

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, October 15, 2012  
**TIME:** 7:00 – 8:30 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Courthouse Plaza, Room 311  
Arlington, VA 22201

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

- Item 1. Pierce Queen /1600-1610 16<sup>th</sup> Street, 1520 N. Pierce Street (SP #425) 7:00 pm-8:30 pm**  
(RPC# 17-027-006, -007)  
Planning Commission and County Board meetings to be determined.  
*Arlova Jackson (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, 10<sup>th</sup> 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](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](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx)

**ITEM 1**  
**Pierce Queen Apartments/1600-1610 16<sup>th</sup> Street, 1520 N. Pierce Street -- SP #425**  
(RPC# 17-027-006, -007)

**AGENDA: First Meeting— October 15, 2012**

- 1) Informational Presentation
  - a) Overview of Site Plan Proposal (Staff)
  - b) Presentation of Site Plan Proposal (Applicant)
  
- 2) Land Use & Zoning
  - a) Relationship of site to GLUP, sector plans, etc.
    - i) Requested changes
    - ii) Justification of requested changes
  - b) Relationship of project to existing zoning
    - i) Requested changes
    - ii) Requested bonus density
    - iii) Requested modification of use regulations
  
- 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) Streetscape improvements
  - d) View vistas through site
  - e) Visibility of site or buildings from significant neighboring perspectives
  - f) Historic status of any existing buildings on site
  - g) Compliance with adopted planning documents

**Agenda: Second Meeting –**

- 4) Informational Presentation
  - a) Staff
  - b) Land use and site design items and revisions since last SPRC meeting (Applicant)
  
- 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 Score
    - vi) Accessibility
    - vii) Historic Preservation
  - ~~b) Retail Spaces~~
    - ~~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
  
- 6) 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)
  
- 7) 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.)

**Agenda: Third Meeting –**

- 8) Informational Presentation
  - a) Building architecture, open space, and transportation revisions since last SPRC meeting (Applicant)
  
- 9) Community Benefits
  - a) Public Art
  - b) Affordable Housing
  - c) Underground Utilities
  - d) Historic Preservation
  - e) Other
  
- 10) Construction Issues
  - i) Phasing
  - ii) Vehicle staging, parking, and routing
  - iii) Community Liaison

**Site Location:** 1.15 acre site located in Fort Myer Heights North and generally bounded by 16<sup>th</sup> Street to the north, N. Pierce Street to the east, a hotel building to the south, and N. Queen Street to the west.

**Applicant Information:**

**Applicant**

Bozzuto Dev. Co./  
Wesley Housing Dev. Corp.  
7850 Walker Drive #400  
Greenbelt, MD 20770  
Doris Topel-Gantos  
301-446-2282  
[dgantos@bozzuto.com](mailto:dgantos@bozzuto.com)

**Attorney**

Bean, Kinney & Korman, P.C.  
2300 Wilson Blvd., 7th Floor  
Arlington, VA 22201  
Jonathan C. Kinney  
703-525-4000  
[jkinney@beankinney.com](mailto:jkinney@beankinney.com)

**Architect**

Davis, Carter, Scott Ltd.  
1676 International Dr. #500  
McLean, VA 22102  
Douglas Carter, AIA  
703-556-9275  
[dcarter@dcsdesign.com](mailto:dcarter@dcsdesign.com)

**Engineer**

VIKA Virginia, LLC  
8180 Greensboro Dr. #200  
McLean, VA 22102  
Robert R. Cochran, LS  
703-442-7800  
[Cochran@vika.com](mailto:Cochran@vika.com)

**Landscape Architect**

Studio 39 Landscape  
Architecture  
6416 Grovedale Dr., Suite  
100-A  
Alexandria, VA 22310  
Dan Dove  
703-719-6503  
[ddove@studio39.com](mailto:ddove@studio39.com)

**BACKGROUND:**

A site plan is requested to redevelop a site in Fort Myer Heights North under the concept plan and recommendations set forth in the *Fort Myer Heights North Plan* (“the Plan”) adopted by the County Board in September 2008. The co-applicants for this project include Wesley Housing Development Corporation, an affordable housing provider, and Bozzuto Development Corporation, a private developer. The proposal has been modified slightly since its initial submission to include fewer dwelling units (198 vs. 208), fewer parking spaces (207 vs. 208), and a larger LEED density bonus (0.25 vs. 0.20 FAR). This report attempts to incorporate and respond to the most recent information provided by the applicant as of October 9, 2012.

The proposal would redevelop a site in the “Revitalization Area” with a total of 198 residential units. Two of the five existing garden apartment buildings, all of which have been identified as “Important” on Arlington County’s Historic Resources Inventory (“HRI”), would be remain and be renovated to create twelve (12) three-bedroom apartments. The remainder of the dwelling units would be located in a proposed 12-story residential tower.

**The following provides additional information about the site and location:**

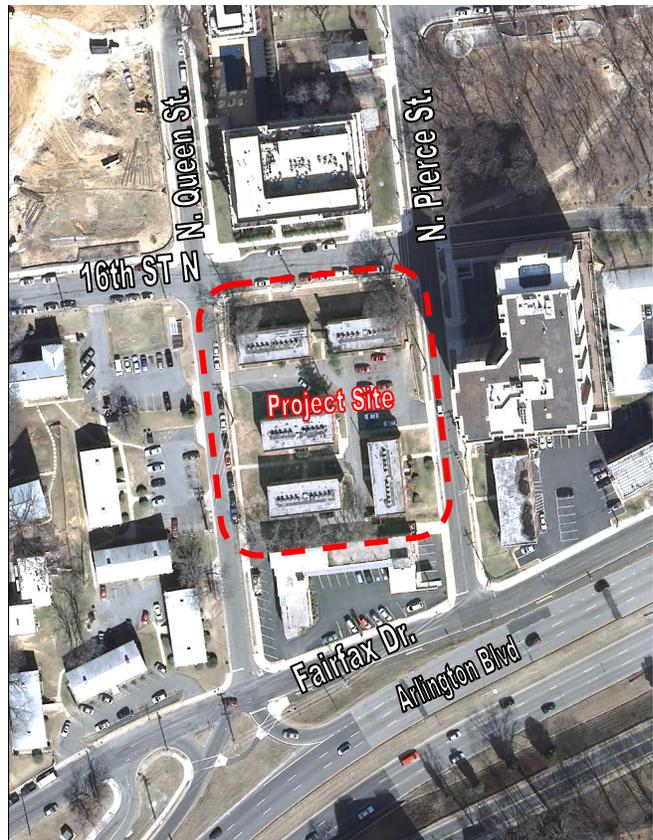
Site: The 50,000 square-foot subject site is located in Fort Myer Heights North. The site is generally bounded by 16<sup>th</sup> Street to the north, N. Pierce Street to the east, a hotel building to the south, and N. Queen Street to the west.

The surrounding land uses are as follows:

- To the north: Across 16<sup>th</sup> Street is the Wooster and Mercer Lofts residential building. This property is zoned “RA-6-15” and is designated “Medium” Residential on the GLUP.
- To the west: Across N. Queen Street are the Rahill Apartments, a development of two- and three-story, brick, garden apartment buildings. The property is zoned “RA6-15” and designated “Medium” Residential on the GLUP.
- To the east: Across N. Pierce Street is the Parc Rosslyn residential building, and the Williamsburg Apartments. The property is zoned “RA4.8” and is designated “High-Medium” Residential on the GLUP.
- To the south: Immediately adjacent is the Inn of Rosslyn Motel. The property is zoned “RA6-15” and is designated “Medium” Residential on the GLUP.

- Zoning: “RA-6-15” Apartment Dwelling Districts
- General Land Use Plan Designation: “Medium” Residential (37-72 units/acre); Fort Myer Heights North Special District
- Neighborhood: The site is located within the Radnor/Fort Myer Heights Civic Association boundaries.

**Existing Development:** The subject site is currently developed with the Pierce Queen Apartments complex, consisting of five, two-story buildings and a surface parking lot. The site currently contains 50 dwelling units. These garden apartment buildings were originally constructed in 1942. Under the proposed site plan, the two buildings fronting on 16<sup>th</sup> street would be preserved and the remaining structures would be demolished.



Aerial View of Site

Source: AC GIS Ortho 2011

**Development Potential:**

Site Area: 50,000 sq. ft.	Density Allowed/Typical Use	Maximum Development
“RA-6-15” By-Right	Apartment Houses (48 DU/AC)	55 dwelling units
“RA-6-15” Site Plan	Townhouse, Semi-Detached Dwelling Units, Existing One-Family Dwelling: Up to existing GLUP (37-72 units/AC) but not to exceed 29 DU/AC (max 72 DU/AC)	33 dwelling units
“RA-6-15” Site Plan– 20,000 SF area or 10+ Existing DU	Up to a 25% increase above the 48 DU/AC in residential density for low or moderate-income housing provisions consistent with subsection 36.H.7 (60 DU/AC)	69 dwelling units
“RA-6-15” Site Plan – Fort Myer Heights North Special District on GLUP	Apartment Houses up to 3.24 (+) FAR in the “Revitalization Area” <sup>1</sup>	162,000 sq ft/ 162 dwelling units

**Proposed Development:** The following table sets forth the preliminary statistical summary for the site plan.

<b>SITE AREA</b>	50,000 sq. ft.
<b>Site Area Allocations</b>	
Multi-family Residential	50,000 sq. ft.
<b>Density</b>	
Historic Buildings	12 units
New Building	186 units
Affordable Housing Bonus (25%)	40 units
LEED Silver Bonus (0.25 FAR)	12 units
<b>“RA-6-15” Max. Permitted Density</b>	<b>48 d.u./acre</b>
<b>“RA-6-15” Max. Permitted Density (Site Plan -Ft. Myer Heights North)</b>	162 units
<b>Total Proposed Density</b>	<b>198 units (172 d.u./acre)</b>
<b>Building Height</b>	
Average Site Elevation	129.11 feet
<b>Historic Building 1 (1600)</b>	
Main Roof Elevation	161.94 feet
Main Roof Height	32.83 feet
Stories	2 Stories
<b>Historic Building 2 (1610)</b>	
Main Roof Elevation	164.95 feet
Main Roof Height	35.84 feet
Stories	2 Stories

<sup>1</sup> Site Plan density may exceed 3.24 FAR with bonus density for achieving goals consistent with the intent of the Plan such as LEED.

<b>Proposed Building</b>	
Main Roof Elevation	254.11 feet
Main Roof Height	125 feet
Penthouse Roof Elevation	271.11 feet
Penthouse Height	17 feet
Number of Stories	12 stories plus 4 parking levels
<b>“RA-6-15” Max. Permitted Bldg. Height (Site Plan)</b>	<b>12 stories/125 feet</b>
<b>Parking</b>	
Total Number of Spaces	207
Standard Spaces	138
Compact Spaces	63
Handicap Spaces	6
Parking Ratio	1.05 sp/unit
<b>“RA-6-15” Required Residential Parking Ratio</b>	<b>1.125 sp/unit (223 spaces)</b>
<b>LEED</b>	
LEED Score	<b>Silver</b> 50

**Density and Uses:** The site’s current zoning classification is “RA 6-15”, which permits by right apartment dwellings at 48 units per acre. By site plan, on sites designated as Fort Myer Heights Special District, densities of up to 3.24 FAR are allowed for residential uses. The General Land Use Plan designation is “Medium Residential” with a designation as Fort Myer Heights North Special District. Neither a rezoning nor a GLUP amendment is requested with this proposal. It is proposed that the site would be redeveloped to include the following: (1) preservation and renovation of two historic structures to enlarge twenty (20) existing apartments and create twelve (12) three-bedroom apartments and (2) demolition of three existing historic buildings and construction of a new 186-unit, 12-story residential apartment building on-site.

The proposed site density is 215,000 square feet of residential GFA (198 units) at 4.3 FAR. This includes 12,500 square feet (0.25 FAR) of bonus density for certification at the Silver rating for LEED. The applicant is also requesting bonus density for the provision of affordable housing units on-site, in accordance with the provisions of Section 36.H.7.d. The project is proposed to contain 40% affordable housing units, to be located in both the historic structures and new residential tower. The requested 25% increase would allow an additional 40,500 square feet and result in an approximated 40 dwelling units at 1,000 square feet per unit under the *Fort Myer Heights North Plan*. The maximum permitted density by site plan under Section 15.B.6 of the Zoning Ordinance is up to 3.24 FAR, with the potential to exceed this amount with bonus density for achieving goals consistent with the intent of the Plan.

**Site and Design:** The applicant proposes to redevelop the site with a new residential tower located approximately 32.5 feet south of the existing historic buildings fronting on 16<sup>th</sup> Street North. The new building will include 12 residential floors with an additional four levels of parking, for a total height of 125’ plus a 17’ penthouse. The topography of the site rises approximately 24 feet in elevation from the southern to the northern property line. In addition, early analysis of existing site conditions has indicated the presence of bedrock beneath the surface. As a result, two of the four proposed parking levels would be visible at grade, along both the N. Queen Street and N. Pierce Street frontages.

The main entry to the site and to the existing historic buildings located along 16<sup>th</sup> Street North will remain the same. Two significant trees would be preserved as part of this request, currently located at the northeast and northwest corners of the site along 16<sup>th</sup> Street North.

Proposed improvements to the existing streetscape in front of these buildings include a new sidewalk, planter walls, street trees, and entry columns. The applicant also proposes to locate two electrical switch boxes in the area between the front façade of the existing structures and the sidewalk. A new vehicular drive, comprised of reinforced brick with granite cobble bands, is proposed to be located immediately south of the existing historic buildings. This 30-foot wide driveway would include a 12-foot wide vehicular lane with landscaping features flanking each side. The drive is intended to provide access to two accessible parking spaces to be located in front of the residential tower and would have a tree-lined walkway on the side closest to the historic buildings.

The main entrance to the new residential tower will be located 50 feet south of the proposed driveway, accessible via an adjacent interior courtyard. This entry courtyard would include a water feature, planter walls, and other landscape elements. The proposed 12-story, U-shaped, residential building would consist of a double-loaded bar along the south property line, with single-loaded wings extending north towards the historic structures. While the first two levels of the southernmost portion of the building would be located 1.5 feet from the rear property line, the remaining levels would be set back an additional 20 feet before rising to the full 125' in height. The northern ends of the building would taper down in height towards the historic structures. At the taper, these portions of the building would extend to 78' in height, have a 25'8" stepback, and then extend up to 125' for the remainder of the structure.

The predominant building material for all of the building facades would be brick, in three colors. Red brick would be used at the building's base, in a hue reminiscent of that found in the existing historic buildings. A lighter, rust-colored brick is proposed throughout the remainder of the building, to highlight the tapered portions, stair towers, and middle floors. Blonde brick would define the highest floors of the building's front façade, the building's corners, and its center. Aluminum railings are proposed for the exterior balconies, which would be located on each façade and as well at each corner, from the 3<sup>rd</sup> to the 12<sup>th</sup> residential floors. Painted vent covers are proposed to match brick color. Open terraces are proposed above the seventh floor at the northern ends of the building. Open terraces with a trellis above are also proposed at each corner of the building on the roof level. Amenities proposed for the roof level would be located at the south end of the building and would include a pool, pool deck, bathrooms, and seating and planting areas. Open, individual air condensing units, two stair enclosures for the east and west wings of the structure and a central, 17-foot tall elevator enclosure would also occupy the roof.

Loading and garage access is proposed along N. Queen Street. A translucent segmented panel door is proposed for the loading dock entrance. Dark grey overhead garage doors are proposed for the parking entrance, which would provide access to the 207 parking spaces proposed on four levels.

**LEED:** The applicant proposes that the building will be certified as LEED Silver. The applicant requests 0.25 FAR in bonus density for a total bonus of 12 dwelling units. Staff is currently evaluating the LEED Silver proposal.

**TRANSPORTATION:**

The Master Transportation Plan (MTP) classifies North Queen Street, North Pierce Street, and 16<sup>th</sup> Street North, the streets that surround three (3) sides of the site, as Non-Arterial, Urban Center Local (medium to high density) streets. Following is additional detail on the street typology as indicated in the MTP:

Street Name	Classification	Travel Lanes	Bike Accommodations	Restrict/ Limit Driveway Access?	On-Street Parking	Pedestrian Way
North Queen Street; North Pierce Street; 16 <sup>th</sup> Street North	Non-Arterial, Urban Center Local (medium to high density)	2	Bike Lane/Shared Lane	No	Yes	6-8 ft. sidewalk and 4-6 ft. green strip

The *Fort Myer Heights North Plan*, adopted in 2008, states that 16<sup>th</sup> Street North is a primary pedestrian and vehicular linkage and is appropriate for enhanced streetscape treatments, possibly including additional lighting, provisions for bus shelters and crosswalk nubs. The Plan goes on to say that coherent directional signs to the Metro and other important locations will improve the pedestrian experience.

The *Fort Myer Heights North Plan* also states that 16<sup>th</sup> Street North warrants wider tree planting strips (6 – 8 feet) because it was envisioned as a key street for this neighborhood.

Transportation Analysis: Trip Generation: A Traffic Impact Analysis (TIA) was submitted by the applicant, prepared by Wells + Associates, Inc., and dated July 13, 2012. The analysis assessed the impact of the proposed development on the adjacent street network. The proposed residential development would generate 61 AM peak hour vehicle trips, 77 pm peak hour vehicle trips, and 803 daily vehicle trips. The analysis showed that, when compared to existing peak hour driveway counts, the proposed development would yield 46 net-new AM peak hour vehicle trips and 49 net-new PM peak hour vehicle trips. With the proposed development, all study intersections would continue to operate at acceptable levels of service during the AM and PM peak hours.

Streets: 16<sup>th</sup> Street North is a two (2) lane local street with on-street parking on both the north and south sides of the street. North Pierce Street is a two (2) lane local street with currently no on-street parking on either side. North Queen Street is a two (2) lane local street with on-street parking currently on the project side only. The development is proposing on-street parking on the project side of all three (3) streets.

Sidewalks and Pedestrian Circulation: There are existing sidewalks on 16<sup>th</sup> Street North, North Queen Street, and North Pierce Street. Upgraded sidewalks and streetscape would be provided as

part of the proposed development. The *Fort Myer Heights North Plan* provides guidance for the cross sections of streets and streetscape around the site.

*Shared Use Path:* The *Fort Myer Heights North Plan* calls for a public shared-use path through the long north-south blocks from North Scott Street to North Pierce Street, between 16<sup>th</sup> Street North and 14<sup>th</sup> Street North/Fairfax Drive. The plan states that this path would provide relief from the topography of the neighborhood and enable easier access for pedestrians and bicyclists to the core of Rosslyn and Courthouse. The development is proposing a vehicular path through the site, which is not consistent with the Plan's vision for what the shared-use path should be. In addition, given that the path is proposed to be 12 feet wide, it would only provide room for one-way traffic and would not allow sufficient width for required fire truck access.

*Parking and Loading:* Proposed parking would be provided via an underground parking garage, with parking and loading access off of North Queen Street. This is consistent with the *Fort Myer Heights North Plan*, which states that parking and loading access should be from north-south streets. The proposed parking ratio is slightly over 1 parking space per dwelling unit (just under the site plan minimum ratio permitted by the Zoning Ordinance), with 208 underground spaces (for 208 residential units) and two (2) accessible surface spaces off of the "shared use path" proposed through the site. Staff is currently evaluating the need and appropriateness for the two (2) surface parking spaces proposed. Loading is also proposed to be off of North Queen Street.

The site sits between the Courthouse and Rosslyn Metro stations, which are served by the Orange (Courthouse only) and Blue metro lines, and a number of WMATA and ART bus lines. The ART 61 route serves the Fort Myer Heights area during weekday rush hours, and makes a loop between the Courthouse and Rosslyn Metro stations.

## **DISCUSSION**

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

- Reduce the residential parking ratio to (1) one space per unit (typical site plan) from the Zoning Ordinance required 1.125 spaces per unit.
- Provide compact parking spaces at 30% of the total number of proposed spaces, which exceeds the Zoning Ordinance maximum of 15%.
- 0.25 FAR (12 units) bonus density for LEED Silver Certification; and
- 25% increase (40 Units) in bonus density for the provision of affordable dwelling units on-site.

**Adopted Plans and Policies:** Section 15 (the "RA6-15" regulations) of the Zoning Ordinance, the North Fort Myer Heights Plan (2008) and the *General Land Use Plan* (GLUP) set forth guidance for the redevelopment of the subject site.

*General Land Use Plan and Zoning:* The subject site is located in the "RA6-15" Apartment Dwellings District; the *General Land Use Plan* (GLUP) designation is "Medium" Residential with an accompanying designation for the Fort Myer Heights North Special District.

*Fort Myer Heights North Plan.* The *Fort Myer Heights North Plan* was adopted by the County Board on September 13, 2008. It is a small area study that provides guidance and redevelopment for the area of Fort Myer Heights North generally bounded by Clarendon Boulevard to the north, Fairfax Drive to the south, North Pierce Street to the east, and North Courthouse Road, 13th Street North and North Scott Street to the west. Section 15 of the Zoning Ordinance was amended in October 2008 to provide for development by site plan within the study area consistent with the *Fort Myer Heights North Plan*.

This area is considered to be in an area “in-between” Rosslyn and Ballston in the Courthouse Metro Station area. It is characterized by a substantial supply of low-rise garden apartments of historic significance, market rate affordable rental units and major mature tree canopy and open space. With many sites in the area developing “by-right”, the Plan was developed to provide a framework for new development within the context of existing neighborhood attributes such that they would be preserved. Specifically the Plan identifies areas of “Revitalization” and “Conservation” and provides for conceptual and illustrative plans for how specific, targeted sites within these areas should be redeveloped with an emphasis on historic preservation, preservation of market rate affordable housing units, open space, significant trees and neighborhood scale. Elements of the concept plan for the “Revitalization” areas identified include providing for a strategic blend of conservation and redevelopment in return for significant community benefits. It is provided that the area would remain residential with limited neighborhood serving retail. Below are conceptual elements expressed in the Plan for redevelopment of sites in the “Revitalization” area:

- *Density* – Up to 3.24 FAR permitted by site plan for projects that substantially further the goals and objectives of the Plan as follows: provides recommended affordable housing contribution, preserves the historic buildings identified with their existing open space, provides the public open spaces identified in the Plan and preserves and/or replaces significant trees identified in the Plan;
- *Buildings Heights* – Consistent with the Plan and not to exceed 125 feet or 12 stories; Heights should taper and there should be stepbacks, transitions tailored for the site specific resources and topography;
- *Building Placement* – Oriented toward Clarendon, 16<sup>th</sup>, 14<sup>th</sup>, N. Rhodes and Fairfax Drive; Buildings aligned 30 feet from the curb or in line with prevalent setback on the block face on all frontages;
- *Building Design & Architecture* – New development should maintain existing neighborhood character;
- *Historic Preservation* – Required in the “Revitalization” area for all buildings identified in the Plan;
- *Open Space* – Evoke garden element of garden apartment concept and traditional style of using lawns and landscaped areas to frame buildings;
- *Significant Trees* – Preserve or replace; Enhance overall tree canopy levels along sidewalks and in all private and incidental open spaces, as well as in landscaped setbacks on each property;

- *Retail* – Convenience uses appropriate in some locations; oriented toward the street;
- *Transportation & Streetscape* – Neighborhood gateway at N. Courthouse and N. Fairfax; Minimize curb cuts, District materials for crosswalks, County standard bicycle and pedestrian facilities, widen sidewalks and repair others, Minimum 5-foot planting strips although a preferred 6-foot or more between the curb and the sidewalk; tree grates not recommended except where adjacent to high-turnover on-street parking; and
- *Parking & Loading* – Encouraged underground, and if structures, mask with architecture and topography landscaping elements; Accommodate parking for preserved buildings in underground parking garage of new developments; Shared parking encouraged; Parking and loading access should not be located on Clarendon, 16<sup>th</sup>, 14<sup>th</sup>, N. Rhodes and Fairfax; Maximize on-street parking; and Transportation Demand Management should be provided.

The subject site is located within “Wesley Housing”, Block 6 in the *Fort Myer Heights North Plan* which is located within the “Revitalization” Area of the neighborhood. Some of the specific elements identified for redevelopment for this block in addition to what is provided above include:

- Preference for the preservation of the garden style apartments on-site under a 2- or 3-building preservation scenario.
- Redevelopment to occur within the southern portion of the site and, if possible, extending to Fairfax Drive.
- Twelve (12) stories with overall FAR below 3.24 maximum.
- New buildings should taper down to historic structures along 16<sup>th</sup> Street North.
- A shared use path should be provided to allow east-west pedestrian and bicycle access through the site.

**Preliminary Issues:** The following preliminary issues have been identified with the site plan request.

Land Use & Zoning:

- LEED Bonus being sought requires certification of all structures on site.

Site Design & Characteristics:

- Building entrance – no direct access from any of the adjacent streets for the new building.
- New entry features
  - Proposed planter walls are too tall; consider adding a kneewall perpendicular to the street as a way to manage the grade change, allow places for seating and landscaping, and bring people into the site.
  - Proposed location and treatment of electrical switching boxes creates large, obtrusive elements that would block view of the existing buildings and eliminate green space along 16<sup>th</sup> Street North frontage.

- Opportunities to create more open, green spaces should be explored to maintain garden apartment character.

**Building Design & Architecture:**

- Building should have a better defined base, middle, and top
- Building materials and brick color could be used (with a horizontal focus) to achieve this and to reinforce its relationship with the historic structures.
- Massing – lack of building setback along rear (south) property line.
- Penthouse exceeds maximum permitted in the district.
- Vents are proposed on the building façade.
- The number and location of the proposed exterior balconies should be reevaluated.

**Transportation:**

- Proposed shared use path is not consistent with intent of the Plan; functions like a driveway instead of a walking/cycling path.
- Public access easement required for vehicular/pedestrian path through the site.

**SPRC Neighborhood Members for this Site Plan:**

Stanley Karson	Radnor/Ft. Myer Heights Civic Association	<a href="mailto:dcstan@aol.com">dcstan@aol.com</a>
Jennifer Zeien	North Rosslyn Civic Association	<a href="mailto:Jennifer.zeien@northrosslyn.org">Jennifer.zeien@northrosslyn.org</a>
Kenneth Fulton	Courthouse Clarendon Civic Association	<a href="mailto:ccca-president@yahogroups.com">ccca-president@yahogroups.com</a>

**Interested Parties:**

Cecilia Cassidy	Rosslyn BID	<a href="mailto:ccassidy@rosslynva.org">ccassidy@rosslynva.org</a>
Jim Villars	Wooster and Mercer Lofts	<a href="mailto:jim.villars@gmail.com">jim.villars@gmail.com</a>

**Planning Commissioner Chairing This Item:**

Nancy Iacomini	<a href="mailto:Nancy_Iacomini@dem-sec.senate.gov">Nancy_Iacomini@dem-sec.senate.gov</a>
----------------	--

**Staff Members:**

Arlova Jackson	CPHD – Planning	703-228-3428	<a href="mailto:ayjackson@arlingtonva.us">ayjackson@arlingtonva.us</a>
Melanie Jesick	DES – Transportation	703-228-3540	<a href="mailto:mjesick@arlingtonva.us">mjesick@arlingtonva.us</a>