



Washington Smart Growth Alliance

For Immediate Release

Washington Smart Growth Alliance Recognizes Three Development Proposals in the National Capital Region – Two Receive Joint Recognition by the Alliance and the ULI Terwilliger Center for Workforce Housing

Contact Deborah Westbrooke, 301-986-5959 or dwestbrooke@sgalliance.org, for additional information.

ALLIANCE PARTNERS

Chesapeake Bay Foundation

Coalition for Smarter Growth

Enterprise Community Partners

Greater Washington Board of Trade

Metropolitan Washington Builders Council

ULI Terwilliger Center for Workforce Housing

ULI Washington

(Bethesda – September 11, 2010) An independent jury formed by the Washington Smart Growth Alliance has granted special recognition to three project proposals in the National Capital Region. Two of the proposals have won joint recognition by the Washington Smart Growth Alliance and the ULI Terwilliger Center for Workforce Housing for their innovative approaches to provision of affordable and workforce housing. The third has won Preliminary Recognition of a Master Plan for a major redevelopment area.

The Alliance is a partnership among seven diverse regional organizations including the Chesapeake Bay Foundation, the Coalition for Smarter Growth, Enterprise Community Partners, the Greater Washington Board of Trade, the Metropolitan Washington Builders' Council, ULI Washington and the ULI Terwilliger Center for Workforce Housing. These groups have traditionally held opposing views on growth issues, but they have agreed to work together to promote smart and sustainable development and conservation in the National Capital Region. The region is projected to add 2 million more people and 1.6 million new jobs by 2030. The challenge for policy makers and developers is to find ways to accommodate this growth while enhancing our neighborhoods and protecting the environment.

Smart and Sustainable Growth Recognition provides a way for environmental and civic organizations to support development that is good for community and good for the environment. As jury member Lee Epstein noted, "The more smart growth projects get built, accommodating the demand for housing and commercial space in the region, the less that demand will be felt in the rural areas and on the working lands that are most important to preserve."

Residences at Government Center, Fairfax County, Virginia Jefferson Apartment Group

This project proposal earned the joint recognition of the Washington Smart Growth Alliance and the ULI Terwilliger Center for Workforce Housing for its innovative approach to provision of affordable and workforce housing. The project site is a nine-acre parcel formerly owned by Fairfax County and located on the campus of the Fairfax County Government Center. It fronts onto Monument Drive and is across the street from the Fairfax Corner mixed use commercial center.

The result of a unique public/private partnership between the county government and the developer, the project will consist entirely of affordable and

workforce housing - 270 rental units that will be affordable to households earning from 50 percent to 100 percent of the Area Median Income (AMI). In addition, the developer will be working with the Fairfax County government and school system to move qualifying employees into the development.

The site design provides for over 60 percent open space, extensive landscaping, and preservation of existing trees as well as the adjacent Environmental Quality Corridor. The project will employ green building elements such as high efficiency heating and air conditioning units, high efficiency appliances, low emissions paints, and use of recycled materials in carpets and other building elements. The project will also seek certification under LEED for Homes.

Through its location in a job-rich area and its connections with surrounding uses through sidewalks and trails, this project will help support alternative modes of transportation such as walking and biking. In addition to jobs, the area offers substantial everyday shopping opportunities and is expecting further retail and commercial development. The urban characteristics of this proposal, such as a zero lot line, structured parking, and higher density, will contribute to the continued redevelopment of this suburban area into a more urban center.

Spring Hill Station/Tysons West, Fairfax County, Virginia The Georgelas Group LLC

This redevelopment proposal earned the joint recognition of the Washington Smart Growth Alliance and the ULI Terwilliger Center for Workforce Housing for its smart growth design and its innovative approach to provision of affordable and workforce housing. The project site is located at the intersection of Leesburg Pike and Spring Hill Road, within one-quarter to one-third of a mile of the proposed Tyson West Metrorail Station. The project will redevelop land currently occupied by a mix of car dealerships, industrial uses and office buildings, in accordance with the recently adopted "Transforming Tysons" Master Plan.

Consisting of three neighborhoods, the project proposes approximately six million square feet of mixed use development, including residential, office, retail and hotel uses. Office uses are located closest to the Metro station and along Leesburg Pike and Spring Hill Road. Residential uses are further from the station and in more protected areas. Twenty percent of the residential units will be designated as affordable and workforce housing units, with 344 to 414 units targeting household incomes of from 50 to 120 percent of the Area Median Income (AMI). The focal point of the project is a public plaza located at the corner of Spring Hill Road and Route 7, immediately adjacent to the northern entrance of Tysons West Station. Shops and cafes line the plaza and there is an overhead pavilion structure, a water feature and extensive landscaping and hardscaping.

The project proposes a new urban grid of streets connecting to existing streets, structured parking hidden from view of pedestrians, buildings fronting directly onto streets with first floor retail and other pedestrian friendly amenities, and a fine-grained mix of uses including multiple uses in a single building. The project is committed to provide a 25 to 30 percent automobile trip reduction rate, in part through provision of parking at rates to encourage residents and workers to limit vehicle usage. Notably, the storm water management plan will attempt to mimic the pre-developed peak release rates and runoff volumes through use of low impact development (LID) techniques that will aid in water runoff reduction and reuse, such as green roofs, tree box filters, pervious hardscapes and streetscapes.

North Potomac Village Master Plan, Alexandria, Virginia
McCaffery Interests, Developer/Antunovich Associates, Architects

The Washington Smart Growth Alliance awarded this proposal Preliminary Recognition, which is designed to further smart and sustainable developments at the preliminary or master plan stage. This proposal will redevelop the 69-acre site currently occupied by the Potomac Yard Shopping Center on Route 1 in northern Alexandria. The site is located south of Four Mile Run, between Route 1 and the George Washington Parkway, across Route 1 from the Lynhaven neighborhood.

The development will consist of over 7.5 million square feet of mixed uses including office, retail, hotel and residential uses. An estimated 4,495 residential units will be provided along with 10 acres of open space. The northernmost Crescent Gateway neighborhood will be primarily a residential neighborhood with views of the District of Columbia over the Potomac River and access to the Four-Mile Run Parkway. The Market Common neighborhood in the central portion of the site will be a retail core organized around a central park, restaurants, entertainment uses with residential buildings above. The Metro Square neighborhood to the south will contain primarily office space with active retail, entertainment and community uses at street level.

The development proposal incorporates a high-performance transit-way corridor connecting to Arlington to the north, and a new Metrorail Station on the southern portion of the site. The project will create a new urban grid of streets that will connect to existing streets and provide sidewalks and streetscapes favoring pedestrian and bicycle use. Below-grade parking, shared parking and establishment of parking maximums will also help reduce automobile trips.

The storm water management plan includes a number of passive features, including vegetative roofs, bio-retention facilities, permeable pavement, storm water planters, and cisterns to reuse rainwater for irrigation between rain events. The parks and gathering spaces provided could be utilized for festivals, concerts, and arts performances, particularly in the Metro Square neighborhood. Other community benefits include a possible school site and a commitment to providing affordable housing onsite or through monetary contributions.

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Each quarter the Smart and Sustainable Growth Recognition jury accepts for consideration proposals for development projects in the region that are under review or subject to review by local government agencies. Since the recognition program began in 2002, the jury has recognized more than 55 proposals in Virginia, Maryland, and the District of Columbia. To learn more, visit www.SGAlliance.org.