




STREAM



Courthouse Square South Block

DECEMBER 16, 2024

THE REQUEST

Relocate the boundary of the 2015 Courthouse Square Addendum to include the Courthouse Square South Block

Section 7.13.3.D.3. Courthouse Square Special District:

"In considering the approval of a site plan for properties located in the area designated as the Courthouse Square Special District on the General Land Use Plan, the County Board may approve additional density and height above that provided in §7.13.3.B where it finds that the development project furthers the goals, policies, and recommendations in the Courthouse Sector Plan Addendum: Courthouse Square, offers certain features, design elements, services, or amenities identified in the Courthouse Square Sector Plan Addendum: Courthouse Square and specifically responds to the Courthouse Square Priority Concept Recommendations, and meets §15.5.5 and other special exception criteria of the Zoning Ordinance..."

THE REQUEST

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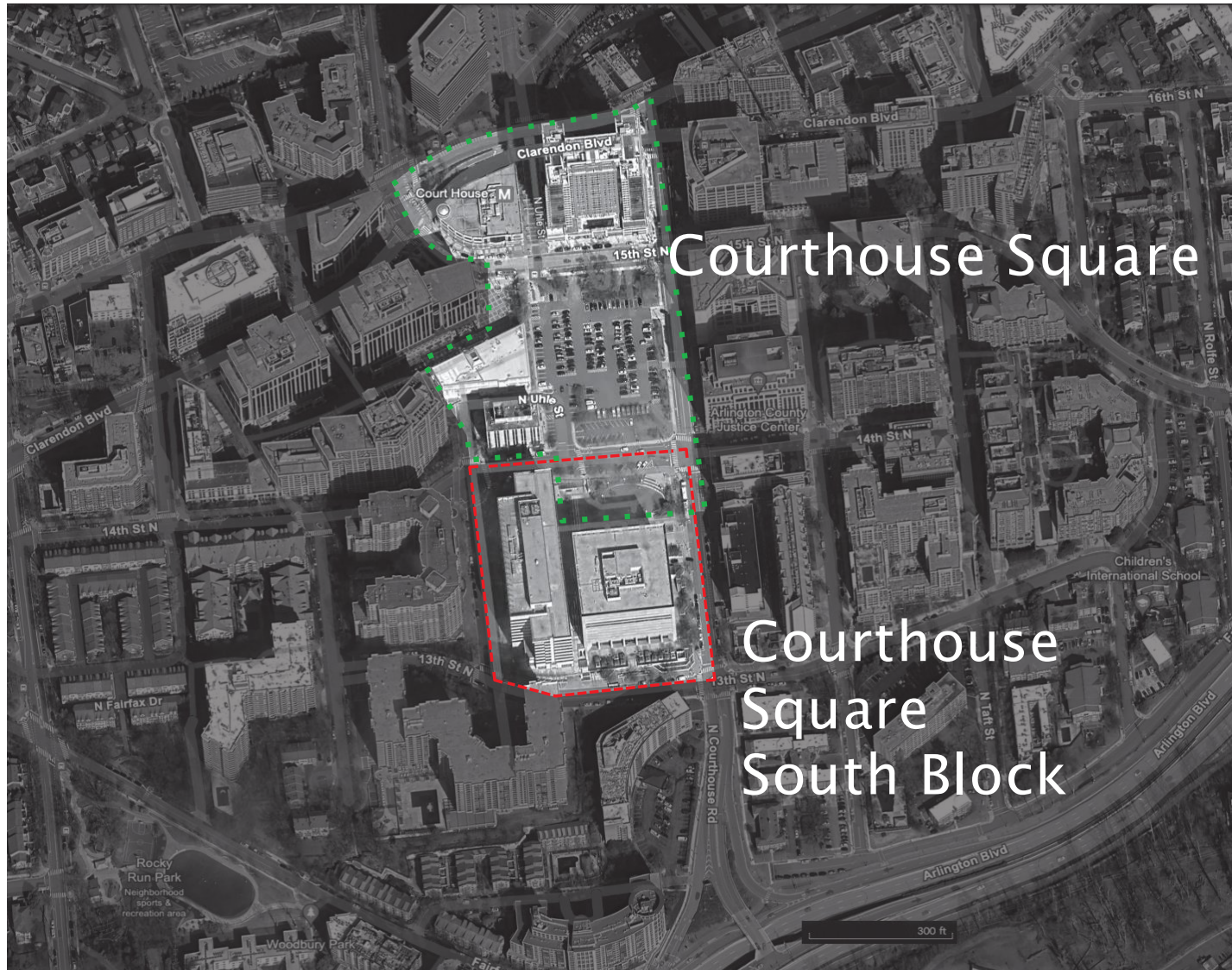
- A generational opportunity to realize the 2015 Courthouse Square Plan
- Access to the C-O Courthouse Square Special District will facilitate a site plan application at approximately 10.0 FAR of density with building height commensurate with that level of density
- The block south of 14th Street is the only, and most significant development parcel with direct proximity to the Civic Square
- Can create the most significant outdoor venue space in the Rosslyn-Ballston Corridor: a multi-purpose open space with opportunities for civic, leisure, retail, market, music, art, educational and other community-building activities
- Realize the vision to create the heart and destination for Arlington civic life
- Redevelopment of the block will allow value creation to realize planned public benefits necessary to accomplish the 2015 vision for Courthouse Square

BROADER COURTHOUSE PLAN CONTEXT



Courthouse Metro Station context area. Courthouse Square is outlined in red at the center

2015 ADDENDUM PLANNING CONTEXT



- The Study boundary defined in the 2015 Courthouse Sector Plan, extended into 1310 N. Courthouse Road site.
- Verizon Plaza and the block south of 14th Street were recognized as a critical fourth side of the civic square.

COURTHOUSE SQUARE PLAN

COURTHOUSE SQUARE



COURTHOUSE
SQUARE SOUTH
BLOCK



View of full expanse of Courthouse Civic Square and Green



Courthouse Sector Plan Addendum: Courthouse Square Figure 2.4: Conceptual view looking from northeast corner of park to the southwest into Courthouse Square from Memorial Grove



Courthouse Sector Plan Addendum: Courthouse Square Figure 2.3: Conceptual view looking east on 15th Street North as a shared street

EXISTING CONDITIONS

The Dysfunctional State of Courthouse



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The Dysfunctional State of Courthouse



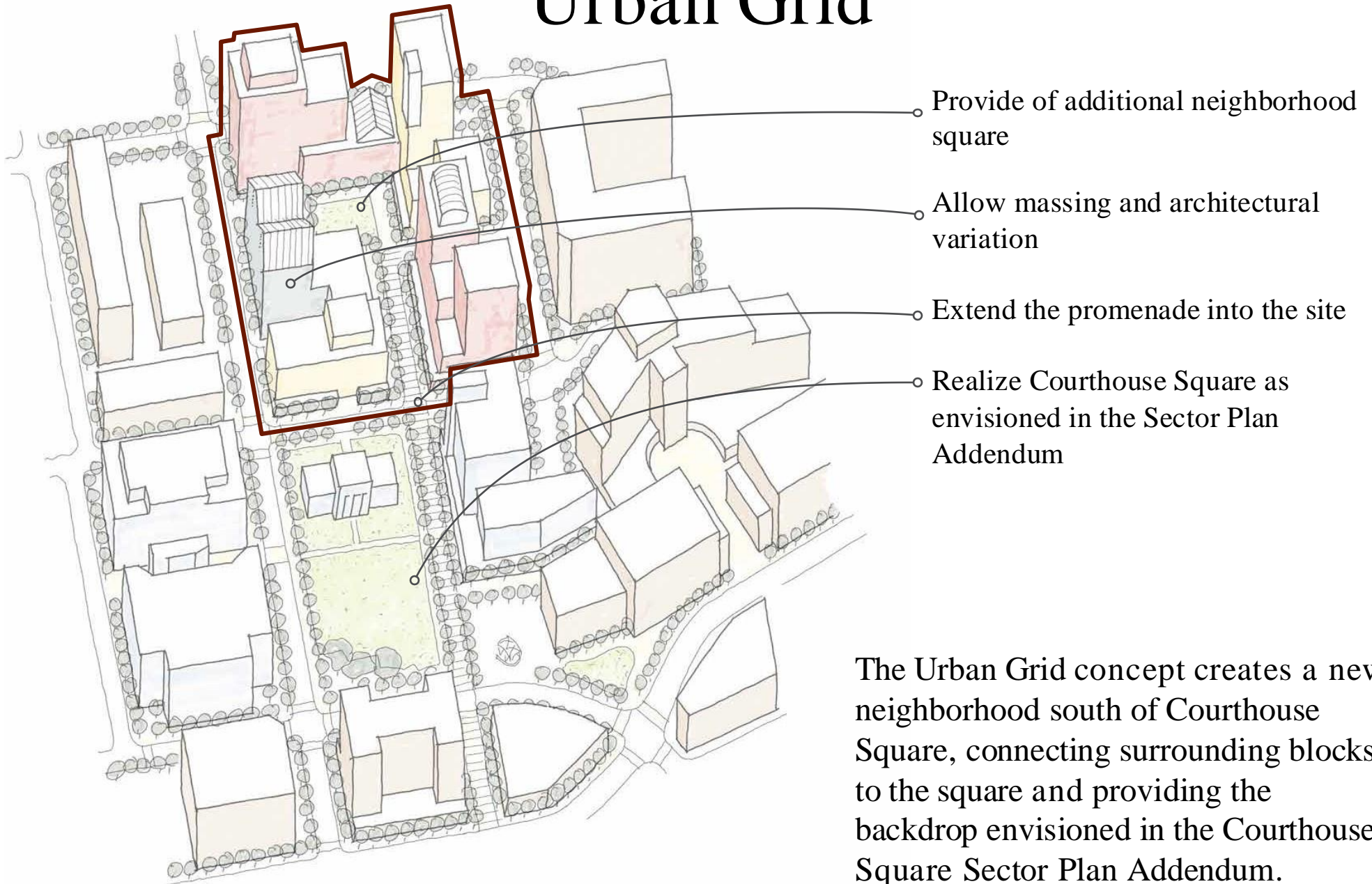
EXISTING CONDITIONS

The Dysfunctional State of Courthouse



VISUAL CONCEPT 1 (of 3)

Urban Grid



The Urban Grid concept creates a new neighborhood south of Courthouse Square, connecting surrounding blocks to the square and providing the backdrop envisioned in the Courthouse Square Sector Plan Addendum.

VISUAL CONCEPT 1 (of 3)

Urban Grid

Pedestrian-oriented urban streets envisioned in the Courthouse Sector Plan Addendum



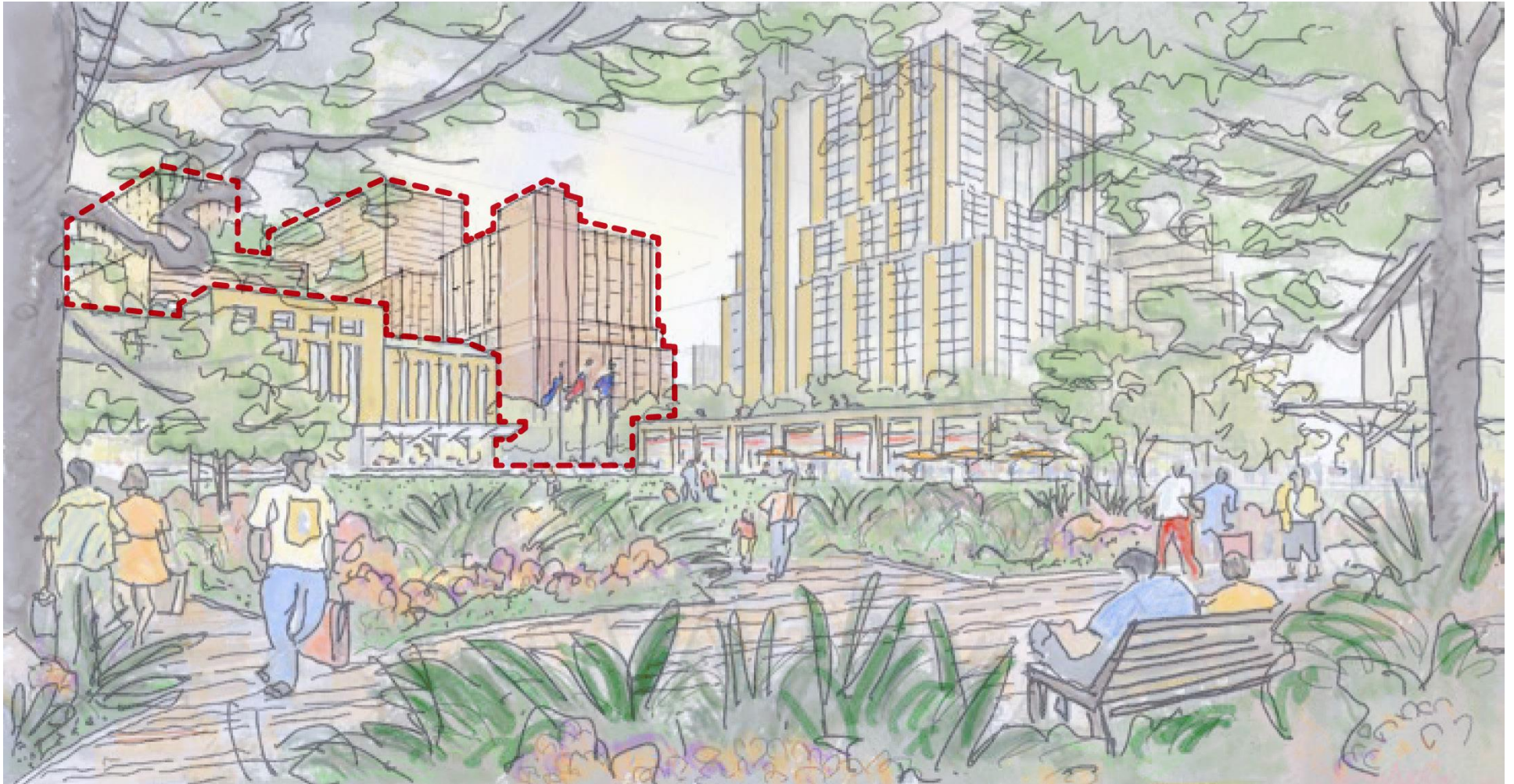
Figure 3.22: Example of a tree-lined promenade with retail and restaurants



Figure 3.30: Example of flexible seating & urban plaza design

VISUAL CONCEPT 1 (of 3)

Urban Grid

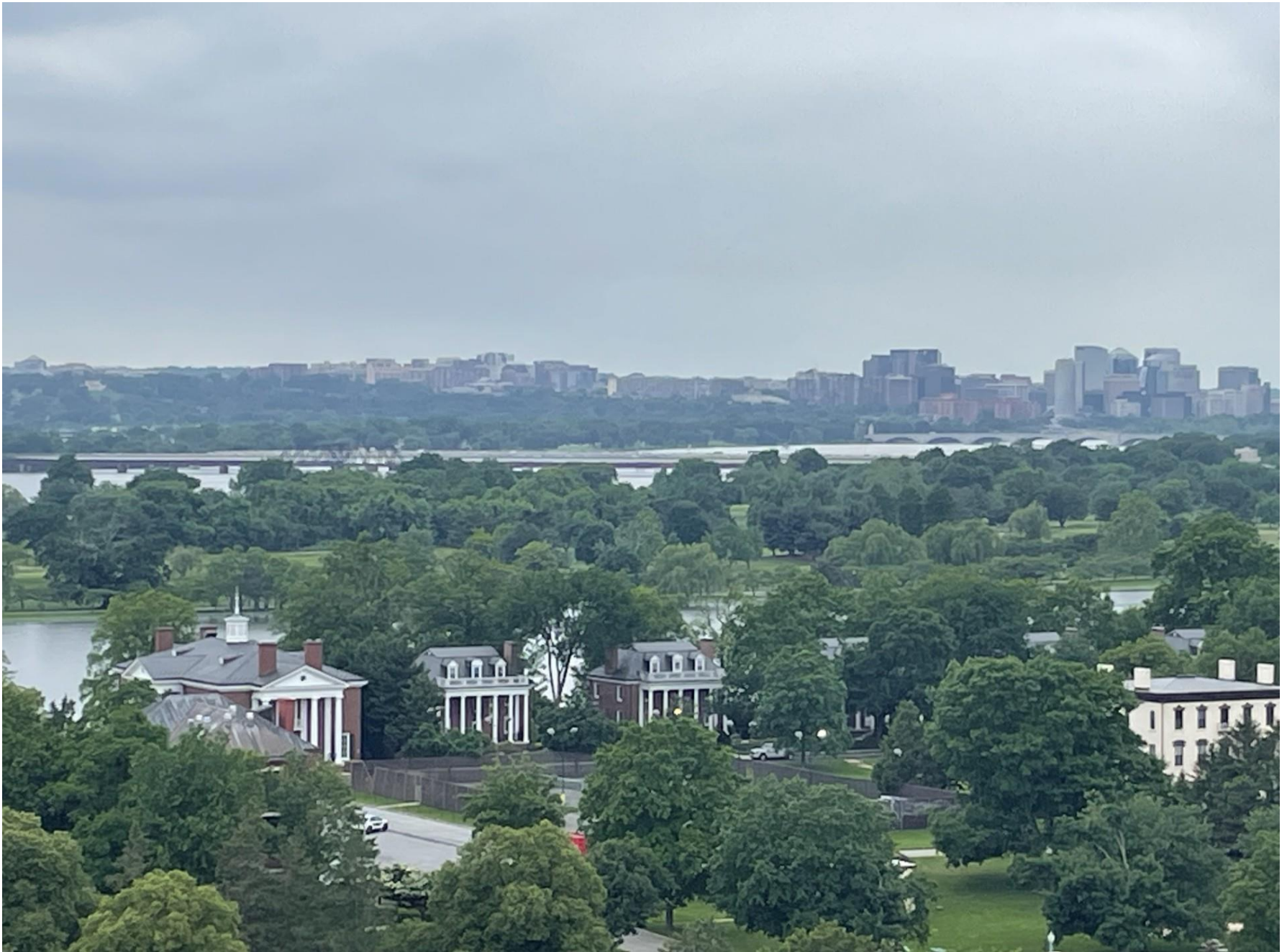


View of the 2015 vision for Courthouse Square showing 1310/1320 North Courthouse Road beyond (no changes to the Courthouse Square Plan necessary)

CONCLUSIONS

- Courthouse South represents a once-in-a-generation opportunity for transformational change in Arlington's Rosslyn- Ballston corridor
- A passing opportunity to create the vision for the center of Arlington's civic life
- Approximately 10.0 FAR of density, the provision of substantial amounts of housing literally at the Courthouse Metro Station, with building height commensurate with the density
- Potential to create one of Arlington's largest, most significant outdoor venues featuring a multi-purpose open space that can accommodate civic life and events, leisure activities, retail opportunities, markets, music performances, fitness and well-being uses, art displays, educational programs and other community uses
- The establishment of the vibrant center for civic life in Arlington
- The redevelopment of this block can create and facilitate the public benefits necessary to achieve the objectives set forth in the 2015 Courthouse Square vision

OPPORTUNITY



Putting Arlington's seat of government on the national skyline

APPENDIX

EXISTING CONDITIONS



View south from Courthouse Square parking lot



View southeast from 14th & N. Veitch Streets



View north along N. Veitch Streets



View east from Courthouse Square parking lot



View west along N. 15th Street



View southwest from N. Courthouse Road & 14th Street