

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday, May 19, 2014
TIME: 7:00 – 10:00 p.m.
PLACE: Abingdon Elementary School
3035 South Abingdon Street
Arlington, VA 22206

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

Item 1. Park Shirlington (SP #433) 7:00 pm–10:00 pm
(RPC#s 29-018-003 and 29-003-009)
Planning Commission and County Board meetings to be determined.
Aaron Shriber (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
Park Shirlington (SP #433)
(RPC#s 29-018-003 and 29-003-009)

SPRC #1: May 19, 2014

- 1) Walking Tour of Site
- 2) Introductions
- 3) Assignment of SPRC Members (SPRC Chair)
- 4) Informational Presentation
 - a) Overview of Redevelopment Proposal (Staff)
 - i) Existing Site Conditions
 - ii) Applications
 - (1) Rezoning
 - (2) Site Plan
 - iii) Land Use & Zoning
 - (1) Relationship of site to GLUP
 - (2) Relationship of project to existing zoning (RA14-26)
 - (3) Relationship of project to proposed zoning (RA8-18)
 - (a) Requested bonus density, height, etc.
 - (b) Requested modification of use regulations
 - b) Presentation of Site Plan Proposal (Applicant)
- 5) Identification of Issues for Further Discussion

SPRC #2: To Be Determined

Site Location:

The site is located west of Shirlington and east and north of Fairlington, and is composed of two parcels located on the north and south sides of 31st Street South.

Applicant Information:

Applicant

Home Properties Park Shirlington,
LLC
8229 Boone Boulevard
Vienna, VA 22182
Catherine Moy
(703) 370-7363
cathermo@homeproperties.com

Attorney

Wals, Colucci Lubeley & Walsh, PC
2200 Clarendon Blvd, 13th Floor
Arlington, VA 22201
G. Evan Pritchard
(703) 528-4700
gepritchard@arl.thelandlawyers.com

Architect

Maurice Walters Architect, Inc.
729 8th Street, SE, Suite 200
Washington, DC 20003
Maurice Walters
(202) 675-1095
maurice@mwaltersarchitect.com

Engineer

Bowman Consulting
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151
Steve Liam
(703) 464-1077
sliam@bowmanconsulting.com

Landscape Architect

Parker Rodriguez
101 N. Union Street, Suite 320
Alexandria, VA 22314
Suzanne Foster
(703) 548-5010
sfoster@parkerrodriguez.com

LEED Consultant

Steven Winter Associates, Inc.
1616 H Street NW, Suite 900
Washington, DC 20006
Vernon Hall
(703) 992-5404
vhall@swinter.com

Traffic Engineer

Wells & Associates
1420 Spring Hill Road, Suite 600

McLean, VA 22102
Peter Spisszak
(703) 917-6620
phspisszak@mjwells.com

BACKGROUND: Home Properties Park Shirlington, LLC (the “Applicant”) is the owner and operator of the Park Shirlington apartment complex, which is a 15.7 acre site comprised of fourteen multi-family residential buildings containing 294 units, and associated support facilities (pools, boiler rooms, sheds, etc.). The proposed redevelopment of the site consists of two applications: 1) a rezoning application requesting the reclassification of the entirety of the site from the “RA14-26” zoning district to the “RA8-18” zoning district; and 2) a special exception site plan to redevelop the site. As proposed, the redevelopment would consist of razing the existing structures on the site and constructing five multi-family residential buildings containing 750 units. Parking in the amount of 903 spaces will be accommodated through a combination of parking structures (above and below grade) and surface spaces. Recreational amenities are proposed on the site consisting of a swimming pool, tot lot, party rooms, fitness centers, courtyards and an indoor basketball court.

The following provides additional information about the site and location:

Site: The 15.7 acre (684,075 square feet) site is located in the Fairlington-Shirlington neighborhood and is comprised of two parcels located on the north and south sides of 31st Street South. The site currently contains fourteen multi-family residential buildings, a swimming pool, two boiler rooms and multiple sheds. The site is surrounded by the following uses:

- To the north: The Arlington County Trades Center. The property is designated Government and Community Facilities by the General Land Use Plan and is zoned “P-S” Public Service District.
- To the east: The Shirlington House apartment complex. The property is designated Low-Medium Residential (16-36 du/ac) by the General Land Use Plan and is zoned “RA6-15” Apartment Dwelling District.
- To the south: Interstate 395 and the Fairlington residential community. The properties are designated Public and Low-Medium Residential (16-36 du/ac) by the General Land Use Plan and are zoned “S-3A” Special District and “RA-14-26” Apartment Dwelling District.
- To the west: The Arlington County Trades Center, Fort Reynolds Park and the Fairlington residential community. The properties are designated Government and Community Facilities, Public, and Low-Medium Residential (16-36 du/ac) by the General Land Use Plan and are zoned “P-S” Public Service District, “S-3A” Special District, and “RA14-26” Apartment Dwelling District.

Existing/Proposed Zoning: The site is currently zoned “RA14-26” Apartment Dwelling District.

Proposed Zoning: The Applicant requests that the site be rezoned to the “RA8-18” Apartment Dwelling District.

General Land Use Plan Designation: The GLUP designates the subject site as Low-Medium Residential (16-36 du/ac).

Neighborhood: The site is located within the Fairlington Civic Association and is situated within the Fairlington-Shirlington Neighborhood Conservation Area.

Existing Development: The 15.7-acre Park Shirlington site is comprised of two parcels (RPC #29-018-003 and 29-003-009) located on the north and south sides of 31st Street South. Consisting of fourteen buildings containing 294 multi-family dwellings, the park Shirlington apartment complex was constructed in the 1950s. A Civil War era fort, Fort Reynolds, occupied a portion of the site prior to the apartment complex’s construction. Each of the apartment buildings is three stories tall and contains 21 units. Parking is provided in surface spaces surrounding the buildings on site.



Subject site. Map created by Arlington County Staff using ACMaps

Development Potential:

Site Plan Area: 15.7 acres (684,075 sf)	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
Existing Zoning: RA14-26		
By-Right	single family dwellings (6,000 sf/lot); or duplex dwellings (3,500 sf/lot); or townhouse dwellings (1,800 sf/lot); or	113 dwellings; or 195 dwellings; or 379 dwellings; or

	apartment dwellings (1,800 sf/lot)	379 dwellings
Site Plan	duplex dwellings (3,500 sf/lot); or low/moderate income housing (30 du/ac)	195 dwellings; or 471 dwellings
Proposed Zoning: RA8-18		
By-Right	single family dwellings (6,000 sf/lot); or duplex dwellings (3,500 sf/lot); or townhouse dwellings (1,200 sf/lot); or apartment dwellings (1,200 sf/lot)	113 dwellings; or 195 dwellings; or 569 dwellings; or 569 dwellings
Site Plan	duplex dwellings (3,500 sf/lot); or low/moderate income housing (45 du/ac)	195 dwellings; or 706 dwellings

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

	Proposed
Site Area	684,075 square feet (15.7 acres)
Density	47.77 du/ac
Dwellings	750 du
Base	569 du
Bonus Requested	181 du
Affordable Housing	142 du
LEED Silver	39 du
Maximum Permitted (36.3 du/ac)	569 du
Average Site Elevation	164.21 ft (north of 31 st St. S.) 169.9 ft (south of 31 st St. S.)
Height	
Main Roof	
Building A	60.1 ft
Building B	52.1 ft
Building C	70.07 ft
Building D	58.71 ft
Building E	56.37 ft
Penthouse	
Building A	9.34 ft
Building B	9.34 ft
Building C	8.7 ft
Building D	9.34 ft
Building E	6.5 ft
Total Building Height	
Building A	69.44 ft
Building B	61.44 ft
Building C	79.4 ft
Building D	68.05 ft
Building E	62.87 ft
Max. Permitted	75 ft
Parking	
Standard	799
Compact	79
Accessible	20
Van	5
Total Proposed	903
Required	775 spaces
LEED Rating	Silver (LEED for Homes)

Density and Uses: Park Shirlington was constructed in the 1950s as a garden-style apartment complex, which consists of three-story multi-family dwelling buildings supported by on-site surface parking spaces. The site is developed at a density of 18.73 dwelling units per acre (du/ac), which is below the maximum density permitted by the existing zoning classification (“RA14-26”; 24.2 du/ac). Though the existing density is within the range recommended by the General Land Use Plan’s designation for the site (“Low-Medium Residential”; 16-36 du/ac), the redevelopment proposal seeks to rezone the site to the “RA8-18” zoning classification and a site plan that through the inclusion of bonus density provisions, would result in a density of 47.77 du/ac. The requested rezoning and proposed density of the site plan must be analyzed to determine whether these are appropriate for the site.

Site and Design: The Applicant’s site plan proposes a layout consisting of five multi-family residential buildings. The buildings range in height between three and five stories in height and will be accommodated by parking spaces provided through a combination of above and below grade parking structures, as well as on-street spaces. As 31st Street S. separates the site into two parcels, three of the buildings (along with the pool) will be situated on the northern parcel while the other two buildings will be located on the south parcel. Recreational amenities will be provided through a pool, fitness centers, indoor basketball court, bocce court, tot lot, party rooms, and landscaped courtyards. The architectural style of the buildings can be described as colonial revival in an attempt to be sensitive to the historic architectural nature of the adjacent Fairlington community. Vehicular access to the site will be provided by two entrances each to the north and south parcels. Sidewalks along 31st Street S. will connect to those off-site and provide multiple connections to the internal walkways provided for the site.



Site Plan Layout; Image Provided by the Applicant

Building	# of Units	Gross Floor Area (sf)	Height (main roof/top of penthouse)	Parking (spaces)
A	88	91,850	60.1’/69.44’	113
B	126	131,268	52.1’/61.44’	150
C	287	305,815	70.07’/79.44’	338

D	141	143,196	58.71'/68.05'	91
E	108	135,345	56.37'/62.87'	211
Total	750	807,474	70.07'/79.44' (max)	903

Sustainable Design: The Applicant proposes to design and construct the multi-family residential dwellings to achieve a Silver level of certification through the United States Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) program by using the LEED for Homes rating system.

Transportation:

Streets and Sidewalks: The Master Transportation Plan (MTP) classifies the section of 31st Street South adjacent to the site as a local-serving "neighborhood street", with one lane of moving traffic in each direction, and parking on both sides of the street. The posted speed limit is 25 mph. There are three speed humps along 31st Street S. in the vicinity of the site. There are 4' wide sidewalks on both sides of the street, beside a landscaped planting strip. Interstate 395 borders the site to the south.

The applicant is proposing to consolidate the current seven access driveways to four. The principal entrance to the site will be via a private street axially intersecting 31st Street S. Two additional driveways off 31st Street South, one on the northwest edge of the site and one on the southeast edge of the site, would provide access and connect to internal site circulation.

The applicant proposes that 31st Street S. would have two 10.5-foot travel lanes, two 7-foot parking lanes, an 8' planting strip, and an 8' sidewalk on both sides of the street. Private roads internal to the site would have more generous vehicle accommodation: 12' to 16' wide travel lanes, with 8' wide parking lanes. Sidewalks would vary in width from 5' to 6' clear, though not all internal streets would have sidewalks.

Transportation Impact Analysis: A traffic impact analysis for the proposed site was prepared in October 2013 by Wells and Associates. The study reports that the proposed development is expected to generate an additional 105 new morning peak period vehicle trips, and 151 net new evening peak period vehicle trips (assuming a 30% reduction for non-automobile trips).

The traffic analysis shows that all nearby intersections within the project study area currently operate at overall acceptable levels of service during both morning and evening peak periods. With the development of the Park Shirlington apartments, all of the studied intersections would continue to operate at overall acceptable levels of service in 2022, according to the study. Some individual approaches and side-street turning movements would continue to operate at level of service "D" during peak hours (similar to future conditions without development).

Loading, Service, and Parking: The applicant is proposing to build a total of 827 structured parking spaces. Each of the five buildings would have its own garage, with separate entries for each. Seventy-six parking spaces would be included on the surrounding private streets and driveways, for a total of 903 parking spaces to serve the site. The overall parking ratio would be 1.204 spaces per unit (including the on-street parking), or 1.102 spaces/unit (excluding on-street parking).

Each building would also contain its own loading dock and service lane.

Transit: There are three bus stops on each side of 31st Street South that serve the site, spaced approximately 400 feet apart. Each transit stop on the south side of 31st Street has an accompanying ADA accessible concrete pad and covered bus shelter; the stops on the north side are pole-mounted and have a widened concrete sidewalk, but are not protected by a shelter.

Weekday Metrobus service operates from approximately 5:15 am until approximately 12:00 am. Metrobus routes 22a (Ballston—Pentagon Metro), and 7a, 7f, 7y (Lincolnia—Federal Triangle via Pentagon Metro) serve the site. The Shirlington Bus Station is approximately 0.3 mile (an 8-minute walk) down 31st Street South from the site, providing additional Metrobus (routes 7c, 10b, 23a, 23c and 25a) and ART (routes 75, 77, and 87) bus connections throughout the region.

Bicycling: Thirty-first Street South and South Abingdon Street are identified as “on-street bicycle routes” on the Arlington County Bike Map.

There are four Capital Bikeshare stations in the vicinity of the site:

- 1) at the site along the north side of 31st Street South,
- 2) at the intersection of South Woodrow Street and 31st Street South, approximately 0.1 mile from the site,
- 3) at the Shirlington Transit Center, approximately 0.3 mile from the site, and
- 4) at the intersection of 36th Street South and South Abingdon Street, approximately 0.3 mile from the site.

Each of the five buildings in the proposed development would contain indoor bicycle parking, accommodating a total of 264 bicycles.

Transportation Demand Management: The applicant has agreed to implement a Transportation Management Plan (TMP) to provide a program oriented towards decreasing single occupancy vehicle (SOV) trips to and from the site. The draft TMP program includes the major elements summarized below:

- Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP);
- Designation of a transportation coordinator to oversee the TMP program.
- Contribute to Arlington County Commuter Services to support TMP activities.
- Provision of SmarTrip cards (in a dollar amount to be determined) to each new residential lessee or purchaser, at initial occupancy.
- Provision of SmarTrip cards (in a dollar amount to be determined), one per person, one time, to on-site property management and maintenance employees.
- Provide, administer, or cause the provision of a sustainable commute benefit program for on-site property management and maintenance employees, including pre-tax employee contributions and/or tax-free transit or vanpool monthly contributions.
- Distribute a new-resident package, including ridesharing and transit-related information, to each residential lessee or purchaser.
- Conduct a periodic transportation performance monitoring study, to determine average vehicle occupancy and mode choice.

- Submission of an annual report to the County regarding TDM activities on the site.

DISCUSSION

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

- Bonus density for the provision of affordable housing (Zoning Ordinance Section 15.6.9)
 - The Applicant requests bonus density in conformance with Section 15.6.9 of the Zoning Ordinance, which allows up to a 25% increase in density through the provision of affordable housing. As proposed, in return for an increase in density of 25% (142 dwellings), the Applicant proposes that 100 dwellings will be provided to the County as committed affordable dwellings (CAFs). The proposed CAFs represent 13.3% of the total number of units and 70.4% of the total number of bonus units achieved through the provision of affordable housing.
- Bonus density for the achievement of LEED Silver
 - The Applicant requests bonus density in conformance with the County's Green Building Bonus Density Program. Under this program, bonus density may be granted for the achievement of certain levels of building sustainability. Specifically, the Applicant proposes to achieve a LEED certification level of Silver along with a commitment to an 18% minimum savings of energy consumption. Per the guidelines of this program, a .25 FAR bonus may be granted, which would result in approximately 142 extra dwellings. The Applicant requests a bonus density of 39 dwellings, which is a bonus of 6.9% and represents 5.2% of the total number of units.

Approved Policies and Plans:

General Land Use Plan (GLUP). The GLUP designation for the site is "Low-Medium" Residential, which corresponds to a recommended density of 16-36 dwelling units per acre (du/ac). The zoning classifications that typically correspond with this designation are R15-30T, RA14-26 and RA8-18. With this redevelopment proposal, the Applicant is requesting a rezoning from RA14-26 RA8-18 and a site plan to allow multi-family residential use at 47.77 du/ac. Through permissible bonus density provisions (affordable housing and green building), the resulting density of the project exceeds the maximum density permitted in the RA8-18 zoning district. It is critical that the Applicant's rezoning and site plan proposal be evaluated for conformance with all applicable County goals, policies, plans and visions in order to determine the appropriateness of such requests.

Housing. Arlington County approved a list of Affordable Housing Goals and Targets in March of 2011. These goals and targets establish a long-term vision for affordable housing in Arlington. Specific goals and targets that are applicable to the Park Shirlington redevelopment proposal include:

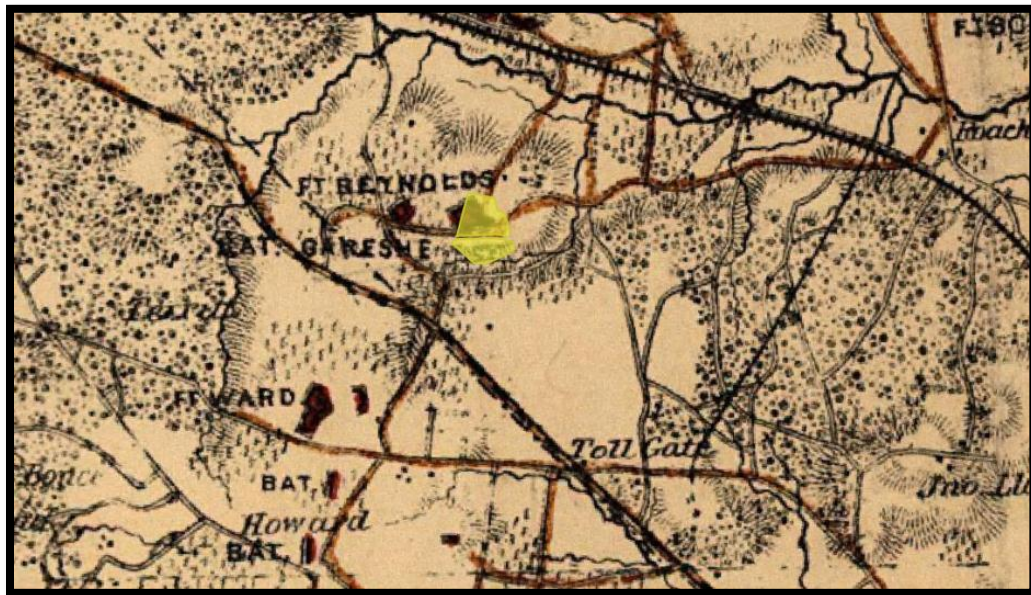
Goal 5 - "Permit no net loss of committed affordable housing and make every reasonable effort to maintain the supply of affordable market rate housing." Park Shirlington contains 294 affordable market rate housing units. The applicant proposes to provide 100 committed

affordable units (CAFS), which will be available to those earning up to at 60% of the area median income (AMI). This proposal would result in a net loss of 194 affordable units.

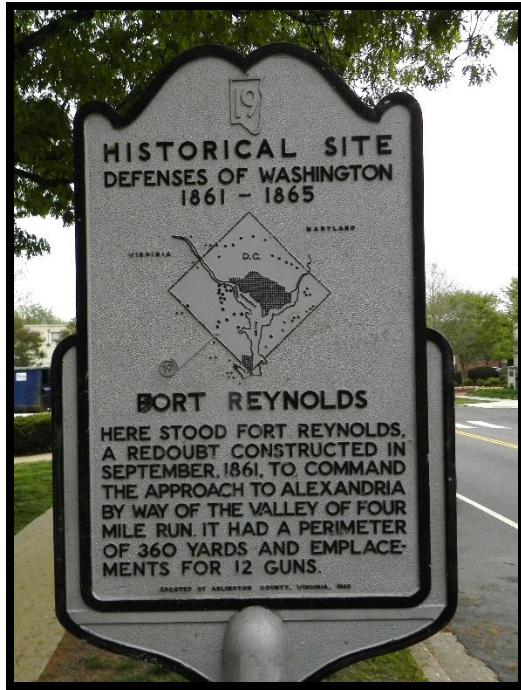
Target 5C - “For residential site plan projects, ensure developers comply with the Affordable Housing Ordinance to provide a cash contribution or affordable housing units. If the density bonus is used, target 20% with a stretch target of 50% of the total bonus units, bedrooms or gross floor area as affordable.” The applicant proposes 142 units to be obtained through the Bonus Density for Provision of Affordable Dwelling Units (ADU). As mentioned above, approximately 70% (100 units) are proposed as CAFS.

Target 5D - “Minimize involuntary displacement of low- and moderate income households in complexes being renovated, converted or redeveloped. For committed affordable projects, strive to provide opportunities for 60% of low- and moderate-income households onsite or nearby.” The initial proposal to provide 100 CAFS with the redevelopment could displace 194 existing affordable households.

Historic Preservation. The Park Shirlington apartment complex was constructed on the site of Fort Reynolds, which was a Civil War era fort. Built in 1861 as part of the Arlington Line, Fort Reynolds was constructed to protect the Four Mile Run Valley. A portion, but not all, of the fort was destroyed with construction of the apartment buildings in the 1950s.



Location of site in relation to Fort Reynolds. Map created by Arlington County Staff using ACMaps



Historic marker indicating location of Fort Reynolds. Photo by Arlington County Staff

The County’s Historic Preservation Master Plan contains specific goals that should be considered with the review of the Park Shirlington redevelopment proposal. Those goals include:

- 2F—“Identify Significant Archaeological Sites”
- 3D—“Protect and Interpret Significant Archaeological Resources”

Considering the presence of Fort Reynolds on the site, the Applicant should consider completing an archaeological investigation of the site as soon as possible for the purpose of defining critical areas of the site that contain archaeological significance associated with this fort.

Additionally, the Park Shirlington apartment complex represents a good example of garden style apartment buildings from the 1950s. Though the site is not listed in the County’s Historic Resources Inventory (HRI), a thorough historical documentation should be completed prior to demolition.



Existing building on site. Photo by Arlington County Staff

Issues: The following are preliminary issues identified by staff that deserve further review:

Land Use

- Appropriateness of requested zoning district classification (RA18-18)
- Proposed density (47.77 du/ac)
- Neighborhood transitions (height, massing, buffers, etc.)
- Impervious areas (surface parking areas)
- Tree preservation

Housing

- Loss of market rate affordable housing units
- Provision of committed affordable housing units
- Tenant relocation program

Historic Preservation

- Treatment of Fort Reynolds remains

Transportation

- Impacts on 31st Street South
- Public transit capacity (Metro and ART bus service)
- Parking supply

SPRC Neighborhood Members:

Carol Bell	Fairlington Citizens Association
Edie Wilson	Fairlington-Shirlington NCA
Terry Placek	North Fairlington COA

[Bell.carol@att.net](mailto:bell.carol@att.net)

Wisloner1017@yahoo.com

terryplacek@yahoo.com

Interested Parties:

Guy Land	Fairlington Citizens Association	president@fca-fairlington.org
Colin Horner	Fairlington Villages	manager@fairlingtonvillages.com
John Chadwick	Arlington County Public Schools	John.chadwick@apsva.us
Chris Hanessian	Snell Construction Company	chris@snellcc.com
Mary Rouleau	Alliance for Housing Solutions	maryrahs@gmail.com
Dennis Jaffe	BRAVO	dennis@bravotenants.org

Planning Commissioner Chairing This Item:

Chris Forinash	forinash@gmail.com
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Staff Members:

Aaron Shriber	CPHD—Planning	(703) 228-0770	ashriber@arlingtonva.us
Dennis Sellin	DES—Transportation	(703) 228-4805	dsellin@arlingtonva.us
Melissa Cohen	CPHD—Housing	(703) 228-7931	mcohen@arlingtonva.us
Rebecca Ballo	CPHD—Historic Preservation	(703) 228-3812	rballo@arlingtonva.us
Leon Vignes	CPHD—Planning	(703) 228-3892	lvignes@arlingtonva.us