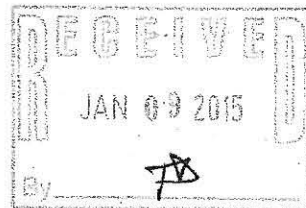




SITE PLAN APPLICATION



ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
ZONING DIVISION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
(703) 228-3883 • Fax (703) 228-3896

In accordance with the requirements of Administrative Regulation 4.1, Site Plan Approval Procedure, the following plan is submitted for administrative review and transmittal to the County Board for its consideration.

Original Plan ☒

Amendment ☐

Case Number _____ Date: _____

Address: 1411-1417 Key Boulevard and 1541 Colonial Terrace, Arlington, VA 22209

Requested Use: Construction of a new 63 unit multi-family building as shown on the enclosed plans.

Drawings submitted ☒ Yes ☐ No

Print Name Of Owner Rosslyn Vista Apartments LLC Owner's signature _____ (REQUIRED)

Mailing Address: 4601 N. Fairfax Drive, Suite 1150

City Arlington State Virginia Zip 22203 Phone _____

By: Print name Tad Lunger, Esq. () agent (x) attorney, Signature _____

Mailing Address: 1750 Tysons Blvd., Suite 1800

City McLean State VA Zip 22102 Phone 703-712-5003

(Office Use Only)

Date: _____

This application is scheduled for the County Board meeting of _____

Zone _____ Receipt No. _____ Fee _____ Date Paid _____

Received by _____

Make checks payable to: Treasurer of Arlington County

(READ INFORMATION AND INSTRUCTIONS CAREFULLY)

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguirewoods.com

Richard T. Lunger, III
Direct: 703.712.5003

McGUIREWOODS

tlunger@mcguirewoods.com
Fax: 703.712.5247

January 9, 2015

Norma Cozart
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **Preliminary 4.1 Site Plan Application for 1411 Key Boulevard;
Submission Letter**

Dear Ms. Cozart:

Enclosed please find a Preliminary 4.1 Site Plan Application proposal by NVR, Inc. (the "Applicant") to construct a multi-family project in Rosslyn located at 1411-1417 Key Boulevard and 1541 Colonial Terrace (RPCs 16014056 and 16014057).

As provided in the applicable filing checklists and pursuant to Administrative Regulation 4.1, this preliminary submission includes the following in triplicate:

1. Application Complete, signed, etc.;
2. Vacation and Encroachment Applications and Plats (Not applicable to this application);
3. Site Plan Specification Form (Formerly Tabular Form);
4. Site Plan Submittal Checklist;
5. Copy of Notification to the Planning Director;
6. Architectural Plans (24" x 36");
7. Engineering Plans (24" x 36");
8. Letter Regarding Public Art;
9. Letter Outlining Community Benefits; and
10. LEED Scorecard.

If you require any further information or additional materials, please feel free to contact me any time.

Thank you and best regards,



Tad Lunger, Esq.

63564130_2.docx

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

SITE PLAN SPECIFICATION FORM

STAFF ENTRY:	
Assigned Site Plan Number	SP #
PDSP Phase Number	
APPLICANT ENTRY:	
Form (Re)Submission Date	January 9, 2015
Project Title	1411-1417 Key Boulevard
Project Location	1411-1417 Key Boulevard
Parcel RPC Numbers	#16014057
	#16014056
DEVELOPMENT TEAM:	
Applicant	NVR Inc.
Address (incl. zip code)	11700 Plaza America Drive, Suite 500. Reston, VA. 20190
Telephone Number (daytime w/area code)	703.956.4775
Contact	Jay Johnson
E-mail Address	jajohnso@nvrinc.com
Fax #	
APPLICATION MADE BY:	
Name	McGuireWoods, LLP
Address (incl. zip code)	1750 Tysons Boulevard, Suite 1800. Tysons Corner, VA. 22102
Telephone Number (daytime w/area code)	703.712.5003
Contact	Tad Lunger
E-mail Address	rlunger@mcguirewoods.com
Fax Number	703.712.5247
ATTORNEY:	
Firm	McGuireWoods, LLP
Address	1750 Tysons Boulevard, Suite 1800. Tysons Corner, VA. 22102
Telephone Number	703.712.5003
Contact	Tad Lunger
E-mail Address	rlunger@mcguirewoods.com
Fax #	703.712.5247
ARCHITECT:	
Firm	R2L Architects
Address	3222 N Street NW, Suite 500. Washington, DC. 20007
Telephone Number	202.600.7232
Contact	Sacha Rosen
E-mail Address	srosen@R2L-architects.com
Fax #	

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

ENGINEER:	Vika Virginia, LLC
Address	8180 Greensboro Drive, Suite 200, McLean, VA. 22102
Telephone Number	703.442.7800
Contact	Bob Cochran
E-mail Address	Kreps@vika.com
Fax #	
LANDSCAPE ARCHITECT:	
Firm	Vika Virginia, LLC
Address	8180 Greensboro Drive, Suite 200, McLean, VA. 22102
Telephone Number	703.442.7800
Contact	Jeff Kreps
E-mail Address	Kreps@vika.com
Fax #	
LEED CONSULTANT:	
Firm	Paladino and Company
Address	51 Monroe Street, Suite 402, Rockville, MD. 20850
Telephone Number	240.403.0215
Contact	Alexandra Harry
E-mail Address	alexh@paladinoandco.com
Fax #	
TRAFFIC CONSULTANT:	
Firm	Wells & Associates
Address	1420 Spring Hill Road, Suite 610, Tysons, VA 22102
Telephone Number	(703) 917-6620
Contact	Michael J. Workosky
E-mail Address	mjworkoskey@mjwells.com
Fax #	
ADDITIONAL CONSULTANT(S):	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

		Square Feet	Acres
1.	A. Total Site Area	38,020	.87282
	B. Site Area in Existing Zoning Districts		
	1. District RA6-15	38,020	.87282
	2. District		
	3. District		
	4. District		
	5. District		
	C. Site Area in Proposed Zoning Districts		
	1. District RA6-15	38,020	.87282
	2. District		
	3. District		
4. District			
5. District			
2.	Site Area Allocated for Density Purposes To:		
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential	38,020	.87282
	E. Other (specify)		
3.	Floor Area Ratio (FAR) (GFA divided by site area for density purposes [for mixed use districts, the allocated site area])		FAR
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential		2.54
	E. Other (specify)		
	Total		2.54
4.	Dwelling Units Per Acre		63
5.	Hotel Rooms Per Acre		

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

		Square Feet		
6.	Total Gross Floor Area			
	A. Office Use			
	1. Building 1			
	2. Building 2			
	3. Building 3			
	4. Building 4			
	5. Building 5			
	Total			
	B. Retail Use			
	1. Building 1			
	2. Building 2			
	3. Building 3			
	4. Building 4			
	5. Building 5			
	Total			
	C. Hotel Use		Square Feet	# Rooms
	1. Building 1			
	2. Building 2			
	3. Building 3			
	4. Building 4			
	5. Building 5			
	Total			
	D. Residential Use		Square Feet	# Units
	1. Building 1		126,888	63
2. Building 2				
3. Building 3				
4. Building 4				
5. Building 5				
Total		126,888	63	
Affordable Housing Units		TBD	TBD	
E. Other (specify)		Square Feet		

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

7.	Total # of Parking Spaces					
	A. Office Use	Standard	Compact	HC	Total	% Compact
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	B. Retail Use					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	C. Hotel					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	D. Residential					
	1. Building 1	58	4	2	64	7%
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	E. Other (specify)					

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

8.	Type of Parking	# of spaces		
	A. Structured – Above grade	36		
	B. Structured – Below grade	28		
	C. Surface	0		
9.	Parking Ratio			
	A. # of Spaces per Office GFA	One space	per	Sq. Ft.
	B. # of Spaces per Retail GFA	One space	per	Sq. Ft.
	C. # of Spaces per Hotel Rooms	space(s)	per	One room
	D. # of Spaces per Residential	1.02 space(s)	per	One unit
	E. # of Spaces per Other (specify)	space(s)	per	Sq. Ft.
10.	Building Height			
	A. Average Elevation of the Site in feet above sea level	131.44	Feet	
	B. Building Height in feet to Main Roof and Penthouse Roof			
	1. Office	Main Roof	Penthouse Roof	# Stories
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

10. (con't)	4. Residential			
		Main Roof	Penthouse Roof	# Stories
	a. Building 1	66'	76'	6
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	5. Other (Specify)			
	C. Building Elevation to Main Roof and Penthouse Roof (in feet above sea level)			
	1. Office		Main Roof	Penthouse Roof
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1			
	b. Building 2			
	c. Building 3			
d. Building 4				
e. Building 5				
4. Residential				
a. Building 1	197'	207'		
b. Building 2				
c. Building 3				
d. Building 4				
e. Building 5				
5. Other (Specify)				

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

10. (con't)	
D. Retail slab-to-slab heights	
1. Office	Height in Feet
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
2. Retail	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
3. Hotel	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
4. Residential	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
4. Residential	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
5. Other (Specify)	

Administrative Regulation 4.1 Governing the Submittal of Site Plans in Arlington County

		Sq. Ft.	%
11.	Coverage and Percent Coverage	22,466	59%
12.	Dimensions of Yards or Setbacks from right-of-way (for townhouse projects)		# Feet
	A. Front		N/A
	B. Side		N/A
	C. Side		N/A
	D. Rear		N/A
13.	Common Open Space (if required)		Square Feet
14.	Landscaped Area ("R-C", "C-O-A" and "C-R")		Square Feet
15.	Proximity to Metro Entrance (walking distance from main entrance to nearest station entrance) and proximity to regional and local bus service (walking distance from main entrance to bus shelter/ bus stop)		600 Ft to Metro 550 Ft to Bus
16.	Requested Modifications of Use Regulations (for example, density, height, parking, setback, coverage, etc.)		
	A. Reduce parking from 1 1/8 spaces per unit to 1.02 spaces per unit.		
	B. Modify heights, setbacks, and coverage as shown on the attached plans.		
	C.		
17.	Requested Encroachment(s) and/or Vacation(s). Include plat(s) showing exact locations and types.		
18.	# LEED Credits	Yes 50	No 10 Maybe 50
19.	Historic District and/or Building	Yes	No -X
	Name of Building:		
	Address of Building:		

Site Plan Submittal Checklist

To ensure a complete Site Plan Submittal, the applicant must complete and submit this form.

					Staff Notes	
DATE: 1/9/2015						
APPLICANT/DEVELOPER: NVR, Inc.						
APPLICATION BY: Tad Lunger, Esq. agent for Applicant						
ADDRESS: 1750 Tysons Blvd., Suite 1800, McLean, VA 22102						
DAYTIME PHONE: 703-712-5003						
EMAIL ADDRESS: rlunger@mcguirewoods.com						
CONTACT: Tad Lunger, Esq.						
PROJECT TITLE: 1411 Key Boulevard						
PROJECT LOCATION: 1411-1417 Key Boulevard and 1541 Colonial Terrace						
	Applicant	Staff				
		1 st	2 nd	3 rd	4 th	
1. <u>Check-in Submissions</u> : 2 copies of plan at correct scale and size (24" x 36"), with additional required information	X					
2. <u>Final Submissions</u> : 20 copies of plan at correct scale and size (24" x 36"), with additional required information and digital copies	Provided at Final Submission					
A. 3 reduced copies @ 8.5" x 11", with graphic seal representation	Provided at Final Submission					
B. 20 reduced copies @ 11" x 17", with graphic seal representation	Provided at Final Submission					
3. <u>Certified Survey Plat at Scale</u> that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30'	X					
A. Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections	X					
B. Dimensions of Tracts	X					
C. Lot area by Zoning District (square feet and acres) for each tract	X					
D. North Arrow	X					
E. Types and dimensions of existing easements	X					
F. Location, dimensions, size and uses of existing structures and below-grade structures, number parking spaces, number residential and hotel units, and distance from side lot lines and centerlines of adjacent streets	X (as applicable)					
G. Topography at 2-foot intervals	X					
H. Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets	X					
I. Show location of trees on site with caliper of 3 inches or greater.	X					

	Applicant	Staff				Staff Notes
		1 st	2 nd	3 rd	4 th	
J. Historic district and/or structures on the site or adjacent sites – add a note on the plot and location plan if there are not any	X					
K. Resource protections areas – add a note on the plot and location plan if there are not any	X					
L. Metes and Bounds Narrative Description	X					
4. Current aerial photograph of full site and surrounding uses	X					
5. Zoning plat including notation if from an R, RA, S-3A, S-D, C-1-R, C-1, C-1-R, C-2, C-1-O or C-O-1.0 district to any other commercial, mixed-use (C), industrial (M) or P-S district	X					
6. Proposed preliminary subdivision plat showing requirements of Subdivision Ordinance, including:	X					
A. Lot lines	X					
B. Size of subdivided parcels	X					
7. Plot and location plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale.	X (Shown on C-2)					
A. Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district	X					
B. North Arrow	X					
C. Public street and right-of-way dedications, with square footage, and site area before and after dedication	Provided at Final Submission					
D. Proposed grading at 2-foot contour intervals	X					
E. Location, dimension, connection, label and description of proposed and existing underground, surface, and aerial utilities and structures within the property, on the periphery of the site and in the full street. Show relationship of underground utilities to street tree placement.	X					

	Applicant		Staff				Staff Notes
	Ext	Prop	1 st		2 nd		
			Ext	Prop	Ext	Prop	
1) Water meter vaults & water meter clear zones	X	X					
2) Electric Transformer vaults	X	X					
3) Storm Sewer	X	X					
4) Gas	X	X					
5) Sanitary Sewer	X	X					

6) Water	X	X					
7) Electric	X	X					
8) Cable TV	X	X					
9) Telephone	X	X					
10) Fiber optics	X	X					
11) Other (please specify)	N/A	N/A					
12) MEP letter documenting transformer size and location	X	X					
13) METRO-related structures	N/A	N/A					

F. Location, dimension, connection, label and description of proposed and existing surface and below grade structures within the property, on the periphery of the site.	X						
1) Full street sections and intersections.	X	X					
2) Sidewalks (full sidewalk and clear width)	X	X					
3) Curb and gutter	X	X					
4) Street lights	X	X					
5) Utility poles	X	X					
6) Bus Stops / Bus Shelters, if applicable	N/A	N/A					
7) Street trees, tree pits and/or tree planting strips	X	X					
8) Transformer pads	X	X					
9) Fire hydrants and fire department connections	X	X					
10) Crosswalks	X	X					
11) ADA ramps and driveway entrances	X	X					
12) Traffic signal poles and cabinets	N/A	N/A					
13) Distance to all property lines and street center lines	X						
14) Corner vision obstruction area	X						
15) Physical relationship and distance to adjacent lots and buildings on same block, contiguous blocks and across adjacent streets	X						
16) Location of streets on	X						

adjacent sites and blocks, with garage and loading docks marked						
17) Driveways and driveway entrances on the same block and across the street	X					
18) Interior streets, sidewalks & open spaces	X					
19) Distance from shared property line or proposed subdivision line.	X					
20) Surface parking and loading areas	X					
21) Size and location of garage air intake and exhaust vents	X					

	Applicant	Staff				Staff Notes
		1 st	2 nd	3 rd	4 th	
G. Retail						
1) Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevation(s) of the retail space(s) is equal to the finished grade of the sidewalk, and label these areas as the location of potential retail entrances.	N/A					
2) Label street/pedestrian access	N/A					
H. Proposed elevations at:	X					
1) Ramps	X					
2) Patios	X					
3) Plazas	X					
4) Top/bottom of privacy walls and fences	X					
5) Sidewalks	X					
6) First floor and all entrances	X					
7) Garage & loading dock Entrances	X					
I. Location of trees to be saved, and limits of clearing and grading	X					
J. Average elevation of the site	X					
K. Coverage/Percent Coverage	X					
8. Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments	X					
9. Other special plans or data – if applicable	X					
10. Presentation Plan at 1" = 25' scale showing proposed improvements only:	X					

A. Location, dimension, connection, label and description of all proposed surface structures within the property, on the periphery of the site, including:	X					
1) Buildings	X					
2) Sidewalks (full sidewalk clear width)	X					
3) Curb and Gutter	X					
4) Bus stops/shelters, if applicable	X					
5) Street trees, tree pits, and/or tree planting strips	X					
6) Crosswalks	X					
7) ADA ramps and driveway entrances	X					
8) Interior Streets, sidewalks, and open spaces	X					
9) Surface parking and loading areas	X					
10) Transformer Pads	X					
11) Fire hydrants and fire department connections	X					
12) Street lights	X					
13) Utility poles	X					
14) Traffic signal poles and cabinets	X					
15) Corner vision obstruction area	X					
16) Size and location of garage air intake and exhaust vents	X					
17) Distance to all property lines and street center lines	X					
18) Distance from shared property line or proposed subdivision line	X					
B. Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevations of the retail space(s) is equal to the finished grade of the sidewalk, label these areas as the location of potential retail entrances.	N/A					
C. Proposed limits of clearing and grading.	X					
D. North arrow orientation	X					
E. Symbol Key/Legend	X					
11. Striping and marking plan providing number, direction and width of existing and proposed travel and parking lanes, crosswalks, medians, bike lanes; width of existing and proposed curb cuts, planting areas, street lights, existing traffic signals (poles, span wires and/or mast arms), label and delineate fire lanes, if applicable	X					

12. Existing and proposed street cross-sections:	X					
A. Building wall lines & dimensions of sidewalk	X					
B. Planting areas	X					
C. Curb and gutter	X					
D. Parking, bike and travel lanes	X					
E. Medians	X					
13. Architectural Plans at a scale appropriate for the project size	X					
A. Floor Plans of each garage level, including:	X					
1) Elevations	X					
2) Dimensions of overall structure	X					
3) GFA of overall structure	X					
4) Layout and number of parking spaces	X					
5) Label and dimension of typical standard, compact and handicapped spaces	X					
6) Widths of each aisle	X					
7) Label and size of storage, mechanical, retail parking, bicycle parking, and other non-parking areas.	X					
B. Ground Floor Plan	X					
1) Overall dimension, elevation and GFA	X					
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	X					
3) Label building entrances for pedestrians and vehicles, including ground floor retail	X					
4) Location and information on landscaping, plazas and other site features	X					
C. Non-typical Floors	X					
1) Overall dimensions, elevation and GFA of each floor level	X					
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	X					

D. Typical Floors	X					
1) Overall dimensions, elevation and GFA of each floor level	X					
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage	X					

E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units	X					
F. Elevations of each building from the north, south, east and west showing:	X					
1) Height in feet of proposed building as measured from average site elevation, to the top of main roof, penthouse, and structures above the penthouse	X					
2) Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-slab heights of all retail spaces	X					
3) Height, location and general design of structures above building height limit	X					
4) Label location and access to underground parking and loading	X					
5) Label façade and exterior surface materials and colors	X					
6) Complete street frontage, lobby and or plaza level elevations showing complete design details, façade materials and colors at a scale of 1/8" = 1'	X					
7) Distance from shared property line and percentage of building wall openings	X					
8) General size and location of vents for garage air intake and exhaust, HVAC, and laundry	X					
G. Vertical cross sectional views showing:	X					
1) Average elevation of the site	X					
2) Height in feet of proposed structure(s) as measured from average site elevation	X					

3) Number of floors and elevation of each floor, including main roof, penthouse, and structures above the penthouse	X					
4) Height, location, and general design of structures proposed above the building height limit	X					
5) Label location and access to underground parking and loading	X					
6) Elevation of all floor grades above and below ground	X					
7) Buildings in relationship to surrounding uses:	X					
a. Distance between proposed buildings and adjacent lots	X					
b. Distance between proposed buildings and adjacent buildings	X					
c. Distance between proposed buildings and adjacent streets	X					
d. Heights of proposed building and adjacent buildings.	X					
e. Distance of building wall from the shared property line.	X					

8) Plazas and landscape area above structures; soil depth for all landscaping, and elevations at finished grade	X					
9) Key showing where cross-sections are taken	X					
H. Screening Plans for:	X					
1) Mechanical equipment	X					
2) Parking areas	X					
3) Loading areas	X					
4) Trash areas	X					
5) Penthouse areas	X					
I. Conceptual Landscape Plan	X					
1) Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain) and proposed underground structures	X					
2) Existing and proposed utilities, and topography at 2' intervals	X					
3) Streetscape	X					
4) Label, design and size of plazas and other site features; location and types of landscaping; label other landscape elements; label street trees and streetscape elements	X					
5) Label, size and elements of common open spaces, open space easements and required landscaping	X					

6) Location to be saved, and limits of clearing and grading	X					
7) Tree survey of all trees on the site with a caliper of 3 inches and greater. Provide locations, sizes, and identification/species of all existing trees to be saved, trees to be removed, proposed limits of clearing and grading, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula	X					
14. Additional Drawings	X					
A. Materials of special architectural features	X					
B. Treatment of mechanical shafts and balcony railings	X					
C. Exterior treatment of loading dock doors	X					
D. Street level context of how buildings fit in neighborhood with existing conditions and known future development	X					
E. Massing context of how buildings fit in surrounding development	X					
F. Comparative drawing (sections) of height profiles within a 400-foot offset of development	X					
G. Context plan of street alignments, parking and travel lane designations, sidewalks, bike and	X					

transit facilities, and building lines within a 400-foot offset of development						
15. Information Sheet	X					
A. Tabulation in chart form of parking and bicycle spaces for each garage level	X					
B. Tabulation in chart form of the square footage of all separate uses, by floor, and the totals for all floors, including storage, loading and service areas including height of loading docks, retail including retail slab-to-slab height, recycling and trash collection areas, and garage	X					
C. Tabulation in chart form of the total number of residential units by type, number of bedrooms/dens, and by floor area, per floor and total for all floors	X					
D. Tabulation in chart form of total number of hotel units by floor area, per floor, and total	X					
E. Tabulation in chart form of elevation and GFA for each floor and total GFA for all floors	X					
16. Tabulation in chart form of proposed density (GFA and/or Units per Acre) of the site plan project including all requested density bonuses and exclusions.	X					
17. Additional filing information	X					
A. Statement of justification of requested density and height bonuses and exclusions.	Provided at Final Submission					
B. Letter stating all requested Zoning Ordinance modifications and justification of each, where applicable.	Provided at Final Submission					
C. LEED® version 2009 (or most recent as approved by the County Manager) Scorecard and a description of credits proposed to be attained and not attained, summary of the energy model, and proposed energy savings and the LEED Existing Buildings Scorecard (if applicable).	X					
D. Number and location of existing residential households and retail tenants requiring relocation, including names of retail tenants	N/A					
E. Affordable Housing Plan	Provided at Final Submission					
F. Traffic Impact Analysis	Provided at Final Submission					
G. Transportation Demand Management Plan	Provided at Final Submission					
H. Description of Retail Program	N/A					
I. Urban Design Manual	Provided at Final Submission					
J. Stormwater Management and Compliance Plan	X					
K. Vacation and Encroachment plat and application(s) or waiver form. The plat shall show the exact locations and types of vacations and/or encroachments.	N/A					
L. Description and plats of transactions involving County property	X					
M. Public art letter	X					
N. Tabulation in chart form showing by-right	X					

development capacity						
O. All tabular information required with specification forms	X					
P. Community benefits letter	X					
Q. Disclosure statement	Provided at Final Submission					
R. Formal response to comments (for resubmissions only)	N/A					
S. Historic preservation letter	X					
T. Historic Resources Inventory (HRI) Informational Form	X					

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January 9, 2015

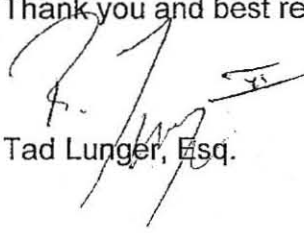
Robert J. Duffy, AICP
Planning Director
Department of Community Planning, Housing, and Development
Arlington County
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Re: **Preliminary 4.1 Site Plan – 1411 Key Boulevard**
Notification to the Planning Director

Dear Mr. Duffy:

This letter is to provide you with notice that our client, NVR, Inc., intends to file a Preliminary 4.1 Site Plan for property located at 1411-1417 Key Boulevard and 1541 Colonial Terrace, as previously discussed with you.

Thank you and best regards,



Tad Lunger, Esq.

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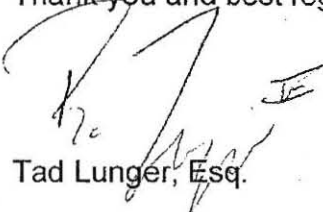
Norma Cozart
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **Preliminary 4.1 Site Plan Amendment – 1411 Key Boulevard
Letter Regarding Public Art Fund**

Dear Ms. Cozart:

We represent NVR, Inc. regarding a proposed Preliminary 4.1 Site Plan on property located at 1411-1417 Key Boulevard and 1541 Colonial Terrace. We met with Angela Adams on December 18, 2014 to discuss incorporation opportunities for integrated public art on-site and the appropriateness of a Public Art Fund contribution versus an on-site commission. Based upon those discussions, NVR, Inc. will either elect to make a contribution to the Public Art Fund in the customary amount or provide public art on-site pursuant to County practice.

Thank you and best regards,


Tad Lunger, Esq.

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January 9, 2015

Norma Cozart
Zoning Administrator
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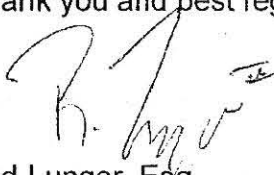
Re: **Preliminary 4.1 Site Plan – 1411 Key Boulevard**
Historic Preservation Letter

Dear Ms. Cozart:

We represent NVR, Inc. regarding a proposed Preliminary 4.1 Site Plan on property located at 1411-1417 Key Boulevard and 1541 Colonial Terrace. The properties included in this application do not contain any historic resources.

Please let us know if anything further is needed.

Thank you and best regards,



Tad Lunger, Esq.

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ATTACHMENT P
HISTORIC RESOURCES INVENTORY (HRI) INFORMATIONAL FORM

For questions, please call the County's Historic Preservation Program Office at 703.228.3830 or see the County website: www.arlingtonva.us/departments/CPHD/ons/hp/page82412.aspx

Applicant: NVR, Inc.

Application Property Name: 1411 Key Boulevard

Application Property Address: 1411-1417 Key Boulevard and 1541 Colonial Terrace,
Arlington, VA 22209

HRI Ranking Category (please circle): ESSENTIAL

IMPORTANT

NOTABLE

MINOR

ALTERED/NOT HISTORIC

Scope of Proposed Project (please circle, and explain below):

Renovation/Rehabilitation

Addition

Partial Demolition

Full Demolition

New construction

Full demolition of existing buildings, new construction
of multi-family building.

Contact Information for Applicant:

Name: Tad Lungner, Esq., Attorney for Applicant

Phone: 703-712-5003

E-mail: tlunger@mcguirewoods.com

CERTIFICATION: I/We hereby certify that all statements and information provided herein are true, accurate, and complete to the best of my/our knowledge. I/We understand that depending on the HRI status of the building(s), County staff may request additional information about potential impacts to historic properties on the site.

APPLICANT(S)/Agent:

(Signature) Tad Lungner

(Date) _____

Tad Lungner, Esq.

Print Name

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January 9, 2015

Norma Cozart
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **Preliminary 4.1 Site Plan Amendment – 1411 Key Boulevard**
Public Benefits Letter

Dear Ms. Cozart:

This letter is submitted as a list of community benefits associated with the above-referenced project. The Applicant is submitting this preliminary list in accordance with the requirements of Administrative Regulation 4.1.

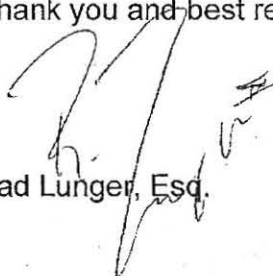
- Contribution to the Arlington County Affordable Housing Program at levels exceeding those required by the Arlington County Zoning Ordinance.
- Public Art contribution or on-site public art feature.
- Utility Fund Contribution.
- The project is proposing a minimum LEED Silver certification.
- Sidewalks/curb and gutter improvements in concert with streetscape improvements.
- Off-site pedestrian connection to connect the Highgate Townhomes and North Rosslyn Civic Association community to the proposed grocery store at 1401 Wilson Boulevard site plan (SP #429). The off-site connection will be constructed and designed on adjacent unbuilt County right-of-way at the Applicant's sole cost and expense.
- Existing transformers will be removed from the sidewalk along Nash Street and relocated to an on-site location and housed in a safe and pedestrian friendly manner.
- The project will include enclosed loading areas located at the furthest location north of the site, facing north, to screen them from the Turnberry condominiums.

January 9, 2015
Page 2

- Provide site specific, tailored, transition between the Central Rosslyn planning area and residential neighborhoods to the North and West.
- Provide substantial landscaping and tree canopy in locations along the western boundary to provide screening to adjacent residential neighborhoods.

If you have any questions regarding the proposed community benefits, please do not hesitate to contact me.

Thank you and best regards,


Tad Lurger, Esq.

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50	10	50	Total Project Score	Possible Points	110
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Certified: 40 to 49 points Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 to 110 points

18	5	3	Sustainable Sites	Possible Points	26	6	8	Materials and Resources	Possible Points	14
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E	M	D				E	M	D			
Y			SSp1	Construction Activity Pollution Prevention	Req'd	Y			MRp1	Storage and Collection of Recyclables	Req'd
1			SSc1	Site Selection	1			3	MRc1.1	Building Reuse--Maintain Existing Walls, Floors, and Roof	3
5			SSc2	Development Density and Community Connectivity	5			1	MRc1.2	Building Reuse--Maintain Interior Nonstructural Elements	1
		1	SSc3	Brownfield Redevelopment	1	2			MRc2	Construction Waste Management	2
6			SSc4.1	Alternative Transportation--Public Transportation Access	6			2	MRc3	Materials Reuse	2
1			SSc4.2	Alternative Transportation--Bicycle Storage and Changing Rooms	1	2			MRc4	Recycled Content	2
3			SSc4.3	Alternative Transportation--Low-Emitting and Fuel-Efficient Vehicles	3	2			MRc5	Regional Materials	2
	2		SSc4.4	Alternative Transportation--Parking Capacity	2			1	MRc6	Rapidly Renewable Materials	1
	1		SSc5.1	Site Development--Protect or Restore Habitat	1			1	MRc7	Certified Wood	1
1			SSc5.2	Site Development--Maximize Open Space	1						
	1		SSc6.1	Stormwater Design--Quantity Control	1						
		1	SSc6.2	Stormwater Design--Quality Control	1						
1			SSc7.1	Heat Island Effect--Nonroof	1	Y			EQp1	Minimum Indoor Air Quality Performance	Req'd
	1		SSc7.2	Heat Island Effect--Roof	1	Y			EQp2	Environmental Tobacco Smoke (ETS) Control	Req'd
		1	SSc8	Light Pollution Reduction	1			1	EQc1	Outdoor Air Delivery Monitoring	1

6	1	3	Water Efficiency	Possible Points	10	9	6	Indoor Environmental Quality	Possible Points	15
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E	M	D				E	M	D			
Y			WEp1	Water Use Reduction, 20 % reduced water	Req'd				EQc2	Increased Ventilation	1
4			WEC1	Water-Efficient Landscaping	4	1			EQc3.1	Construction IAQ Management Plan, During Construction	1
		2	WEC2	Innovative Wastewater Technologies	2			1	EQc3.2	Construction IAQ Management Plan, Before Occupancy	1
2	1	1	WEC3	Water Use Reduction	4	1			EQc4.1	Low-Emitting Materials--Adhesives and Sealants	1
						1			EQc4.2	Low-Emitting Materials--Paints and Coatings	1
						1			EQc4.3	Low-Emitting Materials--Flooring Systems	1
								1	EQc4.4	Low-Emitting Materials--Composite Wood and Laminate Adhesives	1
						1			EQc5	Indoor Chemical and Pollutant Source Control	1
						1			EQc6.1	Controllability of Systems--Lighting	1
						1			EQc6.2	Controllability of Systems--Thermal Comfort	1
						1			EQc7.1	Thermal Comfort--Design	1
								1	EQc7.2	Thermal Comfort--Verification	1
								1	EQc8.1	Daylight and Views--Daylight	1
						1			EQc8.2	Daylight and Views--Views	1

5	2	28	Energy and Atmosphere	Possible Points	35	6		Innovation and Design Process	Possible Points	6
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E	M	D				E	M	D			
Y			EAp1	Fundamental Commissioning	Req'd	1			IDc1.1	Innovation in Design: Green Education	1
Y			EAp2	Minimum Energy Performance	Req'd	1			IDc1.2	Innovation in Design: 100% Undercover Parking	1
Y			EAp3	Fundamental Refrigerant Management	Req'd	1			IDc1.3	Innovation in Design: Green Cleaning	#N/A
4		15	EAc1	Optimize Energy Performance	19	1			IDc1.4	Innovation in Design: Exem. Performance Public Transportation	1
		7	EAc2	On-Site Renewable Energy	7	1			IDc1.5	Innovation in Design: Exem. Performance Development Density	1
	2		EAc3	Enhanced Commissioning	2	1			IDc2	LEED Accredited Professional	1
		2	EAc4	Enhanced Refrigerant Management	2						
1		2	EAc5	Measurement and Verification	3						
		2	EAc6	Green Power	2						

E Credits easy to achieve
M Credits may be achieved after further information
D Credits difficult to achieve or not applicable

6			Innovation and Design Process	Possible Points	6	2	2	Regional Priority	Possible Points	4
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E	M	D				E	M	D			
1			IDc1.1	Innovation in Design: Green Education	1			1	RPc1.1	Regional Priority: EAc1; 40%	1
1			IDc1.2	Innovation in Design: 100% Undercover Parking	1			1	RPc1.2	Regional Priority: EAc2	1
1			IDc1.3	Innovation in Design: Green Cleaning	#N/A			1	RPc1.3	Regional Priority: MRc1.1 75%	1
1			IDc1.4	Innovation in Design: Exem. Performance Public Transportation	1			1	RPc1.4	Regional Priority: SSc5.1	1
1			IDc1.5	Innovation in Design: Exem. Performance Development Density	1			1	RPc1.5	Regional Priority: SSc6.1	1
1			IDc2	LEED Accredited Professional	1			1	RPc1.6	Regional Priority: WEC2	1

2	2	Regional Priority	Possible Points	4
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E	M	D			
		1	RPc1.1	Regional Priority: EAc1; 40%	1
		1	RPc1.2	Regional Priority: EAc2	1
		1	RPc1.3	Regional Priority: MRc1.1 75%	1
	1	1	RPc1.4	Regional Priority: SSc5.1	1
	1		RPc1.5	Regional Priority: SSc6.1	1
		1	RPc1.6	Regional Priority: WEC2	1

1411-1477 Key Boulevard and 1541 Colonial Terrace
By-Right Tabulation
January 9, 2015

	RA6-15	Proposed RA6-15 with 4.1 Site Plan
Use	Apartments and Townhouse Dwellings	Apartments and Townhouse Dwellings
Density	42 dwelling units	63 dwelling units
Height	60 feet, 6 stories	Main Roof - 66 feet,
Parking	1 & 1/8 for each of the first 200 dwelling units in any structure	1.02 spaces for each dwelling unit