

Virtual SPRC

September 14, 2020

101 12th Street South

Site Plan Amendment, New Site Plan, Rezoning

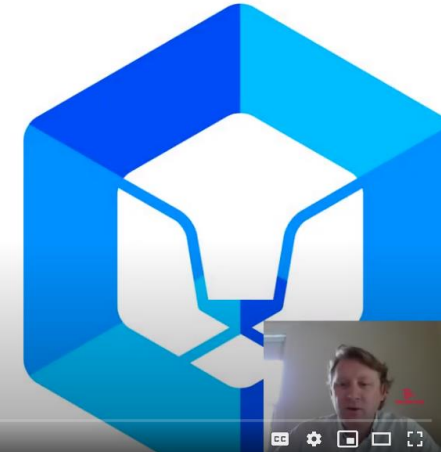
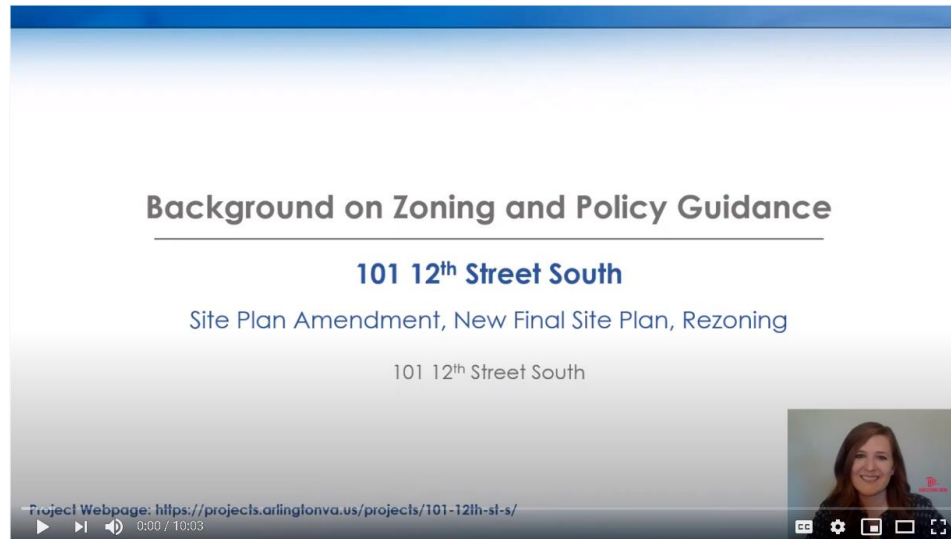
101 12th Street South

Presentation Outline

- Background Information
- Project Evolution
- Next Steps – Virtual SPRC Meeting

Background Materials & Resources

Project Webpage: <https://projects.arlingtonva.us/projects/101-12th-st-s/>



Arlington County | Department of Community Planning, Housing & Development

Virtual Walking Tour

101 12th Street South

About the project:

The applicant, JBG Smith, proposes a new site plan to construct a nine-story office building with ground floor retail and one level of underground parking.

Additional project details include:

- Rezoning from C-O-1.5 and M-2 to C-O Crystal City (Mixed-Use Crystal City District)
- Construction of a new building with approximately 234,417 sqft of office space and 5,195 sqft of retail space.
- Construction of new connector street, identified in the sector plan, between 10th Street South and 12th Street South.
- Requested modifications for off-site parking, density exclusions, use-mix ratio, and additional density.

Ask a question. Share input.


Learn more. Visit the project website.

Follow Up on Community Engagements


Public Process

- This project will undergo public review via a virtual Site Plan Review Process. [Learn more.](#)
- The SPRC Chair for the site plan review process is: Tenley Peterson, tenley.arlington@gmail.com

Timeline	Milestone / Meeting	Materials
February 2020	Site Plan Acceptance	<ul style="list-style-type: none"> • Submitted Documents and Plans
May 2020	Site Plan Review Process Kick-off	<ul style="list-style-type: none"> • Letter from the SPRC Chair • Applicant Project Overview • Staff Background Presentation • Virtual Walking Tour
July 1 - July 10	Online Feedback Opportunity Review Focus: Block Plan, Land Use, Site Design, Architecture, Transportation	<ul style="list-style-type: none"> • Staff Block Plan Presentation • Applicant Block Plan Presentation • Staff Site Plan Presentation • Applicant Site Plan Presentation • Staff Report



Site Plan Review Committee
 Community Engagement Comments and Responses
 Project – 101 12th Street South



Project Contacts:

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Site Plan Project Information

Project Name: 101 12th Street South

Items Requested: Block plan, rezoning, site plan amendment, new site plan

Engagement Session #1: July 1 – July 10, 2020

Review Focus Topics: Block plan, Land use & Zoning, Site Design, Architecture, & Transportation

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Land Use & Zoning 1

Site Design & Architecture 1

Transportation 1

Other Comments 1

About this Document

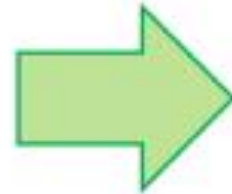
This document contains all the comments received as a part of the first Site Plan Review Committee's online engagement for the 101 12th St. project. The comments are sorted by the topics that were highlighted in this review (block plan, land use & zoning, site design, architecture, and transportation). All comments beyond those topics are in the Other Comments section. In order to sort the comments by topic, some comments have been split and included in multiple tables. Use the table of contents to easily jump to a particular section or click on the "Return to Table of Contents" link at the bottom of each page to return to the first page of this document.

View all comments received and responses at the Project Webpage:

<https://projects.arlingtonva.us/projects/101-12th-st-s/>

Project Evolution

Connector Street



Original 4.1 Plans
(Maintains 10th St Circle, Less Green Space)

New 10th Street Connector
(More Green Space)

Open Space

- Update Block Plan to show Park Space #1 in future phase
- Improve NW Corner of site in addition to the land and monetary contribution toward Gateway Park



Architectural Feature

Crystal City Sector Plan:

“establish a distinct identity of place, symbolically mark gateways and significant points of interest, and contribute to the visual and architectural character”

- Given wide latitude
- Change in Façade
- Special Corner Treatment



No Outstanding Issues from Staff

Block Plan has been updated to show park space #1 and additional interim open space has been provided

Architectural Feature has been modified to meet sector plan goals

New design of the connector road increases planting and bioretention

JBG has agreed to additional sustainability measures

- LEED Gold, Bird Friendly Glass, Green Roof, On-Site Solar

Public Process Timeline



Jul 1 – Jul 10

Topics:

- **Block Plan**
- **Land Use & Zoning**
- **Site Design**
- **Architecture**
- **Transportation**

Jul 27 – Aug 3

Topics:

- **Open Space**
- **Construction & Staging**
- **Site Plan Features**

Sept. 14

Hosted on Microsoft Teams

Join through link on Project Webpage

Fall 2020

Fall 2020