

Clarendon West (Red Top Cab)

SPRC Meeting #5

Staff Presentation

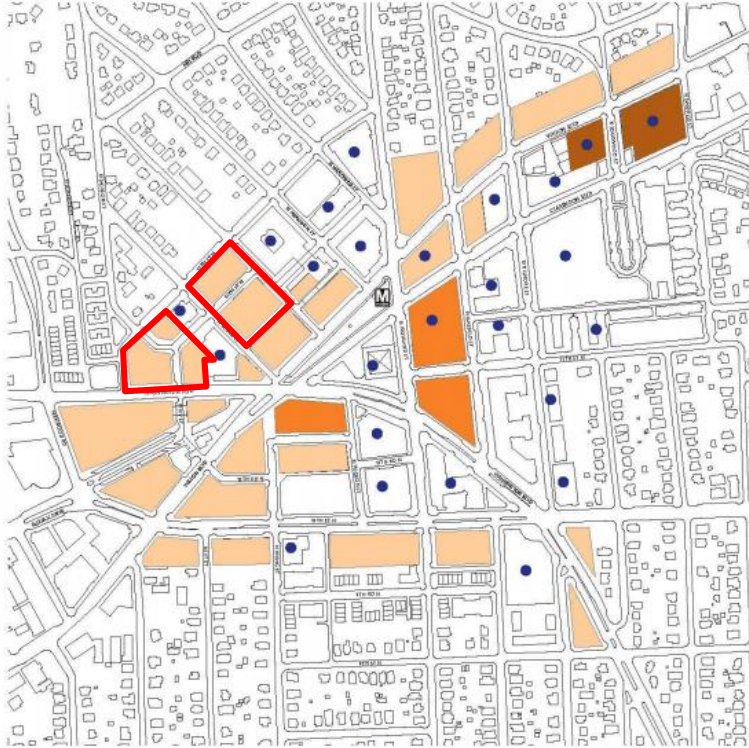
DCPHD—Planning Division

July 27, 2015

- Community Benefits
- Construction Issues
- Wrap-Up

Clarendon Revitalization District (Z.O. Section 9.2)

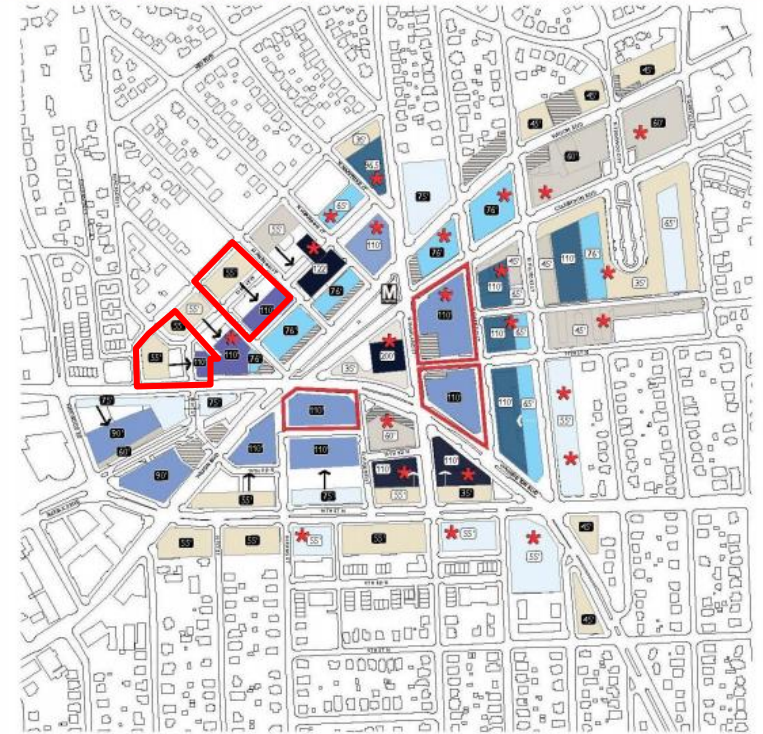
S9.2.7. Map 3, Receiving sites



- Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
- Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
- Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded
- Density controlled under development projects approved by the County Board



S9.2.5. Map 1, Maximum height limit



Maximum Height (Feet)		Maximum Number of Floors		<p>* Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.</p> <p>→ Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)</p> <p>Notes: 1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.</p>
<p>35 Existing Buildings</p> <p>35 Proposed Buildings</p>	<p> Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)</p> <p> 3 Floors</p> <p> 4 Floors</p> <p> 5 Floors</p> <p> 6 Floors</p> <p> 7 Floors</p> <p> 8 Floors</p> <p> 10 Floors</p> <p> More than 10 Floors</p> <p> Additional Height up to 128' may be considered by the County Board in exchange for community benefits.</p>	<p> </p>		

Clarendon Sector Plan (p.41)

To encourage the provision of several key community benefits for Clarendon—affordable housing, building preservation, open space, and green building technology—in certain locations, the maximum density (floor area ratio) described in D.1. may be exceeded through optional increases in density.

Additional Density. For any area within the “Clarendon Revitalization District”, additional density may be approved by the County Board in exchange for extraordinary community benefits. Additional floors above the maximum number of floors described in the Adopted Heights Policies may be permitted; however, the total maximum height limit (in feet) can not be exceeded.

Zoning Ordinance §9.2.D.1(b)

As provided in the Clarendon Sector Plan, the County board may approve optional increases in density above 3.0 F.A.R. pursuant to §15.5 by approving additional floors subject to the Maximum Height (feet) on the Maximum Heights Limits Map (§9.2.5, Map 1) and as described in subsection 4, below.

Site Plan Area Composition



Parcels owned/under contract: 142,127 sf
Requested r-o-w vacations (Ivy and Washington): 10,941 sf
Total Site Plan application area: 153,068 sf

Site Plan Density Calculation

Site Area	Proposed Density	Base Density	Additional Density	LEED Bonus (Gold)	Additional Density Less LEED Bonus
153,068 sf	576,988 sf / 153,068 sf = 3.77 FAR	153,068 sf x 3.0 FAR = 459,204 sf	576,988 sf – 459,204 sf = 117,784 sf	153,068 sf x 0.4 = 61,227 sf	117,784 sf – 61,227 sf = 56,557 sf

Community Benefits

- 56,557 sf subject of analysis which will be assigned a market value based upon the results of an independent appraisal
- Clarendon Sector Plan recommended community benefit categories:
 - Affordable housing
 - Building preservation
 - Open space
 - Green building technology
- Other categories under consideration
 - Off-site transportation improvements
 - Community suggestions

- Staff to continue their evaluation of site plan proposal
- ZOCO
 - July 28, 2015
- PC and CB dates tentatively scheduled for October 2015
 - Other committee meetings to be conducted prior to October 2015 CB meeting
 - Transportation Commission
 - Housing Commission
 - HALRB
 - Park and Recreation

Staff Issues for Further Review

- **Land Use and Zoning**
 - Zoning Ordinance Amendment
 - Consistency with site plan proposal
 - Build-to-lines
- **Site Design and Characteristics**
 - Loading along N. Hudson St.
 - Pedestrian alley treatment
 - HALRB to review in August
- **Building Architecture**
 - 6th floor treatment of Buildings 1 and 3 along 13th St.
 - Building 1 treatment along 13th St.
 - Retail uses along N. Irving St.
 - Ground level building heights
- **Transportation**
 - Compact parking ratio
 - Timing of transportation and utility improvements
- **Open Space**
 - Treatment of plaza in southwest corner of Building 1
 - Accessibility improvements to Building 3 lobby entrance
- **Community Benefits**
 - None at present time, appraisal is under review
- **Construction Issues**
 - None at present time, standard phasing and construction related conditions will be incorporated

Thank you