

2900 & 2910 S. Glebe

Site Plan #431

Rezoning and Site Plan

SPRC #3

March 13, 2014

THE BERKELEY

ARLINGTON, VIRGINIA

ADMINISTRATIVE REGULATION 4.1

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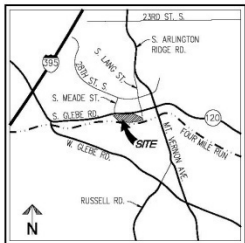
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LANDSCAPE ARCHITECT

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VICINITY MAP SCALE: 1"=2000'

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COVER SHEET

WALTER L. PHILLIPS INCORPORATED

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ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

THE BERKELEY
2900 & 2910 SOUTH GLEBE ROAD
ARLINGTON COUNTY, VIRGINIA

SCALE:	DRAWN	BR	CHECKED	KW
SUBMITTED DATE 5/2/2013, 6/28/2013	APPROVED DATE	APPROVED DATE	APPROVED DATE	APPROVED DATE
APPROVED DATE	APPROVED DATE	CHIEF TRANSPORTATION PLANNING BUREAU APPROVED DATE	CHIEF TRANSPORTATION EN APPROVED DATE	
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU		DIRECTOR OF ENVIRONM	

C-0101

- Four Mile Run Restoration Master Plan
- Four Mile Run Design Guidelines

- Adopted in 2006
- Joint effort among Arlington County, City of Alexandria, and Army Corps of Engineers with facilitation by Northern Virginia Regional Commission
- Includes and “in-stream” and “near-stream” plan

- **Near-Stream Plan**
 - Circulation and Connection
 - Urban Form and Neighborhoods
 - Recreation
 - Interpretation and Education
- **Design Language**
 - Green Principles
 - Public Spaces
 - Built Form

- In addition, the master plan contains calls for the following on this site:
 - Urban design that integrates buildings with adjacent natural elements, engages the stream, and improves the aesthetic of the built character at the stream edge
 - Increasing diversity via increasing the supply of affordable housing (“no net loss” of affordable units)
 - Providing a continuous commuter trail and at least one node that would provide access to an informal trail crossing
 - Providing an opportunity for an interpretive educational element (e.g., kiosk)

- Adopted in 2009 by Arlington County and City of Alexandria; outgrowth of Master Plan’s “Design Language” section
- Includes general and site specific guidance for the master plan study area
- Same key themes as in the Master Plan:
 - Green design principles
 - Public spaces
 - Built features

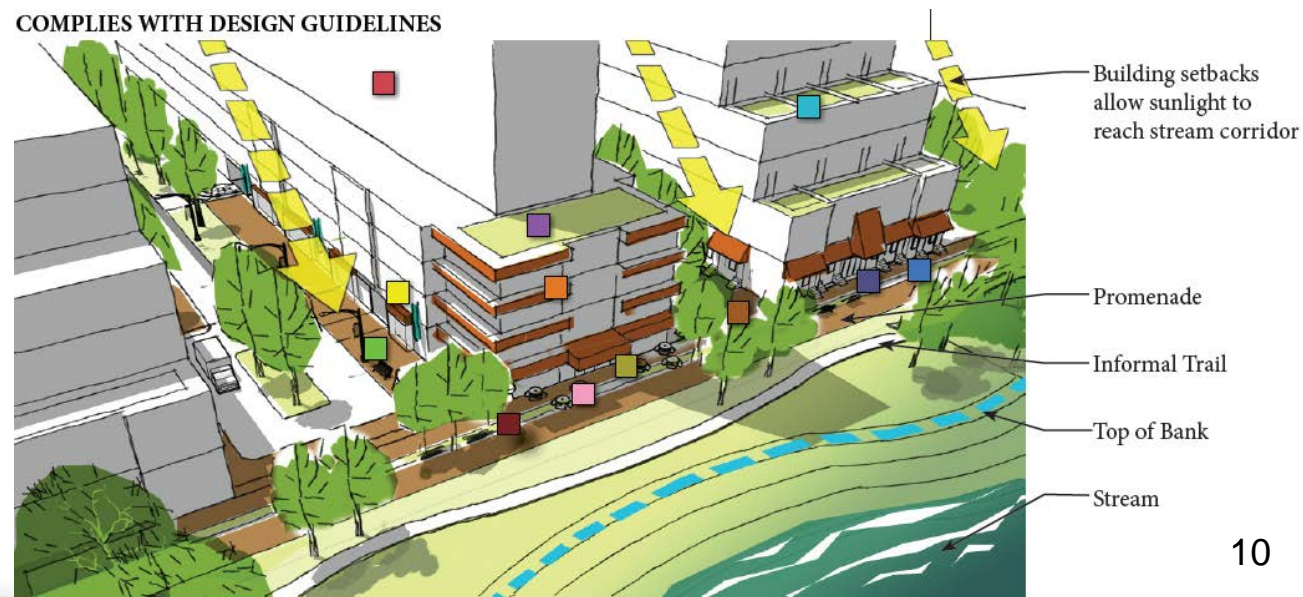
- **Green Principles**
 - Green roofs encouraged
 - Litter control point
 - Permeable surfaces
- **Public Spaces**
 - 12' wide commuter trail
 - Node opportunity
 - Improve pedestrian and bicycle safety on S. Glebe Road

- **Built Features**

- Architectural Components, Seating and Lighting
- Perimeter, Entries, and Wayfinding
- Building Form
 - Minimize building impact on stream ecology
 - Allow for a variety of public experiences on the stream
 - Increase real and perceived safety along the promenade
 - Encourage promenade usage, activity, and access
 - Create exciting, high-quality architecture

Analysis of Site Plan

- City of Alexandria letter outlines relevant Four Mile Run guidance, including excerpts from Design Guidelines text
- Staff completed a preliminary analysis of site plan against design guidelines criteria (p. 104)



- Proposal meets Master Plan goal for affordable housing but does not adequately address the Design Guidelines
- Initial analysis found the proposal failed to meet several design criteria, including:
 - Building orientation and site
 - Building massing
 - Vehicular/loading access
 - Ground floor activation and building entrances
 - Open space
 - Mid-block pedestrian connection to stream/trail

- Applicant submitted revisions (on 3/7 and 3/10) to address plan guidance as well as comments from staff and SPRC
- Preliminary analysis of revisions indicates improvement in the following areas:
 - Trail widening (12') and creation of public “node”
 - Removal of surface parking area facing the stream
 - New swale and plantings adjacent to trail
 - Commitment to LEED Gold/Earthcraft
- Applicant to present response to staff summary analysis at SPRC

- Staff will continue to update analysis against master plan guidance and design guidelines (in SPRC staff report) as project evolves
- Staff will work with ACPD to develop alternative strategies to address site safety

Questions?