

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday, October 2, 2017
TIME: 7:00 – 8:25 p.m.
PLACE: 2100 Clarendon Boulevard
Conference Room 311
Arlington, VA 22201

SPRC STAFF COORDINATOR: Matt Ladd

- Item 1. Red Cross/Trenton Street Residential (SP #446)** **7:00pm–8:25pm**
(RPC#s 20-028-001, -002, -003, -004)
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

Red Cross/Trenton Street Residential (SP #446)

(RPC#s 20-028-001, -002, -003, -004)

SPRC AGENDA: 1st Meeting – October 2, 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) 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

SPRC Walking Tour: TBD

Walking Tour of Site

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

- 4) 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
 - 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

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) Orientation and use of open spaces
- b) Relationship to scenic vistas, natural features and/or adjacent public spaces
- c) Compliance with existing planning documents and policies
- d) Landscape plan

7) Community Benefits and Sustainability

- a) Public Art
- b) Affordable Housing
- c) Other

8) Construction Issues

- a) Phasing
- b) Vehicle staging, parking, and routing
- c) Community Liaison

Site Location: The subject site is located at 4333 Arlington Boulevard, and is currently occupied by the existing Whitefield Commons apartments, comprised of four buildings with 63 total dwelling units, two single-family homes, and the Red Cross Arlington County Chapter office. The site is bounded by Arlington Oaks condominium property to the north, N. Thomas Street and Saint Thomas More Cathedral and School to the east, Arlington Boulevard and the National Foreign Affairs Training Center to the south, and N. Trenton Street and Arlington Oaks condominium property to the west.

Applicant Information:

Applicant

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BACKGROUND: There are no prior special exception approvals impacting the subject property. The project area contains a group of garden apartment buildings now known as Whitefield Commons (historically as the Windsor Apartments), and are identified collectively as an “Important Resource” in the County’s Historic Resources Inventory (HRI). Whitefield Commons was constructed in 1942, and is listed as eligible for the National Register of Historic Places in the Arlington County Garden Apartments, Apartment Houses, and Apartment Complexes: 1934-1954, Multiple Property Document (MPD).

The proposed site plan area also contains the American Red Cross Building, constructed in 1949 and located at 4333 Arlington Boulevard. Two single-family houses, located at 15 North Trenton Street and 19 North Trenton Street, also occupy the site. The two single-family houses appear on the 1936 Sanborn map and are the oldest extant buildings on the subject site plan holdings.

The following provides additional information about the site and location:

Site: The site is located at 20 N. Thomas Street; 15, 19 N. Trenton Street; and 4333 Arlington Boulevard (RPC #20-028-001, -002, -003, -004), located within the Buckingham neighborhood on the block generally bounded by Arlington Oaks condominium property to the north, N. Thomas Street to the east, Arlington Boulevard to the south, and N. Trenton Street to the west. The site is defined by the following uses:

To the north: Arlington Oaks condominiums (4490 N. Pershing Drive) zoned "RA8-18".

To the east: Saint Thomas More Cathedral (3901 N. Cathedral Lane) and Saint Thomas More Cathedral School (105 N. Thomas Street) zoned "R-6" to "RA8-18".

To the west: Arlington Oaks condominiums (4490 N. Pershing Drive) zoned "RA8-18" and Bethel United Church of Christ (4347 Arlington Boulevard) zoned "R-6".

To the south: National Foreign Affairs Training Center (4000 Arlington Boulevard) zoned "S-3A".

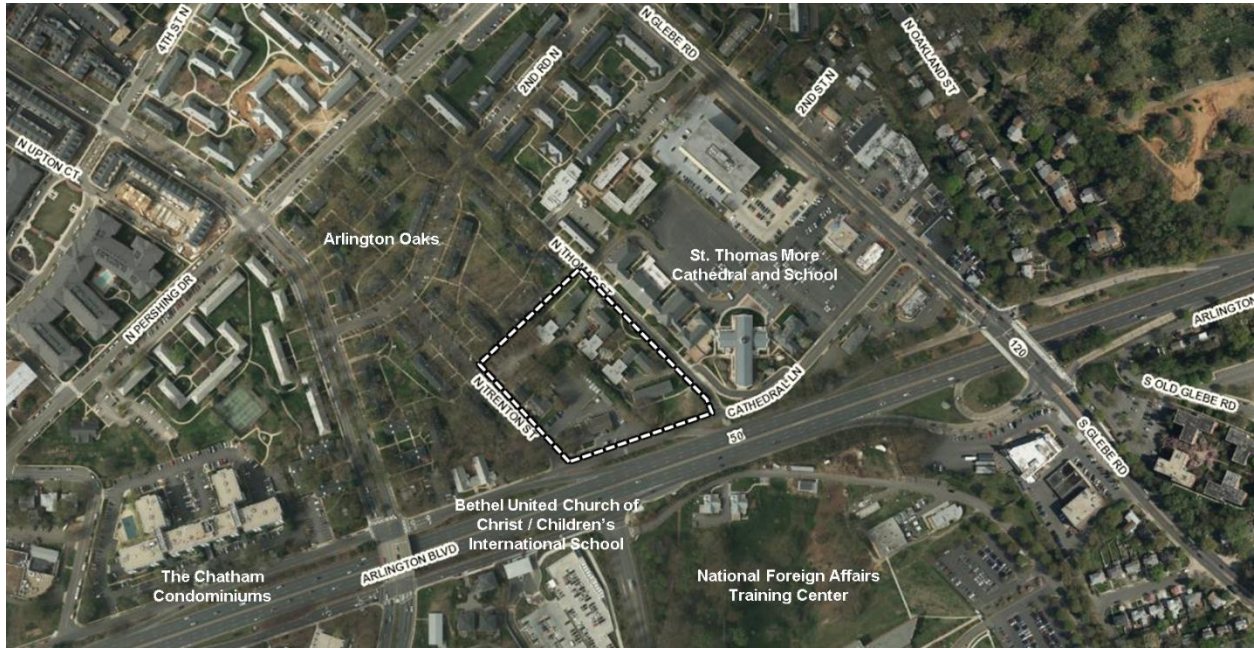
Existing Zoning: ["R-6" One-Family Dwelling District](#) and ["RA8-18" Multiple-family Dwelling District](#)

Proposed Zoning: ["RA8-18" Multiple-family Dwelling District](#) and ["R15-30T" Townhouse Dwelling District](#)

General Land Use Plan Designation: ["Low-Medium" Residential \(16-36 units per acre\)](#)

Neighborhood: The site is located within the Buckingham neighborhood and is adjacent to the Alcova Heights, Barcroft, and Arlington Forest neighborhoods. The Arlington Oaks condominiums borders the site to the north and west, and is represented by the Arlington Oaks Condominium Association.

Site Location



Existing Development: The site is occupied by the existing Whitefield Commons apartments, comprised of four buildings with 63 total dwelling units, as well as two single-family homes, and the Red Cross Arlington County Chapter office.

Proposed Development:

	Proposed
Site Area	172,194 sf 3.95 acres
Density	194 units total
Whitefield Commons	63
Multi-Family Building	112
Townhouses	19
Density Exclusions	3,331 sf
Height	
Average Site Elevation	245.15 ft
Total Height AMSL	52.35 ft 297.5 ft
Upper Roof AMSL	52.35 ft 297.5 ft
Penthouse AMSL	61.35 ft 306.5 ft
Parking	
Total	187 spaces
Whitefield Commons	43 spaces
Multi-Family Building	102 spaces
Townhouses	42 spaces
Ratio	

Whitefield Commons	0.68 spaces/unit
Multi-Family Building	0.82 spaces/unit
Townhouses	2.26 spaces/unit
Earthcraft Rating	Earthcraft v.4 Gold

Density and Uses: The applicant, Wesley Housing Development Corporation, proposes to rezone portions of the property from R-6 to RA8-18, and from RA8-18 to R15-30T and construct a new multifamily residential building with 112 units and two rows of townhouses with 19 total units. The site area includes the existing 63-unit Whitefield Commons buildings, which will remain. Additional project details include:

- 112 new multifamily units in a 5-story building, with
 - 100% committed affordable units
 - Proposed Earthcraft v.4 Gold certification
- 19 new townhouse units (3-stories)
- 63 existing units maintained in Whitefield Commons
- Proposed Project density is 54 units per acre within the RA8-18 District, and 25 units per acre in the R15-30T District
- Proposed parking includes 102 structured parking spaces in the multifamily residential building, and a net increase of 5 on-site surface parking spaces for Whitefield Commons residents and townhouse visitor parking

Site and Design: The new multifamily building includes pedestrian lobby access off of the Arlington Boulevard Service Road, with vehicular and service traffic access from N. Trenton Street and N. Thomas Street at the back side of the building. The townhouses are oriented so that they front N. Thomas Street, with the second row of townhouses facing the back of the #204 Whitefield Commons building and proposed surface parking area. Curb cuts along the N. Trenton Street (four existing) would be consolidated to one curb cut, while existing curb cuts located along N. Thomas Street would remain unchanged. An existing playground area located along the Arlington Boulevard Service Road would be redeveloped as similar open space, with additional details to be provided.

Arlington Boulevard Service Road at N. Trenton Street – view looking northeast



Sustainable Design: The building is proposed to be designed to achieve a Earthcraft “Gold” level of certification (Earthcraft v.4 Gold).

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, Wesley Housing Development Corporation in partnership with Madison Homes, proposes to rezone portions of the property from R-6 to RA8-18, and from RA8-18 to R15-30T and construct a new multifamily residential building with 112 units and two rows of townhouses with 19 total units. The following analysis is provided:

Adopted Plans and Policies: The site is not located within a sector plan area. The Whitefield Commons Apartments (historically as the Windsor Apartments) are identified collectively as an “Important Resource” in the County’s Historic Resources Inventory (HRI). The site is located within the Buckingham Neighborhood Conservation Plan area.

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

Residential Parking Ratio: The applicant requests a parking ratio of 0.82 spaces per residential unit in proposed multifamily building, and a parking ratio of 0.68 spaces per unit for the existing Whitefield Commons apartments.

Bonus Density: The applicant requests 58 additional bonus units, justified by Earthcraft v.4 Gold Certification of the building and for committed affordable housing provided for multi-family building and Whitefield Commons units.

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 Earthcraft v.4 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 green building bonus density equals 30 units in the proposed multifamily building.

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

Historic Preservation

The HRI policies for Important properties should be implemented for this site plan due to the inclusion of the Whitefield Commons Garden Apartments, and an historic preservation easement should be considered for the area comprised of the Whitefield Commons buildings. Specifically, the HRI calls for:

Goal 5: Promote the Preservation of the Important Historic Buildings in the HRI

- The County will strive to protect and promote the reuse of those properties listed as Important.
- The County will collaborate with owners of Important properties to preserve the buildings' historical and material integrity to the maximum extent possible.
- The County will require that new development proposals affecting Important properties be reviewed by the Historical Affairs and Landmark Review Board (HALRB).
- The County will encourage owners of Important properties to take advantage of available financial incentives (e.g., Federal and state rehabilitation tax credits, preservation easements, County real estate tax exemption for rehabilitation).
- The County will encourage owners of Important properties to take advantage of available zoning tools (e.g., site plans and use permits, TDR, local historic district designation).

Site Design

The site area proposed for redevelopment contains both mature tree canopy coverage and existing surface parking area. The project proposes to construction new surface parking area,

which represents an opportunity cost to replacing some of the tree canopy that would be lost. Further, the orientation of the townhouse buildings results in the second row of units fronting new surface parking area. Staff has also indicated the potential need to review improvements for existing sidewalks along the Arlington Boulevard Service Drive frontage of the Whitefield Commons site area. Sidewalk improvements were recently construction along N. Thomas Street resulting in a narrow planting strip separating the sidewalk from the curb. Along the Service Road, however, there is no separation from the street. Design alternatives should be explored which take into account streetscape dimensions and existing mature trees located along the edge of the Service Road sidewalk.

Additional details are needed to evaluate a proposed open space where an existing playground is located. A conceptual design should be provided for review and comment. Public use and access information, including appropriate times of availability to the public, should be provided to evaluate what would be subject to a public use and access easement.

Architecture

The applicant has responded to prior staff comments regarding blank facade wall area and insufficient screening of structured parking along the Service Road and at N. Trenton Street. Staff will continue to review recently revised drawings and provide additional feedback to ensure both the Service Road and N. Trenton Street frontages provide a pleasant pedestrian experience.

Utility Structure

A 36-inch storm sewer pipe is located beneath two existing Whitefield Commons buildings. The County requires a public utility easement for all existing infrastructure located on a site that is subject to the site plan review process, but utility easements cannot be recorded when a structure is located above a utility line that would prevent access for maintenance and repair.

SPRC Neighborhood Members:

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Planning Commissioner Chairing This Item:

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