

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: Monday December 9, 2019
TIME: 7:00 – 9:00 p.m.
PLACE: 2100 Clarendon Boulevard
Lobby Rooms C&D (Cherry & Dogwood)
Arlington, VA 22201

SPRC STAFF COORDINATOR: Courtney Badger
703-228-3525

- Item 1. 1731 North Veitch Street Redevelopment (SP 161-4) 7:00pm–9:00pm**
(RPC# 16-028-004 & 16-008-025)
Planning Commission and County Board meetings to be determined.
Krissy Walentisch & Michael Cullen (CPHD Staff) & Jane Kim (DES Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans
http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx

To view the current Site Plan Review Committee schedule, go to the web site
<http://commissions.arlingtonva.us/planning-commission/sprc/>

1731 N. Veitch Street Redevelopment (SP #161-4)
(RPC#s 16-028-004 & 16-008-025)

SPRC AGENDA: 1st Meeting – October 21, 2019

- 1) Introduction
 - a) Introduction from SPRC Chair
 - b) Overview of Site Plan Proposal (Staff)
 - c) Presentation of Site Plan Proposal (Applicant)

- 2) Land Use & Zoning
 - a) Relationship of site to GLUP, sector plans, etc.
 - b) Relationship of project to existing zoning
 - i) Requested rezoning

- 3) Building Architecture & Design
 - a) Proximity to Colonial Village local historic district
 - a) Building form (height, massing, setbacks)
 - b) Facade treatments, materials, fenestration
 - c) Garage features and rooftop decks
 - d) Street level activism

- 4) Site Design and Characteristics
 - a) Relationship and orientation of proposed development to other buildings
 - b) Streetscape Improvements
 - c) Compliance with adopted planning documents

- 5) Open Space and Landscaping
 - a) Compliance with existing planning documents and policies
 - b) Relationship to scenic vistas, natural features and/or adjacent public spaces
 - c) Landscape plan
 - d) Accessibility

SPRC AGENDA: 2nd Meeting – December 9, 2019

- 6) Follow Up from Previous Meeting
 - a) Changes to design
 - b) Density opportunities

- 7) Transportation & Parking
 - a) Mass transit facilities and access
 - b) Automobile Parking
 - i) Proposed v. required (tenant, visitor, compact, handicapped, etc.)
 - ii) Access (curb cuts, driveway & drive aisle widths)
 - c) Location of Delivery Services

- 8) Community Benefits and Sustainability
 - a) Affordable Housing
 - b) Tree Replacement Fund
 - c) Underground Utilities
 - d) Green Home Choice Certification
 - e) Other

- 9) Construction
 - a) Timing
 - b) Vehicle staging, parking, and routing
 - c) Community Liaison

- 10) Wrap-up

Applicant Information:

Applicant

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McLean, VA 22101
202.439.3031
Contact: Robert Malm

Attorney

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703.394.2261
Contact: Sara Mariska

Architect

Pinnacle Design & Consulting Inc.
11150 Fairfax Blvd
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Fairfax, VA 22030
703.218.5061
Contact: Thomas Rowland

Engineer

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046
703.532.6163
Contact: Karen White, P.E.

Landscape Architect

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046
703.532.6163
Contact: Ben Schitter, RLA, ASLA

Background: A new site plan, rezoning, major site plan amendment, and phased development site plan amendment are proposed to redevelop the site of an existing single-family house at 1731 North Veitch Street and on a portion of land that is currently the property of AHC Colonial Village. The applicant, 1731 N. Veitch Street, LLC, proposes to redevelop the site with seven 4-story townhouses.

The site is surrounded from the north, east, and south by Colonial Village, and is adjacent to Lyon Village to the west across North Veitch Street. The site of the existing single-family dwelling, 1731 N. Veitch Street, is not within an existing site plan. However, one aspect of the proposed development involves Arlington Housing Corporation, the owner of the adjacent parcel of Colonial Village, to sell 6,444sf of land to the applicant to develop the townhomes on. This 6,444sf portion of land is subject to the Colonial Village Phased Development Site Plan (PDSP) #161 and Site Plan #161-4. Therefore, the proposal includes a request to amend the Colonial Village PDSP #161 and site plan #161-4 in order to remove the 6,444sf of land and include it in the new site plan for the townhouse development. The portion of land will also be rezoned from RA7-16 to RA8-18, which is the zoning for 1731 N. Veitch Street.

In association with the new site plan, the applicant is requesting modifications for required front and side yard setbacks, and for location of visitor parking. The applicant is also proposing a height that exceeds the by-right limit in the RA8-18 zoning district, but the building height is modifiable via the site plan process, so no formal Zoning Ordinance modification is needed.

The following provides additional information about the site and location:

Site: The site is located at 1731 N. Veitch Street and a portion of 1700 N. Uhle Street (RPC#s 16-028-004 & 16-008-025). A single-family house with large front and rear yards is currently located on 1731 N. Veitch St parcel, and the portion of 1700 N. Uhle is currently a

combination of both landscaped and wooded open space. The site is defined by the following uses:

- To the north: Colonial Village condominiums/apartments; GLUP designation: Low-Medium Residential and GLUP Note #5; zone: RA7-16.
- To the east: Colonial Village condominiums/apartments; GLUP designation: Low-Medium Residential and GLUP Note #5; zone: RA7-16.
- To the west: Single-family houses in Lyon Village; GLUP: Low Residential; zone: R-6.
- To the south: Colonial Village condominiums/apartments are located directly adjacent to the development site; south of the Colonial Village parcel is commercial and residential buildings; GLUP designation: Office-Apartment-Hotel Medium; zone: C-O-2.5.

Existing Zoning: [RA8-18 & RA7-16](#) Multiple-Family Dwelling Districts

Proposed Zoning: [RA8-18](#) Multiple-Family Dwelling District

GLUP Designation: [Low-Medium Residential](#)

Neighborhood: The County identifies the site within the boundaries of Colonial Village, however, the single-family home is not a part of the Colonial Village development, which is broken down into multiple areas but has no overarching civic association. The site is adjacent to the Lyon Village Civic Association.

Figure 1: Site Location



Development Potential: The following is a breakdown of the permitted development within the existing and proposed zoning districts based on site area allocated for density purposes:

District (Site Area: 15,920 sf / 0.3655 acres)	Density Allowed/Typical Use	Maximum Development
RA8-18 By- Right	Townhouse Dwellings: 1 per 1,200 sf of lot area	13 dwellings
RA8-18 Site Plan	Townhouse Dwellings: 22 units/acre	8 dwellings

District (Site Area: 15,920 sf / 0.3655 acres)	Density Allowed/Typical Use	Maximum Development
RA7-16 By-Right	Multi-Family Residential: 1 per 1,800 sf lot area	8 dwellings
RA7-16 Site Plan	Multi-Family Residential: 1 per 1,000 sf of lot area	15 dwellings

*Townhouses not permitted in RA7-16

Proposed Development:

- PDSP Amendment
 - Amend the Colonial Village PDSP #161 to remove a portion of land (6,444 sf) from PDSP
- Major Site Plan Amendment
 - Amendment to Site Plan #161-4 to remove a portion of land (6,444 sf) from Colonial Village site plan
- Rezoning
 - Rezone portion of land (6,444 sf) from RA7-16 to RA8-18
- New Site Plan
 - Site plan to construct 7 townhouses
 - Parking provided on site of each unit
 - Proposed modifications for:
 - Height
 - Front and site yard setbacks
 - Location of visitor parking

1731 N. Veitch Street	
SITE AREA	15,920 sf 0.3655 acres
Density	
Proposed Residential Units/acre	19.152
<i>Base Residential Units/acre</i>	22
Proposed Residential Dwelling Units	7
<i>Base Maximum Number of units</i>	8
Building Height	
Average Site Elevation Above Sea Level	229.87 feet

DISCUSSION:

Adopted Plans and Policies: The following regulations, plans, and guiding documents are applicable to development on this site (in order of most general guidance to the most specific):

- General Land Use Plan (GLUP)
- RA8-18 Zoning Ordinance Regulations
- Courthouse Sector Plan

GLUP: The General Land Use Plan (GLUP) designation for the site is Low-Medium Residential, which calls for 16-36 dwelling units per acre. The proposed development comes in at 19.15 units per acre, which is consistent with the GLUP guidance.

Zoning: The applicant proposes to rezone a portion the site to RA8-18 from RA7-16, which are both multiple-family dwelling districts. Once that portion is rezoned, the subject site will be zoned RA8-18. The proposed townhomes would be generally compliant with the regulations of the RA8-18 zoning district.

Courthouse Sector Plan: The subject site is located within the boundaries of the Courthouse Sector Plan adopted by the County Board in 1981. No specific guidance is given for the site other than prescribing that new development maintain compatibility with design features of surrounding buildings.

Modification of Use Regulations: The applicant requests the County Board modify the following use regulations:

Figure 3: Zoning Tabulations & Modifications

ZONING TABULATIONS			
SITE AREA (TOWNHOUSE PORTION):	15,920 SF	(0.3655 AC)	
EXISTING ZONE:	RA7-16 & RA8-18		
PROPOSED ZONE:	RA8-18		
PROPOSED USE:	7 TOWNHOUSES		
	PERMITTED BY-	PERMITTED	PROVIDED
	RIGHT	SITE PLAN	
MIN. LOT AREA (SF):	7500	7500	15920
MIN. LOT AREA PER DWELLING UNIT (SF):	1200	750	1468
DENSITY (UNIT/AC):	N/A	22	19.152
MIN. LOT WIDTH:	75'	75'	83.17
MIN. BUILDING SETBACKS:			
	FRONT PL	25'	12.9', 25.0'
	CL	50'	55.0'; 55.5'
	SIDE	16'	15.3'; 20.2'
	REAR	25'	N/A
MAX LOT COVERAGE:	56%	56%	49.0%
MAX BUILDING HEIGHT:	40	75	41.98**
MAX STORIES:	4	8	4
MIN. PARKING:			
2 OWNER SPACES + 0.2 VISITOR			
SPACES PER UNIT	16	16	28
OWNER	14	14	14
VISITOR	2	2	14***
*MODIFICATION REQUESTED FOR FRONT YARD AND SIDE YARD SETBACKS			
** HEIGHT MODIFICATION REQUESTED FOR LOTS 1 - 5.			
*** 2 VISITOR SPACES ARE PROVIDED PER UNIT IN THE DRIVEWAY - MODIFICATION FOR LOCATION REQUESTED			

Front and Side Yard Setbacks: The applicant is requesting a modification of the front yard setback requirements to permit a setback of 12.9 ft along N. Veitch to accommodate for a dedicated street easement on the corner of the site. The Zoning Ordinance requirement for front yard setback for a townhome is 25 ft (see Figure 5). The applicant is also request a modification of the side yard setback requirements to permit a setback of 15.3 ft for the townhouse facing N Veitch Street. In this instance, given the siting of the townhome on both N. Veitch Street and 18th Street N., the rear of the townhome is considered the side yard. The Zoning Ordinance requirement for side yard setback for a townhome is 16 ft (see Figure 5).

Location of Visitor Parking Spaces: The applicant proposes vehicular access to the site to occur from North Veitch Street, with each townhome having a rear-facing 2-car garage and a driveway that can accommodate 2 additional vehicles. The applicant is seeking a modification of Zoning Ordinance requirements (see Figure 6) to allow for the visitor spaces to be located on each lot for each townhome. As outlined in Figure 5, the development requires 2 visitor spaces, and the applicant is providing 14 visitor spaces, with each townhome having 2 spaces each in the driveway.

Figure 4: Townhouse Parking Requirement

Townhouses and stacked one-family dwellings	2 per dwelling unit, and 1/5 additional parking spaces per dwelling unit for visitors	Additional parking spaces for visitors shall be located in a clearly marked and designated common area available to all visitors. Provided, however, that visitor parking spaces may be included within the required two parking spaces per dwelling unit when at least 50 percent of parking spaces needed to meet the requirement are located in a common area and are available for either residents or visitors. -Constructed and maintained in accordance with §14.3.3.
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Siting and Design: The row of townhomes is proposed to face north and front 18th Road N. with front yards that measure approximately 15-20 feet, with a 26ft setback at the narrowest point, which includes a 9ft easement for a public sidewalk and utilities. The sidewalk will run parallel to 18th Street N. and the walkways to each unit will meet with the sidewalk in the front of the townhomes. The townhome on the corner of N. Veitch Street and 18th Road N. will have a front door facing N. Veitch Street and will be approximately 25ft from the property line, which includes an 11ft easement for public sidewalk and utilities.

In the rear, each unit will have a rooftop deck, a balcony on the second floor, and a rear-load 2-car garage with a driveway that connects to the existing parking lot in the rear utilized by the Colonial Village apartment building to the south (Figure 6).

Figure 5: Building Architecture – view looking east toward Courthouse neighborhood



Figure 6: Building Architecture – view looking north from 12th Street South



Open Space and Landscaping: The majority of the open space for the site will be in the front yards of the townhomes and along the sides of the outer townhomes (Figure 7). Tree replacement will occur at a rate and percentage consistent with County policies.

Figure 7: Proposed Landscaping and Open Space



Meeting 2 – December 9, 2019

Transportation and Parking:

Transportation: The proposed Colonial Village Townhomes site has regional (I-66, Route 29) and local (Clarendon Boulevard, Wilson Boulevard) vehicular, pedestrian, bicycle and transit access. It is located within a connected network of arterial and local streets and sidewalks. The site is on the east side of N. Veitch Street at the 18th St. N. intersection, two blocks south of Lee Highway (Route 29). The site is approximately 1/3-mile walking distance from the Courthouse Metro station on the Orange and Silver Lines. The Master Transportation Plan (MTP) classifies this section of North Veitch Street as a Type E- Primarily Single-Family Residential Neighborhood arterial. 18th Street North is a private street serving the Colonial Village Apartments, with diagonal parking on both sides. The site is immediately served by a highly integrated network of pedestrian and bicycle facilities, providing commuters with multi-modal transportation alternatives.

Site Access and Parking: The existing driveway curbcut serving the single-family home is proposed to be removed with the development. Access to the site will occur via an existing curbcut to the south of the project site, currently serving the Colonial Village Apartments. The removal of the curbcut allows for the opportunity to re-stripe the road along the proposed development frontage. The applicant proposes carving out three on-street parking spaces within what is currently a striped buffer zone. The proposed development includes seven (7) townhouse units with two (2) vehicle parking spaces per each dwelling unit. These spaces are provided in 2-car garages for each of the units. Visitor parking is proposed to be provided within each unit's driveway. Residents of the proposed development will not be eligible for on-street parking passes.

Streetscape, Sidewalks and Pedestrian Connections: Sidewalks currently exist on both sides of North Veitch St. in the vicinity of the development site with an existing 4' minimum wide sidewalk and existing 4' wide planting strip on the side of the proposed development. The proposed project includes a minimum 6' wide sidewalk tying into the existing sidewalks north and south of the development. Also proposed is a 5' wide planting strip with street trees proposed between the proposed sidewalk and curb. Proposed 4' wide walkways connect the units facing 18th Street N. to the existing sidewalk along that frontage.

Bicycle Access: Bicycle connectivity is provided by protected bicycle lanes on N. Veitch Street. The removal of the existing driveway curbcut removes a pedestrian conflict point that currently exists. There is a Capital Bikeshare station located one block to the south at the intersection of N. Veitch Street and Key Boulevard.

Changes to Design: The applicant received feedback from SPRC members at the first meeting regarding general architecture of the proposed townhomes as well as some design aspects in the rear of the site. The SPRC generally did not support the mansard roofs and instead voiced interest in a flat roof design that would complement Colonial Village architecture more appropriately. The applicant also received feedback on the design of the rear of the

townhouses, with SPRC members voicing concerns over the amount of continuous impervious surface between the Colonial Village parking lot and the townhouse driveways, the lack of landscaping, the design of the rooftop decks, and the visibility of the garages from N. Veitch Street.

The applicant met with Historic Preservation staff and a couple of members of the HALRB and they have submitted revised drawings that aim to alleviate concerns from the first SPRC meeting. Figures 8 and 9 show the redesign of the townhomes. The mansard roofs have been replaced with flat roofs on the outer 4 units, while the inner 3 units retain the mansard roof. In the rear, the applicant has added brick pavers to differentiate the driveways from the parking lot, and also decreased the driveway size so to fit landscaping in between the driveways. Additional trees have also been added in the front of the townhomes.

Figure 8: Redesign of Townhomes Since Last SPRC Meeting (Front)



Figure 9: Redesign of Townhomes Since Last SPRC Meeting (Rear)



Follow Up from SPRC #1 (October 21)

Density: The question was raised at the first SPRC meeting if there was an opportunity to increase density for this project. Both the applicant and staff looked into other options for this site. Using the current layout, housing type and proposed zoning district, one additional townhouse could be accommodated for a total of 8 townhouses. However, adding one more unit would further decrease existing open space and setbacks. In order to do multi-family units, the site would need to be rezoned to RA7-16, a zoning district that is inconsistent with the existing GLUP designation of Low-Medium Residential. The applicant would also likely need several modifications from the Zoning Ordinance requirements that would require further analysis. Additional density at this site is not unfeasible but is not being explored by the applicant at this time. Density tables outlining the development potential and the proposed development have been added to this report on pages 7 and 8.

SPRC Members:

Unidentified member	Colonial Village Civic Association	
John Carten	Lyon Village Civic Association	gjcarten@verizon.net
Richard Woodruff	Historical Affairs and Landmark Review Board (HALRB)	dickwoodruff11@gmail.com

Planning Commissioner Chairing This Item:

Sara Steinberger	Planning Commission	aripcsteinberger@gmail.com
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Staff Members:

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