

Site Plan Review Committee (SPRC)

Staff Report for Potomac Yard Land Bay C - East

There are multiple ways to provide feedback and input on the proposal, County Staff is happy to accept comments in any form. Please use any method listed below.

Mail-in Comments:

Arlington County Planning Division
c/o Adam Watson
2100 Clarendon Blvd. Suite 700
Arlington, VA 22201

Online Comments:

A comment form will be online from December 17 - 24, 2020
<https://projects.arlingtonva.us/projects/potomac-yard-land-bay-c-east/>

Contact Staff:

Contact the Arlington County Planning Staff reviewing this project either by phone or email

Adam Watson
703-228-7926
awatson@arlingtonva.us

Contact the SPRC Chairs

The SPRC Chair is a member of the Planning Commission and conducts all SPRC meetings

Stephen Hughes, Chair
stephenthughes@gmail.com

Leo Sarli, Co-Chair
lsarli@me.com

• **SITE PLAN REVIEW COMMITTEE**

DATE: December 17 – December 24, 2020

PLACE: Online Community Engagement

SPRC STAFF COORDINATOR: Matthew Pfeiffer

Item 1. Potomac Yard Land Bay C – East

(RPC#s 34-027-071)

Planning Commission and County Board meetings to be determined.

Adam Watson (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 on the County's Webpage at <https://projects.arlingtonva.us/projects/fort-henry-gardens/>

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/>

Potomac Yard Land Bay C - East (SP #346)
(RPC#s 34-027-071)

Public Review and Site Plan Review Committee (SPRC) Process:

1. Online Engagement Session: December 17 - 24, 2020
2. Virtual SPRC Meeting – February 1, 2021
 - This meeting is open to the public. The meeting to be hosted on Microsoft Teams and can be joined via phone or computer.
 - Agenda topics for the meeting will be set based on comments received during the Online Engagement Session.
3. Virtual SPRC Meeting – March 1, 2021 (tentative)
 - This meeting is open to the public. The meeting to be hosted on Microsoft Teams and can be joined via phone or computer.
 - Agenda topics for the meeting will be set based on comments received during the Online Engagement Session.

Glossary of Terms:

Area Median Income (AMI): The income at which half of the families of a particular household size have incomes higher and half have incomes lower.

By-Right Development: May be approved administratively in the respective zoning district subject to all other applicable requirements of this zoning ordinance. Is not required to seek approval by the County Board.

Density: The ratio of a particular use given the area of land. Density measures the intensity of a given land use.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

General Land Use Plan (GLUP): The GLUP is the primary policy guide for future development in the County. The GLUP establishes the overall character, extent and location of various land uses.

Gross Floor Area: Gross floor area is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

Phased Development Site Plan (PDSP): A type of Site Plan; to permit the coordinated development of sites of more than twenty (20) acres in area, or a smaller area as authorized and accepted by the County Manager, the County Board may approve a Phased Development Site Plan (PDSP) in the form of a general plan for land uses, public facilities, transportation, and utilities.

Zoning Ordinance (ACZO): County adopted ordinance that regulates the use and development standards of all land located within the County. There are various zoning districts within the zoning ordinance and each district sets the standards for development. Examples of such requirements are: maximum heights, required parking, required setbacks, density, etc.

OVERVIEW and BACKGROUND: The applicant, ZMA Development, LP, proposes to develop the site (Land Bay C – East) with two mixed-use buildings and a portion of North Park Plaza. The application also includes proposed amendments to the existing Potomac Yard Phased Development Site Plan (PDSP) and final site plan for Land Bay C; to allow for an office to residential use conversion, and to separate Land Bay C into discrete East and West site plans, respectively.

Additional proposal details about the new site plan project include:

- Two residential towers, with ground-level retail
 - Building heights range from 11 to 14 stories proposed
- 488 total residential units
- 509,001 sq. ft. of residential GFA
- 9,181 sq. ft. of retail GFA
- 0.82 parking spaces per dwelling unit

The 2.03-acre (88,418 sq. ft.) site is the east parcel of Potomac Yard Land Bay C, located along Potomac Avenue between 29th and 33rd Street South in the Potomac Yard neighborhood. The site is bordered by 29th Street South (north), Potomac Avenue (east), 33rd Street South (south), and surface parking (west). The site is not within an established civic association boundary, but is within the National Landing BID boundary. The site is near the Crystal City Civic Association, Aurora Highlands Civic Association, and Arlington Ridge Civic Association boundaries.

Preliminary Staff Discussion Topics:

- Building form and height: Staff will be examining the proposed form and height and working with the applicant on exploring potential changes. Topics include the extensive use of arcades, improving the street wall on Potomac Ave., whether additional height on the North Building could improve the urban design, etc. Staff will also be analyzing the building architecture.
- Loading spaces and vehicular access: Staff will be working with the applicant to explore potential changes to the building loading and/or parking access and the depth of the loading spaces. Staff will be looking at possibilities for reducing potential conflicts with pedestrians and transit routes.

The following provides additional information about the site and location:

Figure 1: Aerial View of the Site (Proposed Land Bay C – East)

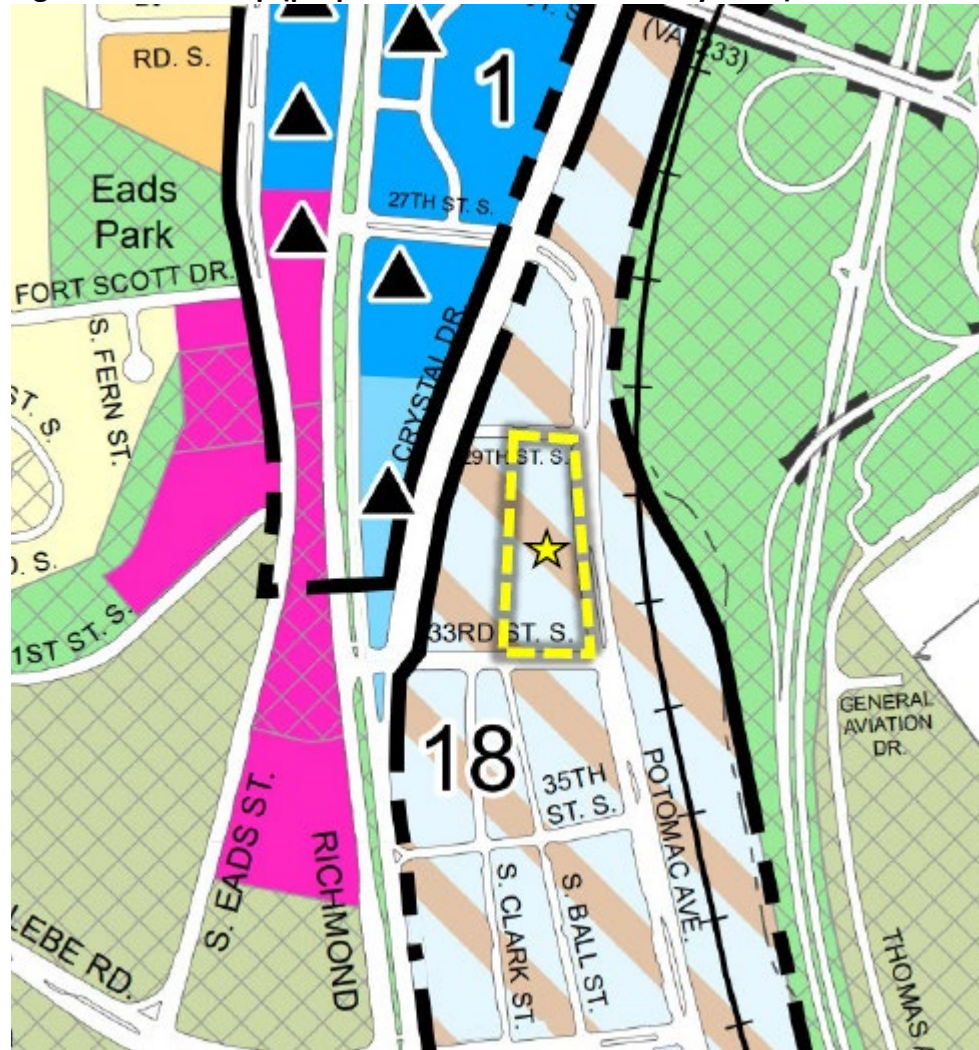


Existing Zoning: “C-O-1.5” Mixed-Use District





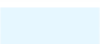
General Land Use Plan (GLUP) Designation: “Medium” Residential 1/3 and “Low” Apartment-Office-Hotel 2/3; Note 18.

Neighborhood: The subject site is within the Potomac Yard neighborhood, but not within an established civic association boundary. The site is near the Crystal City Civic Association, Aurora Highlands Civic Association, and Arlington Ridge Civic Association boundaries.

Figure 2: GLUP Map (proposed site area outlined in yellow)



Land Use

Land Use Designation*	Range of Density/Typical Use			Zoning**
Residential				
 Low	1-10 units per acre			R-20, R-10, R-10T, R-8, R-6, R-5
 Low	11-15 units per acre			R2-7, R15-30T
 Low-Medium	16-36 units per acre			R15-30T, RA14-26, RA8-18
 Medium	Up to 37-72 units per acre			RA7-16, RA6-15, RA-H
Office-Apartment-Hotel				
 Low	Office Density Up to 1.5 F.A.R.	Apartment Density Up to 72 units/acre	Hotel Density Up to 110 units/acre	C-O-1.5, C-O-1.0

Existing Development:

Potomac Yard PDSP: The Potomac Yard Phased Development Site Plan was approved by the County Board in October 2000 and established the overall density, building locations, heights, uses, and locations of open space for areas of land within its borders. The land was divided into six (6) land bays, some of which were subsequently divided further, as shown in Figure 3. The PDSP has been amended numerous times over the past 20 years, typically with the approval of each Final Site Plan for each land bay. The table below (Figure 4) shows the existing approved density and uses for land bay under the PDSP. Final Site Plans have been approved and built for every land bay; however, Land Bay C is the only approved but unbuilt land bay remaining in Potomac Yard.

Figure 3: Potomac Yard PDSP map, with the proposed Land Bay C – East highlighted in blue



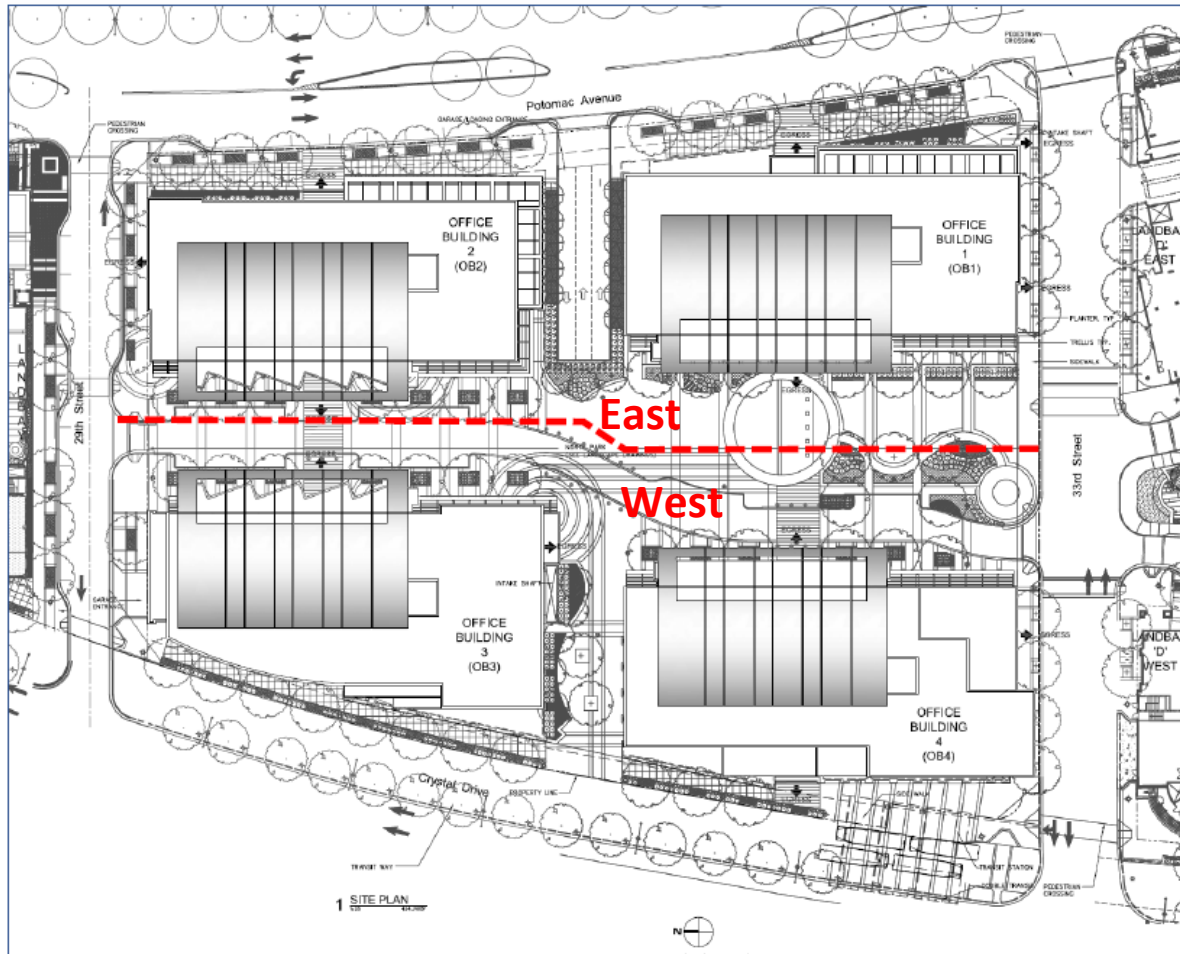
Figure 4: Existing PDSP Gross Floor Area (sq. ft. as-approved)¹

Land Bay	Office/Commercial GFA	Residential/Hotel GFA	Religious GFA	TOTAL GFA
A	654,000			654,000
B	10,000	430,000		440,000
C	1,105,623			1,105,623
D-East	16,503	425,752		442,255
D-West	5,015	385,382	23,906	414,303
E-East	4,143	391,714		395,857
E-West	445,797			445,797
F	30,000	482,000		512,000
TOTAL GFA	2,271,081	2,114,848	23,906	4,409,835
% of TOTAL	51.50%	47.96%	0.54%	

¹ The existing PDSP ordinance sets additional density restrictions not shown, including, but not limited to, maximum hotel and residential unit counts, and the exclusion of 50,000 sq. ft. of GFA for a grocery use only, within Land Bay F.

Land Bay C: In December 2007, the County Board approved a PDSP Amendment and a Final Site Plan for all of Land Bay C; allowing the conversion of 22,688 sq. ft. of office use to retail use, and the construction of four (4) office buildings with ground floor retail totaling 1,105,623 sq. ft., respectively. The Final Site Plan included an approximately one-half acre urban plaza (North Park Plaza) that would be the terminus of Potomac Yard’s open space system. Moreover, the approval included coordinated pedestrian and vehicular systems that would provide synergy and connectivity within Land Bay C and to adjacent land bays and Center Park. The connectivity would be achieved through the consolidation of loading docks below grade and a new single-lane, northbound road through North Park Plaza. The approval reflected the PDSP’s original vision for Land Bay C as an office campus that would help to facilitate the County’s economic development goal of attracting very large companies and expanding Arlington’s competitiveness both regionally and nationally.

Figure 5: Approved Final Site Plan for Land Bay C, with parcel boundary added



Land Bay C is comprised of two (2) parcels – east and west – which were originally entitled for development under common ownership (Figure 5, above). In 2016, the western parcel of Land Bay C (Parcel 4C) was sold to Lidl US, LLC, thus splitting the ownership of Land Bay C. Both the east and west parcels remain undeveloped; serving as surface parking lots. The Crystal City Transitway stop (Station B) at the corner of Crystal Drive and 33rd Street South was constructed in 2015.

Proposed Development: The following table sets forth the preliminary statistical summaries for the proposed PDSP amendment, minor site plan amendment to divide Land Bay C, and the new development proposal for Land Bay C – East:

Figure 6: Proposed PDSP Amendment (GFA in sq. ft.)²

Land Bay	Office/Commercial GFA	Residential/Hotel GFA	Religious GFA	TOTAL GFA
A	654,000			654,000
B	10,000	430,000		440,000
C-East	<u>9,181</u>	<u>509,001</u>		<u>518,182</u>
C	1,105,623			1,105,623
C-West	<u>587,441</u>			<u>587,441</u>
D-East	16,503	425,752		442,255
D-West	5,015	385,382	23,906	414,303
E-East	4,143	391,714		395,857
E-West	445,797			445,797
F	30,000	482,000		512,000
TOTAL GFA	<u>1,762,080</u> 2,271,081	<u>2,623,849</u> 2,114,848	23,906	4,409,835
% of TOTAL	<u>39.96%</u> 51.50%	<u>59.50%</u> 47.96%	0.54%	

Figure 7: Proposed Site Plan Amendment to Divide Land Bay C

	Approved Final Site Plan (2007)
Site Area: Land Bay C	189,892 sq. ft. (4.36 ac)
Site Area Separation Proposal	Proposed
Site Area: Land Bay C – East (Parcel 4B)	88,418 sq. ft. (2.03 ac)
Site Area: Land Bay C – West (Parcel 4C)	101,474 sq. ft. (2.33 ac)
Density to Remain: Land Bay C -West (only)	Approved Final Site Plan (2007)/Proposed
Office GFA	561,271 sq. ft.
Retail GFA	26,170 sq. ft.
Total GFA	587,441 sq. ft.

² The existing PDSP ordinance sets additional density restrictions not shown, including, but not limited to, maximum hotel and residential unit counts, and the exclusion of 50,000 sq. ft. of GFA for a grocery use only, within Land Bay F. The PDSP ordinance will be updated to reflect the final proposal prior to County Board action.

Figure 8: Proposed New Development (Land Bay C – East)

	ACZO Base Req.	Approved (2007) ³	Proposed	Difference
Site Area			88,418 sq. ft.	
Density				
Residential GFA		0	509,001 sq. ft. (488 du)	+509,001 sq. ft.
North Building			298,379 sq. ft. (297 du)	
South Building			210,622 sq. ft. (191 du)	
Office GFA		503,027 sq. ft.	0	-503,027 sq. ft.
Retail GFA		15,155 sq. ft.	9,181 sq. ft.	-5,974 sq. ft.
North Building			4,181 sq. ft.	
South Building			5,000 sq. ft.	
Exclusions (GFA)			4,696 sq. ft.	
Total GFA		518,182 sq. ft.	518,182 sq. ft.	0
Office to Residential Conversion Factor (1 unit/1,100 sq. ft.)		457 du (503,027 sq. ft. office GFA)	488 du	+31 du
LEED Silver bonus (0.3 FAR)			24 du (26,525 sq. ft.)	-24 du
Additional bonus			7 du	7 du
Building Heights				
Average Site Elevation			24'-10"	
North Building (ft. from ASE)			150' - 5 3/4"	
North Building (stories)	12 to 18 stories		14 stories	
South Building (ft. from ASE) ⁴			120'	
South Building (stories)	12 to 18 stories		11 stories	
Parking				
Residential	513 spaces		399 spaces (0.82 spaces/du)	
Retail	37 spaces		15 spaces (1 spaces/612 sq. ft.)	
Compact (15% max.)	62 spaces max.		28 spaces (6.76%)	
Total	550 spaces		414 spaces	
Loading				
North Building				
Residential	2 spaces		2 spaces	
Retail	1 space		1 space	
South Building				
Residential	1 space		1 space	
Retail	1 space		1 space	
Total	5 spaces		5 spaces	

³ All figures reflect Final Site Plan approvals for the east parcel of Land Bay C (Parcel 4B) only.

⁴ National Park Service indenture prohibits heights over 120 feet (excluding penthouses) in this area.

DISCUSSION:

PDSP and Site Plan Amendments: As shown in Figures 6 – 8 above, the applicant proposes to amend the existing PDSP for Potomac Yard to separate Land Bay C into East and West land bays and to allow the approved office GFA for the proposed Land Bay C – East to convert to predominately residential use, totaling 488 dwelling units. The proposed total GFA for Land Bay C – East matches the previously approved total GFA for the parcel. There is no proposed change to the existing total GFA for the entire PDSP, nor are there any changes proposed to land bays other than Land Bay C.

The proposed changes to Land Bay C would shift the overall use mix of the PDSP from approximately 50%/50% office/commercial-to-residential use, to approximately 40%/60% office/commercial-to-residential use (Figure 6). In addition, the proposed 14-story residential building (North Building) exceeds the existing 12-story height limit for Land Bay C under the PDSP. PDSP conditions governing use mix, building heights, maximum residential units (and possibly others) will be revised accordingly following the conclusion of SPRC.

The proposed site plan amendment to the existing Final Site Plan for Land Bay C will formally divide the Land Bay into separate East and West site plans. As shown in Figure 7 above, the proposed office and commercial (retail) use and GFA for the proposed Land Bay C – West will essentially remain unchanged from the allocations approved under the 2007 PDSP amendment and Final Site Plan. The Land Bays are proposed to be separated according to the existing parcel boundaries. The sum of the proposed site areas for Land Bays C-East and C-West equals the originally approved total site area for all of Land Bay C. Under the proposal, the C-West site area is 101,474 sq. ft., and the site would be approved for up to a total of 587,441 sq. ft. of office and commercial GFA.

New Final Site Plan – Density and Uses: As summarized in Figure 8 above, the applicant is proposing a new development for Land Bay C – East; comprised of 509,001 sq. ft. (488 total units) of multifamily residential and 9,181 sq. ft. of ground-level retail, for a total of 518,182 sq. ft. of GFA. The total proposed total GFA for the new site plan is equal to the previously approved total GFA for the parcel under the existing PDSP and Final Site Plan.

Although the proposed total GFA is unchanged from the existing approvals, staff is applying a [conversion factor for office to residential use](#) – which is based on staff research and has been applied previously on other site plan projects, such as Met Park. The conversion factor is one (1) dwelling unit per 1,100 sq. ft. of office GFA. Staff applied this factor to both the previously approved but unbuilt office/commercial GFA, and the proposed LEED Silver bonus density (0.3 FAR) which is typically allocated in square feet. Using the conversion factor, the approved office/commercial GFA is equal to 457 dwelling units. The LEED Silver bonus GFA is equal to 24 dwelling units. Combined, the applicant has 481 dwelling units available, but proposes a total of 488 dwelling units. The applicant may earn the difference, of seven (7) dwelling units, in accordance with ACZO §15.5.9.

Administrative Guidance for Office Conversion: The purpose of these guidelines is to provide consistently applied administrative guidance on Key Areas of Consideration when reviewing office conversion proposals, such as this proposal. Staff developed this Administrative Guidance to provide a clear and consistent framework for staff analysis and presentation, and ultimately the formation of a formal staff recommendation. It is also an important tool for use by advisory commissions, community members and property owners/developers to be able to discuss the merits of a land use proposal through a consistent and transparent framework. Key Areas of Consideration include:

- Existing PDSP approval and/or land use policy guidance
- Transformative nature of infrastructure improvements
- Proposed conversion results in equally or more desirable land use type
- Systemic office demand/clustering/critical mass
- Adjacent areas of significant future supply
- Transportation infrastructure
- Amenities
- Site/building constraints
- Creative workplaces

This section will be updated further as the public review progresses and will be discussed at the first virtual SPRC meeting.

Site Design and Architecture: The applicant proposes two (2) residential buildings with ground floor retail. The North Building (aka “Building 1” or “Hazel Block One”) is 14 stories (maximum), and the South Building (aka “Building 2” or “Hazel Block Two”) is 11 stories (maximum) (Figures 9 -11). Residential lobbies are proposed fronting Potomac Avenue and ground floor “townhome” units with private patios front the western (rear) face of each building along the proposed North Park Plaza (Figure 10). Parking is accommodated in a two (2) level underground garage below the site and is accessed via a curb cut off 29th Street South. Loading access is proposed off Potomac Avenue and 33rd Street South for the North and South Buildings, respectively. Both buildings feature extensive arcades, ranging from ~4 feet to ~40 feet in depth and ~26 feet in height, where building mass cantilevers over the podium. The deepest arcade, on the South Building, extends west into North Park Plaza and is adjacent to proposed residential amenity space. Corner retail is proposed in both buildings (Figure 10). The North Building is composed of three (3) “box-shaped” masses set at different angles (and with different color and material treatments). Similarly, in additive form, the South Building is composed of two (2) masses joining perpendicularly. Both buildings feature private outdoor pools and amenity space at the roof level, as well as extensive green roofs at the mechanical penthouse level. The primary skin materials are brick and metal, with a varied color palette of tan, blue, red, green and orange (Figures 12 and 13).

Figure 9: Proposed Site Layout

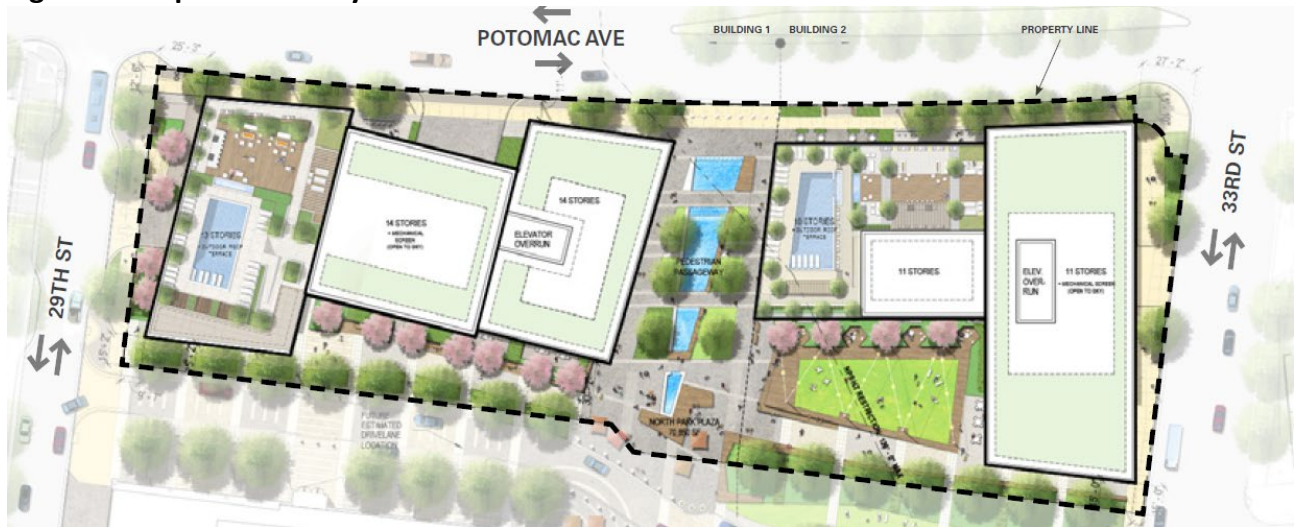


Figure 10: Proposed Ground Floor Layout

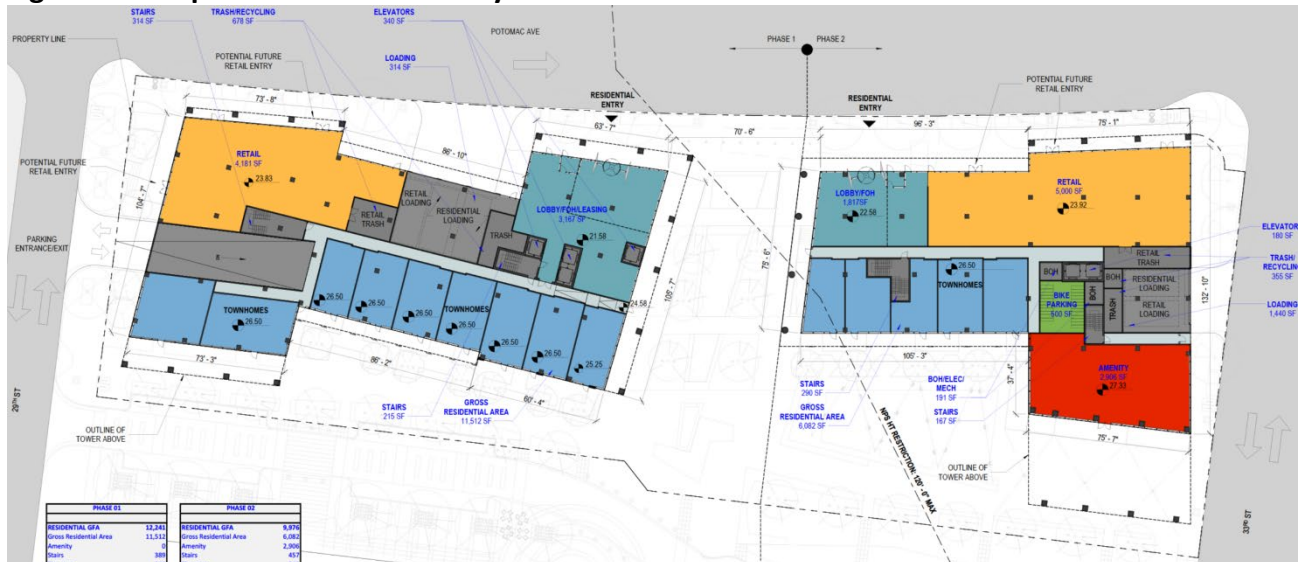


Figure 11: Axonometric Renderings Showing Proposed Building Heights

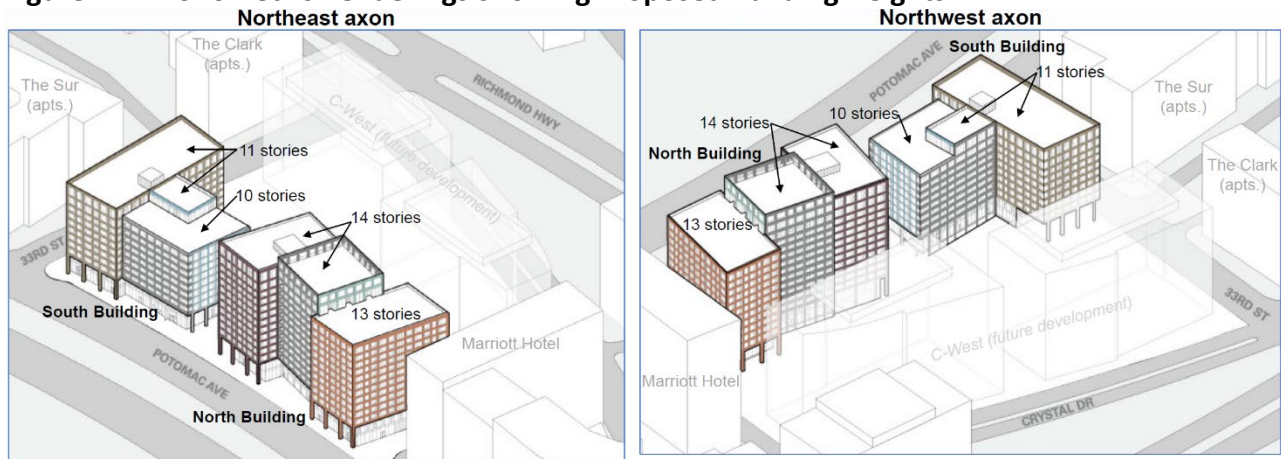


Figure 12: East Façade Rendering (looking west)



Figure 13: Façade Detail Rendering



North Park Plaza: The applicant proposes to construct the (east) portion of North Park Plaza with the new site plan development. The total proposed public area of the east portion is approximately 25,000 sq. ft. (0.57 acres), which exceeds the envisioned 0.5-acre size for the entire plaza, provided in the Potomac Yard PDSP and Design Guidelines. The design proposal includes an east-west pedestrian passageway and water feature bisecting the buildings; a centrally located seating area; and a green lawn adjacent to the South Building (Figures 14-15). The remaining portion of North Park Plaza on C-West will not be constructed with this proposal and may develop in the future. However, the applicant has provided a comprehensive, unified design for the entire North Park Plaza – a goal of the PDSP and Design Guidelines – which will guide the future development of the C-West portion. Moreover, the proposed design integrates with the previously approved design covering C-West.

Figure 14: Proposed Eastern Portion of North Park Plaza

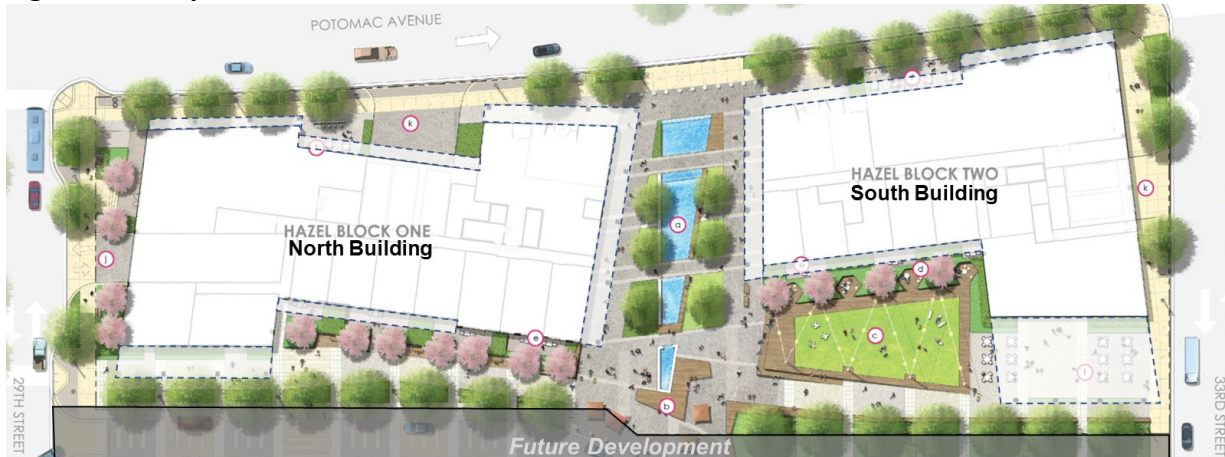


Figure 15: North Park Plaza Rendering (looking south)



Affordable Housing: The applicant will provide the base affordable dwelling unit (ADU) requirement stipulated in ACZO 15.5.8, which may include on-site or off-site ADUs, or a cash contribution to the Affordable Housing Investment Fund. The options for fulfilling this requirement will be determined prior to Planning Commission and County Board consideration.

Sustainable Design: The applicant proposes to achieve LEED Silver certification and two (2) Arlington Priority Credits to earn an additional 0.3 FAR of density, pursuant to the County's Green Building Bonus Density Program.⁵ The applicant also agrees to provide ENERGY STAR building certification.

⁵ This site plan was accepted for public review prior to March 31, 2021 and the County Board's adoption of the updated program standards on December 12, 2020. Therefore the 2014 standards apply to this project.

Transportation: The Potomac Yard development was envisioned and has been built-out to have a transportation network that focuses on creating an active and memorable pedestrian environment with excellent connectivity to public transit. This has been achieved by building out a multimodal street network, a complete network of sidewalks and trails for pedestrian connectivity, and a dedicated transit-way within the Potomac Yard PDSP. Overall, the approach to building out the multimodal transportation network with Potomac Yard has been successful, with existing buildings generating fewer vehicle trips than originally targeted with the original 2000 approval of the PDSP. That approval set a goal for 40% of trips being made as non-auto trips. The *2019 Potomac Yard State of the Commute* report demonstrates the modes splits for existing building has results in 66% to 70% of trips as non-auto trips.

Streets and Sidewalks: The Potomac Yard street network has been planned to have a range of roadway classifications to serve the widest possible range of users. The specifications for each roadway are identified in the Potomac Yard Design Guidelines.

Potomac Avenue, which is approximately 73-foot wide curb to curb, was restriped in the fall of 2020. The restriping project improves the bicycle facilities and on-street parking along the roadway. The road was generally reduced from five (5) lanes to three (3). As a result, a southbound buffered bike lane, northbound protected bike lane along with on-street parking on both sides of the street were provided. The project proposes to maintain the existing street section. The project proposes a 12-foot wide sidewalk including 5-foot by 12-foot wide tree pits and a 7-foot wide clear sidewalk. The proposed sidewalk is generally consistent with the design guidelines.

29th Street South is approximately 34-foot wide curb to curb providing a single travel lane in each direction along with on-street parking on both sides of the street. The project proposes garage access off 29th Street South which would require the majority of the on-street parking to be removed on the project side of the street, narrowing the street to 29.5-foot curb to curb. The project proposes a minimum 12-foot wide sidewalk including 5-foot by 12-foot wide tree pits and a 7-foot wide clear sidewalk.

33rd Street South is approximately 46-foot wide from curb to curb providing to two (2) travel lanes in each direction. During the off-peak hours the curb lanes are used to support on-street parking. The project proposes maintaining the existing street width. The project proposes as sidewalk of varying width building narrowing the sidewalk to less than nine (9) feet at the southwest corner of the southern building. At its narrowest the proposed sidewalk does not meet the design guidelines.

Public Transit: The Potomac Yard development located approximately one mile south of the Crystal City Metrorail Station was designed around the goal of providing the development with dedicated transit lanes. The dedicated transit lanes along the eastern side of the development, three (3) transit stations and the high frequency Metroway service provide high quality, high frequency transit service to Potomac Yard and the site. The Metroway way service connects Braddock Road Metrorail station to Pentagon City Metrorail station, with stops including the Crystal City Metrorail station and the Crystal City Virginia Railway Express station. The 33rd Street station is located at the southwest corner of Land Bay C and the site.

Bicycle Access: The project is well served by the local and regional bicycle network. Potomac Avenue is identified in the MTP as a part of the County's Primary Bicycling Corridors network. Arlington County improved the bicycle facilities along Potomac Avenue adjacent to the site to improve the quality and level of comfort of facility. The improvements provide a buffered on-street southbound bike lane and a protected northbound bike lane. The project proposes maintaining the existing section and width of Potomac Avenue keeping the existing facilities. The southbound buffered bike lane is required to maintain fire access to development along Potomac Ave. Potomac Yard is also supporting an expanding network of Capital Bikeshare stations. A new station is planned along eastern side of Land Bay D-west, just south of the site. The new station will support Land Bay C along with development in Land Bays D-east and west. The project proposes providing secure bicycle parking consistent with Arlington County site plan requirement of one space per 2.5 residential units.

Utilities and Stormwater: Utility infrastructure was buildout in the mid-2000s to support all of the proposed development within Potomac Yard. Staff continues to review the design plans for the site and will recommend any improvements necessary to support the project. However, given the age of the existing infrastructure utility replacement or upgrades are not anticipated.

Adopted Plans and Policies: The following regulations, plans, and guiding documents are applicable to development on this site (in order of most general guidance to the most specific):

- General Land Use Plan (GLUP)
- Zoning Ordinance (ACZO)
- Off-Street Residential Parking Guidelines (2017)
- Arlington County Retail Plan (2015)
- Potomac Yard Design Guidelines (2000)

General Land Use Plan: The GLUP designations for the site are "Medium" Residential one third, and "Low" Apartment-Office-Hotel two thirds. Both land use designations allow for residential use. As described in GLUP Note 18, the County Board approved 1.161 million sq. ft. of additional density with the approval of the Potomac Yard PDSP. It further notes, that a minimum of one third of the PDSP density shall be residential and hotel use, while office and commercial uses shall be a maximum of two thirds. The applicant's proposal is consistent with the GLUP.

Zoning: The site is zoned "C-O-1.5" Mixed-Use District, and there is no proposed rezoning with this project. As described in the section above, the County Board previously approved additional density for the site, above the base density for the zoning district. The ACZO allows for building heights of 12 to 18 stories, where the average building height across the PDSP area may not exceed 12 stories unless otherwise approved by the County Board. The applicant's proposed 11 and 14-story buildings are within the approvable range of the zoning district.

Off-Street Residential Parking Guidelines (2017): These guidelines provide a consistent framework for evaluating whether and to what extent requests for parking reductions for site plan multi-family residential projects should be approved. The guidelines identify the subject site as eligible for a minimum parking ratio of 0.6 spaces per unit (for market rate units). The applicant's proposal to reduce the required residential parking to 0.82 spaces per unit is consistent with these guidelines.

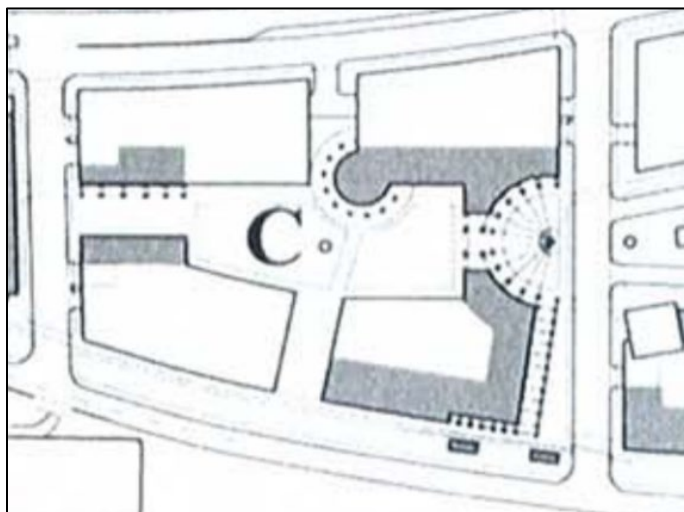
Arlington County Retail Plan (2015): While the Potomac Yard Design Guidelines and existing Final Site Plan for Land Bay C provide for ground floor retail predominately oriented towards the interior of the site, facing North Park Plaza, the Retail Plan notes that “with a limited daytime population, and limited visibility, the [existing] retail in Potomac Yard has been challenged in its viability.” As such, the Retail Plan recommends retail as optional along all the street frontages of the proposed Land Bay C – East. The applicant’s retail proposal is not inconsistent with the recommendations of the Retail Plan.

Figure 16 – Arlington County Retail Plan Map (site area outlined)



Potomac Yard Design Guidelines (2000): Adopted with the original approval of the Potomac Yard PDSP, the Guidelines envisioned Potomac Yard as an urban, mixed-use, transit-oriented campus, where several intense compact centers of activity are connected by a linked system of landscaped open spaces. The Guidelines established recommended Design Goals, covering topics such as: identity and sense of place, uses, open spaces and amenities, public realm, transportation, and phasing. Consistent with the original PDSP approval, the Guidelines envisioned Land Bay C as a four (4) building office campus with base retail activating North Park Plaza and building heights of 12 stories.

Figure 17: Potomac Yard Design Guidelines – Potential Retail Map (retail areas shaded)



North Park Plaza: The Guidelines recommend a retail-oriented plaza of at least 0.5 acre, to serve as the terminus of the Potomac Yard open space system.

Building Guidelines: For residential buildings, the Guidelines typically recommend building heights of 13 stories. Staff will be considering the project in light of the provided residential “urban standards”; however, staff will also consider that the Guidelines did not envision Land Bay C for residential use. The Guidelines note that arcades are optional elements that require careful design consideration. Recommended arcade criteria include: flush sidewalk-level connection, depth of no less than 10 feet and clear ceiling heights of double the depth, and attractive and well-lit ceilings.

Modification of Use Regulations: The applicant requests the County Board modify the following use regulations (subject to change throughout the review process):

Density Exclusions: This is a typical request to exclude 4,696 sq. ft. of below grade mechanical space from the GFA total.

Required Parking Ratio: The applicant requests a modification for the residential and retail parking requirements. As summarized in Figure 8 above, the applicant requests to reduce parking to 0.82 spaces per unit for residential and 1 space per 612 sq. ft. of retail GFA.

Additional Density: The applicant is requesting a net total of seven (7) additional dwelling units over the base density provided by the existing PDSP and Final Site Plan. The applicant may earn the additional density in accordance with ACZO 15.5.9.

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 Program. The applicant is proposing to commit to a certification of LEED Silver and requesting additional density for this commitment.

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SPRC Neighborhood Members

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SPRC Co-Chair: Leo Sarli

Crystal City Civic Association: Christopher Wimbush

Crystal City Citizens' Review Council: Christer Ahl

Aurora Highlands Civic Association: Scott Miles

Arlington Ridge Civic Association: Nancy Springer

Interested Parties

National Landing BID: Rob Mandle