

# Site Plan Review Committee

## October 20, 2022

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### **Bingham Center (Silver Diner Site)**

Site Plan (SPLN21-00009)

3200 Wilson Blvd.



# Process – Next Steps



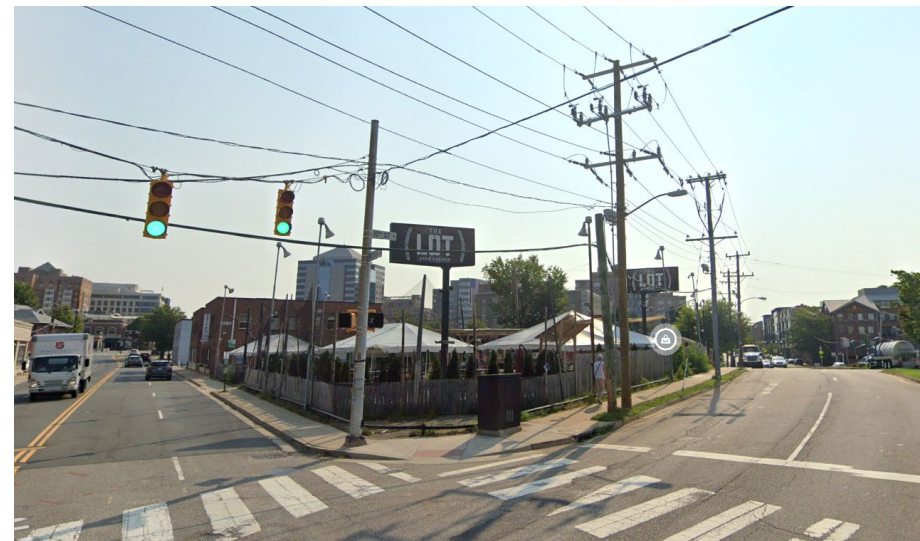
# SPRC Meeting Agenda

1. Land Use
2. Site Design
3. Architecture

## Topics for the next meeting:

- Transportation
- Open Space/Landscaping
- Construction/Community Benefits/Other

# 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 10<sup>th</sup> Road North & Alley
- Zoning Modifications:
  - Additional Density
    - Green Building Incentive Policy (LEED Gold)
    - Other
  - Parking/loading reduction
  - Density exclusions



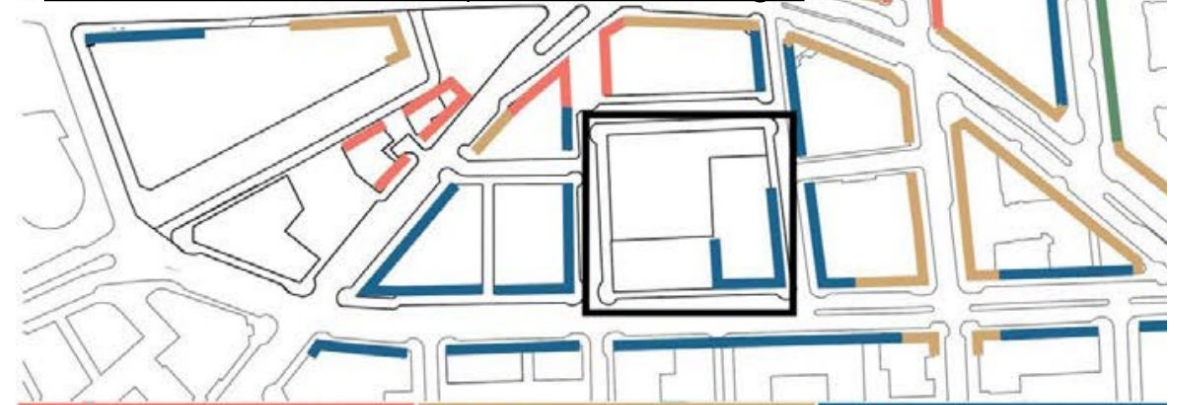
# Land Use

- 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

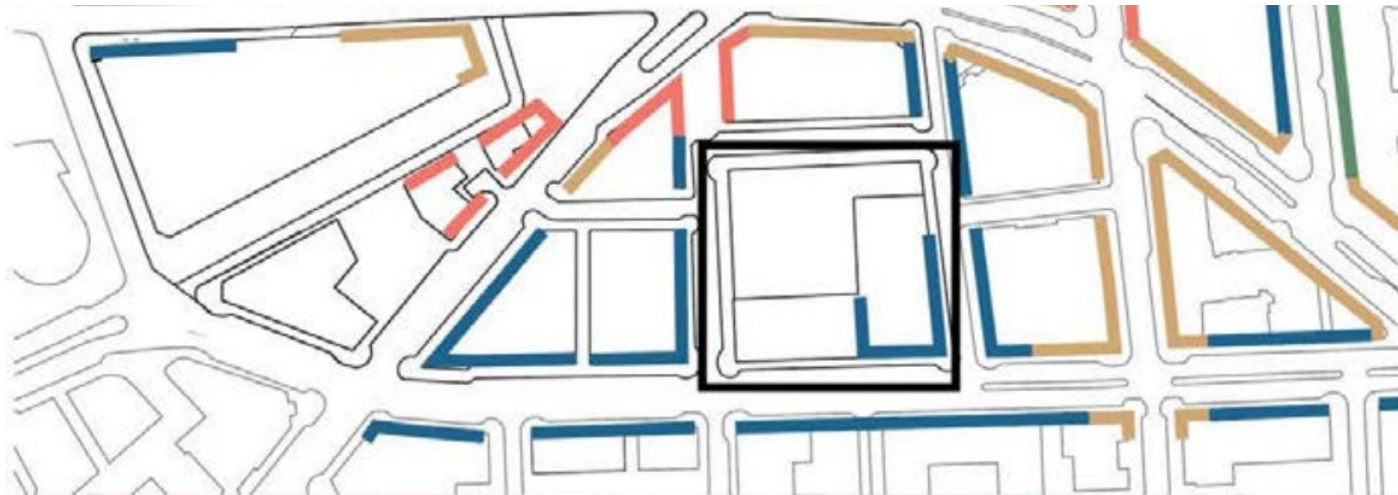


RED*	GOLD*	BLUE*
Design standards; exterior & interior	Design standards; exterior & interior	Design standards; exterior
Retail sales	Retail sales	Retail sales
Food establishments	Food establishments	Food establishments
Entertainment establishments	Entertainment establishments	Entertainment establishments
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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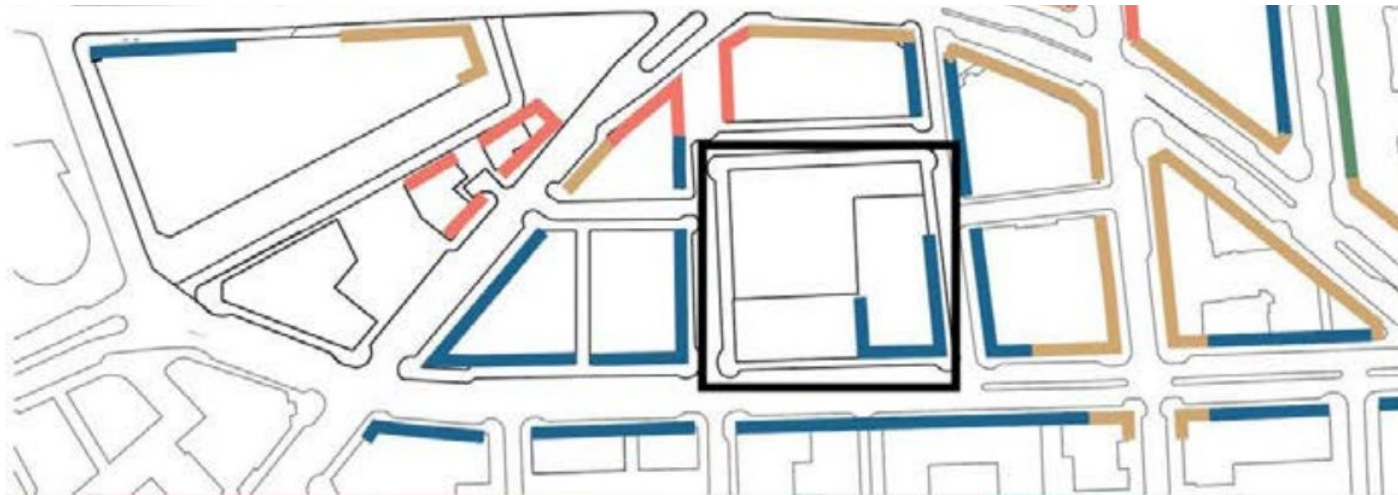
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Proposed Ground Floor Plan, Hotel Building

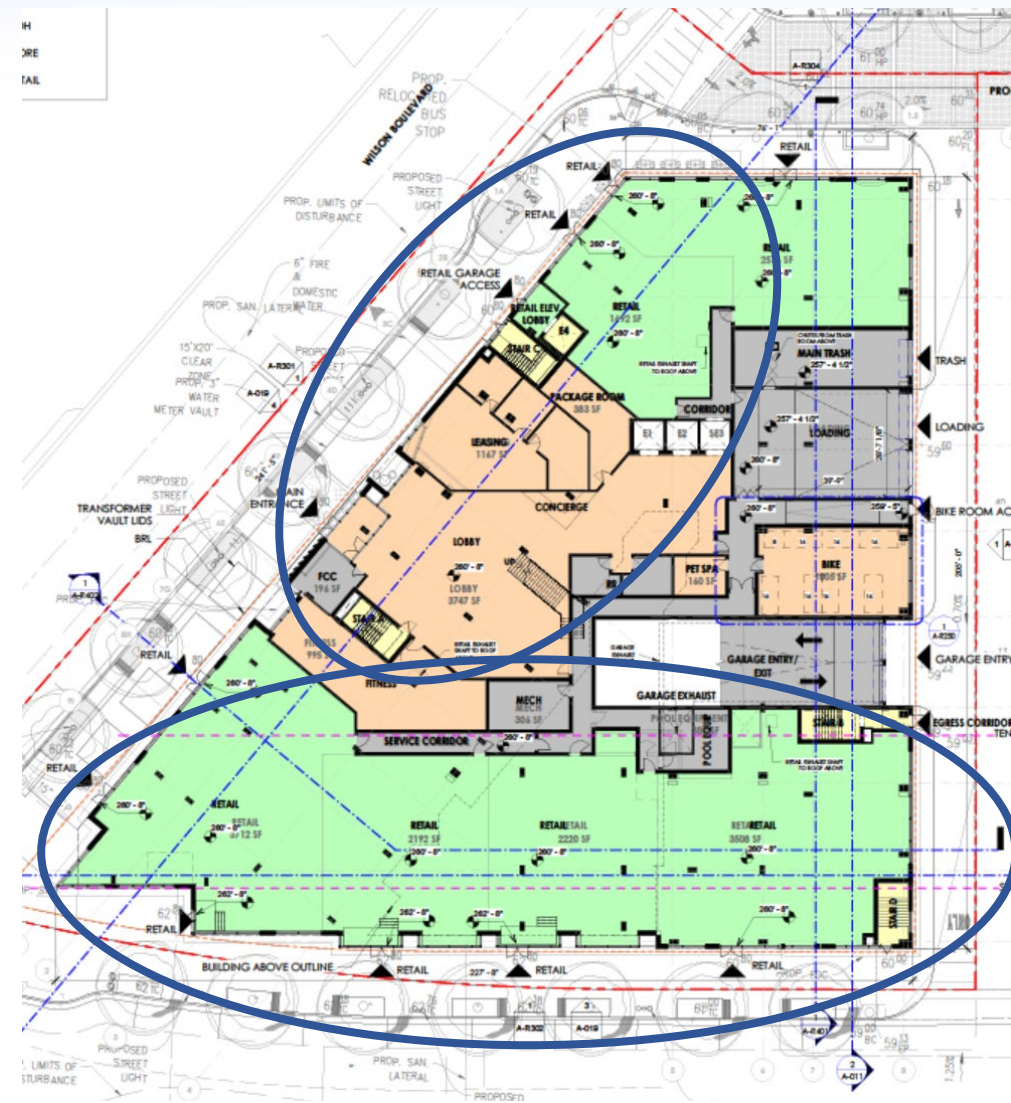
# Land Use

Clarendon Sector Plan, Map 2.6, Retail Frontages



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Proposed Ground Floor Plan, Residential Building



# Site Design & Characteristics

Frontage Type	Maximum Distance Between Functioning Entries	Façade Transparency	Ground Floor Elevation	Permitted Projections	Minimum Ground Floor Clear Ceiling Height
SIDE STREET B	80 Linear Feet	Min. 50% within ground level facade treatment	Match sidewalk grade	Blade Signs Awnings Canopies	15' structural 12' finished interior



## FRONTAGE TYPES

Map 3.2

- Main Street
- 10th Street
- Side Street A
- Side Street B
- Urban Residential
- 9th Road Residential
- Service
- Alley



The Hudson along 12 St. N., Arlington, VA



Marker Common on Fillmore St., Arlington, VA



Station Square on Fillmore St., Arlington, VA

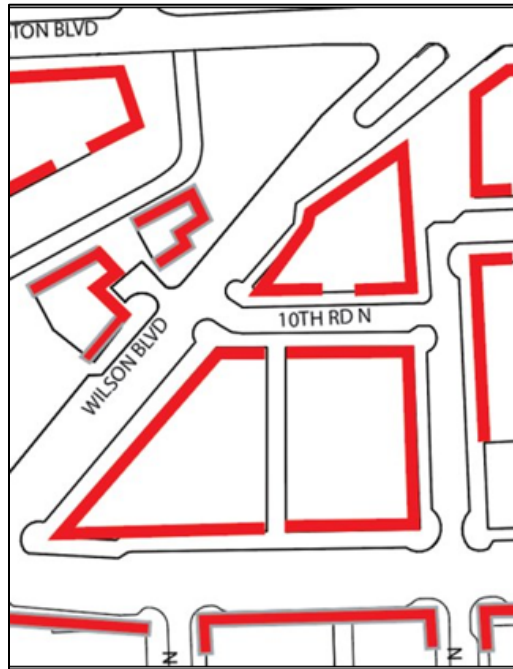


Business storefront, Main St., Gaithersburg, MD

Side streets should maintain adequate levels of transparency and spacing between entries, but less than is required for Main Street and 10th Street frontages.

Though less activity is anticipated on along "Side Street A & B" frontages, the guidelines promote reasonably high levels of transparency and a rhythm of storefronts and building entries.

# 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.



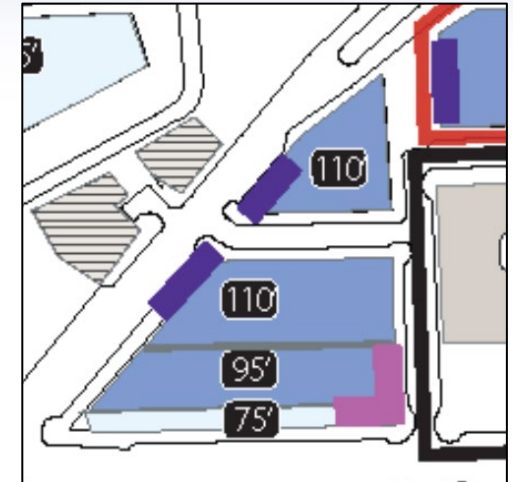
# Architecture - Building Massing

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



# For More Information

Visit the project webpage:

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

## **Courtney Badger**

Arlington County – CPHD Planning Division

[cbadger@arlingtonva.us](mailto:cbadger@arlingtonva.us)

703-228-0770

## **Dennis Sellin**

Arlington County – DES Development Services

[dsellin@arlingtonva.us](mailto:dsellin@arlingtonva.us)

703-228-4805

## **Leo Sarli**

Planning Commission

[lsarli@me.com](mailto:lsarli@me.com)