



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of November 15, 2008**

### SUPPLEMENTAL REPORT

**DATE:** November 10, 2008

**SUBJECT:** SP #382 SITE PLAN AMENDMENT National Science Teachers Association, amend conditions #38, 40, 49, 63, 74 re timing of garage clearance modification, size of exercise facility and exclusion of fitness center from density calculations, modification of approved parking, removal of surface parking lot, reduction in site area and associated modification for an increase in density (FAR) and related conditions; 1801, 1805 Clarendon Blvd., 1836, 1840 Wilson Blvd. (RPC #17-011-019, -021, -023)

#### **C.M. RECOMMENDATION:**

Approve the subject site plan amendment request and associated modification for an increase in density (FAR), subject to the revised conditions #40, 49, 63, 74, the added conditions # 81 ~~through~~ and 83 82, and ~~increase in density (FAR)~~, and to all previously approved conditions.

**DISCUSSION:** Staff amended the County Manager Recommendation to add to the list of added conditions Condition #83, which staff inadvertently omitted. Staff has also amended Condition #81.a to include language explaining by when the developer is able to use the additional density in SP #382. Since staff has recently received a letter from the Site Plan Review Committee regarding this site plan amendment, the report now reflects the addition of that report as Attachment A. The applicant is in agreement with the proposed amendments, and staff recommends approval of the updated County Manager Recommendation and the updated Condition #81.a, revised from what was previously shown in the County Manager's report dated November 7, 2008.

**Community Process:** The applicant presented this project to the Site Plan Review Committee (SPRC) at an October 20, 2008 meeting. Attachment A contains a report highlighting the issues discussed at that meeting.

81.a The developer also agrees that the temporary surface parking lot (defined as approximately 6,982 square feet of land as shown on the exhibit entitled "Conceptual Temporary Planting Exhibit" dated October 10, 2008 (the "Surface Lot")) lot shall

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Rich Dooley, Planning Division, DCPHD  
Jennifer Fioretti, Transportation Division, DES

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continue to be governed by SP #382 until the date of County Board approval of a site plan for the adjacent property that incorporates the Surface Lot (“Future Site Plan”). The developer agrees to maintain the Surface Lot in accordance with these conditions until the Surface Lot is incorporated into the approved Future Site Plan or until the Triggering Event described in #81.b. On the date of County Board approval of the Future Site Plan, the Surface Lot site area shall no longer be governed by SP #382, shall no longer be used to calculate density for buildings in that site plan, and shall instead be governed by the Future Site Plan for the area immediately west of SP #382. The developer further agrees that the additional density approved on November 15, 2008 may not be used unless and until the Future Site Plan as defined above is approved by the County Board, at which time the additional FAR approved by the County Board becomes effective without any future action needed by the County Board.

Attachment A  
SPRC Letter

10 November 2008

Hon. Walter Tejada  
Chairman, Arlington County Board  
2100 Clarendon Blvd  
Arlington, VA 22201

Dear Chairman Tejada:

On behalf of the Planning Commission, I want to submit to the County Board a report on a meeting of the Site Plan Review Committee on the Minor Site Plan Amendment requested by the National Science Teachers Association.

The SPRC met on 20 October 2008 to review this proposal. After an applicant's presentation and staff comments, SPRC members raised concerns about a number of items, including:

- 1) Bonus Density for LEED. There was some confusion about whether this amendment involves bonus density, or merely another way of calculating the density in the already approved building. SPRC members expressed concern about giving an applicant bonus density, for which they didn't apply in the original project, as part of a minor amendment which actually relieves the applicant of certain responsibilities to the community.
- 2) Surface Parking/Community Parking.
  - a. Is the level of dedicated community parking linked to the surface parking lot, or to the site plan? It was the sense of the SPRC that NSTA should remain responsible for providing all 85 public spaces, unless and until a future project on the adjacent site relieves them of that responsibility.
  - b. If the surface parking lot is sold to the adjacent owner, there was some concern the lot would not be included in a subsequent site plan project within the foreseeable future, and concern about current requirements for the lot to be replaced or surrounded with landscaped area. These need to be addressed in new or amended site plan conditions.
  - c. If the surface parking lot is sold, what area does the applicant intend to use for construction staging during construction of their building? SPRC members did not believe the applicant should expect to use any public land for construction staging.
- 3) Community Benefits. If the minor amendment is approved, what benefit accrues to the community, other than the potential for removal of surface

parking? There was interest in expanding the agreed hours of operation of the community parking, and this issue apparently has been addressed in an amended site plan condition.

It was difficult for SPRC members to recommend specific solutions to some of these items, as the applicant had not finalized the sale of the parking lot to the adjacent landowner, and applicant and staff had not concluded their negotiations over new or amended site plan conditions. The discussion therefore addressed possibilities and options. But there was concern that each of these items should be addressed in any final site plan amendment.

Sincerely,

Charles Monfort  
Planning Commission