

# Site Plan Review Committee

## September 12, 2022

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### **10<sup>th</sup> & Irving (Joyce Motors Site)**

Site Plan (SPLN19-00006)

3201 10<sup>th</sup> Street North

# Agenda

1. Process/Next Steps
2. SPRC Agenda
3. Site Location
4. Proposal Summary
5. Project Updates
6. Density/Height



# Process/Next Steps



## [ONLINE ENGAGEMENT RESULTS & RESPONSES DOCUMENT](https://www.arlingtonva.us/files/sharedassets/public/projects/documents/site-plan-projects/joyce-motors/joycemotors-onlineengagement-commentresponsematrix.pdf)

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# SPRC Agenda Topics

1. **Land Use** (Ground Floor Uses)
2. **Building Form & Height**
3. **Architecture & Historic Preservation**

Topics for the next meeting:

- Transportation
- Landscaping
- Construction/Community Benefits/Other

# Site Location/Existing Conditions

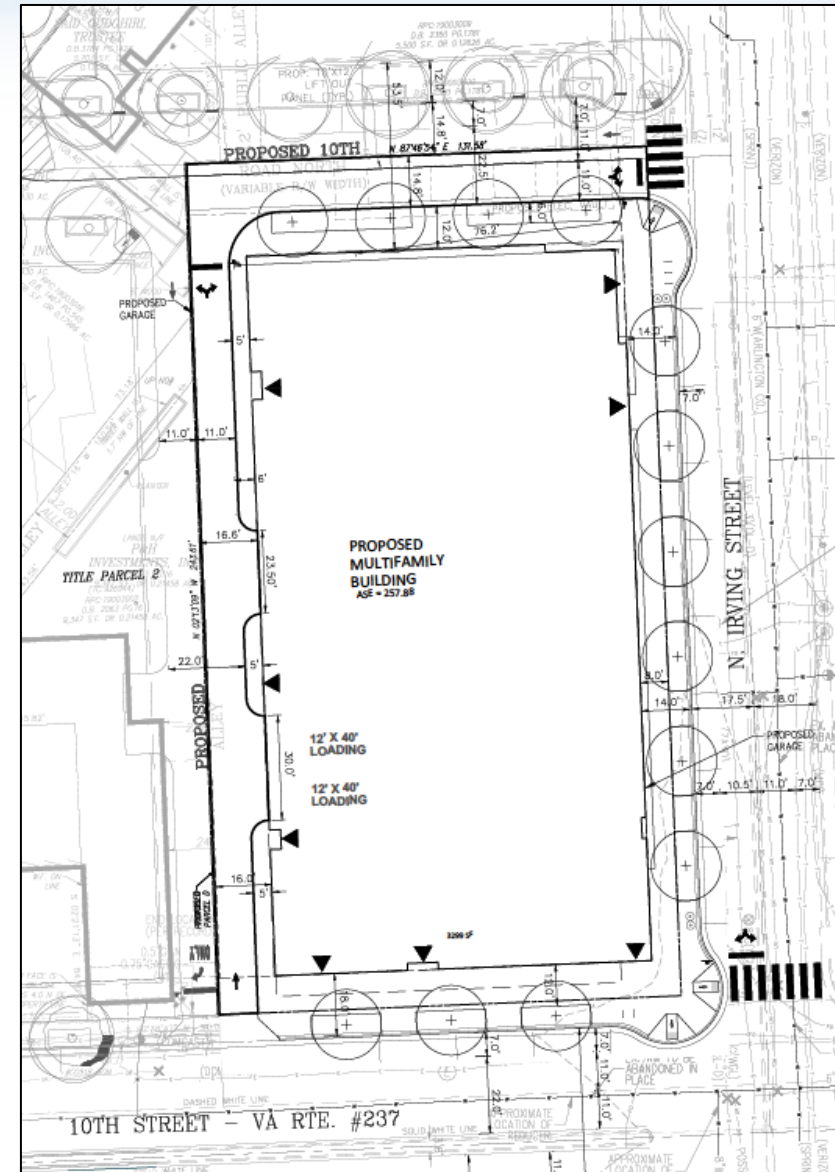


# Proposal Summary

## Residential building w/ground floor retail

- 5.92 FAR:
  - 241 dwelling units
  - 3,825 sf of retail
- 110 ft. (11 stories) max. height
- Preservation and relocation of historic façade
- Parking:
  - 144 spaces total (underground)
    - 0.58 sp./unit (140 spaces)
    - 1 space/956 sf of retail (4 spaces)
- Construction of portions new 10<sup>th</sup> Road North & Alley
- Zoning Modifications:
  - Additional density (2.92 FAR)
    - 2014 Green Building Incentive Policy (LEED Gold)
    - Façade preservation
    - Barbershop Building preservation (TDR)
    - Other
  - Parking/loading reduction
  - Density exclusions

Proposed Site Layout



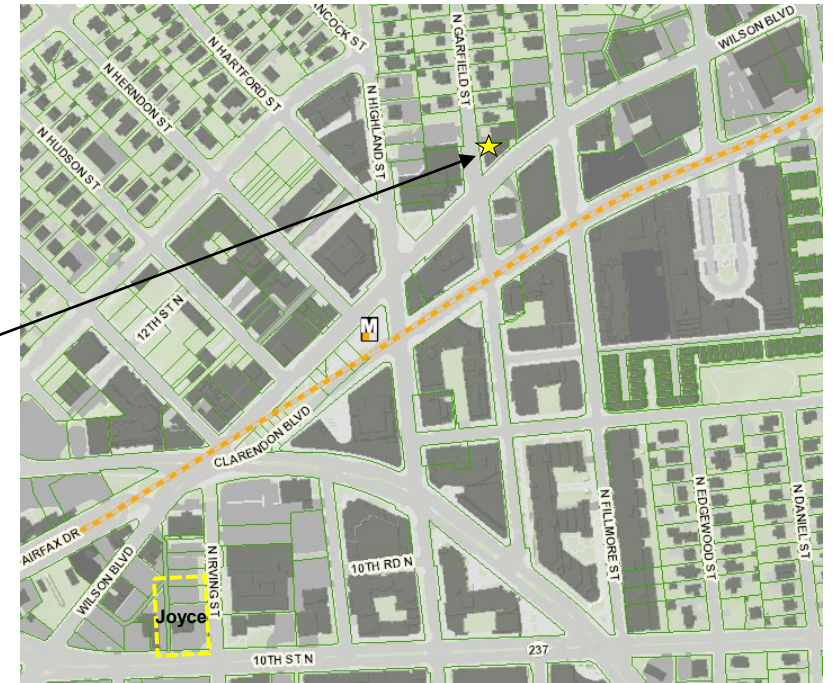
# Update: Transfer of Development Rights (TDR)

- **Consistent with the Sector Plan**, the applicant proposes to earn additional density credit by **fully preserving the Barbershop Building at 1407/1411 N. Garfield Street**
- Density from the sending site would be transferred to the Joyce Motors site (receiving site), pursuant to ACZO §9.2.1.B.1.
- This topic, and other community benefits, will be discussed further at the next meeting

1407/1411 N. Garfield Street

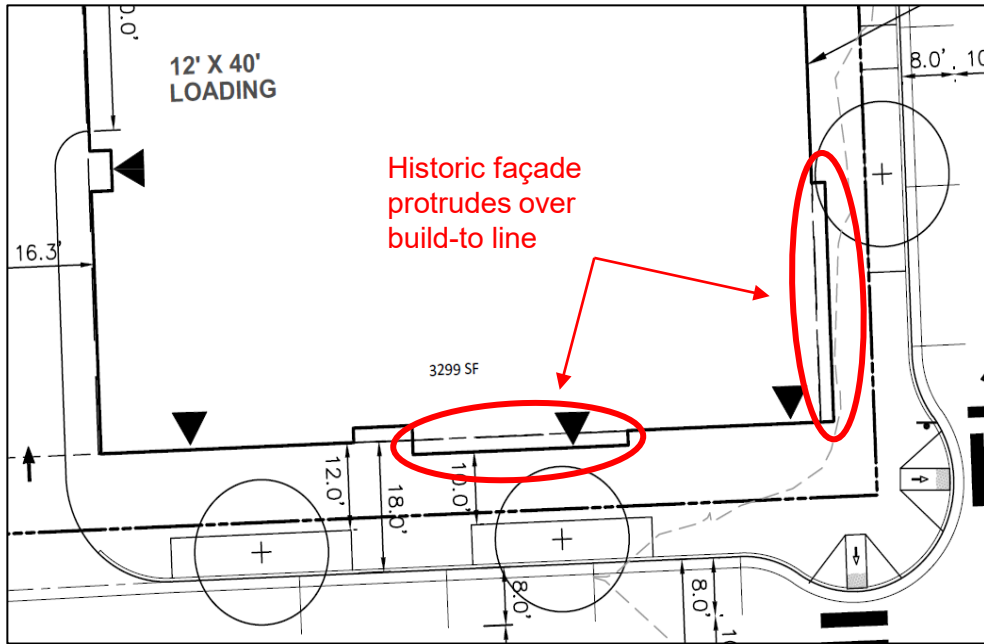


Map



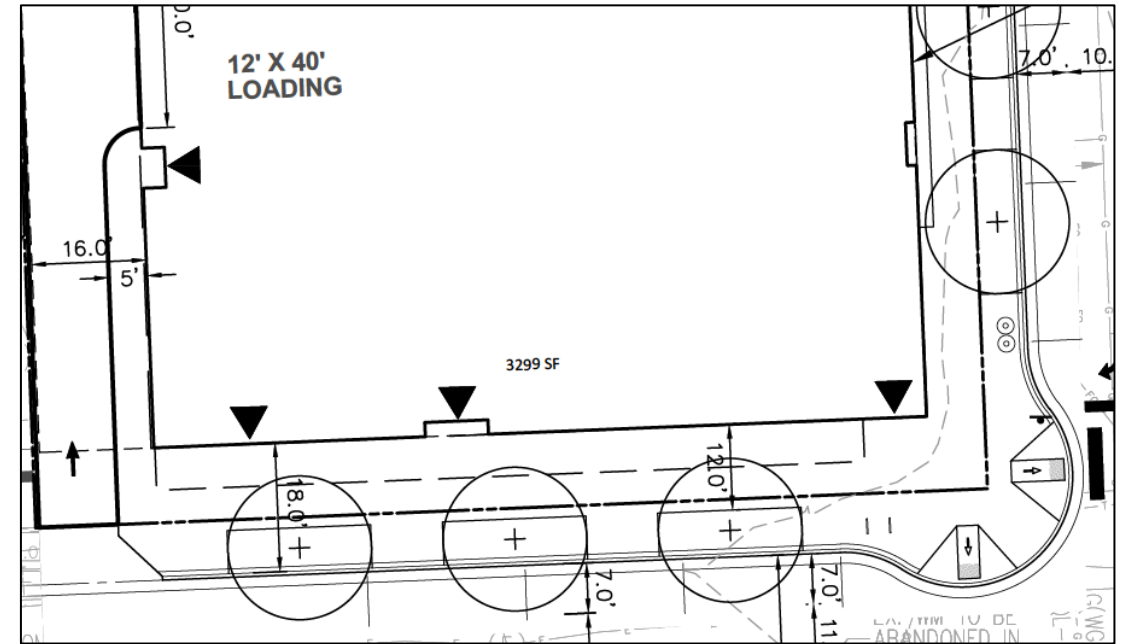
# Updates: Build-to Line

## Original



Walkway Width	Recommended	Proposed
10 <sup>th</sup> St. N.	12'	10'
N. Irving St.	8'	6'

## Revised

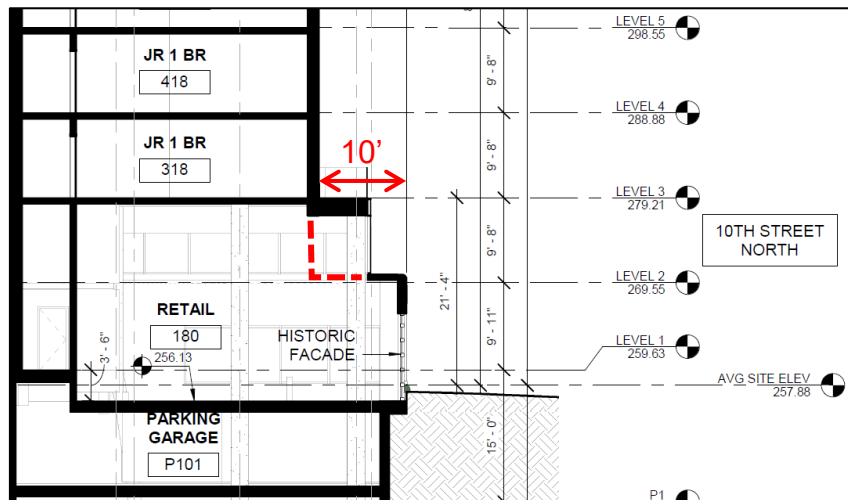


Walkway Width	Recommended	Proposed
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N. Irving St.	8'	8'

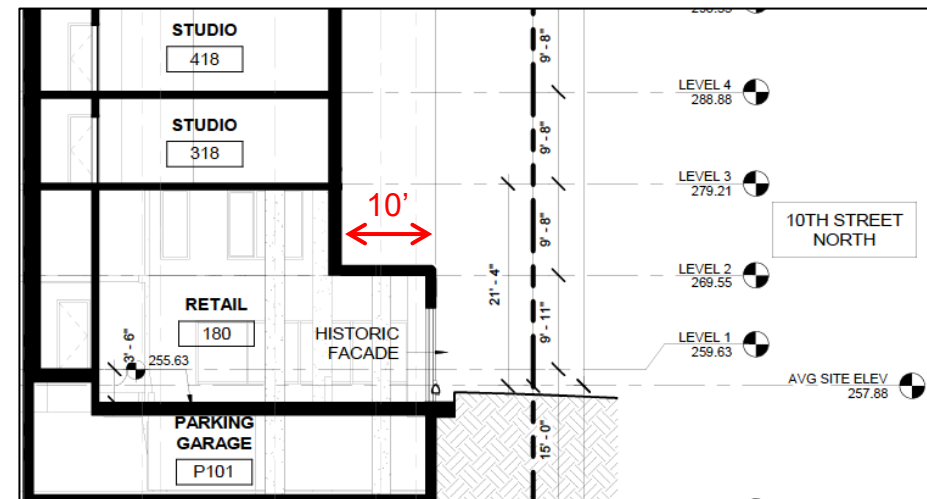


# Updates: Step-back above Historic Façade

## Original



## Revised



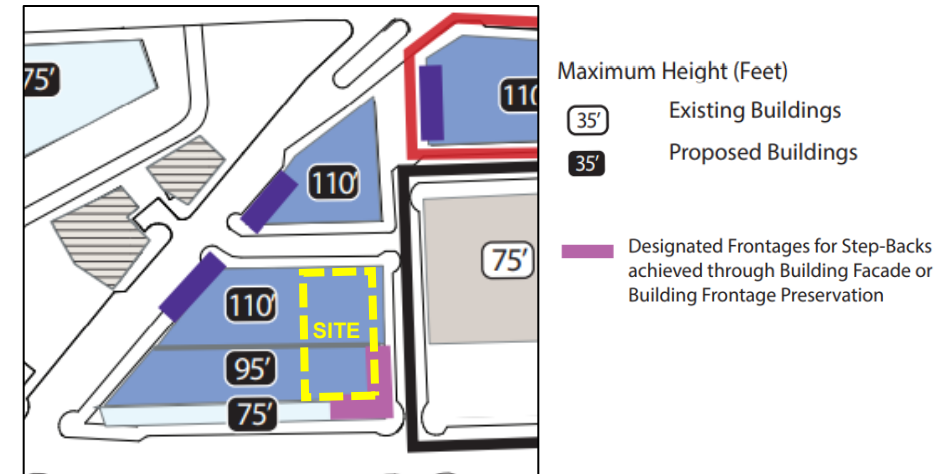
# Density and Building Height/Massing

- **The County Board may approve additional density (above 3 FAR) by approving additional floors subject to Map 1**

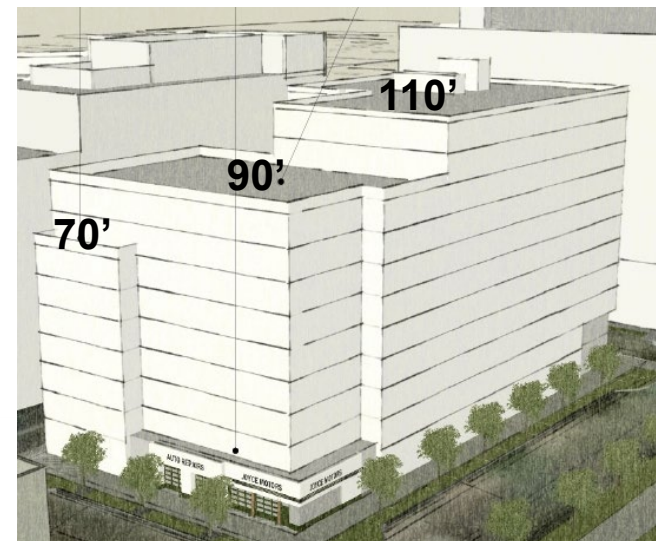
- The proposal is **5.92 FAR**

- The proposal **meets the step-back requirements at 70', 90' and 110' feet**

ACZO §9.2.5. Map 1, Max. Height Limits and Step-backs



Proposed Building Massing Rendering



# For more information visit:

## Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/10th-and-Irving>

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