



1555 WILSON BOULEVARD

Land Use Change, Rezoning, & Site Plan



Staff Presentation to SPRC

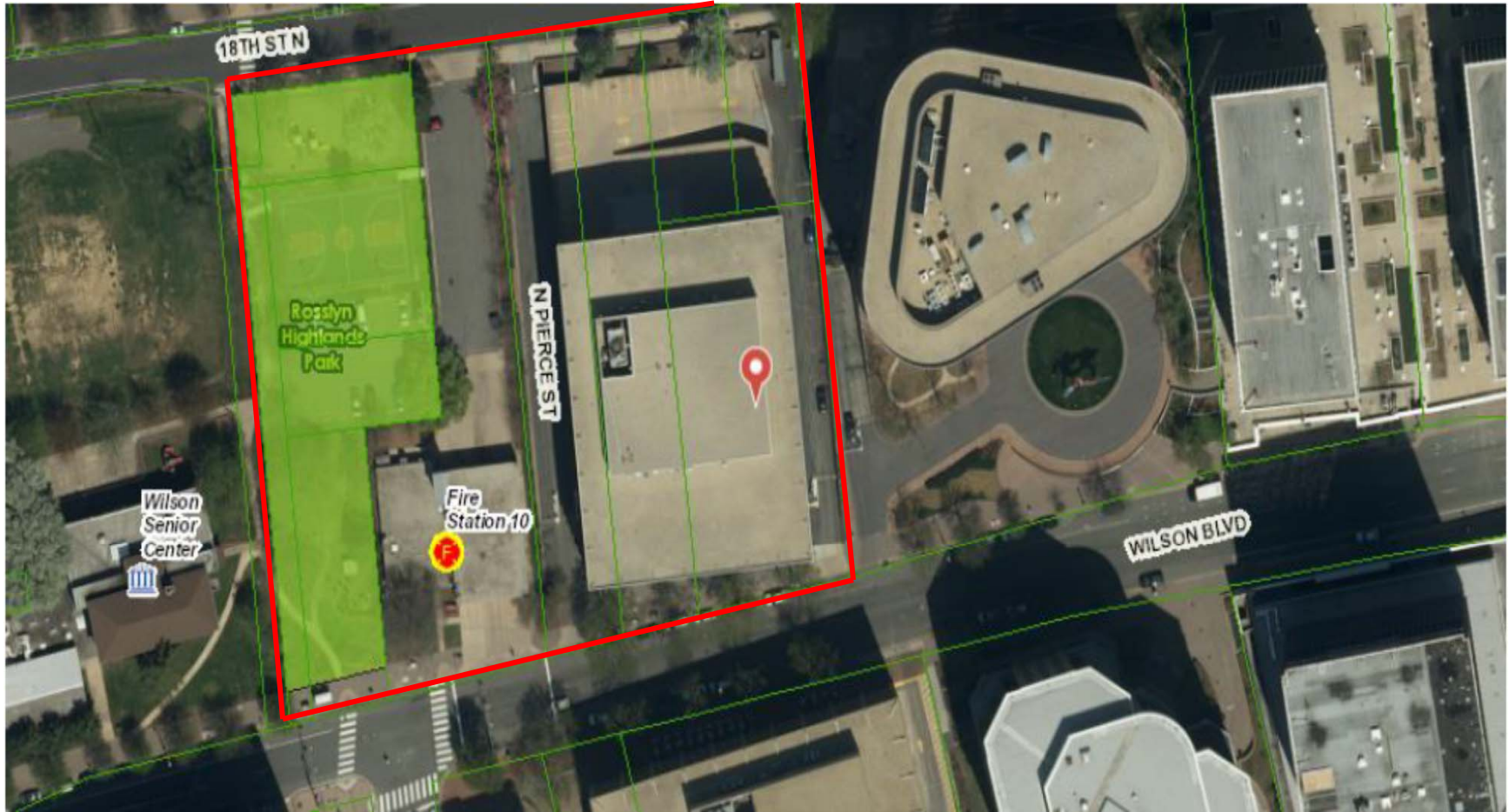
November 14, 2016

Imagery Date: 4/14/2016 38°53'38.31

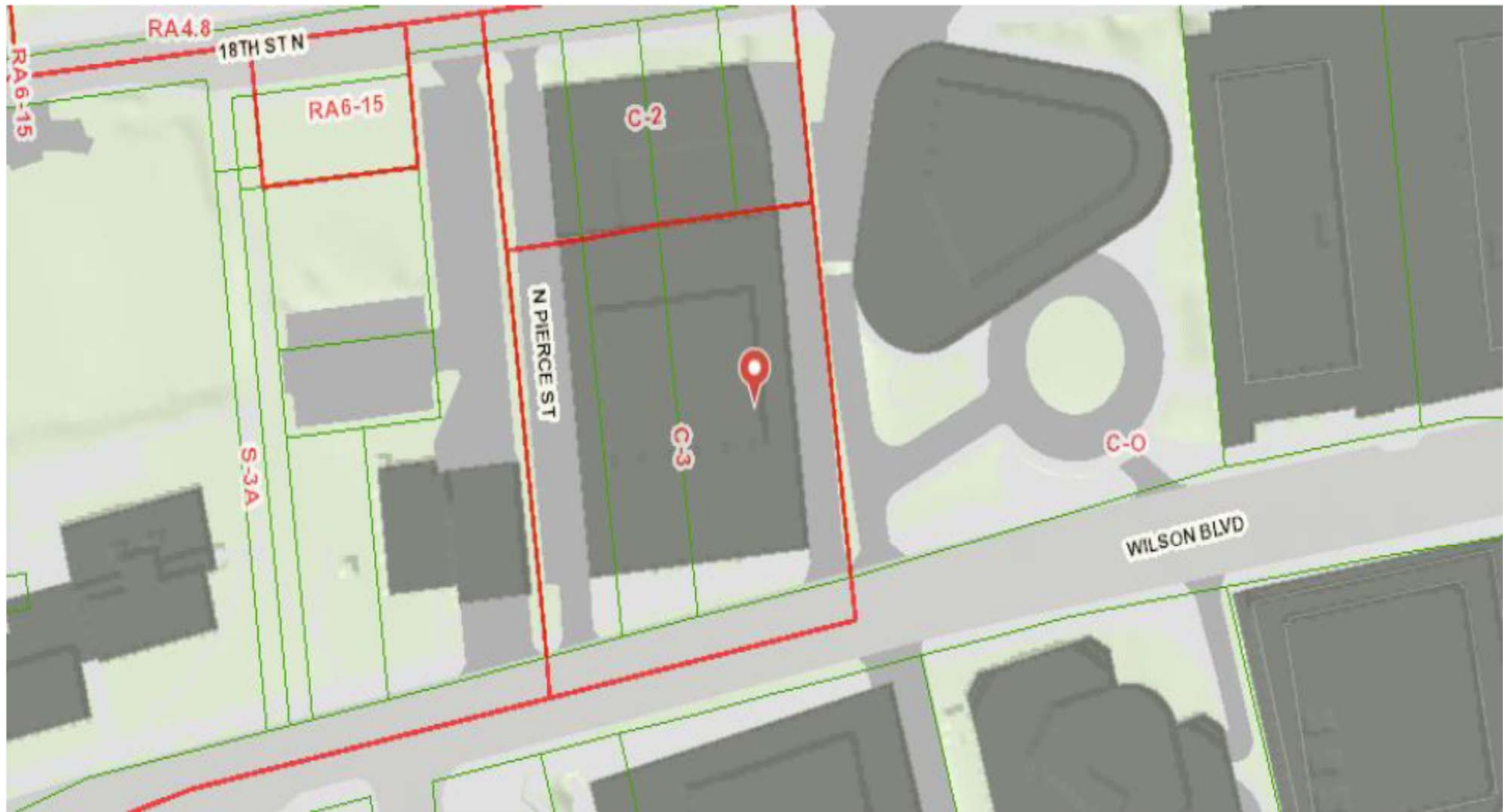
Background

CONTEXT

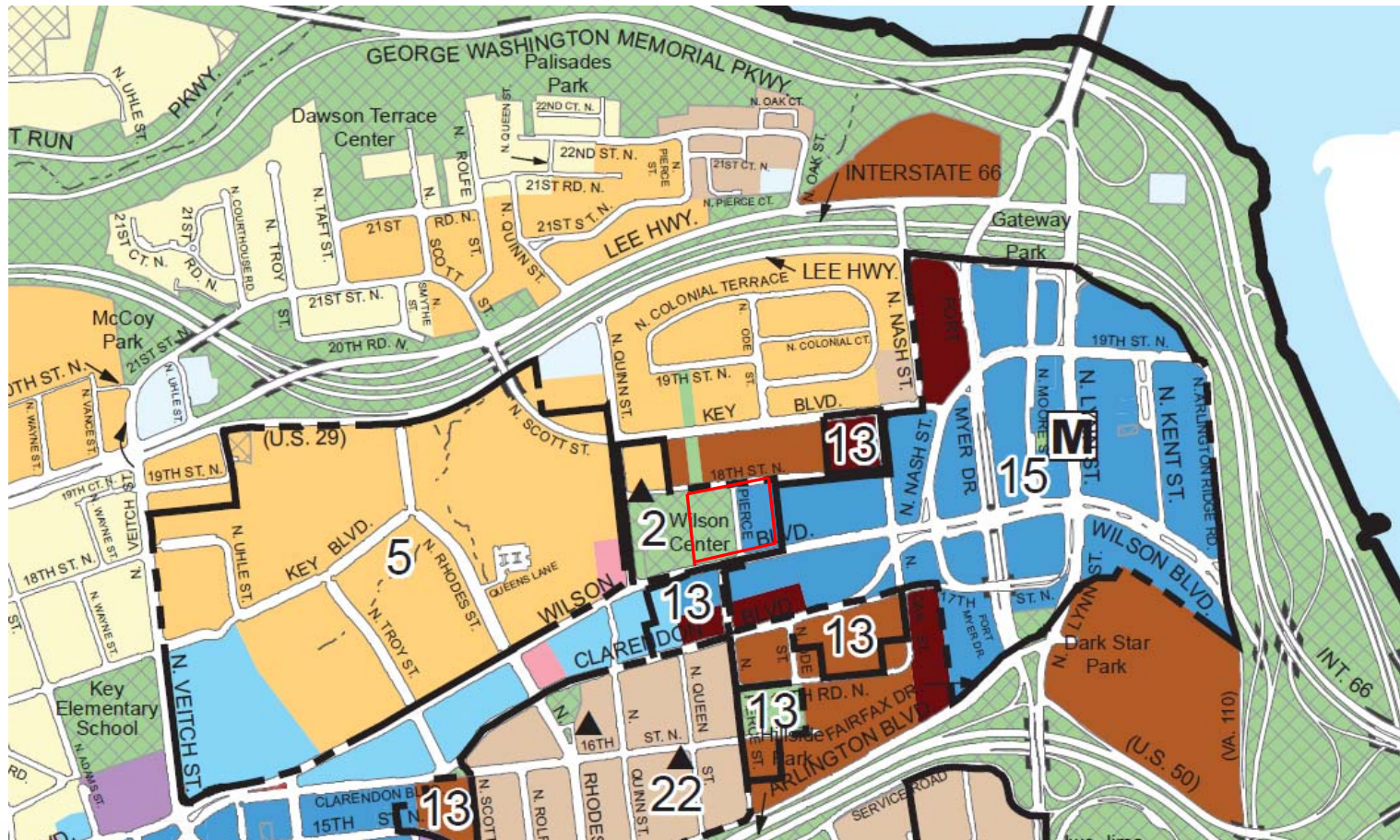
Site & Location



Zoning



Land Use



Background

WRAP SUMMARY & IMPLEMENTATION

Letter Of Intent, January 15, 2013

- Arlington County Board & Penzance Public-Private Development Partnership
 - Mixed Use Development, Civic Uses & Publicly Accessible Open Space
- Non-Binding Understanding of Basic Terms
- Pre-Cursor to Purchase & Sale Agreement, Ground Lease or Similar Agreement

Letter of Intent (Cont'd)

- 1.2 to 1.5 Million SF of Development
- New Fire Station
- Introduction of New Publicly Accessible Green Space
- Business Terms of Ground Lease
 - Lease Back Portions of Property for County Use
 - 75 Year Term + 25 Year Renewal Option
 - Rent
 - Development & Operating Obligations

Letter of Intent (Cont'd)

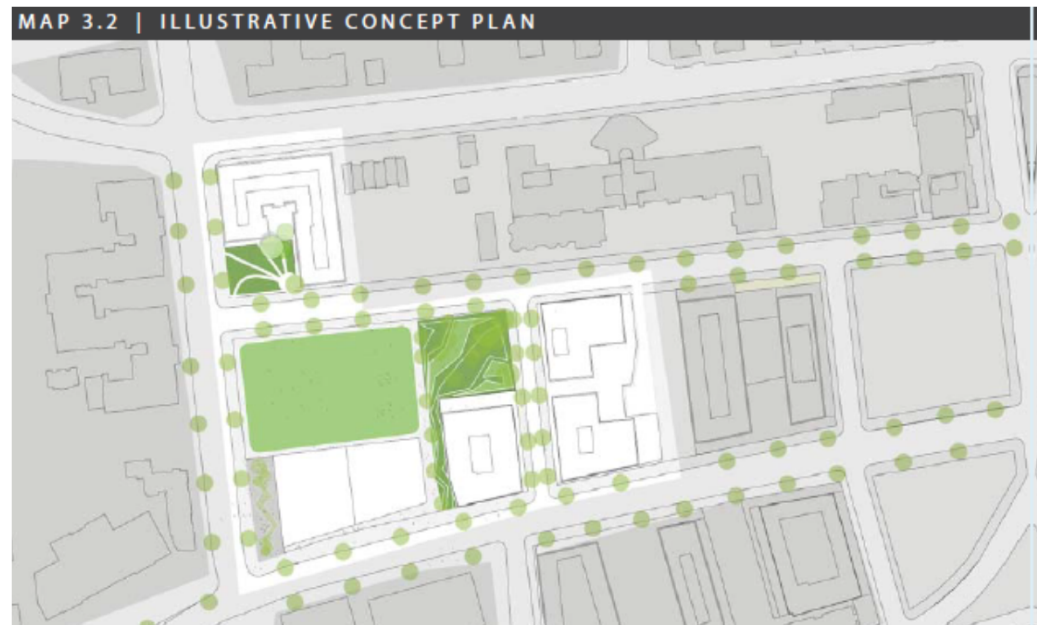
- Contingencies:
 - Meeting Draft Development Schedule
 - County Board Approved Site Plan
- FAR Values Established Excluding Fire Station
- Proposal Elements Needed:
 - Site Plan for Mixed Use Development
 - Special Planning Study for GLUP Amendment
 - Rezoning
 - Approved Site Plan Subject to Conditions
 - Consistency with Conceptual Plan

Western Rosslyn Area Planning Study (WRAPS)

- Working Group & Charge Established
 - Provide Guidance on Area Plan & Other Policy Recommendations for Western Rosslyn
 - Multi-story Secondary School
 - Up to 60,000 sf Recreation & Open Space
 - New Fire Station
 - Affordable Housing
 - Energy Efficiency/Sustainability
 - Mix of Uses, Heights & Densities
 - Multimodal Transportation Facilities & Services

Western Rosslyn Area Plan (WRAP), July 21, 2015

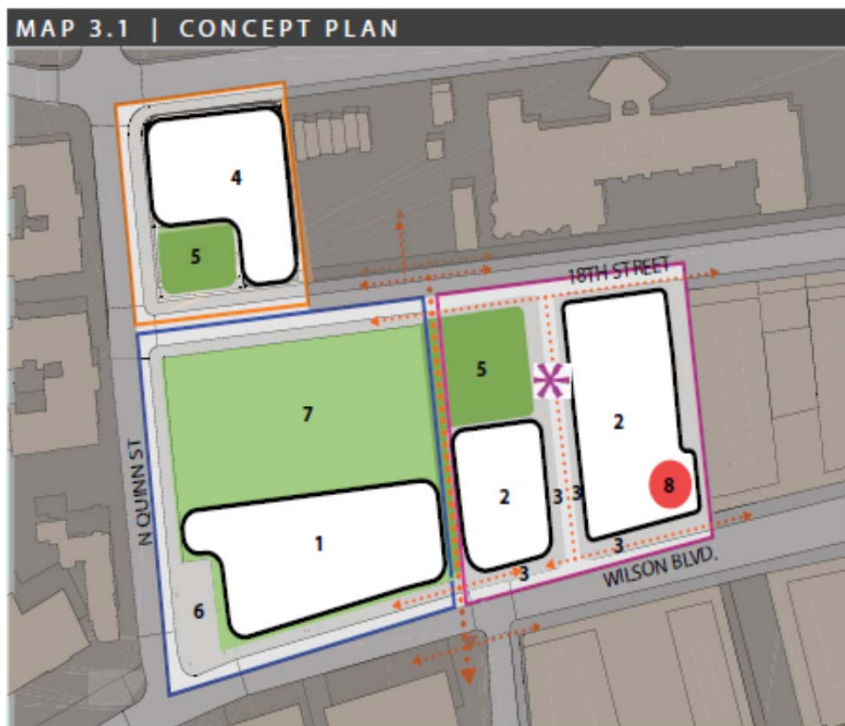
- Framework for Redevelopment in Western Rosslyn
 - New School
 - New Fire Station
 - New Rosslyn Highlands Park +
 - Mixed Use Development
 - 250 Affordable Housing Units



WRAP Big Ideas

- Joint Development of County and Penzance Properties
- Mixed Use Development Compliments the Area and Includes Fire Station and Park
- Conflicts Between Emergency Vehicles Operations and Area Traffic Minimized
- Development is Sufficient to Support County Goals and Offset Costs of Public Improvements
- Improvements to Street Network Enhance Circulation and Mitigate Impacts of New Development

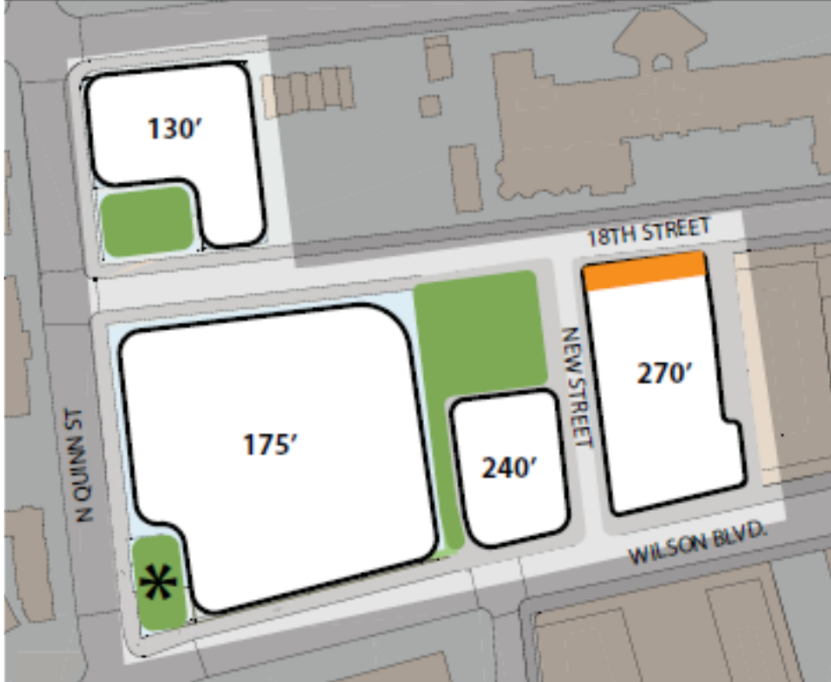
WRAP Concept Plan



- Mixed-Use Development Area
- School Development Area
- Housing Development Area
- Pedestrian Access/Circulation
- * New Street

- 1- School
- 2- Mixed-Use Development
- 3- Retail/Active Uses at Ground Level
- 4- Affordable Housing Development
- 5- Public Park Space
- 6- Future Public Use
- 7- School Recreation Area
- 8- Fire Station
- 9- Special Open Space Treatment

MAP 3.3 | HEIGHTS PLAN



MAP 3.4 | LAND USE PLAN



MAP 3.6 | TRANSPORTATION PLAN



- Potential bus and parent loading zone
- Bus stop
- Major pedestrian connections
- Service/parking entrance
- Bicycle lanes

MAP 3.7 | OPEN SPACE PLAN



- 1- School Recreation Area, including field(s)
- 2- Pedestrian Walkway
- 3- Public Park Space

Ground Lease, July 16, 2016

- County Owned Parcels Leased to West Rosslyn Development (Penzance)
 - Terms and Conditions for Joint Redevelopment
 - Construction of Temporary Fire Station, New Fire Station 10, and New Rosslyn Highlands Park
 - Other Terms and Negotiations Required Consistent with Ground Lease:
 - Development Agreement
 - Reciprocal Easement Agreements
 - Firehouse Lease

Ground Lease (Cont'd)

- Relevant Lease Provisions
 - 75 Year Term with 50 Year Renewal Right
 - Property Use Only for Development by County Board Approved Site Plan
 - Ground Rent, Increases & Adjustments Established
 - Milestones & Deadlines:
 - Site Plan Submission
 - Site Plan Approval
 - Begin Physical Construction of Permanent Garage
 - Vacate Wilson School Site

Ground Lease (Cont'd)

- Provision of 100 Parking Spaces During Construction for APS in Nearby Garage; Permanent Spaces in New Garage
- Site Plan Consistent with WRAP and Include as Community Benefits:
 - New Fire Station
 - New Park
 - New Street
- FAR Values Established Based on Use
- Draft Site Plan Conditions

Development Agreement, November 5, 2016

- Agreement Between County & Penzance
- Establishes terms and conditions for Penzance Design, Development and Construction with Private Redevelopment
 - Temporary Firehouse
 - New Fire Station 10
 - New Public Park

Development Agreement (Cont'd)

- Site Plan Related Provisions
 - Developer Responsible for Design of County Improvements (except New Park Schematic Design above garage)
 - County Approval Rights of Design
 - New Fire Station Design Specifications Included
 - \$2,000,000 Cap on New Park for Hard Construction Costs for Developer
 - Inconsistencies Between Schematic Design of Fire Station and Park with Site Plan & Changes
 - Timeline and Schedule

Other Related Processes and Actions

- Temporary Fire Station
 - License Agreement Approved by the County Board July 2016; Amended November 2016
 - Location Accepted by County Board September 2016
 - Provisions for Design, Construction, Timeline included in Development Agreement
- Rosslyn Highlands Park +
 - Community Park Planning Process Fall 2015
 - RHP + Coordinated Open Space Plan Approved September 2016
 - Use Permit Anticipated Early 2017

Other Related Processes and Actions

- New School on Wilson School Site
 - Reviewed by PFRC and BLPC
 - Use Permit Application Filed
- New Firehouse Lease
- Reciprocal Easement Agreements
 - Below grade parking garage and APS Parking Spaces
 - New Street
 - New Park
 - New Firehouse

Development Application

SITE PLAN SUMMARY

Application Summary

- Rezone “C-2”, “C-3”, “S3-A” and “RA6-15” to “C-O”
- Amend GLUP (portion) from “Public” to “High” Office-Apartment-Hotel
- Construct two multifamily residential buildings with 912 units, 25,343 sf retail, new fire station, new street, and new park

Site Plan Summary

DENSITY & GFA	Retail	Residential	Units	Other: FS 10*	Total
East Building	18,590 sf	750,710 sf	561	18,637 sf	769,300 sf
West Building	6,753 sf	407,057 sf	351	0 sf	413,810 sf
Total	25,343 sf	1,157,767 sf	912	18,637 sf	1,183,110 sf
FAR					10.0
HEIGHT	ASE 175.24 ft	Main Roof	Penthouse Roof	Penthouse Height	Stories
East Building		269.76 ft	292.76 ft	23 ft	27
West Building		240.00 ft	263.00 ft	23 ft	23

* FS10 GFA not included in totals

Site Plan Summary (Cont'd)

PARKING	Standard	Compact	Handicap	Total
Retail	95	0	4	99
Residential	620	155 (20%)	16	791
Flexible	44	0	2	46
Fire Station	23	0	1	24
School Use	96	0	4	100
Total	878	155	27	1,060

Site Plan Summary (Cont'd)

- Modification of Use Regulations
 - Density Up to 10.0 FAR (ACZO 9.5)
 - Heights Up to 270 ft and 240 ft (ACZO 9.5)
 - Density Exclusions:
 - 18,637 sf Fire Station
 - 4,511 sf Vertical Shafts
 - 1,798 sf Retail Mezzanine (East Bldg)
 - 277 sf APS Elevator & Lobby (West Bldg)
 - 2,660 sf Trash & Recycling
 - 4,082 sf Service Corridor
 - Residential Parking Ratio at .87 Sp/Unit
 - Reduced Drive Aisle Widths
 - Increased Compact Parking Percentage (20%)

Site Improvements & Plan Accomplishments

- Utility Undergrounding Fund Contribution
- Public Art Fund Contribution
- Affordable Housing Contribution
- Improvement of sidewalks, curb, gutter along all site frontages
- Site Landscape and Streetscape Improvements
- Transportation Demand Management Program
- In-Building First Responders Network
- LEED Gold
- New Street
- New Rosslyn Highlands Park
- New Fire Station 10

Preliminary Site Plan Issues

- Density Exclusions Requested and Unrelated to Either the Fire Station or APS Parking Spaces
- Treatment and Design of Loading and Parking Access
- Treatment of Buildings at the Ground Plane Meeting the Street and the New Park
- Reduced Residential Parking Ratio
- Coordination of New Rosslyn Highlands Park Design
- Coordination of Construction Phasing, Staging and Timing