



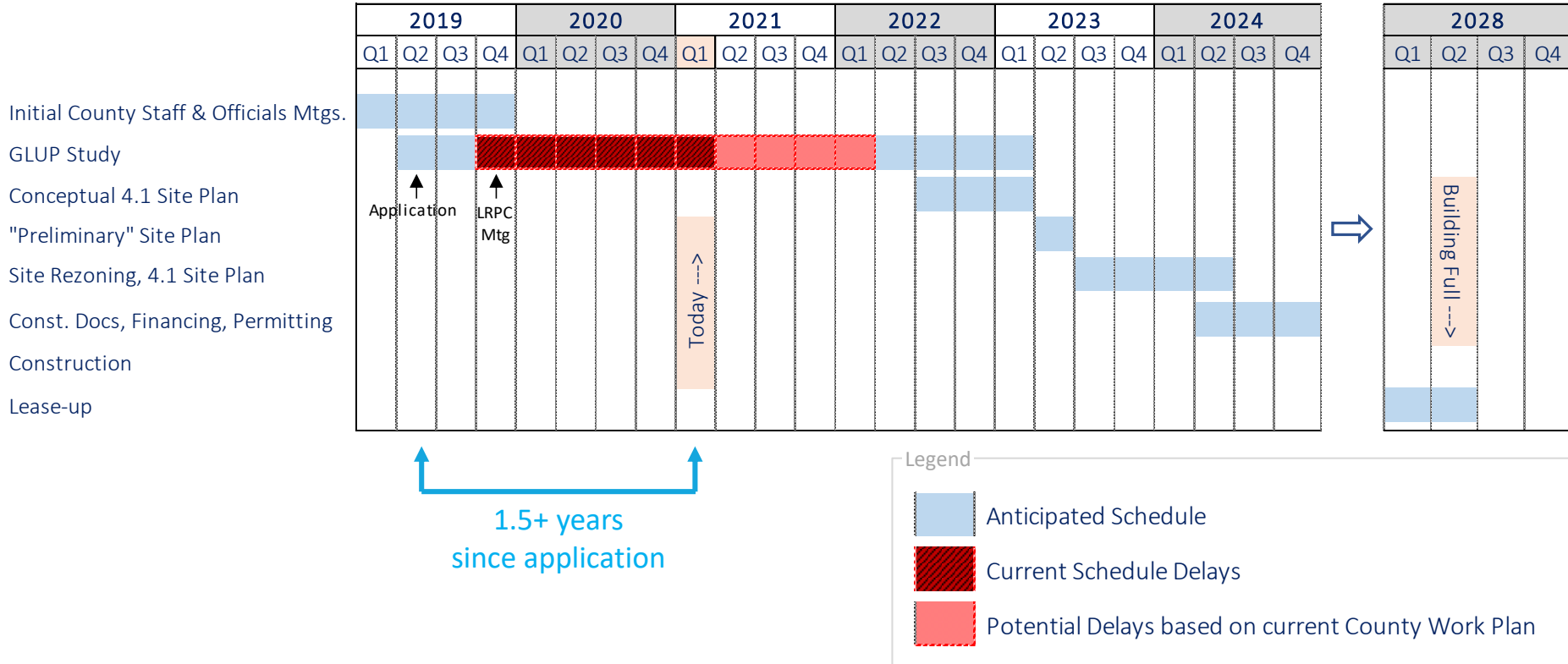
Courthouse West

A Sustainable, Energized Gateway between Courthouse and Clarendon



Planning Process Discussion: February 16, 2021 LRPC Meeting

A timely pathway forward is needed to achieve the Community's vision & County's priorities for this site

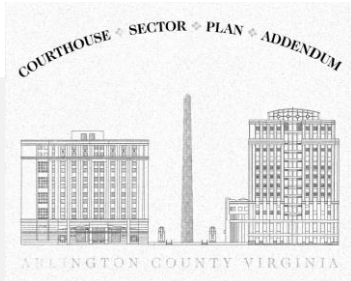


A Planning Process is needed for Courthouse West to deliver on community and County guidance

Planning goals for Courthouse West	By-Right Option	Rezoned Plan
On-site ADU/WDUs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Improved sidewalk & streetscape	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New/improved open space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Healthy mix of uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Distinguish site as "major gateway"	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intense uses along Wilson & Clarendon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Undergrounding utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increased tax base	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other community benefits	<input type="checkbox"/>	<input checked="" type="checkbox"/>



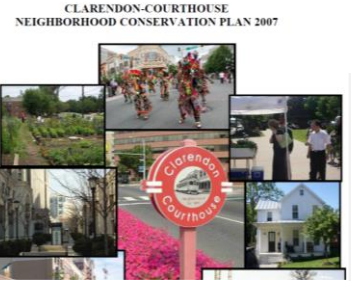
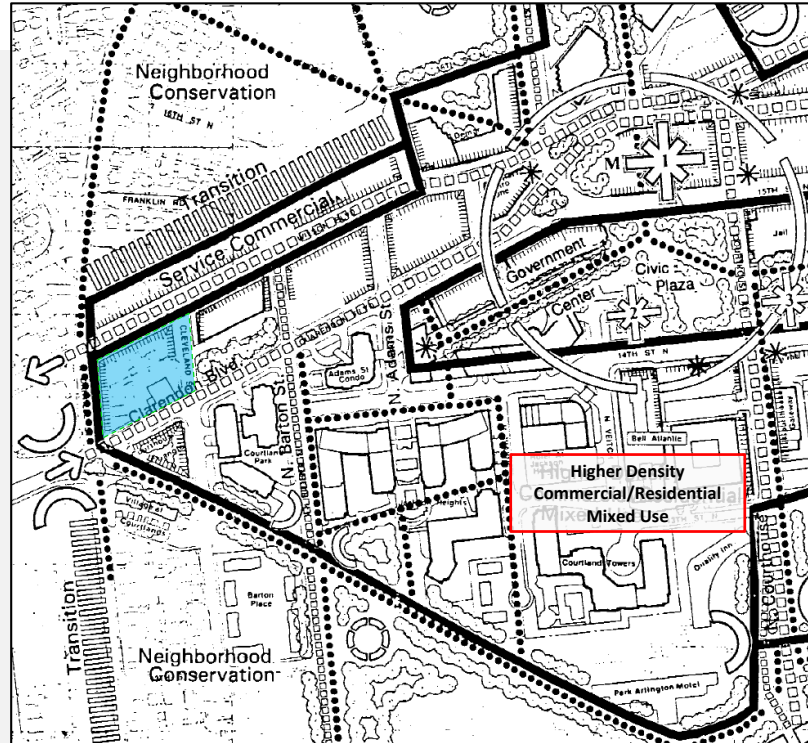
County planning documents offer clear guidance on overall development character



Courthouse Sector Plan

Site is in **Higher-Density Commercial-Residential Mixed Use** district

Site should be a **gateway** to the Courthouse District



Neighborhood Conservation Plan

Site is a **“critical bridge”** between Clarendon and Courthouse

Courthouse Metro Station area should achieve an **image of significance** to the community

The prescribed planning process should enable a successful outcome for the site and community

Existing GLUP & Zoning

- Service Commercial: C-2
 - By right office (up to 1.5 FAR)
 - Residential not an allowable use

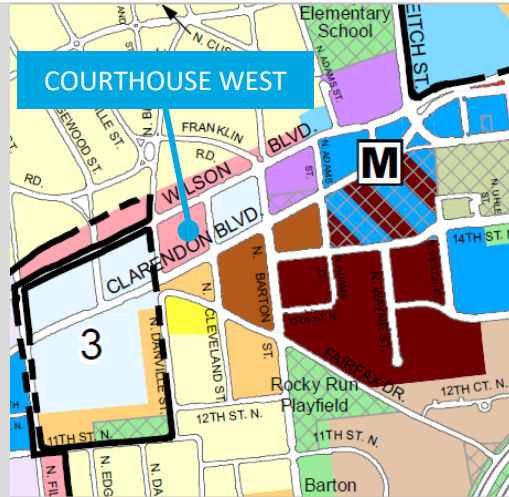
2019 GLUP Study Request

- High Office-Apt-Hotel: C-O
 - Intended Use: "Multifamily in the vicinity of Metrorail"

Current Approach

Applicant is largely agnostic to the specific process and end-state zoning category so long as a positive outcome for the site & community is possible

Current
Neighborhood
GLUP / Zonings



Legend

	GLUP	Zoning
Mixed Use	Coordinated Mixed-Use	C-O-A
	High-Med. Resi. Mixed-Use	R-C
Residential	High	RA-H-3.2
	High Medium	RA-4.8
Office-Apartment-Hotel	High	C-O
	Medium	C-O-2.5
	Low	C-O-1.5, C-O-1.0

Note – Applicant has proposed the concept of a height cap below what is allowed in some highlighted zoning categories