

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA & STAFF REPORT**

DATE: Monday, May 16, 2016
TIME: 7:00 – 10:00 p.m.
PLACE: 2100 Clarendon Boulevard
Courthouse Plaza
Room 109/110 (Cherry & Dogwood)
Arlington, VA 22201

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

Item 1. 4040 Wilson Boulevard (SP #413) 7:00pm–10:00pm
(RPC# 14-060-079)
Planning Commission and County Board meetings July 2016.
Samia Byrd (CPHD Staff)

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

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

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

For more information on the Arlington County Planning Commission, go to their web site
<http://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
SP #413 Founders Square
4040 Wilson Boulevard (RPC# 14-060-079)

SPRC Meeting #1, Monday, May 16, 2016

- 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 (if any)
 - ii) Justification for requested changes (if any)
 - b) Relationship of project to existing zoning
 - i) Special site designations (historic district, etc.)
 - ii) Requested bonus density, height, etc. (if any)
 - iii) Requested modification of use regulations (if any)

- 3) Site Design and Characteristics
 - a) Allocation of uses on the site
 - b) Relationship and orientation of proposed buildings to public space and other buildings
 - c) 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

- 4) Building Architecture
 - a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) LEED/Earthcraft/Green Home Choice Score
 - vi) Accessibility
 - 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

5) 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.)

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) Community Benefits

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

8) Construction issues

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

Site Location:

233,151 square foot site (5.35 acres) located in the Ballston Metro Station area on the block generally bounded by Wilson Boulevard to the north, North Quincy Street to the east, 5th Road North to the south and North Randolph Street to the west.

Applicant Information

Developer

The Shooshan Company
4075 Wilson Boulevard, Ste. 440

Attorney

Bean, Kinney and Korman, PC
2300 Wilson Boulevard, 7th Flr.

Architect

CallisonRTKL Associates, Inc.
2101 L Street, NW, Ste. 200

Arlington, VA 22203
Brian Scull
(703) 527-8600
bscull@shooshancompany.com

Arlington, VA 22201
Matthew G. Roberts
(703) 525-4000
mroberts@beankinney.com

Washington, DC 20037
Nicholas Corcoran
(202) 833-4400
nicholas.corcoran@callsisonrtkl.com

Engineer
Bowman Consulting Group, Ltd.
3863 Centerview Drive, #300
Chantilly, VA 21051
John Lutostanski
(703) 464-1000
jlutostanski@bowmanconsulting.com

Landscape Architect
Studio 39
6416 Grovdael Drive, Ste. 100-A
Alexandria, VA 22310
Evan Timms
(703) 719-6500
etimms@studio39.com

LEED Consultant
Paladino Company
1775 Greensboro Station Place, #350
McLean, VA 22102
Michele Williams
(703) 270-4913
micheles@paladinoandco.com

BACKGROUND: In 2008, the County Board approved a site plan as further amended in 2011, Founders Square (SP #413). Founders Square is a multiple building site plan approved for development of 775,360 square feet of office, 26,585 square feet of retail, 257 residential units and 183 hotel rooms in five buildings, a mid-block public plaza and east-west pedestrian walkway. Construction has been completed for four of the five buildings to date and each of these four buildings is occupied. Permits have been issued for the construction of the fifth building up to grade level which includes five levels of below grade parking with 544 parking spaces. The Applicant requests to further amend the site plan to change the use of the final building to be completed from an approved 20-story office building comprised of 419,830 square feet of office gross floor area and 7,670 square feet of ground floor retail, to a 22-story vertical mixed use building comprised of 191,300 square feet of office gross floor area, 33,400 square feet of retail gross floor area and 244 residential units. The proposed development would be on-top of the existing below grade parking garage. With the proposed amendment, the east-west pedestrian walkway would be completed as well as contributions agreed to with the 2011 amendment for Mosaic Park.

The following provides additional information about the site and location.

Site: The 5.35-acre, site is located in Ballston on the block bounded by Wilson Boulevard to the north, N. Randolph Street to the west, 5th Road North to the south and N. Quincy Street to the east. Adjacent and surrounding land uses are as follows:

- To the north: Across Wilson Boulevard, SP #20, the Liberty Center multiple building, mixed use development; Zoned “C-O-A” and designated as Coordinated Mixed Use Development district on the GLUP.
- To the west: Across N. Randolph Street, Ballston Common Mall approved for redevelopment as Ballston Quarter in November 2015 to include the addition of a 22-story residential building with ground floor and second story retail, SP #193; Zoned “C-O-2.5” and designated “Medium” Office Apartment Hotel on the GLUP.
- To the east: Across North Quincy Street, Mosaic Park, light industrial and service commercial uses, including Gold’s Gym; zoned “C-2” Service Commercial - Community Business Districts and “C-M” Limited Industrial Districts and

designated “Medium-Residential” and “Public” on the GLUP.

To the south: Across 5th Road North, American Service Center and other related auto dealership uses; zoned "C-M" and designated "Medium Office-Apartment-Hotel" on the GLUP.



Zoning: The site is zoned “C-O-2.5” Mixed Use District.

General Land Use Plan Designation: The site is designated “Medium” Office Apartment Hotel on the GLUP which permits up to 2.5 FAR office commercial, 115 units per acre apartment, and 180 units per acre hotel; North Quincy Street Coordinated Mixed Use District (Note 14).

Neighborhood: The site is located within the Ashton Heights Civic Association. It is adjacent to the Ballston Virginia Square Civic Association.

Existing Development: The site is currently developed with a secure office building, hotel building, multifamily residential building and single story retail building as summarized in the table below. On the portion of the site plan site where the North Office Building is approved, five levels of below grade parking containing 544 parking spaces have been constructed.

Building (GFA in SF)	South Office Building (DARPA)	Hotel Building (Residence Inn)	North Residential Building (The View)	Retail Building	TOTAL
Office	355,530	-	-	-	355,530

Building (GFA in SF)	South Office Building (DARPA)	Hotel Building (Residence Inn)	North Residential Building (The View)	Retail Building	TOTAL
Retail	-	1,880	9,035	8,000	18,915
Residential	-	-	230,018	-	230,018
Hotel	-	152,500	-	-	152,500
TOTAL	355,530	154,380	239,053	8,000	756,963
Height	13 Stories	11 Stories	17 Stories	1 Story	
Parking Spaces	515	111	272	18	916

Development Potential:

Site Plan Area: 233,151 sq ft	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
“C-O-2.5” By-Right	<ul style="list-style-type: none"> All Uses and Permitted in “R-6” Offices, business and professional, including medical, legal, insurance, philanthropic, real estate, banking and other offices, which in the judgment of the Zoning Administrator, are of the same general character as those listed above. Uses customarily incidental to any of the above uses and accessory buildings, when located on the same lot, including automobile parking garage for the exclusive use of the patrons of the above offices. 	6,000 sq ft Lot One-Family Dwelling: 38 Dwellings .60 FAR: 139,890 sq ft GFA all other uses
“C-O-2.5” Site Plan	Office buildings, commercial uses including retail and service commercial uses, hotels and apartment buildings.	2.5 FAR Commercial/ Office/ Industrial: 582,877 sf GFA 115 DU/Acre Residential: 615 Units 180 DU/Acre Hotel: 963 Rooms
Approved by Site Plan ¹	Office buildings, retail, apartment building and hotel.	8.37 FAR Commercial/Office uses: 801,945 sf 120 DU/Acre Residential: 257 Units 179 DU/Acre Hotel: 183 Rooms

Proposed Development: The following tables sets forth the preliminary statistical summary for the proposed new vertical mixed use building as compared to the approved north office building.

¹ Includes total approved GFA with bonuses and density exclusions and transfer of development rights.

North Office Northwest Mixed Use Building	Approved	Proposed
Site Area	233,151 sf (5.35 Ac)	233,151 sf (5.35 Ac)
Site Area Allocations ²		
Commercial (Office/Retail)	95,824 sf	10,304 sf
Residential	92,802 sf	178,322 sf
Hotel	44,525 sf	44,525 sf
Density		
Office Commercial GFA	427,500 sf	224,700 sf
Office	419,830 sf	191,300 sf
Retail	7,670 sf	33,400 sf ³
Residential Units (GFA)	---	244 Units (213,800 sf)
“C-O-2.5” Max. Permitted Office/Commercial GFA	239,560 sf	25,760 sf
“C-O-2.5” Max. Permitted Office/Commercial Density	2.5 FAR	2.5 FAR
“C-O-2.5” Max. Permitted Residential Units	245 Units	470 Units
“C-O-2.5” Max. Permitted Residential Density	115 DU/Acre	115 DU/Acre
Height		
Average Site Elevation	274.08 ft	274.08 ft
Office Building Vertical Mixed Use Building		
Main Roof Elevation	523.02 ft	529.30 ft
Main Roof Height	248.94 ft	255.25 ft
Penthouse Roof Elevation	544.02 ft	552.30 ft
Penthouse Roof Height	269.94 ft	278.22 ft
Penthouse Height	21 ft	22.97 ft
Stories	20	22
“C-O-2.5” Max. Permitted Office or Residential/Hotel Height	12 Stories	16 Stories
Parking		
Commercial Parking Spaces	544	487
Office	471	232
Retail	14	58
Office/Retail Overage	59	---
Office Parking Ratio	1 sp Per 891 sf	1 sp Per 824 sf
Retail Parking Ratio	1 sp Per 580 sf	1 sp Per 575 sf
Residential Parking Spaces	---	197
Residential Parking Ratio	---	0.8 sp Per Unit
Required Office Parking Ratio – Site Plan Standard	1 sp Per 580 sf (724 sp)	1 sp Per 580 sf (330 sp)
Required Retail Parking Ratio – Site Plan Standard	1 sp Per 580 sf (13 sp)	1 sp Per 580 sf (58 sp)
Required Residential Parking Ratio – Site Plan Standard	---	1sp Per Unit (244 sp)
LEED		
Office Building Mixed Use Building – LEED	34 Points (Gold C&S 2009)	60 Points (Gold C&S Version 4)

The tables below further summarize the overall approved development program for the site plan compared to the proposed amendment.

² These numbers reflect the site area allocation for the entire site plan site and not just the parcel associated with the subject amendment. They have been derived based on discounting from available site area, density granted for bonus for the DARPA building, LEED Gold and Transfer of Development Rights.

³ This includes 11,000 square feet of retail below grade for which the Applicant requests a modification of use regulation to exclude as GFA for purposes of calculating density.

Approved Site Plan Development Program – By Building						
Building (GFA in SF)	South Office Building (DARPA)	North Office Building	Hotel Building	North Residential Building	Retail Building	TOTAL
Office	355,530	419,830	-	-	-	775,360
Retail	-	7,670	1,880	9,035	8,000	26,585
Residential	-	-	-	230,018	-	230,018
Hotel	-	-	152,500	-	-	152,500
TOTAL	355,530	427,500	154,380	239,053	8,000	1,184,463

Height	13 Stories	20 Stories	11 Stories	17 Stories	1 Story	
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Parking Spaces	515	544	111	272	18	1,460
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Proposed Site Plan Development Program – By Building						
Use	South Office Building (DARPA)	Northwest Mixed Use Building	Hotel Building	North Residential Building	Retail Building	TOTAL
Office	355,530	191,300	-	-	-	546,830
Retail	-	33,400 ⁴	1,880	9,035	8,000	52,315
Residential	-	213,800	-	230,018	-	443,818
Hotel	-	-	152,500	-	-	152,500
TOTAL	355,530	438,500	154,380	239,053	8,000	1,195,463

Height	13 Stories	22 Stories	11 Stories	17 Stories	1 Story	
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Parking Spaces	515	487	111	272	18	1,403
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Density and Uses: The site’s current zoning of “C-O-2.5” permits by site plan office buildings, commercial uses including retail and service commercial uses, hotels and apartment buildings, the purpose of which is to provide for redevelopment in the Metro Corridors at the County Board’s discretion. The site’s GLUP designation, which is consistent with the current zoning, “Medium” Office Apartment Hotel (Note 14), provides for the development of up to 2.5 FAR office, commercial and/or industrial use, 115 dwelling units per acre of residential and 180 units per acre hotel. As presented in the tables above, it is proposed that a 22-story, mixed use building with 191,300 square feet of office, 213,800 square feet in 244 residential units and 33,400 square feet of retail would be added to the Founders Square site plan. The proposed change in use of the approved north office building to a vertical mixed use building would be permitted with the site’s current zoning district and GLUP designation.

Site plan density for the project is approved at 8.37 FAR, 120 units per acre residential and 179 units per acre hotel⁵. With the conversion of approximately 213,800 square feet of office gross

⁴ Does not include 11,000 sf of requested to be excluded from density calculations below grade.

⁵ These density figures are inclusive of bonus density approved for the DARPA building, dedication of N. Quincy Street, Bonus density for LEED and Transfer of development rights. Based on site area allocations, effective densities are consistent with the GLUP and Zoning at 2.5

floor area to 244 residential units, the residential density for the site plan would be 122 units per acre. Further the applicant requests that approximately 11,000 square feet of gross parking area in the constructed garage be converted to retail gross floor area and excluded from density calculations. Not including the 11,000 square feet of below grade retail as gross floor area and also the change in use of the amount of approved office gross floor area that would comprise 244 residential units, the overall total gross floor area approved for the office building at 427,500 square feet would remain unchanged. Although the increased residential density and below grade retail requested as an exclusion result from technical calculations related to the use change and not building envelope changes, the consideration of these density increases would need to be considered as bonus.

Site and Design: The 22-story vertical mixed use building would anchor the corner of the site at Wilson Boulevard and N. Randolph Street with two stories of retail on the ground and second floors, eight floors of office and 12 floors of residential. Five levels of existing below grade parking would provide access to 487 parking spaces for the building and 11,000 square feet of retail. Retail would front on Wilson Boulevard as well as the south and east façade of the building fronting onto a landscape plaza and pedestrian passage way interior to the site plan site. Access to loading and parking is proposed to remain as approved from N. Randolph Street with the proposed addition of a loading bay and expanded curb cut to accommodate the residential use. The Applicant's approved streetscape and landscape improvements along the frontage of the proposed building on Wilson Boulevard and N. Randolph Street would remain unchanged with the exception of minor changes to accommodate the aforementioned residential loading access. With the construction of the proposed building an east-west, public pedestrian pathway would be completed providing for access through the site and to Mosaic Park. The building footprint generally remains unchanged. The Applicant proposes to modify the footprint at the southeast corner to include an appendage to accommodate an entrance for the additional retail area proposed.

Building Architecture: The first 10 stories of the building would be generally the same floor plate as approved with the building clad primarily of concrete and precast for the office and gray brick and vision glass for the residential with gray metal panel accenting throughout. On top of the rectangular shaped office and commercial floors would be the 12 stories of residential forming a C-shaped courtyard facing the west, N. Randolph Street. The penthouse would be constructed of metal panel and include residential and office amenity spaces. A pool is also proposed on the roof along with both a residential and office outdoor terrace for tenants.



LEED: The Applicant proposes that the vertical mixed use building consistent with the approved north office building would be certified under the U.S. Green Building Council's LEED program at the Gold level rating consistent with the County's *Green Building Density Incentive Program for Site Plan Projects*. The Applicant proposes to meet the current policy standard of pursuing LEED Gold using Version 4 of the LEED score card.

Transportation: The overall Founders Square development has frontage along Wilson Boulevard, N. Randolph Street and N. Quincy Street. Specifically, the approved north office building has frontage on N. Randolph Street and Wilson Boulevard. The [*Master Transportation Plan*](#) (MTP) classifies Wilson Boulevard and N. Randolph Street as Type B-Primary Mixed-Use arterials. To support pedestrian access through the Founders Square block, the block has significantly been broken up with the addition of a major mid-block east-west pedestrian path, and large public open spaces between the north buildings. The east-west path connects N. Randolph Street and N. Quincy Street and is located between the north and south buildings along the southern edge of the approved north office building. Along the eastern edge of the approved north office building, a large public open space and plaza separate the approved north office building and the north residential building. With the completion of the approved north office building, all public open spaces and internal pedestrian paths would be completed. The project would also complete the remaining improvements to the streetscape and street network around the Founders Square site. The current proposal does not significantly change from the approved plan. The Applicant has proposed to maintain or improve all of the pedestrian paths approved in association with the 2011 plan, and the current proposal does not have an impact on pedestrian access and is supported by staff.

Streets and Sidewalks: The project does not propose to change the streets or sidewalks around the site as approved in 2011, with the exception of widening the trash and loading curb cut along North Randolph Street. Changes to the trash and loading for the project are discussed below.

The table below summarizes the existing, approved and the proposed street cross-sections and streetscape for the streets adjacent to the north office building.

Wilson Boulevard		
Existing Street	Existing Clear Sidewalk	Existing Total Sidewalk
71-feet- two westbound travel lanes, one left turn lane, two eastbound through lanes and an eastbound right turn only lane	<u>North side:</u> varies- 20-foot minimum sidewalk <u>South side:</u> 6-foot sidewalk	<u>North side:</u> varies- 25-foot wide sidewalk with 5'x12' tree pits with street trees. <u>South side:</u> 10-foot wide with 4-foot grass/utility strip
Approved Street	Approved Clear Sidewalk	Approved Total Sidewalk
71-feet- two 11-foot travel lanes in each direction, one 11-foot left-turn lane, 8- foot parking lane on each side of the street. At the intersection nubs are used to narrow crossing distances.	<u>North side:</u> varies- 20-foot minimum sidewalk <u>South side-</u> varies- minimum 11-foot wide sidewalk	<u>North side:</u> varies- 25-foot wide sidewalk with 5'x12' tree pits with street trees <u>South side:</u> varies- minimum 16.67-foot wide sidewalk with 5'x12' tree pits with street trees
North Randolph Street		
Existing Street	Existing Clear Sidewalk	Existing Total Sidewalk
Varies (55- to 58-feet) - two travel lanes in each direction with limited on-street parking on the east side of the street. Approaching Wilson Boulevard the street widens to add a northbound right turn lane.	<u>West side:</u> varies - 9-foot minimum <u>East side:</u> varies - 6.5-foot wide sidewalk broken up with numerous curb cuts and driveway aprons	<u>West side:</u> varies - 13-foot minimum with 4-foot wide tree pits. <u>East side:</u> varies - 6-foot wide sidewalk broken up with four curb cuts and driveway aprons
Approved Street	Approved Clear Sidewalk	Approved Total Sidewalk
Varies- 46-feet- four travel lanes 10- to 11-feet wide	<u>West side:</u> varies - 9-foot minimum. <u>East side:</u> varies - 11-foot wide minimum	<u>West side:</u> varies - 13-foot minimum with 4-foot wide tree pits <u>East side:</u> varies - 16.67-foot wide sidewalk with 5-foot wide planting strips with street trees

Public Transit: The site is located within one quarter (1/4) mile from the Ballston-MU Metro Bus/ Metrorail station. The station is located on the Orange Line and is a major bus transfer center. This site is well served by Metro Bus and Art Bus Routes. The following routes operate with stops adjacent to the site.

- Service on Wilson Boulevard: Art Bus: Art 41 and Art 42
- Service on Randolph Street: Metro Bus: 22A, 23A and C, 10B; Art Bus: Art 41

As part of the approved project, the Applicant agreed to construct new curb, gutter, and sidewalk improvements, to create a bus nub on eastbound Wilson Boulevard just west of N. Quincy Street (completed), add a new bus stop on northbound N. Randolph Street and construct off-site improvements on southbound N. Randolph Street to nub out the existing bus stop adjacent to the Mall adding new sidewalk, curb and gutter (completed).

Bicycle Access: The site is conveniently located within Ballston, which has good connectivity to the County's bike and trail system, using on-street bike lanes. Adjacent to the site, N. Quincy Street is proposed to have dedicated 5-foot wide on-street bike lanes. To the north these lanes connect to the dedicated on-street bike lanes along Fairfax Drive which run east-west through the Rosslyn-Ballston corridor. Further to the north, the on street bike lanes on N. Quincy Street connect to the Custis Memorial Parkway Trail (1-66).

The project would provide bicycle parking for residents, employees, visitors and hotel guests consistent with Arlington County's standard bicycle parking requirements.

Trip Generation: The proposal looks to convert a portion of the approved office density to residential density. This conversion will result in a reduction in the amount of traffic generated by the north building. The Applicant has submitted a memo detailing changes in site generated traffic based on the current proposal and additional information about changes in site generated traffic will be provided as part of the staff report presented at the Planning Commission.

Loading Bay and Parking Garage Access: The project proposes to maintain the approved garage access for the north building. To support the addition of the residential use to the building the Applicant has proposed adding and a loading bay adjacent to the approved loading bays.

Transportation Demand Management (TDM): Staff and the Applicant are in the process of reviewing and updating the approved TDM for the project and the north office building to address the proposed residential parking reduction.

Utilities: With the improvements identified as part of the 2008 approved site plan as amended in 2011, the utilities serving the site will be adequate to support the proposed conversion of office density to residential density.

DISCUSSION

Adopted Plans and Policies: The 1980 [Ballston Sector Plan](#) shows the site as being located in Central Ballston. The concept plan shows the site in an area identified for revitalization. A recommendation for Land Use and Zoning provided that the County Board should continue to explore techniques for encouraging coordinated mixed use office and residential development in Central Ballston.

Providing more current and specific plan guidance, the General Land Use Plan Note 14 designates the site within the North Quincy Street Coordinated Mixed Use District. This district

was established by the County Board in 1995 to provide for consistency in development of sites in the area with the Board adopted concept plan and urban design guidelines put forward in the [North Quincy Street Plan](#) (Plan), also adopted in 1995. In 2013, the County Board adopted the [North Quincy Street Plan Addendum](#) (Addendum) to provide guidance and a framework for development of properties on the west side of Glebe Road and further the east side of Glebe Road in the Quincy Plan Study Area. The Addendum was intended to supersede the 1995 Plan with respect to recommendations for the Founders Square site plan and in fact was initiated in part, in response to the Founders Square site plan approval of 2008 and as further amended in 2011. The Addendum recognizes that the principles of the 1995 Plan for the block west of N. Quincy Street were achieved through the Founders Square site plan. Major plan elements for the block west of N. Quincy Street considered to have been achieved include:

- Commercial uses on the west block and residential uses to the east.
- Neighborhood serving retail along Wilson Boulevard.
- Provision of Mosaic Park to serve the neighborhood.
- Increased pedestrian linkages.
- Tapering down of building heights to the residential neighborhoods.

With the proposed amendment, these elements remain unchanged. Further, select area wide principles related to transportation, land use, and building form expressed in the Addendum that would be further supported by the proposed amendment are below.

Transportation Principles	Land Use Principles	Building Form Principles
<ul style="list-style-type: none"> • Encourage shared parking to achieve efficiencies for complementary uses. • Consider nearby parking availability and transit services when determining parking requirements. 	<ul style="list-style-type: none"> • Provide redevelopment opportunities that would transform the area into an integrated mixed use neighborhood. • Organic, rich mix of uses in a way to enliven the area and balance local travel demand. • Ground floor uses, building massing and frontages designed to add interest and enhance the pedestrian experience. 	<ul style="list-style-type: none"> • Consider refining previously planned building heights of the 1995 Plan to reflect the evolved context and continued desire for effective transition between Central Ballston and its edges. • Ancillary structures that support outdoor rooftop amenities, such as green roofs, outdoor swimming pools, and code required ancillary facilities, rooftop gardens, etc. subject to Zoning Ordinance requirements should not count against height limits.

The [Arlington County Retail Plan](#) adopted by the County Board in July 2015 provides that the frontage of the site along Wilson Boulevard would be gold, streets planned for any type of retail use or retail equivalent as permitted in the Zoning Ordinance and where exterior and interior design elements of the Plan apply. The frontage of the site adjacent to N. Randolph Street is shown as a blue, streets planned for any type of retail or retail use equivalent permitted by the Zoning Ordinance and where exterior elements should be consistent with the design guidelines of the Plan. The proposed amendment is consistent with the Plan.

Modification of Use Regulations: Section 15.5.7.A of the Zoning Ordinance provides that, “the County Board may, in appropriate cases, modify the uses permitted and regulations in harmony with the general purpose and intent of the district taking into consideration several specified factors. Under this provision, the Applicant requests the following modifications:

Density: The Applicant requests a modification of use regulation to exclude from density calculations 11,000 square feet of retail gross floor area proposed below grade in the garage. In addition, the Applicant requests that areas on the first floor associated with mechanical shafts, service and utility areas, and trash rooms located within the trash and loading area be excluded from density, as well.

Height: The “C-O-2.5” zoning district permits a maximum height for office buildings of 12 stories and residential buildings of 16 stories. The Applicant’s proposed vertical mixed use building would be 22 stories. The Applicant therefore requests a modification of use regulation for height to permit the construction of six additional stories above that permitted for any building in the zoning district. The current approval for the building includes a modification of use approved by the County Board for 20 stories.

Parking: The Applicant requests a modification of use regulation to permit parking for the residential use at .80 spaces per dwelling unit (197 spaces). The site plan standard for residential parking use is one space per unit (244 spaces).

Penthouse and Rooftop Uses: The proposed mixed use building would include amenity spaces in the penthouse for the office and residential uses. In addition, a pool, and both residential and office terraces are proposed on the roof. The “C-O-2.5” zoning district permits private clubs, auditoriums, meeting rooms and restaurants as uses within an enclosed penthouse. The Applicant specifically proposes office and residential amenities within the penthouse, not otherwise listed as being permitted in the Zoning Ordinance. Therefore, a modification of use regulation is needed to incorporate amenity space in the penthouse. Similarly, because neither a pool on the roof nor the office and residential roof decks are specifically indicated as a use permitted above the main roof, a modification of use regulation is needed.

Issues: Staff has identified the following preliminary issues for review and further evaluation:

Land Use and Zoning

- With the site plan amendment, the Applicant requests to retain the current approved site plan for an office building with ground floor retail in addition to requesting approval of a vertical mixed use building. While the County Board has approved options for development programs within site plans, there has not to date been an approval of two different site plan projects for a single site. Staff is further evaluating this request.
- The maximum permitted height in the C-O-2.5 Zoning district is 12 stories for office buildings and 16 stories for residential buildings. Considering the maximum permitted height of any building regardless of use is 16 stories, the proposed vertical mixed use building exceeds that by six stories. The County Board approved an office building at this location at 20 stories. The difference in the approved and proposed building height is therefore two stories (in approximately 7 feet) and results primarily due to the change in use and floor-to-ceiling heights needed for residential use versus office use. The County Board recently approved a residential building at the corner of Wilson Boulevard and N. Randolph Street on the Ballston Quarter site at 22 stories in the C-O-2.5 zoning district.
- The Applicant requests to exclude 11,000 square feet of retail gross floor area below grade from density calculations. This area currently exists as gross parking area. Although it would be below grade, under the Zoning Ordinance given the requested change in use, it would be considered gross floor area. The space is not leftover space in the garage that could not otherwise be used for parking or leased as rentable floor area. Staff is evaluating whether this should therefore be considered as bonus density and if so, how bonus density would be earned.
- Additional density resulting from the change in use of office to residential would increase overall residential density for the site plan from 120 units per acre (approved) to 122 units per acre. How this additional density should be treated remains for further consideration.
- Below grade uses have been shown for exclusion from gross floor area but the associated GFA has not been provided for further staff evaluation. Further uses on the first floor requested for exclusion in association with spaces and areas in the trash and loading room need to be further considered. All areas not considered as parking gross floor area are considered as gross floor area by the Zoning Ordinance.

Transportation

- The Applicant requests a residential parking ratio of 0.8 space per unit. Staff continues to evaluate this request and specifically, what enhanced TDM measures would be provided in support of the request.

SPRC Neighborhood Members for this Site Plan:

Jim Richardson	Ashton Heights Civic Association	jbrichardson@verizon.net
Collier Cook	Ballston Virginia Square Civic Association	Collier.cook@gmail.com
Tina Leone	Ballston BID	tina@ballstonbid.com

Interested Parties:

Bluemont Civic Association	President@bluemontcivic.org
Buckingham Civic Association	bhberne@yahoo.com
American Service Center	Ralph@asmc.com
Hyde Park Condo Association	bswartz@legumnorman.com
Forest City	WillVoegele@forestcity.net
Adjacent Property Owners (5 th Road)	Lavezzo5@aol.com
Roadside Development	rlake@roadsidellc.com

Planning Commissioner Chairing This Item:

Elizabeth Gearin	Planning Commission Chair	egearin@egearin.com
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Staff Members:

Samia Byrd	CPHD Planning	sbyrd@arlingtonva.us
Robert Gibson	DES Planning	rgibson@arlingtonva.us