



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of July 19, 2008**

**DATE:** July 9, 2008

**SUBJECT:** SP #401 SITE PLAN AMENDMENT, modification of condition #16e regarding required soil depth, condition #22 regarding structure free zone, condition #43 regarding the size of the fitness center and exclusion of the fitness center from density calculations and approval of temporary construction fence signs. 800-900 N. Glebe Rd., 4525 Wilson Blvd., and 815 N. Woodrow St. (RPC # 14-053-002, -004, -005, -006, -007, 008, -017, -019; and 14-054-001, -002)

**Applicant:**

North Glebe Residential, LLC

**By:**

Nan E. Walsh, Esq.  
Walsh, Colucci, Lubeley, Emrich & Walsh, PC  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, Virginia 22201

**C.M. RECOMMENDATION:**

Approve the site plan amendment request, subject to amended Conditions #22 and 43, new Condition #90, and all previously approved conditions.

**ISSUES:** The applicant is proposing some changes to the approved site plan, which staff supports subject to amended and new conditions. No issues have been identified.

**SUMMARY:** In pursuing final building design the applicant requested modification to three approved site plan conditions and requests approval for temporary construction fence signs. Modification to Condition #22 allows encroachment into the below grade structure free (utility) zone below to accommodate the below grade parking structure. Modification to Condition #43

is

to indicate a net 1,482 square feet increase of the below grade fitness, shower and locker facility to be excluded from the density calculation. The request to modify Condition #16.e was withdrawn by the applicant. The temporary sign request is for 32 vinyl mesh sign panels totaling

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Neil Thompson, CPHD

PLA-5010

1,266 square feet of sign area attached to the perimeter construction fence. Staff supports the request.

**BACKGROUND:** At its February 23, 2008 meeting, the County Board approved Site Plan #401 on the Peck/Staples/Jordan Manor site for two office/retail buildings, conceptual approval of a 90-unit affordable housing “AHC Building”, and 28 townhouses.

**The following provides additional information about the site and location:**

Site: The site was approved for primarily office uses on the Glebe Road frontage, and would also be developed with residential apartment and townhouse uses along the western edge of the east block, and on the west block. The 10-story building (Building A) will be located at the corner of Glebe Road and Wilson Boulevard. The 7-story office building (Building B) will be located mid-block along Glebe Road.

To the north: 950 Glebe Road (the Regent), a 12-story office building with ground floor retail, and single family houses between North Wakefield and North Woodrow Streets.

To the west: Single-family houses on the west side of North Wakefield and Woodrow Streets.

To the east: The Arlington Gateway site plan (mainly the Westin Hotel).

To the south: A car dealer, funeral home, and townhouses.

Zoning: The predominance of the site is zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment District and the balance zoned “RA8-18” Apartment Dwelling Districts.

Land Use: The General Land Use Plan designations for the site are “Medium” Office-Apartment-Hotel and “Low-Medium” Residential.

Neighborhood: The site is located within the Bluemont Civic Association. The Ballston-Virginia Square Civic Association is located across North Glebe Road to the east of the site. The Ashton Heights Civic Association begins immediately to the southeast of the site. The Presidents of the Bluemont, Buckingham Community and Ashton Heights Civic Associations were notified of the proposal. Responses to specific requests for additional information were provided. No concerns to the staff positions on the amendments were expressed.

**DISCUSSION:** The applicant is proposing to modify Condition #22 to allow minor incursions into the structure-free zone under the public sidewalk at four (4) locations around the building perimeter; modify Condition #43 to exempt from the density calculation the balance of 1,482 square feet of the below grade fitness, shower and locker facility; and, to attach 32 vinyl mesh panels, containing up to 1,266 square feet of temporary marketing construction sign area to the

site’s construction security perimeter fencing. The request to modify Condition #16.e was withdrawn by the applicant.

Condition #22 requires that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project must provide a structure-free zone under the public sidewalk that is five (5) feet deep and extends from the back of the street curb to the far edge of the public sidewalk. No subterranean structures, including parking garages, can intrude into this five foot deep zone; however, the applicant proposes to extend the parking structure into the structure-free zone at four (4) different locations. The incursions taper from zero (0) feet to nine (9) feet into the 20 feet wide sidewalks located adjacent to North Glebe Road, Wilson Boulevard, and North Wakefield Street. Staff has reviewed the applicant’s proposal and has determined that the remaining structure free zone under the sidewalks located along North Glebe Road, Wilson Boulevard, and North Wakefield Street is sufficient for installing utilities and street trees without conflicts. The balance of the structure-free zone would range from 11 feet to 20 feet. Therefore, staff recommends approval of this modification.

Condition #43 as approved by the County Board permits the exclusion of 1,000 square feet of exercise/health facility from the density calculation for the site if the facility meets certain criteria. The approved 4.1 drawings for the site plan depicted a 2,482 square feet exercise/health facility included to meet the criteria for LEED Gold Certification. Amending Condition #43 brings the condition into agreement with the approved plans, indicating the balance of the 1,482 square feet of exercise/health facility that was erroneously excluded from the density calculation. As the facility is situated on the first garage level, it would not add to the apparent bulk and mass of the building. The fitness center use is accessory to the primary use of the site, for the exclusive use of building occupants, and thereby would not add to the intensity of uses on site. Therefore, staff recommends approval of this modification.

Section 34.F.5.c of the Zoning Ordinance permits up to three (3) construction signs per main building on a lot, with the total area of the three (3) signs not exceeding 120 square feet. This by-right standard would allow a maximum of six (6) signs totaling 240 square feet of sign area for the site plan’s two office buildings (800 and 900 N. Glebe Road). The applicant proposes to attach vinyl mesh privacy panels to the perimeter construction fence with each of the panels six (6) feet tall by 12 feet wide. The applicant’s request is for 32 of the panels to contain marketing and construction signs for the site plan’s two (2) office buildings. The sign area would total 1,266 square feet. The proposed sign panels would contain the following text and images:

<b>Panel – Office Bldg</b>	<b>Location</b>	<b># /total sign area</b>	<b>Text/Image</b>
A – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 15	“800 North Glebe” <sup>1</sup>
B – 800 Glebe	Glebe Road &	2 / 144	Southeast Bldg

<sup>1</sup> These sign panels provide site address identification, do not represent commercial speech and would not count toward the total sign area for the site.

	Wilson Blvd.		Night Perspective
C – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 10	“COMING 1.1.11”
D – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 144	Northeast Bldg Perspective
E – 800 Glebe	Glebe Road & Wilson Blvd.	1 / 12	Unspecified Bank logo
F – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 11	“800NORTHGLEBE.COM”
G – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 144	East Bldg cap
H – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 56	Millennium Realty Advisors
I – 800 Glebe	Glebe Road & Wilson Blvd.	1 / 12	Unspecified Company logo
J – 800 Glebe	Glebe Road & Wilson Blvd.	2 / 144	Southeast Bldg Day Perspective
K – 800 Glebe	Glebe Road & Wilson Blvd.	4 / 90	“The JBG Companies” / logo
L – 800 Glebe	Glebe Road & Wilson Blvd.	1 / 72	North Bldg Perspective
M – 800 Glebe	Glebe Road & Wilson Blvd.	1 / 72	West Bldg Perspective
O – 900 Glebe	Glebe Road	2 / 15	“900 North Glebe” <sup>1</sup>
P – 900 Glebe	Glebe Road	2 / 144	Northeast Bldg Perspective
Q – 900 Glebe	Glebe Road	2 / 10	“Coming 1.1.11”
R – 900 Glebe	Glebe Road	2 / 45	Virginia Tech
S – 900 Glebe	Glebe Road	2 / 144	Northwest Bldg Perspective
T – 900 Glebe	Glebe Road	2 / 12	“VT900NGLEBE.NCR.VT.EDU”
<b>Total</b>		<b>32 / 1,266 sf</b> <b>+4 address</b>	
		<b>36 panels</b>	

As justification for the signs, the applicant offers that the over 900 lineal feet of the site frontage on North Glebe Road and Wilson Boulevard will be adjacent to a temporary six feet clear sidewalk bordered by the construction fence for up to two years. In addition to providing for the applicant’s site marketing needs, the mixture of signs with images and text will serve to enliven the pedestrian and motorist experience of this prominent intersection. Prior approvals for temporary construction signs associated with the applicant’s site plan approvals at Waterview and Central Place included significantly increased sign areas.

The *Sign Guidelines for Site Plan Buildings* serves as the basis for consideration of sign requests for site plan buildings and any recommendation to the County Board. While these guidelines were initially intended for permanent comprehensive sign proposals, prior practice has included temporary construction signs related to Site Plan projects. The

applicant's proposal represents a significant increase in the number and area of signs above the by-right standard. The proposal is intended to enhance the pedestrian experience along the site's street frontages through the provision of color and text content, in a way that would not be addressed by the standard chain-link construction site security fencing. Staff acknowledges that the proposal would provide greater color and visual vibrancy along adjacent streets and similar proposals have been previously approved by the County Board for the Waterview and Central Place Site Plans. Those approvals set policy that additional temporary, non-traditional freestanding signs which screen construction sites would be permitted, but restrictions would be placed on their use, including:

- The sign will be in lieu of a traditional freestanding construction sign.
- The amount of message content will be limited.
- The location and content of signs will not adversely impact public safety.
- The sign is a temporary installation permitted only between the first permit (demolition or excavation, sheeting and shoring) through the issuance of the first partial Certificate of Occupancy. However, in no instance shall this type of sign be permitted for more than two (2) years.
- The sign proposal includes a maintenance plan.
- The sign is part of the construction fencing (plywood) or attached to the construction fencing (vinyl mesh).

The applicant's initial sign request for 95 sign panels totaling over 4,000 square feet of sign area caused staff concern that the resulting visual clutter would adversely impact public safety and surrounding neighborhoods. The above table reflects the applicant's revised request to reduce the number of sign panels depicting commercial speech to 32 and the total sign area would not exceed 1,266 square feet. The signs are to be limited to the site frontages on Wilson Boulevard and North Glebe Road. This request is proportional to the Waterview and Central Place Site Plans with regard to the amount of sign panels and sign area to lineal feet of commercial street frontage and lies within the sign area range of those approvals. All remaining vinyl mesh privacy panels attached to the construction fencing, including those on interior lot lines and facing residential zoned properties would be left blank.

Staff also recommends placement of one (1) Panel A sign (*800 NORTH GLEBE*) at each of the two (2) vehicle access points to the southern office building and one (1) Panel O sign (*900 NORTH GLEBE*) at each of the two (2) vehicle access points to the northern office building. These signs would serve the public purpose of site address identification, do not represent commercial speech and would not count toward total signage for the site.

**CONCLUSION:** The applicant has proposed to modify Conditions #22 and #43, which staff supports, and has withdrawn the request to modify Condition #16e. The applicant has also proposed a temporary construction sign package that the staff supports with the new Condition #90, noted below. Staff believes that the proposal promotes the health, safety and welfare of the community as intended by the site plan approval and would not adversely impact surrounding neighborhoods. Therefore staff recommends that Conditions #22 and #43 be amended; the request to modify Condition #16.e. be withdrawn; and new Condition # 90 be added to address the temporary construction and marketing signs.

### **Subsurface Structure-free Zone for Utilities and Streetscape**

22. The developer agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, as required in the *Standards for Planting and Preservation of Trees in Site Plan Projects*. With the exception of Ninth Street North, and the locations on North Glebe Road, Wilson Boulevard and North Wakefield Street identified on the drawings labeled SPC-22A-D dated June 25, 2008, this zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

### **Bicycle Storage Facilities**

43. The developer agrees to provide, at no charge to the user, secure bicycle storage facilities in locations convenient to office, residential (except for townhouses) and retail areas on the following basis at a minimum:

#### **Office and Residential Bicycle Storage Facilities:**

One (1) employee bicycle parking space for every 7,500 square feet, or portion thereof, of office floor area and one (1) additional such visitor space for every 20,000 square feet, or portion thereof, of office floor area.

One (1) resident bicycle parking space for every three (3) residential units, or portion thereof, of residential units and one (1) visitor space for every 50 residential units, or portion thereof, of residential units.

Employee and resident bicycle parking facilities shall be highly visible to the intended users and protected from rain and snow within a structure shown on the site plan. The facilities shall not encroach on any area in the public right-of-way intended for use by pedestrians or any required fire egress. The facilities for office users and resident bicycle parking must meet the acceptable standards for Class I storage space as contained in the Arlington Bicycle Transportation Plan, dated April 1994 with Amendments through March 2003, and be highly visible from an elevator entrance, a full-time parking attendant, a full-time security guard or a visitor/customer entrance. Visitor parking must be located within 50 feet of the primary building entrance. Any bicycle parking racks used on the site must conform to the Arlington County Standard or be approved by the Bicycle and Pedestrian Program Manager. Drawings showing that these requirements have been met shall be approved by the Zoning Administrator before the issuance of the

Footing to Grade Structure Permit. Residential condominium covenants shall not prohibit the storage of bicycles in individual condominium units.

In addition, the developer agrees that for every 50,000 square feet or fraction thereof of office Gross Floor Area (GFA), one (1) shower per gender shall be installed, up to a maximum of three (3) showers per gender. Also, a minimum of one (1) clothes storage locker per gender shall be installed for every required employee bicycle parking space. The lockers shall be installed adjacent to the showers in a safe and secured area and both showers and lockers shall be accessible to all tenants of the building. The location, layout and security of the showers and lockers shall be reviewed by the Arlington County Police Department before issuance of the Footing to Grade Structure Permit. The developer agrees that an exercise/health facility containing a maximum of 2,482 ~~4,000~~ square feet shall not count as density (FAR) but shall count as GFA if this facility meets all of the following criteria: 1). The facility shall be located in the interior of the building and shall not add to the bulk or height of the project; 2). Showers and clothes lockers shall be provided as required above; 3). The lockers shall be installed adjacent to the showers in a safe and secured area within the exercise facility and both showers and lockers shall be accessible to all tenants of the project; 4). The exercise facility shall be open only to tenants of the project and shall not accept or solicit memberships from outside of the project. The exercise facility, including the showers and lockers, shall be open during normal working hours.

**Retail Bicycle Storage Facilities:**

Two (2) retail visitor/customer bicycle parking spaces for every 10,000 square feet, or portion thereof, of the first 50,000 square feet of retail floor area; one (1) additional retail visitor/customer space for every 12,500 square feet, or portion thereof, of additional retail floor area; and one (1) additional retail employee space for every 25,000 square feet, or portion thereof, of retail floor area. The retail visitor/customer bicycle spaces shall be installed at exterior locations that are convenient to the retail visitors/customers, and such locations shall be reviewed by the Division of Transportation. The developer agrees to obtain approval of the location, design and details of the retail visitor/customer bicycle spaces as part of the final site development and landscape plan. Facilities for retail visitors/customers must meet the County standards for bicycle racks, and be located close to retail visitor/customer entrances or the closest retail vehicle parking spaces.

**Temporary Construction Signage.**

90. The developer agrees that the design, color, dimensions, material and placement of the signs shall be in accordance with the Temporary Construction Sign Plans prepared by Bowman Consulting dated July 2008, reviewed and approved by the County Board at its July 19, 2008 meeting.

The developer agrees that should any graffiti and/or other damage occur on the signs, the applicant shall immediately (within ten (10) calendar days) repaint and/or replace the signs (or any portion of the sign) to eliminate such damage. In addition, the developer agrees to inspect the sign daily to determine whether such damage has occurred.

The developer agrees that the overall commercial image and text content shall not exceed 1,266 square feet. In addition to these signs, the developer may place one (1) Panel A sign (800 NORTH GLEBE) at each of the two (2) vehicle access points to the southern office building and one (1) Panel O sign (900 NORTH GLEBE) at each of the two (2) vehicle access points to the northern office building.

The developer agrees that the construction signs are temporary and shall be removed before the issuance of the first partial Certificate of Occupancy for the project or by January 1, 2011, whichever occurs first.

