



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of September 15, 2012

SUPPLEMENTAL REPORT REVISED ORDINANCES AND CONDITIONS

DATE: September 13, 2012

- SUBJECTS:**
1. Z-2556-12-1 REZONING from "C-O" Commercial Office Building, Hotel and Multiple-Family Dwelling Districts to "C-O-Crystal City" Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts, located at 1851 South Bell Street, approximately 1.7 acres (RPC# 34-026-037 part).
 2. CCBP-JK-1 CRYSTAL CITY BLOCK PLAN for Blocks J-K as identified in the Crystal City Sector Plan, defined by Crystal Drive, 18th Street South, Jefferson Davis Highway, and 20th Street South.
 3. SP #56 SITE PLAN AMENDMENT for the removal of 133,956 square feet of site area from SP #56. Property to be excluded is located at 1851 South Bell Street (RPC# 34-026-037 part). Property to remain in SP #56 is located at 1800, 1801, 1901 South Bell Street and 1999 Jefferson Davis Highway (RPC# 34-026-035, 037 part, -038, -039, -040).
 4. SP #421 SITE PLAN for a final site plan for the construction of up to 730,994 square feet of commercial building consisting of up to 719,704 square feet of office space with up to 11,290 square feet of retail space with modifications of zoning ordinance requirements for parking, and other modifications as necessary to achieve the proposed development plan; located at 1851 South Bell Street (RPC# 34-026-037 part).

County Manager:

BMD/GA

County Attorney:

[Handwritten signatures]

Staff: Aaron Shriber, DCPHD, Planning Division
Anthony Fusarelli, Jr., DCPHD, Planning Division
Robert Gibson, DES, Transportation Division
Marc McCauley, AED, Real Estate Development Group

40. B., C., D., E.

Applicant:

CESC Mall Land L.L.C.
2345 Crystal Drive, Suite 1000
Arlington, Virginia 22202

By:

John Milliken, Attorney/Agent
Venable LLP
8010 Towers Crescent Drive
Vienna, Virginia 22182

C.M. RECOMMENDATIONS:

1. Adopt the attached resolution to approve the rezoning request from “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts for 1851 South Bell Street to be known as 1900 Crystal Drive.
2. Adopt the attached Crystal City Block Plan for Blocks J-K (CCBP-JK-1), dated September 12, 2012.
3. Adopt the attached ordinance to approve an amendment to Site Plan #56 to permit the removal of 133,956 square feet of site area, subject to the conditions of the attached ordinance.
4. Adopt the attached ordinance to approve Site Plan #421 to permit development of up to 730,994 square feet of commercial space comprised of a building consisting of up to 719,704 square feet of office space with up to 11,290 square feet of retail space with modifications of zoning ordinance requirements for parking, and other modifications as necessary to achieve the proposed development plan, subject to the conditions of the attached ordinance.

DISCUSSION: This supplemental report provides an updated parking table, as well as a summary of and staff’s responses to the recommendations made by the Transportation Commission and the Planning Commission. Revised ordinances for the site plan amendment (SP #56) and site plan (SP #421), as well as revised conditions are provided. Revisions to the conditions provided in the staff report dated September 7, 2012 are indicated with double underline and/or double strikethrough text. In addition, a copy of the Crystal City Citizen Review Council’s (CCCRC) Community Services and Amenities Inventory is included as an attachment for information in association with the Crystal City Block Plan (CCBP-JK-1). This inventory was presented to the County Board in April 2012, and it is envisioned that metrics will be provided for this inventory in the near future for purposes of providing additional guidance on the achievement of these desired community facilities.

Parking Tabulation: The parking table provided in the staff report dated September 7, 2012 incorrectly listed the distribution of parking spaces. The overall number of parking spaces has

not changed from that depicted on the site plan, but the distribution of spaces between standard, tandem and compact spaces has been corrected to match that provided in the site plans.

Parking^{1 2}	
Office	
Standard Spaces	507 495 spaces
Tandem Spaces	121 132 spaces
Compact Spaces	80 81 spaces
Van Pool Spaces	8 spaces
Accessible Spaces	12 spaces
Accessible Van Spaces	4 spaces
Parking Provided	732 spaces 1 space/999 sf
Min. Required Parking Ratio	1 sp/1000 sf
Min. Required Parking Spaces	731 spaces

¹ Includes 99 existing parking spaces that are located within the site plan area, partially underneath the proposed interim park, that will be reconfigured to serve the proposed building.

² Inclusive of tandem parking spaces (Zoning Ordinance modification requested).

Transportation Commission: On August 30, 2012, the Transportation Commission heard the 1900 Crystal Drive proposal and recommended approval (9-0) of the rezoning (Z-2556-12-1), Crystal City Block Plan (CCBP-JK-1), site plan amendment (SP #56), and site plan (SP #421). In association with their recommendation for approval of the project, the Transportation Commission made the following motion:

1. Make clear that the expected sidewalk widths are a minimum of 16’ on Crystal Drive

Staff Response: The Crystal City Sector Plan recommends that Crystal Drive be improved with a 15 to 18 foot wide sidewalk. The 1900 Crystal Drive project proposes a sidewalk of varying width, with a 15.5-foot minimum. The sidewalk varies in width due in part to the sweeping arc of Crystal Drive between 18th Street South and 20th Street South, as well as the generally rectilinear shape of the building. Along the approximately 260 feet of building frontage adjacent to Crystal Drive, the sidewalk pinches down to a width of less than 16 feet at the far north end of the building, for a distance of less than approximately 30 feet. Staff believes that the proposed sidewalks are in compliance with the recommendations of the Crystal City Sector Plan and are sufficient to serve pedestrian activities along this portion of Crystal Drive.

Planning Commission: The Planning Commission heard the 1900 Crystal Drive project at its September 6, 2012 meeting and recommended approval (10-0) of the rezoning (Z-2556-12-1), Crystal City Block Plan (CCBP-JK-1), site plan amendment (SP #56), and site plan (SP #421). In addition, the Planning Commission approved the following motions:

1. Notes should be added to the proposed Crystal City Block Plan scenarios explaining proposed and potential deviations from the Crystal City Sector Plan.

Staff Response: The Crystal City Block Plan (CCBP-JK-1) proposes three areas that deviate from the Sector Plan guidance for this block. The proposed Block Plan has

been revised (page 3) to include a description of the ways that the Block Plan varies from the recommendations of the Crystal City Sector Plan including the following:

- Use Mix: The Crystal City Sector Plan identifies a target use mix goal of at least 70% office for the combined development on Blocks J-K. Scenarios 1 and 2 of this block plan meet this target, whereas Scenario 3 does not (approximately 60% office). Given other key Sector Plan goals that Scenario 3 would achieve, such as increasing the overall share of residential development (especially near the Metro station), the 60% office use mix across the block may be an acceptable condition and should be retained for future consideration.
 - Service and Loading: The Crystal City Sector Plan identifies 20th Street South near Crystal Drive as one of three generally preferred frontage areas for loading, service, and garage entrances on the block. Although the block plan proposes service and garage areas at this location, it also retains the existing loading and garage access location along 18th Street South. In this instance, the retention of this existing access is appropriate given its role in supporting over 1.8 million square feet of development (and associated parking spaces) existing and currently proposed on the block. Further, the provision of connectivity from 18th Street South to 20th Street South supports the block's grid and allows directional choices for vehicles to reduce congestion and circling through blocks.
 - Retail Frontage: The Crystal City Sector Plan identifies the Crystal Drive and Center Park frontages of the block as required on street retail frontage. The Sector Plan qualifies that required retail frontages should be predominantly retail in character, with allowances for lobbies, entrances and other elements. From north to south, the Center Park frontage of the proposed site plan comprises a retail/flex space, a building lobby, another retail/flex space, and a fitness center for business tenants. Although such fitness centers are not commonly viewed as retail, this use is appropriate here given its challenged location in the southeast corner of the existing courtyard, which also overlooks the 20th Street South service and loading area. Also, this space would have a similar vision glass façade treatment as the rest of the frontage, allowing for views both in and out to help add visual interest to the existing central courtyard. In the future, this space could physically be retrofitted to provide additional retail lining Center Park if desired.
2. The proposed Crystal City Block Plan scenarios should be amended to show potential decking over the 18th Street parking and loading area.

Staff Response: The Crystal City Block Plan has been revised to indicate an area on each of the three scenarios where Center Park could be extended northward overtop of the garage entrance from 18th Street South.

3. Add conditions to address building glass reflectivity and require sensors to control interior night-time lighting.

Staff Response: Condition #86 (Exterior Building Glass) and condition #87 (Occupancy Light Sensors) have been added to address these issues.

4. Amend Condition #52 to include the illumination measurement that corresponds to the level of lighting proposed for the architectural banding.

Staff Response: Condition #52 (Lighting Plan for Public Areas) requires the applicant to submit a lighting plan to the County Manager for her review, and approval, prior to issuance of the first Certificate of Occupancy for the building. In addition, this condition requires that all lighting, including architectural and building mounted lighting, meet the current standards of the Illumination Engineering Society of North America's Standards. To address this issue, Condition #52 has been revised to require that the applicant submit a certified measurement of the lighting levels to ensure that these lighting installations conform to the lighting levels approved by the County Manager with the lighting plan.

5. The County Board should direct staff to develop the plan to acquire Center Park, as referenced in Condition #85, by a date certain and prior to the approval of any additional site plans.

Staff Response: Condition #84 (Center Park) for SP #421 has been revised to require that this plan be presented to, and approved by, the County Manager within 18 months of County Board approval of this project (March 15, 2014). Condition #4 of SP #56 has been deleted as it is no longer necessary considering the timing provision established with Condition #84 of SP #421. It would not be feasible for this plan to be presented prior to approval of any additional site plans in Crystal City as it is envisioned that SP #424 for the Crystal City Post Office (site submitted by a different developer) will be heard by the County Board in November 2012. The purpose of this plan will be to implement goals of the Crystal City Sector Plan related to the creation of a process to determine how Center Park will be achieved (short-term goal), which will serve as the basis for guiding the development of Center Park (ongoing goal).

6. Amend Condition #84 to change the timing for a new study of the provision of community benefits, requiring the applicant to commence construction of the building within three years, instead of within four years, consistent with the site plan term identified in Condition #1.

Staff Response: Condition #88 (Crystal City Community Benefits) includes a provision that requires the analysis of a plan by the County Manager regarding the amount and timing of the payment of additional community benefits for this project if a footing-to-grade permit for the building has not been issued within three years of site plan approval.

7. Add a condition stating, "*In recognition of the County undertaking major reconstruction and realignment of roads, and installation of the transitway and*

transit stops, there shall be cooperation and coordination for the purpose of avoiding any conflicts that delay either the County's contractors or the developer's work, and the applicant and County shall establish a cooperative approach to resolve any conflicts in the most efficient and cost-efficient manner possible."

Staff Response: Condition #6 (Plan for Temporary Circulation During Construction) has been revised to include provisions that the applicant address any potential conflicts between their construction activities and any transitway improvements undertaken by the County in the vicinity of this site.

8. Add a condition to require the applicant to revise the proposed building's northwest façade facing Center Park to provide more articulation to the building wall in order to reduce the tower's mass and to increase the distinction between the podium, tower and top.

Staff Response: The applicant has not proposed any revisions to this façade. As stated in the staff report dated September 7, 2012, the design of the building is generally consistent with the Design Guidelines of the Crystal City Sector Plan.

9. The County Board should direct staff to review the Crystal City Sector Plan to evaluate the appropriateness of the minimum sidewalk standards given the expected density of projects coming forward.

Staff Response: The Crystal City Sector Plan recommends that Crystal Drive and 18th Street South be improved with sidewalks measuring 15'-18' in width, while 20th Street South should be improved with an 18'-22' wide sidewalk. The applicant's proposal is in conformance with these recommendations.

10. Add new Condition #87 to require the applicant to work with community representatives to identify a location that is satisfactory to all parties for a community meeting space at the earliest possible time.

Staff Response: Condition #88 (Crystal City Meeting Room Space) has been created which requires the applicant to provide a meeting room space, within Crystal City, for use by Crystal City community groups and County governmental agencies.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated August 5, 2011 for Site Plan #56, was filed with the Office of the Zoning Administrator: and

WHEREAS, the Planning Commission held a duly advertised public hearing on that Site Plan Amendment on September 6, 2012 and recommended that the County Board approve it, subject to numerous conditions and has provided a letter dated September 13, 2012; and

WHEREAS, as indicated in Staff Report[s] prepared for the September 15, 2012 County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on September 15, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan Amendment:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - **Permit the existing density to be retained in SP #56 to exceed 3.8 FAR (Section 25.B.1); and**
 - **Permit the amount of existing parking spaces to serve the uses remaining in SP #56 to exceed a parking ratio of 1 space/530 square feet (Section 25.C); and**
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated August 5, 2011 for an amendment to Site Plan #56, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Amendment Application"), for a Site Plan Amendment to remove 3.07 acres from the site plan area for SP #56, for the parcels of real property known as portion of RPC# 34-026-035, 34-026-037 part, 34-026-038, 34-026-039, and 34-026-040 1800, 1801, and 1901 South Bell Street and 19999 Jefferson Davis Highway, approval is granted and the parcels so described shall be used according to the Revised Site Plan

Application, subject to the conditions set forth in the Staff Report dated September 7, 2012, with the following amended condition, including any other applicable conditions, for the site:

- ~~4. The developer agrees that no further applications for rezoning any portions of this site plan (SP #56) shall be submitted to the County for consideration until a plan has been submitted to the County Manager for the purpose of devising an implementation process for achieving Center Park as envisioned by the Crystal City Sector Plan. The developer agrees that this plan shall be prepared by County staff, working directly with major Crystal City property owners, and that the developer agrees to fully participate in this planning process, including but not limited to providing data, information, and resources as appropriate and requested by the County. This plan shall address issues including, but not be limited to, the acquisition of the Center Park land by the County in fee or by easement, and improvements, if any, for the purpose of designing and constructing the Center Park amenity envisioned by the Crystal City Sector Plan.~~

SITE PLAN ORDINANCE

WHEREAS, an application for a Site Plan dated August 5, 2011 for Site Plan #421, was filed with the Office of the Zoning Administrator: and

WHEREAS, the Planning Commission held a duly advertised public hearing on that Site Plan on September 6, 2012 and recommended that the County Board approve it, subject to numerous conditions and has provided a letter dated September 13, 2012; and

WHEREAS, as indicated in Staff Report[s] prepared for the September 15, 2012 County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan on September 15, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - **Permit tandem parking spaces to be counted in the parking ratio calculations (Section 33.A.3); and**
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; ~~and~~
- Is so designed and located that the public health, safety and welfare will be promoted and protected;
- As the first project in Crystal City, will generate significant market momentum that is critical to realizing the Crystal City Sector Plan in the near term;
- Involves the demolition of a significant, existing asset (Crystal Mall 3 building) that has been affected by BRAC;
- Contributes directly and significantly to the stabilization and growth of Crystal City tax revenues, particularly the established TIF District; and
- Achieves and contributes towards the achievement of the goals of the Crystal City Sector Plan through the implementation of planned street, transit, and open space infrastructure improvements.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated August 5, 2011 for Site Plan #421, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 below (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan for the 1900 Crystal Drive development consisting of up to 730,994 square feet of commercial space consisting of a building with up to 719,704 square feet of office space and 11,290 square feet of retail space, for the parcels of real property known as a portion of RPC# 34-026-037 and 1851 South Bell Street (to be renamed 1900 Crystal Drive), approval is granted and the parcels so described shall be used according to the Revised Site Plan Application, subject to the conditions set forth in the Staff Report dated September 7, 2012, with the following amended and added conditions, which approval shall replace the approval of Site Plan #56, as it applies to this site, including any applicable conditions, for the site:

Plan for Temporary Circulation During Construction

6. The developer agrees to develop and implement (after approval) a one or more plans, based upon construction phasing of the project as permitted by Condition #68, for temporary pedestrian and vehicular circulation during construction. This Each such plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. In addition, each such plan shall address any potential conflicts and remediation actions necessary to avoid adverse impacts of construction activities of the building permitted by this site plan on any transitway improvements undertaken by the County in the vicinity of the site. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this an initial plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Land Disturbance and Demolition Permits. The developer further agrees to submit, and obtain the Manager's approval of, each subsequent plan prior to the issuance of the first permit for the applicable phase of construction, as phases are defined in Condition #68. The County Manager shall approve the plan if she finds that it is consistent with this approval. The developer shall obtain approval of the each subsequent plan(s) from the County Manager before commencement of work for the applicable phase of construction. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify the appropriate civic associations and all abutting property owners in writing (or, by mutual agreement, by e-mail) at least seven calendar days in advance of any street closure, except in the case of an emergency, of more than one hour duration on any street. “Emergency” street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. “Emergency” street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

During construction the Developer agrees to provide adequate temporary lighting for roadway users, including pedestrian walkways. A temporary lighting plan shall be submitted, approved and implemented prior to the issuance of the demolition and land disturbance permits. Lighting shall be turned on between dusk and dawn 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. The approved temporary lighting plan shall be operated from prior to issuance of the Demolition and Land Disturbance permits

until County standard lighting fixtures are in place and operational around the perimeter of the site. Street lighting shall be in accordance with the latest IES Roadway Lighting Design Guidelines, AASHTO Roadway Lighting Design Guide, VDOT Traffic Engineering design manuals, and Arlington County's Streetlight System Design Guidelines memorandum, and shall conform to minimum illuminance levels approved by the County.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to ensure that the road surface is promptly repaired regardless of whether the excavation work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term "significant portion of a road" is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this site plan and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

Sidewalk Design and Improvements

21. 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 civil engineering plan, in accordance with the Arlington County Streetscape Standards, the Crystal City Sector Plan, 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. 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.
- c. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.

- d. 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.
- e. Not contain joints or use patterns that create gaps of ¼”-in ~~depth~~ width 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 partial Certificate of Occupancy for occupancy of the applicable phase of the project/tenant occupancy.

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, the Crystal City Sector Plan, 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 shown on the final landscaping plan and civil engineering plan approved by the County Manager and provided as follows:

Crystal Drive—A minimum 15.5-foot wide sidewalk, measured from the face-of-curb and maintaining a 6-foot wide clear sidewalk, including 5-foot by 15-foot tree pits, as shown on the site plans dated August 6, 2012, with bioretention infrastructure where the County Manager finds that such infrastructure, (including fencing where necessary) can be constructed to meet the standards of Condition #16. Such bioretention areas shall be, planted with minimum 3 ½ inch caliper street trees (species to be selected from those recommended by the Crystal City Sector Plan and as approved with the final landscape plan) and such ground cover as deemed appropriate for bioretention areas or other ground cover as identified in applicable County Standards.

18th Street South—A minimum 16.5-foot sidewalk, measured from the face-of-curb and maintaining a 6-foot wide clear sidewalk, including 5-foot by 15-foot tree pits, as shown on the site plans dated August 6, 2012, with bioretention infrastructure where ~~deemed appropriate~~ the County Manager finds that such infrastructure, (including fencing where necessary) can be constructed to meet the standards of ~~as permitted by~~ Condition #16, planted with minimum 3 ½ inch caliper street trees (species to be selected from those recommended by the Crystal City Sector Plan and as approved with the final landscape plan) and such ground cover as deemed appropriate for bioretention areas or other ground cover as identified in applicable County Standards.

20th Street South—A minimum 18.5-foot wide sidewalk, measured from the face-of-curb and maintaining a 6-foot wide clear sidewalk, including 5-foot by 15-foot tree pits,

as shown on the site plans dated August 6, 2012, with bioretention infrastructure where deemed appropriate the County Manager finds that such infrastructure, (including fencing where necessary) can be constructed to meet the standards of as permitted by Condition #16, planted with minimum 3 ½ inch caliper street trees (species to be selected from those recommended by the Crystal City Sector Plan and as approved with the final landscape plan) and such ground cover as deemed appropriate for bioretention areas or other ground cover as identified in applicable County Standards.

Lighting Plan for Public Areas

52. The developer agrees to include a lighting plan for all internal and external public areas, as well as all architectural lighting, including parking areas, building mounted and rooftop areas, as part of the final civil engineering plan and the final landscape plan. This lighting plan shall be subject to review by the County Manager, including street lighting as described in Condition #26 above. The developer shall include in the final civil engineering plan and in the final landscape plan certification that the lighting plan meets the then current standards of the Illumination Engineering Society of North America Standards. The developer agrees to obtain the approval of all lighting from the County Manager, and to install approved lighting, before the issuance of the First Certificate of Occupancy for occupancy of the applicable phase of the project. The developer further agrees to provide, prior to issuance of the Master Certificate of Occupancy, certification by an engineer or other qualified professional licensed or practicing in Virginia that the installed architectural, building mounted, and rooftop area lighting conforms to the standards contained in the lighting plan approved by the County Manager.

Affordable Housing Contribution

66. The developer agrees to comply with Subsection 36.H.6.of the Zoning Ordinance, “Affordable Dwelling Units for Increased Density Within General Land Use Plan.” Prior to the issuance of the first Certificate of Occupancy for the project, the developer shall have submitted to and obtained from the County Manager confirmation or approval of the developer’s finalized plan for meeting the requirements of the affordable housing ordinance, through a monetary contribution to the County’s Affordable Housing Investment Fund in the amount of three million dollars (\$3,000,000), and shall have executed all necessary documents to implement the approved or confirmed plan.

Center Park

84. The developer agrees to, within eighteen (18) months of approval of this site plan (March 15, 2014) submit and obtain the County Manager’s approval of, a plan for achieving Center Park, as envisioned by the Crystal City Sector Plan. no further applications for rezoning any portions of this site plan (SP #421) shall be submitted to the County for consideration until a plan has been submitted to the County Manager for the purpose of devising an implementation process for achieving Center Park as envisioned by the Crystal City Sector Plan. The developer agrees that this plan shall be prepared by in cooperation with County staff, working directly with major Crystal City property owners, and that the developer agrees to fully participate in this planning process, including but not limited to providing data, information, and resources as appropriate and requested by the County. This plan shall address issues including that include, but are not limited to,

the acquisition of the Center Park land by the County in fee or by easement, and improvements, if any, for the purpose of designing and constructing the Center Park amenity envisioned by the Crystal City Sector Plan.

East Façade Building Glass Reflectivity

86. The developer agrees that the building's east facades (excluding doors on terraces) above the first two floors of the building will be constructed utilizing an insulated glass unit product that has performance specifications for Reflectance (Visible Light-Exterior) of no greater than 13% as shall be further detailed on the Façade Materials Plan approved by the County Manager as required by Condition #30.

Occupancy Light Sensors

87. The developer agrees to install, for all non-emergency built-in light fixtures with a direct line of sight to any opening in the building envelope, occupancy control features that will automatically turn off such light fixtures after standard office hours (after 6:00 pm on weekdays and for the entirety of weekends). These automatic occupancy sensors shall only be applicable to standard interior built-in light fixtures and shall exclude emergency lighting and plug-in and other task lighting fixtures. Control standards for purposes of compliance with this condition may include automatic sweep timers, occupancy sensors, or programmed master lighting control panels. Manual override capabilities that enable lights to be turned on for after-hours use may be included in the control plan. Details of these light sensors shall be provided to the County as a supplement to the lighting plan, as required by Condition #52, prior to the issuance of the first above ground building permit and shall be approved by the County Manager prior to the issuance of the First Certificate of Occupancy.

Crystal City Meeting Room Space

88. The developer agrees that, prior to issuance of the First Certificate of Occupancy, they will provide an area of not less than 900 square feet of conference room/meeting space (located at one of two locations shown to representatives of the community on September 11, 2012) which will be made available at no charge to Crystal City civic groups (including condominium associations) recognized as such by the Office of the County Board and to Arlington County government agencies for the purpose of holding meetings relating to community issues in Crystal City. Such space shall be available from 8 a.m. to 10 p.m. on weekdays and from 8:00 a.m. to 6:00 p.m. on Saturdays on a space-available basis for a period of ten years. The developer may, at any time, provide alternative space of comparable size and ease of access. The developer agrees to provide, at no charge, parking and designated personnel to schedule the use of the space and custodial services. In the event of damage or the need for excessive clean up created by a non-developer user, the applicant may impose reasonable charges to such user commensurate with the cost of repairing the damage or the needed cleaning. Serving or consumption of alcoholic beverages in the conference room and ancillary facilities by community and public agencies is prohibited.

Crystal City Community Benefits

8689. The developer agrees that if the footing-to-grade permit has not been issued for this project on or before September 15, 2015, then the developer shall obtain the County Manager's approval of a plan for the amount and timing of the payment of additional community benefits associated with this project. The amount of additional community benefits shall be determined by, first, multiplying the then-current fair market value (per FAR sq. ft.) times the total approved gross floor area of the building above the base 3.8 FAR and applicable bonus densities for LEED certification and community facilities, with adjustments approved by the County Manager upon consultation with the County Board, to reduce the amount to account for community benefits provided pursuant to conditions 50, 64, 66, 79, 80, 83, ~~and 85~~ **and 88**, and to apply a Crystal City Redevelopment Credit if the County Manager finds that such credit is warranted, based on the standards for such credit as set forth in the Crystal City Sector Plan and the amount of development that has occurred in Crystal City. Unless other uses for any payment are approved by the County Board, any such payment shall be used for the design, construction, and/or implementation of Center Park as envisioned in the Crystal City Sector Plan.

ATTACHMENT B

Initial Crystal City Community Services and Amenities Inventory

Bank	Medical or Dental Office
Bicycle Shop	Music Store
Big Box Stores (context)	Office Supply Store
Book Store	Optician
Car Share Option/Location	Pharmacy
Child Day Care Facility	Places of Worship
Clothing/Department Store	Pet Service/Veterinarian
Community Civic/Center	Police Coverage and Substation
Consignment Shop	Polling Place
Convenience Store	Post Office
Educational Facilities (Detail: Elementary, Secondary, College/University, etc.)	Recycling/Hazmat Center
EMS/Fire Station Coverage	Rental Equipment Location/Store
Farmers Market	Repair Shop
Grocery Store (full-service)	Restaurants
Gym/Health Club	Senior Care Facility (Detail: Assisted Living, Nursing Homes, etc.)
Hair Care	Supermarket
Hardware Store	Theater/Museums
Laundry/Dry Cleaner	24-hour Urgent Care Center
Library	

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