

400 Army Navy Drive

Final Site Plan Amendment (SP #2)

SPRC #4

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DCPHD—Planning Division

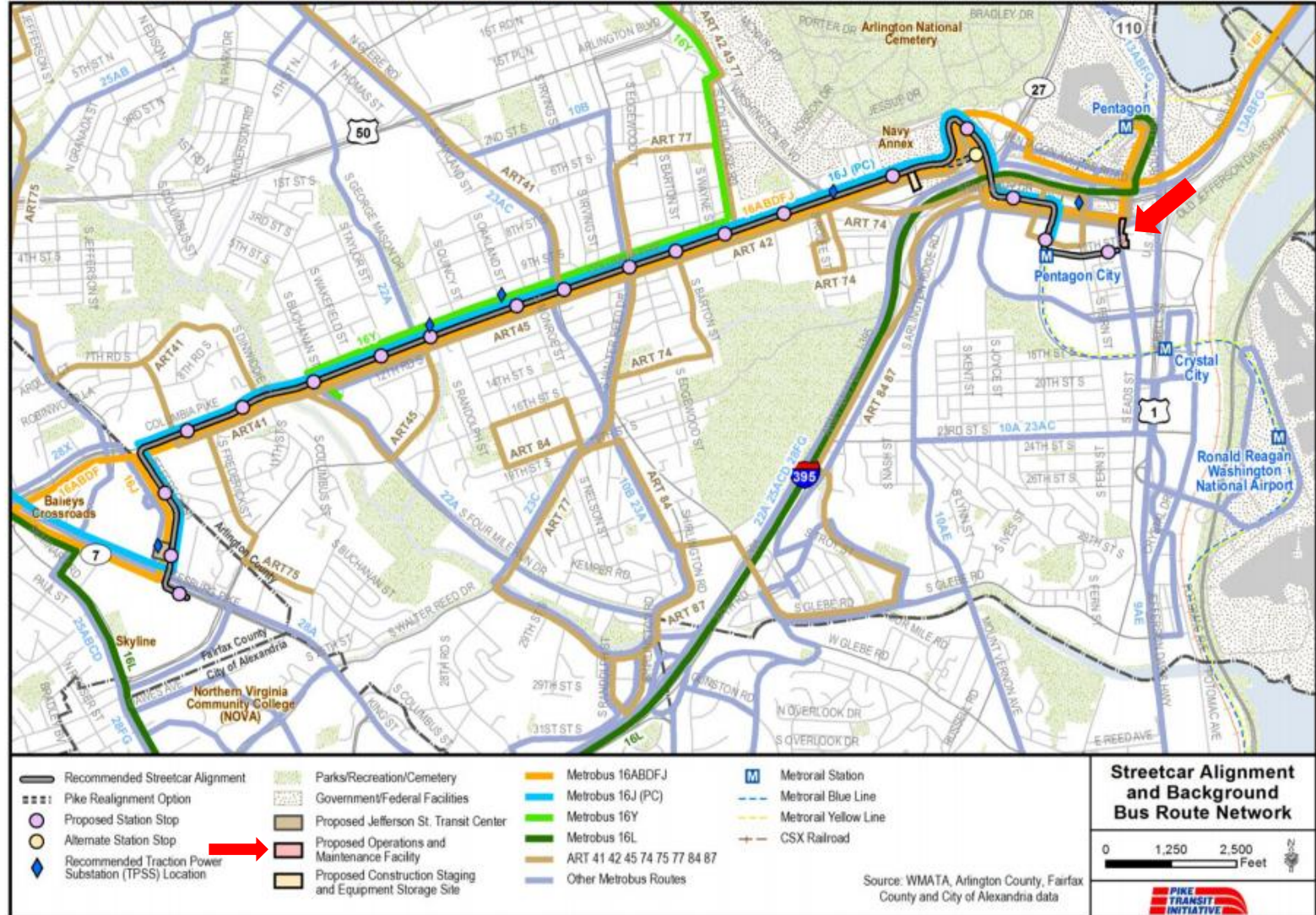
May 22, 2014

Existing Conditions



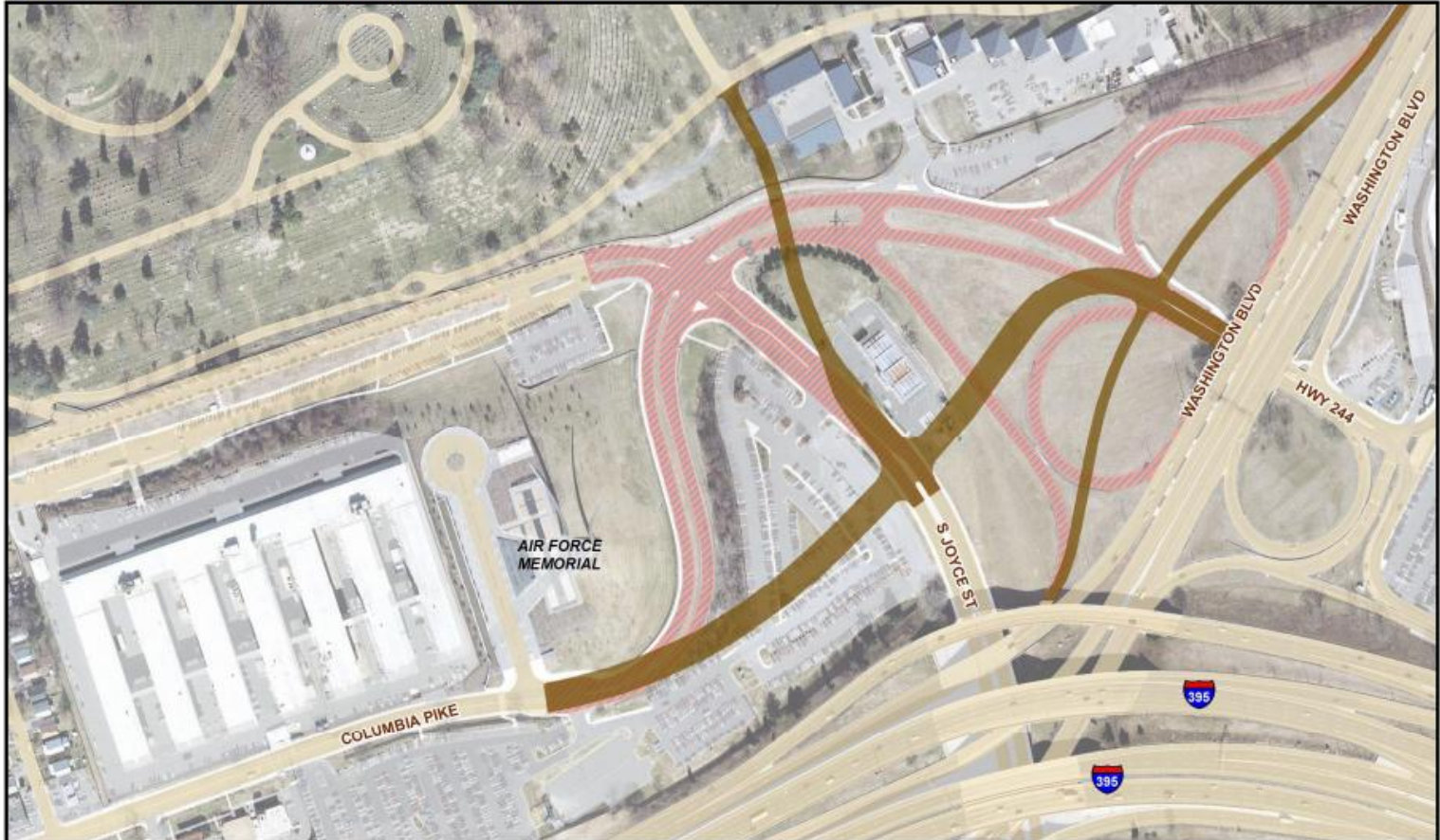
Locally Preferred Alternative Report



Figure 1: Streetcar Alignment and Facilities with Background Bus Route Network



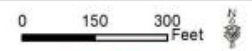
Alternative Site Under Evaluation

Figure 2.1-2: Potential Columbia Pike Realignment at Joyce Street



-  Potential realignment
-  Existing roadway to be removed

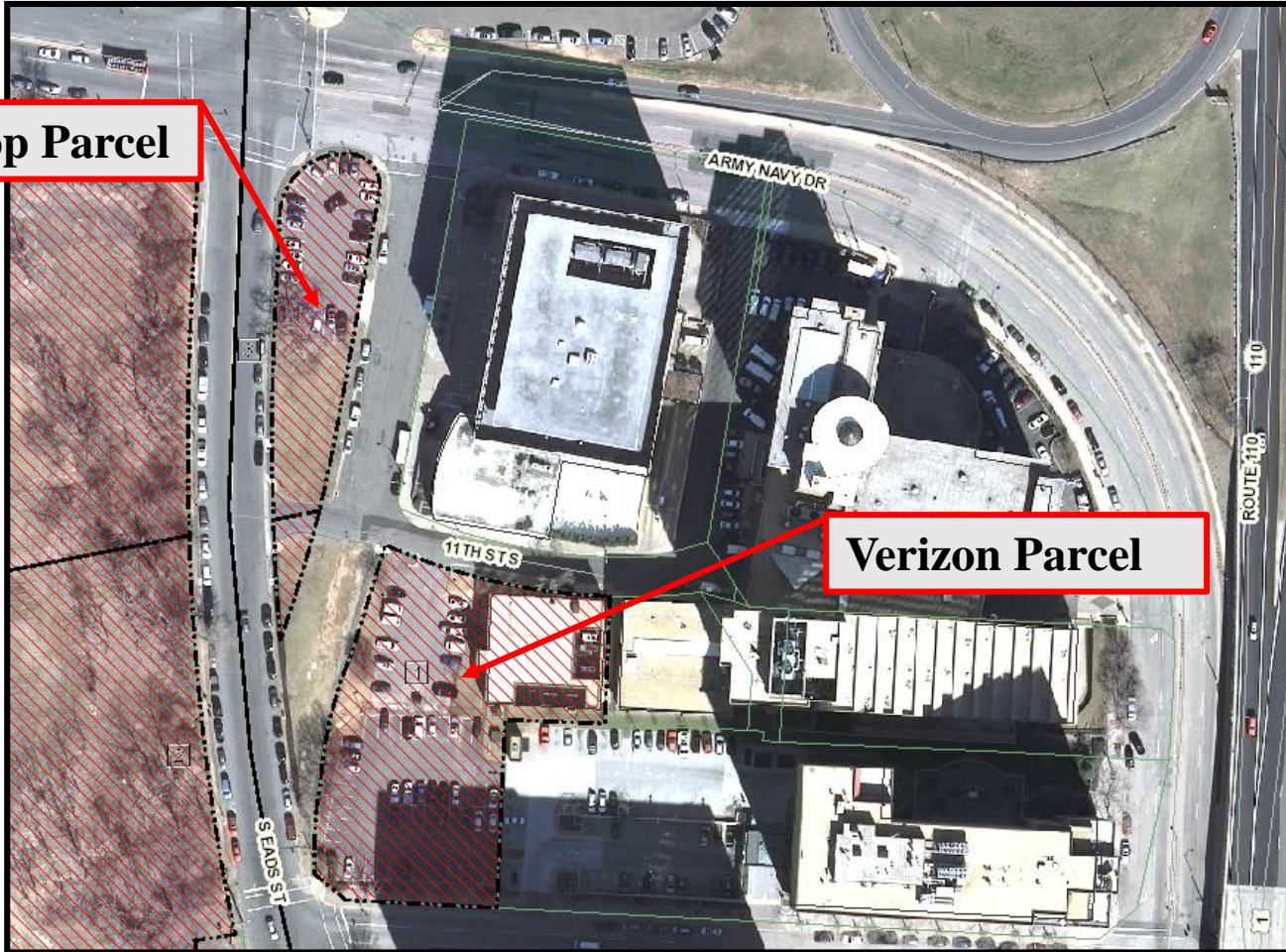
**Potential Columbia Pike
Realignment at Joyce St.**



Source: Arlington County



Teardrop Parcel



Verizon Parcel

- PenPlace (SP #105)
 - PDSP Amendment approved on September 21, 2013
 - 1.8M sf office
 - 600 hotel rooms
 - 50K sf retail
 - 300 residential dwellings
 - Transfer of Development Rights (TDR)
 - Long Bridge Park to subject site (610,959 sf)
 - Teardrop parcel to subject site (60,000 sf)

Teardrop Parcel (cont.)

- PenPlace condition #72 requires dedication of Teardrop Parcel to County within 12 months of approval (September 21, 2014)
 - Dedication and transfer of density have not yet been finalized
- Teardrop Parcel is encumbered by a covenant restricting allowable building heights to no greater than 60 feet
- No existing density under C-O-2.5 classification remains due to TDR action

- Subject to SP #244 that permitted telecommunications switching station and conceptual approval for a 12-story residential building (unbuilt)
- Subject to SP #268 allowing 62 parking spaces to be provided for the Lenox Club residential building on-site as a temporary use
- Zoned RA-H-3.2

Focus on Ongoing Community Engagement and Facility Planning, Engineering and Design that will be Responsive to the Fabric of the Community

- Staff to Focus on Dual Pronged Approach to the Siting of the Streetcar O & M Facility (In-Progress)
- County to Retain Architectural and Engineering Consultant(s) to Advance O & M Facility Preliminary Design (Fall/Winter 2014 start; 15-18 month duration)
- Public Process to Address Site Planning, Design and Construction (Spring 2015)
- Public Facility Review Committee to be Convened as Part of Public Engagement Process

- If the Teardrop Parcel and Verizon sites are selected as the location of Streetcar O&M Facility, the following would be necessary:
 - Acquire portion of Verizon site
 - Rezone parcels to the “P-S” Public Service zoning district
 - Proposed use permitted in this district