

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, December 18, 2017  
**TIME:** 7:00 – 10:00 p.m.  
**PLACE:** Washington-Lee High School  
1301 N. Stafford St.  
Arlington, VA 22201

**SPRC STAFF LIAISON:** Matthew Ladd, 703-228-3525

**Item 1. Virginia Hospital Center (SP #177 Amendment) 7:00pm–10:00pm**  
1635, 1701, 1701A, & 1715 N. George Mason Dr. & 1800 N. Edison St.  
(RPC# 09-016-052 and others)  
Planning Commission and County Board meetings to be determined.  
*Matthew Ladd (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 Blvd., and at the project web page <http://projects.arlingtonva.us/projects/virginia-hospital-center-expansion/>

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 Private Development <http://projects.arlingtonva.us/private-development/>

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

**ITEM 1**

**Virginia Hospital Center (SP #177 Amendment)**  
(RPC# 09-016-052, -056, -060, -061, -062, -063, -064, -065,  
-066, -079, -081, -142, -145, -210, -211, PCA, -PCB, -PEA)  
Nancy Iacomini and James Lantelme, SPRC Chairs

**SPRC AGENDA: 1st Meeting – December 18, 2017**

- 1) Introduction/Welcome
- 2) Land Use and Zoning
  - a) Staff Presentation
  - b) SPRC Questions and Comments
- 3) Existing Site Context
  - a) Applicant Presentation
  - b) SPRC Questions and Comments
- 4) Proposed Uses, Site Design and Massing
  - a) Applicant Presentation
  - b) SPRC Questions and Comments

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

- 5) Site Access and Transportation
- 6) Building Architecture
- 7) Open Space
- 8) Community Benefits
- 9) Construction issues

**Future SPRC Meeting Dates (Subject to Change):**

Meeting	Date	Time	Location
Walking Tour	Saturday, Jan. 6	TBD (morning)	Edison Site
SPRC #2	Monday, Feb. 5	7:00 pm	W-L High School Commons
SPRC #3	March (TBD)		
SPRC #4	April (TBD)		

**Site Location:** The applicant proposes to incorporate the “Edison Site” into Site Plan #177 (Virginia Hospital Center). The Edison Site currently includes five County-owned buildings, including buildings previously occupied by the Department of Human Services. It is bounded by the 19<sup>th</sup> Street North to the north, North Edison Street to the east, the Virginia Hospital Center campus (“Hospital Site”) to the south, and North George Mason Drive to the west.

**Applicant Information:**

**Applicant**

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**BACKGROUND:** The applicant proposes to rezone the Edison Site and to amend Site Plan #177 and Use Permit U-2203-79-3 to incorporate the Edison Site into the site area for the adjacent Virginia Hospital Center campus. The proposed rezoning, site plan amendment, and use permit amendment would allow Virginia Hospital Center to redevelop the Edison Site with a 7-story medical office building and a parking garage. The applicant also proposes to convert 120,000 square feet within existing buildings on the hospital campus from medical office use to hospital use.

In December 2015, the County Board approved an agreement granting Virginia Hospital Center the option to purchase the Edison Site. This agreement requires Virginia Hospital Center to receive approval of the proposed rezoning, site plan, and use permit amendment prior to the completing the land purchase.

Additional information on the land purchase agreement can be found on the [County website](#).

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

Site: The Edison Site is located at 1801 N. George Mason Dr. (RPC# 09-016-052). The current Hospital Site is located at 1635, 1701, 1701A, & 1715 N. George Mason Dr. (RPC# 09-016-056, -060, -061, -062, -063, -064, -065, -066, -079, -081, -142, -145, -210, -211, PCA, -PCB, -PEA). The total site area is defined by the following uses:

- To the north: To the north, across 19<sup>th</sup> Street North, are single family detached houses, zoned “R-6” and designated “Low” Residential (1 - 10 units per acre) on the General Land Use Plan (GLUP).
- To the east: To the east, across North Edison Street, are single-family detached and semi-detached houses, zoned “R-6” and designated “Low” Residential (1 - 10 units per acre) on the GLUP.
- To the south: To the south, across 16<sup>th</sup> Street North, are single family detached houses and Virginia Hospital Center’s 0.85 acre Healing Garden. These properties are primarily zoned “R-6” (one house is zoned “R-8”) and designated “Low” Residential (1 - 10 units per acre) on the GLUP.
- To the west: To the west, across North George Mason Drive are single family detached houses, including the Tara Manor subdivision accessed from 17<sup>th</sup> Street North, and 12 townhouses with an associated parking lot in the Tara Towne development. These properties are zoned “R-6” and designated “Low” Residential (1 - 10 units per acre) on the GLUP.

<u>Existing Zoning:</u>	Edison Site	“S-3A,” Special District
	Hospital Site	“S-D” Special Development District
<u>Proposed Zoning</u>	Both Sites	“S-D” Special Development District
<u>General Land Use Plan Designation</u>	Both Sites	“Government and Community Facilities”

Neighborhood: The site is located within the John M. Langston Citizens Association and adjacent to the Tara-Leeway Heights and Waycroft-Woodlawn Civic Associations. All three associations have been invited to participate in the public review process



**Existing Development:** The Edison Site is currently developed with five buildings, with heights varying from one to three stories, and associated surface parking. The 1800 North Edison Building and the Laboratory have been vacant for over 10 years. The County vacated the 1810 North Edison Building and the Drewry Center (1725 N. George Mason Dr.) in 2015 when the Department of Human Services consolidated all of its programs at Sequoia Plaza (2100 Washington Blvd.). The George Mason Building (1801 N. George Mason Dr.) is leased to Northern Virginia Family Service’s Head Start program. The County recently purchased a building at 2920 S. Glebe Rd. for the relocation of the Head Start program.

The Hospital Site has been developed and expanded over many decades, with nine buildings dating from the 1950s through the most recent expansion in 2004. The main hospital building (1625 N. George Mason Dr.) is the tallest building on the site, at nine stories, or 130 feet measured from the average site elevation. Two of these buildings (1635 and 1715 N. George Mason Dr.) and are medical office condominiums. Other existing buildings include Women and Infant Health, the Conference Center, the Outpatient Clinic, and the Power Plant. The Hospital Site also includes three parking garages and various surface parking lots.

**Adopted Plans and Policies:** The following regulations, plans, and guiding documents are applicable to development on this site:

- General Land Use Plan (GLUP)
- Arlington County Zoning Ordinance

*General Land Use Plan:* The GLUP designation for both the Edison Site and Hospital Site is “Government and Community Facilities.” Typical uses for this designation include County, state, and federal administration and service facilities, as well as hospitals, nursing homes, and institutional housing. Zoning districts that correspond to this “Government and Community Facilities” are the Public Districts: “S-3A,” “S-D,” and “P-S.” The GLUP also indicates public ownership of the Edison Site with cross-hatching, which reflects the current ownership status of that site. If the Edison Site is ultimately conveyed to Virginia Hospital Center, this cross-hatching would be removed to reflect that it is no longer publicly-owned during.

*Zoning Ordinance:* The proposed “S-D” zoning for the site allows hospital and medical office uses by use permit and site plan approval. With site plan approval, the maximum allowable floor area ratio (FAR) for hospitals is 1.0. The maximum height for sites of 3 acres or more is 10 stories or 95 feet, and the maximum lot coverage is 75 percent.

For “hospitals and hospital-related medical and health care facilities” that exceed the prevailing FAR of the surrounding area, the “S-D” District provides six guidelines for consideration by the County Board, quoted below (§4.3.3.D.1):

*(b) The bulk and placement of buildings shall be concentrated in a location on the site so as to have the least negative impact on the surrounding neighborhoods. The basis for judging the appropriate bulk and placement of density on the site shall be the degree to which the project achieves a tapering in height, bulk and mass from the center of the site, or that portion of the site deemed appropriate for the concentration of density on the master plan, down to the building line of the site so that the building line of the site is set back at least as far as the required building line of surrounding properties zoned R and RA, and the structures meet the height requirements for the surrounding residential properties at the building line. Behind the building line, the intent is to increase gradually in height in such a way as to relate to the height and bulk requirements of the abutting residential properties, as well as those residential properties across the street.*

*(c) The placing of parking underground, where feasible, shall be encouraged. Where parking is provided in above-ground structures, they shall meet the bulk, coverage and placement requirements for site plans required in subsection (b), above.*

*(d) A vehicular traffic mitigation plan shall be provided.*

*(e) A master plan outlining proposed future development on the site for a minimum of five years from the date of site plan application shall be provided. Master plans and a conceptual plan for the following five years shall include the information, analysis and standards necessary for a plan to be the basis for judging future requests.*

*(f) An increase in gross floor area of private medical offices may be approved only when the applicant demonstrates the medical need for said office space. The total gross floor area of private medical offices shall be substantially subordinate to the gross floor area of hospital use.*

*(g) The impact on the continuous provision of medical services and facilities, particularly those in existing buildings, shall be considered when using these guidelines to evaluate new development.*

The minimum parking requirement for hospitals is 0.25 spaces per bed, 1 space for each doctor assigned to the staff, and 0.5 spaces for all other employees. The minimum parking requirement for medical offices or clinics is as follows, for each building:

First 5,000 square feet: 1 space per 150 square feet  
 Next 10,000 square feet: 1 space per 200 square feet  
 Area in Excess of 15,000 square feet: 1 space per 250 square feet

**Development Potential:**

Site Plan Area: 941,138 sq. ft. (21.6 acres)	Maximum Density Allowed	Maximum Development
“S-D” By-Right	One family dwelling: 6,000 sq. ft. per unit All other uses: 1.0 FAR	One family dwelling: 156 units All other uses: 941,138 sq. ft. gross floor area
“S-D” Site Plan	Nursing homes, convalescent homes, intermediate care facilities and related housing for the elderly: 1.5 FAR All other uses: 1.0 FAR	Nursing homes, convalescent homes, intermediate care facilities and related housing for the elderly: 1,411,707 sq. ft. gross floor area All other uses: 941,138 sq. ft. gross floor area

**Proposed Development:**

	Requirement	Proposal
<b>Site Area</b>	Minimum 43,560 sq. ft.	941,138 sq. ft. (21.6 acres)
<b>Density</b>		
Base “S-D” Gross Floor Area (GFA)	Max. 941,138 sq. ft. Max. 1.0 FAR	941,138 sq. ft.
Previously Approved Additional Density (2000 Site Plan Amendment)		106,575 sq. ft.
Requested LEED Bonus	0.30 FAR applied to	50,133 sq. ft.
LEED Silver + 2 Priority Credits	167,113 sq. ft. land area	
Total Proposed GFA <sup>1</sup>	Max. 1,097,846 sq. ft. with bonus density	<b>1,024,541 sq. ft.</b> <b>1.09 FAR</b>

<sup>1</sup> The County Board previously approved density exclusions through a site plan amendment (May 20, 2000) for storage space (30,029 sq. ft. for the temporary “1957 building,” 40,279 sq. ft. for storage in the main hospital building, and 6,658 for the conference center). These density exclusions are not included in the density table.

	<b>Requirement</b>	<b>Proposal</b>
<b>Building Height</b> <b>“S-D” Max. Permitted Height</b> Site Plan (Sites of 3 or more acres) <b>Average Site Elevation</b> Medical Office Building Main Roof Height Main Roof Elevation Number of Stories  Parking Garage Main Roof Height Main Roof Elevation Number of Stories	95’ (10 Stories)	324.2’  94.8’ 419’ 6 above grade 1 below grade  90.8’ 415’ 8 above grade 2 below grade
<b>Lot Coverage</b>	Max. 75%	70.8%
<b>Parking</b> Hospital Uses  Medical Office Uses  Total Parking Spaces	1 per 4 beds; plus 1 space for each 2 employees (other than staff doctors); plus 1 space for each doctor assigned to the staff.  1 per each 150 sq. ft. for first 5,000 sq. ft. in each building; plus 1 per each 200 sq. ft. for next 10,000 sq. ft.; Plus 1 per each 250 sq. feet for area in excess of 15,000 sq. ft.  Hospital Uses: 2,692 spaces Medical Office Uses: 1,248 spaces <b>Total Required Spaces: 3,940 spaces</b>	Existing: 2,106 New: 2,087 Surface spaces to be redeveloped: (74) <b>Total Proposed Spaces: 4,119</b>

**Density and Uses:** The proposed “S-D” zoning for the entire 21.6 acre site would allow development of hospital and medical office uses up to 1.0 FAR, or a maximum of 941,138 square feet of gross floor area (GFA). The most recent site plan amendment to SP #177, approved by the County Board in 2000, included 106,575 square feet of additional GFA, primarily in consideration of the Virginia Hospital Center’s agreement to construct, maintain, and dedicate public access easements for the Healing Garden, located across 16<sup>th</sup> Street North from the main hospital building. The applicant is requesting 50,133 square feet of bonus GFA for attaining LEED Silver certification for the proposed medical office building.

The proposed GFA for the subject site plan amendment is 1,024,541 square feet. This includes 785,455 square feet of existing GFA on the Hospital Site and 239,086 square feet for the proposed medical office building on the Edison Site. When accounting for the previously approved and requested bonus density, the proposed GFA is within the maximum S-D density.

The 2000 site plan amendment also excluded 76,966 square feet of GFA from density calculations, for storage and for the conference center, which is made available to the general

public. The applicant has not indicated whether additional density exclusions are being requested for the proposed medical office building.

In addition to constructing a new medical office building on the Edison Site, the applicant proposes to convert 120,000 square feet of medical office space within existing buildings on the Hospital Site to hospital uses. This increase in hospital uses will allow Virginia Hospital Center to increase its capacity to provide hospital beds and services. The current and proposed allocation of hospital and medical office uses is shown on the following table:

	Hospital GFA	Medical Office GFA	Hospital Percent	Medical Office Percent
Existing <sup>2</sup>	598,457 sq. ft.	186,998 sq. ft.	76%	24%
Proposed <sup>2</sup>	718,457 sq. ft.	306,084 sq. ft.	70%	30%

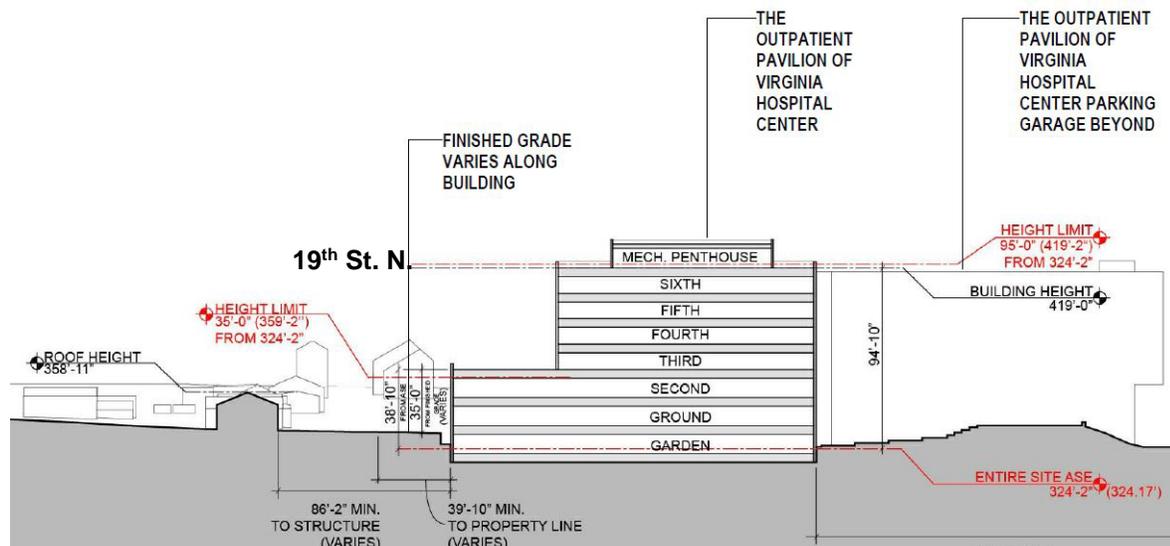
<sup>2</sup> Square footage and percentages do not account for density exclusions.



Proposed site plan

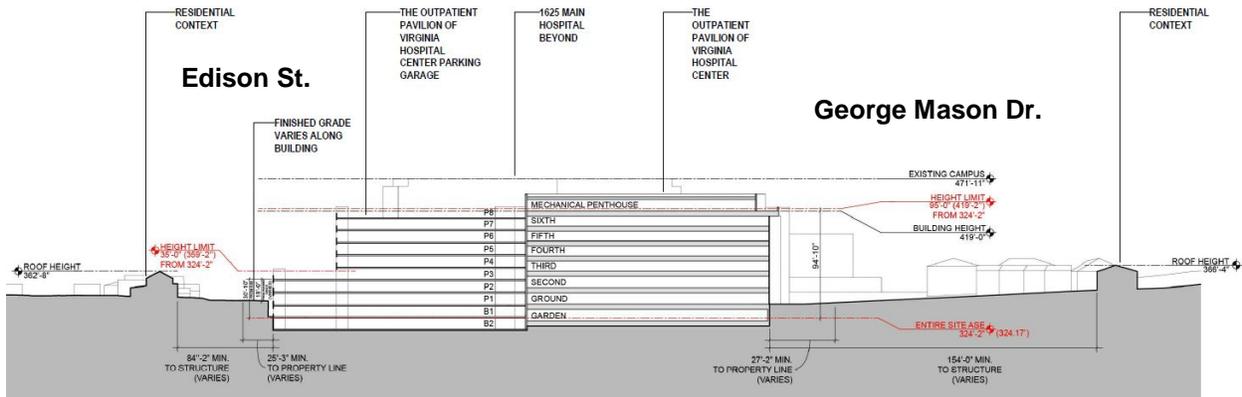
**Site and Design:** The applicant proposes to construct a medical office building and parking garage on the Edison Site. The medical office building is located at the corner of North George Mason Drive and 19<sup>th</sup> Street North. The main entrance is accessed via an internal drop-off area on the south side of the building. There is also a direct entrance from the parking garage. This building is six stories above grade, with a garden level below grade. The garden level is at grade with an open space amenity on the south side of the building, known as the sunken garden. An elevated walkway connecting the medical office building to the existing medical office building to the south is also proposed.

A step-back is provided along the 19<sup>th</sup> Street North frontage of the building. Along this frontage, the building has a two-story base that is approximately 60 feet deep before stepping up to the full six-story height. The total height of the building, measured from the average grade of the entire hospital campus, is 94.8 feet.



*North-South Section through Proposed Medical Office Building*

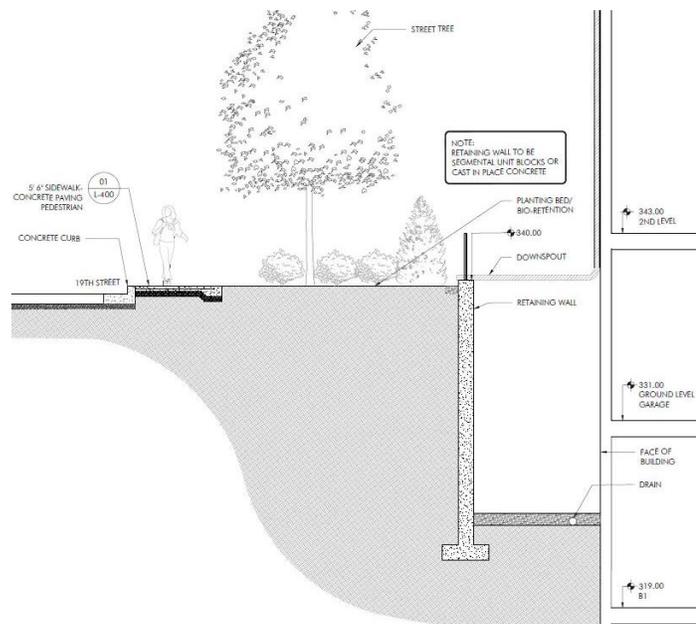
The proposed parking garage is located at the corner of 19<sup>th</sup> Street North and North Edison Street. It has two entrances at the ground level, accessed via 19<sup>th</sup> Street and a driveway from George Mason Drive. Another two entrances are located at the B1 level, below the ground level. The B1 entrances are accessed via a proposed service drive that connects George Mason Drive and Edison Street. The parking garage is eight levels above grade and two levels below grade, with a total height of 90.8 feet, measured from average grade. The garage also provides step-backs along both of its street frontages. A two-story base along the 19<sup>th</sup> Street frontage is approximately 50 feet deep before stepping up to the full eight stories. The site slopes down toward the south along Edison Street, so the base of the garage along this frontage varies from two to three stories. The base of the garage is approximately 60 feet deep on the Edison Street side. The upper stories of the garage cantilever over a portion of the service drive, on the southern façade. The vertical distance between the service drive and the cantilever is 24 feet.



East-West Section through Proposed Garage and Medical Office Building

Within the existing Hospital Site, the site plan application does not propose modifications to any existing buildings. The proposal does modify some circulation and landscaping on the northern portion of the Hospital Site to better integrate the two sites. A new service drive, running east-west along the northern side of the existing Green Garage and Medical Office Building C (1715 N. George Mason Dr.) would provide a through connection between George Mason Drive and Edison Street. This service drive would provide access for both the Green Garage and the new parking garage on the Edison Site. To accommodate this service drive, two small surface parking areas are proposed to be removed and replaced with landscaped areas and drive aisles. In addition, the applicant is proposing to add a decorative screen wall to screen the waste containers from being visible from Edison Street.

**Streetscapes:** The proposed site plan amendment provides streetscape improvements along all of the public streets surrounding the Edison Site. The applicant is proposing below grade, open air ventilation areas (referred to as “areaways” on the 4.1 plans) along a portion of the medical office building’s frontage on 19<sup>th</sup> Street North and along the entire street frontage of the parking garage. These ventilation areas would be located between a bioretention area and the building and would be fenced off, as shown on the streetscape section for North Edison Street below.



Streetscape Section: North Edison Street

The following table details the proposed streetscape dimensions between the curb and building:

North George Mason Drive	CURB	5' tree zone	6' sidewalk	22' landscape area		BUILDING
19 <sup>th</sup> Street North		5.5' sidewalk	5' tree zone	6' bioretention area	8' ventilation area	
North Edison Street		5.5' sidewalk	8' tree zone	6' bioretention area	8' ventilation area	

**Transportation:** Transportation issues related to the proposed development will be discussed at the second SPRC meeting, to be held on February 5. A full analysis of transportation issues and impacts will be provided with the staff report for that meeting.

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

Loading Spaces: The Zoning Ordinance requires one loading space for outpatient clinics with over 6,000 square feet in floor area. The applicant intends to utilize the existing loading area within the hospital building to service the entire campus and does not propose a dedicated loading space for the proposed building.

Density: As discussed previously in this report, the applicant is requesting 50,133 square feet of additional GFA for achieving LEED Silver green building certification and two Arlington priority credits for the medical office building. This amount is based on applying 0.30 FAR to the 167,113 square feet of the site area that the applicant is allocating toward the medical office building.

**Public Engagement:** To kick-off the site plan review process, the County held a community meeting at VHC's conference center on November 16. A [meeting summary](#) is posted on the County website. Preliminary feedback from the community includes concerns about the height and massing of the proposed buildings in relation to the single family houses across the street and concerns about traffic. Feedback also included support for the proposed on-site parking as an improvement from the current arrangement of employees parking on the street or on off-site lots.

**SPRC Neighborhood Members:**

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