

**SITE PLAN REVIEW COMMITTEE  
MEETING AGENDA**

**DATE:** Monday, June 13, 2011  
**TIME:** 7:00 – 9:30 p.m.  
**PLACE:** 2100 Clarendon Boulevard  
Courthouse Plaza, Room 109/111  
Arlington, VA 22201

**SPRC STAFF COORDINATOR:** Samia Byrd, 703-228-3525

**Item 1. 3901 North Fairfax Drive** **7:00 p.m.**

(RPC#s 14-030-057 and -058)

Scheduled to be heard no earlier than at the October 2011 Planning Commission and County Board meetings.

*Natalie Sun (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, Suite 810, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site  
<http://www.arlingtonva.us/Departments/Commissions/plancom/PlancomMain.aspx?InsLinkID=978>

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](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://www.arlingtonva.us/Departments/CPHD/Planning/applications/site\\_plans/CPHDPlanningApplicationsSPRCSchedule.aspx](http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSPRCSchedule.aspx)

**ITEM 1**  
**3901 North Fairfax Drive**  
(RPC#s 14-030-057 and -058)

**AGENDA: First Meeting—June 13, 2011**

1. Informational Presentation
  - 1.1. Overview of *Virginia Sector Plan* vision: Funeral Home Block Plan Concept, Guidelines, and Precedents (Staff)
  - 1.2. Key sector plan implementation elements included in site plan features, conditions and community benefits in 2007 approved site plan for funeral home block (Staff)
  - 1.3. Overview of Site Plan (Applicant)
  - 1.4. Review of Site Plan Proposal (Staff)
  
2. Land Use / Zoning
  - 2.1. Relationship of site to GLUP, sector plans, etc.
  - 2.2. Relationship of project to existing zoning
    - Special site designations (historic district, etc.)
    - Requested bonus density for affordable housing, black box theater, Quincy Park contribution, and LEED certification
    - Requested modification of use regulations
  
3. Site Design and Characteristics
  - 3.1. Allocation of uses on the site: office, black box theater, public plaza, retail
  - 3.2. Relationship and orientation of site plan building to public space and other buildings
  - 3.3. View vistas through site
  - 3.4. Visibility of site or building from significant neighboring perspectives
  - 3.5. Compliance with adopted planning documents
  
4. Building Architecture
  - 4.1. Design Issues
    - Building form (height, massing, tapering, setbacks)
    - Facade treatments, materials, fenestration
    - Roof line/penthouse form and materials
    - Street level activism/entrances & exits
    - LEED Score
    - Accessibility
  - 4.2. Retail Spaces
    - Location, size, ceiling heights
    - Storefront designs and transparency
    - Mix of tenants (small v. large, local v. national)
  - 4.3. Service Issues
    - Utility equipment

- Venting location and type
- Location and visibility of loading and trash service
- Exterior/rooftop lighting

5. Wrap-up Comments

**AGENDA: Subsequent meeting(s)**

6. Transportation

6.1. Infrastructure

- Mass transit facilities and access
- Street systems (w/existing and proposed cross sections)
- Vehicular and pedestrian routes
- Bicycle routes and parking

6.2. Traffic Demand Management Plan

6.3. Automobile Parking

- Proposed v. required (tenant, visitor, compact, handicapped, etc.)
- Access (curb cuts, driveway & drive aisle widths)

6.4. Delivery Issues

- Drop offs
- Loading docks

6.5. Signage (parking, wayfinding, etc.)

7. Open space

7.1. Orientation and use of open spaces

7.2. Relationship to scenic vistas, natural features and/or adjacent public spaces

7.3. Compliance with existing planning documents and policies

7.4. Landscape plan (incl. tree preservation)

8. Community Benefits

8.1. Public Art

8.2. Affordable Housing

8.3. Underground Utilities

8.4. Historic Preservation

8.5. Other

9. Construction issues

9.1. Phasing

9.2. Vehicle staging, parking, and routing

9.3. Community Liaison

**Site Location:**

The site is located at the western edge of the Virginia Square Metro Station area, and is bounded by Fairfax Drive to the south, North Pollard Street to the east, 10<sup>th</sup> Street North to the north, and North Quincy Street to the west.

**Applicant Information:**

**Applicant**

**Attorney**

**Architect**

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**LEED Consultant**

SDK Environmental Consultants  
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301-519-9393  
Steve Kepler

**BACKGROUND:** A site plan amendment application has been submitted for redevelopment of the site commonly referred to as the Funeral Home Site located at the western edge of the Virginia Square Metro Station area. The proposed project would include demolition of the existing one-story Arlington Funeral Home and redevelopment of the site with a nine (9)-story, 171,445 square foot office building with a 9,939 square foot black box theater and 3,199 square feet of ground floor retail. The current zoning is C-O-2.5 and designated "Medium Office-Apartment-Hotel" on the General Land Use Plan (GLUP).

On July 13, 2004, the County Board approved a rezoning and a new site plan application for 135 dwelling units, 2,648 square feet of ground floor retail, a community black box theater, a plaza, and the existing funeral home. This site has a standing site plan approval from 2007. On November 27, 2007, the County Board approved a major site plan amendment for 120 dwelling units, 2,705 square feet of ground floor retail, community black box theater, a plaza, and a new funeral home building.

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

Site: Located in the Virginia Square Metro station area, the site is 45,508 square feet (1.045 acres) and is located on the block generally bounded by 10<sup>th</sup> Street North to the north, North Pollard Street to the east, Fairfax Drive to the south, and North Quincy Street to the west. The site has frontage on all four of the abovementioned streets and is currently developed with a two-story brick funeral home and surface parking. Adjacent and surrounding land uses include:

To the north: Across 10<sup>th</sup> Street North is the two-story Arlington County Central Library and Quincy Park, zoned "S-3A" and designated "Medium Office-Apartment-Hotel" on the General Land Use Plan (GLUP).

To the west: Across North Quincy Street is Quincy Street Station (SP# 255), an eight (8)-story office building, and the Avalon at Ballston (SP#255), a ten (10)-story residential building. This site is zoned "R-C" and designated as "High-Medium Residential Mixed-Use" on the GLUP.

To the east: Across North Pollard Street is Georgetown Medical (by-right), a four (4)-story office building, zoned “C-2” and designated “Medium Office-Apartment-Hotel” on the GLUP.

To the south: Across Fairfax Drive is Quincy Plaza (SP# 358), a twenty one (21)-story residential building, zoned “RA-H-3.2” and designated “High Residential” on the GLUP.

- Zoning: “C-O-2.5” Commercial Office Building – Hotel and Apartment District.
- General Land Use Plan Designation: “Medium Office-Apartment-Hotel.” Maximum 2.5 FAR allowable office density, up to 115 units per acre apartment density, and up to 180 units per acre hotel density.
- Neighborhood: Ballston – Virginia Square Civic Association.

**Proposed Development:** The following table sets forth the 2007 statistical information on the approved site plan and the preliminary current statistical summary for the proposed site plan amendment development:

	<b>2007 Approved</b>	<b>2011 Proposed</b>
<b>SITE AREA</b>	<b>45,508 sf (1.045 acres)</b>	<b>45,508 sf (1.045 acres)</b>
<b>Site Area Allocations</b>		
Office	4,003 sf	44,651.6 sf
Retail	901.7 sf	856.4 sf
<b>Subtotal of site area to office and retail</b>	<b>4,904.7 sf</b>	<b>45,508 sf</b>
Residential	40,603.3 sf (0.9321 acres)	-
<b>Density<sup>1</sup></b>		
<b>Total GFA/Units</b>		
Office GFA	<b>12,009 sf</b>	<b>166,123 sf</b>
(Max. permitted office GFA)	10,007.5 sf	111,629 sf
Retail GFA	<b>2,705 sf</b>	<b>3,199 sf</b>
(Max. permitted retail GFA)	2,254.3 sf	2,141 sf
Residential Units (includes allowable bonus)	<b>120 units</b>	-
(Max. permitted residential units)	107.2	-
Residential GFA	<b>195,294 sf</b>	-
<b>Bonus Density</b>		
<b>Community Facilities (black box theater)</b>		
Office	<b>1,000.8 sf</b>	<b>44,651.6 sf</b>
Retail	<b>225.4 sf</b>	<b>214.1 sf</b>
Residential	<b>10.7 units</b>	-
<b>Affordable Housing</b>		
Office	<b>1,000.8 sf</b>	<b>11,162.9 sf</b>
Retail	<b>225.4 sf</b>	<b>214.1 sf</b>
Residential	<b>2.1 units</b>	-
<b>LEED Gold</b>		
Office	-	<b>15,628.1 sf</b>
Retail	-	<b>74.9 sf</b>
<b>Open Space Provisions (Z.O. Sec. 36.H.5.a.)</b>		

<sup>1</sup> Figures may not add exactly due to rounding.

<b>Office</b>	-	<b>18,636.6 sf</b>
<b>Retail</b>	-	<b>357.4 sf</b>
<b>FAR/Units per acre</b>		
<b>Office</b>	<b>3.00 FAR</b>	<b>3.77 FAR</b>
(Max. permitted office )	2.5 FAR	2.5 FAR
<b>Retail</b>	<b>3.00 FAR</b>	<b>3.77 FAR</b>
(Max. permitted retail)	2.5 FAR	2.5 FAR
<b>Residential</b>	<b>128.75 units/acre</b>	-
(Max. permitted res. units/acre)	115 units/acre	
<b>Community Facility (black box theater)<sup>2</sup></b>	<b>11,081 sf</b>	<b>9,939 sf</b>
<b>Building Height</b>		
<b>Average site elevation<sup>3</sup></b>	262.2 ft	262.05 ft
<b>Main roof elevation</b>	387.2 ft	380.50 ft
<b>Main roof height</b>	<b>125 ft</b>	<b>118.45 ft</b>
<b>Penthouse roof elevation</b>	<b>403.2 ft</b>	<b>398.00 ft</b>
<b>Penthouse roof height</b>	<b>141 ft</b>	<b>135.95</b>
<b>Penthouse height</b>	<b>16 ft</b>	<b>17.5 ft</b>
<b>Number of stories</b>	<b>12 stories</b>	<b>9 stories</b>
(Maximum height permitted in "C-O-2.5")	12 stories	12 stories
(Va. Square Sector Plan max. permitted height)	12 stories or 125 feet	12 stories or 125 feet
(Va. Sq. Sector Plan max. penthouse height)	16 feet	16 feet
<b>Parking</b>		
<b>Total parking spaces</b>	<b>232</b>	<b>224</b>
<b>Office</b>	<b>Included within total</b>	<b>201</b>
<b>Retail</b>	<b>Included within total</b>	<b>6</b>
<b>Black box theater</b>	<b>25<sup>4</sup> (incl. within total)</b>	<b>17<sup>5</sup></b>
(Standard site plan office and retail parking ratio)	1 sp./580 sf	1 sp./580 sf
(Theater parking ratio per Z.O.)	1 sp./3 seats	1 sp./3 seats
<b>Compact Ratio</b>	<b>8.7 %</b>	<b>16.5%</b>
(Maximum compact ratio per Z.O.)	15%	15%
<b>Coverage</b>	<b>59%</b>	<b>52%</b>
<b>LEED</b>		
<b>LEED Score</b>	<b>26</b>	<b>60 (Gold)</b>

**Density and Uses:** The proposed redevelopment of the site includes 166,123 square feet of office, 3,199 square feet of retail, and a 9,939 square foot black box theater. Under the approved Site Plan #386, the funeral home use is incorporated into a new building. The current proposal eliminates the funeral home from the project. The project density includes a 0.25 FAR Community Facilities bonus for provision of the black box theater, 0.35 LEED Gold bonus, 0.25 affordable housing bonus, and 18,994 square feet of bonus under Section 36.H.5.a (provisions made for open space and other environmental amenities) for a monetary contribution towards improvements to the four-acre Quincy Park which would further recommendations for the park expressed in the *Virginia Square Sector Plan*.

<sup>2</sup>GFA excluded from density calculations.

<sup>3</sup>Difference in elevation based on two different surveys for site.

<sup>4</sup>Shared with funeral home use.

<sup>5</sup>17 parking spaces are allocated to the theater. Balance of required theater parking will be shared with office use. Shared parking proposal currently under review pending additional information from applicant.

Staff is in the process of analyzing a potential project in Quincy Park for the proposed contribution funds, specifically replacement of the existing playground in Quincy Park, the most heavily used community park in the Rosslyn-Ballston urban corridor, with a new universally designed accessible playground. This would be the first universally designed accessible playground in the County. The *Virginia Square Sector Plan* indicates that Quincy Park should continue to be developed for active and passive recreation uses and that a master plan for the park including comprehensive design improvements ultimately be created. The County's *Public Spaces Master Plan* recommends that public spaces be usable for people of all abilities.

The proposed building at 3901 Fairfax will continue to have below-grade parking to serve all the uses, and the height of the building will be 9 stories and 118.45 feet, which is 3 stories and 6.55 feet lower than the 2007 approved residential building proposal.

**Site and Design:** The proposed building is a primarily precast concrete building with large vertical glass window panels, and the height of the building is uniform on all street frontages. Fairfax Drive is the primary building frontage, and an asymmetrical glass curtain wall is proposed for this façade. The main building entrance will provide access to the office lobby and is located along Fairfax Drive. Approximately 3,199 square feet of retail is located along Fairfax Drive at the eastern portion of the building at North Pollard Street. Along North Quincy Street is the plaza, on which the entrance to the proposed black box theater is located.

The building is primarily steel and glass clad, with an asymmetrical glass accent along Fairfax Drive. The design of the ground floor retail includes floor to ceiling glass windows and doors with transom vision glass, metal cladding, metal canopies, and designated locations for tenant signs.

Similar to the 2007 approval, approximately 30 percent of the site area is reserved for a 13,750 square foot public plaza along North Quincy Street, as recommended in the *Virginia Square Sector Plan*. The plaza in the current proposal is 1,668 square feet larger than the 2007 approved plaza. This open space area has been redesigned and staff is continuing to ensure that the proposed design is at the same level as previously approved and to ensure that the plaza meets any necessary requirements for the theater. The black box theater, as previously approved, would be located on the ground floor of the proposed building, with lobby frontage along both the plaza and Fairfax Drive. Also as previously approved, the theater would accommodate up to 75 seats.

As per the 2007 approval, loading and garage access are located along North Pollard Street to minimize curb cuts along Fairfax Drive and North 10<sup>th</sup> Street. Three levels of parking are proposed with employee bicycle parking on the P1 level of the garage with parking for 24 bicycles. The applicant proposes to maintain standard street improvements along all street frontages.

**LEED:** The applicant proposes that the development would be certified at the Gold level under the U.S. Green Building Council's LEED for Core and Shell Rating System

version 3. The Gold rating requires that a minimum of 60 points be achieved towards the sustainable design of base building elements, such as the structure, envelope and building-level systems, such as central heating, ventilation and cooling (HVAC) systems. The applicant’s submitted LEED 2009 for Core and Shell Development Project Checklist commits the building to achieve a minimum of 60 points with an additional 25 possible points.

The current proposal commits the building to a higher LEED standard than the 2007 standing approval. The standing approval did not include a commitment to attaining LEED certification, though the applicant agreed to achieve 26 LEED points under version 2.2, which would have qualified the building at the certified level.

**Transportation:** The Master Transportation Plan (MTP) classifies Fairfax Drive as a Type A – Primarily Retail Oriented Mixed Use Arterial. North Quincy Street at this location is classified as a Type D – Primarily Garden Apartments and Townhouse Neighborhoods Arterial. Both 10<sup>th</sup> Street North and North Pollard Street are Urban Center Local Non-Arterials. Following is additional detail on the street typology as indicated in the MTP:

Street Name	Classification	Travel Lanes	Bike Accommodations	Restrict/Limit Driveway Access	On-street Parking	Pedestrian Way
Fairfax Dr.	Arterial	2 – 4 plus turning lanes	Bike lane/shared lane	Yes	High	10 – 16 ft. sidewalk. 6 ft. furniture zone or tree pits.
N. Quincy St.	Arterial	2 – 4 plus turning lanes	Bike lane	No	High	6 – 8 ft. sidewalk. 5 – 6 ft. green strip with breaks
10 <sup>th</sup> St. N.	Local Non-Arterial	2	Bike lane/shared lane	No	High	6 – 8 ft. sidewalk. 4 – 6 ft. green strip.
N. Pollard St.	Local Non-Arterial	2	Bike lane/shared lane	No	High	6 – 8 ft. sidewalk. 4 – 6 ft. green strip.

***Transportation Analysis - Trip Generation:*** A draft Traffic Impact Analysis (TIA) was submitted by the applicant, prepared by Kimley-Horn & Associates, and dated December 17, 2010. The analysis assessed the impact of the development on the adjacent street network. The analysis concludes that approximately 204 AM peak hour vehicle trips and 196 PM peak hour trips will be generated from the proposed development. A trip reduction of 30% was used for non-automobile generated office trips.

Streets: Following is an overview of the current street conditions surrounding the subject site. North Fairfax Drive bordering the south of the site is a major east-west arterial that spans from I-66 to the west to the intersection of Washington Boulevard and Wilson Boulevard to the east. There are two (2) lanes in each direction on Fairfax Drive, as well as some on-street parking on the project side and bike lanes. North Quincy Street is an arterial on the west side of the site with one (1) travel lane going north and two (2) travel lanes and a right turn lane going south at the project location. Bike lanes are also provided, and there is currently no on-street parking on the project (east) side of the street. Tenth Street North is a two (2) lane local street which has on-street parking on both sides. North Pollard Street is a two (2) lane local street with no parking on the project (west) side.

Sidewalks and Pedestrian Circulation: There are existing sidewalks on all streets, except for 10<sup>th</sup> Street North, where there is currently no streetscape on the project side. Sidewalks and full streetscape would be provided around the entire site with the proposed development.

Parking and Loading: On-site parking is currently provided by a surface parking lot. Access to parking and loading for the proposed project would be from North Pollard Street, which is consistent with the guidance provided in the *Virginia Square Sector Plan*. The proposed parking would be provided by an underground parking structure which will accommodate 224 total parking spaces (201 for the proposed office, 6 for the proposed retail, and 17 for the proposed black box theater) with 24 employee bike spaces. The proposal currently does not address whether or not the parking spaces would be shared full time. The proposed office parking ratio is 1 parking space per 827 square feet of office (lower than the 1:580 required by the Zoning Ordinance) and the proposed retail parking ratio is 1 parking space per 580 square feet. Seventeen parking spaces are proposed to be dedicated to the theater use, which is less than the 25 parking spaces required by the Zoning Ordinance (1 parking space per 3 seats).

The site is located approximately 1,230 feet west of the Virginia Square Metro Station and approximately 1,200 feet east of the Ballston-MU Metro Station. Accessibility to bus transit includes the ART Bus routes 52, 53, and 75. Metrobus Route 38B and other Metrobus lines are available at the nearby Ballston-MU Metro Station.

Bicycle Access: Bike lanes currently exist on Fairfax Drive and on North Quincy Street. The site plan is proposing bike lanes in those same locations.

Utilities: Recommended utility improvements include replacing the existing six (6) inch water main on North Pollard Street with an eight (8) inch water main. Regarding overhead utilities, there is one (1) utility wire that crosses North Pollard Street and connects to the existing funeral home. This wire would be removed when the existing funeral home is demolished.

## DISCUSSION

**Modification of Use Regulations:** The applicant requests the following modifications to Zoning Ordinance requirements:

- Exclude from density community facility space (black box theater), below-grade storage located in the garage, and a below-grade fitness facility. In the 2007 approval, density exclusions were approved for the community facility space and below-grade storage. The County Board has previously approved density exclusions for below-grade fitness facilities.
- Parking ratio modification for 1 parking space per 827 square feet of office, which is lower than the 1:580 ratio under the Zoning Ordinance. Planning and Department of Environmental Services staff are waiting for additional parking information from the applicant.
- Provide compact parking spaces at 16.5 percent of the total number of proposed spaces, which exceeds the Zoning Ordinance maximum of 15 percent.
- Allow outdoor seating associated with the retail use along Fairfax Drive.

**Adopted Plans and Policies:** Both the General Land Use Plan and the *Virginia Square Sector Plan* guide development on the subject site.

General Land Use Plan and Zoning: The proposed uses are consistent with the site's General Land Use Plan designation of "Medium" Office-Apartment-Hotel and with the "C-O-2.5" zoning for the site.

Virginia Square Sector Plan: The 2002 *Virginia Square Sector Plan* makes a number of recommendations both for the Virginia Square Metro Station Area in general and for the subject site in particular. These recommendations include:

- With redevelopment, promote prominent, significant architecture on the Arlington Funeral Home site to create a special entrance into Virginia Square from Ballston, and to improve the visibility of and pedestrian connections to Central Library and Quincy Park.
- On-site affordable housing units are preferable to contributions to the Virginia Square Housing Fund.
- Building heights shall not exceed 12 stories or 125 feet, excluding the penthouse area. The penthouse area shall not exceed 16 feet above the roofline.
- Building heights shall taper down toward 10<sup>th</sup> Street North/Quincy Park.
- If and when redevelopment of the Arlington Funeral Home site occurs, establish an open space to retain visibility of Quincy Park and Central Library, and create a better connection to these public areas, from Fairfax Drive.
- Encourage the developer to provide community facilities on site, to possibly include a black box theater through redevelopment.
- Buildings and open spaces at activity nodes, such as...the Arlington Funeral Home site, should be designed with high-quality materials to emphasize their importance in the Virginia Square urban fabric.

- Any site plan development proposal should address the entire site.
- Provide parking for retail space, cultural and educational facilities, and other needs.
- A plaza should be located either near the corner of Quincy Street and Fairfax Drive for private development or central to the site to provide a view corridor to Central Library and Quincy Park for public development.
- 10<sup>th</sup> Street North should be integrated into the overall site design and should provide an interesting transition between the park and the funeral home site.
- Parking and service entrances should be located on North Pollard Street.
- Loading and unloading should avoid major pedestrian routes and should be screened from Fairfax Drive, North Quincy Street, and 10<sup>th</sup> Street North.
- Development should include various specific architectural guidelines as listed in the Sector Plan.
- Commercial office or mixed uses are recommended, with cultural and/or educational uses.
- On-street parking should be provided along all streets to the maximum amount possible.

This site is identified in the *Virginia Square Sector Plan* as a target site for community facilities such as a black box theater. The 2004 and 2007 site plan approvals for this site included a proposal for a black box theater, as does the current application. The Arts Commission and community are supportive of a black box theater in this location, and at least two theater groups have expressed interest in occupying the space on this site.

**Preliminary Issues:** Staff has identified preliminary issues:

- Building taper toward 10<sup>th</sup> Street North/Quincy Park as required by the *Virginia Square Sector Plan*
- Treatment of 10<sup>th</sup> Street North to “provide an interesting transition between [Quincy Park] and the funeral home site” as required by the *Virginia Square Sector Plan*
- Design and treatment of the north façade (10<sup>th</sup> Street North) fronting the Central Library
- Location of the transformer vault should be below grade
- Level of plaza design as compared with previous approval
- Proposed penthouse height of 17.5 feet exceeds maximum permitted height of 16 feet
- Office parking ratio (staff is awaiting additional information from applicant)
- No on-street parking is currently proposed on North Pollard Street

**SPRC Neighborhood Members for this Site Plan:**

James Schroll, President	Ballston-VA Square Civic Assoc.	1113-D N. Stuart Street	<a href="mailto:jmschroll@gmail.com">jmschroll@gmail.com</a>
Ali Gungor	Ballston-VA Square NCAC	1113-B N. Stuart Street	<a href="mailto:ali@kgmc.us">ali@kgmc.us</a>
Robert Tanner, President	Ashton Heights Civic Assoc.	3311 N. 3 <sup>rd</sup> Street	<a href="mailto:president@ashtonheights.org">president@ashtonheights.org</a>
Jim Feaster	Ashton Heights NCAC	525 N. Ivy Street	<a href="mailto:jimfeaster1@gmail.com">jimfeaster1@gmail.com</a>

**Interested Parties:**

Pamela Kahn	Ballston Virginia Square Partnership	2807 North Glebe Road #515	<a href="mailto:pamela@iloveballston.com">pamela@iloveballston.com</a>
Joel Z. Silver	Ballston Medical Center	1612 K Street NW Suite 1204	<a href="mailto:jzsilver@sms-lawfirm.com">jzsilver@sms-lawfirm.com</a>
Jennifer Kosiak	Ballston Place	901 North Pollard Street	<a href="mailto:jkosiak@archstonemail.com">jkosiak@archstonemail.com</a>
Bonnie Harris	Quincy Plaza	3900 Fairfax Drive	<a href="mailto:quincyplaza@rentdittmar.com">quincyplaza@rentdittmar.com</a>
Jorge Carcamo	Carpool Investors LP	4000 Fairfax Drive	<a href="mailto:office@carpoolweb.com">office@carpoolweb.com</a>
Sandy Burke	Quincy Street Station	4075 Wilson Boulevard Suite 420	<a href="mailto:sburke@kodiak-realty.com">sburke@kodiak-realty.com</a>
Diane Kresh	Central Library	2100 Clarendon Boulevard Suite 408	<a href="mailto:dkresh@arlingtonva.us">dkresh@arlingtonva.us</a>

**Planning Commissioner Chairing This Item:**

Terry Serie		2520 North Custis Rd.	<a href="mailto:tserie@aol.com">tserie@aol.com</a>
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**Staff Members:**

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