

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Thursday, November 3, 2016
TIME: 7:00 – 8:25 p.m.
PLACE: 2100 Clarendon Boulevard
Conference Rooms 311
Arlington, VA 22201

SPRC STAFF COORDINATOR: Samia Byrd, 703-228-3525

Item 1. The Bartlett (Metropolitan Park 4/5; SP #105) 7:00pm–8:25pm
(RPC#s 35-003-840)
Planning Commission and County Board meetings to be determined.
Michael Cullen (CPHD Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans
http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx

To view the current Site Plan Review Committee schedule, go to the web site
<http://commissions.arlingtonva.us/planning-commission/sprc/>

ITEM 1
The Bartlett (SP #105)
(RPC#s 35-003-840)

SPRC AGENDA: 1st Meeting – November 3, 2016

- 1) Introduction
 - a) Overview of Site Plan Amendment Proposal (Staff)
 - b) Presentation of Site Plan Amendment Proposal (Applicant)

- 2) Land Use & Zoning
 - a) Relationship of site to GLUP, etc.
 - b) Relationship of project to existing zoning
 - c) Relationship of site to the Pentagon City PDSP

Site Location: The Bartlett apartment building is located at the northeastern corner of the Metropolitan Park development, and bounded by 12th Street South to the north, South Eads Street to the east, 13th Street South to the south and South Elm Street to the west. The site, known as Met Park 4/5, is designated as Parcel 3 of the Pentagon City PDSP.

Applicant Information:

Applicant

1200 Eads St., Inc., c/o
Vornado/Charles E. Smith
2345 Crystal Drive
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Arlington, VA 22202
Jason Fudin
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Attorney

Venable LLP
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Suite 300
Tysons Corner, VA 22182
Kedrick Whitmore
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BACKGROUND: The Bartlett apartment building was approved on July 13, 2013 as Phase 4/5 of Metropolitan Park, within Parcel 3 of the Pentagon City Phased Development Site Plan (SP #105). The Pentagon City PDSP was approved by the County Board on February 25, 1976 and provides a development framework for the redevelopment of an approximately 116 acre area, which at the time of approval was defined by industrial uses. This PDSP has been amended numerous times for the purpose of revising the amount of density allocated to each parcel and modifying other development related matters. Since the time of approval in 1976, the Pentagon City PDSP area has been developed with a high-density mix of office, multifamily residential and retail uses. Since 2004, final site plans for the first six phases of Metropolitan Park have been approved, with four buildings occupied and a fifth (Phase 6) scheduled to begin construction this year.

The applicant (1200 Eads St., Inc., c/o Vornado/Charles E. Smith) proposes a major site plan and PDSP amendment to permit temporary conversion of fifty (50) unleased apartment units in designated areas at The Bartlett apartment building from residential use to hotel use.

The following provides additional information about the site and location:

Site: The 2.38 acre site is located at 520 12th St. S. (RPC #35-003-840) in Phase 4/5 of the Metropolitan Park portion of the Pentagon City PDSP (SP #105), and defined by the following uses:

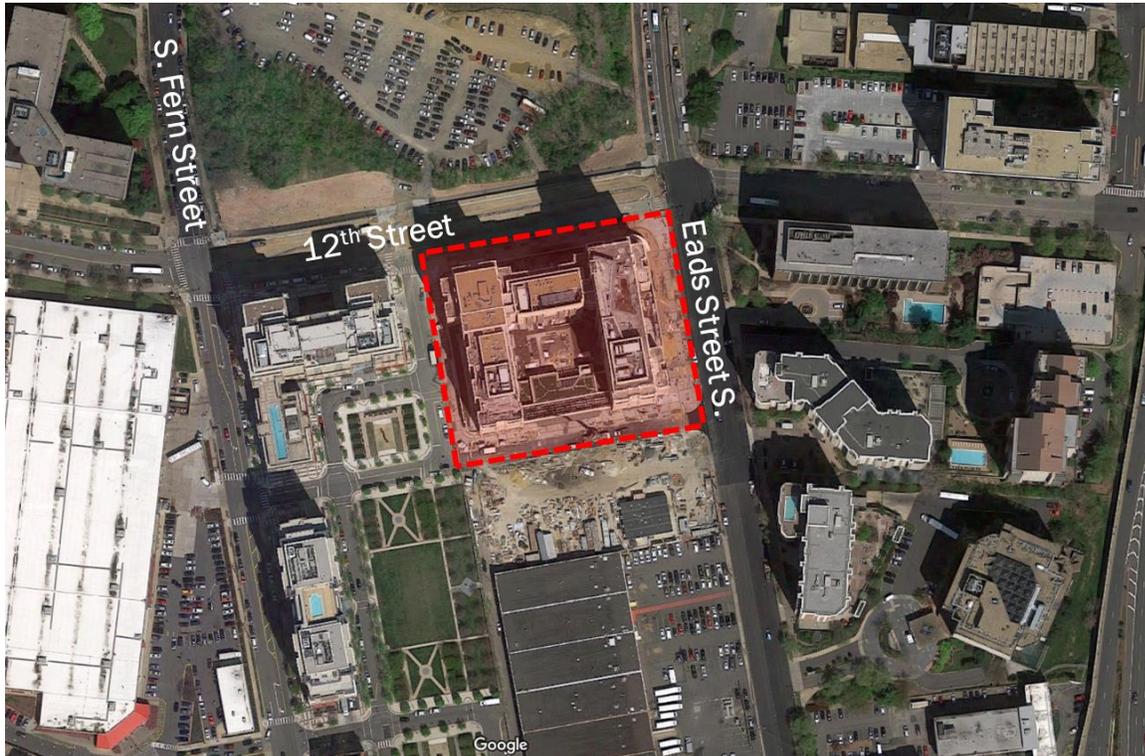
To the north: 12th Street South and the PenPlace development site (approved by Pentagon City PDSP amendment (SP #105) but not under construction). The properties are designated by the General Land Use Plan (GLUP) as $\frac{3}{4}$ "High-Medium" Residential and $\frac{1}{4}$ "Medium" Office-Apartment-Hotel and within a Coordinated Development District (GLUP Note 4). The properties are zoned "C-O-2.5" Commercial Office Building, Hotel and Apartment Districts.

- To the east: South Eads Street and the Meridian at Pentagon City (SP #337) apartment building, and the Embassy Suites hotel (SP #160). The properties are designated by the General Land Use Plan (GLUP) as “High” Office-Apartment-Hotel and are zoned “RA-H-3.2” Multiple Family Dwelling Districts.
- To the south: 13th Street South and the Metropolitan Park 6 development site (SP #105; formerly the Pentagon Industrial Center warehouse). The properties are designated by the General Land Use Plan (GLUP) as $\frac{3}{4}$ “High-Medium” Residential and $\frac{1}{4}$ “Medium” Office-Apartment-Hotel and within a Coordinated Development District (GLUP Note 4). The properties are zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.
- To the west: South Elm Street and Phase 3 of the Metropolitan Park development (SP #105; SP-9) also known as The Acadia apartment building. The properties are designated by the General Land Use Plan (GLUP) as $\frac{3}{4}$ “High-Medium” Residential and $\frac{1}{4}$ “Medium” Office-Apartment-Hotel and within a Coordinated Development District (GLUP Note 4). The properties are zoned “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

Existing Zoning: “C-O-2.5” Commercial Office Building, Hotel and Apartment Districts.

General Land Use Plan Designation: $\frac{3}{4}$ “High-Medium” Residential and $\frac{1}{4}$ “Medium” Office-Apartment-Hotel and Coordinated Development District (GLUP Note 4)

Neighborhood: The site is located within the Aurora Highlands neighborhood and is a part of the Pentagon City Phased Development Site Plan (SP #105).



Source: Image from Google Maps

Existing Development: The site is identified as Phase 4/5 of the Metropolitan Park development, which is a section of the Pentagon City Phased Development Site Plan (SP #105). The Bartlett apartment building was approved in July 2013 and completed in June 2016, and includes 699 residential apartment units and approximately 40,413 square feet of retail space that includes a Whole Foods Market and a Commonwealth Joe coffee shop.

	Proposed
Site Area	103,932 sf (2.38 ac)
Density	782,342 GSF 737,848 NSF ¹
Residential	699 units
Retail	40,413 sf
Parking	
Total Provided	885 spaces
Residential	699 spaces
Standard	505 spaces
Compact	180 spaces
Accessible	11 spaces
Van	3 spaces
Retail	186 spaces
Standard	140 spaces
Compact	40 spaces
Accessible	5 spaces
Van	1 spaces
LEED Rating	Silver

¹ After exclusions for 44,494 square feet of building core elements (exhaust shafts, elevator shafts, stairs, electrical and telecommunication rooms, etc.) from the building’s gross floor area.

Development Potential:

Site Plan Area: 2.64 ¹ ac (115,097 sf)	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
Existing/Proposed Zoning		
“C-O-2.5” Site Plan	Commercial Uses: 2.5 FAR; Apartment Use: 115 du/ac; or Hotel Use: 180 units/ac	287,742 sf; 303 du; or 475 units
Metropolitan Park Design Guidelines (Pentagon City PDSP)	Residential Retail	734 units Not to exceed 100,000 sf for the entirety of Metropolitan Park

¹Original site area of 2.64 acres included area dedicated for 13th Street South.

Proposed Amendment: The applicant (1200 Eads St., Inc., c/o Vornado/Charles E. Smith) proposes a major site plan and PDSP amendment to permit temporary conversion of fifty (50) unleased apartment units in designated areas at The Bartlett apartment building from residential use to hotel use.

Additional project details include:

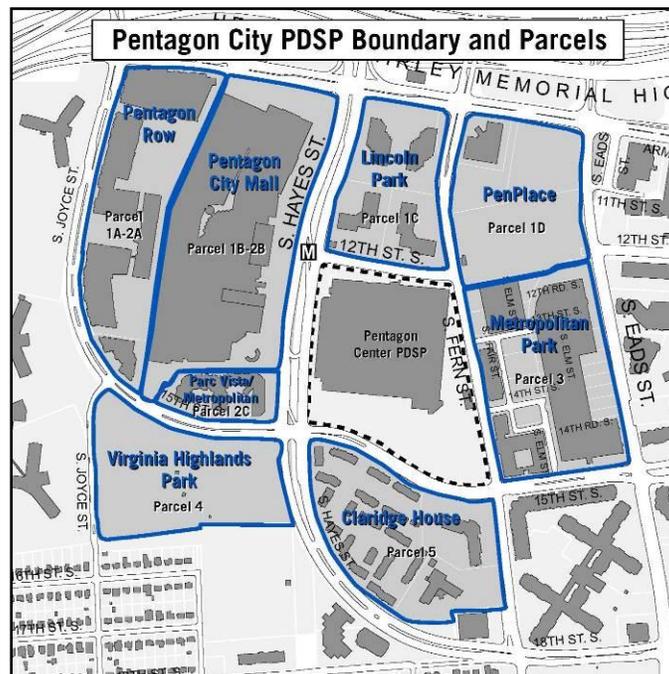
- No more than fifty (50) apartment units may be converted to hotel use at any time
- The use is temporary: the conversion of apartment units to hotel use would only be permitted for a 24-month period following action by the County Board, so that all units must be converted back to apartment use at that time
- Eligible units for conversion are limited to four identified (4) floors of the building

Density and Uses: The Pentagon City PDSP (SP #105) allocates up to 3,212 residential units and 100,000 square feet of retail to the Metropolitan Park development. Guidance for the development of this area has been shaped by the Metropolitan Park Design Guidelines which provide recommendations regarding the phased nature of development of this area that is defined by buildings oriented around a grid network of streets and a central open space. As shown in the table below, to date, 2,386 residential units and 87,627 square feet of retail space has been approved by final site plans for Phases 1 through 6; while Phases 1 through Phase 4/5 are occupied. The proposed site plan amendment does not affect the density as approved, which does not include any hotel units in Metropolitan Park. Since the request would allow the hotel use for no longer than two years from the date of approval, the density table outlined in PDSP Condition #2 would remain unchanged but a footnote would be added expressly allowing no more than 50 hotel units to occupy approved apartment units within that period. Parking for the project also remains unchanged, except that one additional accessible parking space must be provided as required by building code.

Metropolitan Park Density Allocation				
Phase	Residential Unit Recommendation	Residential Units Approved by FSP	Retail Permitted (s.f.)	Retail Approved by FSP (s.f.)
1	400	399		11,300
2	285	300		8,119
3	425	411		16,350
4	348	699		41,167
5	386			
6	520	577		9,665
7	393			
8	455			
TOTAL	3,212	2,386	100,000	87,627
Remaining		826		13,399

Site and Design: The amendment does not propose to change the site or building design as approved in 2013.

Pentagon City PDSP: The Pentagon City Phased Development Site Plan (PDSP) (SP #105) was approved by the County Board on February 25, 1976. The original approval provided planning guidance for an approximately 116 acre area generally bound on the north by Army-Navy Drive, on the east by South Eads Street, on the south by South Hayes Street, and on the west by South Joyce Street. The Western Electric Company site (now Pentagon Center) was not included in this PDSP. Specifically, the Pentagon City PDSP provides planning goals and objectives for how these parcels could be redeveloped from their industrial status to a thriving mixed-use environment. The following graphic and table explain the parcels that comprise the Pentagon City PDSP and the density allocations per the approved PDSP conditions:



Source: Arlington County Planning Division

Pentagon City PDSP Density Allotment As Approved Through July 11, 2009					
Parcel	Office (GFA)	Retail (GFA)	Hotel (Units)	Residential (Units)	Park
Pentagon Row (1A/2A)		300,000	--	830	
Pentagon City Mall (1B/2B)	172,000	1,019,300	450	--	--
Lincoln Park (1C)	1,078,000	--	--	--	--
PenPlace (1D)			882	930 ¹	--
Parc Vista/ Metropolitan (2C)	--	--	--	624	--
Metropolitan Park (3)	--	100,000	300 ²	2,282	--
Virginia Highlands Park (4)	--	--	--	--	Park
Claridge House	--	2,500	--	820	--
Total	1,250,000	1,421,800	1,632	5,468	Park

¹ Any of the 930 residential units allocated to Parcel 1D may be used on that parcel or on Parcel 3

² Any of the 300 hotel units allocated to Parcel 3 may be used on that parcel or on Parcel 1D

Each of the Pentagon City parcels has been almost completely built out according to their density allotment per the PDSP conditions. The exceptions to this are Parcel 1D (PenPlace) and Parcel 3 (Metropolitan Park). An amendment to the Pentagon City PDSP for PenPlace was approved in September 2013, with a primary focus on permitting additional density for Parcel 1D and prescribing design guidelines for how this parcel can be developed. The Metropolitan Park parcel has been partly developed—this final site plan proposes the construction of the sixth phase of this eight phase development program. As identified in the table above, the PenPlace and Metropolitan Park parcels are linked by way of a density allocation that allows 930 residential units from the PenPlace parcel to be used at Metropolitan Park and for 300 hotel units from the Metropolitan Park parcel to be used at PenPlace. This final site plan for Phase 6 of the Metropolitan Park development has no impact on the PenPlace PDSP amendment, as Metropolitan Park already has been allocated density per the PDSP conditions that conforms to the allotment identified in the Metropolitan Park Design Guidelines.

Sustainable Design: The building was designed to achieve a LEED Silver level of certification (LEED 2009 for New Construction and Major Renovation).

Transportation: The Metropolitan Park project is located in Pentagon City, which is well-served by regional roadways, a wide range of transit options, an increasing network of bike facilities, and a local street network that continues to be expanded with planned development of the area’s super blocks. A robust multi-modal transportation network provides residents, employees, and shoppers in the area multiple options for traveling to, from, and within the area without using a car. Additional transportation information, including data evaluating the effectiveness of the multi-modal network in Crystal City/Pentagon City shall be provided in a future staff report.

Streets and Sidewalks: The amendment does not propose to change the streets or sidewalks around the site as approved in 2013.

Public Transit: The project site is conveniently located between the Pentagon City and Crystal City Metrorail stations. Both stations are within walking distance of the site; the Pentagon City station is the nearest to the site and is located two blocks west of the site along 12th Street S. Additionally, there are three bus stops within one block of the site that serve several WMATA and ART bus routes.

Bicycle Access: On-street bicycle lanes are provided on 15th Street S. and connect S. Eads Street and S. Joyce Street. In addition, buffered bicycle lanes are provided on S. Eads Street between 15th Street S. and 23rd Street S., providing a connection to the Four Mile Run Trail. Restriping plans for S. Eads Street from 12th Street S. to 15th Street S. are currently being finalized by staff to be completed this year to continue the buffered bicycle lanes and travel lane configuration.

DISCUSSION: The requested amendment does not require any modification of use regulations. The requested use falls under the “overnight accommodations” use category in the Arlington County Zoning Ordinance (ACZO), which are “residential units arranged for short term stays of less than 30 days for rent or lease” and which include “condominium hotels; dwelling rentals; recreational vehicle parks and campgrounds; extended-stay facilities; hotels and motels; resort hotels and inns; and time-shared interval ownership facility.” Both residential apartment units and hotel units are appropriate uses under the “Medium” Office-Apartment-Hotel GLUP designation and the “C-O-2.5” Commercial Office Building, Hotel and Apartment District designation in the ACZO. Further, the requested hotel use can be considered a less intense use by density measures in the GLUP designation, the C-O-2.5 Zoning District, and typical conversion factors used by the County to compare density between uses. The table below provides a comparison of density factors between the two uses:

Density Comparison:

	Apartment Density	Hotel Density
GLUP: “Medium” Office-Apartment-Hotel	Up to 115 units/acre	Up to 180 units/acre
Zoning District: C-O-2.5	Up to 115 units/acre	Up to 180 units/acre
Typical GFA Conversion Factor	1,100 sq. ft./unit	725 sq. ft./unit

Similarly, the parking requirement for hotel use is less than what is required for multi-family apartment units as illustrated in the table below:

Parking Comparison:

	Apartment	Hotel
Minimum Parking Required	1.125 spaces/unit	1/guest room

Staff’s primary consideration with the application included tracking changes in use for individual uses, and building code and life safety code compliance. Specifically, staff is reviewing an appropriate process for obtaining a Certificate of Occupancy for either hotel units or units converted back to residential apartment, as well as tracking units for appropriate tax assessment purposes as hotel units are taxed at a higher rate. The applicant has met with the Chief Building Official to understand what requirements will be necessary on affected floors. Some minor improvements will be needed for the request for no more than 50 hotel units, including:

- At least two fully accessible units must be provided
- Visual alarm units must be provided in at least two units
- Smoke detectors must be provided on affected floors
- One additional accessible parking space is required

The proposed use should not be confused with Short-Term Residential Rentals, defined as “accessory homestays,” which are currently under review as part of an unrelated Zoning Ordinance amendment that anticipates consideration by the County Board in December 2016. This amendment would allow accessory homestays as an accessory use to a residential dwelling, and would regulate accessory homestays as a home occupation.

SPRC Neighborhood Members:

Natasha Atkins	Aurora Highlands Civic Association	ahcapresident@gmail.com
Arthur Fox	Arlington Ridge Civic Association	kathrynlbuck@gmail.com
Sandra Borden	Crystal City Civic Association	board@crystalcitycivic.org
Asheel Shah	Kettler	ashah@kettler.com
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Interested Parties:

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Angie Fox		afox@crystalcity.org
Christer Ahl	Crystal City Civic Association	christer.ahl@comcast.net
Judy Freshman	Crystal City Civic Association	judyfreshman@yahoo.com

Planning Commissioner Chairing This Item:

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Jane Siegel		janesiegel@icloud.com

Staff Members:

Michael Cullen	CPHD – Planning	(703) 228-3538	mcullen@arlingtonva.us
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