



Conceptual Site Plan Review Report

Project Name: Harris Teeter
Applicant: Southeastern Property Acquisitions LLC c/o Venable LLP
Representative: Evan Pritchard
CPHD Staff Lead: Matthew W. Pfeiffer

Staff Meeting with Applicant: September 27, 2017
Report Issued: October 20, 2017

Site Information

Location: 600 N. Glebe Road (RPC#'s 20-012-009; -019; -020; -021; -024)

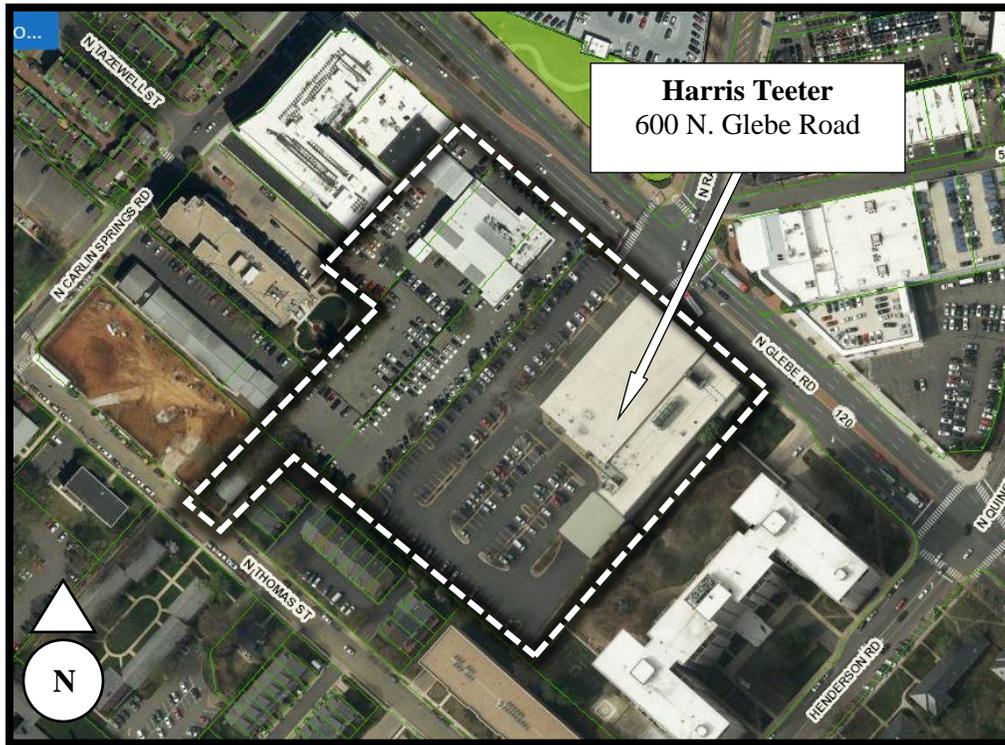
Site Area: 269,328 sq. ft.

Property Owners: Ruddick Corp.; ASC-Arlington Real Estate LLC; American Service Center Assoc.; Beach Realty LP

GLUP Designation: "High-Medium" Residential Mixed Use

Sector/Area Plan: North Quincy Street Plan Addendum

Existing Zoning: RA8-18, Multiple-Family Dwelling District; R-C, Multiple-Family Dwelling and Commercial District; C-O-2.5, Mixed-Use District; C-2, Service Commercial-Community Business District; and S-D, Special Development District.



Project Information

Potential Other

Applications: Rezoning to R-C, Multiple-Family Dwelling and Commercial District

Final Site Plan Proposal: Two residential buildings containing 730 residential units, a 70,600 sq. ft. grocery store on the ground floor of the western building, and 15,000 sq. ft. of other retail located on the ground floor of the eastern building.

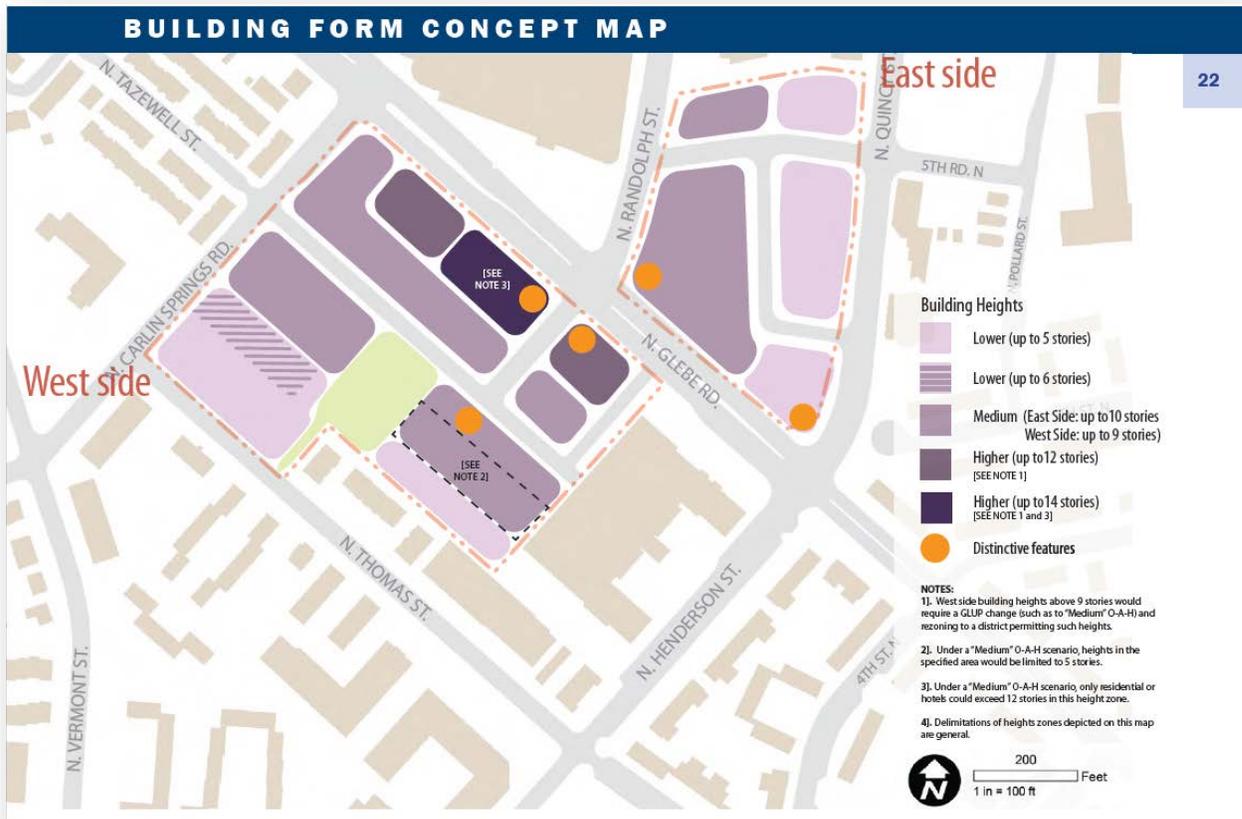
Modifications Requested: None requested

Preliminary Staff Comments

Adopted Plans and Policies

- Applicant should closely examine compliance with the North Quincy Street Plan Addendum recommendations for the West Side area. In particular, the plan should come into conformance with the transportation and open space recommendations of the plan, which specifically recommend the creation of a new public park mid-block, the creation for a new public street network internal to the site with the extension of N. Tazewell Street through the block, and the extension of N. Randolph Street part way through the block.
- The plan addendum recommends for the blocks fronting N. Glebe Road building heights 12 and 14 stories (which would require a GLUP amendment and rezoning). If the R-C district is utilized, building heights of 8-9 stories, with appropriate tapering, are expected.

- The plan addendum identifies the open space connection to N. Thomas Street as pedestrian only in nature.
- Applicant should closely examine the recommendations of the Master Transportation Plan for the site, which describe the location and typology for the streets that run through the block.
- The General Land Use Plan (GLUP) contains an Open Space Symbol (triangle symbol) on the subject site to denote that this half-acre open space should be provided with any new redevelopment.



Land Use/Density

- The applicant proposes achieving 3.028 FAR across the site utilizing the R-C district. This is below the base density of 3.24 FAR permitted. The two proposed buildings are five stories of stick frame construction above a double-height podium; the R-C district allows for heights of up to 95 feet, which is not being utilized.
- The N. Quincy Street Plan Addendum recommends that buildings achieve greater height than is being proposed, with significantly smaller footprints than are being proposed. This is a deliberate strategy to offset the density required for redevelopment with needed public facilities.
- In order to deliver the public facilities (parks, roads, utilities) recommended by the N. Quincy Street Plan Addendum, the applicant should examine locating parking garages underground, shrinking building footprints, and achieving greater building heights in conformance with plan addendum recommendations.
- The applicant should be mindful that any location for a grocery store loading dock and parking garage near abutting residential uses could become a focal point for commentary during a public process.

- The proposal appears to invert the recommended retail-focus treatment of Glebe and Randolph, where Glebe (where retail is required) retail frontage is downplayed, and Randolph extension (where retail is optional) showcases retail edge.
- It is understood that much of the project design is driven by the need to phase the project such that the existing Harris Teeter can remain open to customers while the new store is under construction. The applicant should explore splitting the project into multiple phases (more than just two), in which parking for the existing store could be built on the ASC site and utilized by customers while construction on the existing Harris Teeter parking lot commences.

Parks and Open Space

- The plan addendum recommends a roughly half-acre new park located in the middle of the subject block. This park is recommended for active recreation uses, and is intended to serve the neighborhood to the south and west and to provide relief from the building bulk anticipated on the block.
- The proposed plaza adjacent to Glebe Road does not achieve the plan addendum's vision for open space on the subject block.

Transportation

- The extensions of N. Tazewell Street and N. Randolph Street serve to break up the large block and act as pathways to the public space recommended for the center of the block.
- The new public streets should be dedicated in fee and they should not have buildings or structures above or below.
- The new proposed streets need to support both the transportation and utility needs of the project.
- Proposed street sections do not meet those recommended in the Plan Addendum.
- Care should be taken to ensure that the character and design of the streets conform to the Urban Center Local MTP typology, particularly as they relate to the applicant's proposal to have streets run through parking garages associated with the project. Structures and ramps as included in internal circulation routes are not compatible with these streets operating as public streets.
- N. Tazewell Street is shown to be utilized as an alternative vehicular access to the parking garages for the project. It is not recommended that N. Thomas Street be utilized for this purpose.
- What opportunities are there for shared parking? Is the amount of parking proposed for the overall project (retail and residential component) more than will be needed in practice?
- Fire Code requirements could impact site and street/alley design, particularly if the vehicular access connection to N. Thomas Street is removed.

Urban Design/Architecture/Landscaping

- The proposed shared space/plaza area located off N. Glebe Road at the grocery store access from N. Glebe is an undesirable location for such as plaza. The vehicular traffic volume is too high for such a shared space.
- Proposed urban form is inconsistent with the plan addendum recommendations; the plan addendum recommends significantly higher building heights, smaller building footprints, and the achievement of light and air through new streets and open space. In contrast, the applicant proposes lower building heights with little relief in the way of open space, and internalized, privately designed streets.
- Above grade parking is not the most desirable use of space and does not contribute to urban environment.
- Grocery store frontage along Glebe Road appears to comprise large percentage of blank wall, does not add interest, activation, or enhance the pedestrian/streetscape experience;
- Ground floor frontages along Glebe Road should be reconsidered for consistency with Plan Addendum guidance.

Conclusion

- The applicant should reexamine the building form, height, open space, and transportation recommendations of the N. Quincy Street Plan Addendum and redesign the subject proposal to meet as many of the recommendations as possible.
- A site plan that does not deliver the public facilities (streets, open space) envisioned for the block will likely not be supported by staff.
- The applicant should reexamine some of the development assumptions that went into the design of this project, including above-grade parking, stick-frame construction, and splitting the project into only two phases.

The information discussed in this report is reflective of staff comments only and should not be considered the official position of the County Manager, Arlington County Board, and/or of any Arlington County Commission or Committee.