

Online Engagement Opportunity (January 9-20, 2023)

SPLN22-00002 Wells Fargo/Verizon

General Land Use Plan Amendment, New Site Plan, Use Permit

3140 Washington Boulevard (Wells Fargo); 1025 N. Irving St. (Verizon).
(RPC#19004012; 19004005; 19004011; 19004008)

Agenda

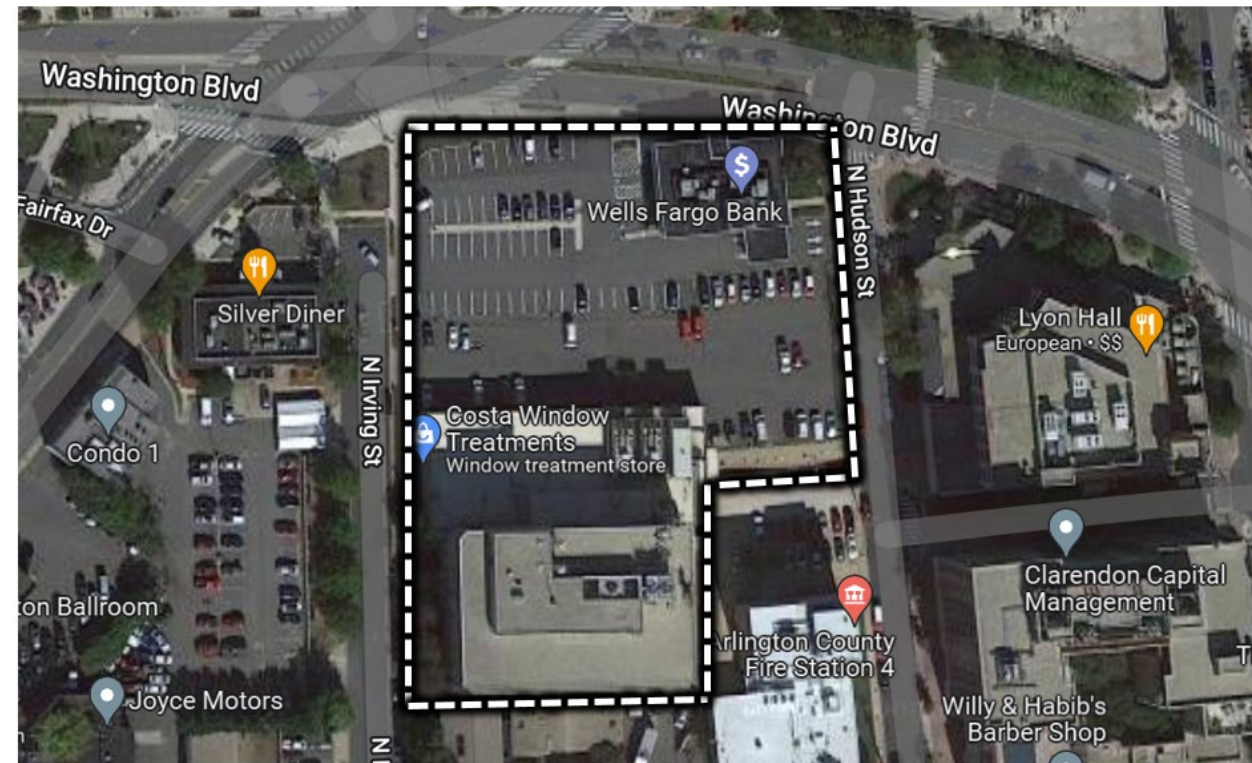
1. Summary Development Proposal
2. Land Use
3. Building Form/Architecture
4. Landscaping
5. Transportation
6. Sustainability
7. Proposed Features/Amenities
8. Staff Preliminary Issues
9. Process/Next Steps

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

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

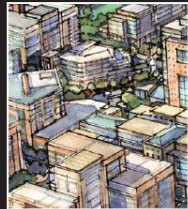
Site and Background

- 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).



Plan and Policy Guidance

CLARENDON SECTOR PLAN | 2022



- Sector Plan
- Arlington Zoning Ordinance Section 9.2
- Master Transportation Plan
- Policies on Multifamily and Office Parking in Metro corridors

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/35,000 s.f. of retail (incl. new bank);
- 12 stories/128 feet;
- 144 Residential parking spaces (.6/unit); 71 office spaces (1:933); 18 retail (1:1,657);
- Modifications for parking ratio, compact parking, one fewer residential loading dock, tandem loading; additional density, additional height; streetscape requirements. ~12,000 s.f. 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.
- Site total (including Verizon) 3.8 FAR.



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

Development Proposal



South façade of building from Hudson Street



South façade of building from Irving Street. In the foreground is the 1970s wing of the Verizon Building.

Land Use

Sector Plan/Zoning Ordinance

- Wells Fargo site envisioned for redevelopment as “prime” office site with a minimum 60% commercial use;
- Ground floor retail on three sides;
- Verizon Building anticipated to remain, but is not a building identified for Historic Preservation in the Sector Plan or Zoning Ordinance

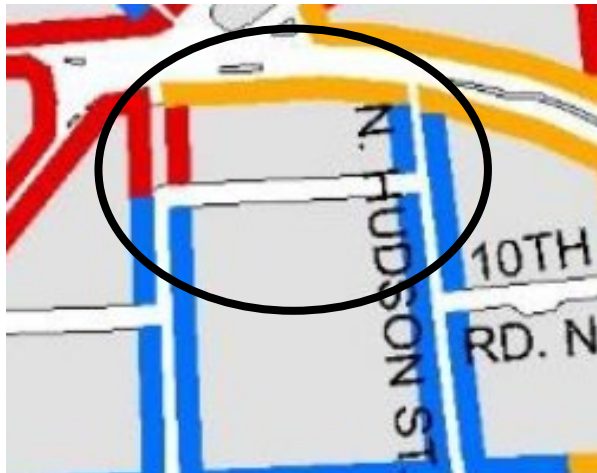
Proposal

- Broadly compliant with requirements, has more than 60% commercial and office use as well as residential in the same building;
- Retail wraps on three sides, but bank located in an area identified for food, entertainment, and more active retail.

Land Use

Sector Plan/Retail Plan

- “Red” streets call for retail, entertainment, food;
- N. Irving Street right of way will have a public plaza (to be designed and built by the County)



Proposal

- Wells Fargo Bank wants space adjacent to public plaza in “Red” area.



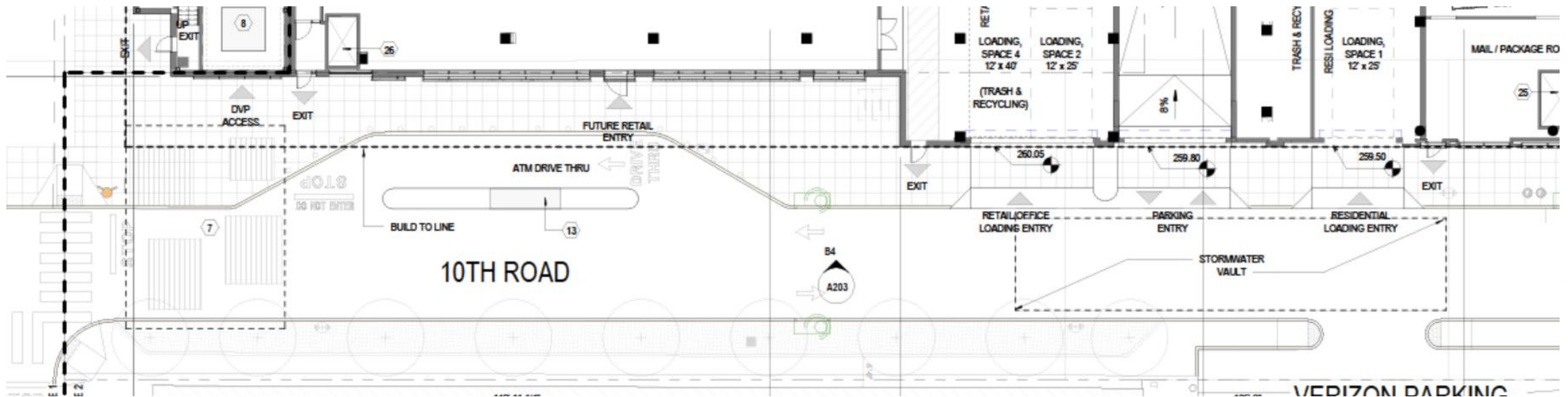
Land Use

Sector Plan/Zoning Ordinance

- Sector Plan doesn't directly address, but goal of Sector Plan is to promote "walkable streets" with "sufficient walking space, shade trees..."
- ACZO requires use permits for drive through.

Proposal

- ATM Drive through in new 10th Road



Building Form/Architecture

Sector Plan/Zoning Ordinance

- Requirement to meet build-to line on street frontages for 75% of building frontage;
- No specific guidance on architectural style, other than good urban design of base, middle, top, variety to visually break up mass.

Proposed Form

- Building meets build-to lines.
- Staff believes proposed sculpting, style and use of material to break down mass meet good design practice; with some issues of detail at ground level related to bank and drive through use.

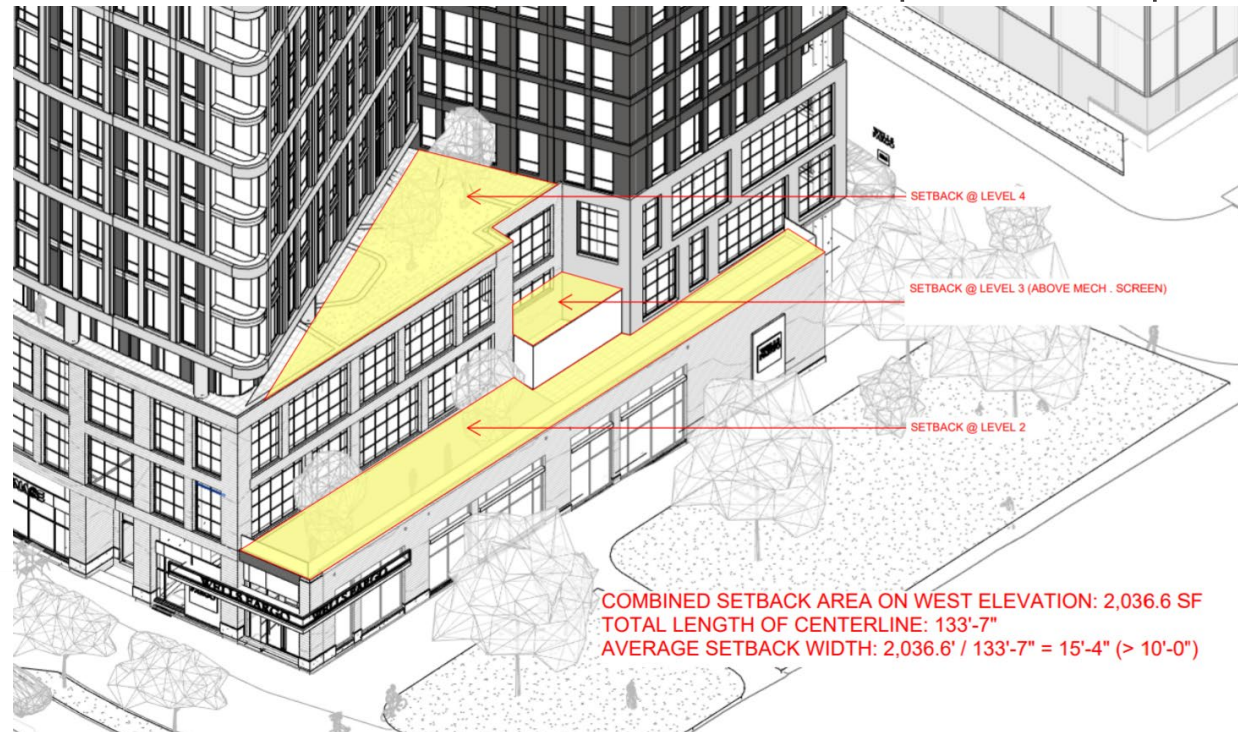
Building Form/Architecture

Sector Plan/Zoning Ordinance

- 110' Height limit, may go up to 128' "in exchange for community benefits" ;
- 10' Step-back required on Irving Street side

Proposed Form

- Compliant with 128' height, community benefits under discussion;
- Proposed stepback is an average



Building Form/Architecture

Sector Plan/Zoning Ordinance

- Building doors every 50 feet.
- 75% ground floor façade transparency

Proposed Form

- No doors in Bank fronting on Irving Street Plaza
- Also stretch of blank wall adjacent to Plaza.



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



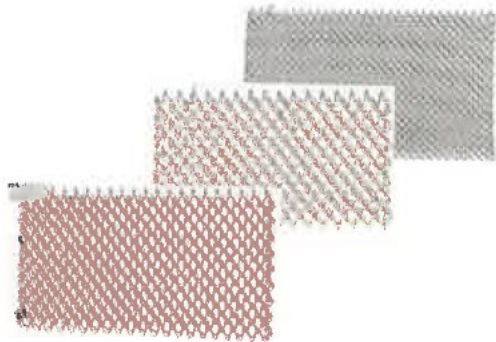
/view from N. Hudson Street

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

Landscaping

Sector Plan

- N. Irving Street has been closed to traffic as part of the Clarendon Circle project—temporary plaza constructed;
- Sector Plan envision permanent Plaza in North Irving Street right of way, County DPR will design under separate planning process.

Proposal

- Developer provides, on their property, adjacent to future Plaza, 13-14' of space—can developer do more on the space under their control on Irving Street



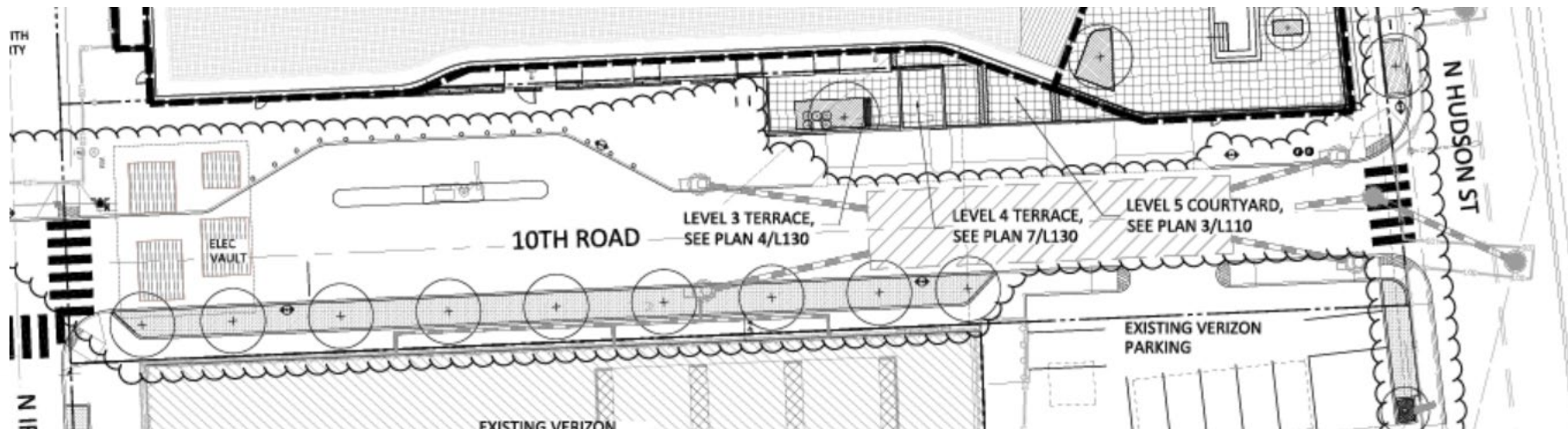
Landscaping

Sector Plan

- Sector Plan Recommends on-site 15% tree canopy coverage
- Street trees required by Zoning Ordinance on all streets

Proposal

- Developer must meet 15% on-site coverage
- Street trees missing from north side of 10th Street North



Transportation

Sector Plan/Zoning Ordinance

- New 10th Road recommended
- Service access to be off of 10th Road

Proposed Architecture

- Developer provides new 10th Road
- Service access off of this street

Transportation

Sector Plan/Zoning Ordinance

- Parking:
 - one space per dwelling unit required by Zoning Ordinance; Site Plans in Metro Corridors Multifamily Parking Policy permits as low as .2 spaces per unit for market rate units at this location if visitor parking is also provided at .05/unit for first 200 units; no parking requirement for Verizon building
 - 15% compact maximum
- Loading:
 - Two spaces for residential
 - One for office
 - Two for retail

Proposed development

- .6 residential parking spaces provided per unit, (complaint with Multifamily Guidelines); 11 visitor spaces provided.
 - 16% compact requested
 - Verizon retains 7-9 parking spaces in a surface lot (few employees work on site)
 - Office Parking will be analyzed by staff in light of the Office Parking Policy, location, and mixed-use of the building
- Loading modification requested for
 - 1 residential loading
 - Two of the remaining loading spaces are tandem
 - Verizon retains existing loading space on Hudson Street

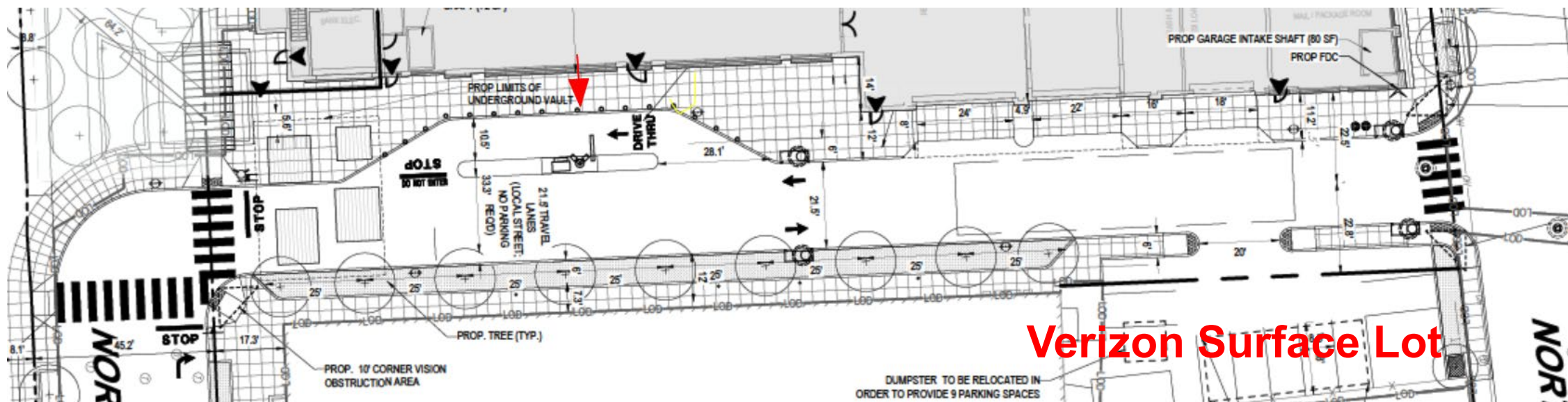
Transportation

Sector Plan/Zoning Ordinance

- Set specific requirements for sidewalk and streetscape widths, even spacing of street trees and size of tree pits, based on street typology

Proposed development

- Generally compliant on other frontages;
 - Notable exception of 10th Road north, caused by desire to have drive through and required loading areas; and Verizon surface lot entrance
 - Pedestrian path is not straight on either frontage
 - Hudson street adjacent to Verizon surface parking lot also lacks screening, required sidewalk width



Transportation

- Verizon site does not propose streetscape improvements on Irving Street
 - Location of existing building to remain;
 - Most of the RB Corridor's telecommunications come into site from Irving Street in extremely large conduits (including Federal Government);
 - Lack of adequate below surface clear depth for major planting beyond small bushes;
- Still, staff urges the developer and Verizon to think about ways to improve the frontage, especially in front of 1970s addition.



Sustainability

- .45 Floor Area Ratio (FAR) bonus following County’s guidelines
 - Not just LEED, but Energy Star County-particular adaptations of LEED for energy efficiency

Green Building Density Incentive Program

Note:

- The information below applies to the 2020 Green Building Program.

New development project teams may request additional bonus density and/or height in exchange for green building certification as outlined below.

Regardless of the FAR being pursued, the County's Green Building Incentive Program requires the following:

- LEED Gold v4 or v4.1
- Energy Optimization Performance
- Baseline Prerequisites

The following requirements depend on the FAR being pursued:

0.25 FAR	0.35 FAR	0.45 FAR	0.55 FAR	0.70 FAR
<ul style="list-style-type: none"> • ENERGY STAR Score 75 - or - LEED site EUI verification 	<ul style="list-style-type: none"> • ENERGY STAR Score 80 - or - LEED site EUI verification 	<ul style="list-style-type: none"> • ENERGY STAR Score 85 - or - LEED site EUI verification 	<ul style="list-style-type: none"> • ENERGY STAR Score 90 - or - LEED site EUI verification 	<ul style="list-style-type: none"> • ILFI Zero Energy - or - Zero Carbon Certification

- Minimum Program Requirements include ENERGY STAR certification for commercial office, 10 years of energy reporting, and ENERGY STAR lighting and appliances for multifamily. Please see [2020 Board Report](#) for more information.
- 0.35 - 0.55 FAR includes 3-6 Extra List Items. See 2020 Board Report for more information below.
- 0.45 and 0.55 FAR include a second option. See 2020 Board Report for more information below.

Other Proposed Features and Amenities

Sector Plan/Zoning Ordinance

- No specific recommendations about targets for affordable housing, or other community benefits, other than:
 - “Allow for optional increases in density, at the County Board’s discretion in return for community benefits including but not limited to building preservation, affordable housing, green building design (LEED), and/or public open space. “

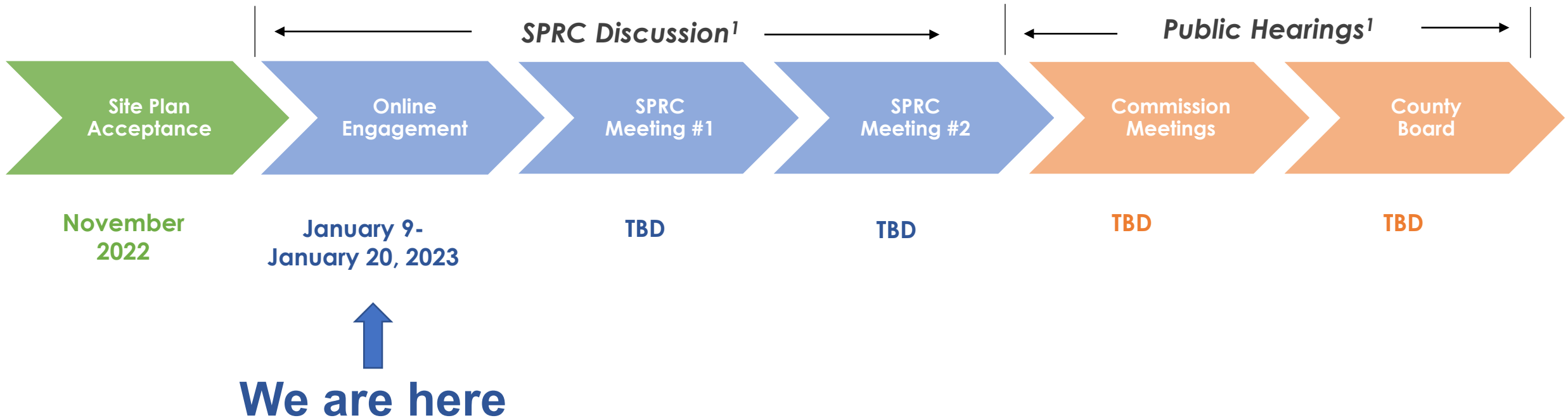
Proposed development

- The developer needs to earn additional density and building height;
 - A package is not developed at this early stage;
 - Welcome feedback for priorities.

Staff Preliminary Issues

- Drive-Through ATM use appropriateness in Metro area and consequent effect on the streetscape and pedestrian experience;
- Noncompliance with special ACZO streetscape standards for Clarendon (sidewalk width, street trees) on 10th Road and portion of N. Hudson Street creating suboptimal experience for pedestrians;
- Lack of active use adjacent to future Irving Street plaza, lack of building entrances and blank space on that side (ACZO requirement);
- Loading dock modifications requested;
- What improvements can be done to the Verizon Building and street frontage to fulfil the intent of the Sector Plan, given the constraints?

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>

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