



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of May 22, 2010

SUPPLEMENTAL REPORT ADDITIONAL INFORMATION AND REVISED RECOMMENDATION

DATE: May 19, 2010

SUBJECT: SP# 395 Site Plan Amendment to modify density, parking, height, facades, landscaping, utility locations, located at 3565 Lee Hwy.

C.M. RECOMMENDATION:

Approve the site plan amendment request for Site Plan #395 to modify density, parking, height, facades, landscaping, and utility locations, subject to revised Conditions #32, 37, 47, 49, 64, 70, and new Conditions #81, 82, and 83 in the County Manager's report dated May 14, 2010, revised Conditions #1, 17, 18, 19, and 62 as shown in this report, and all other previously approved conditions.

DISCUSSION: The staff recommendation has changed from the County Manager's May 14, 2010 report solely to reference the date of revised plans in Conditions #1, 17, 18, 19, and 62 that reflect the following changes.

Terrace Planters: Part of the Planning Commission's recommendation was to verify that the proposed new raised terrace planters can support canopy trees. The applicant has since revised the terrace planters and layout to provide a more usable terrace area. The revised layout includes relocating the planters to the periphery of the terrace and revising the planters from the originally proposed above ground movable design to fixed, depressed planters that rise to seating wall height. The proposed planters meet required dimensions to support canopy trees. The applicant has submitted revised drawings showing the terrace revisions.

Sidewalk Paver Treatment: The developer has continued to work to enhance the project design. The sidewalks along Lee Highway and North Monroe Street were shown in the amendment submission to be all concrete, revised from all pavers, partly to conform to the County's sidewalk standard, adopted since the 2005 site plan approval, which calls for a minimum six foot wide concrete walkway. The developer has revised the request to provide for decorative pavers

County Manager: MB/GA

County Attorney: CEM SR

Staff: Lisa Maher, DCPHD, Planning Division
Dolores Kinney, DES, Transportation Division

39.

in addition to the concrete, which is more consistent with the Lee Highway/Cherrydale Revitalization Plan's recommendation for all-paver sidewalks, and has submitted revised drawings.

South Elevation Drawing: The developer had explored removing the corner plaza stairs during the site plan review process and revised the elevations for consistency. Since deciding to retain the approved plaza design, the elevation had not been corrected to show the opening in the retaining wall railing for the stairs. A corrected version has been submitted.

Road Striping: While not formally part of the site plan area, road striping is included in site plan drawings. In response to staff comments, the developer has revised the road striping plan and submitted a revised drawing.

Revised Conditions:

All conditions that reference the plan dates (#1, 17, 18, 19, and 62) have been revised to reflect a new plan date of May 19, 2010 that incorporates the changes described above.

1. **Site Plan Term**

The developer (as used in these conditions, the term developer shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and as referenced in Administrative Regulation 4.1 and the plans dated November 1, 2005, with revisions dated May 19, 2010, and reviewed and approved by the County Board and made a part of the public record on ~~November 16, 2005~~ May 22, 2010, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This site plan approval expires on November 16, 2011 if a building permit has not been issued for the first building to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this site plan and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the site plan is subject to, among other things, inclusion of amended or additional site plan conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

17. **Pavement, Curb and Gutter Along All Frontages**

The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be

constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.

- a. Provide new curb ramps, built per the Arlington County Standards then in effect, at the following locations:
 - (1) North Monroe Street, north of Lee Highway (western leg) crossing North Monroe Street on the east and west sides of North Monroe Street;
 - (2) Lee Highway, east of North Monroe Street (eastern leg); and as shown on the final engineering plan approved by the County Manager or his designee. All curb ramps are to be perpendicular to the face-of-curb.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act (ADA) and any regulations adopted thereunder, as well as any other applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager or his designee on the final Site Development and Landscape Plan and on the final Site Engineering Plan, in accordance with the *Rosslyn-Ballston Corridor Streetscape Standards* or other applicable urban design standards in effect at the time of final Site Engineering Plan Approval; provided, however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the site plan drawings dated November 1, 2005 with revised plans dated May 19, 2010, unless the County provides additional funding to offset such increased cost.

18. **Sidewalk Design and Improvements**

The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services or as shown on the approved 4.1 plans. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the site plan, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six feet wide at any point except as otherwise shown on the plans

dated May 19, 2010 and as outlined below.

- c. Allow encroachments by sidewalk cafes only in accordance with Condition #67 and under the provisions of the Arlington County Streetscape Standards.
- d. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.
- e. Use plain, un-tinted concrete or, subject to approval, an integral tint that harmonizes with its setting. Non-standard materials or surface treatments may be used subject to approval and under the provisions of the Arlington County Streetscape Standards.
- f. Not contain joints or use patterns that create gaps of ¼-in depth or greater at spacings of less than 30.”

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.

The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Placement, planting and root enhancement options shall be consistent with the Standards for Planting and Preservation of Trees in Site Plan Projects, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the site plan. The sidewalk sections and street tree species shall be as follows:

Lee Highway – A minimum 16-foot wide sidewalk measured from the back of curb, including 5-foot by 12-foot tree pits placed a minimum of eight (8) inches back from the back of curb and planted with 4 to 4 ½ inch caliper October Glory Red Maple (*Acer rubrum* ‘October Glory’) or Red Sunset Red Maple (*Acer rubrum* ‘Red Sunset’) street trees and such ground cover as liriopie muscarii, hypericum, calycinum (Aarons Beard), or juniperius conferta (Shore Juniper), placed approximately 30 feet apart on center. The clear width of the sidewalk will be at a minimum 10 feet 4 inches wide.

North Monroe Street – A minimum 12-foot wide sidewalk measured from the back of curb, including 5-foot by 12-foot tree pits placed a minimum of eight (8) inches back from the back of curb and planted with 4 to 4 ½ inch caliper Red Maple street trees (or other such street tree as listed in the *Lee Highway Cherrydale Revitalization Plan*) and such ground cover as liriopie muscarii, hypericum, calycinum (Aarons Beard), or juniperius conferta (Shore Juniper), placed approximately 30 feet apart on center. The clear width of the sidewalk will be at a minimum 6 feet 4 inches wide.

Corner of Lee Highway and North Monroe Street (in the vicinity of the outdoor plaza)
– A minimum 10-foot wide sidewalk measured from the back of curb, with a 5-foot clear width from the ramp to the wall.

19. **Subsurface Structure-free Zone for Utilities and Streetscape**

The developer agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, as required in the *Standards for Planting and Preservation of Trees in Site Plan Projects* except as shown on the plans dated May 19, 2010. This zone shall generally be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. New utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

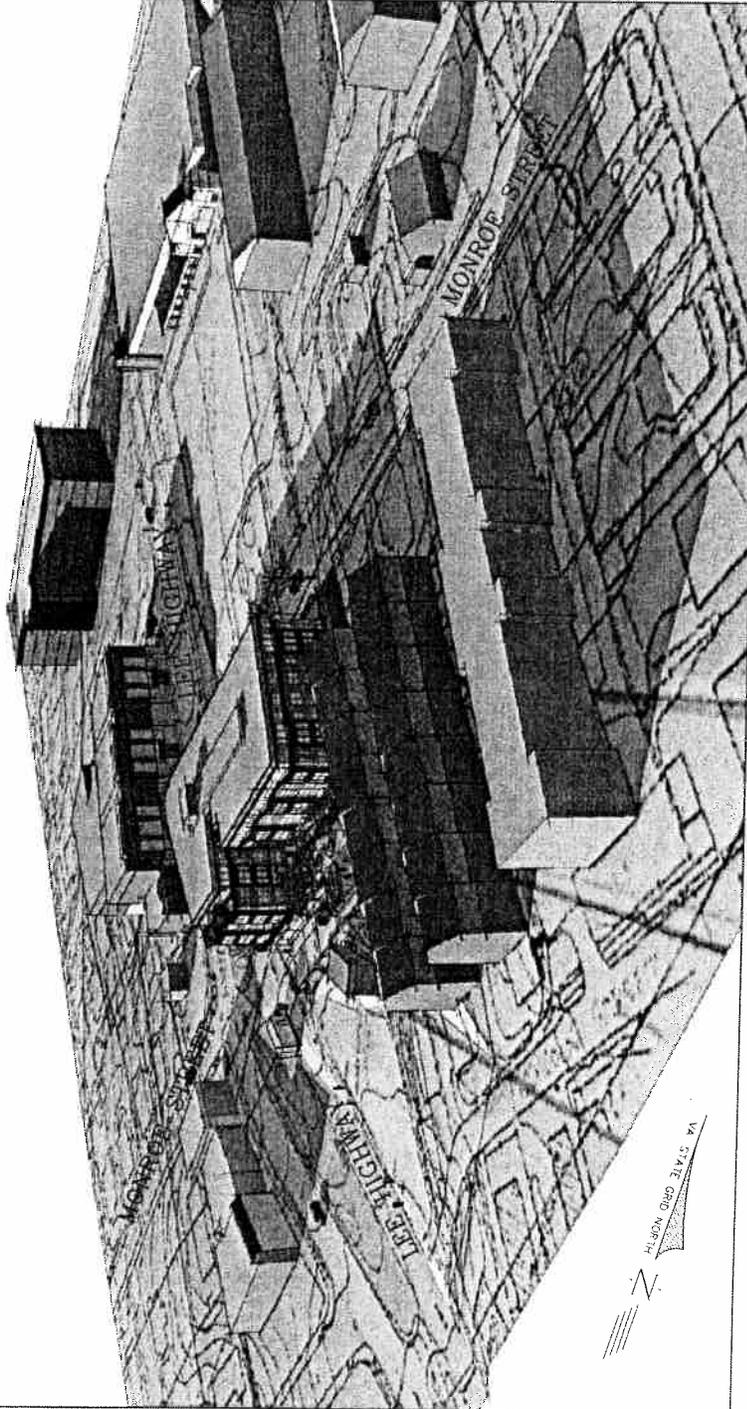
62. **Retail Elements**

- a. The developer agrees to develop and implement a retail attraction and marketing plan for the ~~8,545~~ approximately 8,420 square feet of retail space located on the first floor of the residential building. The plan shall identify the types of retail desired, the marketing strategy to attract the retail, and strategies to retain the retail. The retail attraction and marketing plan shall be reviewed and approved by the Department of Economic Development before being submitted to the Zoning Administrator. The above-grade building permit shall not be issued until documentation has been provided to the Zoning Administrator assuring that the plan has been approved by the Department of Economic Development. Any change in the use of the retail space from retail to office or other non-retail use shall require a site plan amendment.
- b. The retail spaces shall be designed and constructed to include interior and exterior improvements necessary to ensure that they are functional and attractive to prospective retailers and that they animate the street frontage. These elements shall include, but not be limited to: approximately 14 foot floor to floor height and a minimum floor to ceiling height of 12 feet, as shown on the revised plans dated ~~November 1, 2010~~, May 19, 2010; access to the service corridor/areas as shown on the architectural plans dated November 1, 2005 with revised plans dated May 19, 2010; direct street frontage and access; provision for any venting systems required for any food preparation or restaurant use; and sufficient transparency of the building facade to achieve adequate street exposure.

AERIAL LOOKING
SOUTHWEST

NOTE: THESE
RENDERINGS ARE
FOR HEIGHT STUDY
ONLY AND DO NOT
REFLECT ALL DESIGN
MODIFICATIONS PER
THIS PLAN

THE 3D RENDERINGS WERE PREPARED
BY ENCORE ARTS, AND ARE BASED ON
EXISTING COUNTY TOPOGRAPHY,
SURVEY DATA, FIELD SURVEY DATA,
AND PROPOSED ARCHITECTURAL AND
SITE DESIGNS.



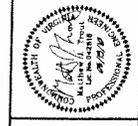
ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARCHITECTURAL 3-D RENDERINGS
DOMINION HEIGHTS
LOCATED AT 3565 LEE HIGHWAY
ARLINGTON COUNTY, VIRGINIA

DESIGNED BY	DATE	APPROVAL DATE	APPROVAL DATE
ENCORE ARTS	04/20/15	04/20/15	04/20/15
DATE OF 15' GRID 3' OFFSET BY			
04/20/15	04/20/15	04/20/15	04/20/15

NO.	DATE	REVISIONS
1		REVISION
2		
3		
4		
5		
6		
7		
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9		
10		

SCALE: NOT TO SCALE
DATE: 04/20/15
PAGE: 1512

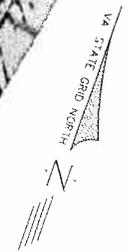


urban.
Planners Engineers Landscape Architects Land Surveyors

Urban, LLC
1111 Lee Street, Suite 200
Arlington, VA 22202
703.241.1111
www.urbanllc.com

Dunneau & Associates
ARCHITECTS AND PLANNERS

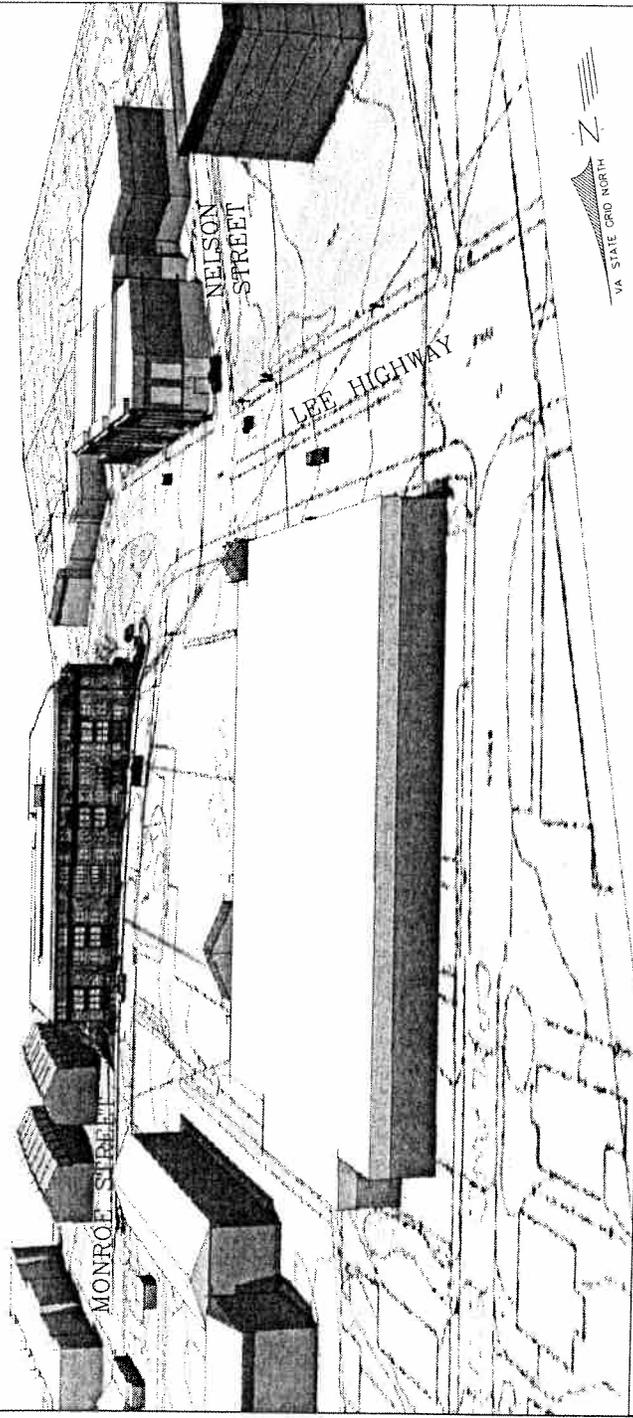
1111 Lee Street, Suite 200
Arlington, VA 22202
703.241.1111
www.dunneau.com



AERIAL LOOKING EAST

NOTE: THESE RENDERINGS ARE FOR HEIGHT STUDY ONLY AND DO NOT REFLECT ALL DESIGN MODIFICATIONS PER THIS PLAN

THE 3D RENDERINGS WERE PREPARED BY ENCORE ARTS, AND ARE BASED ON THE 2D SITE PLAN, TOPOGRAPHY, SUPPLEMENTAL FIELD SURVEY DATA, AND PROPOSED ARCHITECTURAL AND SITE DESIGNS.



ARLINGTON VIRGINIA
DEPARTMENT OF PUBLIC WORKS

ARCHITECTURAL 3-D RENDERINGS
DOMINION HEIGHTS
LOCATED AT THE CORNER OF LEE HIGHWAY
ARLINGTON COUNTY, VIRGINIA

DESIGNED BY	DATE	APPROVAL DATE	APPROVAL DATE
ENCORE ARTS	08/20/18	08/20/18	08/20/18
PROJECT PUBLIC WORKS PLANNING DIV.	DATE PUBLIC WORKS PLANNING DIV.	APPROVAL DATE	APPROVAL DATE
08/20/18	08/20/18	08/20/18	08/20/18
DATE APPROVED	DATE IN CHARGE	DATE IN CHARGE	DATE IN CHARGE
08/20/18	08/20/18	08/20/18	08/20/18

NO.	DATE	REVISIONS	DESCRIPTION

SCALE: NOT TO SCALE SHEET 15B OF 26 PRC-1512



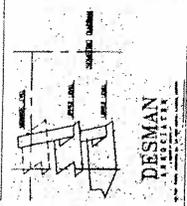
urban.
Planners Engineers Landscape Architects Land Services

Urban, Ltd.
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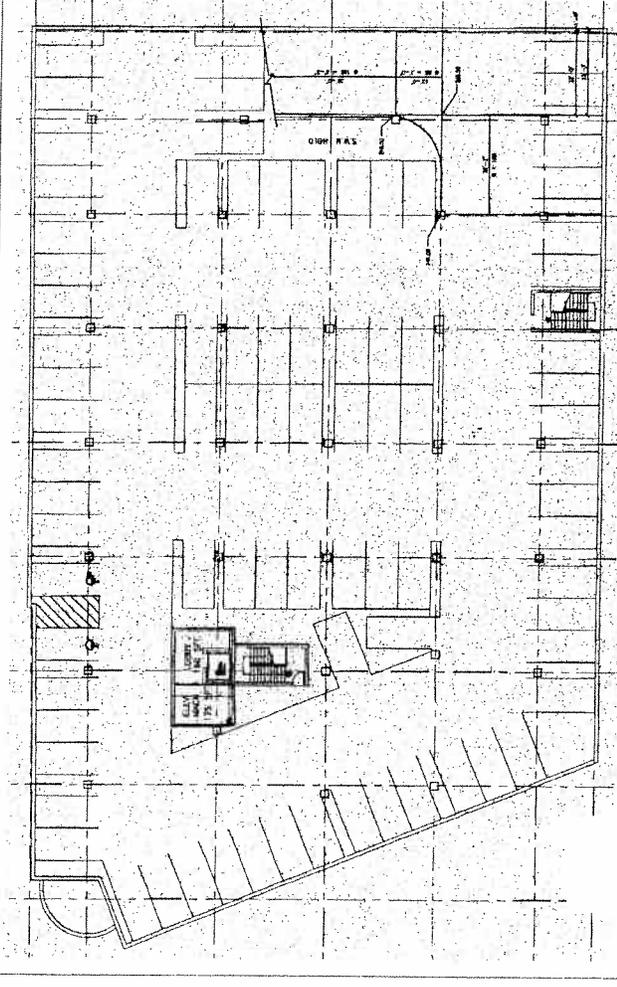
Dovercourt & Associates
1000000000
Arlington, Virginia 22201
Tel: 703.241.2121
www.dovercourt.com

LOWER GARAGE APPROVED

PARKING SUMMARY CHART			
LEVEL	FULL T/C	VAN	TOTAL
LOWER	80	2	82
UPPER	43	1	44
TOTAL	123	3	127

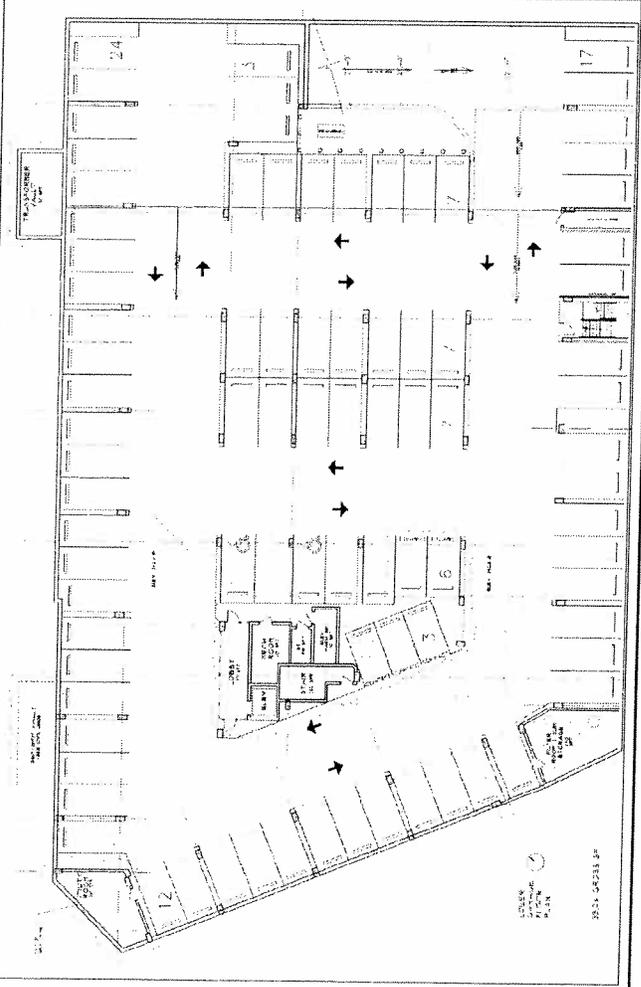


DESIGN ASSOCIATES



LOWER GARAGE REVISED

PARKING SUMMARY				
LEVEL	STD	COMPACT	HC/VAN TOTAL	
LOWER	18	5	2	25
UPPER	40	2	1	43
TOTAL	58	7	3	68

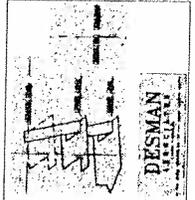
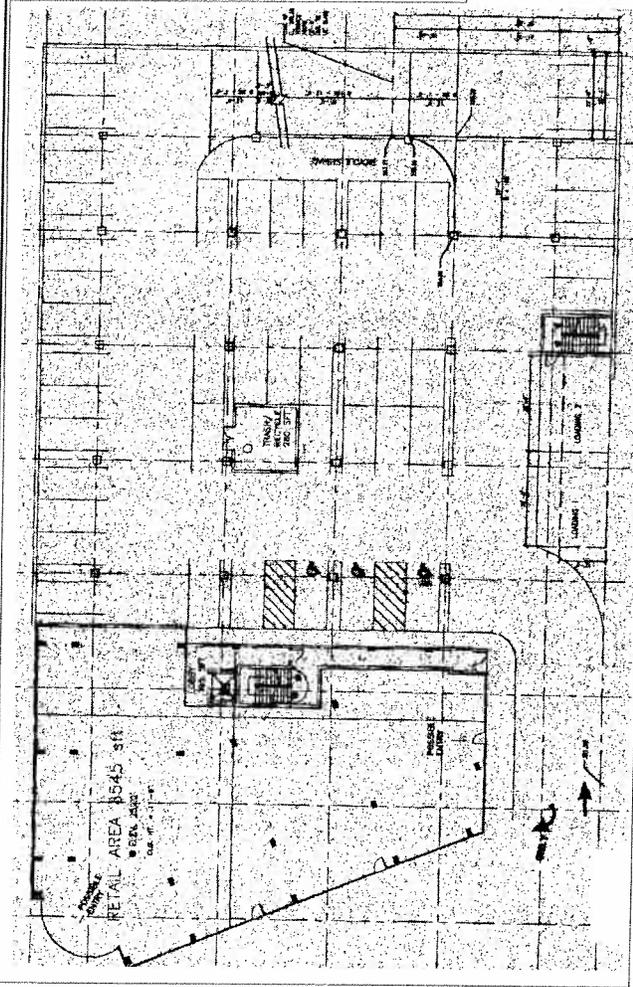


PRELIMINARY - NOT FOR CONSTRUCTION

(SCALE: 1"=15')

UPPER GARAGE APPROVED

PARKING SUMMARY CHART				
LEVEL	TRUCK	H/C	VAN	TOTAL
LOWER	80	2	0	82
UPPER	43	4	1	48
TOTAL	123	6	1	130



DESIGNER
DESIGN GROUP

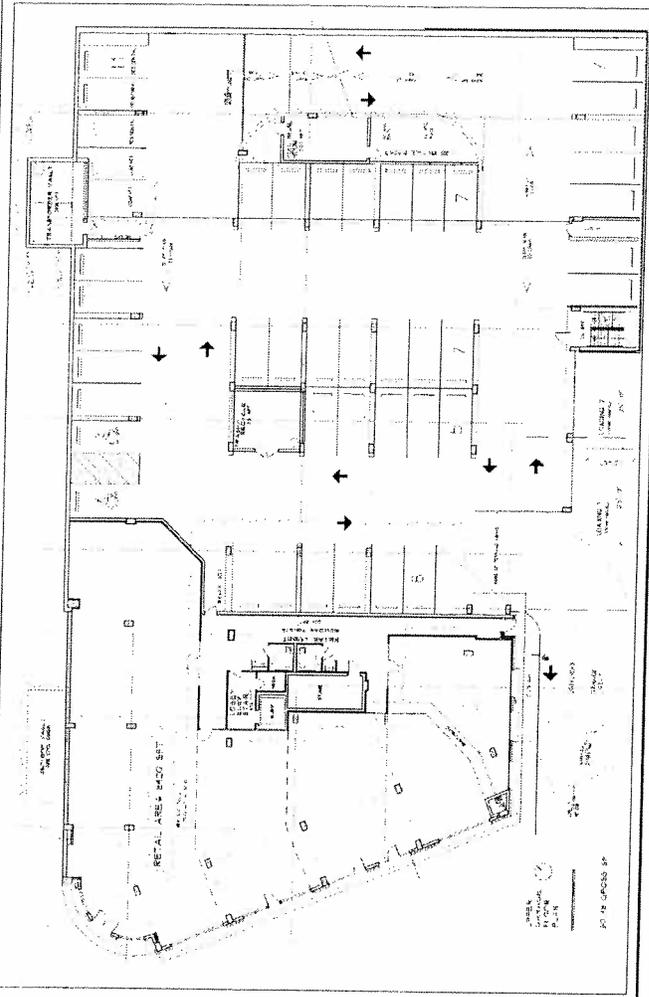
Dover & Associates P.C.
ARCHITECTS AND PLANNERS
1000 BROADWAY, SUITE 2000, NEW YORK, NY 10018
TEL: 212-692-1000 FAX: 212-692-1001

DOMINION HEIGHTS
(LOCATED AT 3545 LEE HIGHWAY)

DATE: 5/19/10
BY: JCF
PROJECT: 1012

UPPER GARAGE REVISED

PARKING SUMMARY				
LEVEL	STD	COMPACT	H/C/VAN	TOTAL
LOWER	78	5	2	85
UPPER	40	2	1	43
TOTAL	118	7	3	128

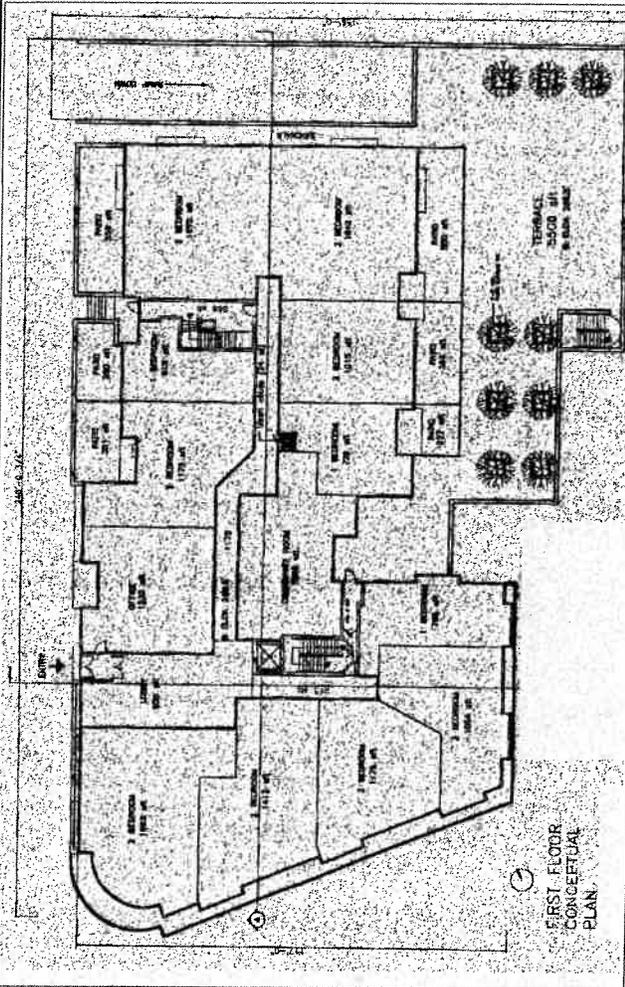


PRELIMINARY - NOT FOR CONSTRUCTION

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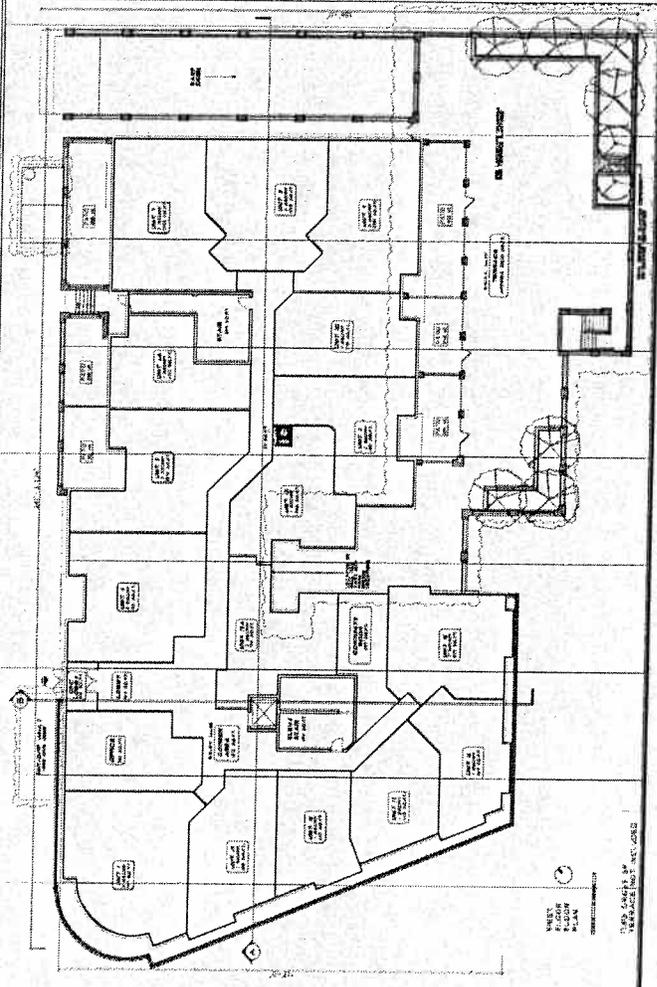
FIRST FLOOR APPROVED

FIRST FLOOR AREA
 stairs & elevator included,
 terrace not included
 18,980.1 sq ft
 8 2-BEDROOM UNITS
 3 1-BEDROOM UNITS
 11 TOTAL UNITS 1 OFFICE



FIRST FLOOR CONCEPTUAL PLAN

FIRST FLOOR REVISED
 (SEE SHEET 2A FOR UNIT SUMMARY)



FIRST FLOOR REVISED PLAN

Deveraux & Associates P.C.
 ARCHITECTS AND PLANNERS
 1000 WEST 10TH AVENUE, SUITE 1000 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112

DOMINION HEIGHTS
 (LOCATED AT 3565 LEE HIGHWAY)

DATE	DESCRIPTION
5/19/10	REVISED
10/27/09	REVISED
5/19/10	REVISED

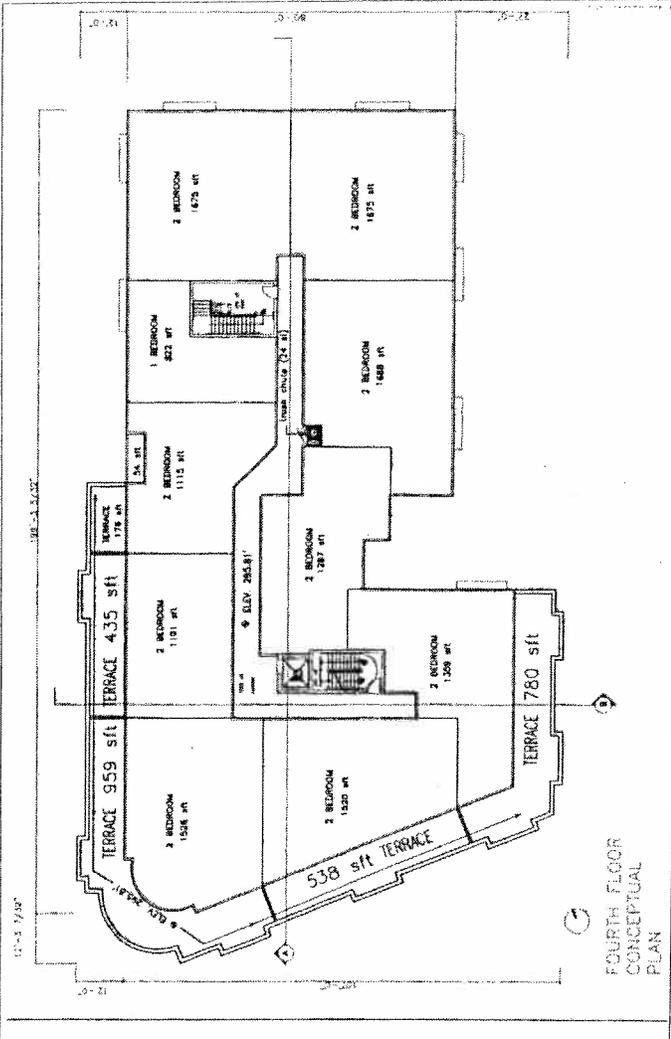
5/19/10
 19' x 26'
 PREL-1512

PRELIMINARY - NOT FOR CONSTRUCTION

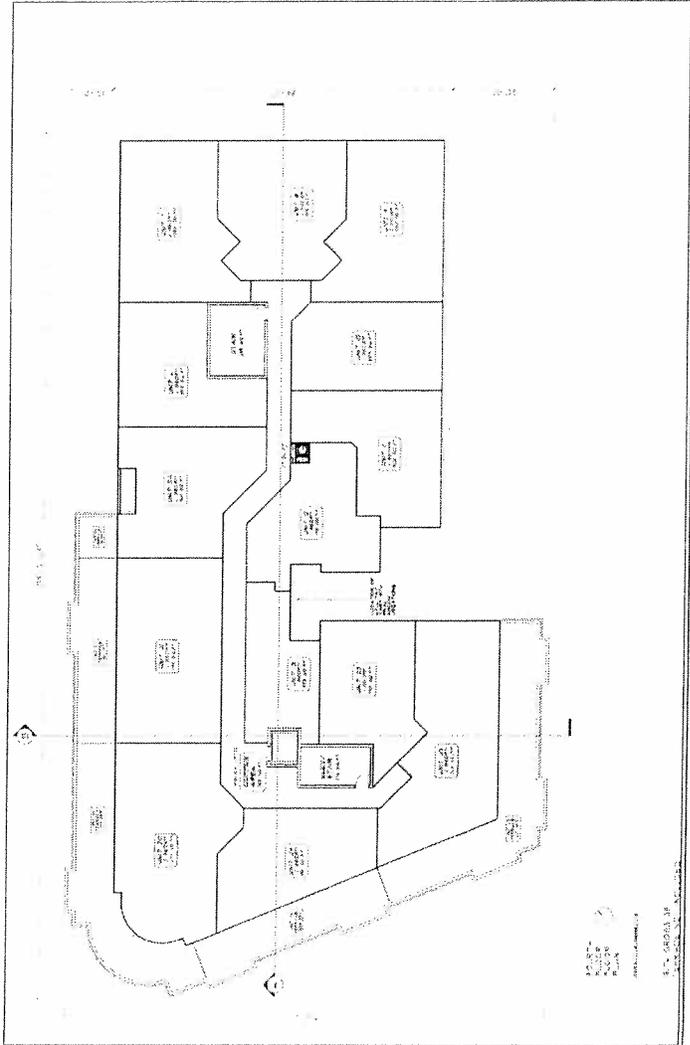
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FOURTH FLOOR APPROVED

FOURTH FLOOR AREA
stairs & elevator included;
terrace not included
15,412 sft
9 2-BEDROOM UNITS
1 1-BEDROOM UNIT
10 TOTAL UNITS



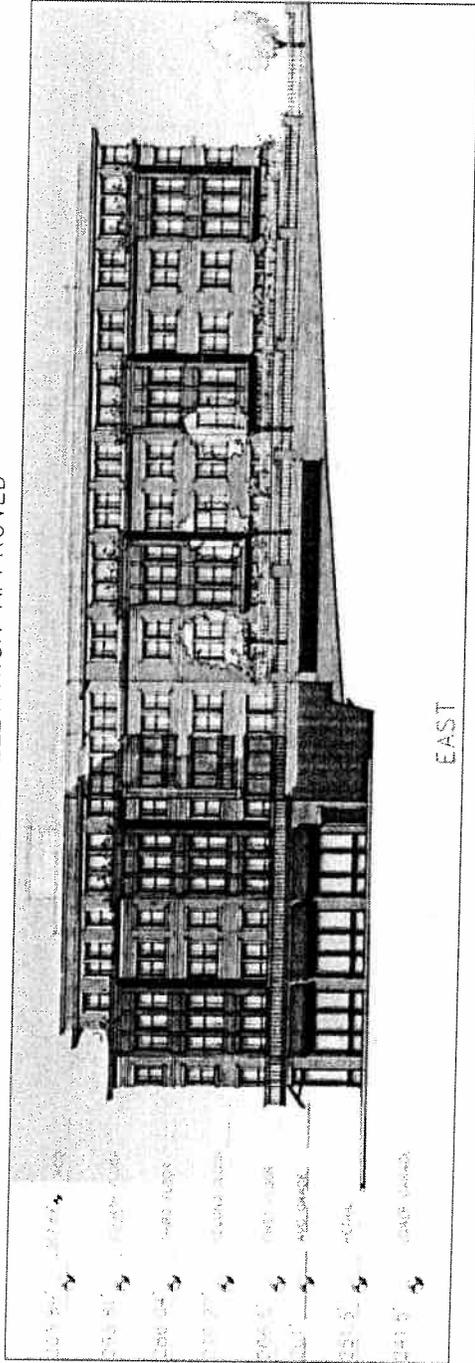
FOURTH FLOOR REVISED
(SEE SHEET 2A FOR UNIT SUMMARY)



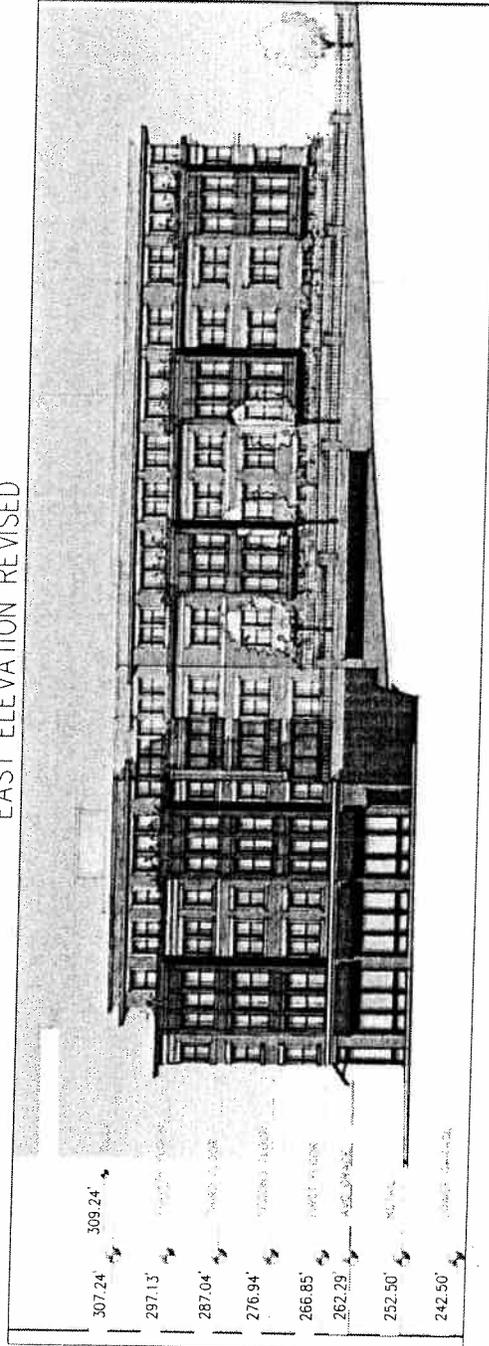
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PRELIMINARY - NOT FOR CONSTRUCTION

EAST ELEVATION APPROVED



EAST ELEVATION REVISED



(SCALE: 1"=10')

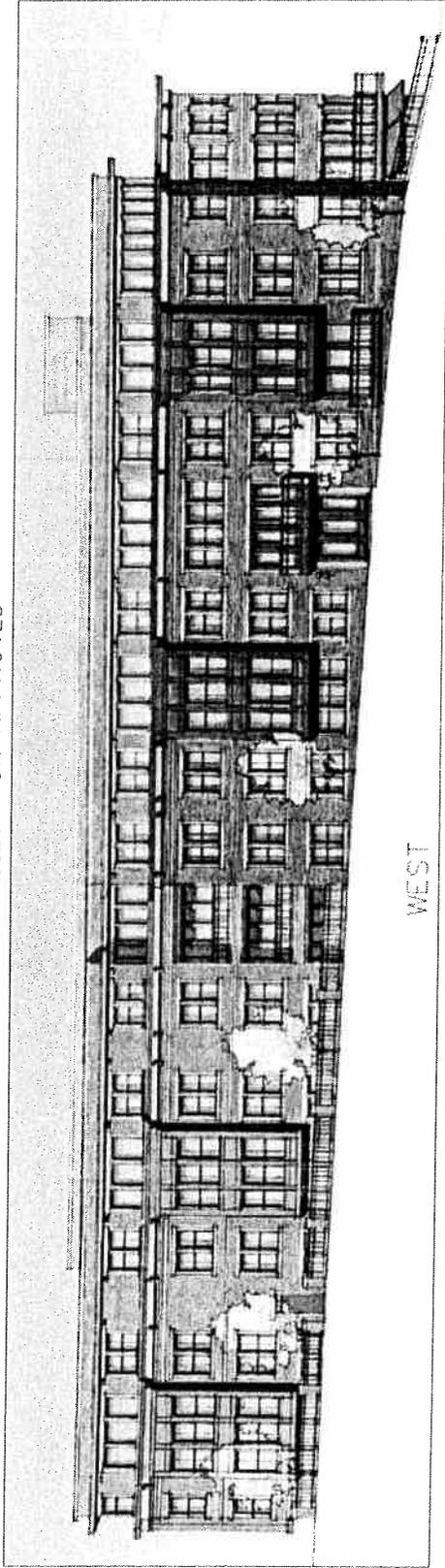
DOMINION HEIGHTS (LOCATED AT 3565 LEE HIGHWAY)
 DORRANCE & ASSOCIATES P.C.
 ARCHITECTS AND INTERIORS
 10000 WOODBRIDGE DRIVE, SUITE 100, WOODBRIDGE, VA 22191
 TEL: 703/441-1100 FAX: 703/441-1101
 WWW.DORRANCE.COM

DOMINION HEIGHTS
 (LOCATED AT 3565 LEE HIGHWAY)

5/19/10
 23101
 23101

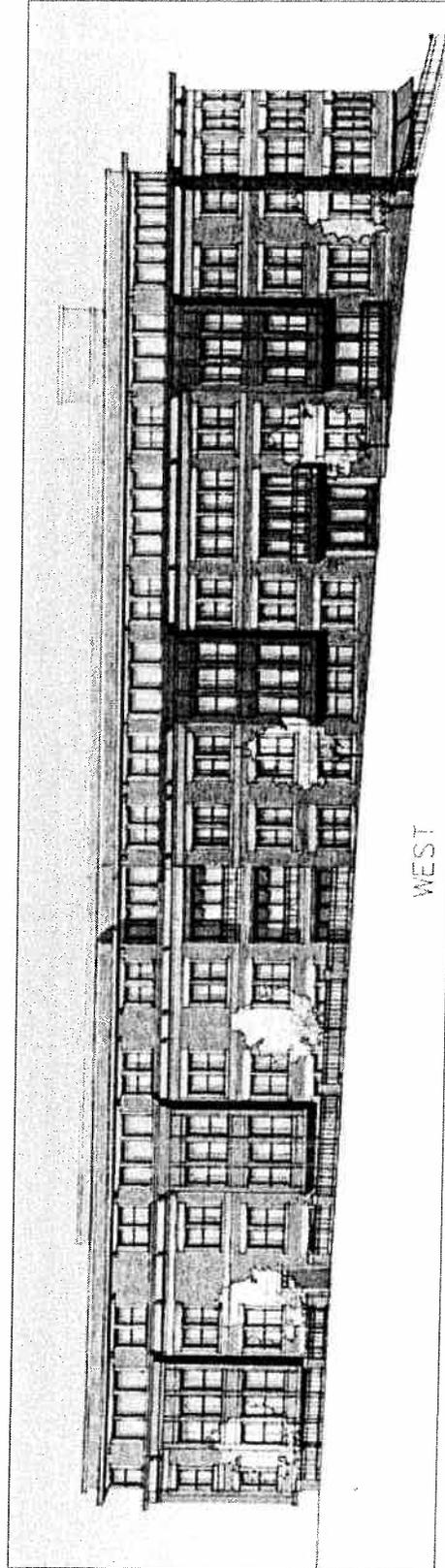
preliminary and for information

WEST ELEVATION APPROVED



WEST

WEST ELEVATION REVISED



WEST

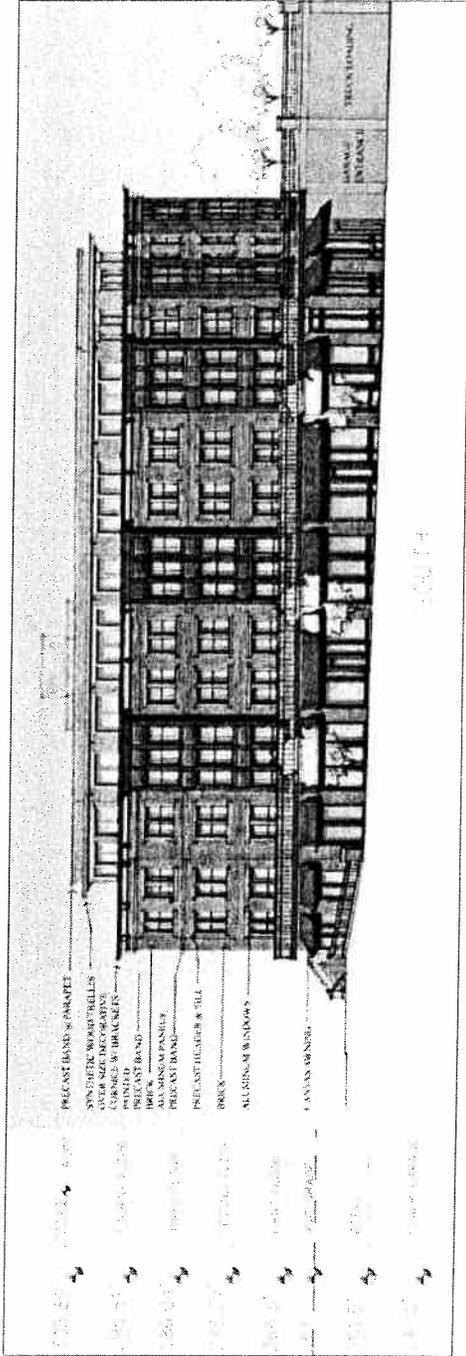
(NTS)

Domenico & Associates
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1000 BROADWAY, SUITE 2000, NEW YORK, NY 10018
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DOMINION HEIGHTS
(LOCATED AT 3565 LEE HIGHWAY)

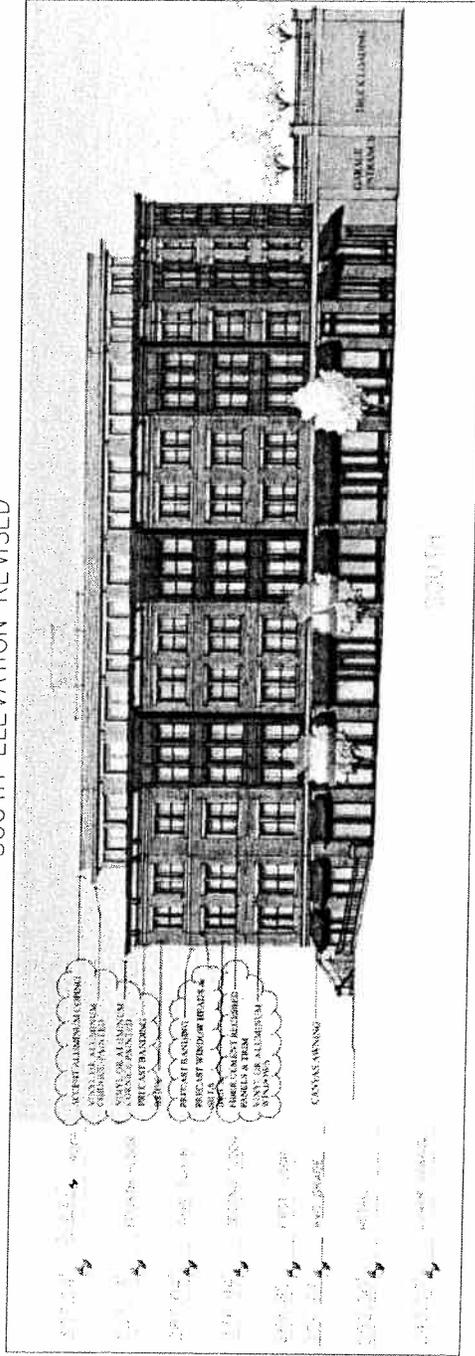
DATE: 5/19/00
SCALE: AS SHOWN
PROJECT NO.: PHD-1002

SOUTH ELEVATION APPROVED



SOUTH

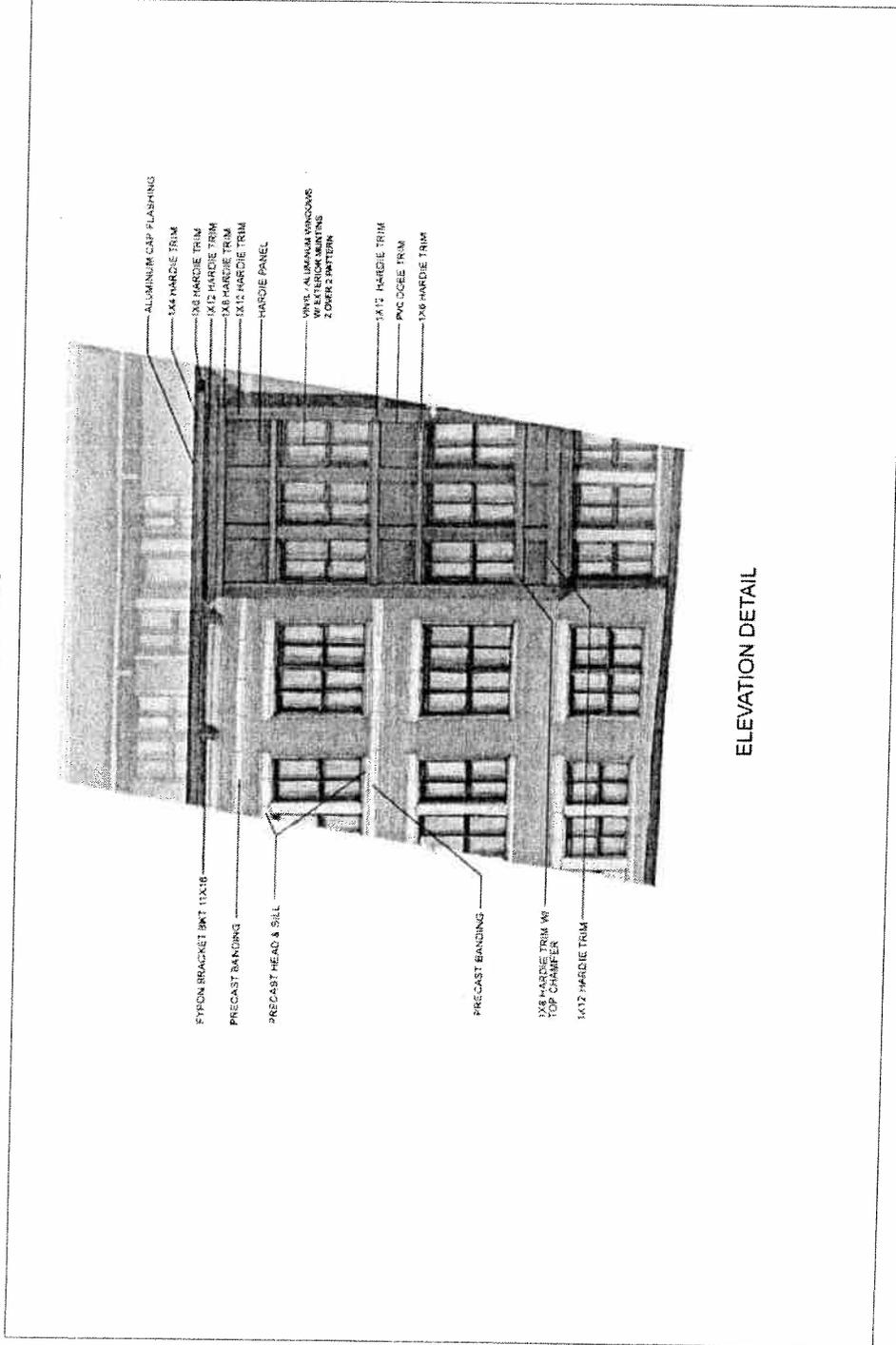
SOUTH ELEVATION REVISED



SOUTH

(SCALE: 1"=10')

BAY DETAILS



ELEVATION DETAIL

DOMINION HEIGHTS
 (LOCATED AT 3565 LEE HIGHWAY)
 Duvane & Associates P.C.
 5/19/10
 2010