

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Thursday, March 27, 2014
TIME: 7:00 – 8:25 pm
PLACE: 2100 Clarendon Boulevard
Courthouse Plaza, Rooms 109/111
Arlington, VA 22201

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

- Item 1. Gables N. Rolfe Street (SP #432) 7:00 pm-8:25 pm**
(RPC#s 17-024-001 through -011, -013, and -014 through -027)
Planning Commission and County Board meetings to be determined.
Elizabeth Kays (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://commissions.arlingtonva.us/planning-commission/>

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://commissions.arlingtonva.us/planning-commission/sprc/>

ITEM 1
Gables N. Rolfe Street (SP #432)
(RPC#s 17-024-001 through -011, -013, and -014 through -027)

AGENDA: First Meeting – December 16, 2013

- 1) Informational Presentation
 - a) Overview (Staff)
 - i) Adopted Planning Documents
 - ii) Proposal
 - iii) Transitional Living Facility
 - b) Presentation of Site Plan Proposal (Applicant)
- 2) SPRC Discussion

AGENDA: Second Meeting – March 27, 2014

- 3) Informational Presentation
 - a) Revisions to the site plan proposal (Applicant)
 - b) Review of revised site plan proposal in context of adopted planning documents (Staff)
- 4) Land Use & Zoning
 - a) Relationship of site to GLUP, sector plans, etc.
 - i) Requested changes
 - ii) Justification for requested changes
 - b) Relationship of project to existing zoning
 - i) Requested bonus density, height, etc.
 - ii) Requested modification of use regulations
- 5) 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: Future Meetings

- 6) 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.)
- 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) Open Space
 - a) Orientation and use of open spaces
 - b) Proposed public park
 - c) Relationship to scenic vistas, natural features and/or adjacent public spaces
 - d) Compliance with existing planning documents and policies
 - e) Landscape plan (incl. tree preservation)
- 9) Community Benefits
 - a) Public Art
 - b) Affordable Housing
 - c) Underground Utilities
 - d) Historic Preservation
 - e) Other
- 10) Construction issues
 - a) Phasing
 - b) Vehicle staging, parking, and routing
 - c) Community Liaison

Site Location: The 94,540 square-foot site is located in Radnor/Fort Myer Heights on the block bounded by 14th Street N. to the north, N. Rhodes Street to the east, Fairfax Drive to the south, and N. Rolfe Street to the west.

Applicant Information:

Applicant:

LG Rolfe Street LLC
8200 Greensboro Drive, Suite 605
McLean, VA 22102
Jorgen Punda
(703) 918-2508
jpunda@gables.com

Attorney:

Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Blvd., 13th Floor
Arlington, VA 22201
Catharine Puskar
(703) 528-4700
cpuskar@arl.thelandlawyers.com

Architect:

The KTG Y Group, Inc.
8605 Westwood Center Drive,
Suite 300
Vienna, VA 22182
Doug Martin, AIA
(703) 992-6116
dmartin@ktgy.com

Engineer:

Bowman Consulting Group, LTD.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151
John Lutostanski
(703) 464-1000
johnl@bowmancg.com

Landscape Architect:

Parker Rodriguez
101 North Union Street, Suite 100
Alexandria, VA 22314
Craig McClure
(703) 548-5010
cmclure@parkerrodriguez.com

LEED Consultant:

Steven Winter Associates, Inc.
1616 H Street NW, Suite 900
Washington, DC 20006
Vernon Hall, LEED AP BD&C
(202) 628-6100
vhall@swinter.com

Traffic Consultant:

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, VA 22102
Chris L. Kabatt
(703) 917-6620
CLKabatt@mjwells.com

BACKGROUND:

The following provides additional information about the site and location:

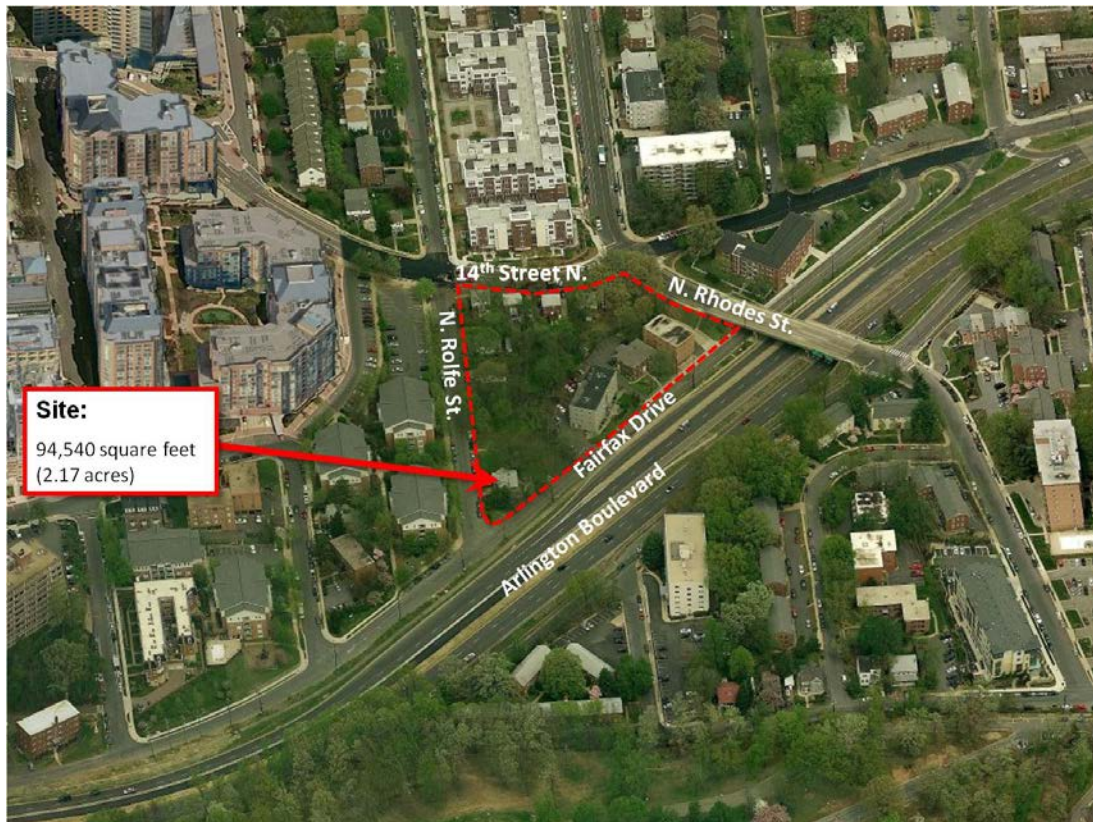
Site: The 94,540 square-foot site is located in Radnor Ft. Myer Heights on the block bounded by 14th Street N. to the north, N. Rhodes Street to the east, Fairfax Drive to the south, and N. Rolfe Street to the west. The surrounding land uses are as follows:

- To the north: Across 14th Street North, Rhodes Hill Square condominiums. The property is designated “Medium” Residential on the General Land Use Plan (GLUP) and is zoned “RA8-18.”
- To the west: Across N. Rhodes Street, a garden apartment building. The property is designated “Medium” Residential on the GLUP and is zoned “RA6-15.”
- To the east: Immediately adjacent to Fairfax Drive, Arlington Boulevard. The property is designated “Public” on the GLUP and zoned “S3-A.”
- To the south: Across N. Rolfe Street, Court House Crossing (SP #271) garden apartments. The property is designated as “Medium” Residential on the GLUP and zoned “RA6-15.”

- Zoning: “RA8-18” Apartment Dwelling District and “Fort Myer Heights North Special District”

- 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.

Existing Development: The site is currently developed with seven single-family homes, an apartment building, a residential condominium building, and an Arlington County transitional living facility. A portion of the site is currently owned by Arlington County.



Aerial View of Site

Site Plan Update: In response to issues raised by staff and by SPRC at the first meeting on December 16, 2013, the applicant has made several significant changes to the proposal. The changes are summarized below and have been incorporated into the description of the project in the staff report. In the appendix of this document, staff has included a preliminary assessment of where the proposal is consistent with the recommendations in the Fort Myer Heights North Plan.

Generally, the changes made to the proposal include:

- Increase in the size of the proposed park from 4,074 square feet to approximately 8,000 square feet following a root analysis of the significant trees in consultation with County staff
- Reduction in the proposed density from approximately 4.47 FAR to 4.26 FAR (421 units to 395 units)
- Redesign of the streetscape on 14th Street N. to remove the existing significant tree and provide the streetscape recommended in the FMHNP

- Redesign of the streetscape on N. Rhodes Street to remove the proposed on-street parking and to allow additional tree preservation space
- Reconfiguration of the building massing to provide a separation between Buildings B and C, provide a visual connection from N. Rolfe Street through the courtyard to the proposed park, and to reduce the massing of Building B
- Redesign of the setbacks and courtyard to incorporate more green landscaping, improve visual openness through the site, and improve relationship with the proposed park
- Redesign of the Building A and B entries to provide two main entries on N. Rolfe Street at the entrance to the proposed courtyard
- Provision of two 7.5’ stepbacks on Building B on Fairfax Drive (in addition to stepbacks on the courtyard side of the building)
- Redesign of the building façades to incorporate massing changes
- The applicant is also working with County staff to remove the proposed curb cut for the transitional living facility and consolidate access from a shared driveway on Fairfax Drive

County-owned Parcels: Arlington County owns three parcels on the site, totaling approximately 19,500 square feet. One of the County parcels is currently occupied by a transitional living facility. The applicant is currently negotiating the transfer of the County parcels to the applicant, and such transfer will be brought to the County Board for their review and action contemporaneous with the special exception site plan application. In order to allow for redevelopment of these parcels, the County Board must consent to use of the parcels in the site plan concurrent with the County Board action on the site plan request. The applicant further proposes to rebuild the transitional living facility as part of the site plan and dedicate the parcel in fee to the County after construction.

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

Site Area: 94,540 sq. ft.	Density Allowed/Typical Use	Maximum Development
“RA8-18” By-Right	One-family dwellings: 6,000 sq. ft./lot; or Semi-detached/duplex dwellings: 3,500sq. ft./unit; or Apartment/townhouses: 1,200 sq. ft./unit	15 one-family dwellings; 27 semi-detached/duplex dwelling units; or 78 apartment/townhouse units
“RA8-18” Site Plan	Townhouse, Semi-Detached Dwelling Units, Existing One-Family Dwelling: Up to existing GLUP (32-72 DU/Ac) but not to exceed 22 DU/Ac 25% Increase above 36 DU/Ac Residential Density (Sites Greater than 20,000 sq ft or 10+ existing DU and providing low- to moderate-income housing)	47 units 97 units
“RA8-18” Site Plan – Fort Myer Heights North Special District	Apartment Houses up to 3.24 FAR in the “Revitalization Area” ¹	306,309 sq. ft.

¹Per ZO §9.3.1, site plan density may exceed 3.24 FAR with bonus density for achieving goals consistent with the intent of the Plan such as LEED.

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

SITE AREA	2.17 acres (94,540 sq. ft.)
Density	
Residential Floor Area	406,475 386,521 sq. ft. (421-305 units)
Dormitory (Transitional Living Facility) Floor Area	16,500 sq. ft. (14 units)
Total Floor Area	422,975 403,021 sq. ft.
Total Floor Area Ratio	4.47 4.26 FAR ²
“RA8-18” Max. Permitted Residential Density (Site Plan – Fort Myer Heights North)	3.24 FAR
Building Height	
Building A	
Average Site Elevation	139.66’
Main Roof Elevation	224.42’ 224.66’
Main Roof Height	84.76’ 85.00’
Penthouse Roof Elevation	233.75’ 224.66’
Penthouse Height	9.33’ 10.00’
Number of Stories (above average site elevation)	8
Building B	
Average Site Elevation	139.66’
Main Roof Elevation	263.75’ 264.66’
Main Roof Height	124.09’ 125.00’
Penthouse Roof Elevation	273.08’ 274.66’
Penthouse Height	9.33’ 10.00’
Number of Stories (above average site elevation)	12
Building C	
Average Site Elevation	139.66’
Main Roof Elevation	176.67’
Main Roof Height	37.01’
Penthouse Roof Elevation	186.00’
Penthouse Height	9.33’
Number of Stories (above average site elevation)	3
“RA8-18” Max. Permitted Bldg. Height (Site Plan – Fort Myer Heights North Site Plan Revitalization Area)	12 stories (125’)
Parking	
Total Number of Spaces	411-403
Residential Parking Spaces	405-397
Standard Spaces	361 -TBD ³
Compact Spaces	33 -TBD ³
Handicap Spaces	11 -TBD ³
Residential Parking Ratio	.96 1.0
Dormitory (Transitional Living Facility) Parking Spaces	6
Standard Spaces	5
Compact Spaces	0
Handicap Spaces	1

²This includes 1.02 FAR of bonus density for LEED, Affordable Housing, and Community Facilities.

³ Revised garage plans have not yet been submitted.

Dormitory Parking Ratio	.42
“RA8-18” Required Residential Parking Ratio	1.125 space/unit (for first 200 units); 1 space/unit for all units above 200 (420 spaces)
Required Dormitory Parking Ratio	1 per 4 beds; 1 space per 2 employees (6 spaces)
LEED	Silver
LEED Score	69.5

Density and Uses: The General Land Use Plan (GLUP) designation is “Medium” Residential with a designation as the Fort Myer Heights North Special District. Neither a rezoning nor a GLUP amendment is requested with this proposal. The site’s current zoning classification is “RA8-18,” which permits by-right apartment dwellings at 36 units per acre. The maximum permitted density by site plan under §9.3 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 *Fort Myer Heights North Plan*.

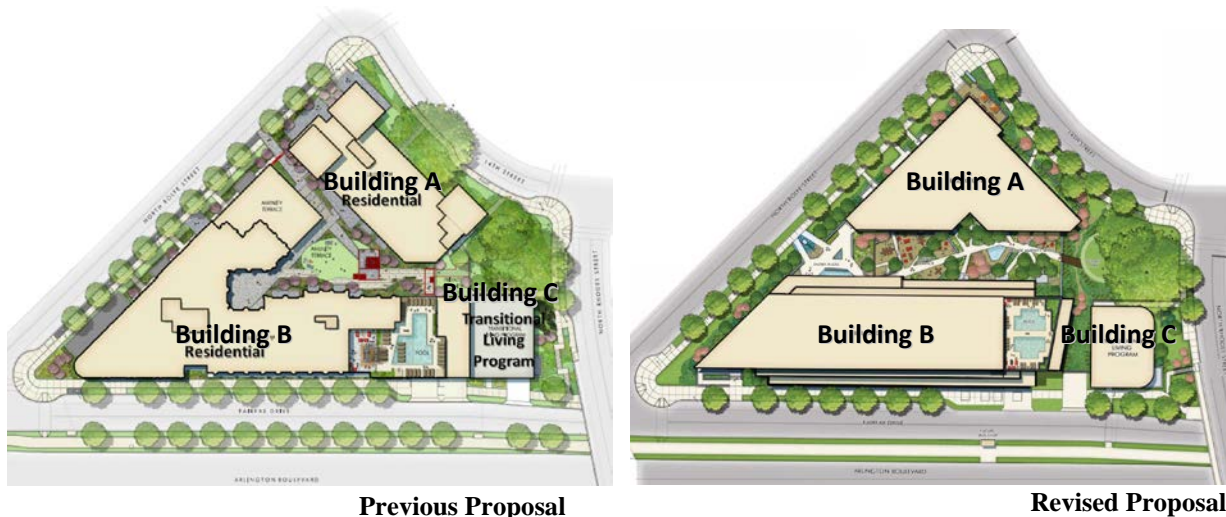
Proposed Density (Site Area: 94,540 square feet)		
	FAR/Percent	GFA
Site Plan <i>RA8-18; Fort Myer Heights North Special District §9.3</i>	3.24 FAR	306,309 sq ft
LEED Silver Bonus <i>Green Buildings Program</i>	.25 FAR	23,635 sq ft
ADU Bonus (in addition to FMHN req.) <i>ZO §15.6</i>	19% (.60 FAR)	56,577 sq ft
Community Facilities Bonus <i>ZO §15.6</i>	5% (.17 FAR)	16,500 sq ft
TOTAL PROPOSED	4.26 FAR	403,021 sq ft

The proposed density is approximately 403,021 square feet at 4.26 FAR. This includes a request for 23,635 square feet (0.25 FAR) of bonus density for certification at the Silver rating for LEED, which the County Board may grant in consideration of a site plan per §15.6. The applicant is also requesting approximately 56,577 square feet (.60 FAR) in bonus density for the provision of affordable dwelling units on-site per §15.6.9 of the Zoning Ordinance. These affordable dwelling units would be in addition to the base requirements of the Zoning Ordinance and *Fort Myer Heights North Plan*. The three components of the affordable housing proposal are described later in this report. The applicant is also requesting approximately 16,500 square foot (.17 FAR) of bonus density for the provision of a community facility (the County transitional living facility) per §15.6.9 of the Zoning Ordinance. The requested community facility bonus density is equal in size to the proposed transitional living facility.

The proposed development would consist of 386,521 sq. ft. (395 units) of residential in two buildings and 16,500 sq. ft. (14 units) in a third building for an Arlington County transitional living facility. The transitional living facility (considered a dormitory use by the Zoning Ordinance) would replace the existing facility on the site which has been in operation since 1995. The facility operates as a transitional housing program for persons recovering from substance

abuse. The facility provides structured, drug-free, supervised housing and supportive counseling services to residents who typically live at the facility for a period of six to twelve months. As part of the proposed development, the facility would be rebuilt as a stand-alone building and dedicated in-fee to the County. As required by the Zoning Ordinance, a use permit application will also be made for the transitional living facility use in the building. A finding will also need to be made that the public facility is consistent with the General Land Use Plan. Staff currently expects that the use permit application will be heard by the Planning Commission and the County Board concurrent with the site plan.

Site and Design: The applicant proposes to construct three buildings: an 8-story residential building comprised of approximately 90 units; a 12-story residential building comprised of 305 units; and a 5-story transitional living facility comprised of approximately 16,500 sq. ft. (14 units). The 94,540 square-foot site comprises an entire block with frontage on 14th Street N., N. Rhodes Street, Fairfax Drive, and N. Rolfe Street. There is a significant grade change of approximately 50 feet from the northwest corner to the southeast corner of the site.



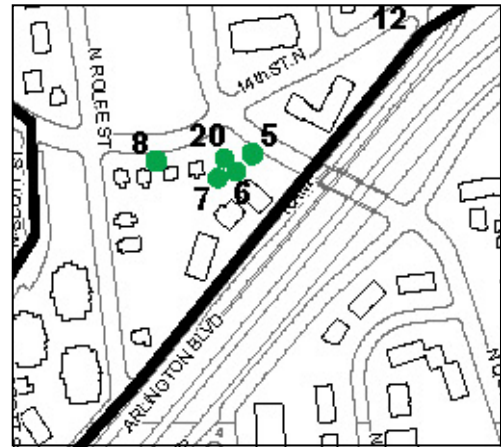
The two residential buildings (Buildings A and B) are located on the western portion of the site and are separated by a private courtyard that is accessed both from N. Rolfe Street and the proposed public park. The eight-story building (Building A) is located at the corner of 14th Street N. and N. Rolfe Street, and the twelve-story building (Building B) is located along the Fairfax Drive frontage. Both residential buildings have their main entrances off of an entry plaza on North Rolfe Street. The entry plaza also leads to the private courtyard, which is one level below N. Rolfe Street and at the same elevation of the adjacent proposed park. The five-story transitional living facility building (Building C) is located at the southeast corner of the site with its primary entrance on Fairfax Drive. A central courtyard and outdoor amenity space is proposed between the two residential buildings, with outdoor stair access from N. Rolfe Street and direct access to the proposed park. The design of the buildings is intended to incorporate Art Deco elements. Varying design features, including step backs, tapering, and material changes, are proposed to help break up the facades of the proposed buildings.

In response to issues raised by staff and SPRC members at the first meeting on December 16, 2013, the building arrangement and massing was significantly revised to realign the proposed

courtyard, expand the size of the proposed park, and reduce the size of the Building B. Revised drawings are included in the materials for the March 27, 2014 meeting.

Tree Preservation and Public Open Space

Three of the five significant trees identified on-site in the *Fort Myer Heights North Plan* are proposed for preservation. All three trees are located in the proposed 8,000 square-foot (approximately) public park at the corner of 14th Street N. and N. Rhodes Street. The applicant, with Urban Forestry staff consultation, conducted a root analysis and has provided a more detailed drawing of the existing root zones. The footprint of Building A was reconfigured to provide additional park space and root protection areas.



Significant Trees Map in FMHNP

Further, after consultation with staff, the applicant proposes two changes to the streetscape design. First, the applicant no longer proposes to preserve the existing tree on N. 14th Street due to the likely impacts from streetscape improvements and shade from a new building on the site. The applicant has revised this streetscape to provide the section recommended in the *Fort Myer Heights North Plan*, including street trees and on-street parking. The applicant has also revised the N. Rhodes Street streetscape to remove on-street parking that was previously proposed. While on-street parking was shown in the *Fort Myer Heights North Plan*, the proposed configuration will provide additional space for tree preservation.

The *Fort Myer Heights North Plan* states that planning for parks in the Plan area should be led by the Department of Parks and Recreation with community participation and should occur concurrent with the site plan process. Staff is working to establish the planning process for the proposed park and will provide more details at the March 27th SPRC meeting.

AFFORDABLE HOUSING: The site is currently developed with seven single-family homes, an apartment building, a residential condominium building, and an Arlington County transitional living facility. According to County records, there are no existing Committed Affordable Units on the site. Though some of the existing units may be considered Market Affordable Units, the County does not have documentation noting this.

In order to achieve the proposed density and site plan approval, the site plan must meet the affordable housing requirements of the Fort Myer Heights North Plan and the Zoning Ordinance. The following is a description of the calculations for the three affordable housing components that are currently under discussion with the applicant:

1. ZO Section 15.6.8 – Affordable Housing Ordinance. This calculation is based on the site plan’s density within the current zoning and General Land Use Plan Designation (density between 0 -1.65 FAR). The applicant shall have the choice of a cash contribution, on-site units at 5% GFA between 1.0 and 1.65 FAR, off-site nearby units at 7.5% GFA between 1.0 and 1.65 FAR, or off-site units at 10% GFA between 1.0 and 1.65 FAR.

2. ZO Section 9.3.3 – Fort Myer Heights North Special District. This calculation is based on 20% of the site plan’s density above the GLUP up to 3.24 FAR (density between 1.65 FAR-3.24 FAR).
3. ZO Section 15.6.9 – Affordable Housing Bonus. This calculation is a negotiated portion of the bonus density for affordable housing (between 20-50% of the proposed bonus).

LEED: The applicant proposes that the building would be certified as LEED Silver. The applicant requests .25 FAR bonus density. Staff is currently evaluating the LEED Silver proposal.

TRANSPORTATION: The site is bounded by Fairfax Drive, N. Rolfe Street, 14th Street N., and N. Rhodes Street. The Master Transportation Plan (MTP) classifies Fairfax Drive, N. Rolfe Street, and 14th Street N. in this location as Non-Arterial, Urban Center Local streets. The MTP states that on these streets the priority for on-street parking is high and the preferred streetscape is a minimum 6-foot sidewalk and minimum 6 foot green strip. The MTP classifies N. Rhodes Street as a Type D arterial – Primarily Garden Apartments and Townhouse Neighborhoods. On these streets on-street parking is also a high priority and the MTP calls for a minimum 6-foot sidewalk and 5 foot green strip. The *Fort Myer Heights North Plan* also provides illustrative cross sections for these streets.

Transportation Analysis: Trip Generation: A Traffic Impact Analysis (TIA) was submitted by the applicant, prepared by Wells + Associates, and dated July 18, 2013. The analysis assessed the impact of the development on the adjacent street network. The analysis concluded that the project would generate approximately 119 AM peak hour vehicle trips, 142 PM peak hour vehicle trips, and a total of 1,522 daily vehicle trips. When compared to the existing uses on the site, the proposed development would produce approximately 101 net-new AM peak hour vehicle trips, 118 net-new PM peak hour vehicle trips and 1,307 net-new daily vehicle trips. Overall, the unsignalized intersections would continue to operate at a Level of Service (LOS) “D” or better during the peak hours, but the analysis also states that this would be the future condition with or without the proposed development.

Streets: Both N. Rolfe Street and 14th Street N. currently have on-street parking and would continue to have on-street parking with the proposed development. N. Rhodes Street and Fairfax Drive currently do not have on-street parking currently. On-street parking is proposed on Fairfax Drive. Two proposed curb cuts would be off of Fairfax Drive.

Sidewalks and Pedestrian Circulation: Regarding sidewalks and streetscape around the existing site, sidewalks currently exist on a portion of Fairfax Drive and on N. Rhodes Street. Streetscape around the site would be upgraded with the proposed development with sidewalks and street trees. Upgraded streetscape would be in general compliance with the MTP, the Rosslyn-Ballston Corridor Streetscape Standards, and the *Fort Myer Heights North Plan*.

Parking, Loading, and Transit: Access to parking for the larger residential building, parking for the transitional living program, and loading docks would be off of Fairfax Drive, at the southeast corner of the site. Parking for the residential building would be provided in a 5-level garage, two (2) levels above grade and wrapped with units. Parking for the transitional program is currently shown as a separate garage with six (6) parking spaces. Staff is currently working with the applicant to combine the driveway access for residential and transitional living facility. The

proposed parking ratio for the residential building is 1.0 parking spaces per unit, which is consistent with the standard site plan parking ratio of one (1) space per unit for residential. The parking ratio for the transitional program is 0.42, which meets the Zoning Ordinance requirement for the transitional living facility (considered a dormitory by the Zoning Ordinance).

The project is located approximately 1,500 feet from the Courthouse metro station, which is serviced by the Metrorail orange line. There is an ART route 61 stop at the northeast corner of N. Rhodes Street and 14th Street North. The bus runs in a loop between the Rosslyn and Courthouse metro stations. There are currently two (2) nearby bus stops along Fairfax Drive, which serve the Metrobus 4A and 4H lines. These lines run down Arlington Boulevard and serve Seven Corners in Fairfax County. In the future, the two (2) bus stops would be consolidated and located just west of the Queen Street bridge, along Arlington Boulevard.

DISCUSSION

Modification of Use Regulations: The applicant requests the following modifications to Zoning Ordinance requirements:

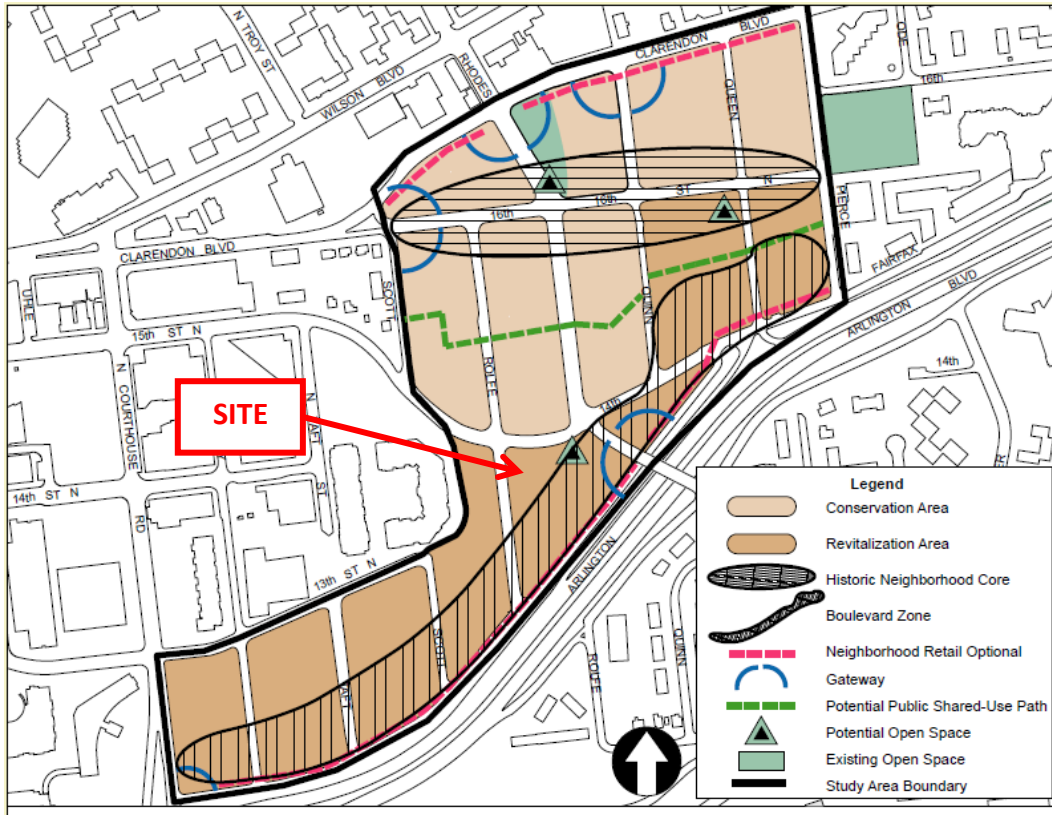
- LEED Silver Bonus Density (.25 FAR)
- Affordable Housing Bonus Density (19% or .60 FAR)
- Community Facility Bonus Density (5% or .17 FAR)
- Exclusion of 26,635 sq. ft. for storage, building maintenance, and trash rooms located within the garage (note that this number has not been updated yet to reflect the revised design)

Adopted Plans and Policies: The [General Land Use Plan](#) (GLUP), the *Fort Myer Heights North Plan*, and Section 6.3 (RA8-18 regulations) and 9.3 (Fort Myer Heights North Special District regulations) of the [Zoning Ordinance](#) guide development on this site.

General Land Use Plan and Zoning: The GLUP designation is “Medium” Residential. The site is within the Fort Myer Heights North Special District, and the corner of N. Rhodes Street and 14th Street N. is designated as a general location for open space. The site is zoned RA8-18.

Fort Myer Heights North Plan: On September 13, 2008, the County Board adopted the *Fort Myer Heights North Plan* and designated this area as the “Fort Myer Heights North Special District” on the GLUP in recognition of this medium-density residential community separate and distinct from the adjacent core Metro Station Areas of Rosslyn and Courthouse. The major goals of the *Fort Myer Heights North Plan* include the following:

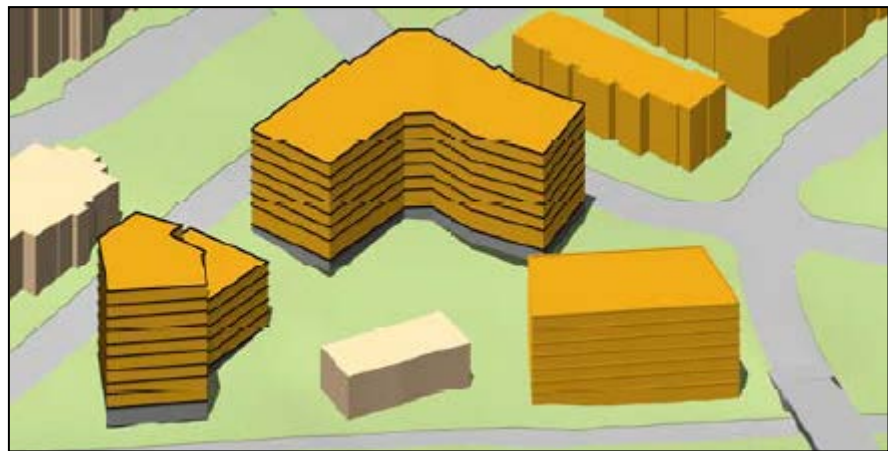
- Preservation of existing affordable units and the construction of new affordable units;
- Preservation of neighborhood character and historic buildings;
- Preservation of tree cover and significant trees and the enhancement of streetscapes with shade trees;
- Provision of public and private open space;
- Enhanced pedestrian corridors along North Rhodes Street and 16th Street North;
- An improved neighborhood edge and pedestrian-oriented streetscape along Fairfax Drive and Clarendon Boulevard; and
- The provision of adequate parking using creative strategies.



Fort Myer Heights North Plan: Concept Plan

Site Specific Guidance:

The Plan identified conservation and revitalization areas for the neighborhood, in addition to outlining a Boulevard Zone along Fairfax Drive and the historic neighborhood core on Clarendon Boulevard. The subject site is identified as Block 7 in the *Fort Myer Heights North Plan*. Block 7 is within the revitalization area and



Fort Myer Heights North Plan: Illustrative Massing
(Did not assume full consolidation of the block though it was encouraged)

represents a potential receiving site for density. The site is also partially within the Boulevard Zone. No historic buildings are identified for preservation on this block, however the Plan does call for the creation of a public park in the northeastern corner at N. Rhodes Street and 14th Street North. At the time of the adoption of the Plan, one building (shown in tan in the graphic above) was not expected to redevelop as it had recently converted to condominium ownership. Redevelopment of the full block per the Plan's guidelines was, however, encouraged.

Attached to this report is a table summarizing the guidance in the *Fort Myer Heights North Plan* (The Plan) as it applies to the subject site. Please refer to the full [Plan](#) for all recommendations.

Issues: The first SPRC meeting was held on December 16, 2013. The topics of meeting included an introduction to the proposal, background on the Fort Myer Heights North Plan, and a discussion of preliminary issues. The full meeting notes can be reviewed [here](#). The following key issues have been identified by SPRC members and/or by staff thus far, based on the initial [4.1 submission](#):

- Tree preservation
 - Preservation of the trees was a key goal of the FMHNP, and all efforts should be made to ensure their survival.
 - Impact of the development on the existing trees, including root zones and shade.
- Open Space
 - Size and design of the proposed public open space
 - Landscape design of setbacks and open space (should incorporate a garden apartment aesthetic with lawns, canopy trees, and visual openness)
 - Design of and connectivity between the proposed buildings/private amenity area and the proposed public park (the proposed buildings should better “front” the park)
 - Location of vaults and vents in landscape setback areas
- Massing and Building Design
 - Varies from illustrative plan in FMHNP
 - Buildings take up large portion of the site
 - Building variation/tapering
 - Step-back on Fairfax Drive
 - Lack of prominent building entrances to Building B
- Provide additional justification for earning the density proposed
- Transportation
 - Loading/garage entries on Fairfax Drive
 - 14th Street N. streetscape (related to tree preservation)
 - Trail improvements on Arlington Boulevard
 - Traffic impacts from proposed development
 - Pedestrian circulation to and through the site
 - Parking modification
- Transitional Living Facility/County Property
 - Building should related better to the rest of the project
 - Consolidate loading/parking entrances with Building B
 - Provide more details on the County land exchange
- Gateway treatment at N. Rhodes Street

As described in the beginning of this report, the applicant has made several changes to the proposed site plan in order to address these issues. Revised drawings are included in the materials for the SPRC meeting on March 27, 2014.

SPRC Neighborhood Members for this Site Plan:

Stanley Karson	Radnor/Fort Myer Heights Civic Association	dcstan@aol.com
Patricia Darneille	Radnor/Fort Myer Heights NCAC	darneillep@aol.com
Kenneth Fulton	Clarendon-Courthouse Civic Association	cca-president@yahogroups.com
Jennifer Zeien	North Rosslyn Civic Association	Jennifer.zeien@northrosslyn.org

Interested Parties:

Mary-Claire Burick	Rosslyn BID	mburick@rosslynva.org
Nina Janopaul	Arlington Partnership for Affordable Housing	njanopaul@apah.org
Tom Markell	Rhodes Hill Square Condominiums	t.markell@cardinalmanagementgroup.com

Planning Commissioner Chairing This Item:

Rosemary Ciotti	rosemary.ciotti@gmail.com
-----------------	--

Staff Members:

Elizabeth Kays	CPHD – Planning	703-228-3691	ekays@arlingtonva.us
Melanie Jesick	DES – Transportation	703-228-3540	mjesick@arlingtonva.us
Margaret Tulloch-Rhodes	CPHD – Planning	703-228-0065	MTRhodes@arlingtonva.us
Meliha Aljabar	DPR	703-228-3178	Maljabar@arlingtonva.us
Bethany Heim	DPR	703-228-4825	Bheim@arlingtonva.us
Patricia Durham	DHS	703-228-1763	pdurha@arlingtonva.us

Gables N. Rolfe Street (SP #432)

Preliminary staff analysis of consistency with Fort Myer Heights North Plan

March 21, 2014

The following table summarizes the guidance in the *Fort Myer Heights North Plan* (Plan) as it applies to the subject site. Please refer to the full [Plan](#) for all recommendations. The table also includes a description of how the proposed site plan addresses Plan guidance. The analysis is based on materials submitted for the March 27, 2014 SPRC meeting. The proposal was significantly revised since the original submission, and not all 4.1 drawings have been revised for staff review at this point. Where details are not yet available in order to determine consistency, it is noted below. This chart will be updated when additional material is provided.

Fort Myer Heights North Plan Element	Plan Recommendation	Proposal
Land Use	Primarily residential with a neighborhood retail option on Fairfax Drive. Convenience uses such as a doctor's office, neighborhood deli, dry cleaner, neighborhood library branch or small café may be appropriate along Fairfax Drive and at other primary intersections that experience significant pedestrian traffic, such as the intersection of North Rhodes Street and 14 th Street North	Residential is proposed consistent with Plan Retail is not proposed
Density	Up to 3.24 FAR if the elements of the Plan are achieved	3.24 FAR (additional bonus density achieved through ZO Section 15.6 is proposed)
Affordable Housing	20% of the gross floor area between the GLUP maximum of 1.65 and the 3.24 FAR which can be earned in the Plan area must be designated as affordable, in addition to meeting the base affordable dwelling unit requirements in the Zoning Ordinance	20% GFA between 1.65 FAR and 3.24 FAR is proposed as ADUs (additional ADUs are proposed through bonus density)
Heights	Up to 12 stories within the Boulevard Zone	Meets Plan height guidelines
	Up to 8 stories elsewhere on the site	Meets Plan height guidelines
Building Façade, Service Entries, and Parking	Major building façade/entrances should be located on N. Rhodes Street and Fairfax Drive	Revised design improves building entrances. Only Building C has the major building entrance on Fairfax Drive, but Building A/B entrance is prominent on Rolfe Street/courtyard. Details of ground floor design have not yet been submitted.
	Service entrances are preferred on north-south streets (N. Rolfe Street). Fairfax Drive is intended to become a complete street.	Garage entries and loading are proposed on Fairfax Drive rather than on N. Rolfe Street
	Size and number of curb cuts on primary streets should be kept to a minimum	Two curb cuts for service entries are proposed on Fairfax Drive (no curb cuts on other streets)
	Underground parking is highly encouraged	Parking is primarily underground; where it is above grade on Fairfax Drive, it is wrapped with units

Open Space / Significant Trees	A potential public open space is identified at N. Rhodes Street and 14 th Street N.	Approximately 8,000 square-foot public open space proposed at the corner of N. Rhodes and 14 th Street N.; design to be determined through DPR-led public process
	Five significant trees were identified on this site. Preservation of these trees should be a goal during redevelopment.	Three of the five trees are proposed to be preserved and located within the future public park. Applicant is coordinating with staff on preservation techniques and strategies.
	Green roofs, rooftop gardens or other productive uses of rooftop space are encouraged	Green roof is not proposed; portion of Building B roof will be used as amenity space
Gateway	Gateway treatment marking the entrance to the neighborhood should be provided along N. Rhodes Street; intended to distinguish the entrances in to the neighborhood and highlight the primary streets with treatment which could include, but is not limited to, entry markers and other signage, special street and sidewalk treatments, enhanced landscaping, complementary architectural features and building orientation, pedestrian plazas, open space and public art	Applicant proposes to provide gateway marker in proposed park; this will be discussed as part of the park design described above
Historic Preservation	There are no historic buildings identified on this site in the Plan	n/a
Building Design and Siting	Incorporate architectural elements, materials, patterns and colors drawn from or inspired by the Colonial Revival and Art Deco style garden apartments of the neighborhood	Buildings incorporate Art Deco elements
	Design buildings with persons with disabilities in mind	Circulation improved with revised design; details of building circulation TBD
	Meet LEED standards and make productive use of rooftop space	Proposed to certify at LEED Silver (proposal is still under review)
	Site design should reflect garden apartment aesthetic of open lawns and numerous hardwood and ornamental trees; fenced/walled open spaces are not recommended as they do not create a sense of visual openness	Proposal has been revised to better incorporate the garden apartment aesthetic with visual openness and less hardscape in setbacks. A low fence and hardscape is proposed in the courtyard, but details of the courtyard design have not yet been provided.
	Leveling or excessive regrading is not recommend; buildings should relate to the topography of the site	Extensive regrading is not proposed in the future park; private courtyard is above parking garage, but in the revised design it is at the same level as the proposed park
	Use appropriate tapers and setbacks to allow adequate circulation, light, landscaping, and passive recreational use by building residents	Setbacks provided around the buildings. The proposal generally tapers toward 14 th Street N., with Building A at 8 stories and Building B at 12 stories. The redesigned configuration also creates a visually open courtyard from N. Rolfe Street to the proposed park and includes a landscaped separation between Buildings B and C.

	Provide a 15' step-back on Fairfax Drive at the 4 th Floor	15' step-back is not provided. Instead, two 7.5' step-backs are proposed on the Fairfax Drive façade.
	Penthouses should be minimized and may not exceed 16 feet. Penthouse walls should be set back from the building façade a distance equal to or greater than the height of the penthouse	Proposed penthouses are 10' in height. The locations of the penthouses have not yet been provided for the revised design.
Building Transitions	Vary building heights to add visual interest	3 buildings vary in height (12, 8 and 5 stories respectively)
	Arrange building mass so that it is compatible with scale/massing of surrounding buildings through setbacks, step-backs, variable roof heights and other architectural features	Building A height on 14 th Street N. is compatible with existing buildings across the street. Details of the revised massing and design of Building B have not yet been provided.
	Taper taller buildings down to lower-scale buildings and public/private open spaces	Site generally tapers toward 14 th Street. Building B provides a series of step-backs on the Fairfax Drive, courtyard and east side of the building.
	Provide canopy trees in setbacks and open spaces	In the revised design, the previously proposed vaults and vents in the landscaped setbacks were removed. Details of the plantings and courtyard design have not yet been provided.
Open Space	Public open space should be planned through a community process, as noted above	Applicant and DPR staff will conduct public process to draft concept plan for proposed park as described above
	New buildings should have entrances/common areas adjacent to public open spaces	In the revised design, the private courtyard is now at the same level and directly connects to the proposed public park. Details of the building facades have not yet been provided.
	Private open spaces should generally follow the illustrative example, be designed with a garden apartment aesthetic, and include canopy trees.	In the revised design, the interior courtyard provides visual openness from N. Rolfe Street to the proposed park. The setbacks around the buildings are also shown as landscaped. Details of the revised courtyard design have not yet been provided.
Streetscape	Fairfax Drive 8' clear sidewalk 5' planting strip Trail: 5' green space, 10' trail, 5' planting	Streetscape meets Plan Width of green space on the trail varies; applicant is coordinating with County/VDOT on trail improvements
	North Rhodes Street 19' landscaped setback 6' clear sidewalk 6-8' planting strip	Setback and sidewalk meet Plan Planting strip is shown at 5' wide On-street parking was shown in Plan but is not currently proposed in order to reduce the potential impact on the existing trees on-site
	All other local streets 19' landscaped setback 6' sidewalk 5-6' planting strip	Revised design meets Plan