



Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/3200-Wilson-Blvd>

Online Engagement Opportunity

September 12 – September 26, 2022

Bingham Center (Silver Diner Site)

Site Plan (SPLN21-00009)

3200 Wilson Blvd.

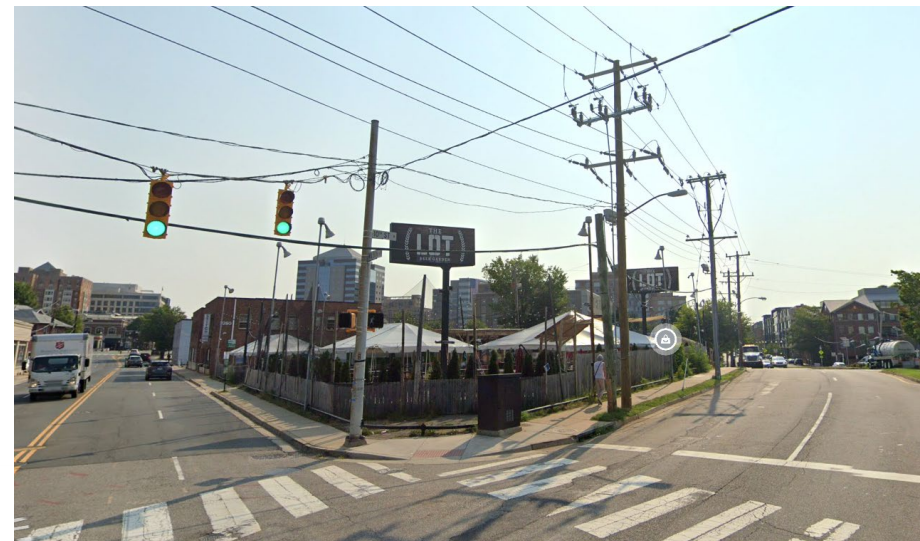


Agenda

- Site Location
- Proposal Summary
- Zoning/Policy Guidance
- Land Use
- Density/Height
- Site Design & Characteristics
- Transportation, Parking, Loading
- Open Space
- Process and Next Steps



Site Location/Existing Conditions



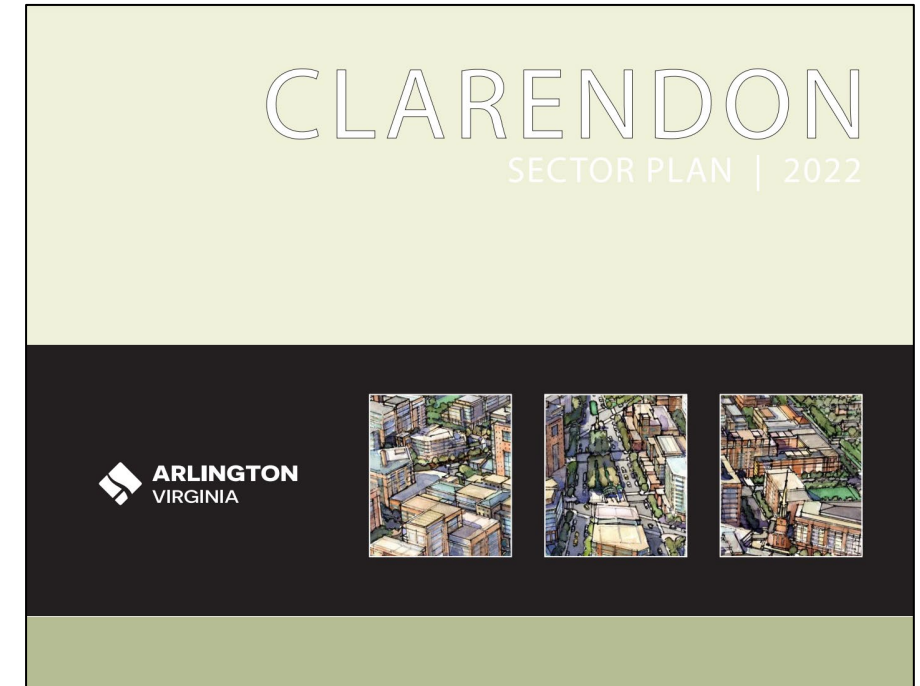
Development Proposal Summary

- Hotel Building
 - 10 Stories
 - 109 ft. building height
 - 124 ft. penthouse height
 - 229 rooms
 - .35 parking ratio
- Residential Building
 - 11 Stories (110 ft. maximum height)
 - 290 units
 - .4 parking ratio
- Ground Floor Retail – 16,169 sqft
- Construct portions of new 10th Road North & Alley
- Zoning Modifications:
 - Additional Density
 - Green Building Incentive Policy (LEED Gold)
 - Other
 - Parking/loading reduction
 - Density exclusions



Zoning & Policy Guidance

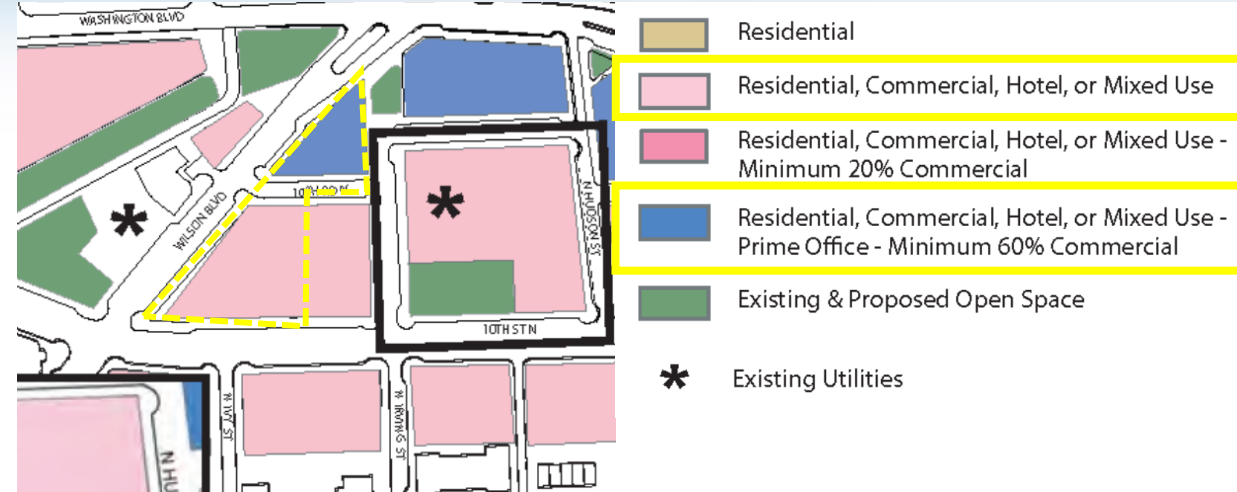
- General Land Use Plan (GLUP)
- **Clarendon Sector Plan (2022)**
 - ACZO 9.2 Clarendon Revitalization District
- [Off-Street Parking Guidelines \(2017\)](#)
- [Arlington County Retail Plan \(2015\)](#)
- [Historic Resources Inventory \(HRI\)](#)



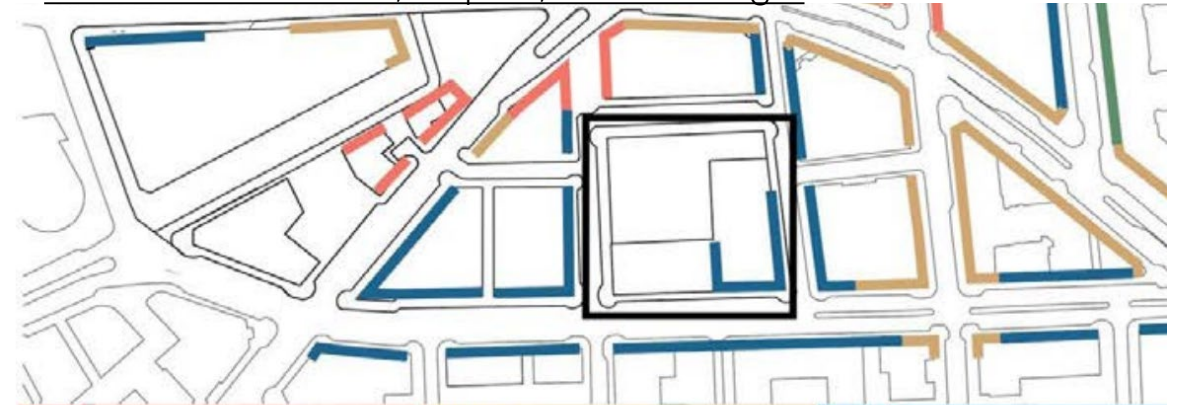
Land Use

- ACZO and Sector Plan recommends residential, commercial, hotel, or mixed use for the site
- Sector Plan recommends combination of Red, Gold, Blue street typology

ACZO §9.2.6 Map 2, Use Mix



Clarendon Sector Plan, Map 2.6, Retail Frontages

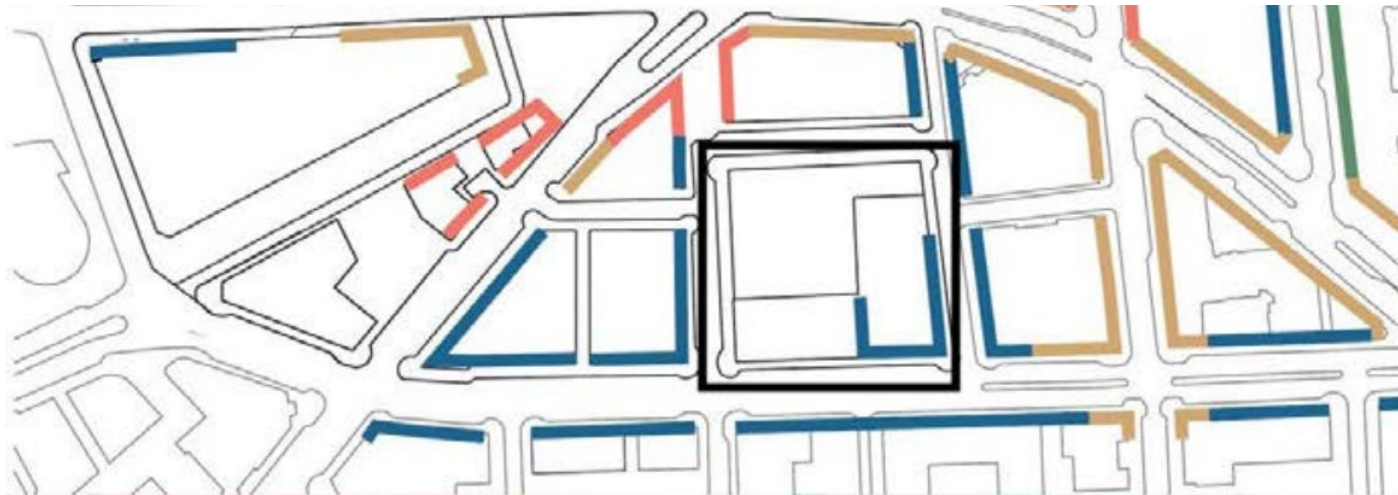


RED*	GOLD*	BLUE*
Design standards; exterior & interior	Design standards; exterior & interior	Design standards; exterior
Retail sales	Retail sales	Retail sales
Food establishments	Food establishments	Food establishments
Entertainment establishments	Entertainment establishments	Entertainment establishments
Services	Services	Services
Repairs	Repairs	Repairs
	Retail equivalents	Retail equivalents

* Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board. | ** Other adopt

Land Use

Clarendon Sector Plan, Map 2.6, Retail Frontages



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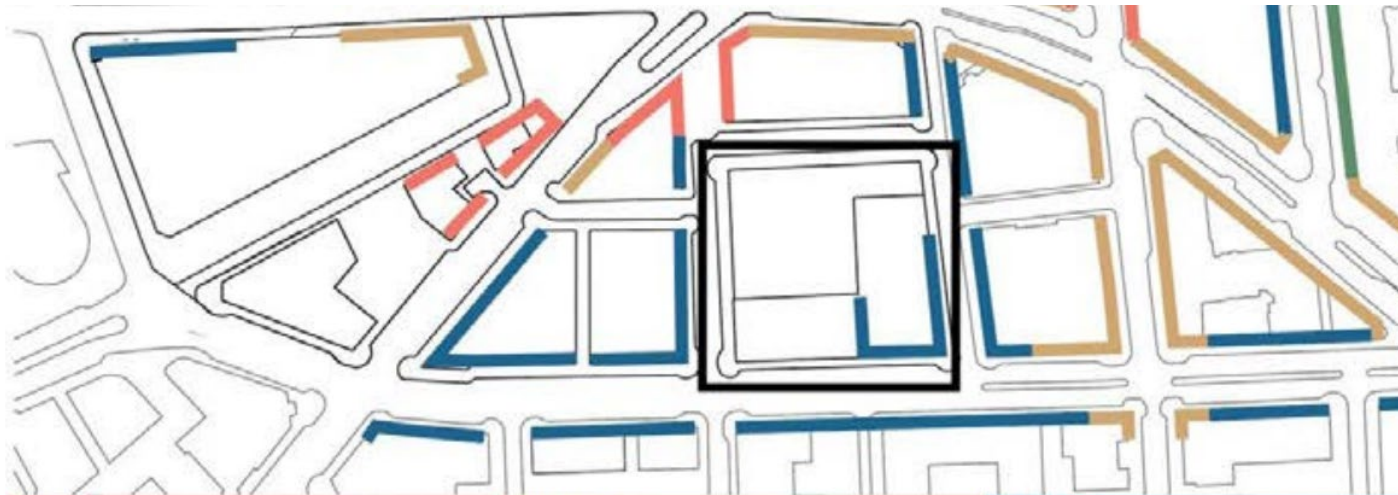


Proposed Ground Floor Plan, Hotel Building



Land Use

Clarendon Sector Plan, Map 2.6, Retail Frontages



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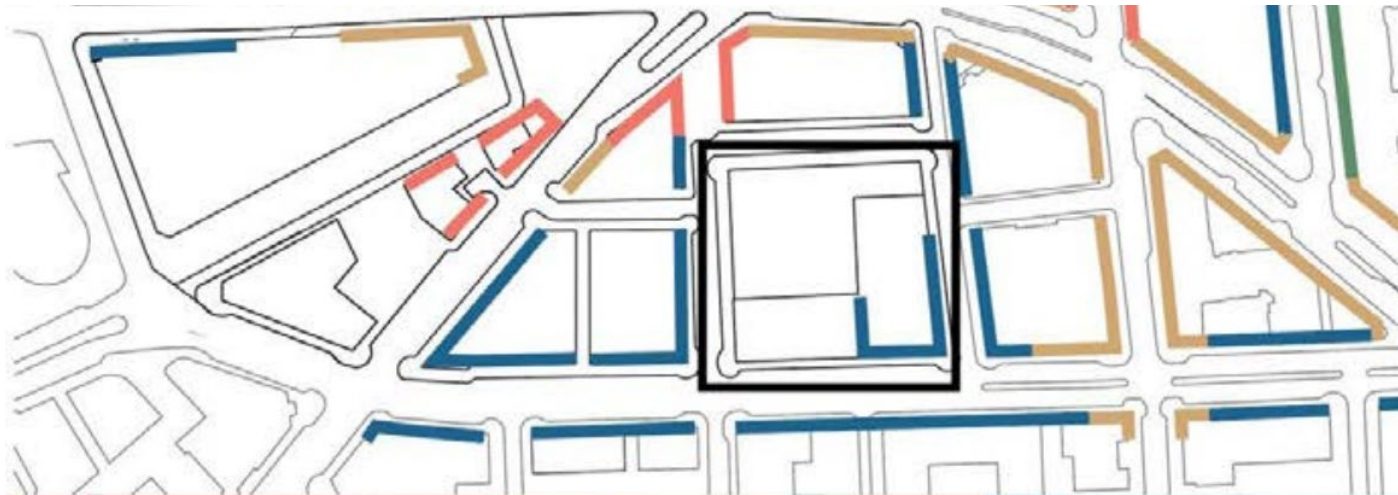
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Proposed Ground Floor Plan, Hotel Building

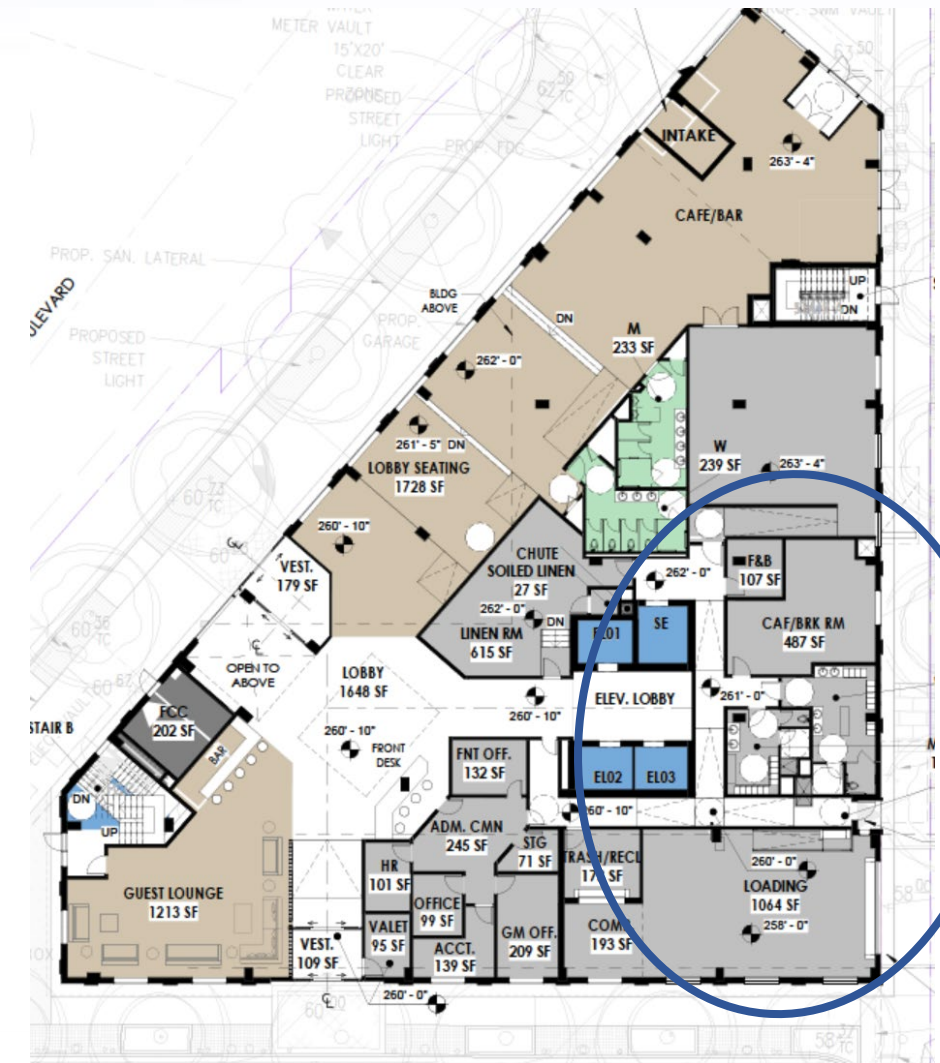
Land Use

Clarendon Sector Plan, Map 2.6, Retail Frontages



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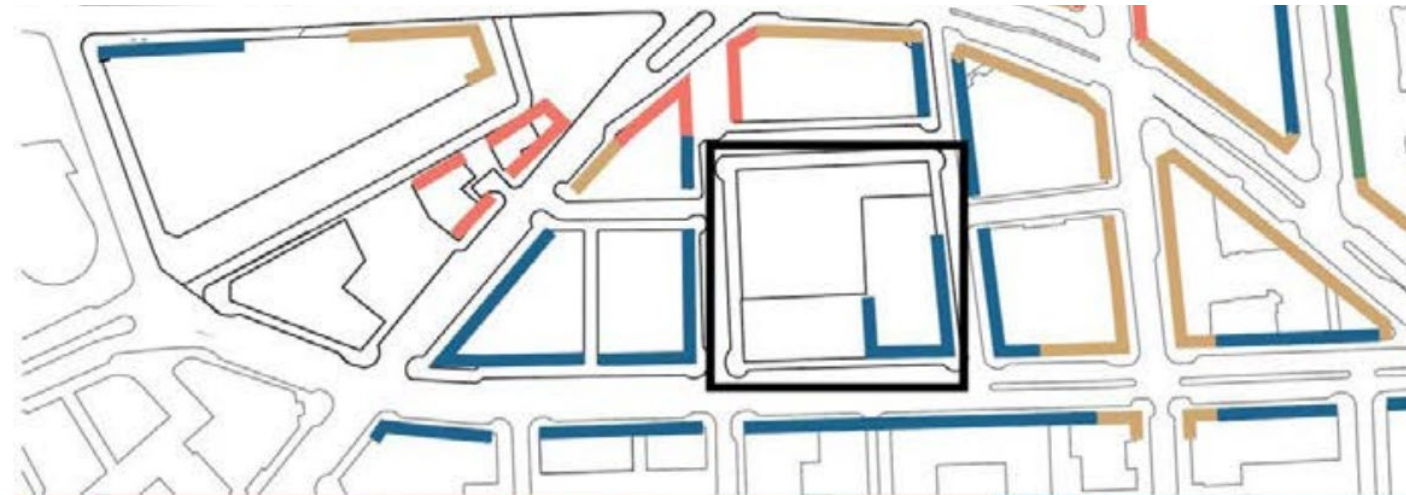


Proposed Ground Floor Plan, Hotel Building



Land Use

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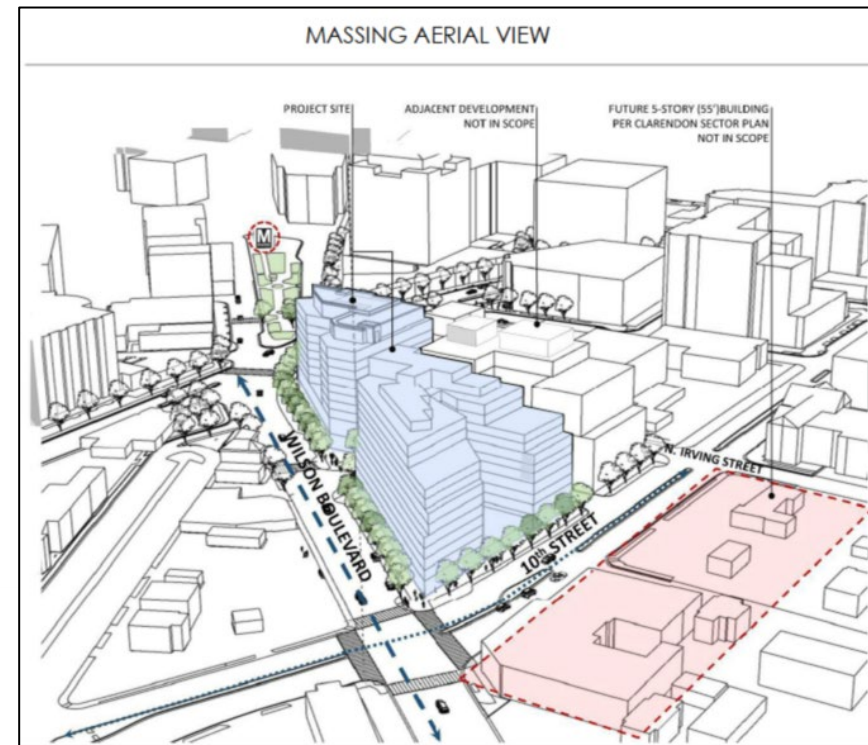
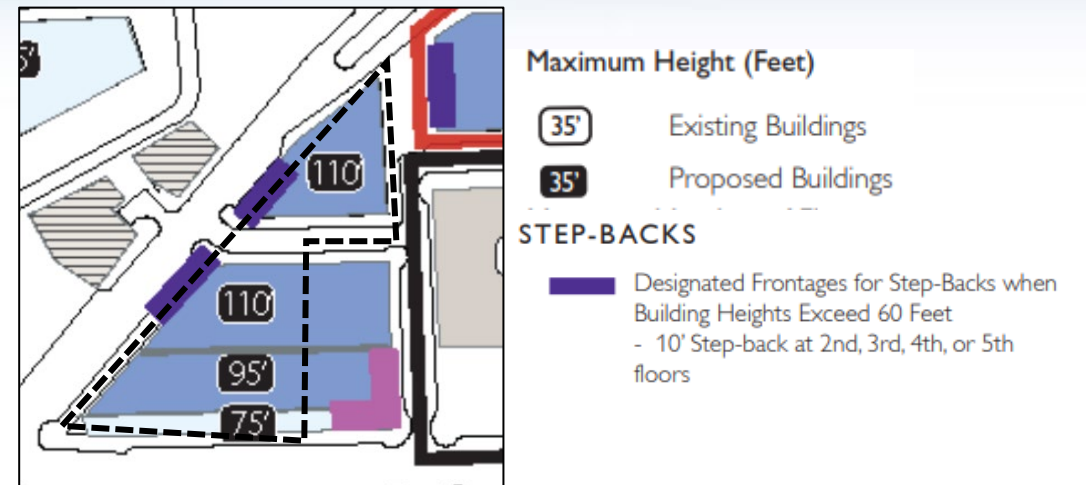


Proposed Ground Floor Plan, Residential Building

Density & Building Massing

- The **County Board** may **approve additional density** (above 3 FAR) by approving additional floors subject to Map 1
 - The proposal is **5.09 FAR**
 - The proposal meets the taper requirements on the southern building

ACZO §9.2.5 Map 1, Max. Height Limit and Step-Backs



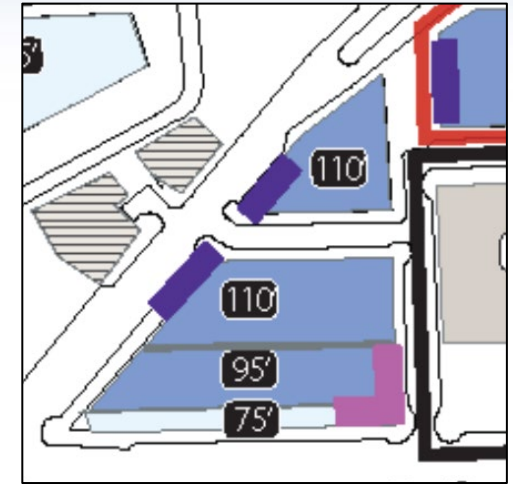
Density & Building Massing

ACZO §9.2.5 Map 1, Max. Height Limit and Step-Backs

- Step-backs are designed to ensure:
 - Pedestrian Scale
 - Contextually appropriate to adjacent structures

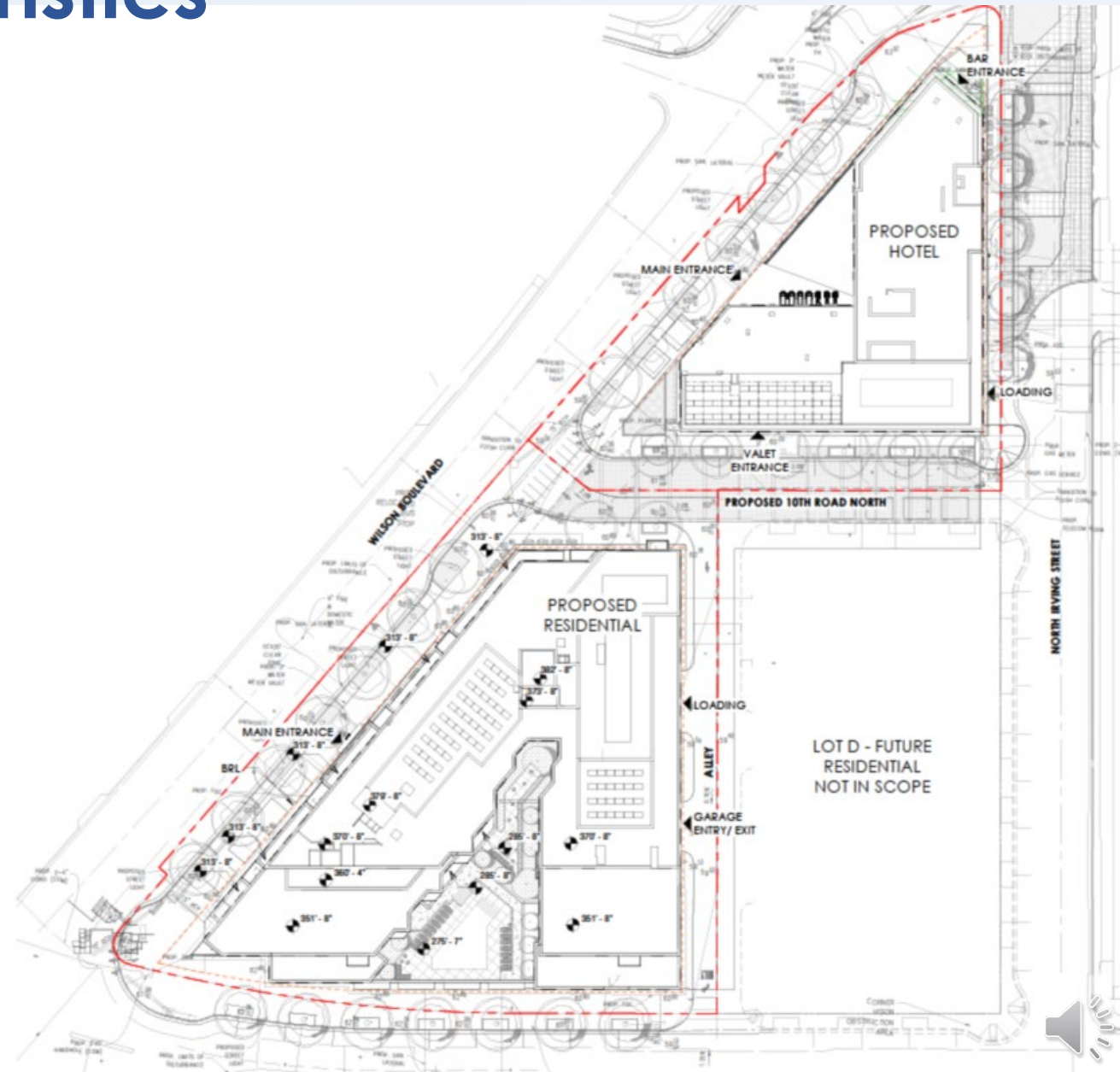
STEP-BACKS

- Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet
 - 10' Step-back at 2nd, 3rd, 4th, or 5th floors

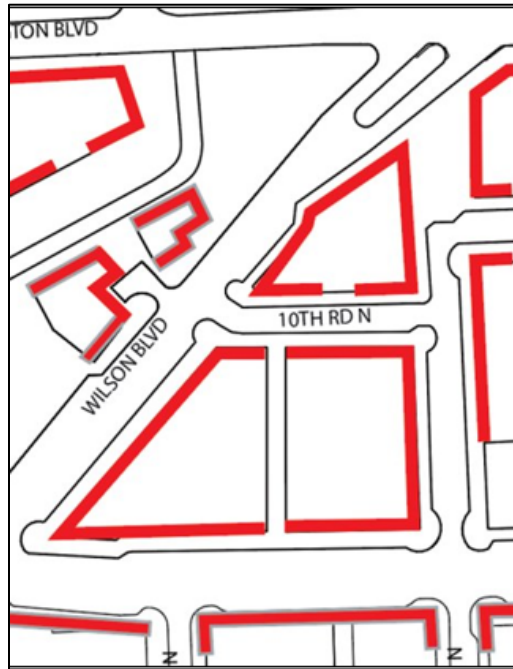


Site Design & Characteristics

- Pedestrian entrances
- New 10th Rd.
- New Alley
- Parking and Loading access
- Public Plaza



Site Design & Characteristics



BUILD-TO LINES

Map 3.1

Note: Parking and loading should be located where build-to lines are not indicated except where shown on the Fairfax Drive public space frontage.



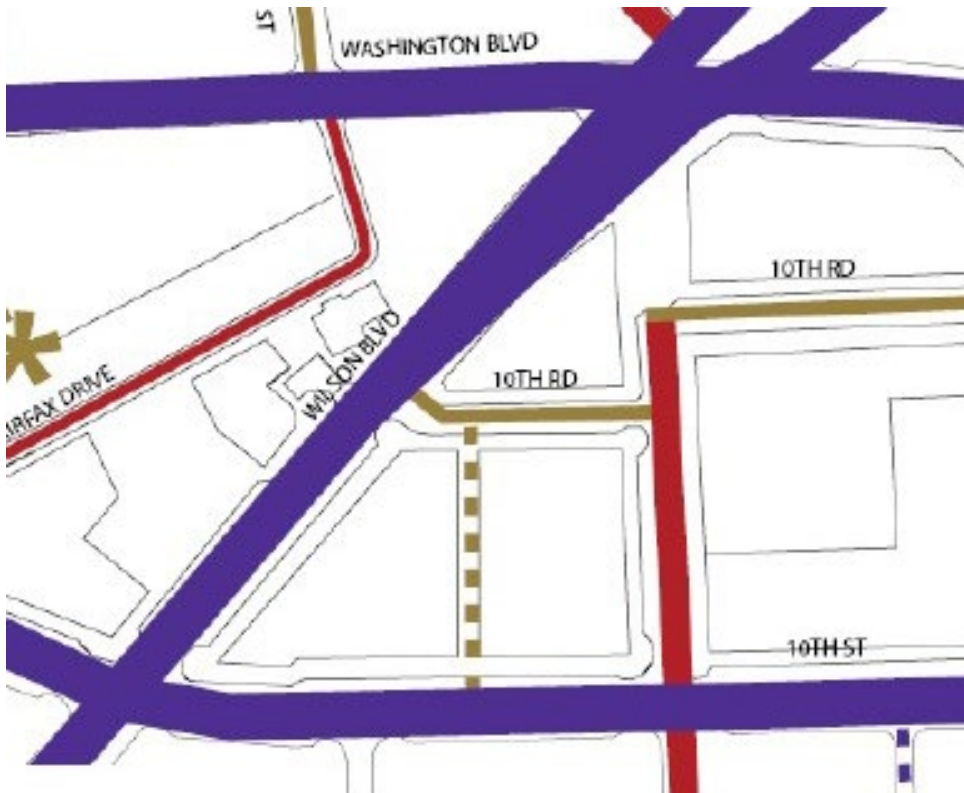
Transportation

Clarendon Sector Plan update

1. A new street and alley
2. Wider sidewalks
3. More and better bicycle lanes

Site Plan proposal

1. A new street and alley
2. Wider sidewalks, on-street parking
3. Reduced parking ratio
4. Parking and loading from new alley



Clarendon Sector Plan Map 2.10, Streets



Open Space

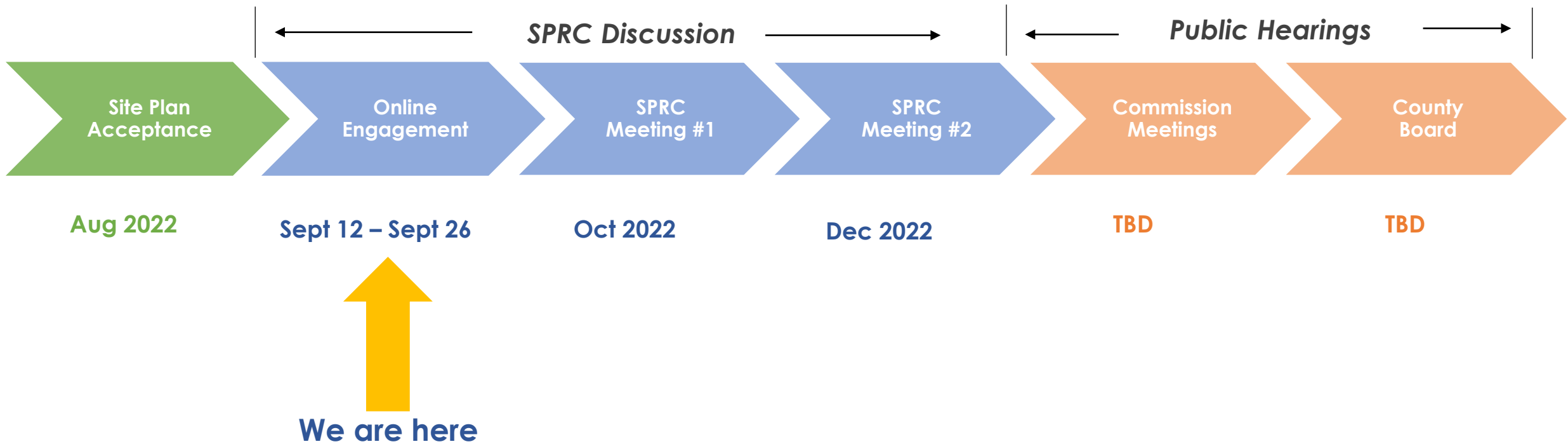
Clarendon Sector Plan Map 2.9, Open Space





Next Steps

Process – Next Steps





For More Information

Visit the project webpage:

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