

Virtual Site Plan Review Committee #2

November 22, 2021

Marbella Apartments

New Site Plan #463

1300 and 1305 North Pierce Street (RPC #17-033-006, -009, -016, -017)



Agenda

- Introduction and project summary
- Open space, tree canopy and landscaping
- Street network, circulation, and service access
- Parking
- Community benefits
- Outstanding Issues
- Next Steps

Development Proposal

Two Phases

■ Phase 1 (Site A):

- 234 units
- ~ 6.5 FAR
- 12-stories (121' building height)
- 118 parking spaces (0.5 spaces/unit)

■ Phase 2 (Site B):

- 321 units (125 senior units + 196 units)
- ~ 6.6 FAR
- 12-stories (129' building height)
- 163 parking spaces (0.5 spaces/unit)



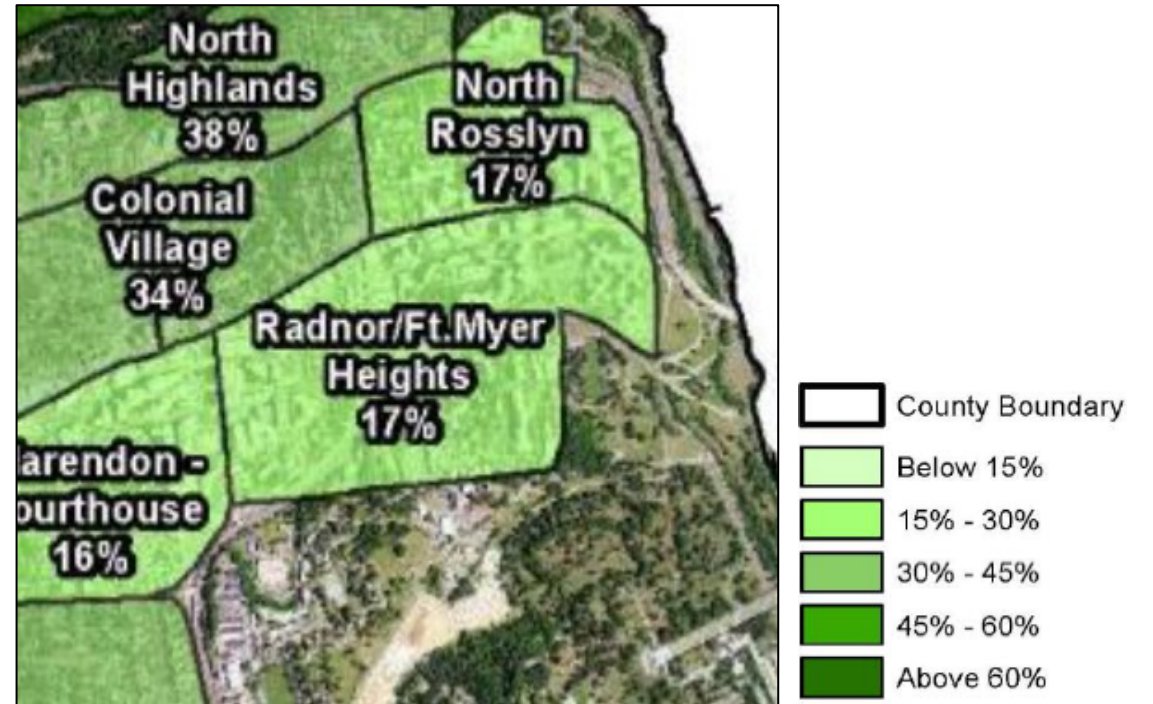
Open Space, Tree Canopy, and Landscaping

Open Space Layout



Proposed tree canopy coverage: 19.1%

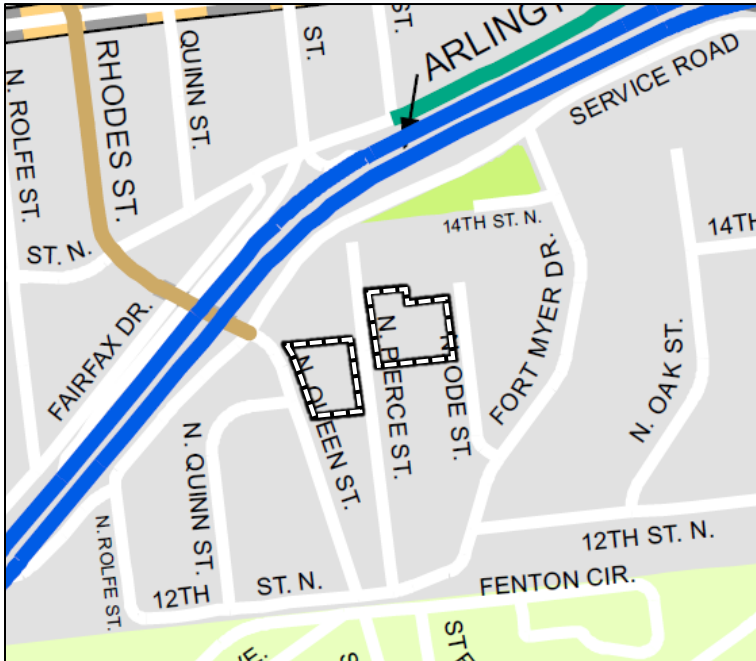
Urban Tree Canopy Assessment (2017)



Urban Tree Canopy Assessment (2017): existing 17% tree canopy coverage for RAFOM neighborhood

Urban Forestry Master Plan (2004) Goals: 15% tree canopy coverage for central business districts; 25% tree canopy coverage for urban residential areas

Street Network, Circulation, and Service Access



Master Transportation Plan Designation:
Residential Local Street



-  Parking Entrance
-  Loading Entrance
-  Pedestrian Connection
-  Capital Bikeshare
-  ART Bus Stop

Parking

Parking Summary

Proposed Parking

- Phase 1 (Site A)
 - 118 parking spaces
 - 0.5 spaces/unit
- Phase 2 (Site B)
 - 163 parking spaces
 - 0.5 spaces/unit

Approved Parking in Recent Affordable Housing Projects:

- **American Legion** (2019; 3445 Washington Blvd.): 0.43 spaces/unit
- **Red Cross Site** (2018; 4333 Arlington Blvd.):
 - 0.66 spaces/unit for Whitefield Commons Apartments;
 - 0.88 spaces/unit for The Cadence building
- **Queens Court** (2017; 1801 N. Quinn St.): 0.6 spaces/unit
- **Gables North Rolfe Street** (2015; 1307 N. Rolfe St.):
 - 1 space/unit for main residential building;
 - 0.42 spaces/unit for transitional housing program

Residential Parking Guidelines



Minimum Parking Requirement
Spaces per Unit

	0.2	0.3	0.4	0.5	0.6
Market-Rate	0.2	0.3	0.4	0.5	0.6
60% of AMI	0.14	0.21	0.28	0.35	0.42
50% of AMI	0.1	0.15	0.2	0.25	0.3
40% of AMI	0	0	0	0	0

- Metro Corridors
- Zoning Districts Where Multi-Family Housing Permitted by Site Plan or UCMUD (Excludes "R-C" Zones)

Community Benefits

Anticipated Standard Site Plan Community Benefits

- Standard Conditions:
 - Utility Underground Fund contribution
 - Public Art Fund contribution
 - Green affordable housing certification: LEED Multifamily or Midrise, or Earthcraft Gold
 - Installation of an in-building wireless emergency responder communications system
- Sidewalk and pedestrian improvements

Community Benefits for Additional Height/Density

- 100% committed on-site affordable units (in accordance with ACZO Section 15.5.9)

Outstanding Issues

- Building transition to lower density sites
 - Primarily on the north property frontage of the west Phase 1 building
 - Additional building setback and/or step-back should be considered
 - Any conflicts to landscaping implementation should be identified
- Design treatment at the ground level
 - Parking and loading entrance treatments
 - Transformer screening along west Phase 1 building pedestrian path

Density and Building Transition

Multi-Family Density Summary

- “RA6-15” By-Right – **103 units**
- “RA6-15” Site Plan (*Per Section 12.3.7) – **127 units**
- “RA6-15” Site Plan (*Per Section 15.5.9) – **no density limitation**
 - 555 units currently proposed
 - 337% increase over maximum market rate development
 - *“Such modifications may be approved when the County Board finds that...**The applicant’s site layout and proposed building heights have been designed in a manner to establish effective transitions to lower density residential neighborhoods** using site topography, landscaping, architectural façade treatments, graduated building heights, increased setbacks, or other similar measures.”*

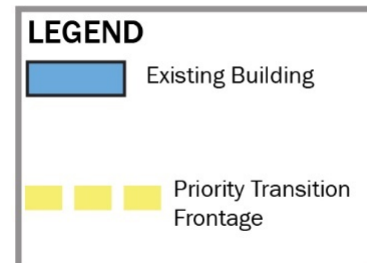
Building Height Analysis



Priority Transition Frontages

Priority Transition Frontages should be identified through building height analysis, and should include implementation of more intensive mitigation strategies, including:

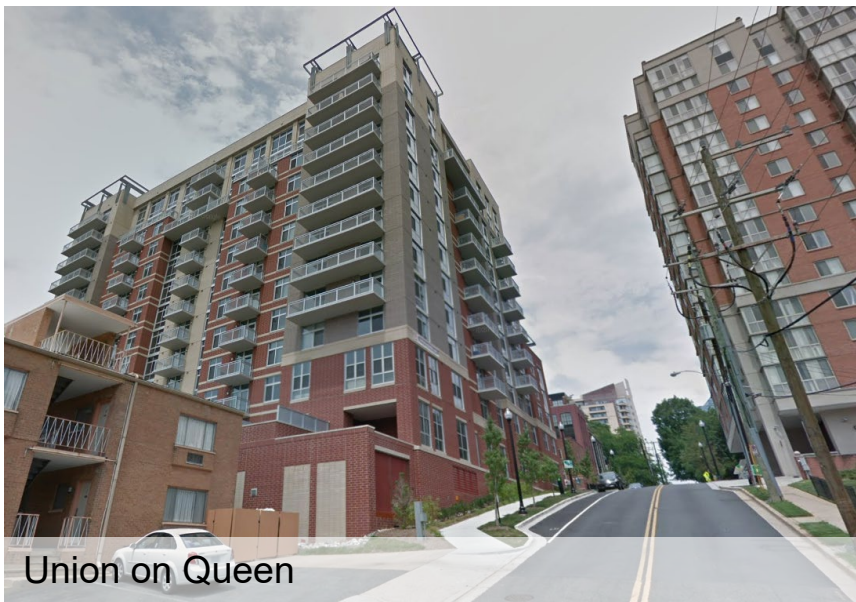
- Prioritize building separation in relation to neighboring buildings of lesser heights
- Prioritize building setbacks and/or step-backs to establish scale in relation to adjacent street frontages
- Prioritize tree plantings between the sidewalk and building face to soften scale at ground level



Building Height Transition – Precedent Examples

- Successful transition achieved through:
 - Building tower step-back at the 3rd or 4th floor
 - Building separation by alley or street
 - Lower density residential unit types along project edge

Building Height Transition – Precedent Examples



Building Height Transition – Precedent Examples



Terwilliger Place / American Legion (SP #446; zoned "C-O-2.5") – 3445 Washington Boulevard



Building Height Transition – Precedent Examples



11th and Vermont Site (SP #447; zoned “R-C”) – 1031 N. Vermont Street



Approved Design (2018)



Amended Design (2020)

Building Height Transition – Precedent Examples



The Monroe at Virginia Square (SP #378; zoned “R-C”) – 3625 10th St N.

Next Steps

Process and Next Steps

We Are Here



For More Information

Visit the project webpage:

<https://projects.arlingtonva.us/projects/1300-1305-n-pierce-st/>

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