

Site Plan Review Committee (SPRC)

November 28, 2022

Americana Hotel

(SPLN22-00004)

New Site Plan, Rezoning, Minor Site Plan Amendment

1400 Richmond Highway (RPC #35-001-002, -003)

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-Richmond-Highway>

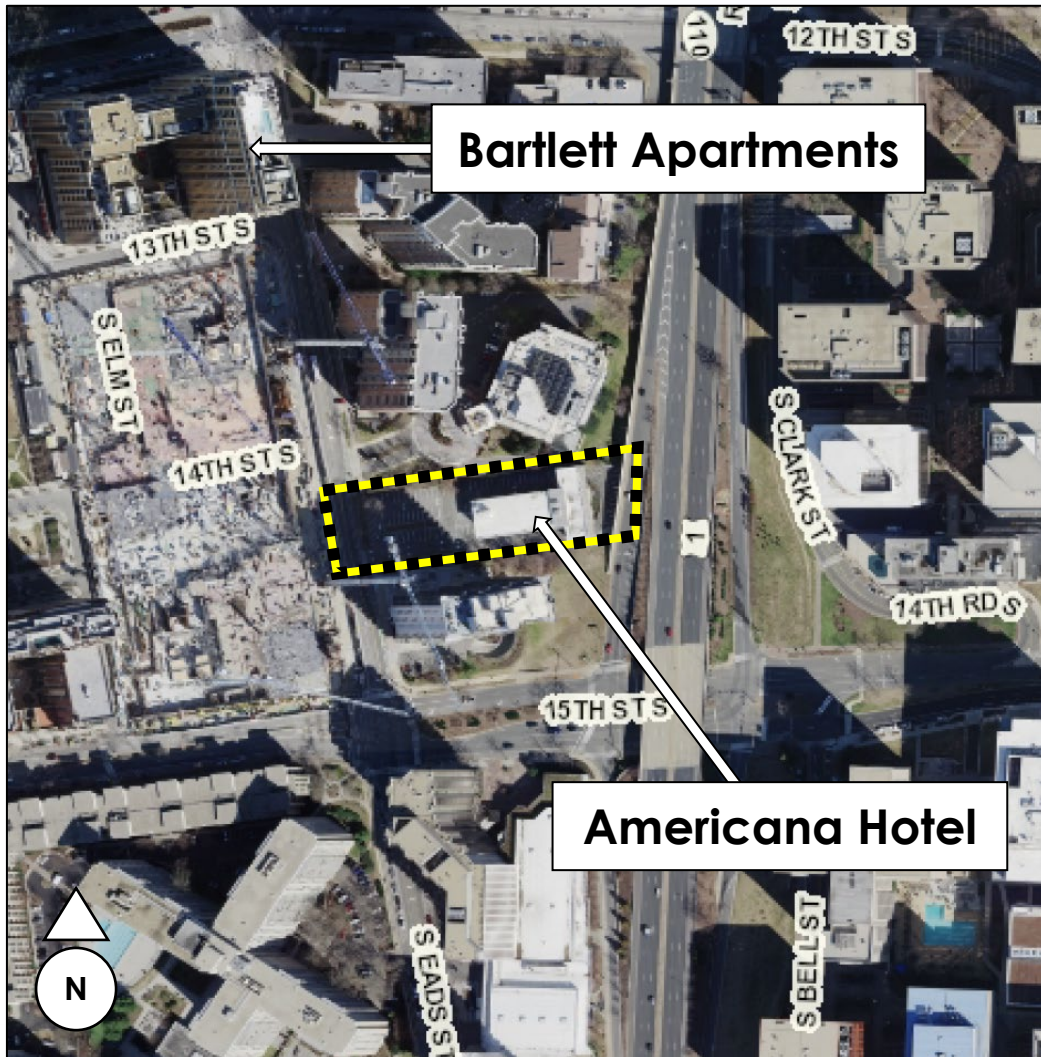


Agenda

- Project Overview
- Zoning & Policy Guidance
- SPRC Topics for Discussion:
 1. Site Design & Layout
 2. Building Height, Form & Architecture
 3. Open Space & Landscaping
- Process & Next Steps



Project Overview



New Site Plan

- Demolish existing Americana Hotel
- Rezoning to C-O Crystal City
- Construct a new 19-story (200 ft) residential building
- 636 units and 3,801 sf of ground floor retail (8.61 FAR)
- Underground parking garage and off-site parking at the Bartlett Apartments (0.60 spaces/unit)

Zoning & Policy Guidance

General Land Use Plan

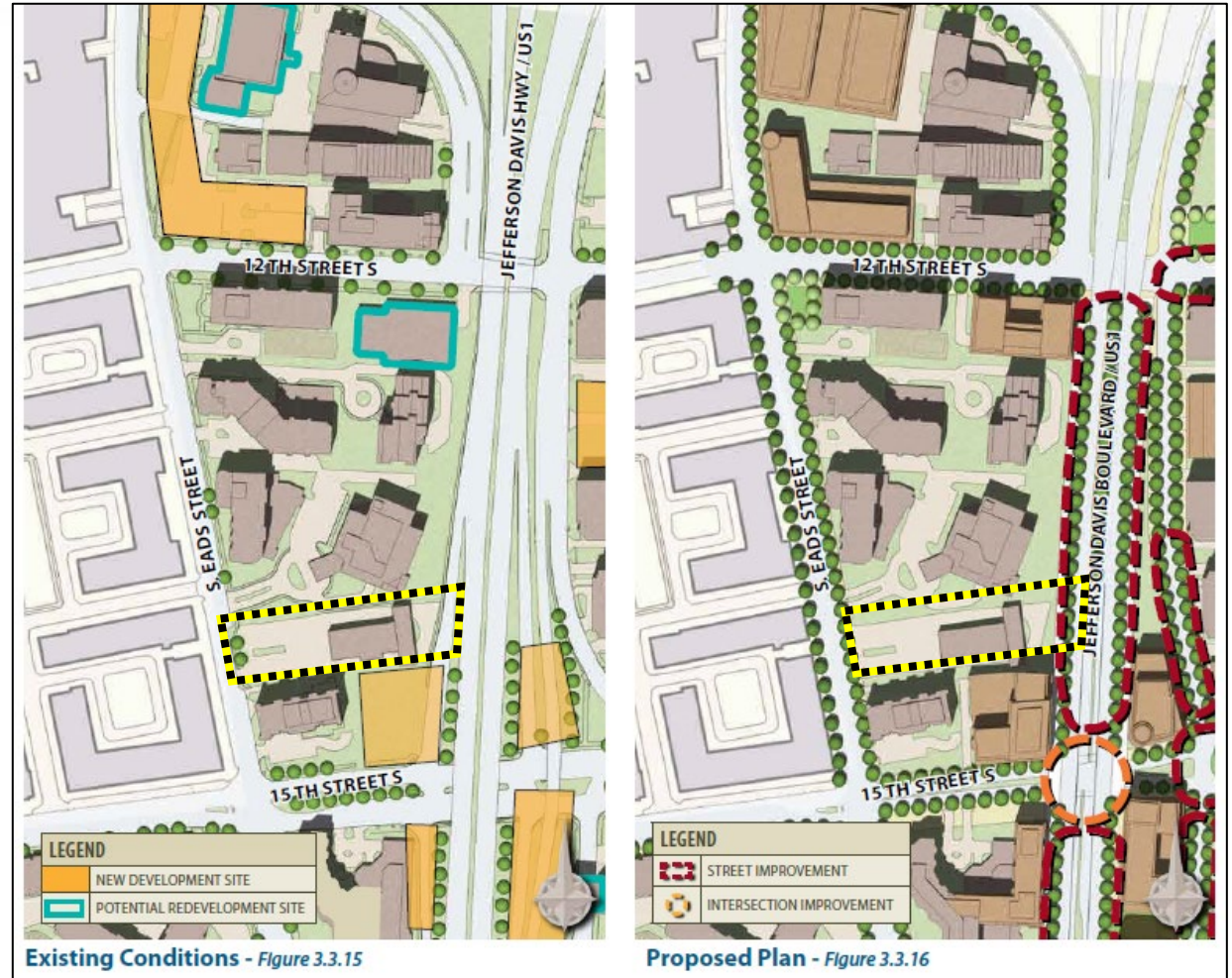
- “High” Office-Apartment-Hotel (4.8 FAR Res., 3.8 FAR Comm.)
- Crystal City Coordinated Redevelopment District

“C-O Crystal City” Zoning District

- 4.8 FAR base residential density
- Various development standards

Crystal City Sector Plan

- Design guidelines
- Street network, density, land use mix, streetscape standards



Sector Plan Illustrative Concept Plan

1. Site Design & Layout

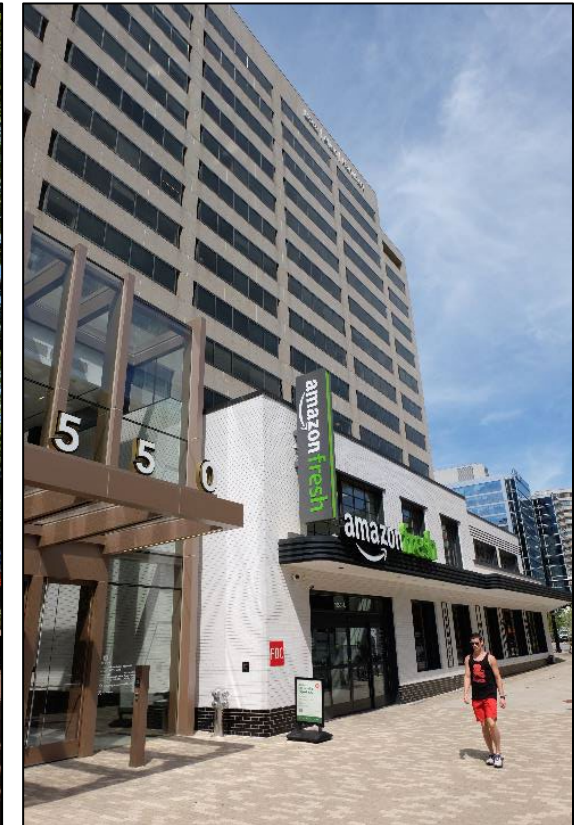
Tower Coverage and Building Envelopes

- “Collectively, build-to lines, building height, tower coverage, tower separation and tower setback parameters are the factors that will determine achievable densities”
- Design Guidelines Recommendations:
 - ✓ Building height
 - ✓ Podium height and separation
 - ✓ Tower coverage and separation
 - Recommended build-to lines
 - Setback profiles

Pedestrian Scale Podium Definition

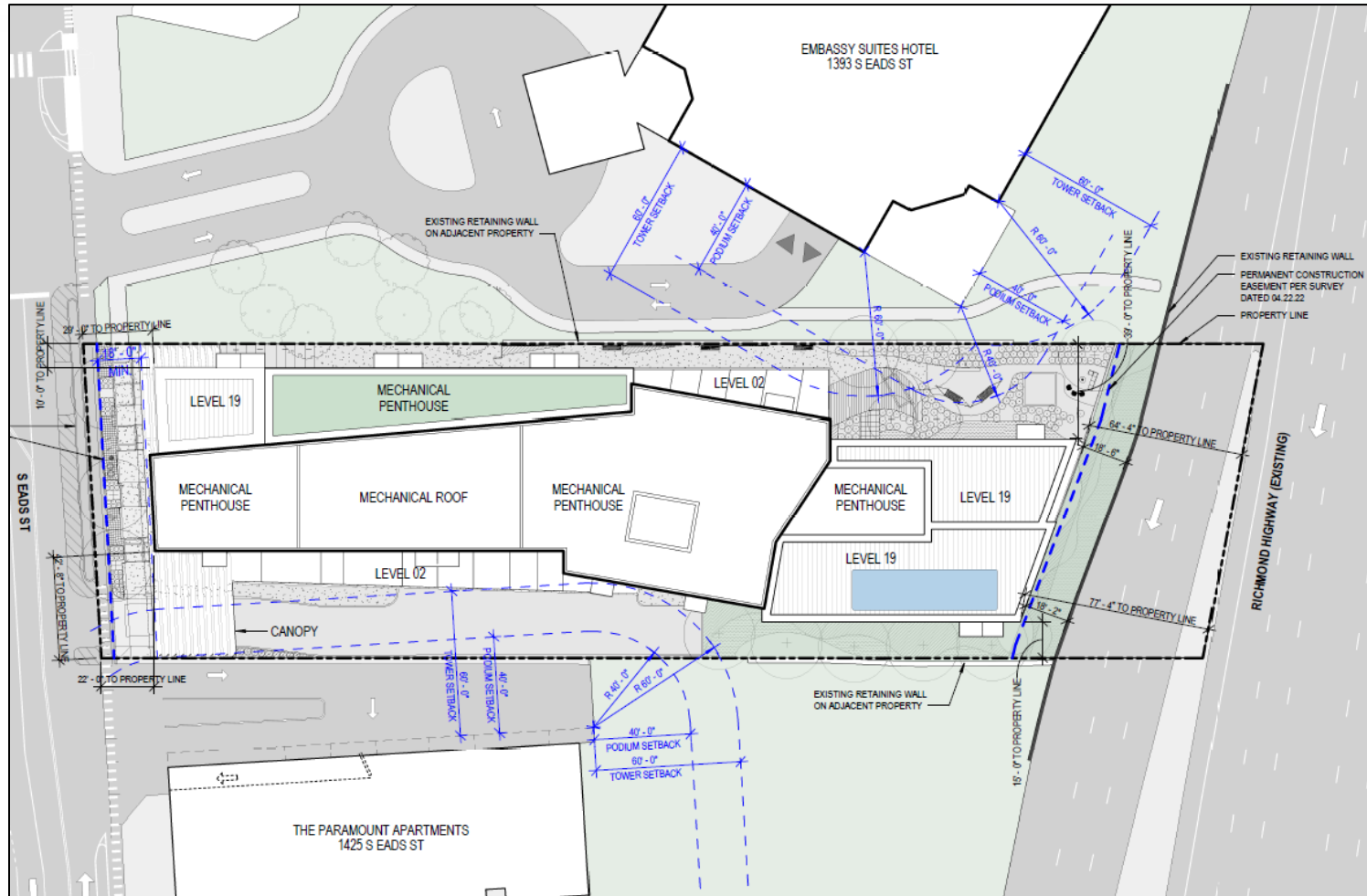


2200 Crystal Drive
(SP #11)



1550 Crystal Drive (SP #90)
(Central District Retail Phase I)

1. Site Design & Layout



Podium Separation

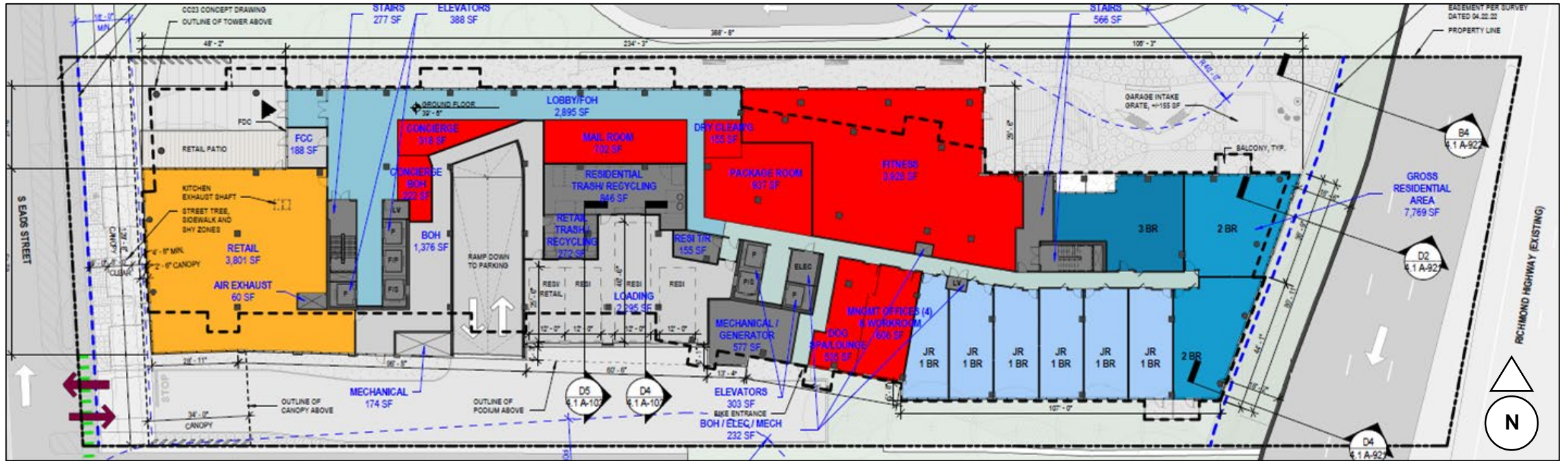
- 40 ft separation from all adjacent buildings

Tower Separation

- 60 ft separation from all adjacent buildings
- Also a ACZO requirement

Podium and Tower Separation

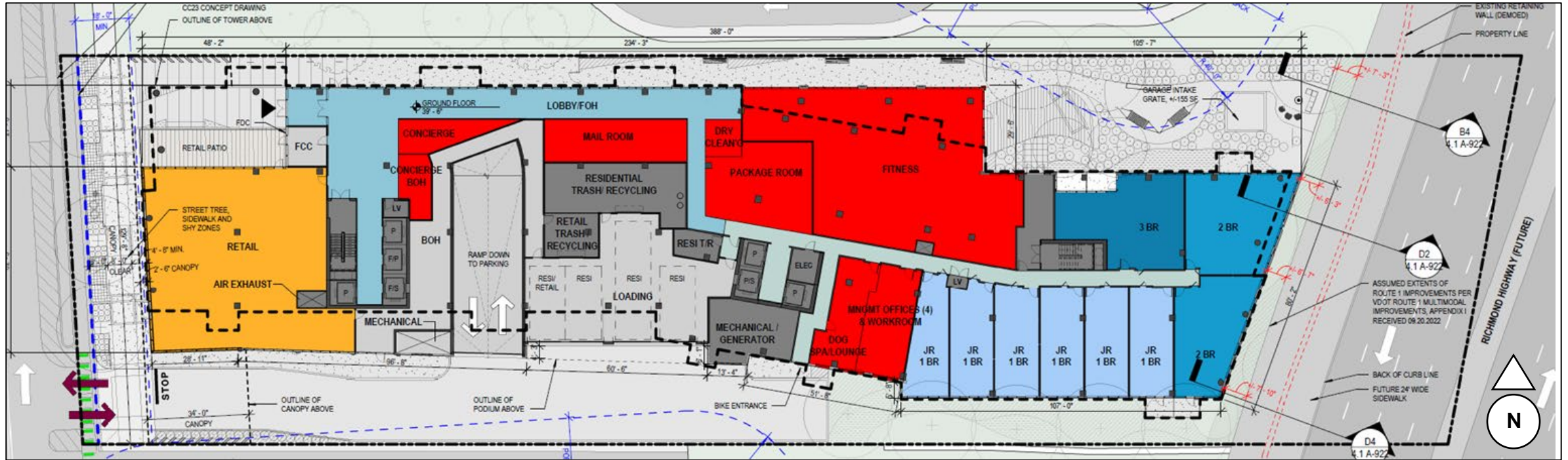
1. Site Design & Layout



Ground Floor Plan (Existing Richmond Highway Alignment)

- | | |
|---|--|
| Residential/Lobby | Mechanical |
| Retail | Lobby Entrance |
| Amenity | Vehicle Access |
| Parking/Loading | |

1. Site Design & Layout



Ground Floor Plan (Future Richmond Highway Alignment)

- Residential/Lobby
- Retail
- Amenity
- Parking/Loading
- Mechanical
- Lobby Entrance
- Vehicle Access

1. Site Design & Layout



Existing Richmond Highway



Future Richmond Highway (Final Design TBD)

1. Site Design & Layout

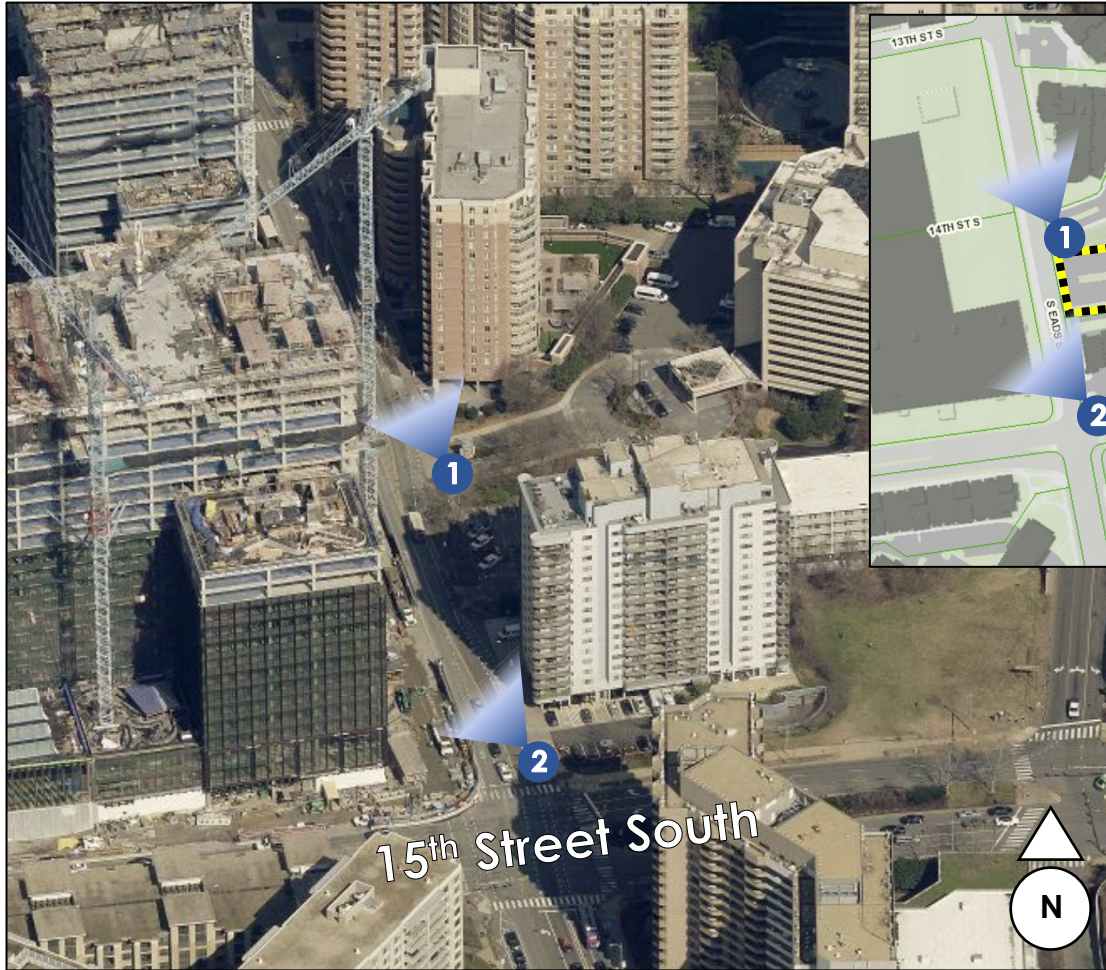


Recommended Build-to Lines (RBLs)

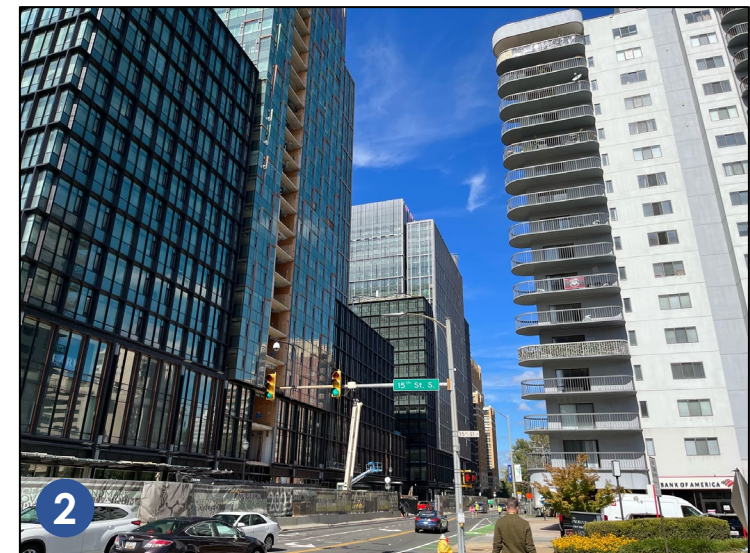
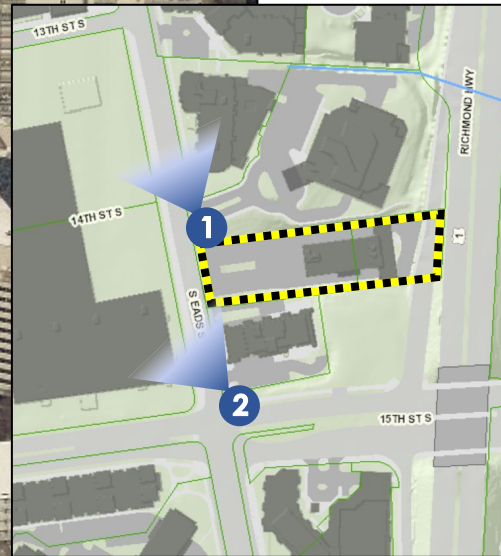
- Establish a common line for building facades at the edge of a street
- Goals:
 - Create a well-defined network of streets and block edges
 - Ensure future buildings will cohesively frame streets and open spaces
 - Promote attractive and walkable streets
- Design Guidelines Recommendations:
 - Minimum frontage requirements
 - Required building frontage

Sector Plan Build-to Lines Map

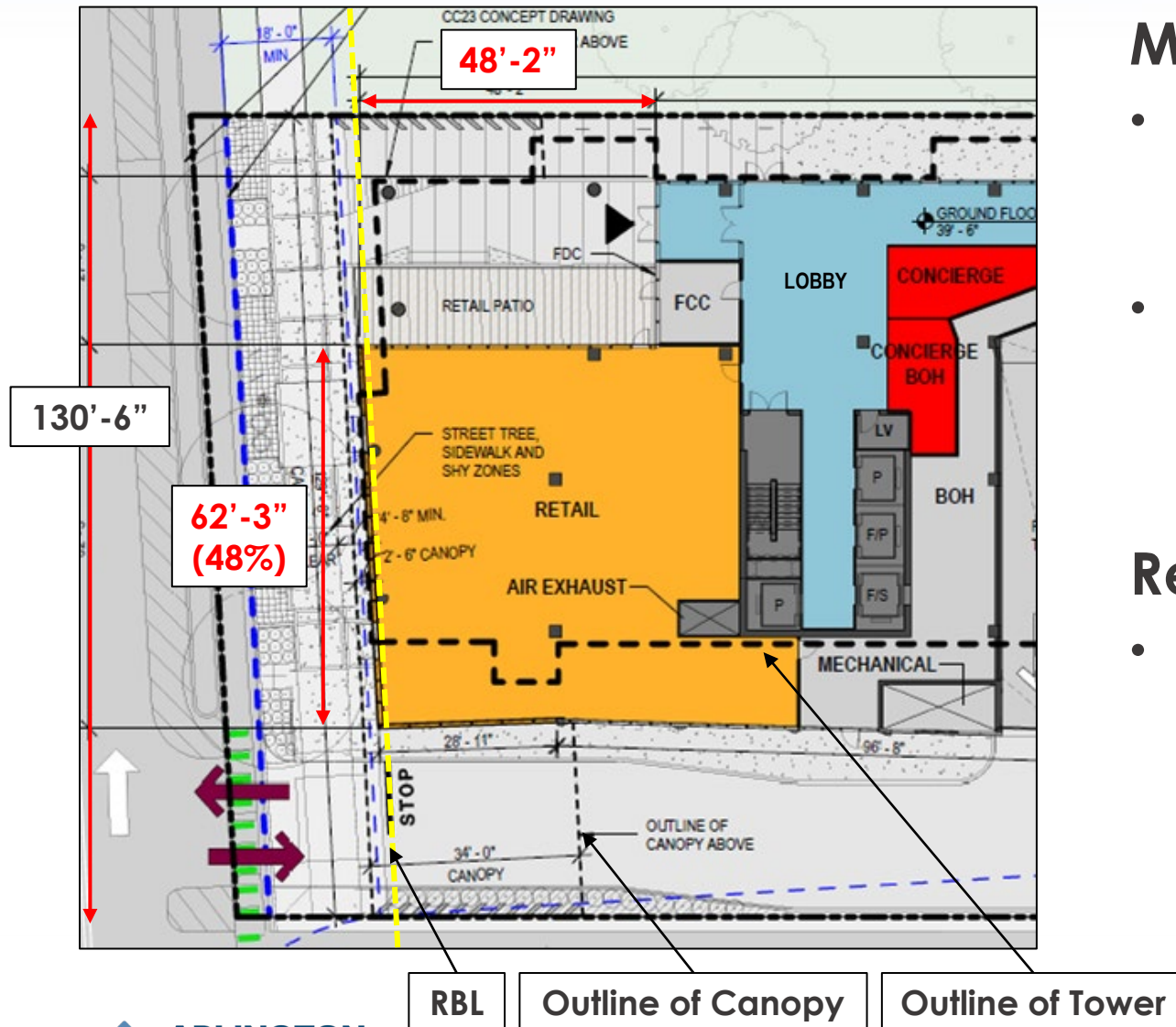
1. Site Design & Layout



Aerial View



1. Site Design & Layout



Minimum Frontage Requirements

- All podiums should engage the RBL within 0-2 ft for a minimum of 80% of the street frontage
- No portion of the podium façade should be located greater than 10 ft from the RBL

Required Building Frontage

- Every building should have at least 1 podium frontage on an RBL for a minimum of 65 ft along the RBL

1. Site Design & Layout



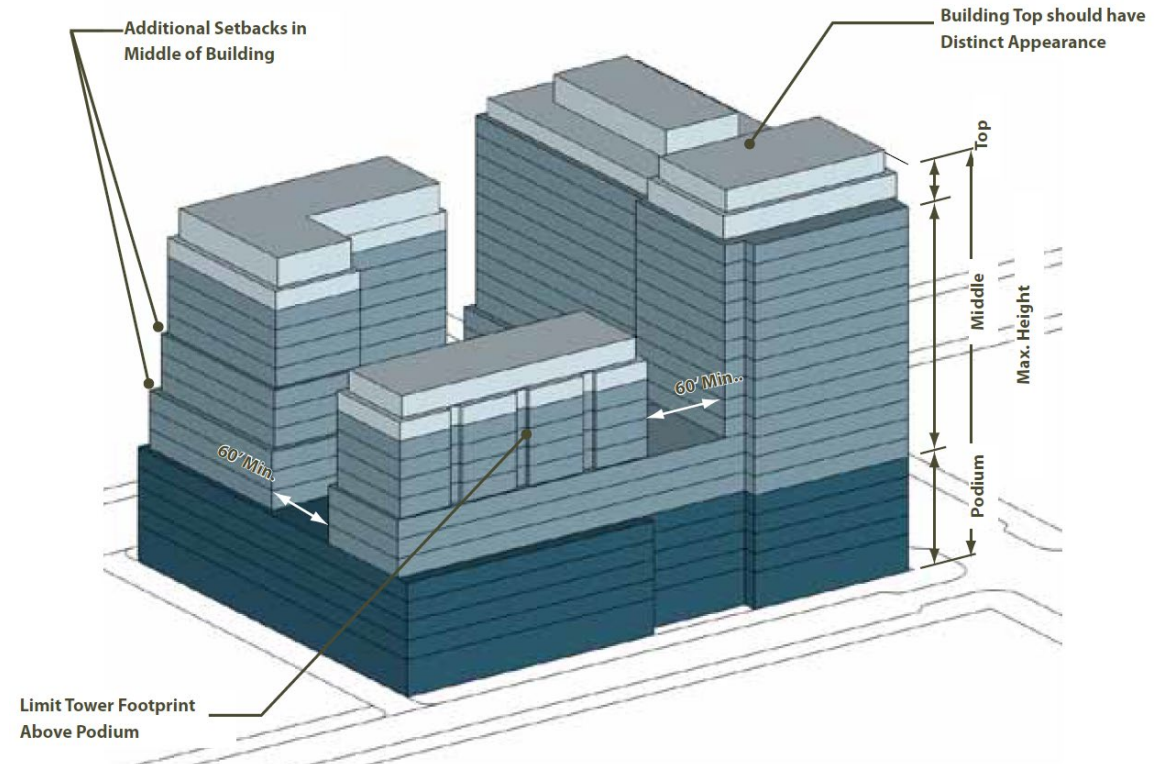
Proposed
Renderings on
Eads Street



2. Building Height, Form & Architecture

Setback Profiles

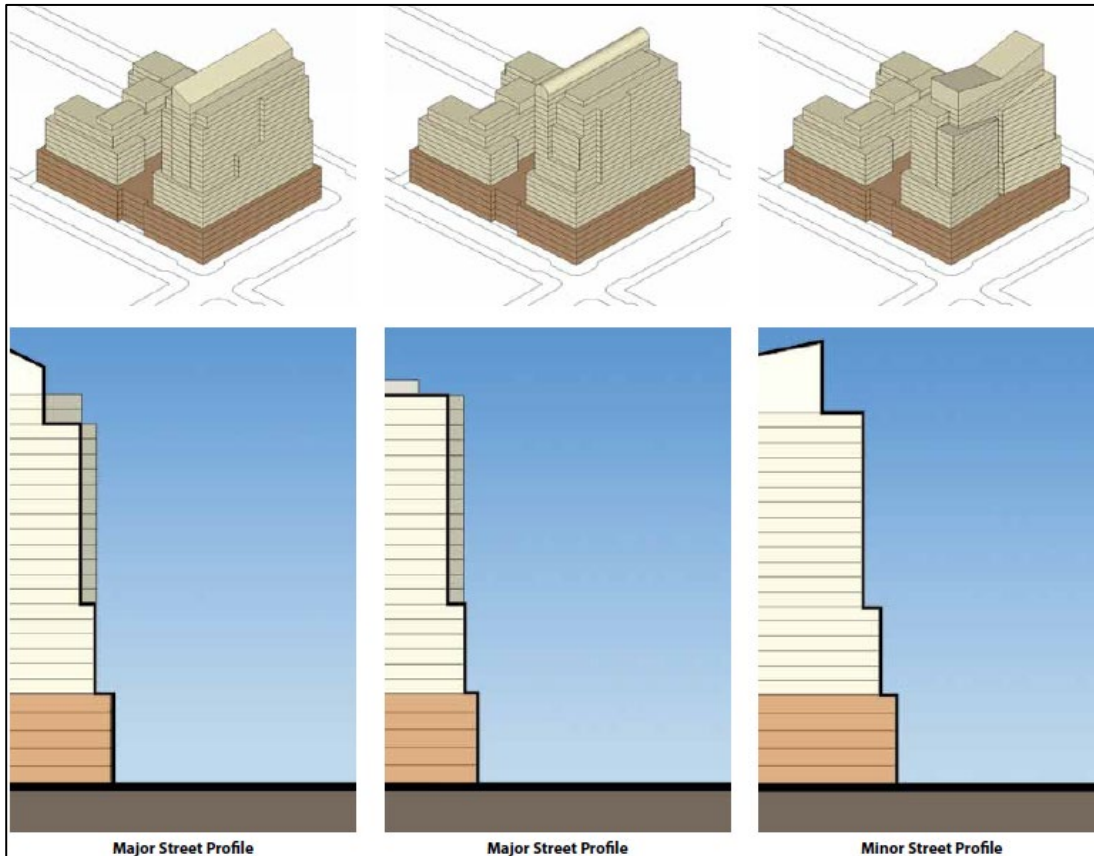
- New buildings incorporate distinct podium, middle and building top
- Goals:
 - Regulate achievable densities
 - Realize pedestrian-oriented design
 - Create visually interesting skyline
 - Ensure adequate sunlight for public spaces
- Design Guidelines Recommendations:
 - Multiple setback approach
 - Single setback approach



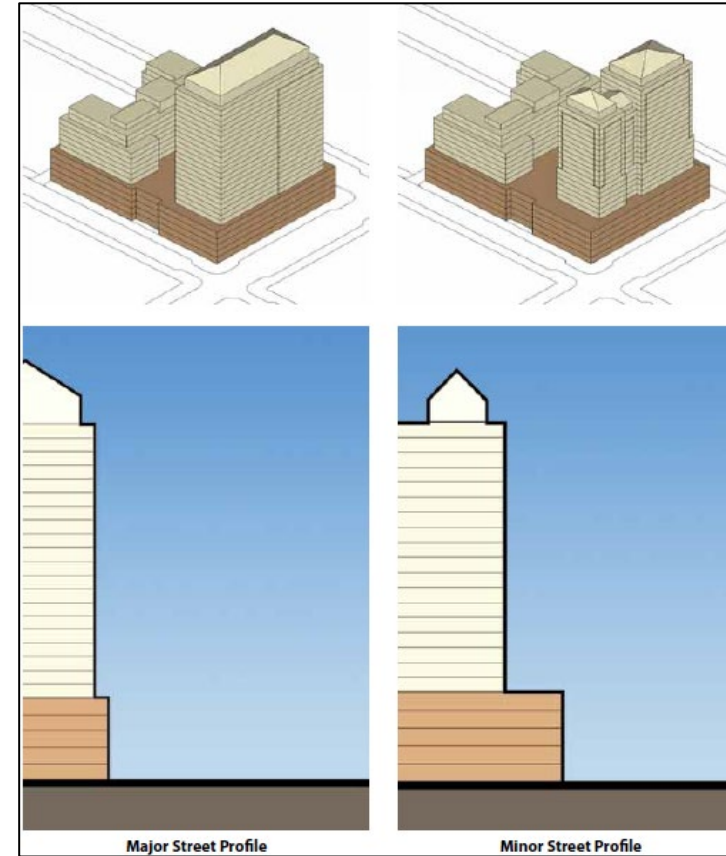
Sector Plan Building Massing Strategies

2. Building Height, Form & Architecture

Multiple Setback Approach

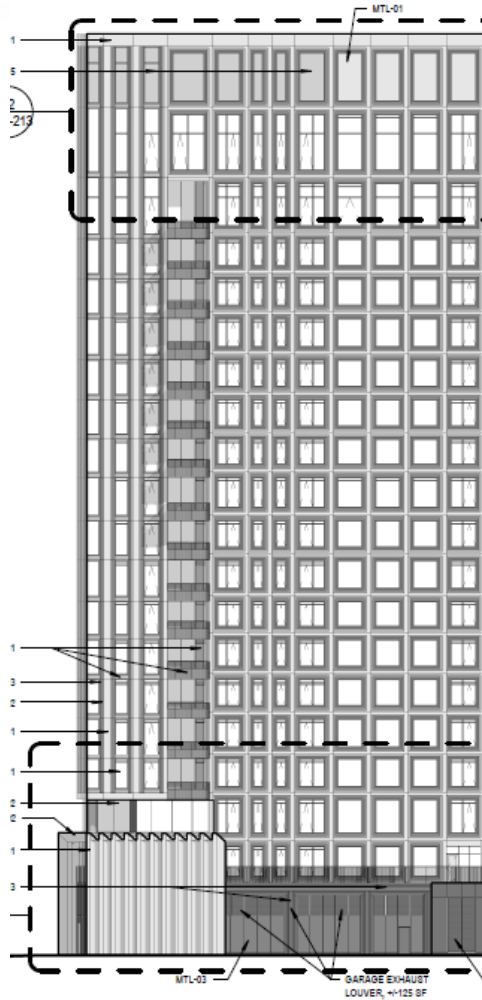


Single Setback Approach

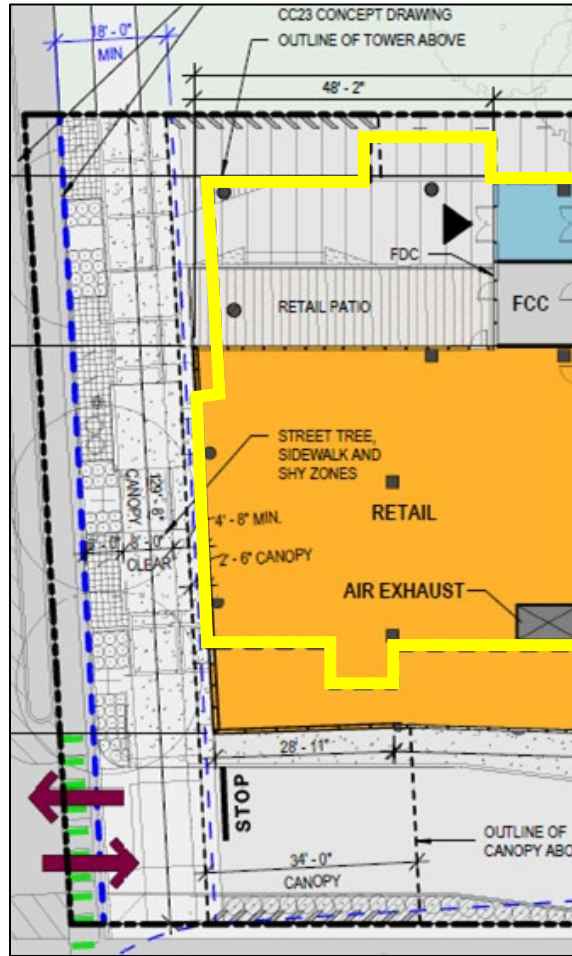


*Degree and number of setbacks may vary depending on the character of the abutting street and surrounding development

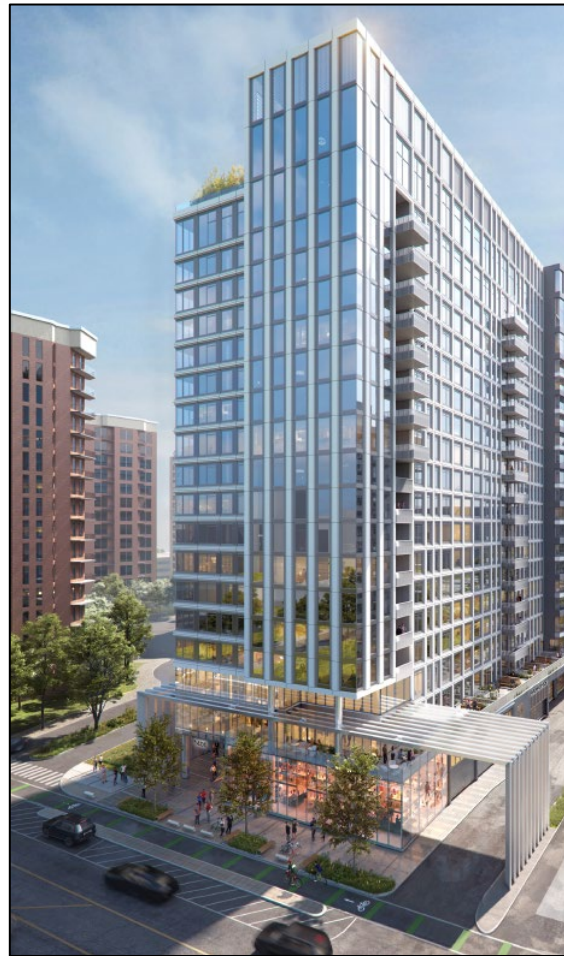
2. Building Height, Form & Architecture



South Elevation



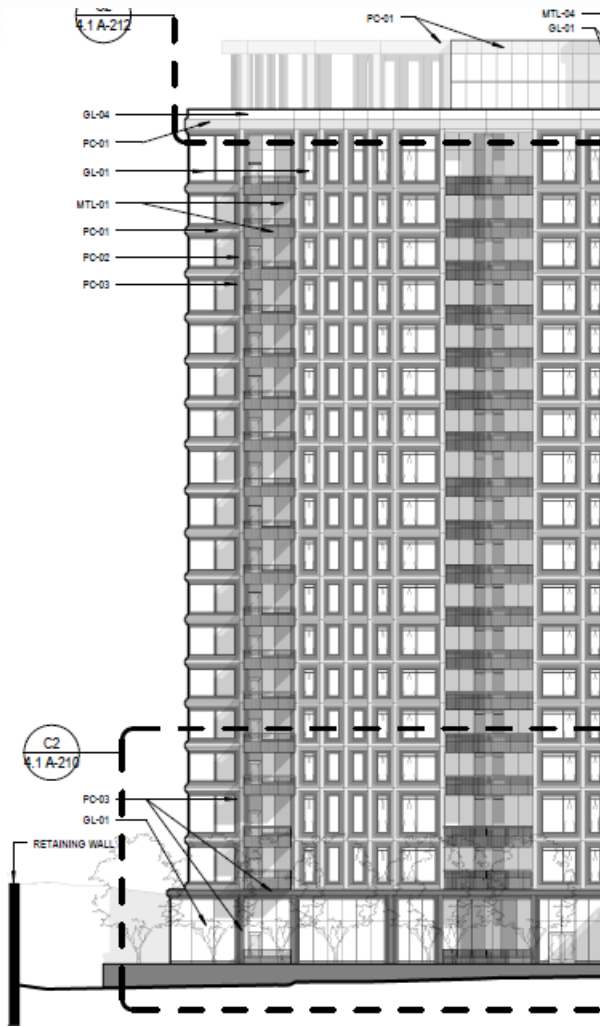
Outline of Tower Above



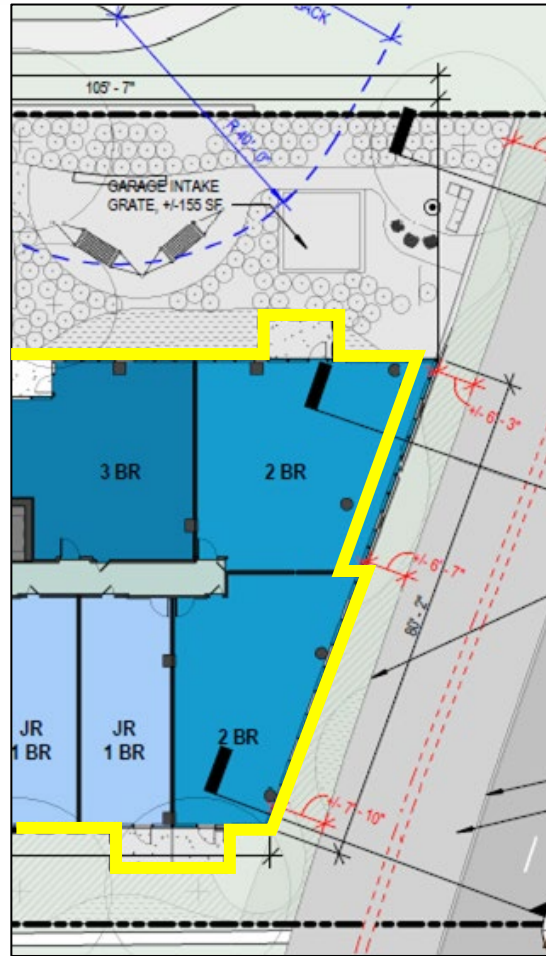
Eads Street Frontage



2. Building Height, Form & Architecture



North Elevation



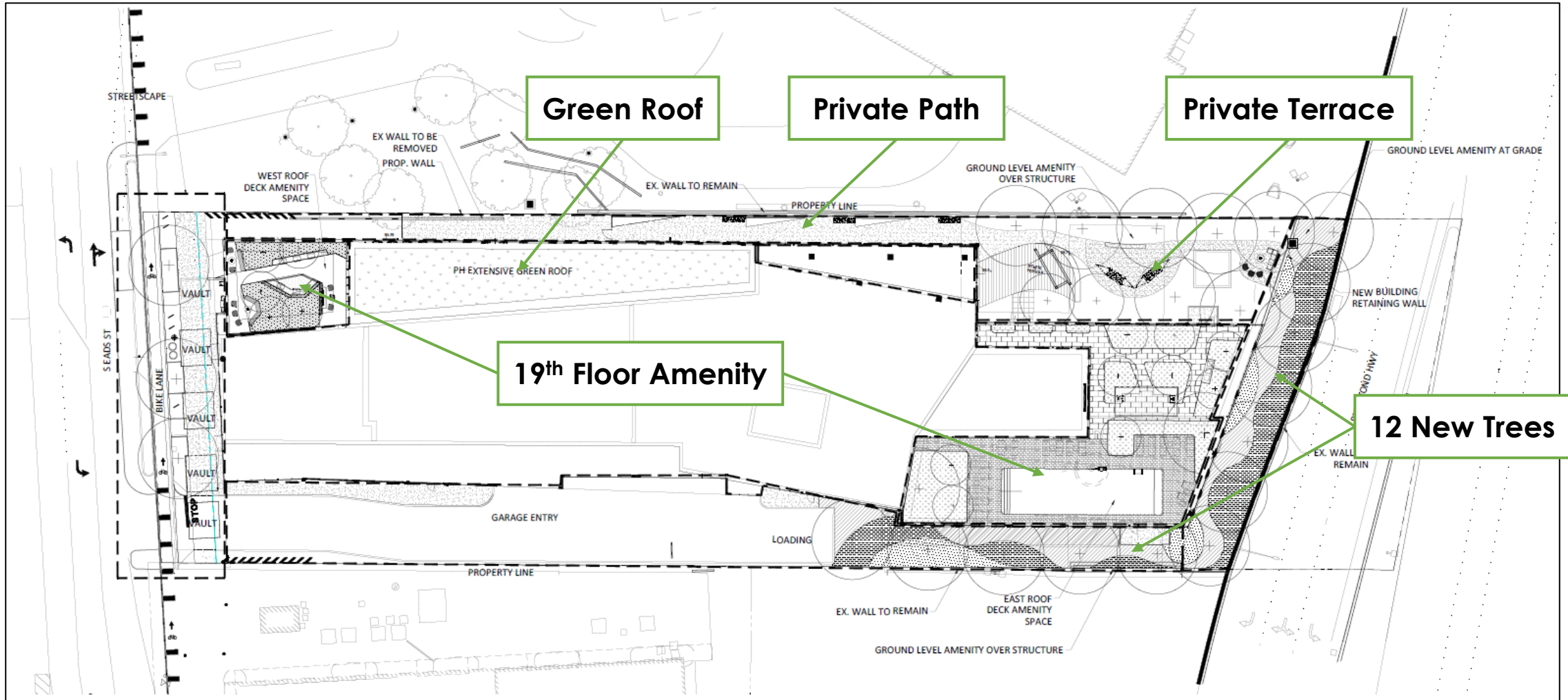
Outline of Tower Above



Richmond Highway Frontage

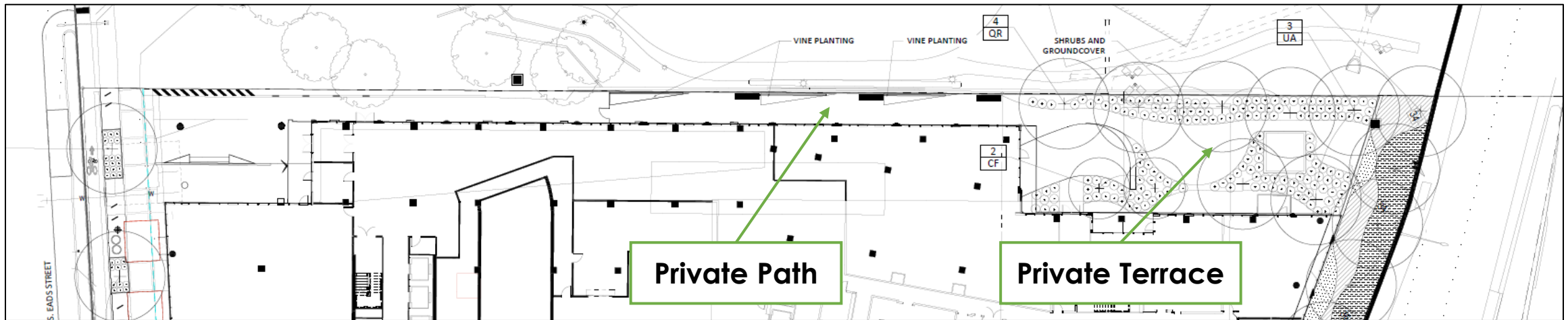


3. Open Space & Landscaping



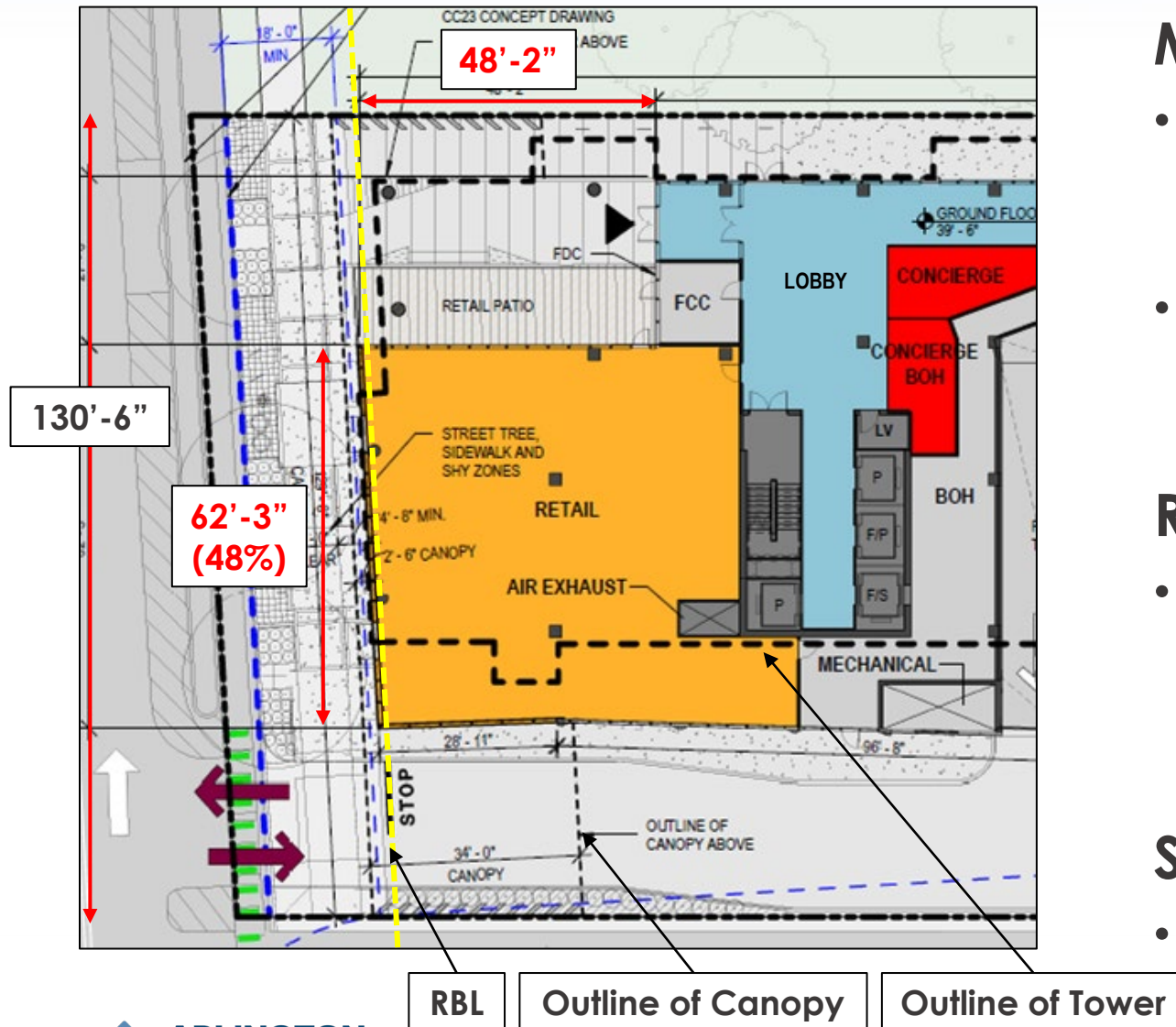
Conceptual Landscape Plan

3. Open Space & Landscaping



Planting Plan

Preliminary Staff Issues



Minimum Frontage Requirements

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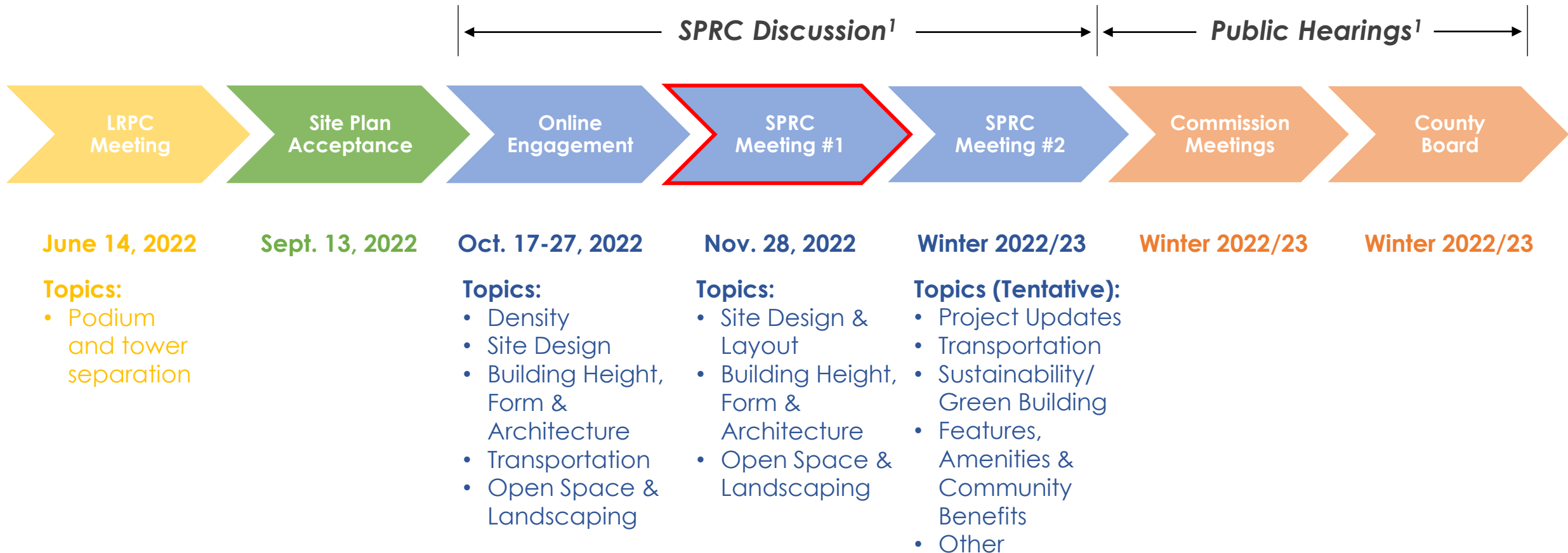
Required Building Frontage

- Every building should have at least 1 podium frontage on an RBL for a minimum of 65 ft along the RBL

Setback Profiles

- Multiple or single setback approach

Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

More Information

Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-Richmond-Highway>

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