

Recurring Questions/Topics
 Best Western (SP #233) – Site Plan Amendment
 SPRC Staff Report Addendum

Topic	Question	Staff Response
Housing	We have heard that this proposal triggers the Special Affordable Housing Protection District (SAHPD) policy. What does this policy call for in terms of replacing units or bedrooms?	The Ellis Arms apartment building does fall within the SAHPD. The replacement of affordable housing can be generally interpreted as replacing the number of bedrooms, gross floor area (GFA), or replacing the number of units, either onsite or at a similar location offsite. Please see the Staff Report and Staff Presentation for SPRC #2 for further information.
Housing	What are the current rates to rent an apartment in Ellis Arms? May we get a breakdown?	The current rents at Ellis Arms range from \$1,200 to \$1,300 for the seven 1-BR units, and from \$1,300 to \$1,450 for the seven 2-BR units.
Housing	What will be the ability of current residents to return? Will there be a right of first refusal for tenants there now?	The ability for the tenants to return would depend on the proposal for how the affordable units would be replaced (i.e. rental units, ownership units, etc.) and if the tenants would income qualify. It could be an option for the developer to create a priority list of existing tenants for leasing/owning affordable replacement units. Information about eligibility of current tenants would be received as the applicant completes the Tenant Relocation Plan and also at completion of the project.
Housing	What is the plan for relocation of the displaced tenants?	The site plan will be subject to the standard site plan condition requiring a Tenant Relocation Plan. The Plan is provided after County Board approval of the site plan. The Tenant Relocation Plan would need to be completed and approved by the County Manager prior to issuance of 120-day notices to vacate.
Land Use	What use will occupy the amenity space on the ground floor of the hotel? The applicant has mentioned a small grocer.	Retail uses, such as a grocery, are not permitted in the RA-H zoning district, per the Zoning Ordinance. However, if the hotel project is approved, the space may accommodate an accessory hotel use, such as a restaurant or meeting space.
Land Use	What could be built by-right or by special exception at the	The GLUP and Zoning designations for the Williamsburg site are the same as those for the residential portion of this project –

	adjacent Williamsburg Apartments site?	“High-Medium” Residential, and RA-4.8, respectively. Assuming multi-family redevelopment, the maximum by-right development is eight (8) dwelling units in a building up-to 35 ft. tall; for special exception site plans (without bonus density or height) the maximum is ~47,270 sq. ft. of GFA (at 3.24 FAR) at up to 136 ft. in height.
Site Design/Transportation	Why is this proposal not integrating 16th Street North and Hillside Park into the site?	The portion of 16 th St. N. abutting the site is a private driveway, owned and maintained by the Belvedere Condominium, and not a public thoroughfare. Please see the staff report for further information.
Site Design/Transportation	Why is the proposed parking garage not underground?	Staff encourages the applicant to entirely underground the garage, or create an extensive green roof covering the top of the garage. Staff has provided guidance to the applicant, and will continue to work with the applicant on improving the environmental and aesthetic characteristics of the garage.
Transportation	Does the County have plans for trail enhancements or improvements along the median between Arlington Blvd. and Fairfax Dr.?	A study has been completed for the trail improvements along Arlington Boulevard from N Rhodes St to Ft Myer Drive. We currently don’t have funding for implementation of the study. The CIP does include some funding in FY20 and 21 for design, with construction dollars in FY22 and 23.
Transportation/Loading	Are there standard site plan conditions for loading hours?	Yes. Standard Condition #30 addresses loading spaces, generally, and can be viewed here .
Transportation	I’m concerned about speeding and traffic on N. Pierce St., by Hillside Park. Can the County investigate these issues?	Citizens may contact DES to report an issue or request a traffic investigation online here , or by calling 703-228-6570. Citizens should also report speeding or illegal parking to the non-emergency Police line at 703-558-2222.
Open Space	Can the County use a portion of the bonus density contribution to address replacement plantings and other maintenance issues at Hillside Park?	DPR recommends the entire developer contribution be used towards redeveloping the aging facilities at Fort Myer Heights Park as they are reaching the end of their useful lifecycle. Regarding a request to use some of the contribution towards replacement plantings and maintenance at Hillside Park, DPR does not support this as our maintenance staff regularly maintains

		<p>the park through the County's operating budget. Maintenance workers began amending the soil in recent years to improve its condition to be able to support plantings where they previously had not survived. Staff anticipates planting in these areas in the fall of 2019.</p>
<p>Open Space</p>	<p>Why did the County not build a sidewalk on the east side of N Pierce Street as part of the 2010 Hillside Park improvements project?</p>	<p>During the 2009 public park planning effort, staff assessed adding a sidewalk on the east side of N. Pierce Street. During this process, DPR publicly conveyed the significant challenges for building a sidewalk at this location. Due to the noteworthy impacts and existing pedestrian infrastructure, overall community input indicated that adding a sidewalk was not essential. The challenges staff noted were park topography, the impact to trees along the park edge and the loss of wooded parkland. In addition, pedestrians may use the existing sidewalk on the west side of N. Pierce Street which has a crosswalk connecting the west to east sides of the street. Based on these challenges and overall feedback, a sidewalk was not included as part of the park improvement project.</p>