

400 Army Navy Drive

Final Site Plan Amendment (SP #2)

SPRC #5

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DCPHD—Planning Division

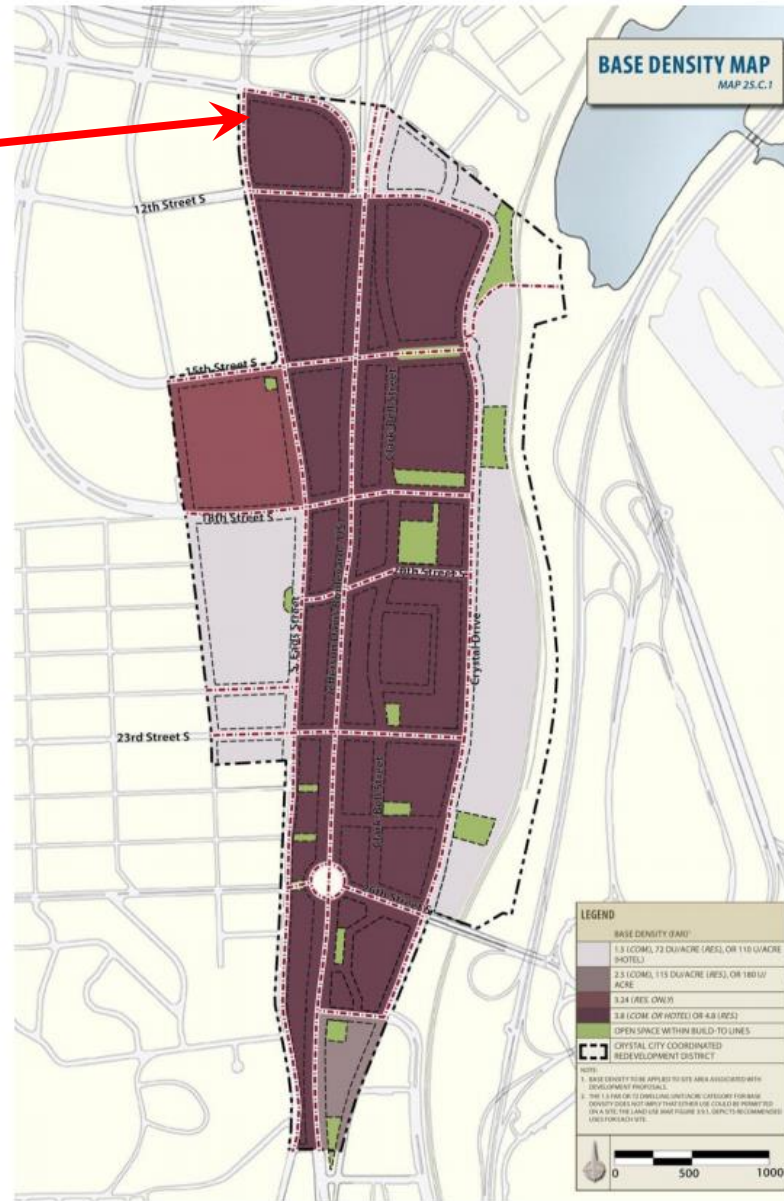
September 29, 2014

Zoning Ordinance Section 7.16.5.A

In considering the approval of a site plan, the County Board may approve additional density or other development features permitted under the Sector Plan and by the provisions of this §7.16.5 when the County Board finds incremental amounts of additional density should be approved for the development proposal because it furthers the goals, policies, and recommendations in the Crystal City Sector Plan and other plans and policies established for the area by the County Board. The amount of additional density or other bonuses granted shall be based on the extent to which the project meets the plans or provides such benefits, and provided such density or bonuses can be accommodated within the other building form parameters established in §7.16.5.

Community Benefits—Base Density

57.16.6. Base density map



Site Area—4.8 FAR
Base Density

Community Benefits—Density Proposal

Site Area	Site Plan Proposal	Base Density Allowed per CC Sector Plan (4.8 FAR)	Bonus Density Requested	Less Green Building Commitment (LEED Gold and EBOM)	Total Bonus Density Requested
77,118 sq. ft.	491,826 sq. ft.	370,166 sq. ft.	121,660 sq. ft.	38,559 sq. ft.	83,101 sq. ft.

- **Base Density (Up to 4.8 FAR)**
 - Affordable Housing Contribution per the Zoning Ordinance
 - Utility Underground Fund
 - Public Art
 - TDM
 - Utility Upgrades
 - Streetscapes and Frontage Improvements
 - In-Building Emergency Responder Communication System
- **Bonus Density (Above 4.8 FAR)**
 - LEED Gold and EBOM
 - Affordable Housing Contribution of Units on Site per the Crystal City Sector Plan
 - Traffic Signal Upgrade (S. Eads/Army Navy)
 - Teardrop Parcel Interim Improvements
 - Center Park Contribution

- Community Benefits Package is presently subject to negotiations between the County Manager and the Applicant
- SPRC input is welcome at this point
- Final Community Benefits Package will be presented to the Planning Commission and to the County Board for ultimate approval at their November 2014 meeting