



## ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item  
Meeting of December 8, 2012

### SUPPLEMENTAL REPORT – Revised Recommendations, Condition, Rezoning Resolution, and Site Plan Ordinance

**DATE:** December 11, 2012

**SUBJECTS:**

- A. Z-2563-12-1 REZONING from "CM" Limited Industrial Districts to "C-O-Crystal City" Commercial Office Building, Retail, Hotel and Multiple-family Dwelling Districts; located at 1720 S. Eads Street (RPC# 35-011-001).
  
- B. SP# 424 SITE PLAN to construct an approximately 210,918 sq ft residential building and modification of zoning ordinance requirements to include bonus density for LEED Silver, density exclusion for vertical shafts, reduced parking ratio, streetscape, building height, and other modifications as may be necessary to achieve the proposed development plan; located at 1720 S. Eads Street (RPC# 35-011-001).

**REVISED C.M. RECOMMENDATIONS:**

- 1. Adopt the attached **revised** resolution to rezone the subject site from "CM" Limited Industrial Districts to "C-O-Crystal City" Commercial Office Building, Retail, Hotel, Multiple-Family Dwelling Districts.
  
- 2. Adopt the attached **revised** ordinance to approve the subject site plan to construct an approximately 210,918 sq ft residential building with modifications to Zoning Ordinance requirements for bonus density, density exclusions for vertical shafts, reduced parking ratio and streetscape – reduced sidewalk dimensions, subject to the conditions of the ordinance. Deny the requested modification to building height and the use of special pavers in the clear sidewalk zone on 18<sup>th</sup> Street and on S. Eads Street.

County Manager:

*BMD/GA*

County Attorney:

*AWM*

Staff: Samia Byrd, CPHD Planning Division  
Anthony Fusarelli, CPHD, Planning Division  
Melanie Jesick, DES, Transportation Division

**29. A., B.**

PLA-6320 SUPP

**DISCUSSION:** This supplemental report provides revisions to correct a date in the Rezoning Resolution as well as the numerical amount of additional density requested as a modification to the Zoning Ordinance for furthering the implementation of goals of the Crystal City Sector Plan in the Site Plan Ordinance. References to an amended site plan are also removed from the Site Plan Ordinance. In addition, this supplemental report provides a revision to Condition #50. All proposed revisions are attached.

Revised Rezoning Resolution

**REZONING RESOLUTION**

WHEREAS, South Eads LLC has requested a rezoning FROM “C-M” Limited Industrial Districts TO “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts for property located at 1720 S. Eads Street (RPC# 35-011-001) (“Property”); and

WHEREAS, the County Board finds that the property is located within the Crystal City Metro Station Area and the Crystal City Coordinated Redevelopment District on the General Land Use Plan; and

WHEREAS, the County Board finds that the rezoning to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts will be consistent with the General Land Use Plan Designation for the Property; and

WHEREAS, the County Board finds that the rezoning to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts will achieve goals and objectives set forth in the Crystal City Sector Plan; and

WHEREAS, the County Board finds that the rezoning to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts is required by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the Planning Commission recommended approval of the rezoning to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts at their meeting on November 28, 2012; and

WHEREAS, the County Manager recommends approval of the rezoning to “C-O-Crystal City” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed rezoning on December 8-11, 2012.

NOW THEREFORE, be it resolved, that the Property located at 1720 S. Eads Street, (RPC# 35-011-001) is hereby rezoned 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, as shown on the attached map (Z-2563-12-1).

Revised Site Plan Ordinance:

**SITE PLAN ORDINANCE**

WHEREAS, an application for a Site Plan **Amendment** dated March 8, 2012 for Site Plan # 424, 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 November 28, 2012 and recommended that the County Board approve it, subject to numerous conditions and has provided a letter dated December 3, 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 on December 11, 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:
  - **Streetscape – reduced sidewalk width**
  - **.25 FAR Bonus Density for LEED Silver Certification;**
  - **.10 FAR Bonus Density for LEED Existing Building Certification;**
  - **~~2.54~~ **2.59** FAR Bonus Density for additional community benefits implementing the Crystal City Sector Plan.**

- **Exclusion from density of gross floor area for vertical shafts (1,320 sf); and**
- **Reduced office parking ratio of .89 space per unit**

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 March 8, 2012 for Site Plan # 424, 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 to construct an approximately 210,918 sq ft residential, for the parcel of real property known as RPC # 35-011-001 and 1720 S. Eads Street, approval is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to the following conditions:

Incorporate by reference conditions Numbered 1 through 82 found at pages 26\_ through 69 of the December 4 staff report, but with condition 50 revised as follows:

Revised Condition #50:

**50. Transportation Management Plan**

The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for each respective building.

All dollar denominated rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of site plan approval.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate a member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The applicant and /or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.
- c. In addition to supporting the ongoing activities of the Property Transportation Coordinator and other commitments of this TMP, the developer agrees to contribute to the Arlington County Commuter Services (ACCS), or successor, to sustain direct and indirect on-site and off-site services in support of TMP activities. Annual contribution is \$7,322.00 for thirty (30) years. Payment on this commitment will begin as a condition of issuance of the first Certificate of Occupancy. Subsequent payments will be made annually.

Facilities and Improvements

- a. Provide in the lobby or lobbies, an information display(s), the number/content/design/location of which shall be approved by ACCS / ATP,

to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.

- b. Comply with requirements of Site Plan conditions to provide bicycle parking/storage facilities. The developer agrees to develop a plan of operation of the bicycle facilities which shall include details of implementation and continued operation of the bicycle facilities and related systems.
- c. Comply with requirements of Site Plan conditions to provide construction worker parking.
- d. Bus stops and shelters within 50 feet of the property and contiguous to the property shall be maintained free of snow, ice, trash, and debris. A 6 foot wide path, or the full width of the sidewalk (if less than 6 feet), shall be maintained clear of snow and ice, to the main entrance of the building(s) from these bus stops.

#### Parking Management Plan

- a. Subject to the approval by the County Manager or his designee, the developer shall prepare a parking management plan regarding: taxi passenger loading and unloading; accessible paratransit pick-up, drop-off, handicapped access, bicycle parking, and passenger waiting area; loading zones for short-term deliveries; bus stops; car sharing locations; and on-and off-street parking for residents, employees, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces.
- b. No on-street loading will be permitted.
- c. Provide effective directional signage to direct residents and visitors to appropriate locations on the property, to include provision for the items specified in the Parking Management Plan.
- d. Establish monthly parking rates for single occupant vehicles (SOV) consistent with comparable buildings located in the Arlington County development corridors.
- e. Provide a one-time membership fee subsidy in a car sharing plan per residential unit. This subsidy shall be paid on proof of membership in a car share service by lessees or purchasers.

#### Promotions, Services, Policies

- a. Provide SmarTrip cards plus \$65.00 Metro fare media per residential unit person, for free, one time, to each residential lessee or purchaser, distributed no later than the day of move in at initial lease-up.

In addition, provide a choice of a SmarTrip card plus \$65.00 Metro fare media or full membership subsidy to a bike sharing program, or full membership fee subsidy in a car sharing plan, to a minimum of one tenant for forty-seven (47) units for 30 years. Each year, such SmarTrip cards or membership subsidies shall be offered first to the tenant of each unit for which a parking space in the garage is not available who does not contract for a parking space in the garage, after which the balance shall be made available to any tenant.

- b. Provide SmarTrip cards plus \$ 65.00 Metro fare media per person, for free, one time, to on-site property management and maintenance employees (directly employed or contracted). Provide, administer, or cause the provision of a sustainable commute benefit program for these employees (the program shall include, at a minimum, pre-tax employee contributions and/or tax-free transit or vanpool monthly contributions).
- c. Provide website hotlinks to CommuterPage.com<sup>TM</sup> under a “transportation information” heading from the developer and property manager’s websites regarding this development.
- d. Distribute a new-resident/new-employee package (material provided by Arlington County) which includes site-specific ridesharing and transit-related information to each employee or residential lessee/purchaser. Packages will be distributed to tenants, owners, or employees no later than the day of move-in or first day of work.
- e. Reference to the nearest Metro Station and bus routes in all promotional materials and advertisements.
- f. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all residents, tenants, employees, and visitors.
- g. Participate in regionally sponsored clean air, transit, and traffic mitigation promotions by posting notice of such promotions in locations within the building(s).

#### Performance and Monitoring

- a. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.

- b. The owner shall reimburse the County for, and participate in, a transportation performance monitoring study at two years, five years, and each subsequent five years (at the County's option), after issuance of first Certificate of Occupancy. The County may conduct the study or ask the owner to conduct the study. The County will specify the timing and scope of the study. The study may include average vehicle occupancy, daily vehicle-trips to and from the site, and parking availability by time of day for the site and pedestrian traffic. The study may include a seven-day count of site-generated vehicle traffic and a voluntary mode-split survey. The building owner and/or operator will notify, assist, and encourage residents, tenant's employees, and building employees to participate in mode split surveys which may be of an on-line, or email variety. A report will be produced as specified by the County.
  
- c. During the first year of start up of the TMP and on an annual basis thereafter, the developer will submit an annual report, which may be of an on-line, or email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site, and continuous reports of changes in commercial tenants during each year.