



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of April 21, 2007**

### SUPPLEMENTAL REPORT

**DATE: April 19, 2007**

**SUBJECT: SP #346 PHASED DEVELOPMENT SITE PLAN AMENDMENT (PDSP) AND FINAL SITE PLANS for Potomac Yard:**

- A. PDSP AMENDMENT: To convert 372,456 sf of office GFA in Land Bay D-West to residential GFA, and to reallocate and convert approximately 36,847 sf of office GFA from Land Bay C to residential (approximately 25,979 sf) and retail (approximately 10,868 sf) in Land Bay D-West; to amend PDSP Condition #4 to amend approved GFA's and to increase the maximum number of dwelling units permitted to 1,548 units; to reallocate and convert approximately 38,990 sf of office GFA from Land Bay C to residential (approximately 27,487 sf) and retail (approximately 11,503 sf) in Land Bay D-East; to reallocate approximately 10,934 sf of office GFA from Land Bay C to Land Bay E-West; to reallocate and convert 29,121 sf of office GFA from Land Bay C to retail in Land Bay E-West; to reallocate and convert 4,120 sf of residential GFA from Land Bay E-East to office in Land Bay E-West; to reallocate and convert 36,440 sf of hotel GFA from Land Bay B to retail in Land Bay E-West. (RPC #34-027-046, -052, -053, -062, -063, -065, -066, -067, -068, -069, -070, -071, -072)
- B. FINAL SITE PLAN for Land Bay D-East: Approximately 360 dwelling units, approximately 16,503 sq ft retail, modification of use regulations for exclusion of storage space at garage level, reduction in required number of loading docks. (RPC #34-027-062)
- C. FINAL SITE PLAN for Land Bay D-West: Approximately 331 dwelling units, approximately 15,868 sq ft retail, modification of use regulations for exclusion of storage space at garage level, reduction in required number of loading docks. (RPC #34-027-065)
- D. FINAL SITE PLAN for Land Bay E-West: Approximately 374,379 sq ft office, approximately 71,418 sq ft retail, modification of use regulations for reduction in required number of loading docks, and shared parking; Conceptual Design Plan for

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Freida Wray and Samia Byrd, Planning Division, DCPHD  
Robert Gibson, Planning Division, DES  
Carol Ann Perovshek, Planning Division, PRCR  
Betts Abel, Housing Division, DCPHD

PLA-4635

Center Park. (RPC #34-027-046, -052, -053)

**DISCUSSION:** This supplemental report provides staff response to the Housing Commission meeting of April 12, 2007 and revised condition language for Final Site Plan conditions for Land Bays D-East, D-West and E-West related to the dedication of public streets, polling places and ADA accessibility.

- Housing Commission: The Housing Commission at its April 12, 2007 meeting, recommended by a vote of 11-0 that the County Board defer consideration of the current Potomac Yard site plans as follows:
  - To provide time for Commission review of the project and density calculations used in meeting the affordable housing contribution terms of the PDSP.
  - *Staff Response:* The density established for the Potomac Yard PDSP was approved by the County Board on October 21, 2000. The PDSP approval of October 2000 further sets forth the conditions for the conveyance of the North Tract, a 28-acre site, to the County in exchange for bonus density to be applied to the South Tract in the amount of 1.16 million square feet of GFA. The conveyance of the North Tract to the County represents a substantial community benefit as it provides 28 acres of land designated for park, open space and community recreation. This conveyance of land enables the applicant to exceed the base density requirements in the South Tract by the bonus amount distributed among each of the Land Bays. In addition to the conveyance of the North Tract, the applicant has agreed to comply with the Affordable Housing Ordinance set forth at 36.H.6 of the Zoning Ordinance.

The Potomac Yard PDSP was approved with an overall base density of 1.5 FAR (3,248,835 square feet of GFA) over 2,165,890 sq. ft. of land area. In addition, a bonus of 1,161,000 square feet of GFA for the conveyance of the North Tract was approved. The total site area of the PDSP is divided into six land bays, each with a gross floor area based on the overall approval of 1.5 FAR. In addition, each parcel has an equal proportion of the bonus FAR. Per the PDSP the overall density is limited to 1.5 FAR and it does not matter what the site area of each site plan is as long as the overall approved density is not exceeded. Typical of most PDSP's, each final site plan parcel does not reflect land area that is exactly equivalent to the land bay's square footage. This happens because portions are taken out and dedicated for roads, open space and other uses. The attached map displays the full site area that supports each land bay. The PDSP allows the boundary lines or individual site plans to be drawn to allow them to relate to the design of streets, open space and the overall design of individual buildings. However, the approved FAR cannot exceed 1.5.

Based on the above, the affordable housing contribution for the Potomac Yard PDSP is based on the approved density of 1.5 FAR for each site plan area. The approved bonus does not count in the calculation since that was granted in return for a significant contribution of the North Tract. Also, the area not included in the individual site plan areas but allocated to each makes sense to be included in the

calculation since it represents major contributions of infrastructure such as roads and open space. In typical site plans this area is included in the site area at the time of approval and then discounted in future site plan actions.

Staff and the applicant have further refined Condition #82 (Land Bay D-East) and #81 (Land Bays D-West and E-West) regarding the dedication of private streets as public to include width specifications as follows:

81/82. The developer agrees to dedicate the private streets 35<sup>th</sup>, Ball, and Clark Streets in Potomac Yard to public streets as shown in the street cross sections per the approved final site plans, per the timing as noted below.

Dedication will not require a PDSP amendment or other requests and upon the request of the County, the developer will prepare at its expense the deed and a plat of dedication subject to the review and approval of the Arlington County Attorney. The deed and plat of dedication shall be recorded in the land records of Arlington, Virginia. The developer shall reserve the rights, without cost to the developer, for necessary easement for private and public utilities, underground parking structures and other encroachments in the said public right-of-way that are approved with the Final Site Plans.

- a. Public dedication of Clark (32.5' ROW, back-of-curb to back-of-sidewalk at park) and Ball Street (32.5' ROW, back-of-curb to back-of-sidewalk at park) between 35<sup>th</sup> Street and Glebe Road shall occur prior to the final certificate of occupancy for office use on Land Bay E-West.
- b. Public dedication of Ball Street (32.5' ROW, back-of-curb to back-of-sidewalk) between 35<sup>th</sup> and 33<sup>rd</sup> Street shall occur prior to the final certificate of occupancy for buildings located on Land Bay D-East.
- c. Public dedication of Clark Street (32.5' ROW, back-of-curb to back-of-sidewalk) between 35<sup>th</sup> and 33<sup>rd</sup> Street shall occur prior to the final certificate of occupancy for the buildings on Land Bay D-West.
- d. Public dedication shall occur for 35<sup>th</sup> Street (a 39' ROW back-of-curb to back-of-curb, or as otherwise shown on the final approved street cross sections in the approved final site plans) between Potomac Avenue and Rt. 1 prior to the issuance of the final certificates of occupancy for the last building constructed and occupied in Land Bays E-West, D-East and D-West.

Staff also recommends an additional condition that addresses a need for a new polling place in Potomac Yards. This would be condition # 84 for D-East and #83 for D-West and E West:

83/84. The developer agrees to provide a polling place that meets the requirements of the Electoral Board with respect to space requirements, dates of the year and times of day that it would be available, access, parking availability, ADA accessibility, and any other

established criteria, for the life of the site plan or until such time as the Electoral Board notifies the developer and the County Manager in writing of its intention to permanently discontinue use of the building for a polling place. In the event available space is found not to be suitable by the Electoral Board or is not available because of repairs or rehabilitation or renovation, the County Manager may approve an alternate location within the Site Plan or PDSP area that is acceptable to the applicant and to the Electoral Board.

Staff has also had discussions with the applicant pursuant to a Planning Commission question about ADA accessibility. The applicant has agreed to the following changes to Condition # 82 for D-West:

82. In addition to the regulations and requirements established with ADA Federal law, the developer agrees to install an electric eye or a power door opener for the main residential entrances. In addition, at the secure interior door, the developer agrees that a call box, if used, shall be mounted and measured at the lowest given height under the ADA with hands-free remote capability. The entrance to the lobby of the residential elevators (if there is one) from the parking garage will have an automatic door opener. The developer agrees to require the retailer to provide ADA access to the retail space proposed along Route 1 from the elevator corridor to the retail space as indicated on the site plan. In addition there will be vision glass added to enhance the view into the circulation space on both the north and south of the elevator corridor, and the door as currently proposed in the circulation space leading out into the main plaza area will be relocated south to provide greater accessibility to the space.