Ballston Quarter (SP #193)

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DCPHD—Planning Division
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Site Plan Location

SP #193
General Land Use Plan

• Ballston Station Area Concept:
  – High density office and residential uses with a regional shopping center forming a new downtown in central Arlington

• Relevant Plan Features:
  – Balance of residential and office/hotel/retail development
  – Transportation access
  – Regional Shopping Facilities (Ballston Common Mall)
  – Commercial revitalization and growth
Zoning Context

- C-O-2.5 Mixed Use District
  - 2.5 FAR Institutional Uses, Office Commercial
  - 115 Units/Acre Multiple-Family
  - 180 Units/Acre Hotel
• Existing commercial development recognized as a key asset in the Ballston Community.
• Parkington provides a focus for commercial expansion.
• Parkington served as a catalyst for additional commercial development along the major thoroughfares in the area.
• High density office and apartment development a major focal point; GLUP supports commercial growth and revitalization of Parkington.
Sector Plan and Urban Design

• Coordinated Streetscape
  – Façade Transparency
  – Way Finding Encouraged
  – Discourage Blank Walls Along Public Right of Way

• Commercial Facilities
  – Along Major Street; High Pedestrian and Vehicular Visibility
  – At Grade with Direct Access
  – 10-20 ft. Sidewalks
  – Outdoor Cafes, Signs, Kiosks, Street Vendors & Special Lighting
  – Short-term Parking
  – Placement of Signs and Design to Create Visual Interest

• Open Space & Plaza
  – Encouraged with Site Plans
  – Visible From the Street, Interest and Variation in the Streetscape
  – Plazas for public use at grade
  – Careful placement of Plazas with shopping centers
  – Encourage aesthetic features and focal points
• Pedestrian Mall and Stuart Street Walkway Expansion
• Substantial County Participation in Redevelopment of Parkington
• Encourage revitalization of Parkington as Desirable Element of the Sector Plan
• Ballston has been a major retail center since the 1950s, when Parkington was first constructed.
• Initial planning focused on redevelopment of Parkington to provide the commercial centerpiece of the station area.
• Development of Ballston Common and the associated office building stimulated much of the commercial revitalization in Ballston.
Site Plan Proposal: Major Amendment

• 22 Story Multifamily Building
  – 405 Residential Units
  – 51,860 sf Retail
  – 282 Below Grade Parking Spaces
Modification of Use Regulations

• Density
  – Bonus
  – Exclusions

• Height

• Parking Ratio

• Compact Parking Percentage

• Rooftop & Penthouse Use
<table>
<thead>
<tr>
<th>Modification</th>
<th>Proposed</th>
<th>Permitted/Required</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Height</td>
<td>22 Stories</td>
<td>16 Stories</td>
<td>6 Stories</td>
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<tr>
<td>Density</td>
<td>51,860 sf Retail</td>
<td>0 sf Retail</td>
<td>51,860 sf Retail</td>
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<tr>
<td></td>
<td>(1.72 FAR)</td>
<td>(0 FAR)</td>
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<tr>
<td></td>
<td>405 Residential</td>
<td>234 Residential</td>
<td>171 Residential</td>
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<tr>
<td></td>
<td>Units (198 Units/Acre)</td>
<td>Units (115 Units/Acre)</td>
<td>Units</td>
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<tr>
<td>Parking</td>
<td>282 Spaces</td>
<td>405 Spaces</td>
<td>123 Spaces</td>
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<td></td>
<td>(.70 Space/Units)</td>
<td>(1 Space/Unit)</td>
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<tr>
<td>Compact Parking</td>
<td>19%</td>
<td>15%</td>
<td>4%</td>
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<tr>
<td>Percentage</td>
<td>54 Spaces</td>
<td>42 Spaces</td>
<td>12 Spaces</td>
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Mall Renovation

- Interior Renovations
- Façade Improvements
- Streetscape Improvements
- Plaza
- Mews
- Garage Improvements
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<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Office Commercial GFA</td>
<td>220,000 SF</td>
<td>225,800 SF</td>
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<td>Height</td>
<td>3 Stories</td>
<td>No Change</td>
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<tr>
<td>Parking</td>
<td>3,450 Spaces</td>
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</table>
Site Plan Application: Office Building Renovation

- Façade Improvements
- Interior Renovations
- New Office Entries
- Interior Courtyard
- LEED Silver & LEED EBOM
- Paint Macy’s Façade & Add New Canopies
# Office Renovation Summary

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<thead>
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<th>Proposed</th>
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<tr>
<td>Office Commercial GFA</td>
<td>141,992 SF</td>
<td>143,444 SF</td>
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<td>Height</td>
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<td>Parking</td>
<td>3,450 Spaces</td>
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# Site Plan Density Summary

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<th>Use</th>
<th>Approved* GFA</th>
<th>Proposed GFA</th>
<th>Change</th>
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<tbody>
<tr>
<td>Office</td>
<td>850,000 SF</td>
<td>852,452 SF</td>
<td>+1,452 SF</td>
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<tr>
<td>Retail</td>
<td>662,600 SF</td>
<td>600,320 SF</td>
<td>-62,340 SF</td>
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<td>Office/Retail Flex</td>
<td>25,000 SF</td>
<td>25,000 SF</td>
<td>No Change</td>
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<tr>
<td>Ice Skating Facility</td>
<td>141,968 SF</td>
<td>141,968 SF</td>
<td>No Change</td>
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<tr>
<td>Residential</td>
<td>0 SF</td>
<td>380,855 SF (405 Units)</td>
<td>+380,855 SF</td>
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<td><strong>TOTAL</strong></td>
<td><strong>1,679,628 SF</strong></td>
<td><strong>1,999,595 SF</strong></td>
<td><strong>+319,967 SF</strong></td>
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<td><strong>Density</strong></td>
<td><strong>2.87 FAR</strong></td>
<td><strong>3.42 FAR</strong></td>
<td><strong>+0.55 FAR</strong></td>
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Issues for Further Review

- Bonus Density
- Bonus Height
- Mall and Office Building Façade Improvements (Glebe)
- Removal of Pedestrian Bridge
- Streetscape Improvements on Wilson and Glebe Road
- Reduced Parking Ratio
- Connectivity Between Wilson and Glebe
- Design of the Plaza
- Design of the Mews
- Garage Improvements
- Community Benefits
SPRC DISCUSSION