



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 13, 2010

DATE: March 4, 2010

SUBJECT: SP #346 SITE PLAN AMENDMENT to permit an above-grade emergency back-up generator; premises known as 2733 Crystal Drive (RPC #34-027-061 and -036).

Applicant:

Potomac Yard Holding Company, LLC

By:

Erich D. Heger, Jones Lang LaSalle
1801 K Street, NW, Suite 1000
Washington, DC 20006

C.M. RECOMMENDATION:

Approve the site plan amendment for an above-grade emergency back-up generator for a period of 5 years to March 2015, subject to all previous conditions and amended Conditions #11.n and 33, and with administrative reviews in one (1) year (March 2011) and three (3) years (March 2013).

ISSUES: The applicant requests approval of a site plan amendment for an above-grade emergency back-up generator, for a temporary period of five (5) years. Measures would be taken to visually screen the structure and improve surrounding landscaping. During the 5-year period, the request would be administratively reviewed to track the continued need for the generator. No issues have been identified.

SUMMARY: The owner of Two Potomac Yard has requested to install an above-grade emergency back-up generator on the north side of the building, closer to the rear of the building and the railroad corridor, and partially beneath the airport viaduct. It would support critical national security facilities of one of the building's government tenants. The applicant explored other locations for the generator, including the building roof and below-grade in the parking garage and in an underground vault. None of these options were feasible, as significant and cost-prohibitive structural modifications to the building and adjacent infrastructure would have been required. The proposed above-grade generator would be screened with significant landscaping and an architectural precast wall, and would be housed in a noise-attenuated structure. The proposed generator would be temporary and removed when the government tenant leaves Two Potomac Yard. Staff supports the above-grade generator and recommends that it coincide with

County Manager: BMD/GA

Staff: Freida Wray, Planning Division, DCPHD

PLA- 5518

3.

the tenant's 5-year lease, with administrative reviews in one and three years. The applicant proposes to permanently improve the adjacent open space beneath the viaduct, consistent with the attached conceptual landscape plan, which has become unsightly due to rain water run-off and drainage issues (Condition #11.n). Therefore, staff recommends that this site plan amendment for an above-grade emergency back-up generator on Land Bay A of Potomac Yard be approved for a period of five (5) years to March 2015, subject to all previous conditions and amended Conditions #11.n and 33 of the staff report, and with administrative reviews in one year (March 2011) and three years (March 2013) to track the continued need for the generator.

BACKGROUND: Land Bay A, is the northernmost development parcel in the Potomac Yard PDSP. On March 23, 2002, the County Board approved a Final Site Plan for two office towers totaling 654,000 square feet of office and retail GFA. The subject property, Two Potomac Yard, has as its primary tenant the Environmental Protection Agency (EPA).

To the north: The airport viaduct, and further north the Crystal Park 5 office building.

To the west: Crystal Drive, and further west the Hyatt Regency Hotel and Airport Plaza III Residential.

To the east: The railroad corridor.

To the south: One Potomac Yard (2777 Crystal Drive), and further south Potomac Avenue

Zoning: The site is zoned "C-O-1.5" Commercial Office Building, Hotel and Apartment District.

Land Use: The General Land Use Plan designates the site a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel (1.5 FAR office; up to 72 units per acre for apartments; and up to 115 units per acre for hotels).

Neighborhood: The site is not located within the boundaries of a civic association; however two members of the Crystal City residential community have been notified. The site is located across South Eads Street and Jefferson Davis Highway from the Aurora Highlands Civic Association, which has been notified. At the date of this report, staff has not received any comments about the site plan amendment request.

DISCUSSION: The proposed above-grade emergency back-up generator requires County Board action for modification from the requirement of Condition #33 of the approved site plan, which requires that all new electrical transformers be placed underground.

Two Potomac Yard is the northernmost building on Land Bay A, and is connected at the base to One Potomac Yard. The EPA occupies the predominance of the space in the two office towers. At the request of another government tenant, which occupies space in Two Potomac Yard, the building owner proposes to install an emergency back-up generator in order to service mission-critical national security government facilities. The applicant has requested to place the

generator at-grade adjacent to the northeast side of Two Potomac Yard and the existing parking garage exhaust vent. It would be situated closest to the rear of the building and the railroad corridor, and partially beneath the airport viaduct. The generator would be enclosed by a structure measuring 34' long x 10' wide x 12' high. The structure would be sound-attenuated to 35 Dba per meter. The applicant proposes to screen the structure so that it will not have an adverse visual impact on surrounding uses. A 12' tall architectural precast wall, extending from the viaduct abutment and wrapping around the western side of the generator, would screen it from the landscaped area located north beneath the viaduct and from Crystal Drive. The wall would have the appearance of an extension of the existing building with a similar language to the architectural precast of the existing building. Substantial plantings of evergreen trees and shrubs adjacent to the wall's west side would provide additional screening from Crystal Drive, concealing the generator from the street.

As detailed in the attached letter dated February 24, 2010, the applicant explored other locations for the generator, including the building's roof and below grade in the parking garage or an underground vault. The building was not designed to handle an additional mechanical structure on the roof due to the lack of sufficient space and structural reinforcement to support the heavy vibrating loads of the generator. Placement of the generator in the parking garage would require significant structural modifications to support its height and heavy vibrating loads, to allow feeder conduits through the floor slabs, as well as to accommodate combustion air intake and exhaust. Furthermore, routing diesel fuel through the building to either the roof or the lower levels would present dangerous life safety risks. Placing the generator in an underground vault at the proposed location was not feasible because of concerns that it would undermine the structural integrity of nearby roadway supports and railway retaining walls. While the applicant would prefer to place the generator in a location that would not be visible to the public, the proposed location is the only feasible option, as the building is surrounded on two sides by a public street and railroad tracks, and is connected to One Potomac Yard to the south.

The generator is not proposed to be a permanent structure, but rather temporary, and would be removed when the government tenant leaves this location. The tenant currently has a year-to-year lease, with an option for five years. Staff supports the placement of the proposed above-grade emergency back-up generator at this location for a period of five (5) years to March 2015, and recommends that Condition #33 be amended to permit the generator on a temporary basis. Furthermore, this site plan amendment would be administratively reviewed after one and three years to determine the status of the tenancy and if the generator requires removal. If the tenant decides to renew its lease for additional years and desires to retain the proposed above-grade generator beyond March 2015, then an extension of the site plan amendment would have to be approved by the County Board.

As part of this proposal, the applicant would also amend the site plan's approved landscape plan to permanently enhance and improve the area beneath the airport viaduct to correct unsightly conditions. Currently, run-off from the 26th Street overpass collects on site, which has destroyed existing landscaping and created a harmful mosquito habitat. The proposed conceptual landscape plan would restore site permeability and the natural flow of rain water runoff in this open space area, while maintaining the building's current Gold LEED rating. The proposed landscape design features new textured walkways, flagstone terraces, stone seat walls, and

modular seating. The goal is to create a year-round gathering space for the building tenants and surrounding neighborhood that would not be hindered by drainage issues. Staff supports the proposed conceptual landscape plan and believes it would adequately address the run-off and drainage problems. Staff recommends that the applicant submit for review and approval an amended final landscape plan that is consistent with the conceptual plan attached to the staff report, as stated in amended Condition #11.n.

CONCLUSION: The proposed above-grade emergency back-up generator would be located and screened so as not to pose an adverse visual or noise impact from Crystal Drive and the adjacent open space area. It would be placed above-grade temporarily to coincide with the government tenant's lease, and when the tenant leaves the generator would be removed. In addition, the applicant proposes to permanently enhance and improve the landscaped area beneath the airport viaduct to address existing run-off and drainage issues. Amended Condition #11.n. is recommended to require approval of an amended final landscape plan consistent with the conceptual plan attached to the staff report. Amended Condition #33 is recommended to permit the above-grade emergency back-up generator on a temporary basis. Therefore, staff recommends that this site plan amendment for an above-grade emergency back-up generator be approved for a period of five (5) years to March 2015, subject to all previously approved conditions and amended Conditions #11.n and 33 below, and that it be administratively reviewed after one year (March 2011) and three years (March 2013) to determine the status of the tenancy and if the generator requires removal.

11.n. The developer agrees to submit for review and approval by the County Manager an amended final landscape plan for the open space area adjacent to the north of Two Potomac Yard, including the area beneath the airport viaduct. The amended final landscape plan shall be consistent with the conceptual landscape plan dated February 26, 2010, and as approved by the County Board on March 13, 2010, and shall also include the location and details of screening for the above-grade emergency back-up generator. The amended final landscape plan shall meet the requirements outlined in Condition #11.a – g and Condition #12.

33. The developer agrees that all new electrical transformers shall be placed underground in vaults which meet Virginia Power standards, with the exception of the above-grade emergency back-up generator approved by the County Board on March 13, 2010. These vaults may be placed in the street right-of-way or in driveways if approved by the County on the final site engineering plan. Ventilation grates may not be located within public sidewalks or streets, or areas between the street curb and any building which is used as a walkway. Unless precluded by existing conditions, the locations of the vaults shall be coordinated with other utility locations so as to have a minimum clearance of five (5) feet to conduits and manholes and a minimum clearance of 10 feet to water mains and sanitary sewers unless otherwise approved by the owner of that utility. The developer agrees to obtain approval from the County Manager or his designee on the location of all vault ventilation grates and utilities as part of the review of the final site engineering plan and final site development and landscape plan before the issuance of the Excavation, Shoring and Shoring Permit. Final plans for the location and placement of the above-grade emergency back-up generator approved by the County Board on March 13, 2010, shall be

submitted for review and approval by the County Manager prior to the issuance of any permits for its construction and installation on Land Bay A. The plans shall provide details of the noise-attenuated structure that will house the generator, including the dimensions, material and color. The plans shall also include measures that will be taken to screen the structure, including elevations and details of the architectural precast wall, landscaping and noise-attenuation. The plans shall be consistent with the conceptual plan attached to the staff report dated February 26, 2010, and as approved by the County Board on March 13, 2010. The above-grade emergency back-up generator shall be approved for a period of not more than five (5) years to March 2015, and with administrative reviews in one (1) year (March 2011) and three (3) years (March 2013) to determine if the government tenant is remaining on the site and if the generator is still required. If the government tenant decides to renew its lease and desires to retain the above-grade emergency back-up generator beyond March 2015, then an extension of the site plan amendment would have to be approved by the County Board.

PREVIOUS COUNTY BOARD ACTIONS:

October 21, 2000

South Tract: Approved a General Land Use Plan (GLUP) Amendment to a striped pattern of 1/3 "Medium" Residential (37-72 units/acre) and 2/3 "Low" Office-Apartment-Hotel, with Note 18.

Approved Amendments to the Master Transportation Plan, including Part I to add public streets and designate several streets as private; Arlington Bicycle Plan to add on-street bike lanes; Arlington County Pedestrian Transportation Plan to add a pedestrian corridor; and establishment of a transitway.

Approved a rezoning from "M-1" to "C-O-1.5".

Approved a Phased Development Site Plan for a mixed use office, retail, hotel and residential development.

Adopted a resolution affirming Arlington County's commitments to developing transit facilities to provide high quality local transit service in the Jefferson Davis Corridor and facilitating traffic movements between U.S. 1 in Arlington and Potomac Avenue.

North Tract: Approved a General Land Use Plan (GLUP) Amendment for the area north of 6th Street South, from "Service Industry" to "Public".

Approved a General Land Use Plan (GLUP) Amendment for the area south of 6th Street from "Service Industry" to "Low" Office-Apartment-Hotel.

February 9, 2002

Deferred a site plan for a Land Bay A, for office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center, to February 25, 2002 Planning Commission and March 23, 2002, County Board meeting.

March 23, 2002

Approved a final site plan for Land Bay A, for

- office and retail development totaling 654,000 square feet, including 6,000 square feet of initial retail, 11,784 square feet of potential retail, and 4,000 square feet of fitness center.
- April 20, 2002 Approved a Preliminary Infrastructure Plan (PIP) for the Potomac Yard PDSP.
- December 9, 2003 Approved a final site plan for Land Bay E, for a residential rental building containing 391,714 square feet of residential GFA, 386 units and 4,120 square feet of ground floor retail.
- December 9, 2003 Approved a final site plan for Land Bay F, for two residential condominium buildings containing 482,000 square feet of residential GFA, 479 units and 80,000 square feet of ground floor retail, including 50,000 square feet of grocery store use.
- July 10, 2004 Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to September 18, 2004.
- September 18, 2004 Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to November 16, 2004.
- November 16, 2004 Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to January 2005.
- February 1, 2005 Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to May 7, 2005.
- May 17, 2005 Deferred a site plan amendment for 2805 Crystal Drive for Potomac Yard PDSP to amend condition #25 to clarify affordable dwelling unit requirement to a County Board meeting of a later date to be determined by staff and the applicant.

July 9, 2005	Approved a minor site plan amendment for Land Bay A, to modify the first floor configuration and uses for the north and south office buildings, subject to amended Condition #57.
April 22, 2006	Approved a site plan amendment request to amend Condition #57(b) regarding a reduction in the size of the three (3) flat screen televisions (Land Bay A).
September 16, 2006	Approved site plan amendment request for a comprehensive sign plan (Land Bay F), subject to the proposed conditions.
December 9, 2006	Approved the site plan amendment request for a comprehensive sign plan for four (4) projecting retail tenant signs for Land Bay F, per the revised <i>Potomac Yard Sign Guidelines</i> to allow signs for retail tenants located on the interior courtyard of Land Bay F to have tenant signs along Route 1, for a period of ten (10) years.
January 27, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of March 17, 2007.
March 17, 2007	Approved a site plan amendment request for a comprehensive sign plan (Land Bay E-East).
March 20, 2007	Deferred a PDSP Amendment and final site plans for Land Bays D-East, D-West and E-West to the County Board meeting of April 21, 2007.
April 21, 2007	Approved a PDSP Amendment to convert office to residential in Land Bay D-West, to increase the maximum permitted residential units to 1,548 units, and to reallocate and convert densities within and between Land Bays B, C, D-East, D-West and E-West, subject to amended PDSP Condition #4.
	Approved a final site plan for Land Bay D-East, for a residential building containing 425,752 square feet of residential GFA, 360 units and 16,503 square feet of ground floor retail.
	Approved a final site plan for Land Bay D-West, for a residential building containing 398,435 square

feet of residential GFA, 331 units and 15,868 square feet of ground floor retail.

Approved a final site plan for Land Bay E-West, for an office development containing 374,379 square feet of office GFA and 71,418 square feet of ground floor retail.

Approved Conceptual Design Plan for Center Park.

November 13, 2007

Deferred PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C to December 15, 2007. (RPC #34-027-071, -072)

Deferred final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA to December 15, 2007. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)

December 18, 2007

Approved PDSP Amendment to convert 22,313 square feet of office use in Land Bay C to ground floor initial and potential retail use in Land Bay C. (RPC #34-027-071, -072)

Approved final site plan for Land Bay C for approximately 1,064,673 square feet office, approximately 23,675 square feet initial retail, 17,275 square feet potential retail, modification of use regulations for fewer loading bays than required, and to exclude approximately 5,598 square feet garage entry from GFA. (RPC #34-027-071, -072) (Potomac Yard Land Bay C)

Approved final site plan to construct approx. 625 hotel rooms, approx 10,000 sq ft retail with modification of use regulations for exclusion of storage area from gross floor area, parking ratio; (Land Bay B, RPC #34-027-066).

June 17, 2008	Deferred site plan amendment for an amendment to the comprehensive sign plan for Land Bay F to July 17, 2008.
July 19, 2008	Deferred site plan amendment for an amendment to the comprehensive sign plan for Land Bay F to September 13, 2008.
September 13, 2008	Approved a comprehensive sign plan amendment to add six (6) window signs for the Bank of America, increasing the existing site sign area by a total of 135.2 square feet.
October 18, 2008	Approved proposed amendment to the comprehensive sign plan for two (2) freestanding signs, pursuant to the conditions of the staff report, and with a County Board Review in ten (10) years (October 2018).
November 15, 2008	Approved a site plan amendment for a comprehensive sign plan (Land Bay E-West).
April 25, 2009	Approved a site plan amendment for live entertainment and dancing at McGinty's restaurant, subject to conditions and with County Board Review in one (1) year (Land Bay F).
April 28, 2009	Approved a site plan amendment to revise Conditions #34 (to eliminate parking garage doors for hotel) and #69.b. (to modify the timing of final Design Review by USGBC) (Land Bay B).



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POTOMAC YARD
LAND BAY 'A'

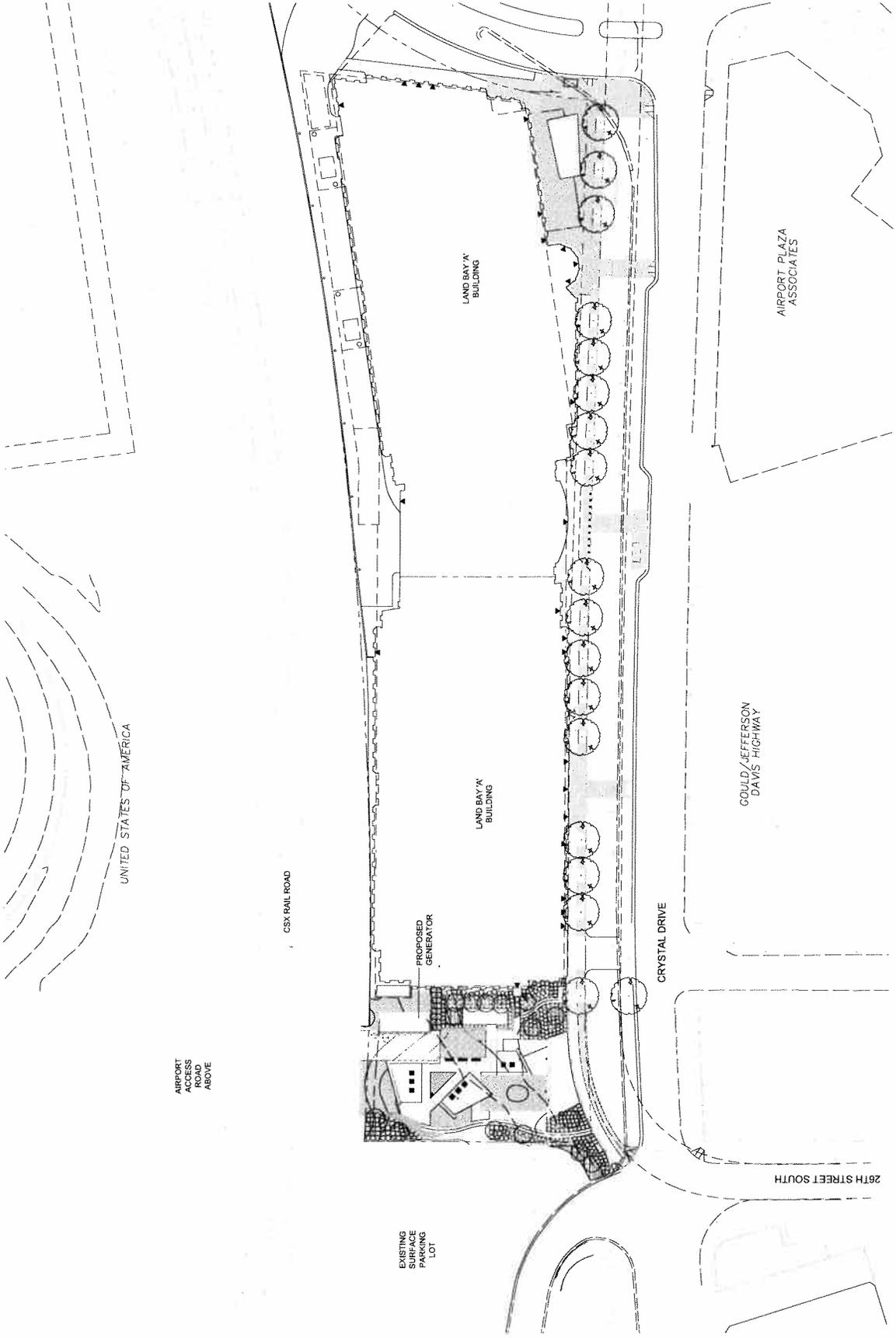
ARLINGTON COUNTY, VIRGINIA
REVISIONS

No.	Description	Date
1	SITE PLAN LUM.	02.26.2009

OVERALL
SITE PLAN



Project Number: 1100000
Scale: 1"=100'
Drawn By: [Name]
Checked By: [Name]
Date: DECEMBER 1, 2009
Sheet No. L4.0





24 February 2010

Ms. Freida D.V. Wray, Planner V / Site Plan Review Coordinator
ARLINGTON, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
2100 Clarendon Boulevard, Suite 700
Arlington, VA 22201

RE: Proposed New Generator Installation
Two Potomac Yard, Land Bay A
2733 Crystal Drive
Arlington, VA

Ms. Wray:

This letter shall serve to summarize the specification of the proposed generator at the above referenced location and the reasoning behind its proposed placement in the side yard to the north of the existing building, as detailed in our current submission for approval.

The proposed generator will provide backup power necessary to support mission critical data center operations for the tenant on the ninth floor of Two Potomac Yard. The generator will be a single Caterpillar, 1000 KW, diesel fueled, standby generator with a 2,200 gallon fuel and rupture tank in an enclosure sound attenuated to 35 Dba at one meter. The enclosure measures approximately 34'L x 10'W x 12' H and contains the engine, fuel delivery system, and sound attenuators at both the combustion air intake and exhaust ends. All of the electric service gear and the transfer switch are located inside the building.

A single generator was selected over multiple smaller units for many reasons. A multi-unit emergency power installation would actually require more floor area for the engines, enclosure and fuel storage, creating a more visually intrusive installation on the exterior of the building. On the inside of the building, additional paralleling gear would also take up more space, as well as introduce another potential point of failure within the system.

Many locations were investigated for the placement of the generator, including inside the parking structure within the building and on the roof. Within the parking structure, there were several factors that made this location impossible to house a generator. The heavy, vibrating load of the generator cannot be adequately supported by the existing structure without extensive additional support, and slab penetrations for feeder conduits would endanger the tensioning cables within the floor slabs. Combustion air intake and

Ms. Freida D.V. Wray
ARLINGTON, VIRGINIA
24 February 2010
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exhaust accommodations would require the placement of large louvers on the exterior of the building, greatly altering the appearance. The engine exhaust would have to be routed within the building in order to reach the roof, or routed directly to the exterior and then up the face of the building – both undesirable conditions. Most significantly, the height of the generator cannot be adequately contained within one floor level, requiring the complete removal of portions of the floor structure in order to accommodate its placement.

On the roof, there is not enough room within the footprint of the existing equipment screening to house the generator, and significant structural modifications would be required to support the heavy vibrating loads. Additionally, the routing of diesel fuel to the roof through the building presents a dangerous life safety risk.

The only area remaining to support the generator placement was at the north end of the property at grade, adjacent to the existing parking garage exhaust vent. The building is tightly bound by Crystal Drive and 27th Street to the west and south, and a service drive to the west. Placing the generator in an underground vault was explored, but discounted due to performance degradation, excessive cost and concerns about undermining the structural integrity of nearby roadway supports and railway retaining walls.

We believe that the placement of the generator enclosure at grade, at the north end of the building is the most viable location and will have little impact to the neighboring surroundings. Noise will be mitigated by the sound attenuation enclosure, as well as the adjacent roadway, railway and airport sounds. Visually, the appearance will be mitigated by aesthetic screening and plantings as detailed in the submission by LSG.

Should you have any questions or require additional information, please do not hesitate to contact me at your convenience.

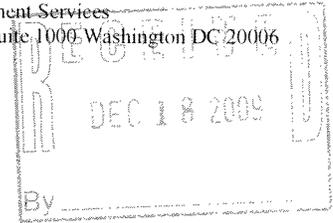
Sincerely,

Wiley|Wilson

A handwritten signature in black ink, appearing to read "Andrew G.M. Blysak". The signature is fluid and cursive, with a period at the end.

Andrew G.M. Blysak, AIA, LEED AP
Vice President

cc: S. Spayde, USACE
E. Heger, JLL
R. Esselburn, LSG



DESCRIPTION OF PROPOSED USE

The Owner of 2733 Crystal Drive, Arlington, VA (“Two Potomac Yard”) wishes to make the following changes to the site plan at the north end of the property. The Owner’s intent is to a) modify the landscaping design to create a usable and attractive public space, and b) to install an emergency backup generator servicing critical government facilities within the building.

Existing Condition

Currently, runoff from the 26th street overpass collects on site, providing an unsightly and foul-smelling mosquito habitat that discourages people from utilizing the space. To mitigate the problem, the property manager has to frequently pump out the stagnant runoff. This problem is especially pronounced in the warm and rainy months.

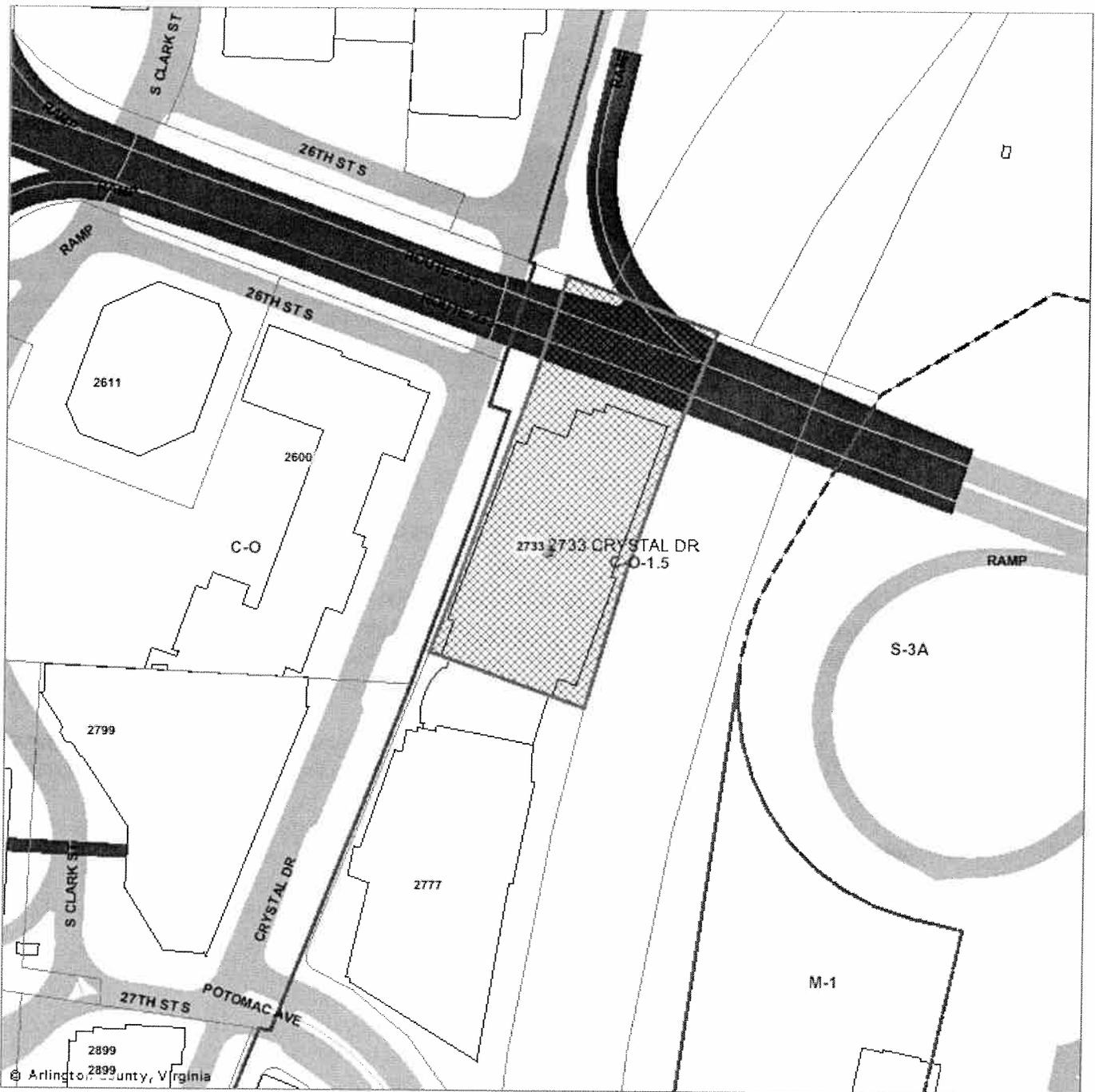
Proposed Use

The intent of the revised landscaping scheme is to restore site permeability and the natural flow of runoff under a pattern of aggregate paving. In the process, we intend to mitigate the current runoff issue while maintaining the current, gold LEED rating.

Ultimately, our goal is to create a place where the property manager can accommodate group tenant events while providing areas for an individual user. The design features attractive new textured walkways and flagstone terraces that lead one into and through the site. Stone veneered seat walls, reminiscent of Center Park, create low vertical gateways and compliment the terraces and help to orient various view sheds. In addition to the seat walls, modular, non-directional seating is provided to create a variety of conversational opportunities. We believe this landscaping scheme both addresses tenant needs and creates a gathering space for the surrounding neighborhood.

The building Owner also desires to add a backup emergency generator in order to service a number of mission-critical national security government facilities with the building. While the Owner’s preference would be to place this new generator in a location that is not visible to the public, the designers and engineers have determined that the proposed location is the Owner’s only feasible option. The building is surrounded on all sides by public streets, a busy overpass and railroad tracks, and the roof lacks the open space and the structural reinforcement required to support an additional piece of equipment. We wish to enhance the design of the landscaping and reduce the overall impact of the generator by enclosing it within a sound-attenuated enclosure and concealing the entire assembly behind evergreen trees and a planted “Green Screen”.

While the new landscaping design is to be a permanent on-site amenity, the generator and its enclosure are designed to be semi-permanent, and are to be removed once they are no longer required by the Property Manager and Owner.



SP# 346
2733 Crystal Drive
RPC #34-027-061 and -036

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

