

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Wednesday, December 5, 2012
TIME: 8:30 – 10:00 p.m.
PLACE: 2100 Clarendon Boulevard
Courthouse Plaza, Training Center (10th Floor)
Arlington, VA 22202

SPRC STAFF COORDINATOR: Samia Byrd, 703-228-3525

Item 1. 2311 Wilson Boulevard – Clean Technology Center **8:30 pm**
(RPC#s 15-058-015, 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010;)
Scheduled to be heard at the December 2012 CB meeting.
Samia Byrd (CPHD Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site
<http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx?InsLinkID=978>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans
http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx

To view the current Site Plan Review Committee schedule, go to the web site
http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx

ITEM 1

2311 Wilson Boulevard - Clean Technology Center

(RPC#s 15-058-015; 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010)

Steve Sockwell, SPRC Chair

AGENDA: First Meeting—September 12, 2011

- 1) Informational Presentation
 - a) Overview of Site Plan Proposal (Staff)
 - b) Presentation of Site Plan (Applicant)
- 2) Land Use & Zoning
 - a) Relationship of project to existing zoning
 - i) Requested bonus density, height, etc. (if any)
 - ii) Requested modification of use regulations (if any)
- 3) Site Design and Characteristics
 - a) Allocation of uses on the site
 - b) Relationship and orientation of proposed buildings to public space and other buildings
 - c) View vistas through site
 - d) Visibility of site or buildings from significant neighboring perspectives
 - e) Re-configuration of existing path and green space
- 4) Building Architecture
 - a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) LEED/Earthcraft/Green Home Choice Score
 - vi) Accessibility
 - b) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Location and visibility of loading and trash service
 - iv) Exterior/rooftop lighting

AGENDA: Second Meeting—September 26, 2011

- 1) Land Use and Zoning – Review Outstanding Questions & Issues
- 2) Site Design and Characteristics
 - a) Allocation of uses on the site
 - b) Relationship and orientation of proposed buildings to public space and other buildings
 - c) View vistas through site
 - d) Visibility of site or buildings from significant neighboring perspectives
 - e) Historic status of any existing buildings on site

- f) Compliance with adopted planning documents
 - g) Re-configuration of existing path and green space
- 3) Building Architecture
- a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) LEED/Earthcraft/Green Home Choice Score
 - vi) Accessibility
 - vii) Historic Preservation (if applicable)
 - b) Retail Spaces (if applicable)
 - i) Location, size, ceiling heights
 - ii) Storefront designs and transparency
 - iii) Mix of tenants (small v. large, local v. national)
 - c) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Location and visibility of loading and trash service
 - iv) Exterior/rooftop lighting

AGENDA: Third Meeting – October 24, 2011

- 4) Informational Presentation – Applicant Response & SPRC Discussion of Outstanding Questions & Issues (see list at the end of the report):
- a) Land use & Zoning,
 - b) Site Design and Characteristics
 - c) Transportation
 - d) Open Space
- 5) Building Architecture
- a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) LEED/Earthcraft/Green Home Choice Score
 - vi) Accessibility
 - vii) Historic Preservation (if applicable)
 - b) Retail Spaces (if applicable)
 - i) Location, size, ceiling heights
 - ii) Storefront designs and transparency
 - iii) Mix of tenants (small v. large, local v. national)
 - c) Service Issues
 - i) Utility equipment

- ii) Venting location and type
- iii) Location and visibility of loading and trash service
- iv) Exterior/rooftop lighting

AGENDA: Fourth Meeting – December 5, 2011

- 6) Informational Presentation –
 - a) Applicant Revisions

- 7) Building Architecture
 - a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) LEED/Earthcraft/Green Home Choice Score
 - vi) Accessibility
 - vii) Historic Preservation (if applicable)
 - b) Retail Spaces (if applicable)
 - i) Location, size, ceiling heights
 - ii) Storefront designs and transparency
 - iii) Mix of tenants (small v. large, local v. national)
 - c) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Location and visibility of loading and trash service
 - iv) Exterior/rooftop lighting

- 8) Transportation
 - a) Infrastructure
 - i) Mass transit facilities and access
 - ii) Street systems (w/existing and proposed cross sections)
 - iii) Vehicular and pedestrian routes
 - iv) Bicycle routes and parking
 - b) Traffic Demand Management Plan
 - c) Automobile Parking
 - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
 - ii) Access (curb cuts, driveway & drive aisle widths)
 - d) Delivery Issues
 - i) Drop offs
 - ii) Loading docks
 - e) Signage (parking, wayfinding, etc.)

- 9) Open Space
 - a) Orientation and use of open spaces
 - b) Relationship to scenic vistas, natural features and/or adjacent public spaces

- c) Compliance with existing planning documents and policies
- d) Landscape plan (incl. tree preservation)

10) Community Benefits

- a) Public Art
- b) Affordable Housing
- c) Underground Utilities
- d) Historic Preservation
- e) Other

11) Construction issues

- i) Phasing
- ii) Vehicle staging, parking, and routing
- iii) Community Liaison

AGENDA: Fifth Meeting – July 26, 2012

12) Informational Presentation –

- a) Overview of Revised Site Plan – Applicant

13) SPRC Discussion

- a) Land Use and Zoning
 - i) Revised Density Proposal
- b) Building Design and Architecture –
 - i) Massing and Height
 - ii) Ground Floor Activation
 - iii) Signs
 - iv) Lighting
 - v) Cantilevers
- c) Transportation
 - i) Parking Ratio
 - ii) Pedestrian and Vehicular Circulation
 - iii) Childcare Pick Up and Drop Off
 - iv) Auto turns
- d) Streetscape
 - i) Sidewalk Widths
 - ii) Encroachments
- e) Open Space
 - i) Area
 - ii) Easements

AGENDA: Sixth Meeting – December 5, 2012

14) Informational Presentation –

- a) Overview of Revised Façade Plans – Applicant

15) SPRC Discussion

Site Location: The 2.35-acre is located in the Courthouse Metro Station area on the block bounded by 16th Street North to the north and Key Elementary School, Veitch Street to the east, Wilson Boulevard to the south and N. Adams Street to the west.

Applicant Information:

Applicant

Otter Wilson Boulevard, LLC
2311 Wilson Boulevard
Arlington, VA 22201
Michael Foster
703-524-6616
mfoster@mtfa.net

Attorney

Bean, Kinney, Korman
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Arlington, VA 22201
Jon Kinney
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Architect

MTFA Architecture, Inc.
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Michael Foster
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Engineer/Landscape Architect

VIKA, Inc.
8180 Greensboro Drive, Ste. 200
McLean, VA 22102
Bob Cochran
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LEED Consultant

MTFA Architecture, Inc.
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Arlington, VA 22201
Meagan Jancy
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BACKGROUND: SP #263 was approved in 1989 to provide for mixed use residential and office development on the subject site in two buildings separated by a pedestrian walkway connecting through the site and open space. An amendment to the site plan in 1996 provided for the reconfiguration of the approved residential building with no changes to the approved office building. The residential building was constructed as amended, in 2000. What remains to be built is the balance of the approved development for an office building, the pedestrian connection through the site, and the publicly accessible open space. A site plan amendment is proposed to increase the height and density of the approved, yet un-built office building.

DISCUSSION: After discussing the major outstanding issues of the insufficient building taper up from the single-family neighborhood north and west of the site and the proposed conference center at its October 23, 2012 meeting, the County Board deferred the subject site plan amendment to December to allow additional time for the applicant to address these concerns. The applicant has responded to the concerns of the community and the direction and comments provided by the Planning Commission and County Board as follows:

- Revised the building design and architecture of the north facade to provide for a more significant taper up from the neighborhood with deeper setbacks, which results from a reduction in floor area of approximately 4,249 square feet.
- Reduced the size of the previously proposed 5,600 square foot conference center to a 2,000 square foot conference room.

The following table sets forth the preliminary statistical summary for the proposed site plan amendment as proposed in September 2012 and further revised.

	Approved 1989	Proposed September 2012	Revised November 2012
Site Area	98,057 sf	100,565 sf	100,565 sf
Density			
Office/Commercial GFA	105,578 ¹ sf	164,023 sf	163,578 sf ²
Office Building GFA	93,078 sf	157,844 sf	157,395 sf
Office		150,002, sf	149,553 sf
Retail		7,842 sf	7,842 sf
Retail Pavilion GFA	---	6,813 sf	6,183 sf
Density Exclusions			
Childcare Center	(3,500) sf	(7,000) sf	(6,800) sf
Conference Center		(5,600) sf	(2,000) sf
Below Grade Fitness Center		(2,300) sf	(2,300) sf
Below Grade Mechanical Equipment & Storage		(6,492) sf	(6,492) sf
Bonus Density			
LEED-CS Gold (.35 FAR @ 38%)		13,375 sf	13,375 sf
ENERGY STAR Building Certification (.10 FAR @ 38%)		3,821 sf	3,821 sf
Community Facilities (.246 FAR)		25,141 sf	24,692 sf
Office/Commercial FAR	1.07 FAR	1.63 FAR	1.63 FAR
“R-C” Max. Permitted Density			
“R-C” Max. Permitted Mixed Use Density (3.24 FAR)	317,705 sf	325,831 sf	325,831 sf
“R-C” Max Permitted Office/Commercial Density (.62 sf per 1 sq residential (1.24FAR)	121,591 sf	124,701 sf	124,701³
Building Height			
Office Building Main Roof Height	72.10 ft	95.00 ft	95.00 ft
Office Building Penthouse Roof Height	88.10 ft	111.00 ft	111.00 ft
Office Building Elevator Roof Height	---	119.00 ft	119.00 ft
“R-C” Max. Permitted Main Roof Height	95.00 ft	95.00 ft	95.00 ft
“R-C” Max. Permitted Penthouse Height (16 ft above main roof)	111.00 ft	111.00 ft	111.00 ft
“R-C” Max. Permitted Height for Enclosed Area Above Penthouse (8 ft elevator overruns)	119.00 ft	119.00 ft	119.00 ft
Parking			
Total Office Building Parking Spaces	246	265	265
Office/Commercial Parking Spaces	246	251	251
Office/Commercial Parking Ratio	1 sp/427 sf	1 sp/634 sf	1 sp/632 sf
Childcare Parking Spaces	---	14	14
“R-C” Required Office/Commercial Parking Spaces	175	273	273
“R-C” Required Office/Commercial Parking Ratio	1 sp/580 sf	1 sp/580	1 sp/580 sf
LEED	NA	LEED CS- Gold 64 Points	LEED CS – Gold 64 Points

In 1989, the County Board approved a seven story, 88-foot tall office building comprised of 96,578 square feet of gross floor area. The subject request is to construct an eight story, 111-foot office building comprised of approximately 174,987 (previously 179,236) square feet of gross floor area (including all areas requested for exclusion from density). However, gross floor area

¹ Includes 8,500 sq ft of commercial approved for the residential building and 3,500 sq ft of area dedicated exclusively to childcare in the office building. The County Board approved exclusion of the 3,500 sq ft of childcare GFA from density, and so it is not shown in the total GFA for the approved office building in the table.

² Total proposed GFA includes requested bonuses and exclusions to GFA as listed in the table.

³ This number represents the maximum permitted commercial if there were no residential developed on the site with the cap for development consistent with the Zoning Ordinance provision of .62 square feet of other uses for every 1 square foot of residential so long as total floor area ratio does not exceed 3.24, which would mean 2.0 residential and 1.24 commercial. However, the maximum permitted commercial density less bonuses and/or exclusions with the site plan amendment has been calculated at .62 square feet for every 1 square foot of residential development approved and constructed less exclusions and bonuses at 196,258 sf for a total of 121,680 or approximately 1.21 FAR.

above grade that would impact the building height and massing is proposed at 166,195⁴ (previously 170,444). This does not include area below grade that is requested to be excluded from density.

	Approved	Proposed	Difference
Density			
Office/Commercial	93,078	157,844 157,395	+64,766 +64,317
Childcare	3,500	7,000 6,800	+3,500 +3,300
Conference Center		5,600 2,000	+5,600 +2,000
<i>Totals</i>	96,578	170,444 166,195	+73,866 +69,617
Height			
Main Roof	72.10	95.00	+22.90 ft
Penthouse Roof	88.10	111.00	+ 22.90 ft
Elevator Overrun	---	119.00	+8 ft

Based on the table above, the difference between the approved office building and the proposed office building is an overall increase in building height by one floor (approximately 23 feet) and an effective additional 69,617 (previously 73,866) square feet of overall gross floor area. The impact on the north façade of these proposed revisions in density are provided in the accompanying drawings.

SPRC Neighborhood Members for this Site Plan:

H.K. Park	Lyon Village Citizens Association	Hkpark100@hotmail.com
Jim Lantelme	Lyon Village Citizens Association	jatel468@verizon.net
Martha Moore	Lyon Village Citizens Association	Martha.moore@verizon.net
Sheldon Snook	Lyon Village NCAC	Sheldon_snook@dcd.uscourts.gov
Puddy Blunden	Lyon Village NCAC	robertblunden@mac.com
Christopher Forinash	Key School PTA	Christopher.Forinash@alumni.duke.edu
Peter Owen	Clarendon-Courthouse Civic Association	peter@peterowen.us
Kenneth Fulton	Clarendon-Courthouse Civic Association	ccca-president@yahoo.com
Stan Houle	Colonial Village Commons, Inc.	Callie0877@earthlink.net
Geoff Schwartzman	Colonial Village I	ColonialvillageI@gmail.com
Blake Surbey	Colonial Village II	Blake.surbey@gmail.com
Kevin Haley	Colonial Village III	Kevin.haley@gmail.com

Interested Parties:

Daryl Douglass	2201wilson@archstonemail.com
Omar Sider	omarsider@gmail.com
June O'Connell	oconnelljm35@hotmail.com

Planning Commissioner Chairing This Item:

Stephen Sockwell

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Staff Members:

⁴ Approximately 2,300 square feet for a fitness center, and 6,492 square feet of mechanical and storage space would be located below grade.

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