



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of June 17, 2008**

SUPPLEMENTAL REPORT

DATE: June 24, 2008

SUBJECT: U-3199-08-2 USE PERMIT REQUEST for approval under the Columbia Pike Form Based Code for the Arlington Mill Community Center at 4975 Columbia Pike (RPC #22-001-004) to construct a mixed-use development with a new community center facility (30,000 square feet), including a gymnasium (approximately 9,000 square feet), retail uses (approximately 3,000 square feet), and 192 residential housing units; modifications of Form Based Code provisions for architectural details on the community center.

Applicant:

Public Private Alliances, LLC
7500 Old Georgetown Road
Bethesda, MD 20814

By:

Nan E. Walsh
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATIONS:

1. Approve the Use Permit application for a residential building on the northern portion of the site with 159 units; for a 6-story mixed-use building on the southern portion of the site with approximately 40,000 square feet of community center uses including gymnasium, approximately 3,000 square feet of retail uses, and 33 residential units; an underground parking garage; and a public plaza, subject to the conditions in the staff report.
2. Approve the general location and approximate size of the plaza elements as shown on the Arlington Mill Plaza Master Plan.

County Manager: _____

County Attorney: _____

Staff: Jennifer Smith, DCPHD, Planning
Hunter Moore, AED; Greg Emanuel, Calvin Abram, and Sarah Stott, DES;
Michelle Cowan, DMF; Carol Ann Perovshek, PRCR/CPHD

PLA-4994

3. Authorize staff to finalize the details and technical documents for the Ground Lease with the development partner, for formal consideration by the County Board at its meeting on July 19, 2008.
4. Authorize staff to finalize the details and technical documents for the Sale and Purchase Agreement with the development partner, for formal consideration by the County Board at its meeting on September 13, 2008 or soon thereafter.
5. Authorize staff to pursue development of an interim financing plan for the community center for consideration by the County Board at its meeting on October 18, 2008 or soon thereafter.

DISCUSSION: The following supplemental information has been provided to address concerns raised recently on this project with regards to providing additional clarification on the proposed plaza master plan as well as modifications to two development conditions.

Plaza Master Plan: For clarification, the proposed Arlington Mill plaza master plan describes the major design elements and the respective general uses including the following:

- *A large, level plaza of approximately 6,200 square feet left primarily open without fixed elements to provide a flexible surface that can accommodate a large number of people and various functions such as performance seating, movable chairs and umbrella tables on a daily basis, community center programs and classes, or market stalls;*
- *A mid-level terrace, approximately 1,200 square feet, adjacent to Columbia Pike that would provide direct access from Columbia Pike, offer performance space, provide shade with an identifiable pergola/trellis feature, provide seating at the sidewalk level, and adjacent planters for landscaping that help to address the sloping grade of Columbia Pike as it intersects with the relatively flat plaza elements;*
- *A stair connection from the mid-level terrace to the upper retail terrace within the building footprint to provide a direct connection from the retail space to the plaza;*
- *A space approximately 1,500 square feet, dedicated as a tot lot associated with the early childhood development program space in the community center. The play area will be open to the public when not in use by community center programs;*
- *A seating wall and new plantings along the eastern edge adjacent to the park to provide a transition and views from the more formalized plaza area to the natural wooded stream bed;*
- *An open fire/emergency lane (along the South Arlington Mill Drive right-of-way) that is integrated with the plaza; and*
- *Clearly defined points of connection to the Community Center entrance at the Plaza level and to the gymnasium façade.*

The proposed master plan is attached to this Supplemental Report.

Development Conditions: Staff recommends modifications to the following Conditions:

Condition #41 (Comprehensive Sign Plan): In order to assure that wayfinding signs will be included as part of the Comprehensive Sign Plan, staff recommends the following change to Condition #41:

41. . . .

The developer agrees to include signs for the community center within the plan which should emphasize and demarcate the primary entrances to the community center, including the G1 level from within the garage. Also, wayfinding signs, including any signs demarking trail connections, would be included.

Condition #43 (Parking Management Plan): In order to confirm that the Parking Management Plan would be shared with the Arlington Mill Steering Committee, staff recommends adjusting the condition as follows:

43. The developer agrees to coordinate with Arlington County to create a parking management plan as referenced in the TDM Plan Condition # 42, Parking Management Plan sections A.3.i through A.3.l. The Plan will describe how the parking for residents, visitors to the site, employees and general public will be provided, how the parking will be managed and how motorists, will be directed to the parking spaces. The developer further agrees that it shall not sell or lease any of the parking spaces designated to make the project comply with the Americans with Disabilities Act (ADA). The parking management plan shall be submitted to the Zoning Administrator and shall also be sent to the Columbia Pike Revitalization Organization Executive Director, Columbia Heights West Civic Association President, Douglas Park Civic Association President, Arlington Mill Steering Committee Chair, Park Glen Condominium Unit Owners Association President, Barcroft Civic Association President, and the Columbia Forest Civic Association President for review and comment before finalized and approved by the County Manager. The developer agrees to obtain the County Manager's approval of the plan as being consistent with the Zoning Ordinance requirements, the Columbia Pike Form Based Code (Section 20. –Appendix A of the Zoning Ordinance), and this condition, prior to the issuance of the First Certificate of Occupancy for the first residential building.

. . .

c. The developer agrees that, at its option, spaces which are not needed for residential parking will be made available as monthly parking spaces to the site's employees and others, including Park Glen Condominium Association residents.

. . .