

Online Engagement June 16 - 27, 2022

10th & Irving (Joyce Motors Site)

Site Plan (SPLN19-00006)

3201 10th Street North

Agenda

1. Site Location
2. Proposal Summary
3. Zoning/Policy Guidance
4. Land Use
5. Density/Height
6. Historic Preservation
7. Design Elements
8. Transportation
9. Process/Next Steps



Site Location/Existing Conditions

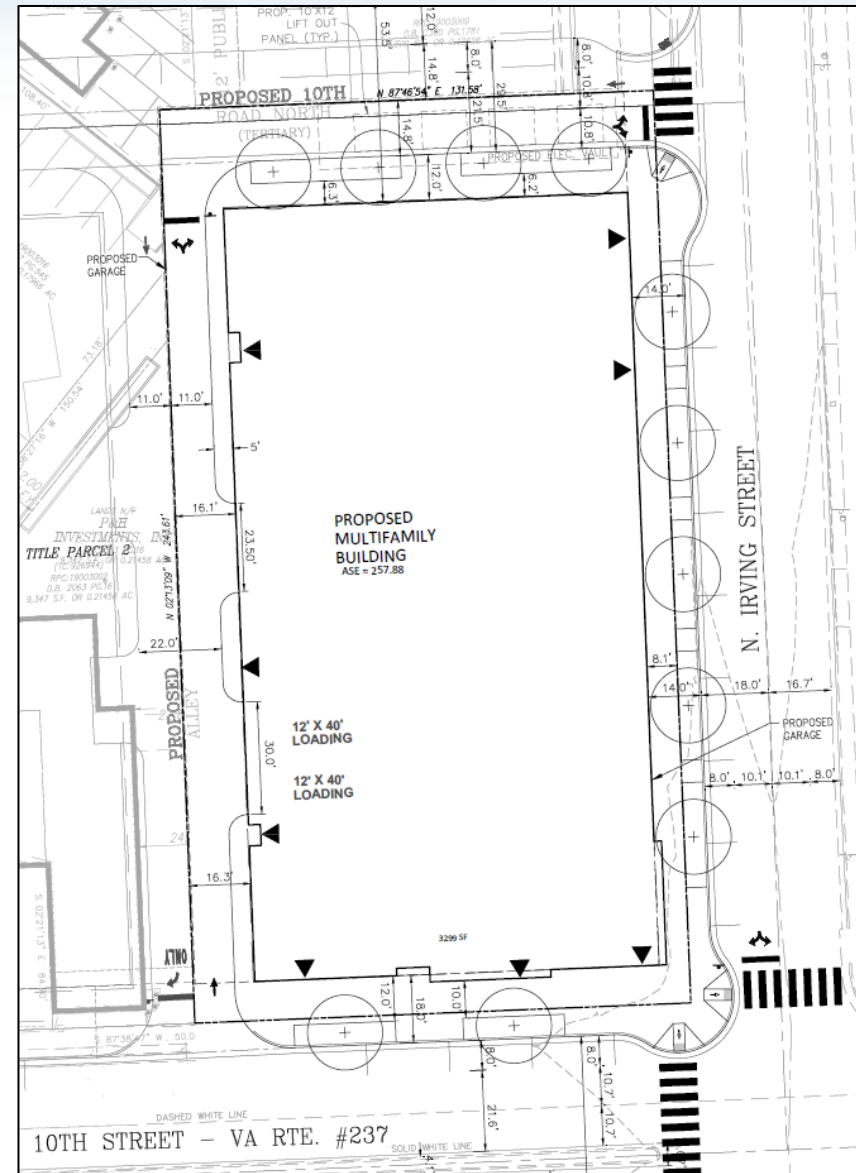


Proposal Summary

Residential building w/ground floor retail

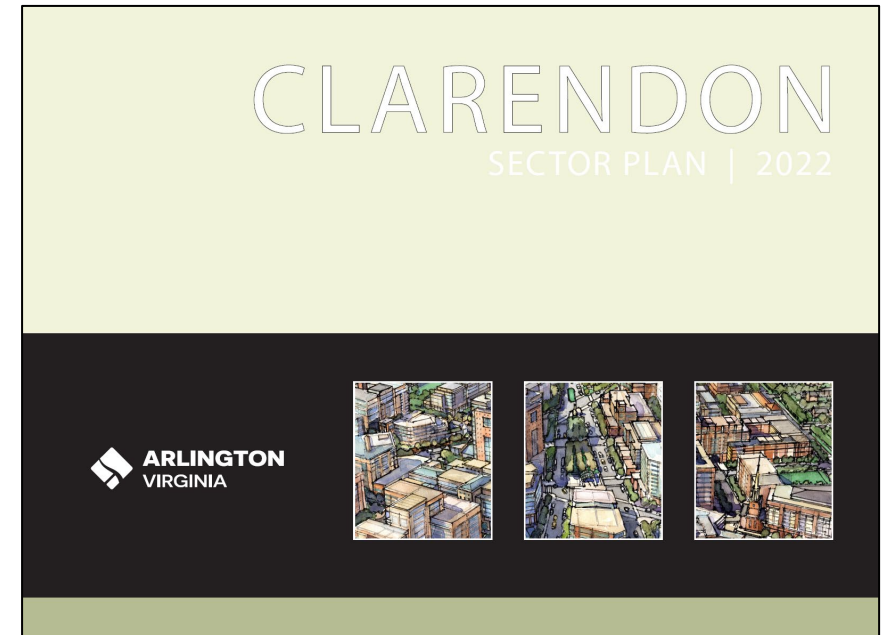
- 5.92 FAR:
 - 241 dwelling units
 - 3,825 sf of retail
- 110 ft. (11 stories) max. height
- Preservation and relocation of historic façade
- Parking:
 - 144 spaces total (underground)
 - 0.58 sp./unit (140 spaces)
 - 1 space/956 sf of retail (4 spaces)
- Construction of portions new 10th Road North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

Proposed Site Layout



Zoning and Policy Guidance

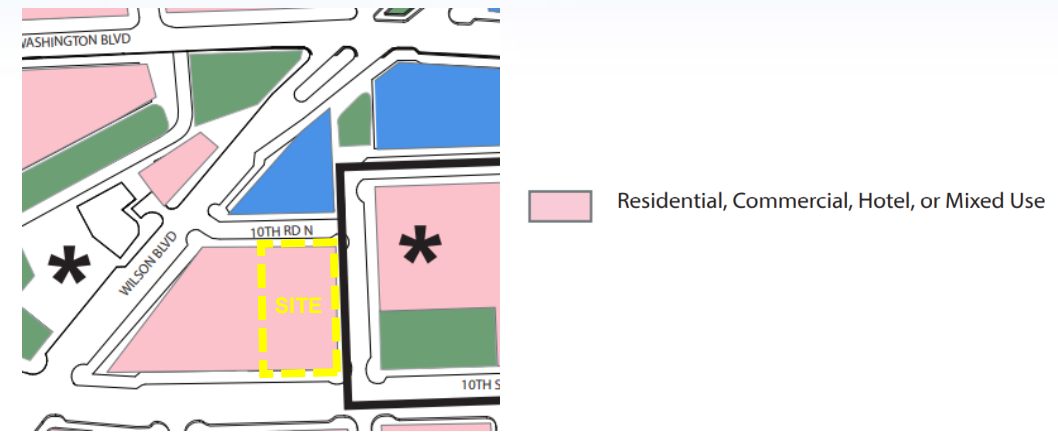
- General Land Use Plan (GLUP)
- **Clarendon Sector Plan (2022)**
 - **ACZO §9.2 Clarendon Revitalization District**
- Off-Street Residential Parking Guidelines
- Arlington County Retail Plan
- Historic Resources Inventory (HRI)



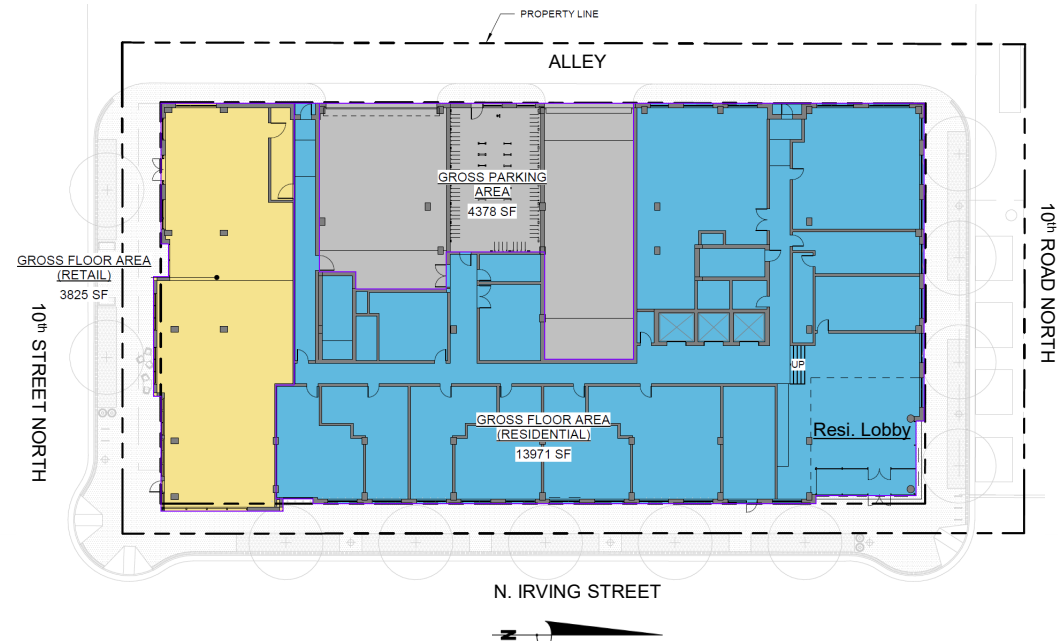
Land Use

- ACZO and Sector Plan recommends residential, commercial, hotel or mixed use for the site
- Sector Plan recommends retail and/or retail equivalents (Blue typology) along 10th Street N., and N. Irving Street
- **Proposed residential and retail uses are consistent with Zoning and Sector Plan guidance**

ACZO §9.2.6. Map 2, Use Mix



Proposed Ground Level Plan



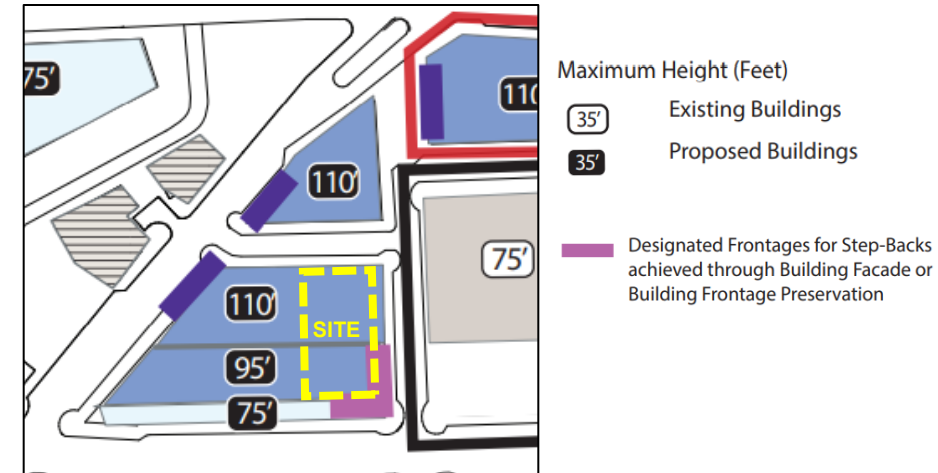
Density and Building Height/Massing

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

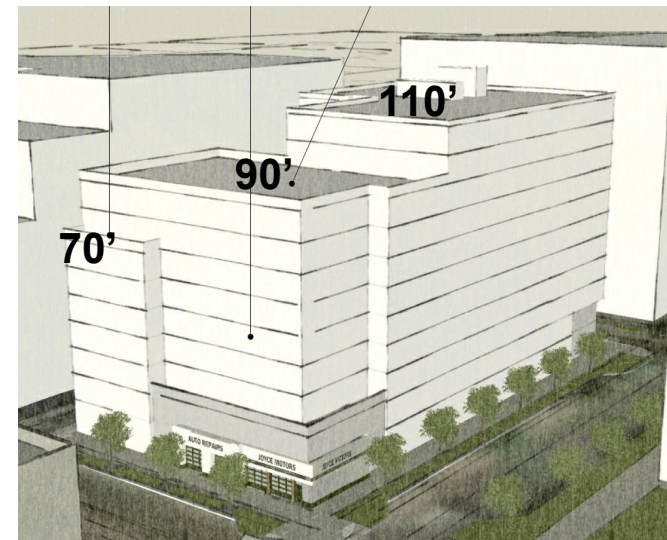
- The proposal is **5.92 FAR**

- 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



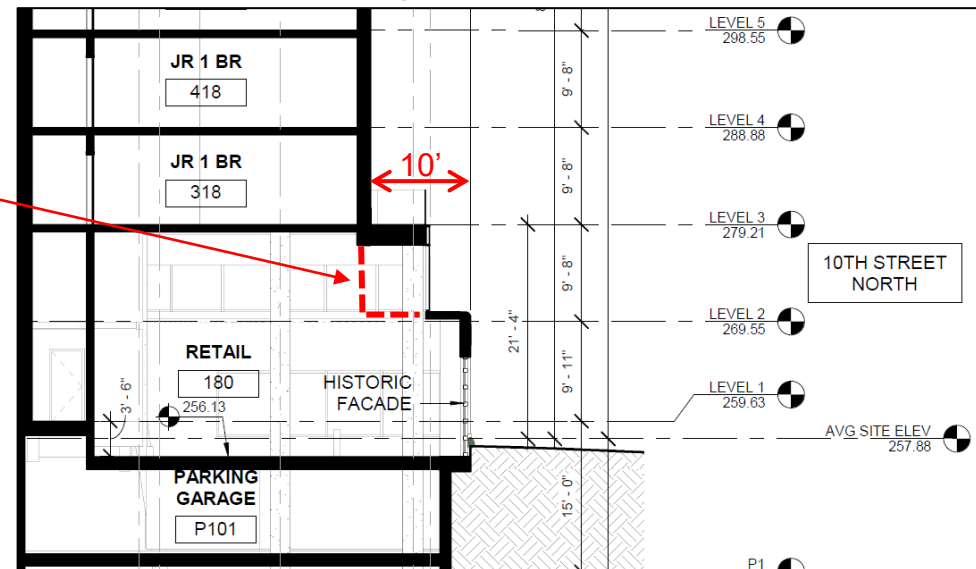
Historic Preservation

- Joyce Motors (Texaco Service Station) was built in 1949 and is listed as an “Essential” property on the HRI
- The ACZO/Sector Plan recommends:
 - Preserving and relocating the building façade to the build-to line
 - Providing a step-back of at least 10 feet immediately above the preserved portion of the project
- The proposal **deviates by providing two step-backs totaling 10 ft., rather than one immediate step-back**
- However, the proposed “two-tier” step-back helps fulfill other ACZO/Sector Plan requirements for retail interior clear height

Proposal Rendering: Façade Relocation

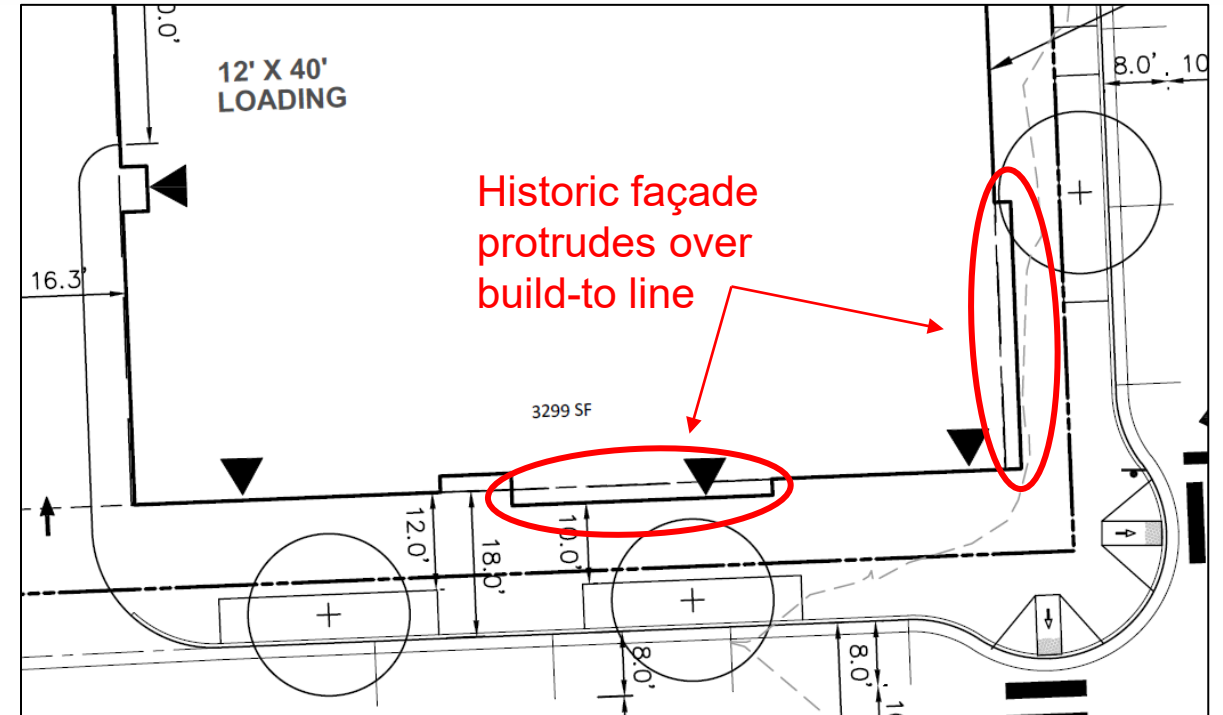


Longitudinal Section



Additional Design Elements: Deviations

- Build-to lines/streetscape
 - **Loss of 2 ft. of sidewalk along portions of 10th Street & Irving Street**
- Functioning entries/distances
- Mechanical penthouse screening walls



Walkway Width	Recommended	Proposed
10 th St. N.	12'	10'
N. Irving St.	8'	6'

Transportation

- **Constructing portions of a new alley and 10th Road North**
- Underground parking and loading accessed from alley
- Reduced parking requested:
 - 144 spaces total
 - 0.58 sp./unit (140 spaces)
 - 1 space/956 sf of retail (4 spaces)
- Reduced loading space requested
- Sector Plan-recommended enhanced bicycle facilities and landscaped median on 10th Street to be studied by the County in the future

Sector Plan: Streets Map



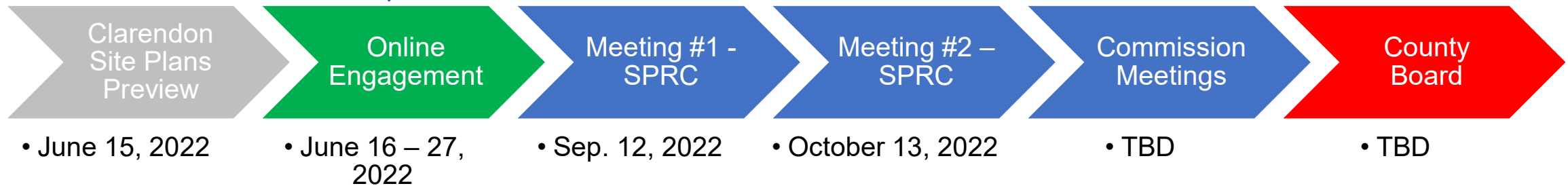
STREETS

Map 2.10

- Arterial
- Local
- Planned Local
- Planned Shared Street
- ⋯ Alleys
- * Pedestrian Only Access to Fairfax
Planned Drive Public Open Space

Process/Next Steps

We are here



Discussion Topics:

- Land Use
- Density/Height
- Arch./Historic Preservation
- Landscaping
- Transportation
- Others

Timeline/agenda subject to change throughout public review process

For more information visit:

Project webpage:

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

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