

SPRC
February 27, 2023

SPLN22-00002 Wells Fargo/Verizon

General Land Use Plan Amendment, New Site Plan

3140 Washington Blvd. & 1025 N. Irving St.(RPC# 19-004-012; 19-004-005; 19-004-011;
19-004-008)

SPRC Agenda

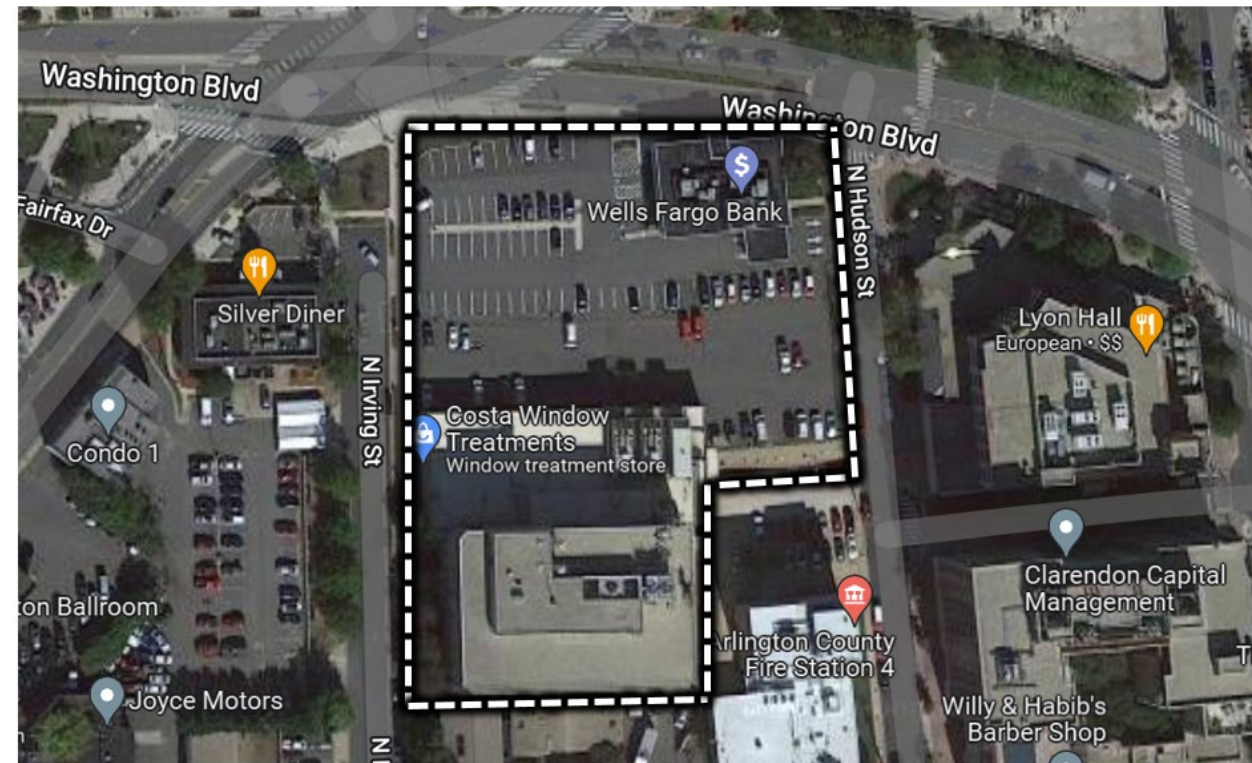
1. Welcome (SPRC Chair)
2. Building Form/Architecture (SPRC discussion item)
 - Including discussion of Drive through-ATM use and ground floor uses
3. SPRC Wrap-up
4. Process/Next Steps
5. Public Comment

For background on the site, including site history and site guidance adopted by the County Board, please see background presentation at

<https://www.youtube.com/watch?v=Ob4Dj8-awB0>

Site and Background



- Location: 3140 Washington Boulevard (Wells Fargo); 1025 N. Irving St. (Verizon).
- Existing Use: One-story bank with drive through and 4-story telephone switching station.
- GLUP: "Medium-Density Mixed Use" and "Government and Community Facilities"; located in Clarendon Revitalization District.
- Zoning: "C-3" General Commercial (Special regulations in ACZO Sec. 9.2).



Site and Background



General Land Use Plan Legend

-  Medium Density Mixed-Use
-  Government and Community Facilities

Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)

C-R, C-3, MU-VS

County, state and federal administration and service facilities (*police, fire, property yard, etc.*)
Hospitals, nursing homes, and institutional housing.
Utilities, military reservations, airports, etc.

P-S, S-D, S-3A

Overview of Applications

Following applications have been submitted:

1. General Land Use Plan (GLUP) amendment on Verizon site from “*Government and Community Facilities*” to “*Medium Density Mixed-Use*” ;
2. A new site plan for a new residential and office mixed-use building with ground floor retail on Wells Fargo Site. Verizon Building will remain; and
3. A use Permit for a drive through ATM.

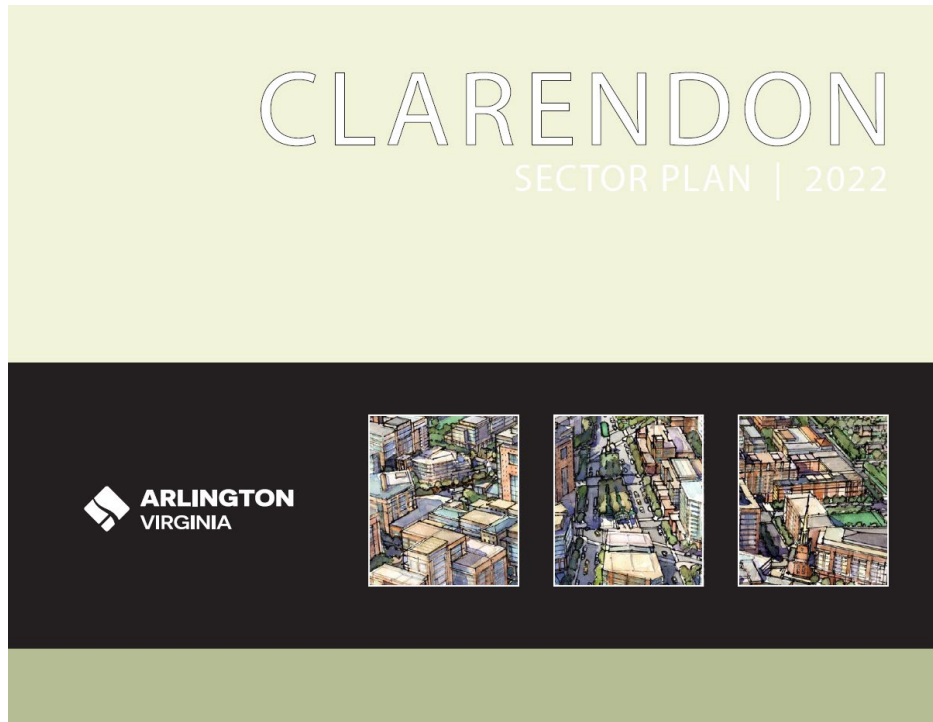
Development Proposal

- 238 dwelling units/~60,000 s.f. of office GFA/29,000 s.f. of retail (incl. new bank);
- 12 stories/128 feet;
- Preserves Verizon Building;
- Adds public street (10th Road North);
- Modifications for parking ratio, compact parking, one fewer residential loading dock, tandem loading; additional density, additional height; streetscape requirements. Exclusions requested; others.
- Requesting additional density and height above the base for sustainable design and other features and amenities consistent with the vision of the Clarendon Sector Plan.
- Total density (including Verizon) **3.8** FAR.



View of Northwest corner of site from Washington Boulevard. The Bank is adjacent to the North Irving Street Plaza.

Plan and Policy Guidance



- Clarendon Sector Plan Update
 - Adopted by the County Board April 23, 2022
 - Includes updated guidance and also amendments to the Zoning Ordinance to reflect updated guidance;
 - Public engagement between September 2020 and December 2021
 - Six Long Range Planning Committee meetings
 - One Zoning Ordinance Committee meeting
 - Review by various County Advisory Committees and Commissions

Other Plan Guidance

- ACZO Section 9.2—
 - Very detailed regulations as well as the usual height, density and parking regs,
 - Build-to lines;
 - Detailed Streetscape requirements including total sidewalk, tree pit size, utility placement, clear sidewalk width;
 - Building Frontage types;
 - Clear height for retail
 - Equipment Screening and penthouses;
 - Designated Loading areas.
- Other: *Master Transportation Plan; Retail Plan; Multifamily Parking in Metro areas; Office Parking guidelines; etc.*

Process to Date

- Online Engagement Period
 - January 9-20, 2023;
 - 38 unique commenters;
 - Almost universally negative on presence of drive-through;
 - Most felt bank was an acceptable use adjacent to public open space, if design was improved;
 - No strong feelings for/against architecture above ground level, commenters want active ground level, interested in clarifying if retail could be accessed by 10th Road;
 - More landscaping/green.

Staff Preliminary Issues

- Strongly discourage drive through, consider alternatives;
- Streetscape on 10th Road;
- Screening of Verizon building equipment and improvement of Verizon's one-story 1970s addition;
- Landscaping and addition of streetscaping in general.

Building Form/Architecture

Clarendon Sector Plan

B. GOALS

From the vision statement, three overarching goals set the tone for Clarendon's future and address the essential interrelatedness of individual Policies, programs, recommendations, and investments presented in this document or other County planning documents.

A Quality Public Realm. Focus on improving the quality of the public realm by creating and maintaining a network of walkable streets; safe street crossings; attractive, accessible public spaces; and a mix of new and old buildings whose form and design contribute to an attractive street environment, respect Clarendon's architectural heritage, and conserve the integrity of surrounding neighborhoods.

Accessible & Connected Places. Balance demands on transportation infrastructure by encouraging a dynamic mix of uses; improving conditions for pedestrians and cyclists, including those with visual and mobility impairments; and encouraging the efficient use of transit and parking resources.

A Rich Mix of Uses. Maintain a critical mass and broad mix of mutually supportive uses ranging from a variety of housing choices to retail and restaurant offerings to multiple employment options, including a diverse office market.

Clarendon Form Regulations

- Tapers and setbacks;
- block-by-block height limits;
- required build-to lines;
- Building entrances every 50 feet (required on all sides except 10th Road);
- Transparency requirements (on three sides, no transparency requirement on 10th Road);
- Service entries on new 10th Road.

Building Form/Architecture

MAXIMUM HEIGHT LIMITS & STEP-BACKS

Map 2.8

Maximum Height (Feet)

- 35' Existing Buildings
- 35' Proposed Buildings

Maximum Number of Floors

- Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 8 Floors
- 10 Floors
- More than 10 Floors

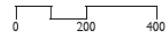
Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

* Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

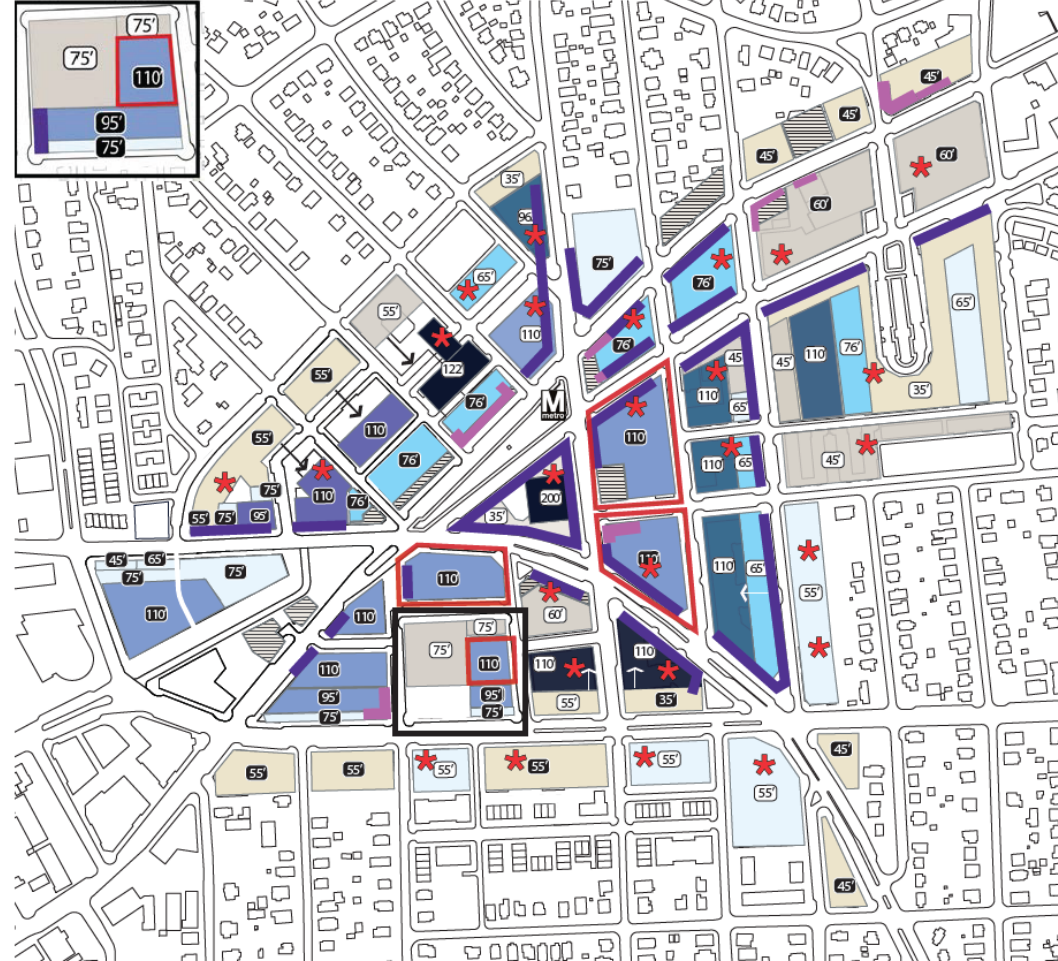
Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:

1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



Alternative Height & Step-back Map for the County-owned 10th St. site



STEP-BACKS

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

Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation

Building Form/Architecture

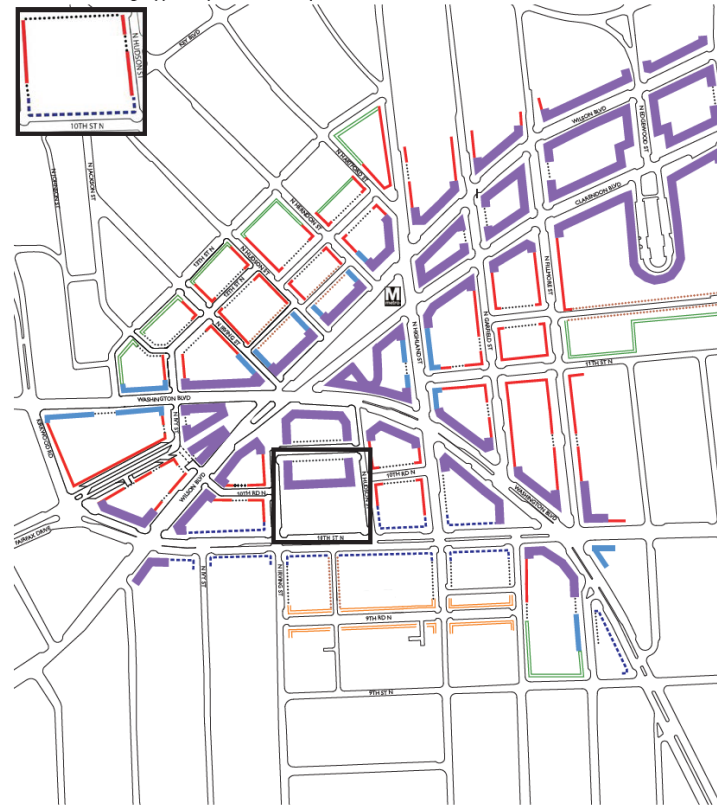
CLARENDON SECTOR PLAN

FRONTAGE TYPES

Map 3.2

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

Alternative Frontage Types Map for the County-owned 10th St. site



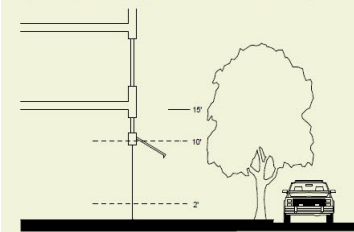
Frontage Type	Maximum Distance Between Functioning Entries	Façade Transparency	Ground Floor Elevation	Permitted Projections	Minimum Ground Floor Clear Ceiling Height
MAIN STREET	50 Linear Feet	Min. 75% within ground level facade treatment	Match sidewalk grade	Shopfronts	15' structural
				Blade Signs	12' finished interior
				Awnings	
				Canopies	

Figure 3.1
Main Street Frontage Locations and Principles

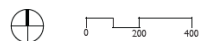
The Main Street type is assigned to the frontages of Wilson, Washington, and Clarendon Boulevards as well as some frontages along Fairfax Drive, and North Garfield, North Fillmore and North Highland Streets; this type is focused along the main east-west arterial streets and the immediate connectors.

The Main Street frontage type supports the creation of a comfortable, safe and interesting pedestrian environment. Entries to individual tenant spaces should be spaced no more than 50' apart,

with 75% transparency for the portion of the storefronts between 2' and 10' above sidewalk grade, and with minimum structural clear heights of 15'. To ensure accessibility, the ground floor entries should match the grade of adjacent sidewalks. Blade signs, awnings, canopies, outdoor displays, and shop fronts are all acceptable projections into the Shy Zone or over the sidewalk where a 10' clearance from the sidewalk level is provided. These projecting elements add variety and visual interest to the street, while providing tenants opportunities to express their individuality, advertise their location, and display goods, services, and special offerings to passersby.



Interesting designs, sturdy materials, careful detailing, and ample transparency are encouraged along Clarendon's "Main Street" frontages.



Building Form/Architecture

Wash Blvd (N) Facade



Wash and Irving (NE)



Building Form/Architecture

Hudson St. (E) Facade



10th Road (S) Facade



Building Form/Architecture

- Developer meets guidelines for build-to line, height, setbacks
 - Staff encouraged developer to work on compliance with the Sector Plan and Zoning Ordinance requirements for ground level fenestration, building entrances;
 - Staff encourages developer to think of simple architectural treatment to the 1970's Verizon addition.
- Developer's revisions since Online Engagement include
 - Shifted Drive through to the east;
 - Added additional entrance doors to the building, including along Irving Street and 10th Road.

Building Form/Architecture

Previous Irving Street facade



WEST ELEVATION - Callout 1

Proposed Irving Street Façade

--Most likely not meeting 75% façade transparency requirements for a "Main Street" frontage—also fronting on Irving street Plaza



A4.4.1 - WEST ELEVATION - Callout 1

Building Form/Architecture

- Verizon Building proposes screening (and acoustical baffles on top) of rooftop generators on 1970s building;
- Verizon proposes additional similar screening of mechanical equipment as needs arise in the future



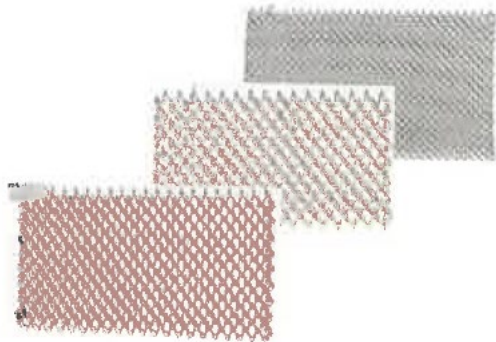
/view from N. Hudson Street

DAY 1

Building Form/Architecture



Expanded metal mesh



Metal mesh fabric

REFERENCE IMAGES

CONCEPTUAL DESIGN SOLUTION: METAL MESH PANELS OVER ACOUSTICAL ASSEMBLY

- Banded colors on the acoustical panels reference the bands of windows on the existing building
- Variation in color of the acoustical panels dissolve the sense of mass
- Metal mesh fabric panels mounted forward of acoustic screen
- Screen begins 8-10 feet above ground
- Potential light fixtures mounted at bottom of screen to illuminate walk path at night

Building Form/Architecture

- Staff would like to see Verizon and developer propose idea for improvement of the '70s addition

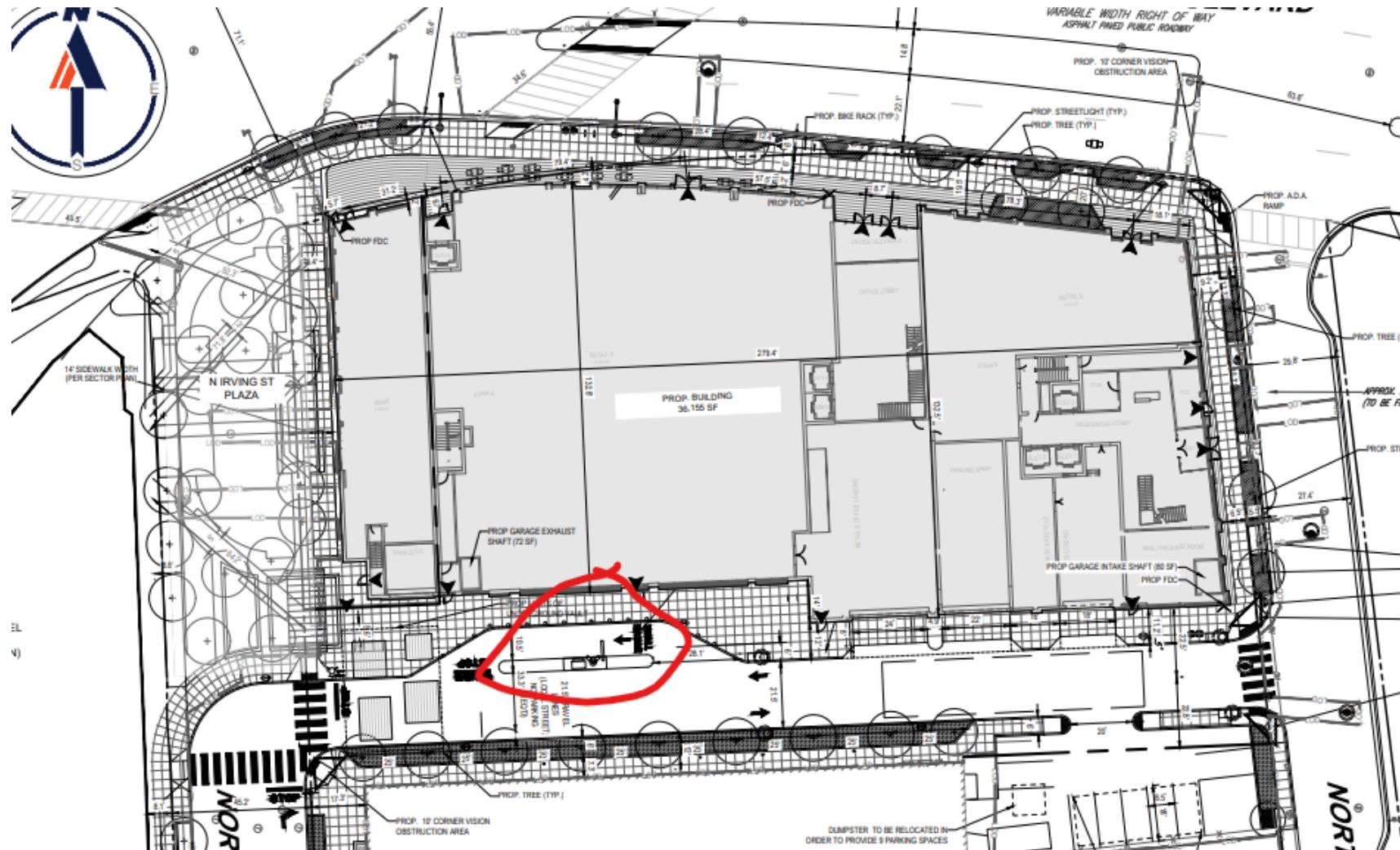
Irving Street (Right)
Hudson Street (Below)



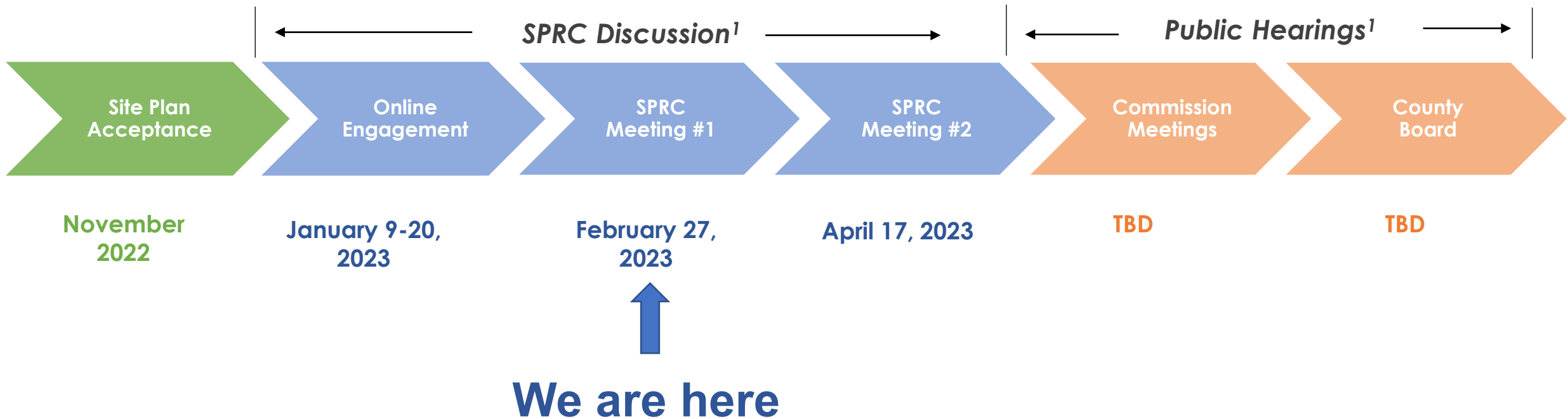
Building Form/Architecture

Drive Through

- Previous Proposal



Public Process and Schedule



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

For more information visit:

Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/3140-Washington-Blvd.-1025-N.-Irving-St.-Wells-FargoVerizon-Site>

Staff Contact:

Peter Schulz

Planning Division

pschulz@arlingtonva.us

703-228-0067

Planning Commission Contacts:

Devanshi Patel, SPRC Chair

devanshi2005@gmail.com