

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Thursday, July 26, 2011
TIME: 7:00 – 10:00 p.m.
PLACE: 2100 Clarendon Boulevard
Courthouse Plaza, Room 311
Arlington, VA 22202

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

- Item 1. 2311 Wilson Boulevard – Clean Technology Center** **7:00 pm**
(RPC#s 15-058-015, 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010;)
Scheduled to be heard no earlier than the September 2012 PC and CB meetings.
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

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

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BACKGROUND: A major site plan amendment is proposed for Site Plan #263, the Demar site. In 1989, the County Board approved the redevelopment of the site with a mixed-use, 10-story residential building with ground floor retail, and a 7-story office building with ground floor retail and childcare uses. A major amendment to the site plan in 1996 provided for the reconfiguration of the approved residential building with no changes to the approved office building. While the residential building was constructed as approved, the office building to date has not yet been constructed. The proposed site plan amendment would construct the office building on the portion of the site not yet developed under the site plan; but amending the 1989 approval to provide for a more modern office building with an increased density and height.

The following provides additional information about the site and location:

Site: The subject site is located in the Courthouse station area on the block generally bounded by 16th Street North to the north, N. Veitch Street to the east, Wilson Boulevard to the south and N. Adams Street to the west. The surrounding land uses are as follows:

- To the north: Two-story, Key Elementary School, existing surface parking lot and vacated 16th Street North; zoned "S-3A" and designated Public on the General Land Use Plan. Single family residential zoned "R-6" and designated "Low Residential" on the General Land Use Plan.
- To the east: Across Veitch Street, 12-story Colonial Place office building and PDSP development; zoned "C-O-2.5" and designated "Medium" Office-Apartment-Hotel on the General Land Use Plan.
- To the south: 2200 Wilson Boulevard, 8-story Derand office building; 2300 Wilson Boulevard, 7-story Navy League office building; zoned "C-O" and designated "High" Office-Apartment-Hotel on the General Land Use Plan.
- To the west: 2401 Wilson Boulevard, one-story retail development including Kitty O'Sheas restaurant, and single-family residential; zoned "C-2" and "R-6" and designated "Service Commercial" and "Low Residential" on the General Land Use Plan.



Zoning: “R-C” Apartment Dwelling and Commercial Districts.

General Land Use Plan Designation: “High-Medium” Residential Mixed Use (Up to 3.24 F.A.R. including associated office and retail activities).

Neighborhood: Lyon Village Civic Association; Immediately adjacent north of the Clarendon-Courthouse Civic Association; and immediately adjacent west of the Colonial Village Civic Association.

Existing Development: The subject site is currently developed with a 10-story residential building and open space constructed under the existing site plan. The area of the site where the new development is proposed is currently developed with three, two-story commercial and office buildings, surface parking and pavement. Under the proposed amendment the area of the site currently developed with commercial and office uses, surface parking and paving would be redeveloped as proposed in this report.

Development Potential: The following provides a summary of the site’s “by-right” and site plan maximum development potential

Site Area: 100,565 sq ft	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
“R-C” By-Right	Uses Permitted in RA14-26 including apartment houses and townhouses; 1,800 sq ft min lot area per dwelling unit.	55 Units

Site Area: 100,565 sq ft	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
"R-C" Site Plan	3.24 FAR Apartment; .62 sq ft for every one sq ft apartment uses proposed provided that total F.A.R. does not exceed 3.24: <ul style="list-style-type: none"> • retail and service commercial uses restricted to the first floor of any structure; and • Offices, business and professional. 	325,830 sq ft Apartment Project 201,130 sq ft (2.0 FAR) Residential 124,700 sq ft (1.24 FAR) Retail and Service Commercial; Office, business and professional

Proposed Development:

The following table sets forth the preliminary statistical summary for the proposed site plan amendment. (Note: Due to the number of changes to the site plan over time and the complexity of the data, the summary table below only provides the statistical summary for the approved office building and the proposed office building. An appendix to this report provides overall project statistics.)

	Approved 1989	Proposed 2012
Site Area	98,057 sf	100,565 sf
Density		
Office/Commercial GFA	105,078 ¹ sf	164,023 sf ²
Office Building GFA	96,578 sf	157,840 sf
Retail Pavilion GFA	---	6,183 sf
Office/Commercial FAR	1.07 FAR	1.63 FAR
<i>LEED-NC Bonus Density (.35 FAR @ 38%)</i>		13,375 sf
<i>LEED-EB Bonus Density (.10 FAR @ 38%)</i>		3,821 sf
<i>Community Facilities Bonus Density (.25 FAR)</i>		25,141 sf
"R-C" Max. Permitted Density		
"R-C" Max. Permitted Mixed Use Density (3.24 FAR)	317,704 sf	325,830 sf
"R-C" Max Permitted Office/Commercial Density (.62 sf per 1 sq residential)	116,671 sf	121,680 sf³
Building Height		
Office Building Main Roof Height	72.83 ft	95.00 ft
Office Building Penthouse Roof Height	88.83 ft	111.00 ft
Office Building Elevator Roof Height	---	119.00 ft
"R-C" Max. Permitted Main Roof Height	95.00 ft	95.00 ft
"R-C" Max. Permitted Penthouse Height (16 ft above main roof)	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
Parking		
Office Parking Spaces	See Below	250
Office Parking Ratio	See Below	1 sp/600 sf
Commercial Parking Spaces	See Below	14

¹ Includes 8,500 sq ft of retail approved in the residential building.

² Total proposed GFA includes requested bonuses as shown in the table for LEED-NC, LEED-EB, and Community Facilities. This excludes GFA requested as a modification for childcare center (7,000 sq ft), conference center (5,600 sq ft), below grade fitness center (2,300 sq ft) and below grade mechanical equipment (2,870 sq ft).

³ Approved and constructed residential density less exclusions and bonuses approved is 196,258 sf).

	Approved 1989	Proposed 2012
Commercial Parking Spaces	See Below	1 sp/558 sf
Commercial/Office Spaces	246	270 ⁴
Office/Commercial Parking Ratio	1 sp/427 sf	1 sp/589 sf
“R-C” Required Office/Commercial Parking Spaces	175	274
“R-C” Required Office/Commercial Parking Ratio	1 sp/580 sq ft	1 sp/580 sq ft
LEED Score	NA	64 Points (20% Energy Efficiency)

Density and Uses: The site would be developed as mixed use residential and commercial, transitional development. The site is currently developed by site plan with a 10-story, 212,250 sq ft residential building including approximately 3,260 sq ft of ground floor commercial retail uses. The applicant proposes an 8-story office building comprised of approximately 150,032 sq ft of office, 7,812 sq ft of ground floor retail, a 7,000 sq ft childcare center, and a 5,600 sq ft conference center. Future development would also include a 6,183 sq ft retail pavilion. The applicant requests .35 FAR bonus density for LEED-NC at the Gold certification level, .10 FAR bonus density for LEED-EB (Existing Buildings), and .25 FAR bonus density for community facilities. In addition, the applicant requests a modification to exclude from density gross floor area associated with the proposed childcare center, conference center, and a below grade fitness center and mechanical equipment.

Site and Design: The rectangular shaped site is bisected diagonal by a vacated street, Custis Road which forms two triangles, an upper and lower triangle. The proposed office building would be developed on lower triangle or the southwest portion of the site, placing the bulk, mass and height away from Key Elementary School and the adjacent single-family neighborhood north and west of the site. The building would front on Wilson Boulevard and N. Adams Street with the rear of the site developed with just over 22,000 sq ft publicly accessible open space immediately south of Key Elementary school and its surface parking. A fenced in play area for the ground floor childcare use to be located in the rear of the building is also located immediately adjacent to the north façade of the building. A through-block pedestrian connection is proposed from N. Adams Street to Wilson Boulevard. The connection allows for access through the proposed open space area. Access to garage loading and parking is provided off of N. Adams Street with access provided to 270 parking spaces in three (3) levels below grade.

The office building provides for modern and sustainable design. The building’s south façade, fronting on Wilson Boulevard would be comprised of an all glass curtain wall of light blue with reflective and solar panels. This treatment would wrap the building’s east and west elevations adjacent to the residential building and N. Adams Street, respectively. The remaining area of the east and west elevations and the entire north elevation fronting Key Elementary School would be treated with a limestone colored pre-cast and punched glass system of light blue solar glass and reflective panels. The ground floor on all elevations would be treated with a glass window storefront system and fritted retail glass with metallic banding.

⁴ Includes 6spaces that the applicant proposes would serve the childcare use.

A 16-foot penthouse would be treated with a glass and spandrel glass system to be integrated with the overall design of the building. An additional 8-foot elevator roof on top of the penthouse would be enclosed with silver panel. It is envisioned that the roof would ultimately comprise a series of photovoltaic panels as well as green around the roof's exterior, to provide for insulation of the building.

LEED: The applicant proposes that the building would be certified LEED Gold at 64 points under the U.S. Green Building Councils LEED New Construction (LEED-NC) program. A request for .35 FAR bonus density is sought with the proposed development certification at this level and a commitment to optimize energy performance through the use of highly efficient equipment design strategies that would improve energy efficiency by at least 20%. In additional .10 FAR bonus density is sought for commitment to certify the building after it is constructed under the LEED Existing Buildings (LEED-EB) program.

Transportation: The site is on the northeast quadrant of the intersection of Wilson Boulevard and N. Adams Street with N. Veitch Street to the east adjacent to the developed portion of the site. The Master Transportation Plan (MTP) classifies Wilson Boulevard as a Type A Primary Retail Oriented Mixed-Use Arterial, N. Veitch Street as a Type B Primarily Urban Mixed Use Street and N. Adams Street as a Non-Arterial Urban Local Street. The following chart describes the street typology as indicated in the MTP.

Street Name	Classification	Travel Lanes	Bike Access	Restricted Access	On-street Parking	Pedestrian Way
Wilson Boulevard	Arterial	2-4 + turning	Bike/Shared	Yes	Yes	10-16 ft. s/w 6 ft. furniture zone or tree pits
N. Adams Street	Local Street	2	Bike/Shared	No	Yes	6-8 ft s/w 4-6 ft green strip
N. Veitch Street	Arterial	2+ turning (one way) 4+ turning (two way)	Bike/Shared	Yes	Yes	6-12 ft s/w 6 ft furniture zone or green strip

Transportation Analysis: Trip Generation: A Traffic Impact Analysis (TIA) submitted by the applicant, prepared by Johnson Associates, dated July 2011, assessed the impact of the development on the adjacent street network. The analysis estimates that currently there are approximately 716 AM peak hour trips and 1,313 PM peak hour trips along Wilson Boulevard and 13 AM and 56 PM peak hour trips on N. Adams Street. The proposed development will generate 171 new AM peak hour vehicle-trips and 145 PM peak hour vehicle-trips.

Streets: This section of Wilson Boulevard serves as a west street through the County with a bike lane and on-street parking on the north and south sides. N. Veitch Street also has a bike lane and is a north-south, two-way street with parking on both sides. The intersection of N. Veitch Street and Wilson Boulevard is signalized. N. Adams Street is a two-way, north-south local street which terminates at 16th Street North with on-street parking.

Sidewalks and Pedestrian Circulation: The sidewalks around the site are approximately 14 feet wide on Wilson Boulevard, 10 feet on N. Adams Street and 20 feet on N. Veitch Street adjacent to the developed portion of the site. The plan proposes a minimum 20.5-foot wide sidewalk on Wilson Boulevard and 11-foot wide sidewalk on N. Adams Street. The plan proposes to retain the existing sidewalk width on N. Veitch Street.

Parking and Loading: On-site parking is currently provided by a surface parking lot. The proposed parking will be provided by an underground parking structure which will accommodate approximately 270 parking spaces with a proposed parking ratio of 1 per 589, and 150 bike spaces.

Transit: The site is across from the Courthouse Metro Station and is accessible to transit which includes ART Buses 41, 61 and 62, and Metro Buses 4B, 4E and 38B routes along Wilson Boulevard.

Bicycle Access: Bike lanes exist on Wilson Boulevard and N. Veitch Street. The site plan proposes to continue the existing bike facilities.

Utilities: Adequate water and sanitary sewer capacity will be available to serve the proposed development.

DISCUSSION

Modification of Use Regulations: The following modifications to Zoning Ordinance requirements are requested with the subject site plan amendment proposal:

- Modifications for bonus density requested include:
 - .35 FAR bonus density – LEED NC
 - .10 FAR bonus density – LEED EB
 - .25 FAR bonus density – community facilities
- Exclude from density area located below grade in the garage allocated to storage, mechanical equipment, and a below grade fitness center; 7,000 sq ft of area associated with a childcare center; and approximately 5,600 sq ft of area for a conference center on the second floor.
- Reduce the office parking ratio to (1) one space per 600 sq ft of office gross floor area from (1) space per 580 sq ft of office commercial gross floor area permitted by the Zoning Ordinance.

Issues: At the fourth SPRC meeting of December 5, 2011, the applicant presented several revisions to the proposal in response to many issues addressed at the previous meetings which began in early September: 1) relocating the proposed conference center into the building footprint and reducing its size, 2) increasing the amount of GFA allocated to the childcare center, 3) widening the sidewalk on Wilson Boulevard, 4) widening the pedestrian path and increasing the

open space area, and 5) providing a design for how the ticket parcel could be integrated in the future into the overall design scheme/plan for the site. During the time since the December 5, 2011 meeting, the applicant has continued to work with staff on the proposed density and requests for exclusions and bonuses as well addressing other comments provided from SPRC. The resulting revision and response from the applicant is provided in the attached drawings. Outstanding issues that remain or that continue to be evaluated as of the December SPRC meeting are provided below.

Land Use & Zoning

- ~~**Density**~~—Proposed density with bonus requests in relation to the density previously approved for an office building on the site.
- ~~**Custis Road**~~—Use of density on abandoned and vacated portions of Custis Road which were restricted for this purpose by previous County Board action; Treatment in terms of value if supported for use.
- **Conference Center in the Mechanical Penthouse**—use of penthouse for conference center and treatment of associated density; Impact on building height. Need/demand established (quantitative) for conference centers to justify density exclusion.
- ~~**Superstar Ticket Agency Parcel**~~—Lack of incentive for parcel to redevelop/participate in the site plan amendment.
- ~~**Childcare**~~—Requirements for dedicated space in perpetuity for a childcare center.

Building Design and Architecture

- Concern about mass of building with proposed height increase above that originally approved for the office building.
- Concern about the transition between the proposed building and the adjacent single family and pedestrian pathway being potentially abrupt; Perspectives needed from both 16th Street, N. Adams Street, and the pedestrian pathway between the buildings.
- Street level frontage/ground floor plane should be improved with respect to design details—retail, sign band.
- Concern about building projections cantilevered over the sidewalk; provide clear drawings depicting these projections.

Transportation

- Justification for requested reduced parking ratio.
- Need to better understand vehicular and pedestrian circulation.
- Need to better understand pick-up, drop-off and access to the childcare.
- Concern regarding the change in the pedestrian pathway through the site as approved.
- Building cantilever proposed over the sidewalk and impact on streetscape – planting of shade trees.
- ~~**Sidewalk Width**~~—Proposed reduction in sidewalk width on Wilson Boulevard from 20' approved down to 16'-8".
- Appropriateness of proposed sidewalk width on N. Adams Street.
- Need to understand activity on N. Adams with the garage and loading, pick up and drop off;

- Auto turning movements need to be evaluated; Data needed.

Open Space:

- Proposed reduction in area of the open space from 26,000 sq ft approved in 1989 to approximately 22,000 sq ft.
- Portions of the proposed office building, playground and garage are located within the area of a public access easement.
- Garage exhaust vents and stormwater vault are shown in the open space area.

SPRC Neighborhood Members for this Site Plan:

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Planning Commissioner Chairing This Item:

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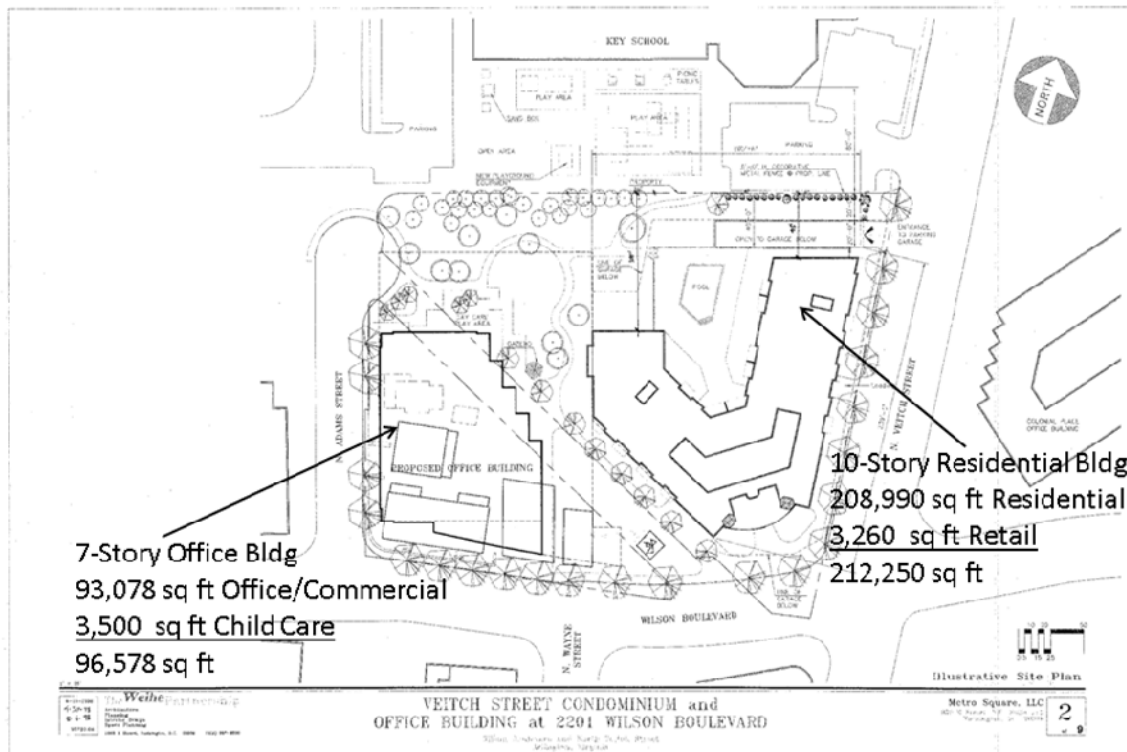
APPENDICES

Approved Site Plan (SP #263)

Site Plan #263 approved in 1989 and amended in 1996. Below is a summary of the site plan approval:

County Board Approved	Office Building	Residential Building
Office	93,078	-
Commercial ⁵	3,500	8,500
Residential	-	188,180
	96,578	196,680
Total Density⁶		
	293,258 sq ft GFA	2.99 FAR
Residential	188,180 sq ft GFA	1.92 FAR
Office/Commercial	105,078 sq ft GFA	1.07 FAR

The County Board approved site plan provides for two (2) buildings separated by a tree-lined passive park with pedestrian walkways and public access easements to create a through block pedestrian connection. The below site plan of record dated 1998, further illustrates the approved placement, density, massing and height of the office building.



The office building was never constructed under the approved site plan as amended providing that with the subject amendment a total of 1.21 FAR office/commercial remains to be developed under

⁵ In the Office building, this GFA is associated with approved childcare use.

⁶ Based on site area of 98,057 sq ft.

the site plan. This amount of available office/commercial density is reduced by .03 FAR office/commercial density that was already constructed in the residential building as ground floor retail.

Custis Road Vacation and Abandonment & Public Use and Access Easement

Concurrent with the approval of the site plan in July 1989, the County Board approved an ordinance to vacate and abandon portions of the Custis Road right-of-way for the purposes of consolidating properties within the site for the site plan. The ordinance also incorporated a portion of the road that was vacated in 1985. During the review of the original site plan, the Lyon Village Citizens Association expressed its desire that Custis Road as aligned be maintained in order to preserve the vista from the neighborhood to Courthouse Plaza and pedestrian movement through the site. However, the *Courthouse Sector Plan* provided that Custis Road be closed in order to achieve the recommended redevelopment of the block. In response, the applicant at that time proposed two (2) pedestrian walkways through the site and agreed to provide public access easements over the walkways. Further, the then applicant proposed to maintain the vista through the site to Courthouse Plaza provided by Custis Road by providing publicly accessible open space. To ensure these commitments, there was agreement that the developer would not utilize density from Custis Road in the site plan.

In exchange for the right to physically build over the former location of Custis Road, the owners at that time paid 50% of the appraised value in exchange for the abandoned portions of the road (discounted 25% for a covenant prohibiting use of the density and 25% for the public access easement granted). There was no value paid for the vacated portions of the road because those areas were discounted 25% for density, 25% for the public access easement granted and 50% because the County only had easement interests in the vacated areas.

If the density from Custis Road were to be used, the applicant would need to request a release of the density covenant through DES, Real Estate in order to obtain the right to use the density from Custis Road. The applicant would have to pay the current fair market value for the density obtained from the release of the covenant. An appraisal would need to be completed and the appraiser would have to determine the fair market value of the density.

Below are relevant elements of the approved ordinance and vacation specific to requested site plan amendment.

- Page 2 of the Vacation report from 1989 provides: “As density will not be used, less than market value will be used in calculating compensation for vacated and abandoned area. To ensure the County can be compensated if density is ever used, the applicant shall provide to the County legally enforceable guarantee to prevent use of density for which the County was not compensated.” This was adopted in the Vacation Ordinance by the County Board as Condition #5.
- As the density was not to be used, there was no charge associated with the vacated area of Custis Road and a 50% charge for the abandoned areas.
- 26,000 sq ft of area was to be dedicated for public access and use. The public use and access easement was to provide:
 - Public passage diagonally through the site from 16th Street North and North Adams Street to Wilson Boulevard and Veitch Street.

- Provide direct access to and from the Key School entrance mid-block of 16th Street North to the corner of Wilson and Veitch.
- Open areas at the corner of Wilson and Veitch and triangle formed by two walkways and 16th Street North improved and landscaped according to the site plan.
- A Deed of Vacation and Abandonment recorded March 9, 1990 provides compensation be made in the amount of \$445,501.50 and includes a covenant per Vacation Ordinance Condition #5 that states “The guarantees and their successors in the title shall not use the vacated and abandoned areas to calculate the amount of floor area allowed for use under the Zoning Ordinance of Arlington County, Virginia.”
- A Deed of Easement recorded November 9, 1990 provides the following:
 - Grantor may from time to time construct improvements to include but not limited to buildings, improvements appurtenant to buildings such as: surface parking lots, swimming pools, swimming decks, childcare outside play area.
 - Agree to grant easement for public pedestrian passage and park purposes excluding areas of the property upon which improvements have been and may from time to time be constructed to comply with the approved site plan.
 - Conveyed perpetual easement for public pedestrian passage and park purposes at least 26,000 sq ft. which excludes the areas of the property upon which improvements have/may be made from time to time. The easement includes: public pedestrian path through the block from 16th Street North and North Adams to Wilson and Veitch, and direct access to/from Key School entrance at mid-block of 16th Street North to the corner of Wilson and Veitch.

Superstar Ticket Agency Parcel: The existing 2-story commercial building and surface parking located mid-block on Wilson Boulevard is not proposed to be included with the site plan amendment. The area associated with this parcel is 5,110 square feet. Based on the amount of density available for commercial/office development on the site under the “R-C” zoning district and accounting for the .03 FAR sq ft of retail developed in the residential building, the gross amount of GFA by which the area could be redeveloped would be 1.21 FAR or a total of 6,183 sq ft. These numbers represent the development rights for the parcel independent of the proposed site plan amendment as density in the “R-C” zoning district is based on a proportion of residential to commercial taken over the entire site. This does not account for setbacks, coverage, parking, and other zoning requirements that will need to be met in order to redevelop the parcel.

Density Bonuses and Exclusions

Following is a summary of applicable policies related to bonus density and exclusions as requested as part of the applicant’s proposal:

DENSITY REQUEST	MODIFICATION TYPE	POLICY AND/OR PRECEDENT
.35 FAR LEED-NC Gold .10 FAR LEED-EB	Bonus Density	Arlington County’s Green Building Incentive Program as revised and adopted by the County Board in June 2012 provides for bonus density as an incentive to developers proposing through site plan, certification at requisite levels under the USGBC’s Green Building Program.
.25 FAR Community Facilities	Bonus Density	Zoning Ordinance Section 36.H.7 provides for bonus density and/or height for the provision of community facilities.
Childcare GFA	Exclusion	Arlington Economic Development put forth a report in January 2010 regarding the need for childcare in the Metro Corridor. The report suggests incentives for bonus density to facilitate new childcare centers in the commercial corridors.
Conference Center GFA	Exclusion	The County Board has approved the exclusion of conference center space from GFA from density when made available and accessible to the public.
Mechanical Equipment, Storage GFA	Exclusion	The County Board has approved excluding from density mechanical equipment and storage when located below grade in the garage as they do not contribute to the bulk, mass or height of the building.
Fitness Center	Exclusion	The County Board has approved by the exclusion of fitness center GFA when located below grade.

Historical Summary of County Board Actions

The major amendment proposed to the approved site plan would revise the plan to develop an office building on the area of the site not yet developed under the site plan. The amended plan proposes a new office building with redevelopment based on current county standards and policies. With a major site plan amendment, it is typical that current standard conditions and policies would be reviewed and applied as deemed appropriate through the review of the site plan review process and staff review and analysis. Attached is a document that enumerates and compares relevant conditions that were approved for the 1989 site plan, 1996 site plan amendment to the residential building, and the 2011 proposed site plan amendment. Below is a summary of County Board approvals related to the site and relevant to the proposed amendment.

- **July 8, 1989** – Approved a GLUP Amendment from “High Medium Residential” to “High Medium Residential” Mixed Use, Rezoning from “C-2” and “R-6” to “R-C”, site plan (Z-2356-88-2), and vacation and abandonment of portions of Custis Road for development of a 7-story office building comprised of 93,078 square feet of G.F.A., 0.95 office/commercial F.A.R.; a 10-story residential building containing 188,180 square feet of residential G.F.A., 1.92 residential F.A.R.; 8,500 square feet of office/commercial G.F.A.; 3,500 square feet of child care center G.F.A., 0.12 office/commercial F.A.R.; and three levels of underground parking with approximately 524 spaces.
- **May 11, 1991** – Approved a site plan amendment to modify Condition #64 to extend the site plan term three (3) additional years from July 8, 1992 to July 5, 1995.
- **May 16, 1992** – Approved a site plan amendment to modify condition #68 of the approved site plan pursuant to conveyance of a portion of North 16th Street to the Arlington County School Board and to establish the conveyance as vesting the site plan.
- **May 18, 1993** – Approved a site plan amendment for operation of a public parking lot with approximately 153 spaces, Monday through Friday, 7:00 am to 7:00 pm subject to conditions and review six (6) months from issuance of the Certificate of Occupancy.
- **July 20, 1996** – Approved a portion of the Site Plan Amendment to allow the two vacant commercial structures, to be occupied by office and/or retail uses (restricted to "C-1," Local Commercial Districts, and "C-2," Service Commercial -- Community Business Districts, for eight years with condition to demolish two (2) other commercial structures.
- **October 1, 1996** – Approved a major amendment to SP #263 to reduce the density of the project so as to create an open 40 foot setback along the northern property line shared with Key Elementary School subject to conditions which apply exclusively to the residential development and which supersede all previous residential conditions, and condition number 60 of the approved office/commercial plan amended to clarify the amount of housing contribution attributed to that portion of the site plan.
- **May 17, 1997** – Approved a site plan amendment to modify design features including relocating the pool; enclosing balconies, bays and first floor patios; modifying the elevation at the building entrance; and altering retail space for the residential building.

- **July 10, 2004** – Approved a site plan amendment for a site plan for a restaurant, office, commercial, and parking lot for interim use of the 2 two-story buildings for a period not to exceed 12 years (July 31, 2016), subject to all previous conditions.

Summary of Site Plan Conditions Approving Conference Rooms for Public Use & Access

SP #	Name	Address	Zoning	Condition for Conference Room
25	Waterview	1111 and 1117 19 th Street North	C-O-Rosslyn	69. The developer agrees to perform all obligations regarding the Rosslyn Renaissance, as called for in the June 18, 2000 letter from Kathleen Webb to Freida Wray which is attached as Exhibit B. The expanded Rosslyn Renaissance space shall house a satellite marketing center for Rosslyn and reconfigured conference space. The reconfigured conference space shall be made available for use by other public organizations and agencies in Rosslyn.
36	AUSA Building	2425 Wilson Boulevard	C-O-2.5	46. The developer agrees to make the conference facility available for use by community and non-profit organizations for the life of the site plan. This use shall be subject to written notice from the community or non-profit organization at least 30 days in advance of the date of the requested use of the facility and also subject to the owner not requiring the facility for that date and time. Up to 3,000 square feet of gross floor area (g.f.a.) of this conference facility shall not be defined as gross floor area (g.f.a.).
37	Prospect House	1220 North Nash Street	RA 6-15	2. The applicant agrees to make the reception facility available to Arlington County government, civic groups and non-profit and charitable organizations, not including the Prospect House Unit Owners Association, free of charge a minimum of 12 times per year, at mutually agreed upon times.
177	Arlington Hospital	1635, 1701, 1709, & 1715 North George Mason Drive, & 1650 North Edison Street	S-D	54. The developer agrees that the 6,658-conference center does not count toward the project's total gross floor area. This facility shall be made available, at times determined by the owner of the facility for use, on an as needed basis, free of charge, by the general public. The space shall not be converted to another use.
193	Ice Skating Facility	665 North Glebe Road	C-O-2.5	57. The developer agrees to make available, at no charge, a conference room to community and non-profit organizations (Ballston Partnership, Ashton Heights Civic Association, Ballston-Virginia Square Civic Association, Bluemont Civic Association, Condominium/Homeowners Associations located in the Ballston Sector Plan Area and Arlington County government agencies) at least 24 times per year during the hours of 8:00 a.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 6:00 p.m. on Saturdays on a space-available basis. In the event of damage or the need for excessive clean up created by a non-developer user, the applicant may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning.
248	FDIC	3501 & 3599 North Fairfax Drive; 3450 Washington Boulevard; 955 & 1001 North Monroe Street	C-O	75. The auditorium, or a portion thereof, shall be made available for use by the County government, local civic associations, and non-profit organizations ("Organizations") on the following basis: a. The auditorium, or a portion thereof, shall be made available, at no charge, to Organizations (defined above) on weekday evenings after FDIC's standard office hours (after 6:30 p.m. to 11:00 p.m.) and on Saturdays (9:00 a.m. to 6:00 p.m.) on a pre-scheduled basis, when the auditorium is not in use by FDIC. The auditorium shall be made available a minimum of 24 times/year. b. The developer agrees to make available a minimum of 40 parking spaces, on a shared basis, as set forth in condition #62, in the portion of the underground garage, entered from North Monroe Street, adjacent to existing Giant employee parking, at no charge, to Organizations utilizing the auditorium.

SP #	Name	Address	Zoning	Condition for Conference Room
249	NRECA	4301 & 4401 Wilson Boulevard	C-O-A	<p>59. The developer agrees to provide a 10,000 square foot conference hall, of which 7,500 square feet shall be excluded from the F.A.R. because of the community benefit. The conference hall shall be available for use by community and non-profit organizations in the following manner:</p> <ul style="list-style-type: none"> a. The conference hall shall be available at no charge to community and non-profit organizations during the life of the site plan. The developer agrees to provide, at no charge, parking, administrative and other support services, and set-up and custodial services, including, but not limited to, cleaning, preparation and re-arrangement, for use of the conference facility by community and non-profit organizations, including activities associated with DPRCR, for the life of the site plan. The developer agrees to reserve the conference hall for public or community use which shall be programmed at no charge by community and non-profit organizations outside standard office hours (weekday evenings after 5:00 p.m. and weekends) for a minimum of 75 percent of each calendar year, or 274 evenings or weekend days annually. A working group to include, but not limited to, the National Rural Electric Cooperative Association, the DPRCR, and the community and civic association representatives shall meet at least once annually to oversee the scheduling process and evaluate the facility usage. If the working group determines that the scheduling process needs to be altered, the group may alter the process administratively. Initially, the conference hall shall be scheduled for use by programs sponsored by the DPRCR (e.g., film series, jazz and chamber music, lectures, arts education, rehearsals, and other recreational activities or programs) for approximately 40 percent (110 days annually) of the 75 percent of time that the facility is to be reserved for use by community and non-profit organizations. The remaining 60 percent, or 164 days, shall be available for public or community use by community and non-profit organizations. A schedule for the facility shall be established each March/April for the following fiscal year beginning July through June. In March of each year, the developer shall meet with DPRCR staff to set a schedule of events for the above mentioned 110 days. After the DPRCR events are scheduled, the developer shall publicly promote the availability of the conference hall space to potential users and shall establish a deadline for acceptance of facility use requests. If necessary, a scheduling meeting with prospective facility users shall be held to resolve major conflicts. An annual schedule shall be finalized and submitted to the Zoning Administrator in May of each year. Furthermore, additional facility use can be scheduled by the community and the DORCR throughout the year on an as-available basis. b. The developer agrees to work with the DPRCR to coordinate, schedule, support, set-up, and provide custodial services for the use of the conference hall for various DPRCR-sponsored activities, including a variety of performing, cultural arts, and recreation programs. The conference facility shall be made available for programming, at a minimum, during the following hours: Monday through Thursday, from 6:00 p.m. to 11:00 p.m.; Friday, from 6:00 p.m. to 12:00 midnight; Saturday, from 8:00 a.m. to 12:00 midnight; Sunday, from 9:00 a.m. to 8:00 p.m. The developer further agrees to provide the equipment and the technical and acoustical improvements necessary to operate the facility for theatrical and musical performances. The design of the improvements and the equipment to be provided shall be reviewed and approved by the DPRCR prior to issuance of any permits for the site. c. The developer agrees to construct a ticket booth for the purpose of selling DPRCR-sponsored programs, which shall be located in the southwest corner of the building at the plaza level adjacent to the conference hall. The developer further agrees to install two (2) display cases on the exterior of the building, at least one (1) of which would be adjacent to the ticket booth, for the purpose of enhancing pedestrian interest and providing a focal point for promotional displays. The design of the ticket booth and promotional display cases shall be submitted to and approved by the County Manager of his designee prior to the issuance of any building permits for the east office building. The area for the ticket booth shall be constructed and the display cases shall be installed before issuance of the Master Certificate of Occupancy for the east office building. The design of the display case shall be consistent with the "Sign Guidelines for Site Plan Buildings" and shall meet the standards contained in the Zoning Ordinance. d. The developer agrees to make the office garage parking available to groups utilizing the conference hall outside standard office hours (weekday evenings after 5:00 p.m. and weekends). The community and local charitable organizations utilizing the conference hall shall be provided office garage parking at no charge. The number of parking spaces that must be made available at no charge to users of the conference hall outside standard office hours

SP #	Name	Address	Zoning	Condition for Conference Room
341	Twin Oak	1511, 1517 18th Street North; 1800, 1802, 1804 North Oak Street; 1500 Key Boulevard	RA-H-3.2	64. The developer shall make a community facility/room available to the Highview and Highgate associations for meetings of those associations, as well as other community groups, at least two (2) times per month at no expense, or as reasonably available.
357	WRIT Rosslyn	1600, 1618 Wilson Boulevard, 1611, 1701 Clarendon Boulevard	RA-H-3.2; C-O	67. The developer agrees to provide permanent public access to the plazas and art atrium as shown on plans dated June 26, 2002 and as approved by the County Board on July 20, 2002. The plaza west of 1600 Wilson Boulevard shall be open and available to the public, at a minimum, from 8:00 am until the close of all retail operations in the project seven days a week. The art atrium and its adjacent plaza to the west shall be open and available to the public, at a minimum, from 9:00 a.m. until 9:00 p.m. seven days a week, provided, however, that the art atrium may be closed up to two times per month, for no more than one day at a time, for special events. In addition, the art atrium may be closed up to one additional time per month for events sponsored by County arts programs and neighborhood community organizations. The developer shall be responsible for maintaining the plazas and atrium.
346	Potomac Yard – Land Bay A	2777 Crystal Drive	C-O-1.5	The developer agrees that 4,442 square feet of Potential Retail Space shall be used as a conference center for the Environmental Protection Agency (EPA) subject to the following: The 4,442 square foot conference center located on the first floor of the south office building shall be made available, at no charge, to Arlington County government, government-sponsored groups, and the Aurora Highlands and Arlington Ridge Civic Associations, after 6:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on Saturdays on a pre-scheduled basis, when the conference center is not in use by a building tenant(s). The use of the conference center by Arlington County groups shall be permitted consistent with Level Four security regulations required by the building tenant(s). The developer agrees to provide, at no charge, parking, on-site personnel to admit Arlington County groups, and set-up and custodial services, including cleaning and preparation, for use of the conference center by Arlington County groups so long as the area shall remain utilized for conference center purposes. In the event of damage or the need for excessive clean up created by a non-developer user, the developer may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning. Serving or consumption of alcoholic beverages in the conference center area by Arlington County groups is prohibited. At the developer's option, the conference center use may be converted to potential retail use, subject to administrative approval of the conversion, at which time this obligation to provide conference center space to Arlington County groups shall terminate. The developer understands and agrees that County groups using the site may conduct meetings that are open to the public.

SP #	Name	Address	Zoning	Condition for Conference Room
351	Navy League	2300, 2330 & 2334 Wilson Boulevard	C-O	<p>52. The conference room located on the first floor, and facilities ancillary to the conference room (kitchen, prefunction area, etc.) shall be available at no charge to community and public agencies (Clarendon Courthouse Civic Association, Lyon Village Civic Association, Condominium/Homeowners Associations located in the Courthouse Sector Plan Area, and Arlington County government agencies) from 6:00 p.m. to 10:00 p.m. on weekdays and from 8:00 a.m. to 6:00 p.m. on Saturdays during the life of the site plan on a space-available basis. The developer agrees to provide, at no charge, parking, on-site personnel to admit community and public agencies, and set-up and custodial services, including cleaning, preparation and re-arrangement, for use of the conference facility by community and public agencies for the life of the site plan. In the event of damage or the need for excessive clean up created by a non-developer user, the applicant may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning. Serving or consumption of alcoholic beverages in the conference room and ancillary facilities by community and public agencies is prohibited.</p> <p>The developer agrees to make the office garage parking available to groups utilizing the conference room outside standard office hours (weekday evenings after 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on Saturdays). The community and public agencies utilizing the conference room shall be provided office garage parking at no charge. The number of parking spaces that must be made available shall be equivalent to the number required by Section 33.C.4. of the Zoning Ordinance for "auditoriums... having no fixed seating arrangement specified: one (1) space per fifty (50) square feet of floor area".</p>
366	Palatine Condos	1301, 1311, 1321 North Troy Street, 2001 & 2003 13th Street North, & 1308 North Taft Street	RA-H-3.2	<p>71. The developer agrees to make available, at no charge, a meeting room to community and non-profit organizations (including by way of illustration and not limitation Radnor-Fort Myer Heights Civic Association, Clarendon Courthouse Civic Association, Condominium/Homeowners Associations located in the Courthouse Sector Plan Area and Arlington County government agencies) at least 12 times per year during the hours of 10:00 a.m. to 10:00 p.m. on weekdays and 10:00 a.m. to 5:00 p.m. on Saturdays on a space-available basis. In the event of damage or the need for excessive clean up created by a non-developer user, the applicant may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning.</p>
382	NSTA		C-O-2.5	<p>77. The developer agrees to provide access to the conference room on the following basis:</p> <ol style="list-style-type: none"> Use of the conference room, free of charge, 14 times per year during business hours (eight times for schools and six times for Arlington County community and public agencies), and at cost (cleaning, security and utilities). Use of the conference room, at cost (cleaning, security and utilities), after business hours and subject to availability, for Arlington Public Schools, Arlington County community and public agencies and Arlington County government funded organizations and agencies.

SP #	Name	Address	Zoning	Condition for Conference Room
384	Views at Clarendon	1210 North Highland Street	C-R	<p>74. The church (including the church and ancillary educational building) will continue to provide meeting space on a non-priority basis during weekdays, evenings and Saturdays, to non-profit organizations (such as, but not limited to, the Hartford Condominium Association, Alcoholics Anonymous, Habitat for Humanity and Overeaters Anonymous) on reasonable terms and subject to the coordination of activities and uses of the site, including educational uses. The developer agrees to make the community room located in the residential buildings available to non-profit organizations a minimum of four times per month during weekdays, evenings and Saturdays, subject to coordination of activities and uses of the site. Public access to the meeting spaces may be coordinated to preclude conflicts with the operation of the child development center, and shall be provided for the life of the site plan. The developer agrees to provide, for a nominal fee, set-up and custodial services, including cleaning, preparation and re-arrangement, for use of the meeting spaces by non-profit organizations for the life of the site plan. In the event of damage or the need for excessive clean up created by a non-developer user, the developer may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning. Serving or consumption of alcoholic beverages and smoking in the meeting spaces by non-organizations may be restricted.</p>

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions⁷	Current Site Plan Condition	Proposed Amendment⁸
Landscaping Standards	Condition #3	Condition #10 <ul style="list-style-type: none"> • <i>Construct open space in rear of residential bldg, & perpetually maintain;.</i> • <i>Dedicate perpetual public use easement over open space.</i> • <i>Dedicate public access easement over open space per “Deed of Easement”</i> • <i>Submit landscape plan for public open space to APS, Key School PTA, LVCA for review/comment.</i> • <i>Construct 8’ wide brick or concrete s/w along NE side of Custis Rd for public access through site between N. Adams & Wilson; Install street trees in tree pits along Custis Rd side of s/w.</i> • <i>Construct walkway to connect walkway on NE side of vacated Custis & school property to permit access to/from Key ES; Ensure safe movement of children through site via walkway.</i> • <i>Construct small brick paver plaza area w/ benches, lighting & pavilion</i> • <i>Dedicate public access easement along the s/w, walkway & plaza area</i> • <i>Construct temporary turnaround on N. Adams concurrent w/ residential bldg</i> • <i>Place \$10,000 in escrow for second residential phase for commission and/or construction of public art w/ future office phase.</i> 	Condition #16	*

⁷ *Note: Apply exclusively to residential development; Supersede 1989 residential conditions.*

⁸ *Asterisk “*” Denotes to meet current standards set forth in site plan conditions. Some details and specifications are determined based on characteristics of the specific site and proposal.*

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions ⁷	Current Site Plan Condition	Proposed Amendment ⁸
Pavement, Curb, & Gutter	Condition #6 <ul style="list-style-type: none"> Existing Arlington County plans along Wilson, N. Veitch, 16th Street, N. Adams 24' wide driveway off Wilson 10' paver crosswalks constructed crossing 16th Street N. & N. Adams 	Condition #12 <ul style="list-style-type: none"> N. Veitch – 58 ft from FOC on east side of Wilson curb return and transition to existing street width at driveway entrance to Key School at vacated N. 16th ROW Wilson – 47 ft from existing FOC on south side. 	Condition #19 <ul style="list-style-type: none"> Specifications are determined to each individual site plan. 	*
Sidewalks	Condition #7 <ul style="list-style-type: none"> All frontages brick or interlocking pavers. In accordance with Rosslyn-Ballston Streetscape Plan. Street trees in 4 x 12 tree pits. Street trees in 4 x 6 grates along Wilson and N. Veitch; May be 4 ft. wide continuous grass planting strip at BOC on the other street frontages Wilson – 20' paver s/w & willow oak street trees N. Veitch – 15' paver s/w N. Adams - 14' paver s/w 16th St. N – 14' paver s/w Northern red oak, scarlet oak, sawtooth oak or pin oak all other frontages. 	Condition #13 <ul style="list-style-type: none"> s/w on all frontages, brick or interlocking concrete pavers In accordance with Rosslyn-Ballston Streetscape Plan Street trees in 4 x 12 tree pits Wilson – 20' brick paver from BOC and Willow Oak street trees N. Veitch – 14 ft brick paver s/w from BOC and Zelkova street trees 	Condition #21 <ul style="list-style-type: none"> Specifications determined based on individual site plan Clear Pedestrian s/w zone standards: <ul style="list-style-type: none"> Continue across all driveway aprons Min. 6 ft. wide Allow encroachments of s/w cafes by SP condition Allow pinch pints only under provisions of Streetscape Standards Plain, un-tinted, concrete No joint or gap greater than ¼" at 30" intervals 	Proposed: <ul style="list-style-type: none"> Wilson <ul style="list-style-type: none"> (north side) – 20.5' s/w, 8' parking lane, 5' bike lane, 11' travel lane; (south side) – 16'-7" s/w, 8' parking lane, 11' travel lane; N. Adams <ul style="list-style-type: none"> (east side) – 6' s/w, 5' planting strip, 8' parking lane, 10' travel lane; (west side) – 10' travel lane, 8' parking lane, 3.5' s/w.
Street Lighting	Condition #14 <ul style="list-style-type: none"> Thoroughfare along Wilson and N. Veitch frontages Decorative ornamental along all other frontages 	Condition #22 <ul style="list-style-type: none"> Residential standard street lights along Wilson and N. Veitch frontages consistent with County Street Light Policy. 	Condition #26 <ul style="list-style-type: none"> Carlyle lights 16 ft on all frontages. 	*

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions⁷	Current Site Plan Condition	Proposed Amendment⁸
Plan for Temporary Pedestrian & Vehicular Circulation During Construction	Condition #18	Condition #5 <ul style="list-style-type: none"> • Developer to install a 12 ft high sound deflecting wall of appropriate material designed in consultation with ACPS and ZA along property line shared with Key ES. • Contribute up to \$2,000 per month when school is in session for additional crossing/safety guard or school bus route if determined necessary by AC School Board. Reimbursement to ACSB for additional public cost incurred for these additional services during construction until completion of covered s/w along N. Veitch and closure of the building. 	Condition #6 <ul style="list-style-type: none"> • Developer provides copy of approved plan to Civic Association • Provide flagmen • Notify CA of street closures • Lighting around site perimeter • Maintain street surfaces in clean, smooth condition 	*
Penthouse Use	Condition #23 <ul style="list-style-type: none"> • Limited to mechanical and maintenance space 	Condition #39 <ul style="list-style-type: none"> • Limited to mechanical and maintenance space; • Radio transmitters and receivers permissible. 	Condition #43 <ul style="list-style-type: none"> • Limited to mechanical and maintenance space; • Radio transmitters and receivers permissible. 	*

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions ⁷	Current Site Plan Condition	Proposed Amendment ⁸
Parking Facilities	Condition #26 <ul style="list-style-type: none"> • Van pools (5%) • Min. 86" clearance to garage entrance • Reserved and on 1st floor • Employee Transportation Coordinator to promote alternative transportation modes to employees and residents of the development. • Central location in development for information exchange • 50% transit subsidy incentive to employees for 6 months after occupancy 	Condition #34 <ul style="list-style-type: none"> • Van pools (10%) • Min. 86" clearance to garage entrance 	Condition #37 <ul style="list-style-type: none"> • Van pools (10%) • Min. clearance 98" on level of garage closest to street; All other areas 84" 	*
Parking Spaces	Condition #27 <ul style="list-style-type: none"> • Per Section 33; • 40% Compact parking ratio 	Condition #35 <ul style="list-style-type: none"> • 30% compact parking • Residential parking ratio min. 1.125 sp/unit 	Condition #38 <ul style="list-style-type: none"> • Per Section 33 	*
Undergrounding Utility Fund Contribution	Condition #46 <ul style="list-style-type: none"> • \$50,000 per acre @ 2.55 acres = \$127,500 	Condition #4 <ul style="list-style-type: none"> • \$50,000 per acre @1.71 acres = \$86,856 • Amount based on proportional relationship of the residential site area to the total site area. Total contribution for the site \$124,295 	Condition #5 <ul style="list-style-type: none"> • \$50,000 per acre 	*
Public Access Easements	Condition #47 <ul style="list-style-type: none"> • Dedicate pedestrian access easements for the walkways located across from the school and the 16th Street North/N. Adams Street intersection • Ensure safe movement of children through the site via walkways 	See Condition #10 above	Condition #72 Specifications determined by individual site plan proposal.	Proposed: Existing easement for public open space area at 26,000 sq ft would be revised to 22,000 sq ft.

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions⁷	Current Site Plan Condition	Proposed Amendment⁸
Parking Ratio	<p>Condition #52</p> <ul style="list-style-type: none"> In accordance with approved ratio <p>Condition #49</p> <ul style="list-style-type: none"> 1 per 580 office GFA (101,578 sq ft) or 175 spaces Additional approved spaces designated for lease by employees of Key Elementary School Fees for parking spaces in office parking designed to encourage alternative travel modes. 	<p>Condition #52</p> <ul style="list-style-type: none"> In accordance with approved ratio <ul style="list-style-type: none"> 1.125 sp/unit residential 1 per 580 sq ft commercial/office 	<p>---</p> <p>1 sp/unit residential (typical site plan); 1 per 580 sq ft commercial and office (typical site plan)</p>	<p>Proposed:</p> <ul style="list-style-type: none"> 1 per 588 office/commercial
Off-Site Improvements	<p>Condition #50</p> <ul style="list-style-type: none"> Widen and landscape existing traffic peninsula located off site at intersection of 16th St. North and N. Adams. 	---	---	---
Retail Elements	<p>Condition #51</p> <ul style="list-style-type: none"> 1,400 sq ft GFA service commercial/retail 5,300 sq ft GFA for Sissman offices 8,500 sq ft service commercial/retail ground floor of residential bldg 3,500 sq ft day care center use 	<p>Condition #60</p> <ul style="list-style-type: none"> 3,750 sq ft min and max 5,500 sq ft GFA of service commercial/retail uses on first floor of residential bldg Uses restricted to "C-1" and "C-2" permitted uses Conversion requires SPA 	Condition #63	<p>Proposed:</p> <ul style="list-style-type: none"> 7,812 sq ft retail 7,000 sq ft childcare 6,183 sq ft retail pavilion
Treatment of Pedestrian Plaza	<p>Condition #56</p> <ul style="list-style-type: none"> Install landscaping instead of public art as originally proposed on pedestrian plaza (not in the public s/w) at NW corner of the intersection of Wilson and N. Veitch to include London Plane tree bosque 	See Condition #10 above	NA	*

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions⁷	Current Site Plan Condition	Proposed Amendment⁸
Plan for Construction Vehicle Circulation	Condition #57 <ul style="list-style-type: none"> • Preclude use of neighborhood minor streets by construction vehicles during construction. 	Condition #25	Condition #6 and #11	*
Childcare	Condition #59 <ul style="list-style-type: none"> • Work with Childcare Technical Asst Team to ensure compliance with child care regulations for center operation. • Secure min. 3,500 sq ft prior to issuance of any permits • Exclusive use of 3,500 sq ft for childcare center • Parking over and above required office parking to be determined by site plan amendment. 	---	Study by Arlington Economic Development has indicated need for childcare in Metro corridor; Discusses incentives for provision with site plan proposals.	Proposed: <ul style="list-style-type: none"> • Provide 7,000 sq ft of area on ground floor for childcare center • Request to exclude associated density from GFA.
Affordable Housing Contribution	Condition #60 <ul style="list-style-type: none"> • Donate \$100,000 to AHC and \$150,000 to County Housing Reserve Fund based on applicant's offer. • Payments: \$125,000 prior to building permit & \$125,000 prior to CO • 5% of residential units (min. 10 units) as 3 BR units 	Condition #55 <ul style="list-style-type: none"> • Residential developer to contribute \$47,485 to Arlington County Housing reserve fund, half before first building permit and half before first CO Condition #60 Amended for Office/Commercial Plan: <ul style="list-style-type: none"> • Office developer to contribute \$76,800 to AC Housing Reserve Fund. 	Condition #67 <ul style="list-style-type: none"> • Per Zoning Ordinance Section 36.H.7 	*
Density Exclusion	---	Condition #56 <ul style="list-style-type: none"> • 3,750 sq ft storage space in the residential building garage • 600 sq ft mechanical/storage space associated with swimming pool located on the ground floor of the residential bld. • SPA required to convert spaces to any other use 	--- No condition; Exclusions by County Board approval for modification of Zoning Ordinance requirements with site plan.	Exclude from Density: <ul style="list-style-type: none"> • 5,600 sq ft conference center GFA • 7,000 sq ft childcare GFA • 2,300 sq ft fitness center GFA • 2,860 sq ft mechanical

Relevant Site Plan Conditions and Standards for 2311 Wilson Boulevard (SP #263)				
	1989 Approved Conditions	1996 Approved Conditions⁷	Current Site Plan Condition	Proposed Amendment⁸
Easement	Condition #19 <ul style="list-style-type: none"> All required easements dedicated prior to issuance of any building permits Condition #47 <ul style="list-style-type: none"> <i>Dedicate pedestrian access easement for walkways located across from school and 16th St./N.Veitch intersection.</i> <i>Ensure safe movement of school children through site via walkway.</i> 	Condition #29 <ul style="list-style-type: none"> All required easements and ROW agreements submitted for approval and recorded before issuance of a specific permit. Condition #57 <ul style="list-style-type: none"> <i>Dedicate easement to permit future construction of Phase II office building parking garage under NW portion of site no closer than 40 ft from northern property line (southern boundary of Key School)</i> <i>Easement to permit office phase developer to excavate and construct parking garage and temp grading and construction easement to permit construction of garage</i> <i>No construction staging area within 40 ft of northern property line.</i> 	Condition #72 Specifications to individual site plan.	<u>Proposed</u> <ul style="list-style-type: none"> <i>Public Access or Public Use and Access Easement for 22,000 sq ft open space area</i>
Public Art Contribution	NA	See Condition #10 above <ul style="list-style-type: none"> Language re: Public Art 	Condition #64 <ul style="list-style-type: none"> \$75,000 or public art on site 	*
LEED Credits and Sustainable Design Elements	NA	NA	Condition #71	<u>Proposed</u> <ul style="list-style-type: none"> <i>Bonus Density for LEED-NC certification at Gold, 20% energy efficiency;</i> <i>Bonus density for LEED-EB Certification.</i>

Proposed Density: Statistical Summary

	Sq Ft	Acres
Site Area (Site Plan)	100,565	2.31
Building GFA Proposed		
Office	150,032	
Commercial	7,812	
Retail Pavilion	6,183	
Childcare	7,000	
Conference Center	5,600	
Fitness Center	2,300	
Mechanical	2,870	
Total	181,797	
Total Density Less Requested Exclusions	164,027	
Density Exclusions Requested		
Childcare	7,000	
Conference Center	5,600	
Fitness Center (Below Grade)	2,300	
Mechanical Equipment (Below Grade)	2,870	
Total	17,770	

Bonus Density Requested

LEED NC Gold @.35 FAR	13,375
LEED EB @ .10 FAR	3,821
Community Facilities @.25 FAR	25,141
Total	42,338

Building Height Feet

ASE	235.42
Main Roof Elevation	330.42
Main Roof Height	95.00
Penthouse Elevation	346.42
Penthouse Height	111.00

Parking Standard Handicap Total

Office	245	5	250
Commercial	13	1	14
Childcare	5	1	6
Totals	263	7	270

Office Commercial Parking Ratio 1per 589

	Sq Ft	Percentage
Coverage	44,867	45%

Open Space 22,085

Previous County Board Approved Density

Site Area **98,057**

COUNTY BOARD APPROVED 1989

	Ofc Bldg	Res Bldg	Total
Office	93,078	-	93,078
Commercial	3,500	8,500	12,000
Residential	-	188,180	188,180
	96,578	196,680	293,258

Totals	GFA	FAR
Residential GFA	188,180	1.92
Office/Commercial GFA	105,078	1.07
		2.99

SITE PLAN (Post Approval) 1998

	Ofc Bldg	Res Bldg	Total
Office	90,918	-	90,918
Commercial ⁹	5,660	3,260	8,920
Residential ¹⁰	-	208,990	208,990
Total	96,578	212,250	308,828

Totals	GFA	FAR
Residential GFA	208,990	2.13
Office/Commercial GFA	99,838	1.01

⁹ Office commercial building comprised of 2,160 sq ft retail and 3,500 sq ft day care. The County Board approved exclusion of commercial GFA from residential density.

¹⁰ Includes 12,732 sq ft of bonus density approved by the County Board.

Total	<hr/> 308,828	3.14
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Base Density Analysis

CB Action (Year)	Site Area (Square Feet)	Permitted Density			Permitted GFA			Approved GFA		Approved Density			Ratio (Comm/Res)
		Residential	Commercial	Total	Residential	Commercial	Total	Residential	Commercial	Residential	Commercial	Total	
1989	98,057	2.0	1.24	3.24	196,114	121,590.68	317,704.68	188,180	105,078	1.92	1.07	2.99	0.56
1996	98,057	2.0	1.24	3.24	196,114	121,590.68	317,704.68	196,258	99,838	2.00	1.02	3.02	0.51
2012	100,565	2.0	1.24	3.24	201,130	124,700.60	325,830.60	196,258	129,572.60	1.95	1.29	3.24	0.66
2012	100,565	2.0	1.24	3.24	201,130	124,700.60	325,830.60	196,258	121,679.96	1.95	1.21	3.16	0.62

Notes:

According to the 1996 Staff Report, 12,732 sq ft of GFA was approved as bonus density for the residential building to include: 5,481 sq ft residential GFA and 6,981 sq ft of retail, party room, health club and business center GFA on the ground floor. The bonus density was justified for the applicant's participation in the affordable housing program, with the applicant making a contribution to the Arlington County Housing Reserve Fund. Additional apartment density was permitted not to exceed 15% under the Ordinance. (Condition #55) The 1998 approved site plan shows a density of 208,990 sq ft of residential GFA after the exclusion of 4,350 sq ft of GFA for tenant storage in the garage and pool support area (Condition #56). Therefore, the base amount of residential GFA approved is 196,258 sq ft.