



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 15, 2012

DATE: September 12, 2012

- SUBJECT:**
- A. Enactment of an Ordinance to Vacate: 1) a Public Water Main Easement located along the southern boundary line of Parcel H2, Foster's Subdivision Being the Resubdivision, Vacation and Rededication of Parcel H Block 11 Aurora Heights; and 2) a portion of a Public Use and Access Easement located on Parcel H2, Foster's Subdivision Being the Resubdivision, Vacation and Rededication of Parcel H Block 11 Aurora Heights, a subdivided portion of RPC # 15058015, with Conditions.

 - B. SP #263 SITE PLAN AMENDMENT to construct an approximately 157,844 sq ft commercial office building including approximately 7,812 sq ft retail, 7,000 sq ft childcare, 5,600 sq ft conference center, and 2,300 sq ft fitness center uses, and an approximately 6,183 sq ft stand alone commercial retail building and modification of Zoning Ordinance requirements to parking ratio, bonus density for community facilities, LEED Gold certification, and LEED Existing Buildings certification, and exclusions from density of gross floor area associated with childcare, conference center, below grade fitness center, below grade mechanical equipment, and bathrooms, stairs and elevators on the roof, and other modifications as may be necessary to achieve the proposed development plan; located at 2201, 2305, 2311, and 2317 Wilson Boulevard, 1515 and 1519 N. Adams Street (RPC# 15-058-016 and -017, 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010).

Applicant:

Otter Wilson Boulevard, LLC
2311 Wilson Boulevard
Arlington, VA 22201

County Manager:

BMD/GA

County Attorney:

[Handwritten signatures]

Staff: Samia Byrd, CPHD, Planning Division
Dolores Kinney, DES, Transportation Division

41.

PLA-6256

By:

Bean, Kinney, Korman, PC
2300 Wilson Boulevard
Arlington, VA 22201

C.M. RECOMMENDATION:

Defer the subject site plan amendment and vacation requests to the October 20, 2012 County Board meeting.

ISSUES: This is a major site plan amendment to construct a commercial office building at 2311 Wilson Boulevard, as part of SP #263 and an associated vacation requests. The Lyon Village Civic Association is opposed to the height and mass of the proposed office building, which is greater than that approved in 1989. Staff has further identified the need for the building to taper northwest to mitigate the impacts of the additional density and height on the immediately adjacent single-family neighborhood.

DISCUSSION: A major site plan amendment is proposed to Site Plan #263 to increase the height and density of an approved, yet un-built office building. The site was to be developed with a mix of uses fronting on Wilson Boulevard, with publicly accessible open space as a means of transition to the adjacent single-family neighborhood located to the north and the northwest from the rear of the site. The site plan provided for an apartment building and an office building separated by a pedestrian walkway connecting the adjacent single-family neighborhood to the Courthouse Metro station area. The residential building was completed in 2000 and what remains to be completed is the balance of the approved development for an office building, the pedestrian connection through the site, and the publicly accessible open space. The approved office building would provide for a 7-story, 93,078 square foot office building. The building was also approved with 3,500 square feet of gross floor area dedicated for the life of the site plan as childcare use. The applicant proposes to amend this approved building to instead provide an 8-story, 157,844 square foot office building with ground floor retail uses. The building would also be constructed to provide for 7,000 square feet of gross floor area dedicated for the life of the site plan to a childcare center, and a 5,600 square foot conference center. In addition, there would be a 2,300 square foot, below grade fitness facility. (These uses are all requested as gross floor area exclusions for density purposes and are not included in the total office building square footage above.) The applicant proposes that the building would be LEED Gold and ENERGY STAR certified under the County's most recently adopted Green Building Density Incentive Program. The applicant also proposes a community facilities contribution to provide for high speed elevators at the Courthouse Metro Station.

Community concerns remain regarding the proposed density resulting in the additional height and mass of the office building from what was originally approved, and the appropriateness as to the form of this density, particularly with no taper to the residential neighborhood northwest of the site. Initially, at seven stories, the approved office building provided for a taper, stepping down to the residential neighborhood. Staff finds that the proposed height and mass of the office building is generally appropriate, one block from the Metro and in the context of what has been built immediately south, east, and west of the site on Wilson Boulevard. The open space

proposed in the rear provides an appropriate transition to Key Elementary school to the north of the site, and to a degree, lessens the impact to the neighborhood northwest as intended with the original approval. Staff recommends, however that given the close proximity of the residential neighborhood to the site, that a step back and/or taper be provided at the northwest corner of the proposed building, that is well integrated into the overall design, to better relate to the scale of the single-family homes adjacent to the site.

At its September 4, 2012 meeting, the Planning Commission recommended that the County Board approve the subject site plan amendment request directing the applicant to develop an option for the County Board, working with community representatives as time permits, with the objective of reducing the apparent bulk of the building to the neighborhood, increasing the sunlight to the park, and enhancing the treatment of the frontage of the façade facing the park to provide an enhanced architectural treatment. Consistent with the Planning Commission recommendation, the applicant has developed building design options that would address the issue and concerns related to the building's proposed bulk and mass, however additional time is needed for these options to be vetted with the civic association and further to be reviewed by staff as to whether or not they address sufficiently the issue of scale, setback and taper. Therefore, staff recommends and the applicant agrees, that the County Board defer the subject site plan amendment and associated vacation requests to the October 20, 2012 County Board meeting.



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September 11, 2012

Samia Byrd
Arlington Department of Community Planning,
Housing and Development
2100 Clarendon Boulevard
Suite 700
Arlington, Virginia 22201

Re: **2311 Wilson Boulevard; Site Plan Amendment to Site Plan #263**

Dear Samia:

You have specifically requested that the Applicant, Otter Wilson Boulevard, LLC, consider a one-month deferral of the above-referenced site plan amendment based on concerns raised by the Lyon Village Citizens Association and the request for deferral of the above-referenced site plan.

At this point, this project has gone through five Site Plan Review Committee meetings, the Transportation Commission and a Planning Commission hearing. Representatives of the Applicant has had seven meetings with representatives of the Lyon Village community over the last 18 months regarding this project. The overwhelming majority of issues raised by the Lyon Village Citizens Association in their request for deferral of the site plan have been vetted through the site plan review process and the normal development proposal process and with the Arlington County planning staff. The majority of these issues have been resolved through the Site Plan Review Committee process. Members of Lyon Village Citizen's Association attended the SPRC meetings, the Planning Commission and the Transportation Commission meetings on this project.

During the site plan process there have been significant changes from the original proposal. The Applicant has attempted to be responsive to the community, the County and the immediate neighborhood concerns. A few examples of this flexibility on the part of the Applicant during this process include:

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- Removal of conference center from the penthouse and reduction in overall density of the proposed building by over 10,000 feet. The conference center was relocated to the second floor of the project and reduced in size.
- Sidewalk width on Wilson Boulevard was increased from the County's Master Transportation Plan requirement of 16' 8" to over 20' at the community's request.
- Sidewalk width on Adams Street was increased to over 12 feet at the community's request.
- Additional street trees along Wilson Boulevard and Adams Street with additional trees in the park in response to both SPRC and neighborhood concerns.

We would also note that it is somewhat disappointing to see these items included in a request for deferral when these issues were specifically addressed and resolved with the community goals and objectives (as expressed to us) having been fully met.

There are number of community benefits associated with this project. Specifically:

Day Care Center. The County's original proposal for the office building had a three thousand five square foot (3,500 s.f.) day care center included in the proposal. At the request of the Arlington County Economic Development Department and based on discussions with day care providers, it was determined that the size of the day care center was too small to be of a fully functional operating center. The size of the center was then increased to approximately seven thousand square feet (7,000 s.f.) to meet the minimum standard necessary for operator efficiency. There is not any question of the need for day care within Arlington County, particularly at Metro accessible locations such as this. We believe the Arlington Planning staff and the Planning Commission have fully reviewed the concerns raised with respect to pickup and drop-off issues and the use of the playground which were the primary outstanding issues relating to the proposed day care center.

Conference Space. The Applicant is proposing five thousand six hundred square foot (5,600 s.f.) conference center on the second floor the building with an entrance directly from the two-story lobby. In the last couple of years, community conference facilities have been lost to the community from the DHS Building in Clarendon and 2500 Wilson Boulevard (two blocks from this site). Clearly the need for community conference centers is most critical in the Courthouse area since it is the location of many County sponsored meetings. The Applicant proposes providing a conference center to fill this need and make it readily available for both County and community meetings.



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LEED Gold. The building is proposed to be built and designed to LEED Gold. The development is also the first proposal (that we are aware of) where the Applicant proposes to use the new Energy Star Monitoring Program to provide an actual follow-up to projected energy savings within buildings and allow the County to monitor those savings.

Community Facilities. The Applicant is requesting additional density for funding transportation needs that are directly related to the Courthouse Metro station, effectively offering to make a community benefits contribution of One Million Six Hundred Thousand Dollars (\$1.6 Million) to be used towards high-speed elevators at the Courthouse Metro, improving pedestrian transportation at the Courthouse Metro and benefitting the community surrounding the Courthouse Metro.

Green Roof. The green roof is to be provided not only for aesthetic but for energy savings reasons.

Taper to Lyon Village. The Applicant agrees there is one issue outstanding regarding this site plan (i.e., taper to the Lyon Village neighborhood) which is the main basis of the Lyon Village request for deferment. The office building does not backup directly to Lyon Village but rather to Key Elementary School which obviously is a distinction from sites directly backing up to single family neighborhoods. The Applicant is proposing that the back edge of the building would be ninety (90) feet back from the Key Elementary School boundary line. This set back, as far as we know, is the largest setback of any R-C building property in Arlington. While some sites in Ballston are tapered to the townhouse community north of 11th Street, none of these sites has a 90 foot setback from the building to the property line.

It has been suggested by some in the Lyon Village community that the Applicant construct a two-story building between the office building and Key Elementary. The major problem with that suggestion is it simply does not provide adequate park land between the two-story building and the Key Elementary School boundary for pedestrian access. This is an area which people have been accustomed to walking through to reach the Courthouse Metro. The Applicant believes the park land provides two functions -- transition to the school and neighborhood and an opportunity to maintain and enhance pedestrian access through the site.

The Applicant attempted to address the taper issue (which we believe is the primary remaining issue outstanding) with the Lyon Village site plan representatives as late as last



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night. We recognize that the concept of tapering towards the neighborhood, particularly the northwest corner of the building is of particular concern to Lyon Village. We are attempting to address that specific concern. While the Applicant has shown design refinements that attempted to be responsive to both the County and the neighborhood concerns regarding tapering at the meeting with the Lyon Village representatives last night, the Lyon Village representatives did not feel they had enough time to give their full membership an opportunity to review these changes. It is in this light that the Applicant would be willing to agree to a one-month deferral of this matter to the October 23 carryover meeting of the Arlington County Board. The Applicant, because of previous family commitments would not be available on Saturday, October 20.

We will use the time of this deferral to attempt to resolve the taper issues with the Lyon Village community (particularly at the northwest corner of the building) and with County staff. The Applicant will prepare final design concepts attempting to show design refinements to the building to address these objectives. The Applicant will develop these refinements and provide these proposals to County staff and Lyon Village representatives proposals in time for an opportunity to review these proposals internally prior to the October Board hearing.

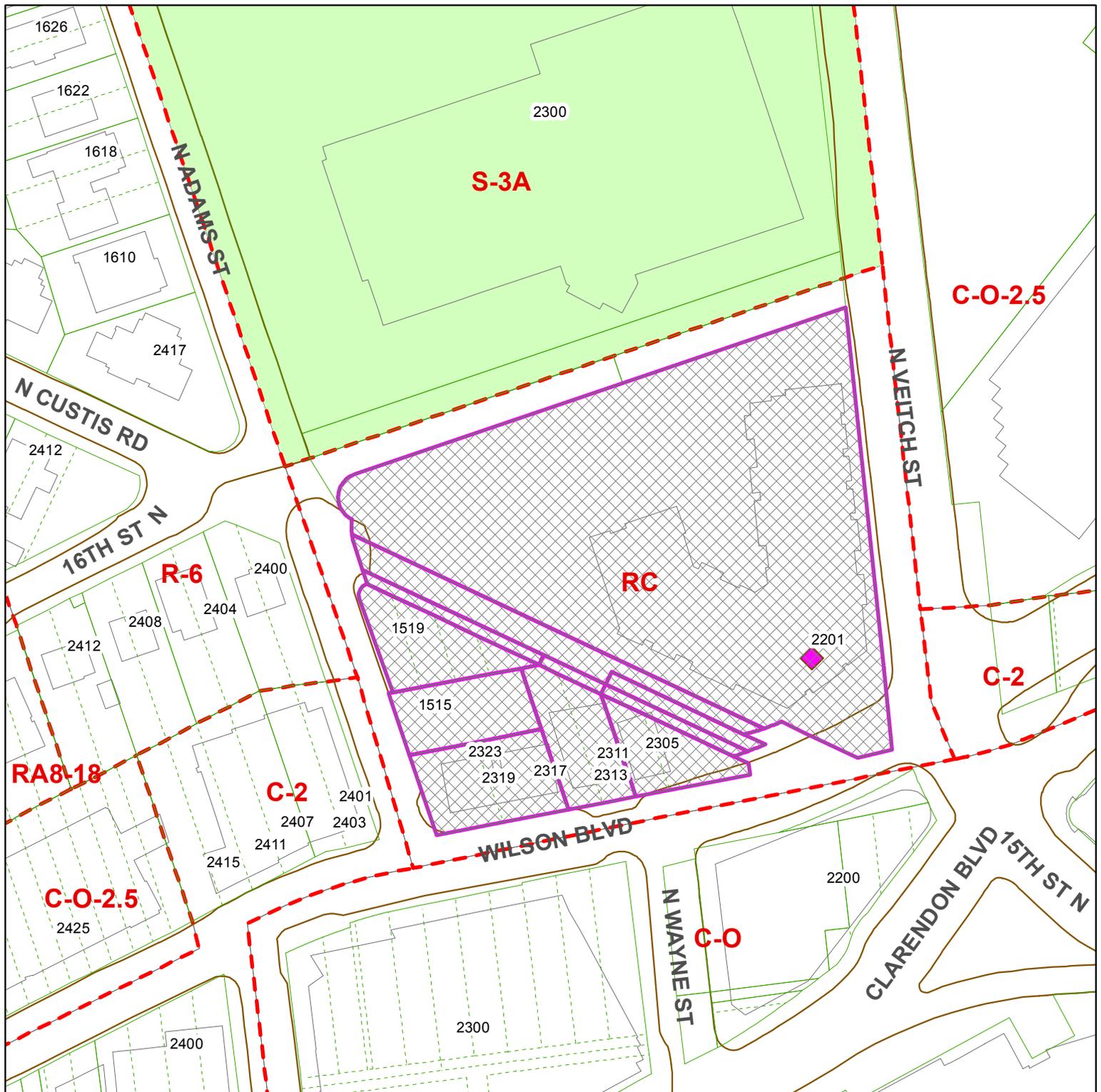
Sincerely,

BEAN, KINNEY & KORMAN, P.C.

A handwritten signature in blue ink, appearing to read 'JCK', followed by a long horizontal line that ends in a stylized flourish.

Jonathan C. Kinney

JCK:dsi



SP# 263

2201, 2305, 2311, 2317 Wilson Blvd, 1515 and 1519 N. Adams St

RPC# 15-058-015, 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010



 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.