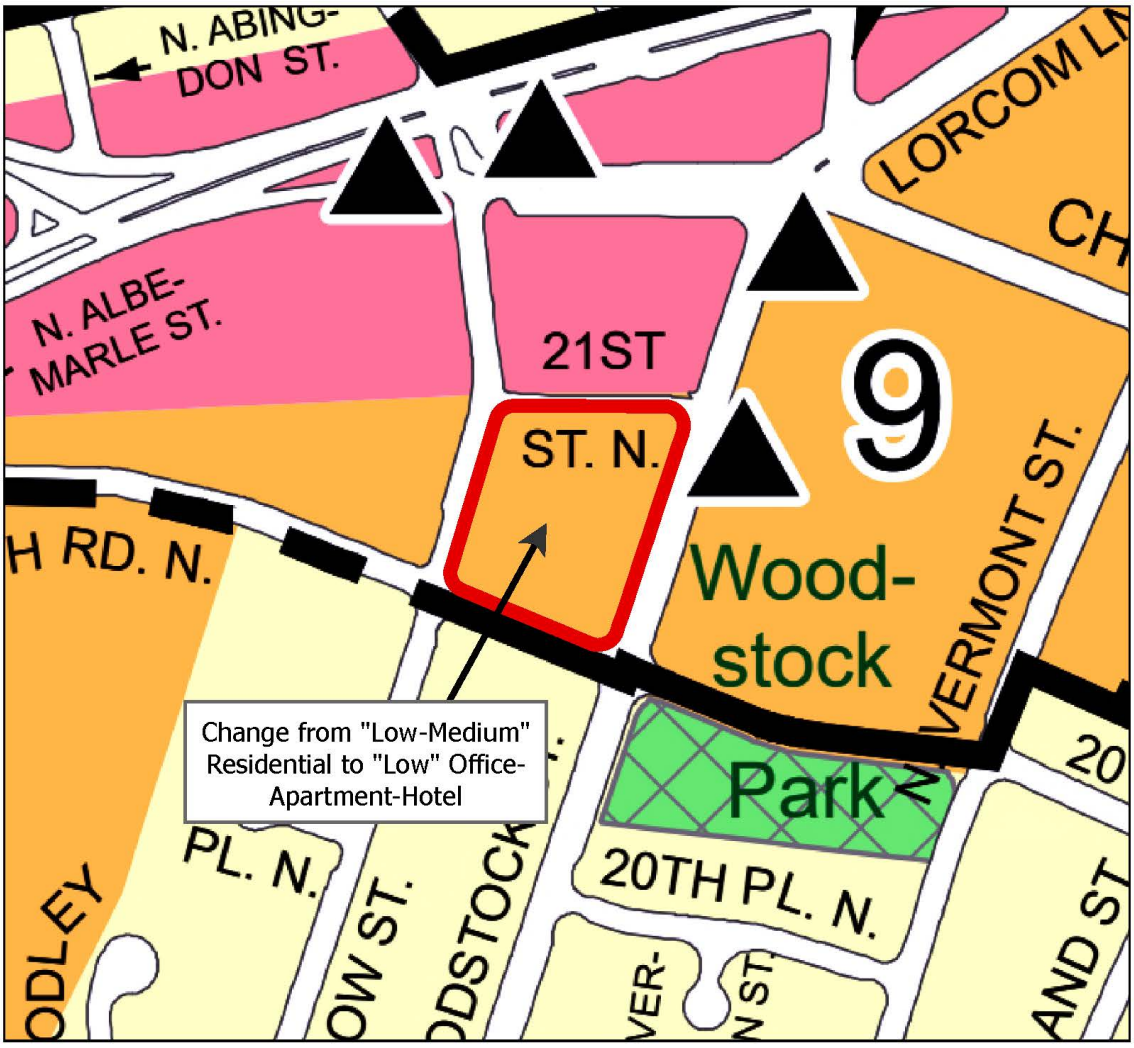
CONCLUSION: To enable consideration of the subject GLUP amendment requests in conjunction with the proposed Leckey Gardens site plan and rezoning applications and the proposed Walgreens site plan and rezoning applications, staff recommends the advertisement of future public hearings to consider the proposed land use designation changes. The proposed changes would help implement the vision of the Langston Boulevard Area Plan (2023) for these areas. Therefore, staff recommends that the County Board adopt the attached resolutions to authorize advertisement of public hearings by the Planning Commission and by the County Board, to consider the proposed GLUP amendments at times concurrent with future public hearings on the associated site plans and rezoning applications.

ATTACHMENT 1

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND THE COUNTY BOARD TO A DATE CONCURRENT WITH A HEARING ON THE LECKEY GARDENS SITE PLAN APPLICATION (SPLN25-00007, SP #482) TO CONSIDER AND RESOLVE TO AMEND THE GENERAL LAND USE PLAN FROM "LOW-MEDIUM" RESIDENTIAL TO "LOW" OFFICE-APARTMENT-HOTEL FOR AN APPROXIMATELY 1.36-ACRE AREA LOCATED AT 2031 N. WOODROW STREET. (RPC #07-010-001 AND -002), AS SHOWN IN ATTACHMENT 2.

The County Board of Arlington hereby authorizes the advertisement of public hearings by the Planning Commission and County Board to a date concurrent with a hearing on the Leckey Gardens site plan application (SPLN25-00007, SP #482) to consider and resolve to amend the General Land Use Plan from "Low-Medium" Residential to "Low" Office-Apartment-Hotel for an approximately 1.36-acre area located at 2031 N. Woodrow Street (RPC #07-010-001 and -002), as shown in Attachment 2.

ATTACHMENT 2
Leckey Gardens GLUP RTA Map



REQUEST TO ADVERTISE
General Land Use Plan Amendment
2031 N. Woodrow St.
Leckey Gardens Site

N

Legend
- Planning Districts
- Government Owned
- Low Residential (1-10 units/acre)
- Low-Medium Residential
- Service Commercial
- Public

Notes:

9. This area was designated as the "Langston Boulevard Planning District" on 11/11/23. The MTP indicates areas planned for new streets throughout the district.

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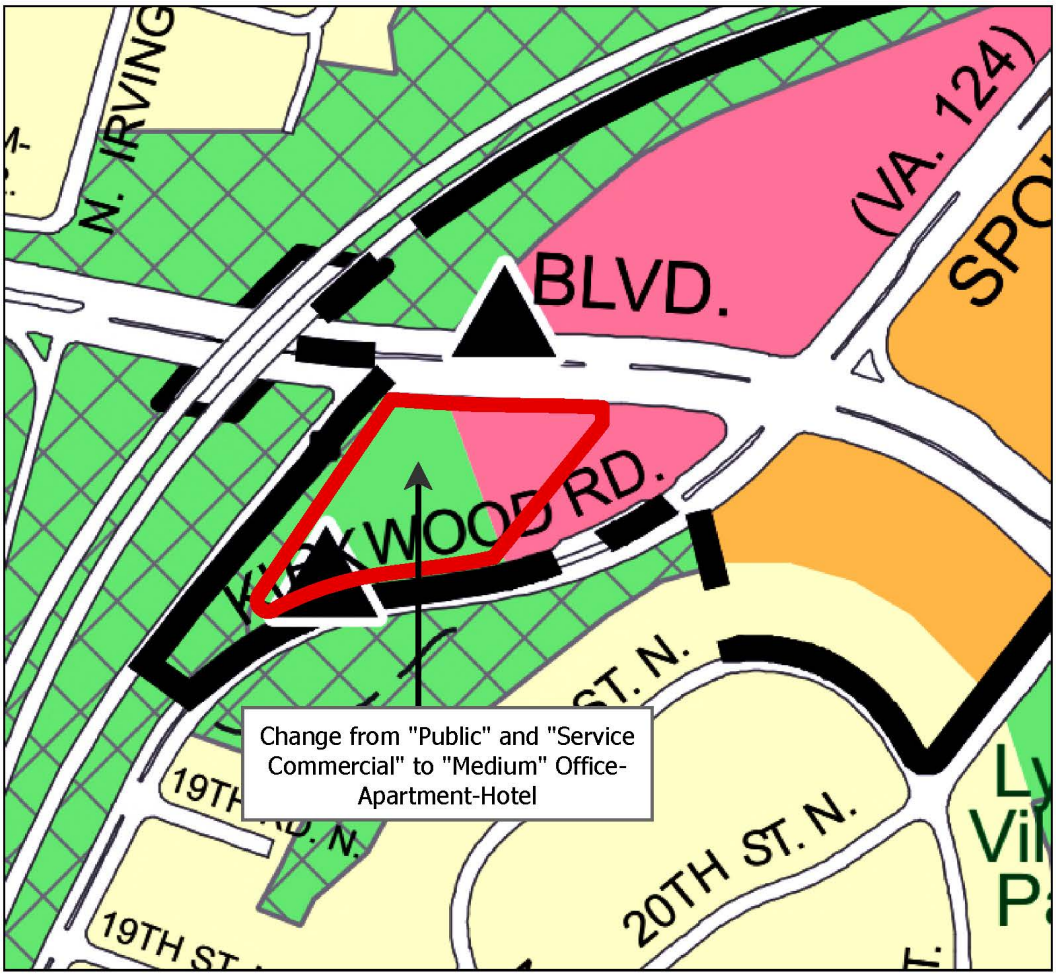
Map prepared by Arlington County, VA
Planning Department
December 2025
Map Scale 1" = 175'

ATTACHMENT 3

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND THE COUNTY BOARD TO A DATE CONCURRENT WITH A HEARING ON THE WALGREENS SITE PLAN APPLICATION (SPLN24-00004, SP #481) TO CONSIDER AND RESOLVE TO AMEND THE GENERAL LAND USE PLAN FROM "SERVICE COMMERCIAL" AND "PUBLIC" TO "MEDIUM" OFFICE-APARTMENT-HOTEL FOR AN APPROXIMATELY 1.68-ACRE AREA LOCATED AT 3130 LANGSTON BOULEVARD. (RPC #15-012-041), AS SHOWN IN ATTACHMENT 4.

The County Board of Arlington hereby authorizes the advertisement of public hearings by the Planning Commission and County Board to a date concurrent with a hearing on the Walgreens site plan application (SPLN24-00004, SP #481) to consider and resolve to amend the General Land Use Plan from "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel for an approximately 1.68-acre area located at 3130 Langston Boulevard (RPC #15-012-041*), as shown in Attachment 4.*

ATTACHMENT 4
Walgreens GLUP RTA Map



REQUEST TO ADVERTISE
General Land Use Plan Amendment
3130 Langston Blvd.
Walgreens Site

N

Legend
- Planning Districts
- Government Owned
- Low Residential (1-10 units/acre)
- Low-Medium Residential
- Service Commercial
- Public

Notes:

9. This area was designated as the "Langston Boulevard Planning District" on 11/11/23. The MTP indicates areas planned for new streets throughout the district.

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VIRGINIA

Map prepared by Arlington County, VA
Planning Department
December 2025
Map Scale 1" = 175'

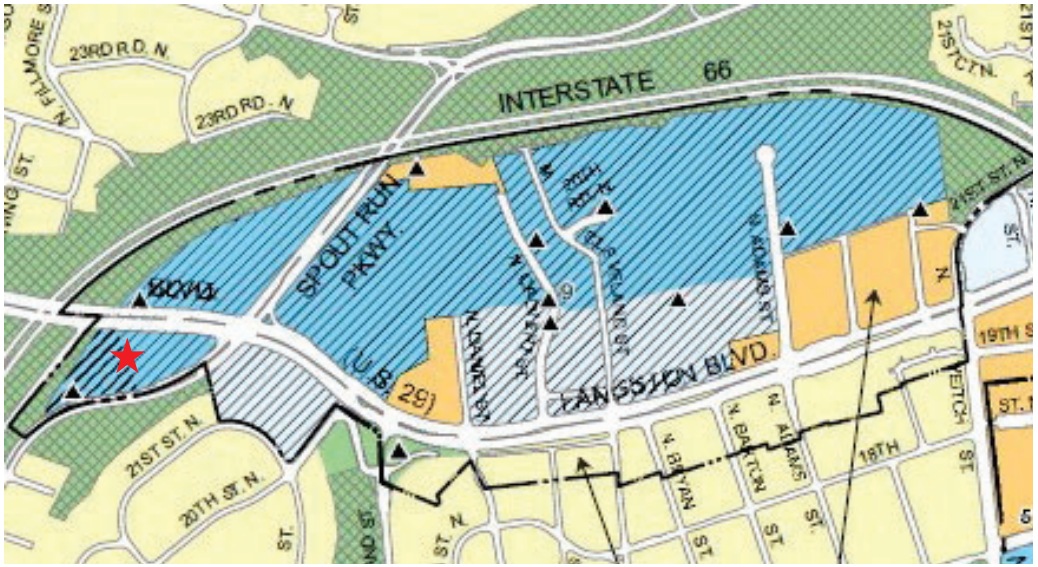
Note: For public notice purposes, the proposed GLUP amendment for advertisement is from both "Service Commercial" and "Public" to "Medium" Office-Apartment-Hotel, although staff's research and interpretation is the site's existing designation is "Service Commercial."

1

Item #28 – RTA for GLUP Amendments

ARLINGTON VIRGINIA

Walgreens - 3130 Langston Boulevard



Proposed GLUP Amendment
from "Service Commercial" to "Medium" Office-Apartment-Hotel is consistent with Langston Boulevard Area Plan (2023) recommendations.

Area 5 Future GLUP Map (LBAP):
"Medium" Office-Apartment-Hotel

- **GLUP amendments** were anticipated with adoption of the LBAP, which contemplated phased implementation aligned with redevelopment applications.
- **Request To Advertise** is a procedural step to provide community notice of future Planning Commission and County Board public hearings, if authorized.
- **Final GLUP amendment** consideration is planned to occur concurrent with public hearings on the Walgreens site plan and rezoning (anticipated Q2 2026).
- **Community Input** – Site Plan Review Committee review for the Walgreens site plan has concluded; staff and the applicant are finalizing revisions and conditions based on community feedback.

ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of January 24. 2026

DATE: January 15, 2026

SUBJECT: Consideration of the following actions pertaining to the 2847 Wilson Boulevard Special General Land Use Plan (GLUP) Study:

A. Acceptance of the *2847 Wilson Boulevard Special General Land Use Plan Study Document*.

B. Request to advertise future public hearings by the Planning Commission and County Board to consider an amendment to the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019).

C.M. RECOMMENDATION:

1. Adopt the attached resolution (Attachment 1) to accept the *2847 Wilson Boulevard Special General Land Use Plan Study Document* (Attachment 2).

2. Adopt the attached resolution (Attachment 3) to advertise future public hearings by the Planning Commission and County Board on dates concurrent with consideration of future Unified Commercial/Mixed Use Development (UC/MUD) use permit and rezoning applications to consider and resolve to amend the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4.

ISSUES: This is a request to accept a Special GLUP Study Document and authorize advertisement of future public hearings to consider a GLUP amendment for the subject property located at 2847 Wilson Blvd. Community input on the proposed guiding principles has been mixed, with some in support and some expressing concerns about the potential building height

County Manager: MJS/SFW

County Attorney: RLS CR Sanders

Staff: Margaret Rhodes, CPHD

and setbacks as they relate to adjacent properties on North Fillmore Street. Several community members have also expressed concerns about transportation safety in this area.

SUMMARY: On June 26, 2025, the applicant, FiveSquares Development, submitted a Special GLUP Study request, followed by an updated request on July 28, 2025, for the 32,625-square foot (0.75 acres) commercial property located at 2847 Wilson Boulevard (RPC #15-065-019, 15-065-002, 15-065- 004, and 15-065-015). The site is located on the northeast corner of Wilson Boulevard and North Fillmore Street in Clarendon, as indicated on Map 1 below. It is approximately 0.2 miles from the Clarendon Metro Station and 0.4 miles from the Courthouse Metro Station.

Map 1. 2847 Wilson Boulevard



The applicant has requested this study to consider an amendment to change the Clarendon Revitalization District boundary on the GLUP to include the entire property and to amend the GLUP designation from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" with the future intent to file an associated rezoning application from R-6 (One-Family Dwelling District) to a C (Commercial/Mixed Use) district and a use permit application for Unified Commercial/Mixed Use Development (UC/MUD).

Consistent with the applicable 2008 County Board policy, the County conducted a Special GLUP Study process at the request of an applicant to consider a GLUP amendment to enable the entire site to redevelop through guidance and recommendations provided in the Clarendon Sector Plan and related provisions of Arlington County Zoning Ordinance (ACZO) §10.2.5. This community engagement process, under the auspices of the Planning Commission's Long Range Planning Committee (LRPC), was completed in November 2025. The LRPC, including representatives from various commissions/committees, expressed general support for a potential GLUP

amendment to change the Clarendon Revitalization District boundary to include the entire 2847 Wilson Boulevard property and to amend the GLUP designation from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial." LRPC members also expressed general support for the identified guiding principles.

The Special GLUP Study application originally envisioned redeveloping the site with a four-story residential building with ground floor retail. Following a LRPC meeting on September 30, 2025, the applicant submitted supplemental materials requesting consideration of a five-story building with increased setbacks, tapering and tree canopy on the northern edge of the site, as a response to feedback from the LRPC. Staff has prepared the *2847 Wilson Boulevard Special General Land Use Plan Study Document* for County Board acceptance. This document reflects staff's analysis and LRPC and community feedback and includes five guiding principles to inform a future UC/MUD use permit application process for the site.

Staff is also recommending that the County Board authorize advertisement of future public hearings on the proposed GLUP amendment, to consider designating the entire site as "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District." This request to advertise will conclude the Special GLUP Study Process and allow the applicant to request a formal GLUP amendment concurrent with a future rezoning and UC/MUD application.

BACKGROUND: In 2008, the County Board adopted the "Policy for Consideration for General Land Use Plan (GLUP) Amendments Unanticipated by Previous Planning Efforts," which calls for a community review process where a requested land use change is inconsistent with the guidance of the relevant adopted plan or when the request is in an area without an adopted plan. In practice, this policy resolution ensures that requested GLUP amendments (unanticipated by or inconsistent with previous planning efforts) are reviewed to evaluate their appropriateness prior to and independent of a more focused review of any associated special exception development applications. Since 2008, the County has conducted 16 Special GLUP Studies, including two Special GLUP Study Plus projects.

The primary purpose of such a study is to determine whether the County Board should consider amending the GLUP designation for the subject site. While there is guidance for the subject site as expressed in the Clarendon Sector Plan and on the GLUP Map through its existing designations, the requested amendment to amend the Clarendon Revitalization District boundary to include the northern portion of the site is not specifically recommended in the Clarendon Sector Plan, although redevelopment of the southern portion of the site is recommended in the Sector Plan to realize cohesive, mixed-use buildings along the Wilson Boulevard frontage. Thus, consistent with the aforementioned policy, a Special GLUP Study was needed to evaluate the request for this site.

The main purposes of the study included:

1) Envisioning the preferred future character and planning elements for this area; and

2) Determining whether the County Board should consider a future GLUP amendment to support the implementation of the vision which was an outgrowth of the findings of the Study.

The following provides information on the Special GLUP Study application and existing GLUP and zoning designations.

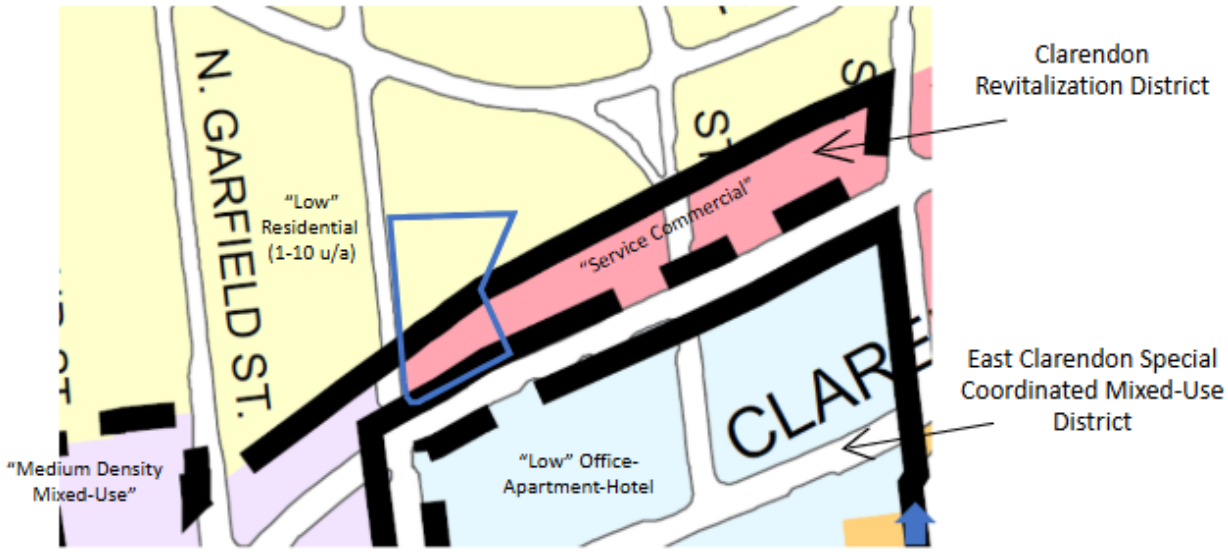
Table 1. Description of Formally Submitted GLUP Amendment Request, 2847 Wilson Boulevard Special GLUP Study

2847 Wilson Boulevard	
Property Location	See Map 1 above.
RPC #s	RPC #15-065-019, 15-065-002, 15-065- 004, and 15-065-015
Site Area	32,625 square feet
Current GLUP Designation	"Service Commercial" and "Low" Residential (1 – 10 units/acre)
Proposed GLUP Designation	"Service Commercial"
Current Zoning	C-3 (General Commercial District) and R-6 (One-Family Dwelling District)
Proposed Zoning	C district to be determined (C-1, C-2, and/or C-3)
Conceptual Development Program	4- to 5-story residential building with ground floor retail

The application site area comprises four parcels and is approximately 32,625 sf in size. The site is currently occupied by a two-story commercial office building (approximately 12,570 square feet of gross floor area) on the C-3 zoned parcels with surface parking on the R-6 zoned parcels. The building was originally constructed in c. 1920 as a chapel, undergoing significant later alterations for use as a store, then the Ives Funeral Home and, most recently, as a school building. Arlington Public Schools (APS) used the building, which it named the Thurgood Marshall Building, from 2000 to 2021 for its New Directions Alternative Program and administrative offices. The property was leased by APS during this time, and that lease has expired. Use permits have allowed the northern portion of the site to be used for surface parking since the 1950s and 1970s (U-1304-58-1 for public parking as a transitional use at 1421 North Fillmore Street; U-2083-76-2 for public parking as a transitional use at 1425 North Fillmore Street; and U-2985-00-1, which was last renewed in 2011 with no further review required, for public school and public parking with public parking allowed on the C-3 parcels and R-6 parking limited to parking for the Thurgood Marshall Building). Any existing use permits will be addressed via separate processes. Additional information on this site can be found on the project webpage.

GLUP Designations: The subject site has a split GLUP designation of "Service Commercial" and "Low" Residential (1-10 units/acre). The GLUP designations are consistent with the current C-3 and R-6 zoning designations. It should be noted, however, that the GLUP and zoning district lines do not exactly align, and that the GLUP is general in nature. The site is adjacent to land designated "Low" Residential (1-10 units/acre) to the north, "Low" Office-Apartment-Hotel to the south, "Service Commercial" and "Low" Residential (1-10 units/acre) to the east and "Medium Density Mixed-Use" to the west. The site is also partially located within the Clarendon Revitalization District on the GLUP. The Clarendon Revitalization District was established in 1990, and its boundaries have been amended three times, most recently in May 2025 to incorporate the entire property at 3033 Wilson Boulevard. The purpose of this district is to clearly identify the County's intent to implement urban design and other goals for Clarendon, as recommended in the Clarendon Sector Plan. Redevelopment within the Clarendon Revitalization District is primarily achieved through specific site plan provisions (ACZO §9.2) for sites in Clarendon with a "Medium Density Mixed Use" GLUP designation or the UC/MUD use permit path (ACZO §10.2.5) for sites designated "Service Commercial." The UC/MUD zoning provisions apply for sites at the edges of the Clarendon Revitalization District that are typically planned for less density and lower building heights than the core of Clarendon.

Map 2. GLUP Map Excerpt, 2847 Wilson Boulevard Special GLUP Study



Zoning: The site is currently zoned C-3 (General Commercial District) and R-6 (One-Family Dwelling District). The applicant anticipates a future request to rezone the R-6 parcels to a C district to enable a future UC/MUD use permit application. The zoning provisions for UC/MUD in the Clarendon Revitalization District apply to sites that are designated as "Service Commercial" and within the Clarendon Revitalization District on the GLUP and that are zoned C-1, C-2, C-3 or C-TH. The proposed "Service Commercial" GLUP designation is typically associated with C-1 and C-2 zoning, among other districts; however, some "Service Commercial" sites in Clarendon, like the subject parcels on Wilson Boulevard, and along Columbia Pike, are zoned C-3. If the proposed GLUP amendment is authorized for

advertisement, a future rezoning and UC/MUD process for the R-6 parcels should consider the appropriate zoning for these parcels (e.g., C-1, C-2, or C-3), recognizing that any of these districts would enable the intended UC/MUD development.

Map 3. Zoning Map Excerpt, 2847 Wilson Boulevard Special GLUP Study



As the Clarendon Sector Plan only considers redevelopment for a portion of the subject site, staff initiated a Special GLUP Study to address the requested GLUP amendment to redevelop the entire site, as called for in the *"Policy for Consideration of General Land Use Plan (GLUP) Amendments Unanticipated by Previous Planning Efforts."* The requested GLUP change is listed in Table 1. If the request to authorize advertisement is approved, it is anticipated that the applicant would, in the future, apply for a GLUP amendment and an associated rezoning to support an UC/MUD use permit application to pursue the envisioned redevelopment program.

Based on its analysis of relevant planning documents, adopted policies, and input provided by the Long Range Planning Committee (LRPC) of the Planning Commission, other stakeholders and the broader community, staff is recommending the County Board accept the *2847 Wilson Boulevard Study Document* and authorize advertisement of future public hearings (concurrent with those held for any appropriate future associated UC/MUD and rezoning applications) on staff's recommended GLUP amendments. These actions will help to guide any future redevelopment of this site.

DISCUSSION: For this study, led by staff from the Department of Community Planning, Housing and Development (CPHD)'s Planning Division, an interdepartmental staff team initiated a review process, involving an LRPC meeting as a primary forum for discussion, followed by a community review period for the *Draft Study Document*. At its meeting on September 29, 2025, the LRPC conducted a combined Tier I and II Review, reviewing and discussing background and analytical materials prepared by staff. Staff concluded early in the

process that a hybrid Tier I and Tier II approach would be appropriate given that the redevelopment of a portion of the site is recommended per the Sector Plan. The site is also comparable in size to the recent 6045 Wilson Boulevard Special GLUP Study (both less than one acre), which also followed a hybrid process. In addition, there are no major stormwater/riparian considerations or significant topographical changes across the site. The existing building is not included for any of the building preservation treatments identified in the Clarendon Sector Plan, such as full building preservation, building frontage preservation, or building facade preservation. The LRPC concurred with staff's assessment that a separate Tier II analysis was not warranted. For these reasons, the Special GLUP Study for this site combined elements of a Tier I and Tier II Review process.

The LRPC meeting involved a staff presentation of preliminary site studies, which were intended to illustrate various scales of development and enable discussion with the LRPC on trade-offs associated with density, building height, lot coverage, conservation of trees, green space, building placement and scale, and transitions to adjacent properties. LRPC members included Planning Commissioners and representatives of the Transportation Commission, the Forestry and Natural Resources Commission, the Housing Commission, and the Lyon Village Citizens Association and the Clarendon-Courthouse Civic Association. (A representative of the Historical Affairs and Landmark Review Board was also invited.) Additionally, members of the public were invited to attend and given an opportunity for public comment. The hybrid Tier I and II Review LRPC meeting was followed by an online comment period on the *Draft Study Document*. More details on these engagement opportunities are provided in the Public Engagement section below.

Acceptance of the *Study Document*: Following the LRPC discussion and review, staff concluded that a GLUP amendment to change the Clarendon Revitalization District boundary to include the entire 2847 Wilson Boulevard property and to amend the GLUP designation from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" with a future associated rezoning from R-6 to a C zoning district designation is within the realm of consideration. Staff proceeded to prepare the *Draft Study Document*, which was shared online for a two (2)-week comment period to solicit community feedback. There were more comments supporting redevelopment of the site than not, however concerns raised included building height and massing. Staff recommends that the County Board accept the *Study Document*. The acceptance of the *Study Document* by the County Board signals there is relevant information to guide future change and decisions in this subject area, as it contains:

- A set of development scenarios and recommendations to guide future redevelopment, providing parameters related to topics including land use, building mass and scale, transportation and tree canopy conservation;

- Guiding principles and other desirable elements that should be incorporated into future UC/MUD applications for redevelopment within the study area; and

- Documentation of future GLUP amendments that could be considered for the study area when a property owner requests a change to the GLUP in keeping with the planning guidance in the *Study Document*.

Once accepted by the County Board, staff will identify the *Study Document* in the GLUP booklet through an administrative update. The *Study Document* (see Attachment 2) is organized as follows:

- Introduction;
- Existing Planning Guidance and Site Conditions;
- Staff Analysis and Key Findings;
- LRPC and Public Input;
- Guiding Principles and Considerations;
- Implementation Recommendations;
- Acknowledgements; and
- Appendix.

Advertisement of the General Land Use Plan Amendment: Since the completion of the first Special GLUP Study, the culmination of such studies has consisted of a staff recommendation to the County Board to either advertise, or not, future public hearings on the requested GLUP amendments in conjunction with associated redevelopment applications (and rezoning applications, where applicable). In this case, the recommended advertisement of the GLUP amendments will provide a foundation upon which to consider, with future development proposals, potential GLUP amendments for the study area. Authorizing the advertisement of GLUP amendments would not imply that the County Board supports the proposed change, but that it is within the realm of consideration should there be an appropriate future special exception development plan that comports with the guidance of the *Study Document*.

Planning Guidance: In addition to the GLUP, there are several other Comprehensive Plan elements that provide relevant guidance, including the Affordable Housing Master Plan (AHMP), the Forestry and Natural Resources Plan (FNRP), the Stormwater Master Plan, the Historic and Cultural Resources Plan (HCRP) and the Master Transportation Plan (MTP), that will help to inform any future UC/MUD review process.

While the Comprehensive Plan elements provide more overarching guidance, the Clarendon Sector Plan (Sector Plan) provides very specific guidance for the subject site. The Sector Plan recommends "Residential, Commercial, Hotel, or Mixed Use" infill development for the Thurgood Marshall site with retail frontage. The Sector Plan specifies a base density of 1.5 Floor Area Ratio (FAR) and buildings up to three stories for this site. Additional density and additional floors, accommodated within the maximum building height in feet, may be approved by the County Board in exchange for extraordinary community benefits (e.g., affordable housing, public space, green building).

In terms of building heights, the Sector Plan specifies a maximum building height of 45’ with two different options for building massing. In one option, the building can achieve a building height of 40’ with no upper story stepbacks. The second option allows for a greater building height of 45’ to be accompanied by two 25’-deep stepbacks at the 25’ and 35’ building heights, essentially the third and fourth floors. These options, and other requirements, are outlined in the

Sector Plan and codified in the Arlington County Zoning Ordinance (AZCO) under the UC/MUD provisions for the Clarendon Revitalization District (AZCO § 10.2.5).

To address transitional areas such as this, the Sector Plan also calls for a 25' setback from abutting lots in a Residential (R) zoning district. This site is adjacent to an R-6 parcel to the north occupied by a single-detached dwelling and another R-6 parcel to the northeast that is currently used for surface parking for the adjacent Barry's/Chase Bank property (2825 Wilson Boulevard). Other relevant guidance from the Sector Plan relates to historic preservation.

The Sector Plan does not call for the preservation of the Thurgood Marshall Building. Adjacent buildings to both the east and west are, however, designated for "Full Building Preservation" (Chase Bank and Clarendon Building) in the Sector Plan, and are subject to recorded perpetual historic preservation easements. Across Wilson Boulevard to the south are buildings designated for "Building Frontage Preservation." (see Figure 9) The subject site is also located adjacent to the National Register of Historic Places Lyon Village Historic District boundary to the north. The Clarendon Sector Plan has additional guidance on contextually appropriate design for infill development that should be taken into consideration should a future UC/MUD application be filed. The Plan also has street and streetscape recommendations to inform a future development application.

Site Analysis: Staff developed one massing scenario to illustrate a potential by-right development of the site with retail use on the C-3 portion and transitional parking on the R-6 portion. Five additional scenarios illustrate the building height and massing options under the Clarendon UC/MUD zoning standards (ACZO §10.2.5). The by-right scenario and the first four scenarios were shared during the LRPC meeting. Following the LRPC meeting, the applicant asked for consideration of an alternative proposal that would include a potential fifth story along with a deeper than required setback along the north side, to address LRPC feedback about the importance of conserving tree canopy (with a greater setback between the subject site and the single-detached dwelling to the north) and placing the parking garage access within the building, as opposed to within the setback area. Staff prepared Scenario 6 to evaluate the applicant's request, particularly the potential for addressing the LRPC's feedback and mitigating impacts to the adjacent low-density residential edge. These scenarios were developed to allow for analysis of the different ways in which this site could redevelop. More information on these scenarios can be found in the *Study Document*.

Guiding Principles: The guidance from the various Comprehensive Plan elements and the Clarendon Sector Plan, as well as the analysis of the redevelopment scenarios and the LRPC and online engagement session input are all considerations that would need to be evaluated should a UC/MUD use permit application be filed for this site. An appropriate UC/MUD proposal would address the *Study Document's* guidance, which includes the following guiding principles:

1. Apply recommendations and guidelines of the Clarendon Sector Plan to inform and guide any future UC/MUD proposal.

2. Apply the Clarendon-specific UC/MUD regulations (ACZO §10.2.5) to guide any future UC/MUD proposal, recognizing the maximum height limit of 45', as well as the County

Board's discretion to consider and approve appropriate adjustments to meet the overall intent of the Sector Plan recommendations.

3. In the context of that flexibility for the County Board's discretion, the building scale, massing, and materials should complement and transition well to adjacent properties with historic buildings, specifically but not limited to 2825 Wilson Boulevard, and those with a lower or equivalent scale.

4. Conserving the existing tree canopy and landscaped spaces, and expanding where possible, is highly encouraged, particularly along the northern edge of the site, to aid in buffering and maintaining greener conditions.

5. A UC/MUD proposal that allows a five-story development (maximum height limit of 55-60') could be considered if the development provides the following:

    a. A setback from the northern property line that exceeds the 25' minimum and is not encumbered by any driveways, parking ramps or a portion of the building;

    b. Stepbacks of the fourth and fifth stories that provide an appropriate transition of height and massing to adjacent properties to the north; and

    c. Tree canopy that meaningfully exceeds the minimum recommendation of the Clarendon Sector Plan, with an emphasis on canopy conservation within the northern setback.

With the aforementioned goals in mind, inclusion of the full site within the Clarendon Revitalization District and a GLUP designation of "Service Commercial" for the entire property could allow for redevelopment per the Clarendon Sector Plan's UC/MUD recommendations and could provide for a compatible form and balanced development, while providing additional housing along the Rosslyn-Ballston Corridor.

Equity Principles

In September 2019, the County Board adopted an Equity Resolution which defines equity as "all populations having access to community conditions and opportunities needed to reach their full potential and to experience optimal well-being." It also acknowledges "community conditions that affect individual opportunity and well-being including the economy, environment, housing, land use policy, public facilities and infrastructure, healthcare, neighborhoods, education, and social connectedness." The County Board also adopted a Resolution for Equitable Development in April 2024 that furthers equitable development principles and goals in Arlington County. Together, these initiatives suggest adding additional market rate and affordable housing units near Metro can help to address the housing and affordable housing shortages which disproportionately impact people of color.

The County's Community Vulnerability Index Map is a geographic layer that identifies concentrations of Arlington's vulnerable populations, using seven socioeconomic variables from the American Community Survey. This site is located in a Census Tract (Tract 101502) identified as having the "Lowest" vulnerability rating and is adjacent to another Census Tract

(Tract 101801 to the south) also identified as having the "Lowest" vulnerability rating. The subject land use actions will enable future development of the site through the UC/MUD zoning provisions, which include a requirement for on-site committed affordable units or cash contributions to the Affordable Housing Investment Fund, depending on the level of density requested by a future UC/MUD application. The achievement of additional market rate housing, and the potential for committed affordable housing, in an amenity-rich area adjacent to transit would be consistent with the County's equity principles.

PUBLIC ENGAGEMENT:

Level of Engagement: Consult

Outreach Methods:

The LRPC and other interested community members were involved throughout this study. The composition of LRPC participants was expanded to include other stakeholders and representatives beyond just the Planning Commission and the relevant civic associations. Participants invited to attend the LRPC meeting included representatives from the:

- Planning Commission;
- Lyon Village Citizens Association;
- Clarendon-Courthouse Civic Association;
- Transportation Commission;
- Forestry and Natural Resources Commission;
- Housing Commission; and
- Historical Affairs and Landmark Review Board.

Notification for the LRPC meeting included emails to the GovDelivery subscribers for LRPC meetings, LRPC and project webpage postings, emails to aforementioned commission and committee staff liaisons, emails to the aforementioned civic association leadership and flyers distributed to the residences and businesses on the subject block and across from or adjacent to the site.

In addition to the LRPC meeting, staff also provided one (1) online engagement opportunity. The *Draft Study Document* was shared online for a two (2)-week commenting period from November 10, 2025, to November 23, 2025, to solicit community feedback. During this comment period, staff received approximately 114 responses to a question about Scenario 6 and 56 general comments.

Additionally, staff established a project webpage to support the LRPC process. The webpage provides a summary and brief background on the impetus for the study, while also providing full access to meeting materials, including staff presentations, analyses and meeting recordings, as well as pertinent written correspondence. Its presence provided a means for those unable to attend the meeting to stay abreast of the study's progress, access information and provide input.

If the County Board approves the request to advertise, public notice for a proposed GLUP amendment will be given in accordance with the Code of Virginia §15.2-2204 for future Planning Commission and County Board public hearings.

Community Feedback:

LRPC: At the combined Tier I and II LRPC meeting, staff presented the site studies for Scenarios 1 – 5 described above which were intended to illustrate various scales of development and enable discussion with the LRPC on trade-offs associated with density, building height and massing, tree canopy coverage and building placement. The applicants also presented an overview of their requested amendments and potential redevelopment ideas. Following the presentation, the LRPC participants and members of the public at the meeting provided input on the appropriateness of the proposed GLUP designations; the surrounding context; building height; the proposed guiding principles; by-right and UC/MUD development; tree canopy and green space; and parking, traffic and safety. Among the LRPC members, there was general consensus that the proposed GLUP amendments are in the realm of consideration.

An area of overall priority was how the transition from the subject site to the adjacent properties to the north should be addressed. There was a strong preference among the LRPC for providing a setback of 25 feet or greater along the north side to maintain the landscaped buffer between adjacent houses and the new development, without any drive aisles or ramps located in this setback. There was a preference for upper story building stepbacks, in addition to setbacks, to provide an appropriate transition to the north. Tree canopy was also a topic of interest and there was a marked preference for conserving the existing tree canopy and mature trees on the site, particularly those located on the northern edge. Tree conservation could also serve to soften the transition between the site and the single-detached dwellings to the north. Other suggestions included ensuring that the future building design incorporate compatible architectural elements, given that the site is adjacent to historic buildings and that wider sidewalks should be provided to accommodate the expected increased pedestrian traffic.

Among the members of the public who provided comments at the LRPC meeting, there was some agreement with the priorities articulated during LRPC discussion. Community members also expressed support for transportation safety improvements at the intersection of North Fillmore Street and North Franklin Road, located one block north of the subject site. These transportation issues could be addressed as part of a future development application review or through another Department of Environmental Services-led project.

Online Engagement: During the online comment period on the *Draft Study Document*, staff received approximately 114 responses and 56 comments. There was a mix of comments in support of and against the recommendations in the *Draft Study Document,* with more responders supporting redevelopment up to 5 stories than not. The comments were overall very similar to those expressed during the LRPC meeting.

Areas of priority expressed through these comments continue to echo interest in redevelopment, some concern over building height and deep support for the importance of the tree canopy and a green buffer to the north. Some of the comments include:

- Building Height and Massing – Some responders were supportive of five stories, while others expressed concern about building heights over 45 feet. A 25-foot stepback to the residential property to the north was sufficient for some responders, while others did not want to see any building height over 25 feet on the site's lots currently zoned R-6. A stepdown to 25 feet along the North Fillmore Street edge of the property was also recommended by some, as was a stepdown to the adjacent historic Chase/Barry's property. Some, however, recommended an even taller building with smaller setbacks to allow for additional housing along the Metro corridor.

- Tree Canopy and Green Space – Many acknowledged that conserving the trees and the green space along the northern edge of the site should be prioritized to the extent possible. This topic was one of the most frequently repeated in the responses.

- Parking, Traffic and Safety – Some recommended that garage access be located close to or on Wilson Boulevard. Concerns were expressed about parking overflow on adjacent streets, the potential number of vehicular trips on North Fillmore Street, and the width of North Fillmore Street to support vehicle trips associated with this site development.

- Retail – Some supported the idea of ground floor retail/mixed-use on the site, while others supported only residential development.

- Historic Preservation – Given the importance of adjacent and nearby historic buildings, some recommended a setback to the Chase/Barry's building next door and HALRB participation in the review of any future UC/MUD application.

More detailed information on the feedback received during the LRPC meeting and the online comment period, can be found in the attached *Study Document* and/or on the project webpage. These all represent topics and perspectives that can be further discussed and considered during a review of an UC/MUD application.

Civic Association Outreach: Staff also emailed the leadership of the Lyon Village Citizens Association and the Clarendon-Courthouse Civic Association for comments leading up to the Planning Commission hearing. Lyon Village leadership responded, indicating that the association has no additional comments, beyond those provided during the LRPC meeting (summarized above).

Planning Commission: The Planning Commission considered the *2847 Wilson Boulevard Special GLUP Study Document* and request to advertise a GLUP amendment at its January 12, 2026, meeting. There were two public speakers. The first expressed a desire

to see the site with its surface parking lot redevelop and was supportive of the Scenario 6 option, which envisioned a greater setback to the north in return for additional height on the Wilson Boulevard. Going forward, the speaker will be looking for setbacks and stepbacks aligned with Scenario 6 and traffic safety mitigation. The second speaker expressed concern that the Planning Commission was being asked to consider a draft version of the *Study Document*. Staff explained that the *Study Document* is considered a draft document until it is accepted by the County Board and that this is the process that has been followed for the acceptance of recent Special GLUP *Study Documents*. The *2847 Wilson Boulevard Draft Study Document* was informed by the LRPC input, and the input received on that document during the online engagement session was very similar to what was shared during the LRPC meeting. Most of the responses were opinions on scenario preferences. Because the online engagement feedback was generally aligned with the feedback received from LRPC, no revisions were made to the draft *Study Document* dated November 10, 2025, which is the version recommended for County Board acceptance. The speaker also questioned whether the Planning Commission had time to review the online engagement session responses. The full responses have been available on the project webpage since November 25, 2025, and a link to these responses was included in the staff report.

In terms of the Planning Commission discussion, there were generally clarifying questions and comments indicating support for staff's recommendations. It was noted that, as this is a high-level land use study, a more in-depth analysis of site design would be discussed during a future UC/MUD review, should an application be submitted. Traffic and transportation safety were noted as topics that would need to be addressed in any follow-on review process. The Planning Commission voted 11-0 in support of acceptance of the *Draft Study Document* and 11-0 in support of advertising the proposed GLUP amendments for future public hearings.

CONCLUSION: Based on staff's analysis and the pertinent LRPC and community input provided throughout the study, staff recommends that the County Board accept the *2847 Wilson Boulevard Special GLUP Study Document*, which can be used to guide a future redevelopment application for the site, and corresponding staff, commission, and County Board review. Staff also recommends that the County Board authorize advertisement of future public hearings to consider a General Land Use Plan amendment to include the entire 2847 Wilson Boulevard property in the Clarendon Revitalization District boundary and to amend the GLUP designation from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" with a future associated rezoning from R-6 to a C zoning district designation as being in the realm of consideration for the study area that is the subject of the *Study Document*, at a time concurrent with consideration of associated UC/MUD and rezoning applications for the property.

PREVIOUS COUNTY BOARD ACTIONS:

August 2, 1958	Approved use permit (U-1304-58-1) for operation of a public parking area as a transitional use for premises known as 1421 N. Fillmore St.
November 6, 1976	Approved use permit (U-2083-76-2) for operation of a public parking area as a transitional use pursuant to business conducted by the applicant for premises known as 1421 N. Fillmore St.
July 31, 2000	Approved use permit (U-2985-00-1) for operation of public school educational programs with conditions and review in one year following issuance of a Certificate of Occupancy.
September 18, 2004	Approved amendment of condition #1 and review of use permit (U-2985-00-1) for operation of public school educational programs with conditions, and review at the December 11, 2004, County Board meeting to review a parking management plan.
December 11, 2004	Deferred review of use permit (U-2985-00-1) for operation of public school educational programs with conditions to the January 29, 2005, County Board meeting.
January 18, 2005	Renewed use permit (U-2985-00-1) for operation of public school educational programs and a public parking management plan with an administrative review in six months (July 2005) and a County Board review in one year (February 2006).
February 25, 2006	Deferred renewal of a use permit (U-2985-00-1) for operation of public school educational programs and a public parking management plan to the April 2006 County Board meeting.
April 22, 2006	Deferred renewal of a use permit (U-2985-00-1) for operation of public school educational

	programs and a public parking management plan to the June 2006 County Board meeting.
June 10, 2006	Renewed use permit (U-2985-00-1) for educational program and parking, subject to all previously approved conditions, and with a review in one (1) year (June 2007).
June 9, 2007	Renewed use permit (U-2985-00-1) for educational program and parking, subject to all previously approved conditions, and with a review in three (3) years (June 2010).
June 12, 2010	Renewed use permit (U-2985-00-1) for educational program and parking, subject to all previously approved conditions, and with a review in one (1) month (July 2010).
July 9, 2011	Renewed use permit (U-2985-00-1) for educational program and parking, subject to the new Condition #14, with no further scheduled County Board review.

ATTACHMENT 1: ACCEPTANCE OF SPECIAL GLUP STUDY DOCUMENT

RESOLUTION TO ACCEPT THE 2847 WILSON BOULEVARD SPECIAL GENERAL LAND USE PLAN (GLUP) STUDY DOCUMENT

WHEREAS, the County Board of Arlington County has been presented with a proposed *2847 Wilson Boulevard Special GLUP Study Document* ("*Study Document*") to serve as a long-range planning guide for potential future redevelopment of land located at the northeast corner of Wilson Boulevard and North Fillmore Street; and

WHEREAS, in 2025, a Special GLUP Study was initiated to examine the potential appropriateness of a requested GLUP amendment for the study area located at 2847 Wilson Boulevard; and

WHEREAS, the proposed *Study Document* communicates guidance for this area and incorporates a set of guiding principles that express aspirational goals and general public benefits and improvements that should be realized with redevelopment, communicated in a written and pictorial format; and

WHEREAS, the *Study Document* also reinforces recommendations and guidelines from the Clarendon Sector Plan and other adopted plans and policies that should apply to future development proposals for the study area, such as land use, building mass and scale, multimodal connectivity and safety, conservation of trees and green space, among others; and

WHEREAS, the *Study Document* identifies potential future GLUP amendments that could be considered in conjunction with appropriate Unified Commercial/Mixed Use Development use permit and rezoning applications that are consistent with, and significantly advance, recommendations of the *Study Document*;

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington County finds that the *2847 Wilson Boulevard Special GLUP Study Document*, set forth in Attachment 2 should be, and is hereby, accepted.

ATTACHMENT 2: 6045 WILSON BOULEVARD SPECIAL GENERAL LAND USE PLAN STUDY DOCUMENT

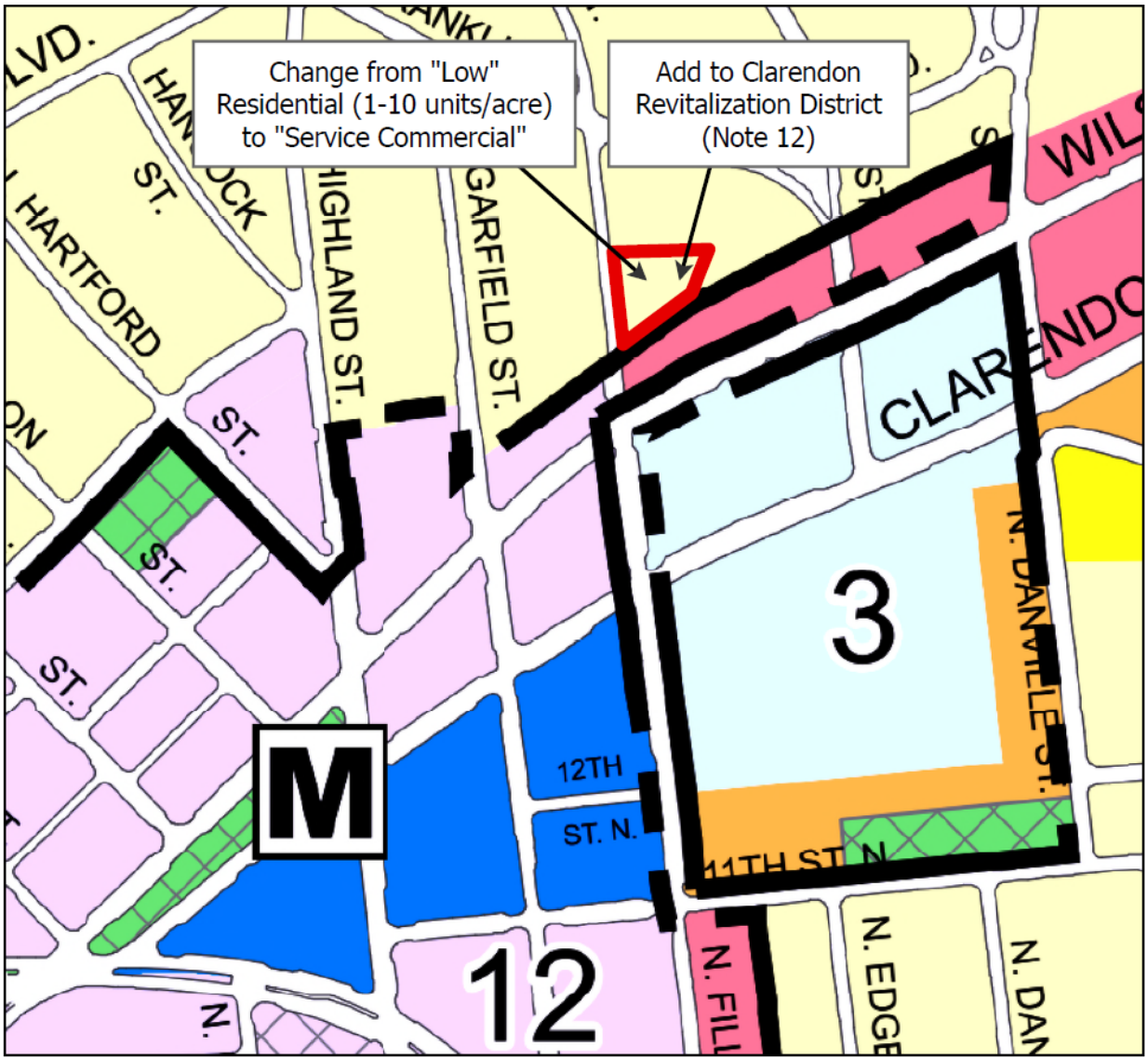
2847 Wilson Boulevard Special General Land Use Plan Study Document

ATTACHMENT 3: GLUP AMENDMENT REQUEST TO ADVERTISE RESOLUTION

RESOLUTION TO AUTHORIZE ADVERTISEMENT OF PUBLIC HEARINGS BY THE PLANNING COMMISSION AND COUNTY BOARD TO DATES CONCURRENT WITH HEARINGS ON FUTURE REZONING AND USE PERMIT APPLICATIONS TO CONSIDER AND RESOLVE TO AMEND THE GENERAL LAND USE PLAN FROM "SERVICE COMMERCIAL" AND "LOW" RESIDENTIAL (1-10 UNITS/ACRE) TO ALL "SERVICE COMMERCIAL" AND TO INCORPORATE THE ENTIRE SITE INTO THE "CLARENDON REVITALIZATION DISTRICT" FOR THE AREA LOCATED AT 2847 WILSON BLVD., AND 1421 AND 1425 N. FILLMORE ST. (RPC #15-065-002, -004, -015, AND -019), AS SHOWN IN ATTACHMENT 4

The County Board of Arlington hereby authorizes advertisement of public hearings by the Planning Commission and County Board to dates concurrent with hearings on future rezoning and use permit applications to consider and resolve to amend the General Land Use Plan from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4.

ATTACHMENT 4: REQUEST TO ADVERTISE MAP



REQUEST TO ADVERTISE
General Land Use Plan Amendments
2847 Wilson Blvd.

Legend
- Planning Districts
- Government Owned
- Low Residential (1-10 units/acre)
- Low Residential (11-15 units/acre)
- Low-Medium Residential
- Service Commercial
- Public
- Low Office-Apartment-Hotel
- High Office-Apartment-Hotel
- Medium Density Mixed-Use

Notes:

3. This area shall be part of a "Special Coordinated Mixed-Use District" (East Clarendon, 7/13/82), (George Mason University/Virginia Square Shopping Center, 8/7/82), (East End of Virginia Square, 6/14/03). The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area.

Development of the East Clarendon district bordered by Wilson Boulevard, North Danville Street, 11th Street North, and North Fillmore Street shall be consistent with the concept plan and design guidelines included in the East Clarendon: Special Coordinated Mixed Use District Plan adopted by the County Board on 9/20/94.

12. This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06, 12/9/06, and 5/10/25. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.

N

ARLINGTON
VIRGINIA

Map prepared by Arlington County, VA
Planning Department
December 2025
Map Scale 1" = 250'

ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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ARLINGTON
VIRGINIA

NIA BAGLEY
CHAIR

KAREN GUEVARA
VICE-CHAIR

GIZELE JOHNSON
CLERK

MATT PFEIFFER
SPR SUPERVISOR

January 21, 2026

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECTS: Consideration of the following actions pertaining to the 2847 Wilson Boulevard Special General Land Use Plan (GLUP) Study:

A. Acceptance of the 2847 Wilson Boulevard Special General Land Use Plan Study Document.

B. Request to advertise future public hearings by the Planning Commission and County Board to consider an amendment to the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019).

RECOMMENDATIONS:

1. The Planning Commission recommends that the County Board adopt the attached resolution (Attachment 1) to accept the 2847 Wilson Boulevard Special General Land Use Plan Study Document (Attachment 2).

2. The Planning Commission recommends that the County Board adopt the attached resolution (Attachment 3) to advertise future public hearings by the Planning Commission and County Board on dates concurrent with consideration of future Unified Commercial/Mixed Use Development (UC/MUD) use permit and rezoning applications to consider and resolve to amend the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4.

BACKGROUND

The Planning Commission heard this item at its January 12, 2026, public hearing. Margaret Tulloch Rhodes, Department of Community Planning, Housing and Development, Planning Division gave a presentation on the proposal. Additional staff present included:

- Angie de la Barrera, Department of Environmental Services, Transportation Planning Division
- Andrew Hayes, Department of Environmental Services, Transportation Engineering and Operations Bureau
- Matthew Ladd, Department of Community Planning, Housing and Development, Planning Division

Matthew Weinstein with McGuire Woods, counsel to the applicant, gave a presentation that provided an overview of the applicant's vision for development of the site. Additional applicant representatives present included:

- Andy Altman with FiveSquares Development (applicant/developer)

PUBLIC SPEAKERS

There were two public speakers on this item.

1. **Dana Small, Arlington resident** – Neighbor to the site. The County did a good job. Slightly concerned about traffic going north. Support the scenarios that preserve the existing tree canopy. The developer did a good job, but prefer staff's Scenario 6. Really would prefer the 35-foot setback.

2. **Jay Broadsky, Arliington resident** – Appreciate the Planning Commission's hard work. Concerned that a final version of the Special General Land Use Plan (GLUP) Study document was never released. Has the commission seen it? Have you had a chance to review it? Does this follow guidelines for public participation and feedback? Previously presented a dozen concerns about the Special GLUP Study, but these were never acknowledged it is not known if they were incorporated or not.

COMMISSION REPORTS

The following commissions and committees provided reports to the Planning Commission:

1. Commissioner Steinberger provided a report on the Long-Range Planning Committee (LRPC) process. The massing and moving density towards Wilson Boulevard were major topics. There was a lot of time spent discussing the Unified Commercial/Mixed-Use Development (UCMUD) tool.

PLANNING COMMISSION DISCUSSION

The Planning Commission had the following general discussion with County Staff and the applicant:

Discussion

- Commissioner Patel acknowledged the comment from the resident about the width of the road and their concerns about potential impacts from increased trip volume.

Acknowledge that the streets in this neighborhood are narrow. Will be keeping this in mind when the UCMUD is filed for review.

- Commissioner Lantelme is very familiar with the site. The site needs redevelopment, because right now it's an eyesore. However, when the Site Plan Review Committee (SPRC) reviews the eventual UCMUD application, the following issues should be studied: transportation and the intersection of Fillmore and Franklin; tree canopy and preservation of the existing cherry trees; green buffer and landscaping; stepbacks and transitions. The proposed Guiding Principles are important for future evaluation of the project.
- Commissioner Striner asked about the height of existing buildings across Wilson Boulevard.
    - Ms. Rhodes pulled up the Heights Map from the Clarendon Sector Plan.
- Commissioner Steinberger asked whether the Study Document should be labelled Final?
    - Ms. Rhodes explained that this is a draft version until it's adopted by the County Board.
- Commissioner Peterson wanted to confirm that the contemplated rezoning would not allow for a future self-storage facility?
    - Ms. Rhodes affirmed that that use would not be permitted.

PLANNING COMMISSION MOTIONS

Commissioner Steinberger moved that the Planning Commission recommend that the County Board adopt the attached resolution (Attachment 1) to accept the 2847 Wilson Boulevard Special General Land Use Plan Study Document (Attachment 2).

Commissioner Patel seconded the motion.

The motion carried 11-0

Commissioner Steinberger moved that the Planning Commission recommend that the County Board adopt the attached resolution (Attachment 3) to advertise future public hearings by the Planning Commission and County Board on dates concurrent with consideration of future Unified Commercial/Mixed Use Development (UC/MUD) use permit and rezoning applications to consider and resolve to amend the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4.

Commissioner Patel seconded the motion.

The motion carried 11-0

Respectfully Submitted,
Arlington County Planning Commission

Nia Bagley, Chair

2847 Wilson Boulevard (Thurgood Marshall) Special GLUP Study

County Board Meeting
January 27, 2026

ARLINGTON
VIRGINIA

Actions for County Board Consideration

- Accept the 2847 Wilson Boulevard Special GLUP Study Document; and
- Authorize the advertisement of public hearings to consider GLUP amendments for this property, concurrent with a future development application.



Existing building

Special GLUP Study: Typical Sequence of Public Reviews

Tier 1 Review

Is a more detailed study needed?

Focus on high-level land use questions

Outcome:
Recommendation to study or not and, if so, through what study process

Tier 2 Review

Which GLUP category?

Other planning guidance: land use, density, zoning, transportation, transitions

Outcome:

Request to Advertise GLUP amendment

Study Document with guidance for future site development

Site Plan Review

Detailed review of a specific development application

Outcome:

GLUP and zoning may be amended concurrently with site plan

Requested Amendments for Advertisement: 2847 Wilson Blvd.

- GLUP amendment request to:
  - Expand the Clarendon Revitalization District boundary to include the full site
  - Change the "Low" Residential (1-10 u/a) portion of the site to "Service Commercial" so that the entire site is "Service Commercial"

- Anticipated future rezoning request from R-6/C-3 to a C district to enable development under the Unified Commercial/Mixed Use District(UC/MUD) provisions per the Clarendon Sector Plan

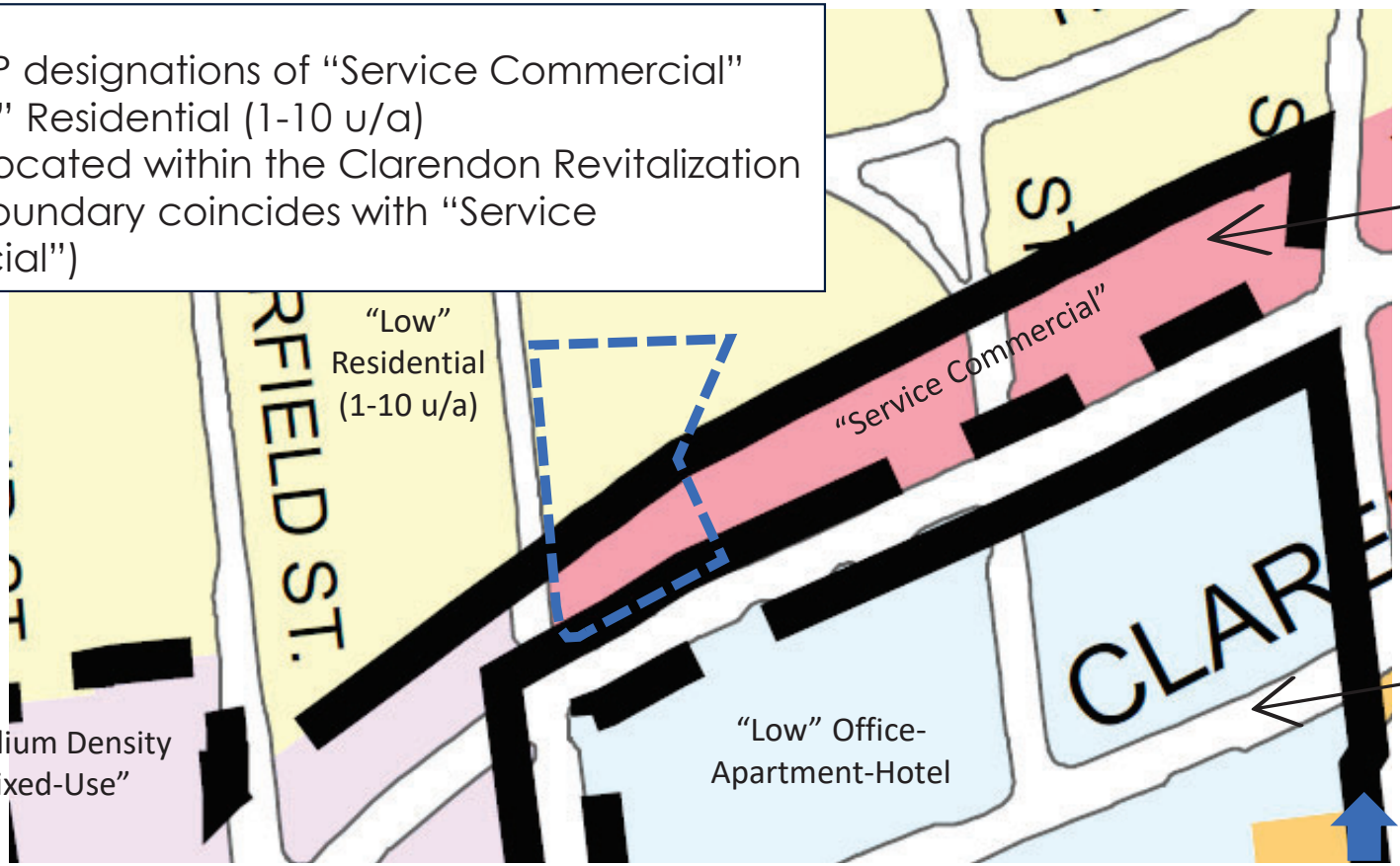
- Proposal to redevelop the entire site with:
  - 4-5 story residential building
  - Ground floor retail fronting Wilson Blvd.
  - Underground parking



Existing building

Existing GLUP

GLUP
- Split GLUP designations of "Service Commercial" and "Low" Residential (1-10 u/a)
- Partially located within the Clarendon Revitalization District (boundary coincides with "Service Commercial")

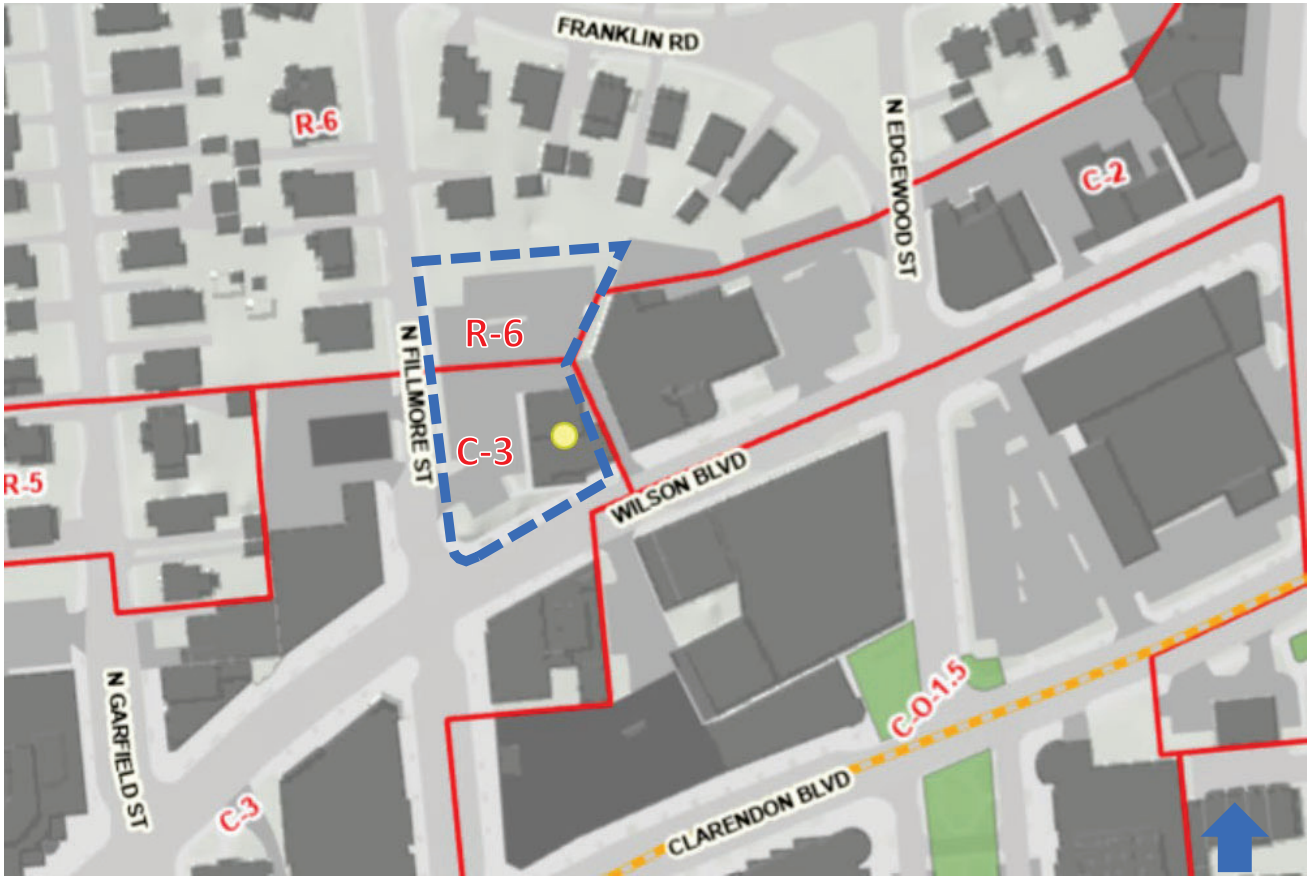


Clarendon Revitalization District

East Clarendon Special Coordinated Mixed-Use District

Existing Zoning

Zoning
•Split zoned C-3 and R-6



Existing Conditions

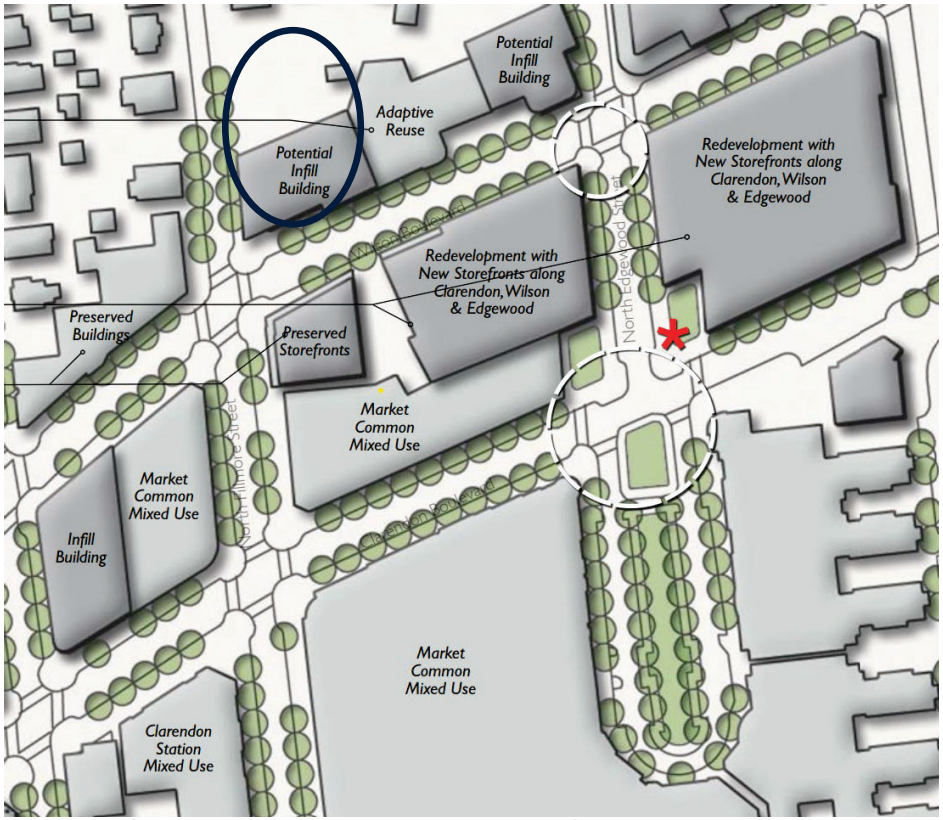
- 2-story building with surface parking lot
- Estimated 32% tree canopy; multiple species
- Relatively flat site - 32,625 sf (0.75 acre)
- Listed on the Historic Resources Inventory (HRI) as Notable, but not recommended for preservation in the sector plan



Aerial

Clarendon Sector Plan - Overview

- Infill development recommended for Thurgood Marshall site
- Max. height 45', base density 1.5 FAR
- 25' setback from abutting "R" lots
- Rear stepbacks recommended (two approaches, p. 63)
  - 40'/3 stories with no stepbacks; or
  - 45'/4 stories with 25'-deep stepbacks at 25' and 35' building heights



Excerpt from Clarendon Sector Plan, Figure 2.14 East End Overview

Clarendon UC/MUD (ACZO §10.2.5)

- UC/MUD established in 2003 to enable residential development in "Service Commercial" zoning districts with County Board use permit approval; 3 distinct UC/MUD sections, including for Clarendon
- Applies to sites at the edges of Clarendon with "Service Commercial" GLUP designations and "C" zoning
- Lower Heights
  - 45' maximum height north of Wilson Blvd. ***(2847 Wilson site)***
  - 55' maximum height south of 10th St. North
- Ground floor retail
- Formulaic affordable housing contribution for density above 1.5 FAR
- Flexibility for County Board to modify most zoning standards, except maximum building height

NB: A Zoning Ordinance Amendment at the time of consideration of a development application will be needed to effectuate maximum heights over entire site.



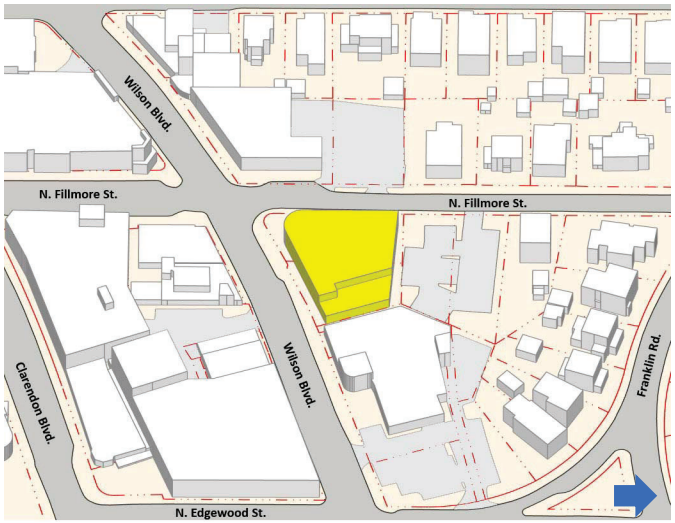
Rendering from Clarendon Sector Plan

Guiding Planning Principles Summary

1. Apply recommendations and guidelines of the Clarendon Sector Plan
2. Apply the UC/MUD regulations, recognizing the maximum height limit of 45', as well as the County Board's discretion to consider and approve appropriate adjustments
3. The building scale, massing, and materials should complement and transition well to adjacent properties with historic buildings
4. Conserving the existing tree canopy and landscaped spaces, and expanding where possible
5. A UC/MUD proposal that allows a five-story development (max height limit of 55- 60') could be considered if:
    a. A setback from the northern property line that exceeds the 25' minimum and is not encumbered by any driveways, parking ramps or a portion of the building;
    b. Stepbacks of the fourth and fifth stories that provide an appropriate transition to adjacent properties to the north; and
    c. Tree canopy that meaningfully exceeds the minimum recommendation of the Clarendon Sector Plan.

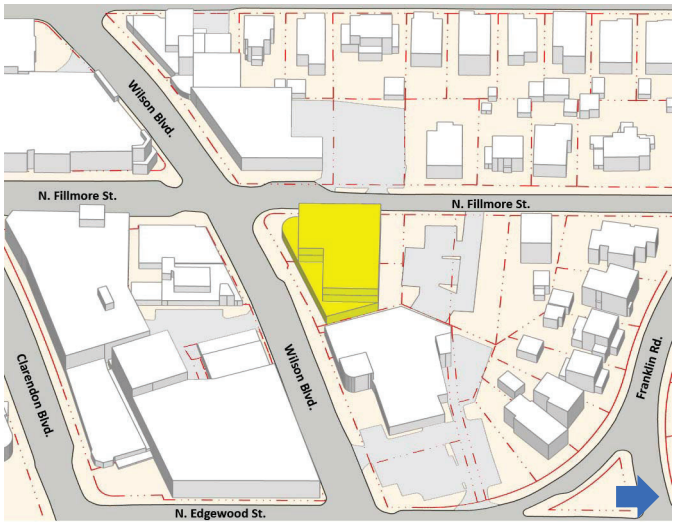
NB: The full Guiding Principles can be found in the Study Document.

Scenarios 1-3



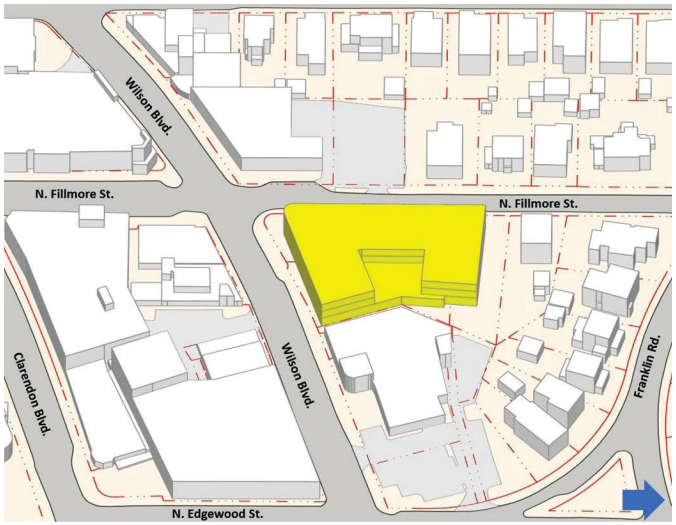
Scenario 1: C-3 By-Right – Retail/Parking

- Retail 13,800 SF
- No Multifamily Uses



Scenario 2: UC/MUD on Existing C-3 Parcels Only – 3 stories/40'

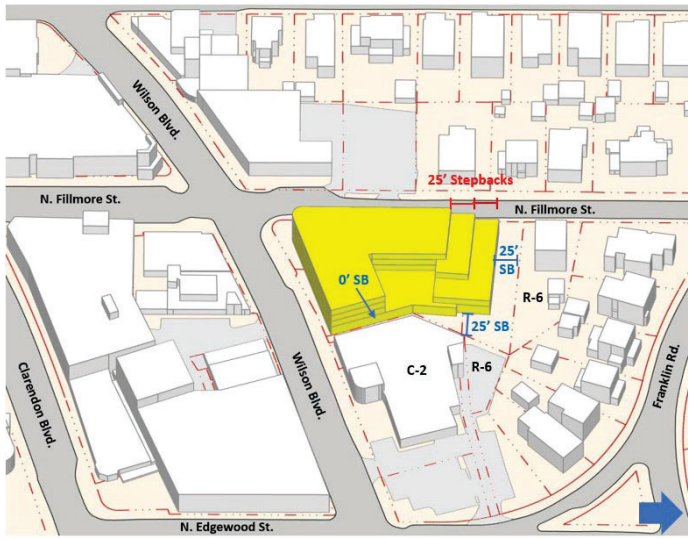
- Retail 8,100 SF
- Multifamily Residential 19,300 SF (19 - 23 units)



Scenario 3: UC/MUD Across Full Site – 3 stories/40'

- Retail 3,400 SF
- Multifamily Residential 82,000 SF (82 - 96 units)

Scenarios 4-5



Scenario 4: UC/MUD Across Full Site – 4 Stories/45'

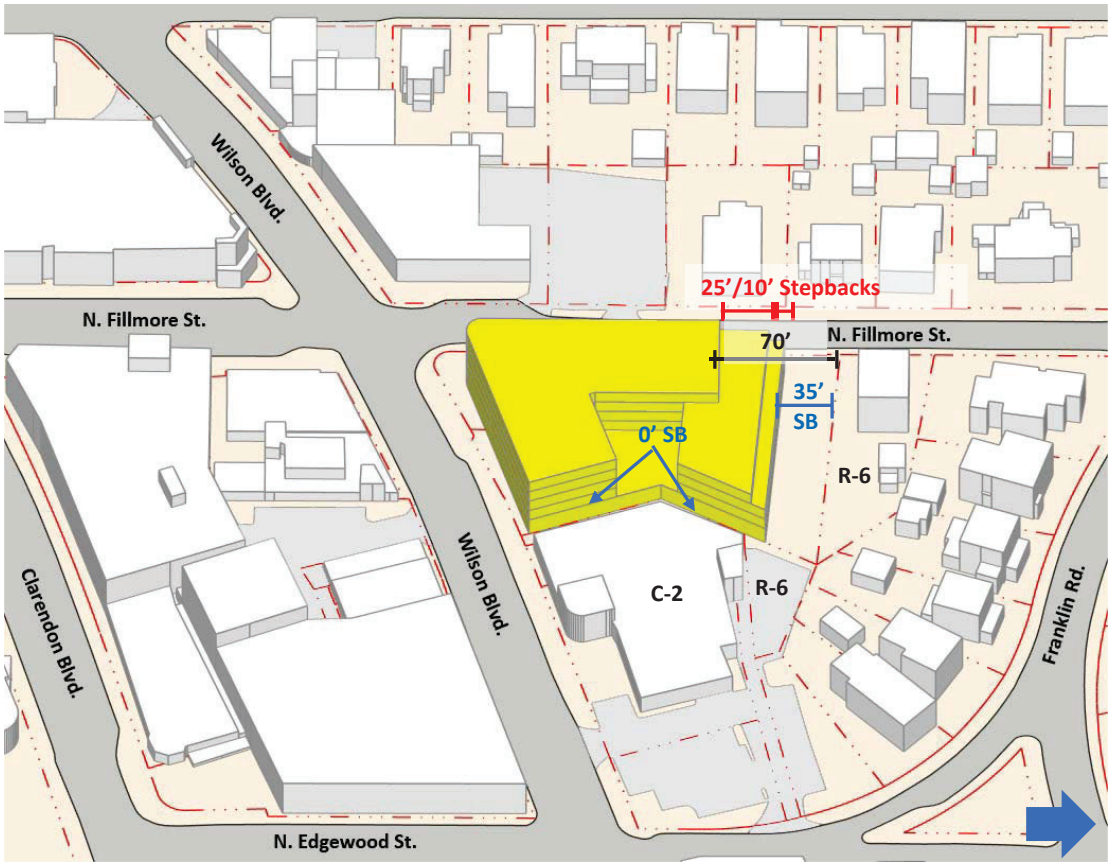
- Retail 3,400 SF
- Multifamily Residential 59,800 SF (59 - 68 units)



Scenario 5: UC/MUD Across Full Site – 4 stories/45' with modified setbacks/stepbacks

- Retail 3,400 SF
- Multifamily Residential 73,100 SF (73 - 85 units)

Scenario 6: UC/MUD Across Full Site – 5 stories/55’



- UC/MUD development of full site
- 35’ setback (SB) from R-6 zoned single-detached parcel only
  - No setback from R-6 Barry’s parking lot
- 5-story UC/MUD option with modified stepback (10’ deep at 4th floor and additional 25’ deep at 5th floor)
  - 9 - 11 more dwelling units compared to Scenario 5

- **Retail 3,400 SF**
- **Multifamily Residential 82,000 SF (82 - 96 units)**

Community Input

LRPC Meeting (9/30/25)

- General consensus among LRPC members that the proposed GLUP amendments are in the realm of consideration
- Strong preference for providing a clear setback of 25' or greater along the north side to maintain a landscaped buffer
- Preference for upper story building stepbacks, in addition to setbacks
- Marked preference for conserving the existing tree canopy and mature trees on the site, particularly those located on the northern edge

Online Engagement Session on Draft Study Document (11/10/25-11/23/25)

- Feedback sought on Draft Study Document and new redevelopment option proposed by the applicants in response to LRPC feedback about a greater than 25' setback – 5 stories on front of site and clear 30' setback to the north
- 114 responses and 56 comments
- Similar overall input to LRPC comments
- Slightly more support for redevelopment up to 5 stories than not

Staff Recommendation

Staff recommends that the County Board:

- Adopt the attached resolution (Attachment 1) to accept the *2847 Wilson Boulevard Special General Land Use Plan Study Document* (Attachment 2).

- Adopt the attached resolution (Attachment 3) to advertise future PC and CB public hearings on dates concurrent with consideration of future UC/MUD use permit and rezoning applications to consider and resolve to amend the General Land Use Plan (GLUP) from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District" as being in the realm of consideration for the area located at 2847 Wilson Blvd., and 1421 and 1425 N. Fillmore St. (RPC #15-065-002, -004, -015, and -019), as shown in Attachment 4.