



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 8, 2012

SUPPLEMENTAL REPORT-Revised SP Amendment Ordinance and Conditions

DATE: December 7, 2012

SUBJECT: SP #263 SITE PLAN AMENDMENT to construct an approximately 157,844 sq ft commercial office building including approximately 7,842 sq ft retail, 6,800 sq ft childcare, 2,000 sq ft conference center, and 2,300 sq ft fitness center uses, and an approximately 6,183 sq ft stand alone retail building and modification of Zoning Ordinance requirements to parking ratio, bonus density for community facilities, LEED Gold certification, and ENERGY STAR building certification, and exclusions from density of gross floor area associated with childcare, conference center, below grade fitness center, and below grade mechanical equipment 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# 15-058-015, -016 and -017, 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010).

DISCUSSION: This supplemental report provides a staff response to comments and issues raised at the December 5, 2012 Site Plan review Committee (SPRC) Meeting. In addition, this supplemental report corrects the Site Plan Amendment Ordinance, revises Condition #80 related to the proposed conference room, and adds condition #85, for the provision of power door openers.

SPRC Meeting of December 5, 2012

- Height, Massing, Pedestrian Path and Open Space: During the SPRC discussion to review revisions to the north façade, representatives of the Lyon Village Civic Association (LVCA) reiterated their concerns as expressed in their letter to the County Board regarding the proposed building height and mass. Concerns were also expressed that should the County Board approve the proposed office building at the maximum permitted height allowed under the Zoning Ordinance, it may set a precedent for other adjacent sites that may redevelop on Wilson Boulevard. In addition, discussion centered on the neighborhood's desire that vacated Custis Road remain an unencumbered pedestrian path through the site as it exists today and

County Manager:

BMD/GA

County Attorney:

[Signature]

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

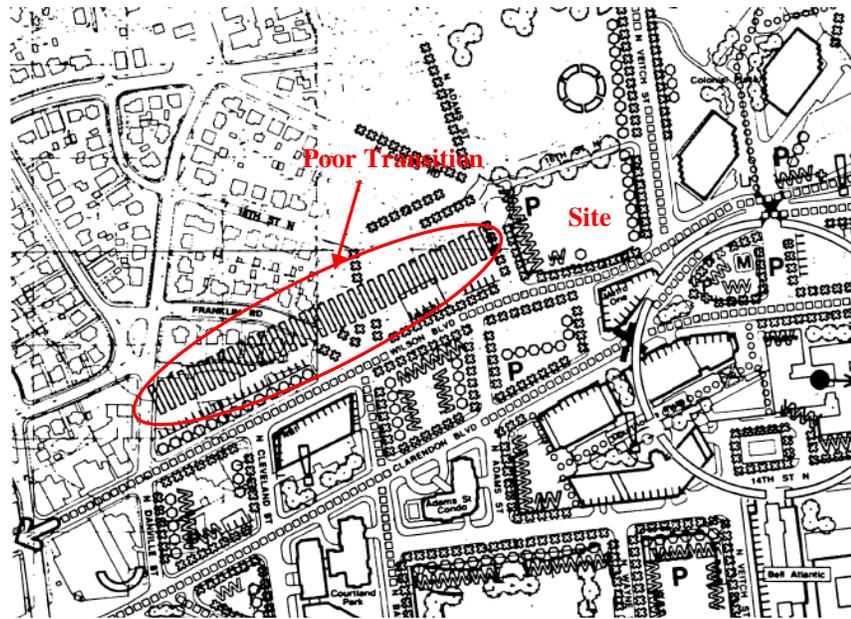
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that the open space may not be more desirable than a lower height overall or a 3-4 story building in the open space area that would provide a transition up to the office building.

Staff Response: The subject site is distinguished from the immediately adjacent sites in several ways. First, the site does not abut single-family homes but rather the Key School parking lot immediately north. Second, the Sector Plan Addendum Urban Design Analysis and Concept Plan identify the sites immediately west of the subject site on Wilson Boulevard between N. Danville and N. Adams Streets as a “transition area”. The Plan Addendum

defines “Transition Areas”, as “areas where different types of land use and/or buildings with different heights, bulk and densities abut each other” (page 19). Third, the Sector Plan Addendum Concept Plan identifies the sites in the above transition area as key redevelopment sites on the “Northern Side of Wilson Boulevard”. For these sites, the Plan



Addendum states that “building heights and mass should be consolidated along main street and should taper down towards Lyon Village. Open space should be consolidated at the back of the properties providing a linear open space feature as a transition to the single-family residential areas abutting directly to the site” (page 32). Finally, the subject site is closer than the other adjacent sites to the Metro where density and height is typically considered appropriate.

With respect to the issue of Custis Road or alternative forms of redevelopment proposed to include a building the height of the approved, yet un-built, office building or providing for a lower height transition building in the area of the open space, as shown in the illustration above, it would be inconsistent with the Sector Plan Addendum. The approved site plan provided for the redevelopment of the entire block with a single U-shaped building connecting the residential to the office, with open space in the middle and rear, and a dotted diagonal line indicating a pedestrian linkage through the site. The dotted line is intended to illustrate the concept that pedestrians would be able to traverse the site from the northwest corner of the block at N. Adams Street and 16th Street North, to the southeast corner of the block at Wilson Boulevard and N. Veitch Street. While there was to be pedestrian access diagonal through the site with the approved plan, the vacated Custis Road was never intended to remain unencumbered. As approved and amended, the site plan has always provided that there would be an office building on some portion of the vacated road. With respect to the

open space, which has always been shown, the Sector Plan Addendum further provides that transitions between commercial areas adjacent to low density residential neighborhoods might include screening walls, fences, open space, topography, and/or landscaping. Staff does not support the loss of open space for a lower height transition building. With the proposed taper as revised by the applicant, a 90 foot setback from the rear property line to the proposed office building, and the completion of just under 23,000 square feet of open space in the rear of the site, there is an appropriate transition between development on the site and the Lyon Village neighborhood.

- Sidewalk Width: It was discussed at SPRC that in addition to the clear sidewalk width specified in Condition #21 that the delineation between that clear sidewalk width and a two-foot shy zone should be clarified in the site plan condition.

Staff Response: Staff evaluated a 2-foot shy zone on both N. Adams Street and Wilson Boulevard. The Master Transportation Plan (MTP) refers to a shy zone or café zone which is located between the building front and the clear sidewalk. Typically, a shy zone is required on busy, commercial or arterial streets with retail frontage. The sidewalk width on Wilson Boulevard, an arterial street, is proposed at 20 feet from the curb to the building which includes an 8-inch banding, 5-foot tree pits and an 8-foot clear sidewalk. The remainder is a 7-foot area which would exceed the County standards for the café or shy zone as described in the MTP. With regard to N. Adams Street, as it is proposed as a local, non-arterial street with no retail frontage, a shy zone would not be required.

- Conference Room: The SPRC discussed that as written, Condition #80 may preclude organizations that are not incorporated as 501(c)(3) nonprofits as legally defined by the IRS, but that conduct activities that are not for profit, from having access to reserve the proposed conference room for meetings. The SPRC recommended that the condition language be revised to instead reference Arlington based “not-for-profit” organizations as opposed to “nonprofits.”

Staff Response: As it is not the intent of the condition to narrowly define nonprofit organizations, as suggested by the SPRC, the applicant and staff agree with the proposed change as reflected in the revision to Condition #80.

Site Plan Amendment Ordinance: The Site Plan Amendment Ordinance incorrectly references the reduced parking ratio at 1 space per 631 square feet of gross floor area for office. Consistent with narrative provided in the staff report, the Ordinance is being corrected to reflect the reduced parking ratio as 1 space per 632 square feet of gross floor area for office/commercial use.

Power Door Openers: Consistent with recent practice and approved site plans, a new condition is being proposed to provide for power door openers to be installed on the door at the main entrance of the office building as well as the door to the childcare center. The applicant agrees which is reflected in the proposed Condition #85.

SITE PLAN AMENDMENT ORDINANCE

WHEREAS, an application for a Site Plan Amendment dated April 22, 2011 for Site Plan # 263, 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 4, 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 December 8, 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 December 8, 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 as amended:

- 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:
 - **.35 FAR Bonus Density for LEED Gold Certification;**
 - **.10 FAR Bonus Density for ENERGY STAR Building Certification;**
 - **.245 FAR Bonus Density for Community Facilities;**
 - **Exclusion from density of gross floor area for childcare (6,800 sf), conference center (2,000 sf), below grade fitness center (2,300 sf), and below grade mechanical and storage space in the garage (6,492 sf); and**

- **Reduced office/commercial parking ratio of 1 space for ~~631~~ 632 square feet of gross floor area**

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 April 22, 2011 for Site Plan # 263, 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 Amendment to construct an approximately 157,385 sq ft commercial office building including approximately 149,553 sq ft office, 7,842 sq ft retail, 6,800 sq ft childcare, 2,000 sq ft conference center, and 2,300 sq ft fitness center uses, and an approximately 6,183 sq ft stand alone retail building, for the parcel of real property known as RPC # 15-058-015 (-016 and -017), 15-059-001, -002, -003, -004, -005, -006, -007, -008, -009, -010 and 2201, 2305, 2311, and 2317 Wilson Boulevard, 1515 and 1519 N. Adams Street, [approval] is granted and the parcel so described shall be used according to the Site plan as originally approved on July 9, 1989 and amended from time to time as shown in the records of the Office of Zoning administration, and as amended by the Revised Site Plan Application, subject to the following conditions:

Conference Room

80. The developer agrees to provide an approximately 2,000 square foot conference room. The conference room will be located on the second floor, and facilities ancillary to the conference room (pre-function area, rest rooms, etc.) shall be available at no charge to community and public agencies (Clarendon Courthouse Civic Association, Lyon Village Civic Association, Condominium/Homeowners Associations located in the Courthouse Sector Plan Area, Arlington County based nonprofit not-for-profit organizations, and Arlington County government agencies) from 6:00 p.m. to 10:00 p.m. on weekdays and from 8:00 a.m. to 6:00 p.m. on Saturdays during the life of the site plan, at a minimum of 24 times per year. The developer agrees to provide at no charge custodial services, including preparation for use of the conference room by community and public agencies for meetings for the life of the site plan.

The developer agrees to prepare a management and operations plan for the conference facility usage, including, terms of use and reservation schedule and policy to include implementation of an online reservation system, and to obtain the County Manager’s review and approval of such plan prior to issuance of the first certificate of occupancy for tenant occupancy. The developer agrees that community groups and public agencies shall be permitted to make reservations or schedule meetings up to 45-days in advance, so long as no such group has more than two (2) pending meetings at a time. This provision shall be included in the aforementioned management and operations plan.

The developer agrees to make the office garage parking available to groups utilizing the conference room outside standard office hours (weekday evenings after 6:00 p.m. and 8:00 a.m. to 6:00 p.m. on Saturdays).

The developer agrees that any change in use of the space from a conference room to any other use shall require a site plan amendment.

Power Door Openers

85. The developer agrees to install power door openers for the main pedestrian entrances to the residential commercial building and to the childcare center. In addition, at the secure interior doors, the developer agrees that call boxes, if used, shall be mounted and measured at a height that allows for hands-free remote capability. The entrances to the lobby of the residential-commercial building’s elevators from the first level of the parking garage will have automatic door openers. These items shall be installed and functional prior to issuance of any certificate of occupancy for tenancy of the building.

December 6, 2012

Chair Mary Hynes
Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

Re: 2311 Wilson Blvd. Clean Technology Site Plan Project

Dear Chair Hynes:

As you may know, I serve on the Planning Commission. This letter deals with a meeting of a Planning Commission subcommittee, the Site Plan Review Committee, meeting that was held on December 5, 2012. I have had the privilege of chairing the committee as it considered the applicant's (Otter Wilson Boulevard, LLC's) proposal throughout the site plan process. The County Board previously considered the applicant's project at a meeting on October 23, 2012, but deferred decision to allow the applicant time to further discuss insufficient taper of the building at 2311 Wilson Boulevard to the abutting Lyon Village neighborhood. Through this letter, I wish to update the County Board about the discussion between the applicant and the community that took place at the most recent Site Plan Review meeting.

The applicant first made a presentation in which Mr. Michael Foster showed drawings of a proposal to taper the top three floors. The overall change in floor area to achieve this taper was a modest reduction of 4,249 square feet. After the applicant's presentation, discussion primarily focused on two issues: (1) the effectiveness of the tapering as a transitional device to the neighborhood and (2) the neighborhood's concern that the height and mass allotted to the applicant's project might serve as precedent for further development projects. Two additional concerns – a better definition of a "sidewalk" as set forth in the conditions and a broader definition of a non-profit (to allow civic associations use of the conference center) – were discussed and the applicant agreed to changes satisfactory to committee members.

As to the first issue, the discussion was robust. Lyon Village residents continue to object to the applicant's taper as a transitional device to the neighborhood. In general, the objection was that tapering did not serve as a transitional device for such a tall and massive building. They proposed construction of two shorter buildings as more appropriate urban forms transitioning to a neighborhood. One building would be a 6 story building fronting on Wilson Boulevard; the second would be a 3 to 4 story building to the rear of the first building that transitioned to the neighborhood. Committee members questioned whether the rear building might not be even more intrusive into the neighborhood and considered that the loss of the park, or open space, on which this rear building would sit, might undercut the transition. The applicant also stated that he could not build a residential building to the rear, under applicable zoning, and a commercial building would not be economically viable. In general, committee members did not endorse the two building strategy, considered the park or open space to the rear to be a useful transitional device, but did not emphatically endorse or criticize the use of the taper.

With respect to the second issue, committee members were sympathetic with the neighborhood's desire to avoid having this project serve as precedent for future development. Several members of the committee suggested that the staff and, if appropriate, the County Board through discussion, might emphasize the unique attributes of the site. Several members commented on the need for the County to initiate a study of planning for "edge" development or the appropriateness of allowing bonus density or zoning changes for commercial projects that abut neighborhoods.

This was the sixth Site Plan Review Committee meeting to consider the applicant's proposal. However, unlike previous meetings, the purpose was a narrow one: to consider the applicant's use of tapering the building as a transitional device to the neighborhood. Please call me if you have questions at (202) 326-2950.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Steve".

Steve Sockwell
Chair Site Plan Review Committee