

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Thursday, July 13, 2017
TIME: 7:00 – 8:30 p.m.
PLACE: 2100 Clarendon Boulevard
Conference Room 311
Arlington, VA 22201

SPRC STAFF COORDINATOR: TBD

- Item 1. Market Common Phase II (SP #339) 7:00pm–8:30pm**
(RPC#s 18-010-015, -014, -010, -006, -005, -002; 18-009-001, -002, -003, -004, -005)
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

Market Common Phase II (SP #339)

(RPC#s 18-010-015, -014, -010, -006, -005, -002; 18-009-001, -002, -003, -004, -005)

SPRC AGENDA: 1st Meeting – July 13, 2017

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

- 2) Land Use & Zoning
 - a) Relationship of site to GLUP, sector plans, etc.
 - b) Relationship of project to existing zoning
 - i) Requested rezoning
 - ii) Requested density exclusions

- 3) Building Architecture
 - a) Design Issues
 - i) Building form (height, massing, tapering, setbacks)
 - ii) Facade treatments, materials, fenestration
 - iii) Roof line/penthouse form and materials
 - iv) Street level activism/entrances & exits
 - v) Accessibility
 - vi) Ball Family Cemetery
 - b) Commercial/Retail Spaces
 - i) Location, size, ceiling heights
 - ii) Storefront designs and transparency
 - c) Service Issues
 - i) Utility equipment
 - ii) Venting location and type
 - iii) Location and visibility of loading and trash service
 - iv) Exterior/rooftop lighting

SPRC Walking Tour: TBD

Walking Tour of Site

SPRC AGENDA: Items for Discussion at Future Meeting(s)

- 4) Site Design and Characteristics
 - a) Circulation and alley characteristics
 - b) Allocation of uses on the site
 - c) Relationship and orientation of proposed buildings to public space and other buildings

- d) Streetscape Improvements
 - e) View vistas through site
 - f) Visibility of site or buildings from significant neighboring perspectives
 - g) Compliance with adopted planning documents
- 5) Transportation
- a) Infrastructure
 - i) Mass transit facilities and access
 - ii) Street systems (w/existing and proposed cross sections)
 - iii) Vehicular and pedestrian routes
 - iv) Bicycle routes and parking
 - b) Traffic Demand Management Plan
 - c) Automobile Parking
 - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
 - ii) Access (curb cuts, driveway & drive aisle widths)
 - d) Delivery Issues
 - i) Drop offs
 - ii) Loading docks
 - e) Signage (parking, wayfinding, etc.)
- 6) Open Space and Landscaping
- a) Central park planning process recommendations
 - b) Eads Street Linear Park recommendations
 - c) Orientation and use of open spaces
 - d) Relationship to scenic vistas, natural features and/or adjacent public spaces
 - e) Compliance with existing planning documents and policies
 - f) Landscape plan
- 7) Community Benefits and Sustainability
- a) Public Art
 - b) Affordable Housing
 - c) Underground Utilities
 - d) Other
- 8) Construction Issues
- a) Phasing
 - b) Vehicle staging, parking, and routing
 - c) Community Liaison

Site Location: The subject site is identified as Block “A” of the Market Common Clarendon site plan, and is currently occupied by a vacant three-story office building and one-story retail space along Clarendon and Wilson Boulevard. The site is bounded by Wilson Boulevard and the former Walgreens building and the Thurgood Marshall Building to the north, North Edgewood Street and Whole Foods on Block “B” to the east, Clarendon Boulevard and Market Common Clarendon retail on Block “C” to the south, and to the west.

Applicant Information:

Applicant

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Jack Story

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LEED Consultant

Sustainable Building Partners
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Fairfax, VA 22031
Dan Wilcox

BACKGROUND: The Clarendon Market Common site plan (SP #339), was approved by the County Board on November 13, 1999, and included a GLUP Amendment, Rezoning, and Site Plan for the construction of 212,571 square feet of retail/commercial gross floor area, 300 apartment units, 87 townhouse units, and associated parking. The site plan has been amended several times since its original approval. The applicant, Regency Centers, proposes to rezone a portion of the property occupied by IOTA and the Engravers Building from “C-2” to “C-O-1.5” to be incorporated into Site Plan #339, and to amend Site Plan #339 to renovate an existing office building, including the addition of a fourth floor, outdoor terraces, creation of a ground level arcade along N. Edgewood Street, modification of building uses to allow retail in addition to office, and streetscape improvements.

The following provides additional information about the site and location:

Site: The site is located at 2700, 2800, and 2801 Clarendon Boulevard; 2700, 2732, 2830, 2832, and 2836 Wilson Boulevard; and 1303 N. Fillmore Street (RPC #18-010-015, -014, -010, -006, -005, -002; 18-009-001, -002, -003, -004, -005), located within the Clarendon Metro station area on the block generally bounded by Wilson Boulevard to the north, N. Edgewood Street to the east, Clarendon Boulevard to the south, and N. Fillmore Street to the west. The site is known primarily as the Clarendon Education Center within the Market Common Clarendon development, and defined by the following uses:

- To the north: Walgreens Pharmacy (2825 Wilson Boulevard) and the Thurgood Marshall Building (2847 Wilson Boulevard) (currently used by Arlington Public Schools) zoned "C-2" and "C-3" respectively.
- To the east: Whole Foods Market, SP #339 Block "B" (2700 Wilson Boulevard) zoned "C-O-1.5".
- To the west: Whitlow's on Wilson (2854 Wilson Boulevard) and SP #362, The Market Place (2900 Wilson Boulevard) both zoned "C-3".
- To the south: Market Common Clarendon SP #339 Block "C" (1303 N. Fillmore Street) zoned "C-O-1.5".

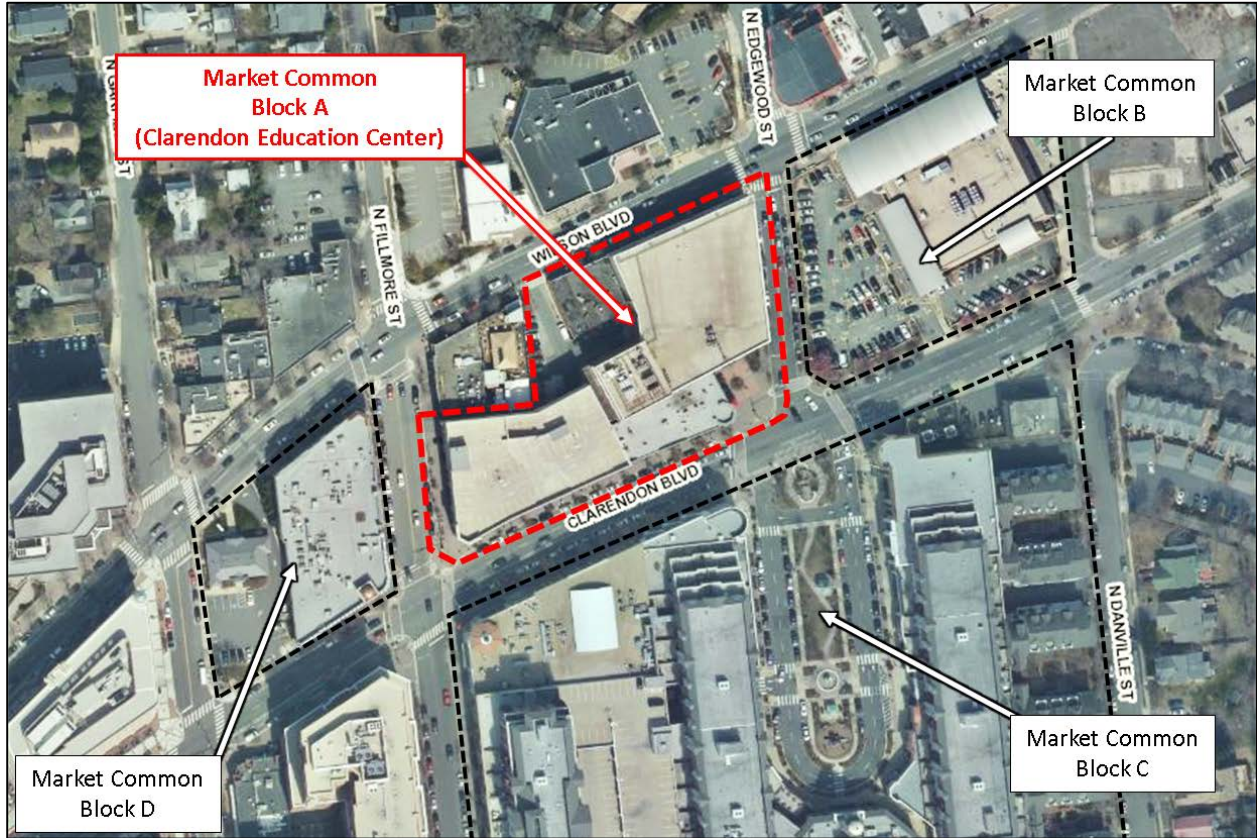
Existing Zoning: ["C-O-1.5", Commercial Office Building, Hotel and Apartment Districts](#) and ["C-2" Service Commercial – Community Business District](#)

Proposed Zoning: ["C-O-1.5", Commercial Office Building, Hotel and Apartment Districts](#)

General Land Use Plan Designation: ["Low" Office-Apartment-Hotel \(1.5 FAR\)](#)

Neighborhood: The site is located within the Clarendon Courthouse Civic Association (CCCA) and is adjacent to the Lyon Village Citizens' Association. The Clarendon Park townhomes were developed as part of Market Common Block C, and represented by the Clarendon Park Homeowners Association.

Site Location



Existing Development: The site is occupied by the Clarendon Education Center building, which was originally a Sears Department store built in 1942, and formerly an Arlington County continuing education facility before being vacated by the last office tenant, GridPoint, Inc. The site also includes retail lining Clarendon Boulevard, as well as the addition of the IOTA Club and Café and Engravers Building retail spaces.

Proposed Development:

	Existing	Proposed
Site Area	65,158 sf	74,039 sf
Density	138,751 sf	166,564 sf
Office	118,273 sf	28,724 sf
Retail	20,478 sf	48,969 sf
Commercial Office or Retail		88,871 sf
Density Exclusions		534 sf (Bike Room)
Total: 773 sf		239 sf (Service Corridor)
Height		
Average Site Elevation	247.99 ft	247.99 ft

Total Height AMSL	62.5 ft (approximately)	78 ft 323.47 ft
Upper Roof AMSL	44.5 ft	60 ft 305.47 ft
Penthouse AMSL	62.5 ft (approximately)	78 ft 323.47 ft
Parking		
Total	434	425
Ratio	1 space / 357 sf	1 space / 436 sf
On-Site	157	148
Office	54	45
Retail	103	103
Off-Site	277	277
Office	277	277
Retail	0	
LEED Rating		Certified Silver

Density and Uses: The applicant proposes to rezone a portion of the property occupied by IOTA and the Engraver’s Building from “C-2” to “C-O-1.5” to be incorporated into Site Plan #339; and amend Site Plan #339 to renovate and modify the existing 110,218 square foot Education Center building, including:

- Expanding the Education Center building envelope across the IOTA and Engravers Building properties
- Addition of a fourth floor and outdoor terraces
- Creation of a ground level arcade along N. Edgewood Street
- Modification of building uses to allow retail in addition to office
- Streetscape and plaza improvements
- Retail façade improvements along Clarendon Boulevard

Total additional density on the site would increase 27,813 square feet through proposed bonus density provisions. The site frontage along Wilson Boulevard and Edgewood Street is designated as a “Gold” street in the Arlington County Retail Plan (shown at right), which is planned for any type of retail use or retail equivalent as permitted by the Zoning Ordinance. The site frontage along Clarendon Boulevard is designated as a “Red” street, for which the predominate frontage of the buildings are planned for retail sales, food or entertainment establishments as permitted by the Zoning Ordinance.



Site and Design: The proposed fourth story addition is set back from the edge of the existing third floor with a private terrace, creating variation in building massing and mitigating any sense of height imposition while remaining consistent with the Sector Plan at a proposed building height of 60 feet. Improvements to the retail space occupied by Baja Fresh include significant façade alterations and the creation of a roof terrace overlooking the public plaza at the corner of Clarendon Boulevard and Edgewood Street. The plaza would also be renovated with new hardscape materials, landscaping, outdoor seating, and with the grade being sloped for easy access to the elevated finished floor of the building and the proposed arcade along Edgewood Street. The arcade is proposed to mitigate the street dimension constraints with the existing building wall, creating opportunity to provide outdoor seating and retail frontage that is currently constrained by the finished floor height that is as much as 2.3' higher than the sidewalk grade. A curb bump-out at the corner of Wilson Boulevard and Edgewood Street would improve pedestrian circulation and intersection safety, while provided much-needed sidewalk width for a small portion of Wilson Boulevard.

Clarendon Boulevard at Edgewood Street – view looking northwest



Edgewood Street Arcade – view looking west



Wilson Boulevard – view looking southeast



Sustainable Design: The building is proposed to be designed to achieve a LEED Gold level of certification (LEED v4 for New Construction and Major Renovation).

Transportation: Transportation information, including transportation analysis and trip generation, site circulation, sidewalks and pedestrian connections, public transit and bicycle access, and utilities, is expected to be discussed at the second SPRC meeting on a date to be determined. This report shall be updated with detailed information prior to that meeting.

DISCUSSION: The applicant proposes to amend Site Plan #339 to renovate an existing office building, including the addition of a fourth floor, outdoor terraces, creation of a ground level arcade along N. Edgewood Street, modification of building uses to allow retail in addition to office, and streetscape improvements. The applicant proposes rezoning property occupied by IOTA and the Engravers Building from “C-2” to “C-O-1.5” to be incorporated into the site plan area. The following analysis is provided:

Adopted Plans and Policies: The site is located within the Clarendon Sector Plan (2006) area, which depicts this area with a density of up to 1.5 FAR with additional density possible with provision of community benefits. The Sector Plan calls for a use mix with residential, commercial, hotel, or mixed use for the block, and a maximum building height of 60 feet. The Sector Plan calls for “redevelopment with storefronts on Wilson, Clarendon and Edgewood” for Block A and Block B of Market Common, and notes “if redevelopment is undertaken for the Clarendon Education Center block, adding ground-floor retail with multiple building entrances and widening walkways along Edgewood Street and Wilson Boulevard is preferred.” The Sector Plan identifies 20-foot sidewalks on both Clarendon and Wilson Boulevard, noting that on Wilson Boulevard “in instances where building preservation is desired, sidewalk widths may be reduced to between approximately 10’ and 14’ to achieve that objective, so long as at least 6’ of sidewalk clear width is maintained exclusive of tree pits and street furniture.”

Modification of Use Regulations: The applicant requests the County Board modify the following use regulations:

Density Exclusions: The applicant is requesting that 773 square feet of gross floor area be excluded from density calculations, including 534 square feet for a basement level bike room and 239 square feet for a first floor loading dock service corridor.

Bonus Density: The applicant requests 29,467 square feet of bonus density, justified by LEED Gold Certification of the building and for façade preservation of the Engravers Building at 2836 Wilson Boulevard.

Green Building Density Incentive Program: Arlington County’s Green Building Density Incentive Policy for Site Plans contains bonus density provisions for site plan projects that meet the objectives of the County’s green building program. Per Section 15.5.7 of the Zoning Ordinance,

the County Board may permit bonus density for provisions made for open space and other environmental amenities. The applicant is proposing to commit to a certification of LEED Gold. The applicant is therefore requesting, consistent with the County's policy, bonus density of the maximum of 0.40 FAR for the project. Total LEED bonus density equals 24,154 square feet.

Building Façade Preservation: The Clarendon Sector Plan identifies the Engravers Building at 2836 Wilson Boulevard for façade preservation, intended to generally preserve the first 10 feet of depth from the front building wall, with any new construction set back and exclusive of the 10-foot area. In exchange for preservation, the Sector Plan recommends an increase in density equal up to 500% of the existing building's square footage that is preserved. The Historic Preservation Master Plan, adopted concurrently with the Sector Plan in December 2006, recommended creating of a Historic Resources Inventory (HRI) which was completed in October 2011 and identified 2836 Wilson Boulevard as an "essential" property for façade level preservation. Essential properties are considered "top priorities for preservation that include the most significant, best preserved, and key resources that best define Arlington history". The proposal includes façade preservation with a 10-foot step back for new construction above the building, and also includes preservation of the façade wall along the alley access drive from Wilson Boulevard, with a total bonus density of 5,313 square feet.

Preliminary Issues: Some issues have been identified within the proposal, which are detailed below.

Streetscape Width on Wilson Boulevard

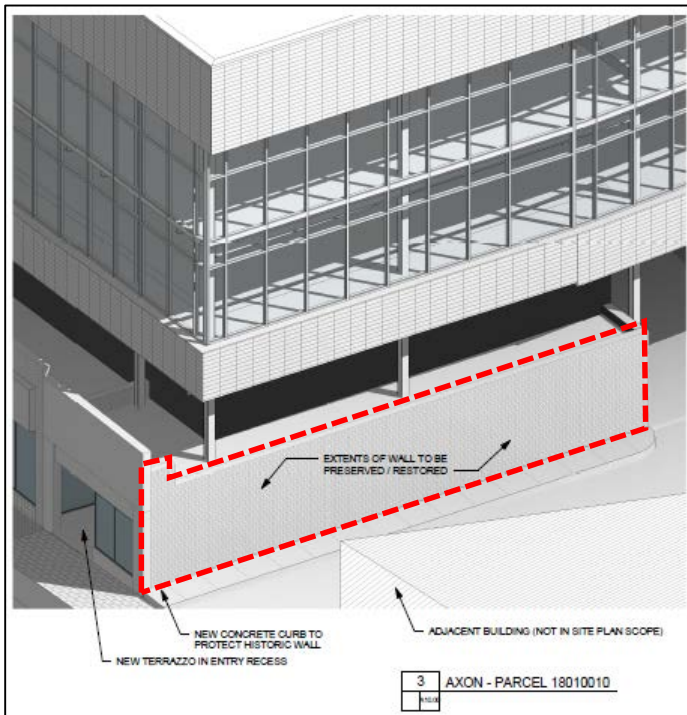
The sidewalk along Wilson Boulevard is not consistent with the Sector Plan, nor does it meet minimum County guidelines for no less than six feet of pedestrian clear width. At the narrowest point, clear width between the building wall and the tree planter box is as little as 2.5 feet. This condition existed prior to approval of site plan #339, which incorporated the Sears Department Store building footprint that limits the potential sidewalk width on this block. Design options should be explored to improve this condition.

Wilson Boulevard – view looking southwest



Level of Historic Preservation

With the site’s designation as an “essential” HRI property, staff has questioned whether the proposal needs a greater degree of preservation or building step back along the alley façade wall, illustrated below.



SPRC Neighborhood Members:

Clarendon Courthouse Civic Association	bencdavano@gmail.com
Lyon Village Citizens Association	ericanthonylawrence@gmail.com
Clarendon Park Homeowner's Association	cannona427@aol.com

Interested Parties:

Planning Commissioner Chairing This Item:

Stephen Hughes – Chair	Planning Commission	stephenthughes@gmail.com
Daniel Weir – Vice-Chair	Planning Commission	daniel.a.weir@gmail.com

Staff Members:

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