



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 15, 2011

DATE: October 4, 2011

SUBJECT: Certification of Transferrable Development Rights by Virginia Land Trust, Ralph Johnson, Trustee and Courthouse Manor Associates of 1201, 1215, 1223 and 1233 N. Courthouse and 2025 Fairfax Drive ("Sending Site") Wakefield Manor and Courthouse Manor for the purpose of historic preservation, located on the block generally bounded by 13th Street North to the north, N. Troy St. to the east, Fairfax Dr. to the south, and N. Courthouse Rd. to the west (RPC# 17-017-001, -002, -003, and -004).

C. M. RECOMMENDATION:

Adopt the attached resolution certifying 104,789 square feet of residential GFA (which GFA may be transferred on a square foot basis as residential, hotel, commercial or other GFA, or as residential or hotel units at a rate of 1,000 square feet per unit), as transferrable development rights on Wakefield Manor, Wakefield Annex, and Courthouse Manor ("Sending Sites") for the purposes of historic preservation.

ISSUES: This is a certification of transferrable development rights on the Wakefield Manor, Wakefield Annex, and Courthouse Manor apartment buildings for the purpose of historic preservation, and there are no known issues.

SUMMARY: A site plan (SP #417), which is detailed in a companion report, is requested to be approved to allow redevelopment of the Wakefield block of the Fort Myer Heights North "Revitalization District" consistent with the *Fort Myer Heights North Plan*. The Plan requires the preservation of the three "Essential" buildings on site, Wakefield Manor and Annex, and Courthouse Manor, in order to redevelop the site by site plan. Given the significant level of preservation to be achieved on the site, the maximum permitted density of 3.24 FAR could not be achieved on the site. As a result, the developer requests that with the preservation of the existing buildings on site, the amount of unused density, 104,789 sq. ft. of residential GFA be certified as Transferrable Development Rights (TDRs) for the purpose of historic preservation. The subject request to transfer development rights from Wakefield Manor, Wakefield Annex and Courthouse Manor for the purpose of historic preservation is prescribed in the *Fort Myer Heights North Plan*. Staff supports the use of TDRs consistent with the plan for the preservation of the Wakefield Manor/Annex and Courthouse Manor properties in order to facilitate redevelopment

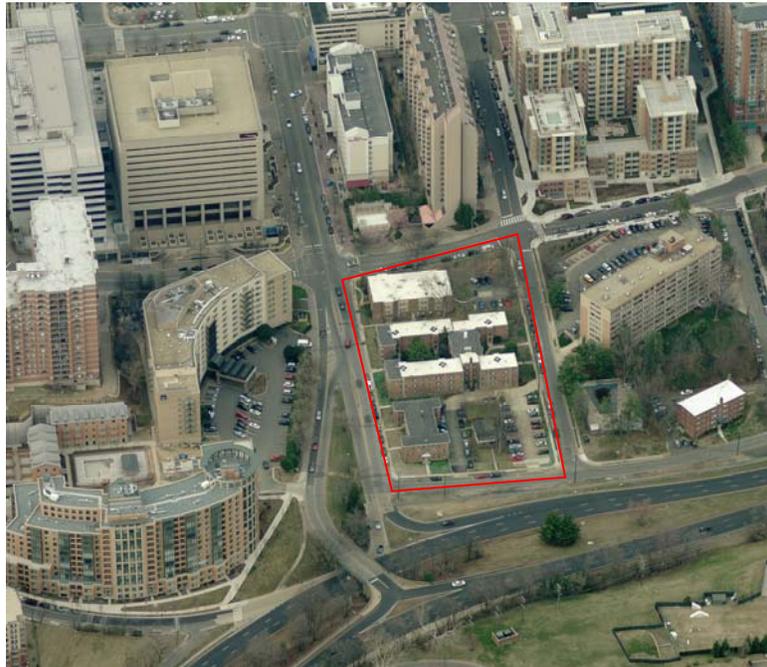
County Manager:	<i>BMD/GA</i>	
County Attorney:	<i>[Signature]</i>	<i>[Signature]</i>
Staff:	Samia Byrd, CPHD, Planning Division	
PLA-6025		41. A.

of the site and achieve the County’s goal of preserving these essential buildings in perpetuity. Therefore, staff recommends that the County Board adopt the attached resolution to certify Transferrable Development Rights on Wakefield Manor, Wakefield Annex, and Courthouse Manor (“Sending Sites”) to be transferred by County Board approval of a site plan or major site plan amendment on an eligible receiving site, for the purposes of historic preservation.

BACKGROUND: There is the potential to develop, by site plan, on specified sites densities of up to 3.24 FAR in the Fort Myer Heights North “Revitalization District”. This density is recommended commensurate to community benefits and achieving the goals and objectives of the *Fort Myer Heights North Plan*. However, on most of these sites, the maximum permitted density by site plan could not be achieved. In recognition of this and to incentivize redevelopment, the Plan proposes the use of Transfer of Development Rights (TDRs). The subject request is the first such proposal for redevelopment of a targeted site in the “Revitalization District” in Fort Myer Heights North. Specifically, a site plan (SP #417) is proposed for the Wakefield Block of the Fort Myer Heights North neighborhood. In association with the site plan request to develop up to 3.24 FAR of residential density, the applicant requests to certify 104,789 sq. ft. of GFA (1.29 FAR) in unused density as transferable development rights for the historic preservation of the Wakefield Manor, Wakefield Annex and Courthouse Manor garden apartment buildings.

The following provides additional information about the Sending Site and location:

Site: The 80,927 square foot site (1.86 acres) is located in the block of Fort Myer Heights North bounded by 13th Street North to the north, N. Troy Street to the east, N. Fairfax Drive and Arlington Boulevard to the south, and N. Courthouse Road to the west. The site is surrounded by the following adjacent land uses:



To the north: Hilton Garden Inn and Woodbury Heights Condominiums

To the east: Taft Towers, a 9-story residential apartment building.

To the south: Arlington Boulevard

To the west: N. Courthouse Road and Arlington Courthouse Hotel and Suites.

Zoning: “RA 8-18” Apartment Dwelling Districts.

General Land Use Plan (GLUP) Designation: “Medium” Residential (32-72 dwelling units per acre); Fort Myer Heights North Special District.

Neighborhood: The site is located within the Radnor Ft. Myer Heights Civic Association and is immediately adjacent to the Clarendon-Courthouse Civic Association.

DISCUSSION: Sending Site Eligibility: Wakefield Manor and Courthouse Manor are two of the most architecturally distinctive historic garden apartments in Arlington County. Both are listed as “Essential” in the Phase 1 Historic Resources Inventory (HRI) of ranked historic garden apartments, shopping centers, and commercial buildings, which was adopted by the County Board in July 2011. Currently, neither property has any type of local, state, or national historic designation, though both are called out for preservation in the *Fort Myer Heights North Plan*.

The TDR Policy and Section 36.H.5.b. of the Zoning Ordinance provide that one of the eligible purposes for which additional density or other development rights could be transferred, is historic preservation. The density transfer in exchange for the preservation of these buildings in perpetuity would further the County’s goal of historic preservation of resources essential to the history of the neighborhood and the County. Thus, the proposed sending site would be in compliance with the eligible purposes of historic preservation articulated in Section 36.H.5.b of the Zoning Ordinance.

Calculation of Transferrable Development Rights: The *Fort Myer Heights Plan* anticipates that with the extraordinary level of preservation required in order to redevelop by site plan that the maximum permitted site plan density of 3.24 FAR could not be obtained on-site. Thus, the difference between the maximum permitted density and the actual density to be achieved would be eligible for TDRs. Below is an explanation of how this applies to the subject certification request and concurrent site plan request for Wakefield Manor.

WAKEFIELD BLOCK: SUMMARY OF LAND AREA			
Address	Building	RPC #	Area (Sq Ft)
1215 N. Courthouse Road	Wakefield Manor	17-017-001	38,805
1233 N. Courthouse Road	Courthouse Manor	17-017-002	21,462
1201 N. Courthouse Road	Wakefield Annex	17-017-003	13,224
2025 Fairfax Drive	Single Family Home	17-017-004	7,436
TOTALS			80,927

The site's total land area, as provided above and based on the certified survey plat (attached), is 80,927 sq ft. This provides that the proposed sending site's land area, if developed by site plan at a residential density of up to 3.24 FAR, would yield 262,203.48 sq ft. A concurrent site plan request proposes to redevelop the site with 173,600 sq ft of residential GFA, including a 12-story residential building at 105,400 sq ft, 68,200 sq ft of density associated with the historic buildings to be preserved, and .20 FAR of LEED bonus density at 16,185.40 sq ft GFA. Based on the maximum permitted and the total proposed densities, there would remain 104,789 sq ft GFA of unutilized density eligible for TDRs. The derivation of this calculation is below:

		Total Site Area: 80,927 sq ft
Max. Permitted Site Plan Density (FMHN Plan)	3.24 FAR	262,203.48 sq ft
Proposed Site Plan Density	2.15 FAR	173,600.00 sq ft
Proposed LEED Bonus Density	0.20 FAR	16,185.40 sq ft
Total Base Site Plan Density	1.95 FAR	157,414.60 sq ft
Remaining Unused Density	1.29 FAR	104,788.88 sq ft

It should be noted that the subject request is to only certify the amount of unused density that could be transferred to an eligible receiving site in association with an approved site plan. The density would only be transferred at the point in time in which a site plan or major site plan amendment is approved by the County Board and the appropriateness of the additional density associated with the TDRs is evaluated. As a proposed condition of the Wakefield Manor site plan, the applicant would agree to provide, at the time of transfer to an eligible "Receiving Site" of any portion of TDRs associated with Wakefield Manor, Wakefield Annex and/or Courthouse Manor, a preservation easement over that portion of the properties from which the TDRs would be transferred. Should the developer determine not to transfer TDRs from Wakefield Manor, Wakefield Annex and/or Courthouse Manor to an eligible Receiving Site, then prior to the issuance of the Excavation, Sheeting and Shoring Permit a preservation easement would be provided over the Wakefield Manor, Wakefield Annex, and Courthouse Manor properties. The developer would further agree that until such time as the County secures the preservation easements over the properties, there would be no demolition or major renovations to either Wakefield Manor, Wakefield Annex, or Courthouse Manor and any proposed exterior modifications to the buildings would first be reviewed and approved by the HALRB. The value associated with this unused density would be determined at such time in the future that a site plan is requested on an eligible Receiving Site.

Community Process: The transfer of development rights was discussed during Site Plan Review Committee (SPRC) meetings to review the site plan request for Wakefield Manor on April 12, 2011, May 23, 2011 and July 25, 2011. The primary discussion was related to the timing of the transfer of development rights and the mechanics of such transfer. At the conclusion of the SPRC review process there were no outstanding issues related to the certification of TDRs for Wakefield Manor.

Historic Affairs and Landmark Review Board: The Historic Affairs and Landmark Review Board (HALRC) reviewed the subject request with the concurrent site plan request (SP #417) at

its September 21, 2011 meeting. The HALRB voted unanimously in support of the certification of TDRs for the preservation of the Wakefield Manor, Wakefield Annex and Courthouse Manor properties.

Planning Commission: The Planning Commission reviewed the subject request at its October 3, 2011 meeting and voted unanimously, 9-to-0, to recommend that the County Board adopt the resolution on the Certification of Transferrable Development Rights as provided in the staff report.

CONCLUSION: The subject request to transfer development rights from Wakefield Manor and Courthouse Manor for the purposes of historic preservation is prescribed in the *Fort Myer Heights North Plan*. The level of preservation required on the Wakefield site in order to redevelop by site plan consistent with the goals and objectives of the plan is extraordinary. Staff supports the use of TDRs consistent with the plan for the preservation of the Wakefield Manor and Courthouse Manor properties in order to facilitate redevelopment of the site and to achieve the County's goal of preserving these essential buildings in perpetuity. Therefore, staff recommends that the County Board adopt the attached resolution to certify Transferrable Development Rights on Wakefield Manor, Wakefield Annex, and Courthouse Manor ("Sending Sites") for the purposes of historic preservation.

Certification of Transferrable Development Rights Resolution

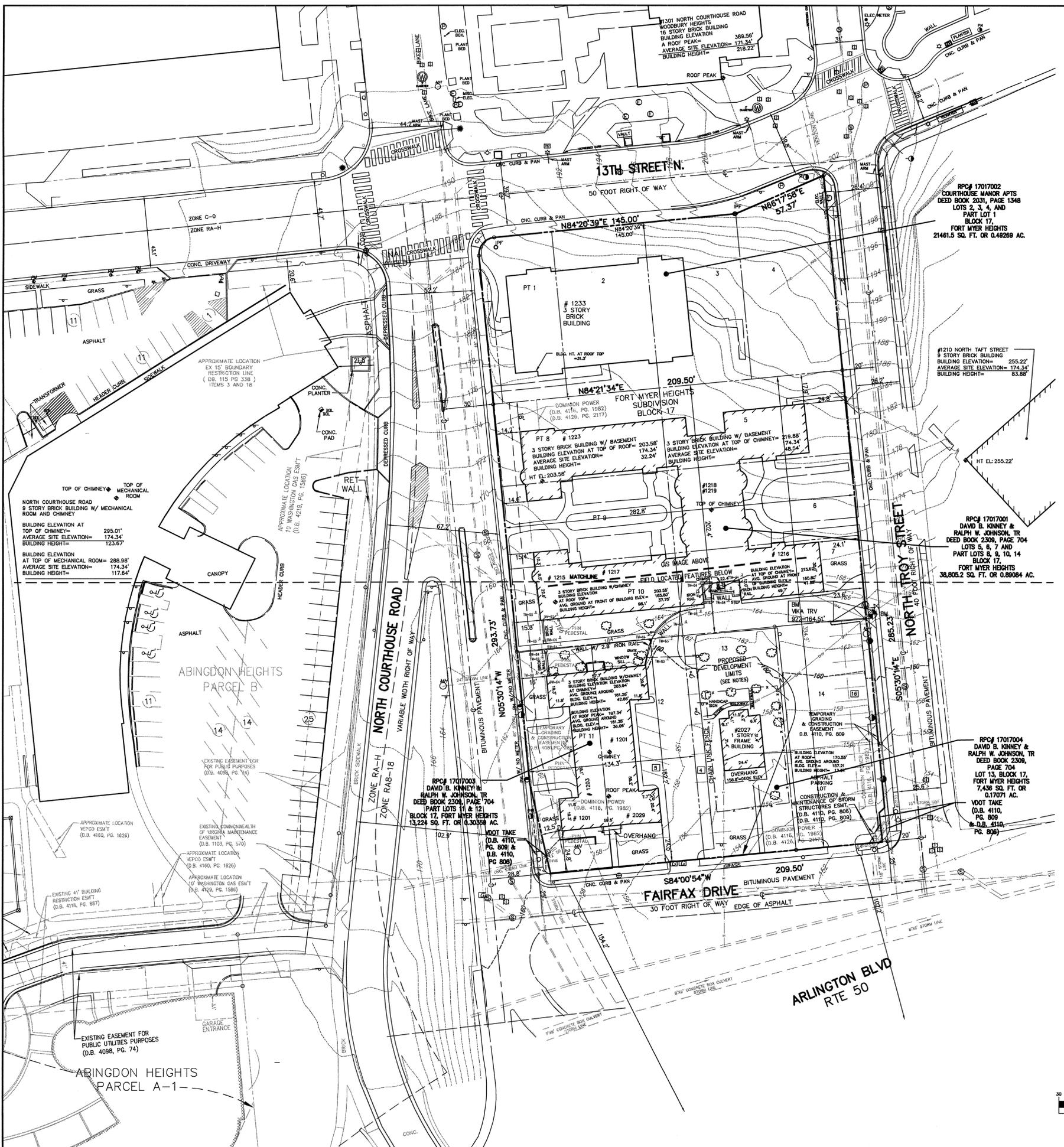
Whereas, the County Board finds that certain density existing on property owned by the Virginia Land Trust and Court House Manor Associates and generally bounded by 13th Street North, to the north, N. Troy St. to the east, Fairfax Drive to the south, and N. Courthouse Road to the west - 1201, 1215, 1223 and 1233 N. Courthouse and 2025 Fairfax Drive (RPC: 17-017-001, -002, -003, and -004), will not be needed for public purposes.

Whereas, a certified survey plat dated July 13, 2011 and completed by VIKA Engineering concludes that the Wakefield site is 80,927 square feet and is subject to the requirements set forth in the "RA8-18" Apartment Dwelling districts of the Arlington County Zoning Ordinance.

Whereas, the unused site plan density on the Wakefield site has been calculated based on the certified survey plat dated July 13, 2011 and completed by VIKA Engineering, and the limits and requirements set forth in the Arlington County Zoning Ordinance as 104,789 sq ft GFA.

Whereas, the County Board finds that the historic preservation of Wakefield Manor, Wakefield Annex, and Courthouse Manor for the Transfer of Development Rights would be initiated and expanded consistent with Section 36.H.5.b. of the Arlington County Zoning Ordinance.

Now therefore, the County Board hereby certifies that the Wakefield site is an eligible Sending Site for historic preservation purposes, to transfer by site plan, 104,789 square feet of residential GFA, on a square foot basis as residential, hotel, commercial or other GFA or as residential or hotel units at a rate of 1,000 square feet per unit, upon fulfilling the requirements set forth in Condition #79 of the Wakefield Site Plan (SP #417) for the historic preservation of the subject properties.



PARKING TABULATION:
 THERE ARE 27 EXISTING STRIPED PARKING SPACES INCLUDING 2 HANDICAP STRIPED PARKING SPACES WITHIN THE PROPOSED DEVELOPMENT AREA.

DEED NOTE:
 THE FOLLOWING DEEDS APPEAR TO AFFECT THE SUBJECT PROPERTY.
 DEED BOOK 4126 AT PAGE 2117
 DEED BOOK 4110 AT PAGE 806
 DEED BOOK 4110 AT PAGE 809
 DEED BOOK 4061 AT PAGE 288
 DEED BOOK 4116 AT PAGE 1982
 DEED BOOK 532 AT PAGE 13
 DEED BOOK 2309 AT PAGE 704
 DEED BOOK 4-4 AT PAGE 50
 DEED BOOK 605 AT PAGE 220



NOTES:

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP NO. 54-2 AS REAL PROPERTY CODE (RPC) #17017001, #17017002, #17017003 AND #17017004 ARE ZONED RA8-18.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO DEED NORTH.
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCE TO NAVD '88 BY THE FOLLOWING ARLINGTON COUNTY CONTROL MONUMENTS:
 STATION NAME ELEVATION
 B-583 212.12'
 B-587 178.33'
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515520 0010 B, DATED MAY 3, 1982.
- NO TITLE REPORT FURNISHED FOR LOTS 5 THROUGH 14, BLOCK 17, FORT MYER HEIGHTS, ALL KNOWN EXISTING EASEMENTS ARE SHOWN HEREON.
- THE CONTOUR INTERVAL IS 2.0'. THE AVERAGE SITE ELEVATION IS 174.34 FEET.
- Ø DENOTES BUILDING HEIGHT ELEVATION AT PEAK OF ROOF OR TOP OF CHIMNEY.
- PER THE FORT MYER HEIGHTS NORTH PLAN (2008) THE EXISTING GARDEN APARTMENTS ON SITE (SEE THE HISTORIC RESOURCES MAP ON PAGE 39) ARE DESIGNATED AS 'ESSENTIAL' TO ARLINGTON COUNTY AND ARE ELIGIBLE FOR LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES - HOWEVER THEY ARE NOT CURRENTLY LISTED.
- TREES AND PARKING AREAS IN THE PROPOSED DEVELOPMENT AREA ARE SHOWN ON THIS SURVEY. GIS INFORMATION IS SHOWN IN AREAS NOT SUBJECT TO THE PROPOSED DEVELOPMENT.
- THERE ARE 86 RESIDENTIAL UNITS EXISTING ON THE SITE.

AREA TABULATION:

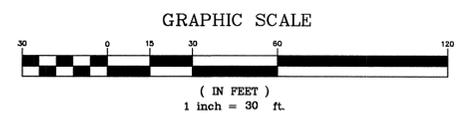
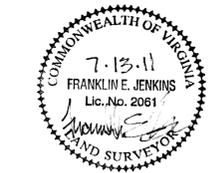
RPC NO.	SQ. FT.	ACRES
17107001	38,805.2	0.89084
17107002	21,461.5	0.49269
17107003	13,224.3	0.30359
17107004	7,436	0.17071
TOTAL AREA	80,927	1.85783

LEGEND

HCR.....	HANDICAP RAMP	BM.....	BENCH MARK	• BOLLARD	
EX.....	EXISTING	⊕.....	GAS VALVE	⊕.....	DRILL HOLE
CNC.....	CONCRETE	⊙.....	GAS VALVE	⊕.....	BRASS DISC
AC.....	AIR VENT	⊙.....	LIGHT POLE	⊕.....	TRaverse STATION
INV.....	INVERT OF PIPE	⊙.....	PHONE PEDESTAL	⊕.....	IRON PIPE FOUND
BLDG.....	BUILDING	⊙.....	PHONE MANHOLE	⊕.....	PK NAIL FOUND
DMH.....	STORM DRAIN MANHOLE	⊙.....	UTILITY POLE	⊕.....	PARKING METER
SMH.....	SANITARY SEWER MANHOLE	⊙.....	SANITARY MANHOLE	⊕.....	CATCH BASIN RIM
SAN.....	SANITARY SEWER	⊙.....	TRAFFIC CONTROL BOX	⊕.....	SIGN POST
DB.....	DEED BOOK	⊙.....	CABLE TELEVISION PEDESTAL	⊕.....	HANDICAP PARKING SPACE
PG.....	PAGE	⊙.....		⊕.....	UNKNOWN UTILITY MANHOLE
ASPH.....	ASPHALT	⊙.....		⊕.....	
F.F.....	FINISHED FLOOR	⊙.....		⊕.....	
ESMT.....	EASEMENT	⊙.....		⊕.....	
STM.....	STORM SEWER	⊙.....		⊕.....	

UTILITY NOTE:
 THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY SPECIFICALLY NOTED ON THE DRAWING. DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	RESPONSE TO DATE
AT&T	NO FACILITIES ON SITE PER LETTER DATED JULY 16, 2009
MC WORLD/COM	NO RESPONSE AT THIS TIME
VERIZON BUSINESS NETWORK SERVICES	FACILITIES WITHIN 13TH STREET N. PER SKETCH (NO DIMENSIONS PROVIDED)
WASHINGTON GAS	MAP WG-22916 DATED 08/18/2009
VERIZON	FACILITIES ON SITE PER UNDATED MARK-UP PROVIDED
DOMINION VIRGINIA POWER	GIS MAP RECEIVED DATED 07/02/2009
CABLE TV OF ARLINGTON	NO RESPONSE AT THIS TIME
ARLINGTON COUNTY PUBLIC WORKS (WATER & SEWER)	COUNTY WATER, STORM & SEWER 54-NW PLANS



VIVA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

WAKEFIELD MANOR
 PORTION OF LOTS 1, 8, 9, 11 & ALL OF LOTS 2 THROUGH 7, 10 & 11 THROUGH 14, BLOCK 17 FORT MYER HEIGHTS ARLINGTON, VA

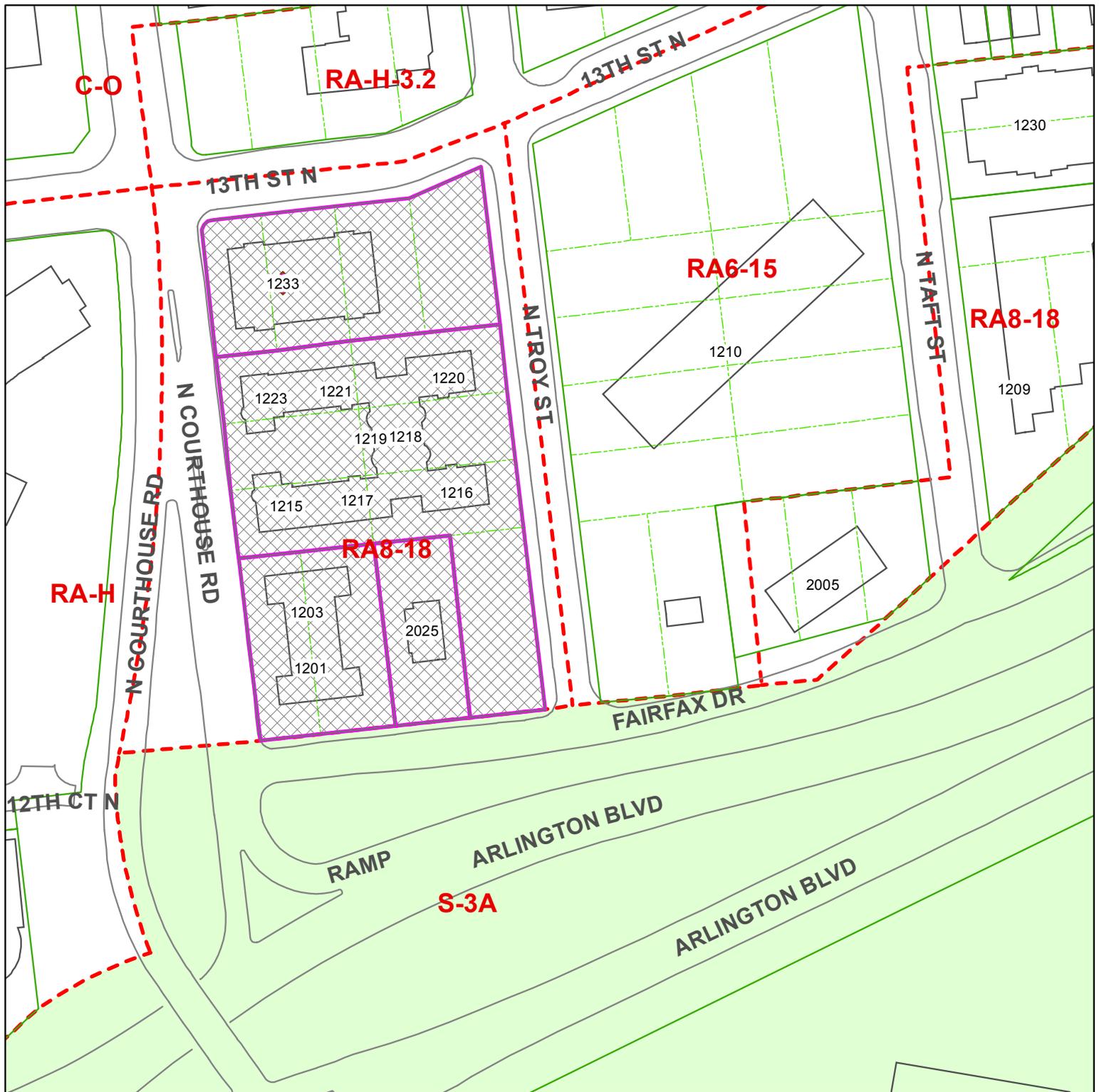
OVERALL CERTIFIED PLAT

VIVA REVISIONS
 COUNTY COMMENTS 10-14-2010
 ADDRESS COMMENTS 12-22-2010
 ADDRESS COMMENTS 6-13-2011
 RP7 SPAC PROJECS REVISED 9.11.11

DATE: 04/16/2010
DES: JTH DWN GFP
SCALE: 1"=30'
PROJECT/FILE NO. V7263A
SHEET NO. C2

PLSURVEYS LD03-PROJECTS\V7263-SV.dwg V7263-SV.DWG

S# 920



SP# 417

1201, 1215, 1223, and 1233 N. Courthouse Road and 2025 Fairfax Drive

RPC#17-017-001, -002, -003, and -004



 Case Location(s)
Scale: 1:1,200

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