

Online Engagement Opportunity

October 17-27, 2022

Americana Hotel

(SPLN22-00004)

New Site Plan, Rezoning, Minor Site Plan Amendment

1400 Richmond Highway (RPC #35-001-002, -003)

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-Richmond-Highway>

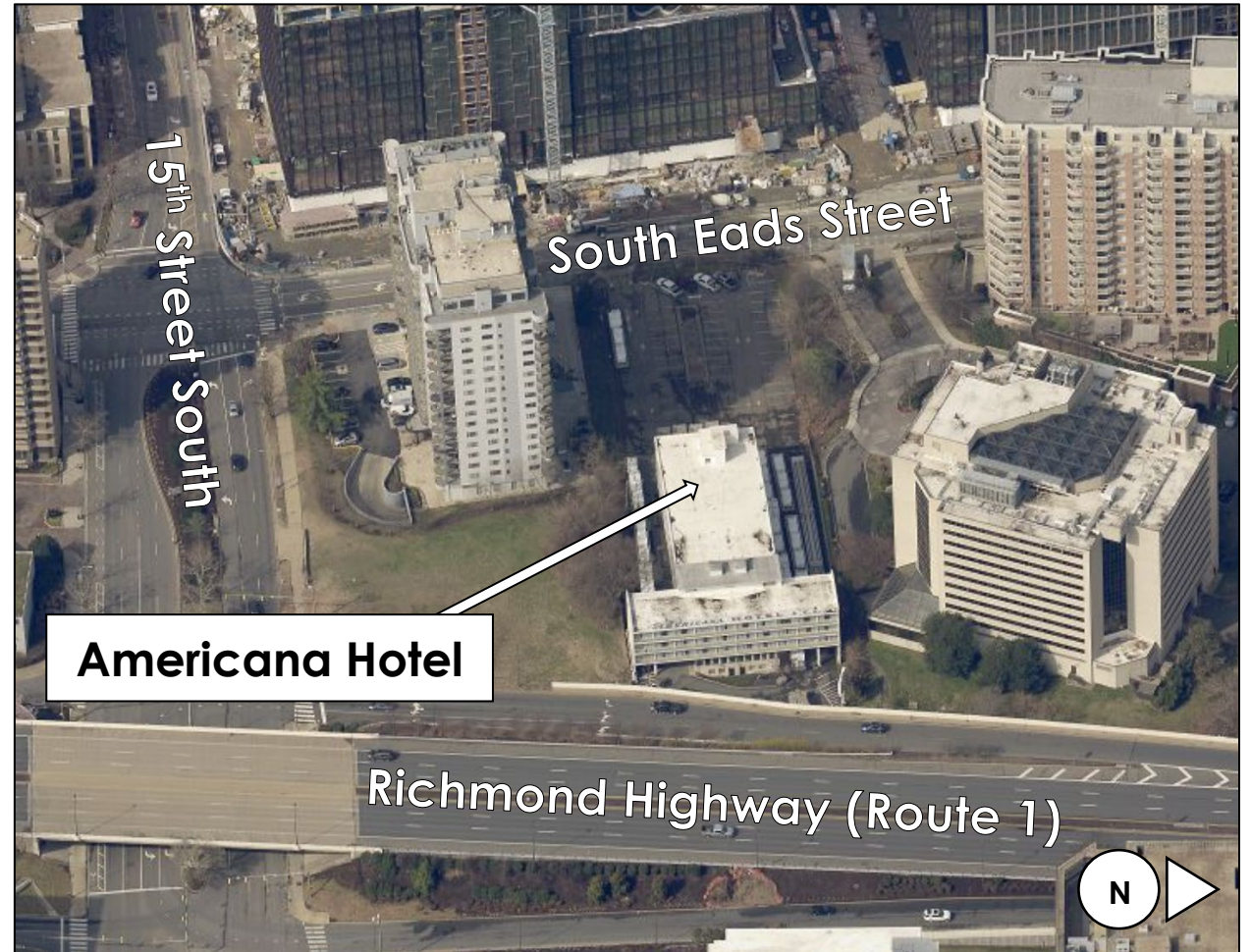
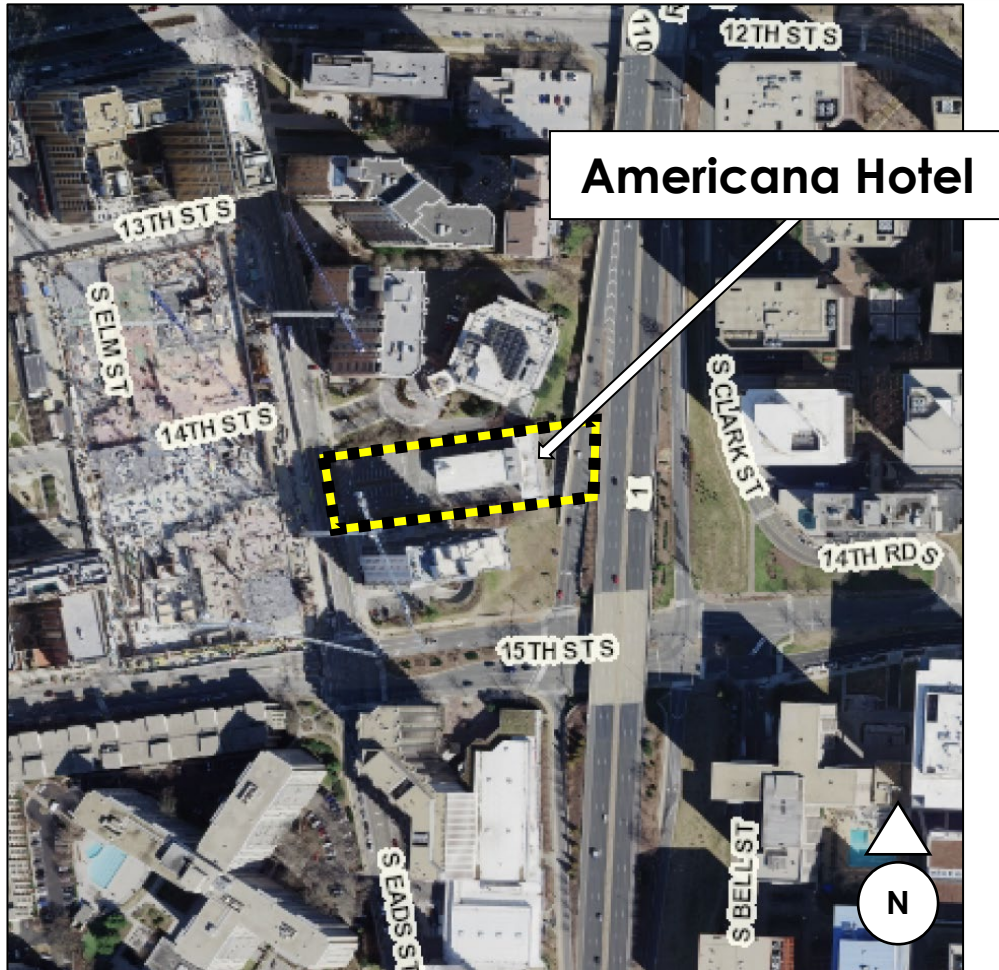


Agenda

- Site Location
- Proposal
- Zoning & Policy Guidance
- Topics:
 - Density
 - Site Design
 - Building Height, Form & Architecture
 - Transportation
 - Open Space & Landscaping
- Process & Next Steps



Site Location



Proposal

- Demolish existing Americana Hotel
- Rezoning to C-O Crystal City
- Construct new 19-story residential building with 636 units and 3,801 sf of ground floor retail (8.61 FAR)
- Underground parking garage and off-site parking at the Bartlett Apartments (0.60 spaces/unit)



Zoning & Policy Guidance

General Land Use Plan

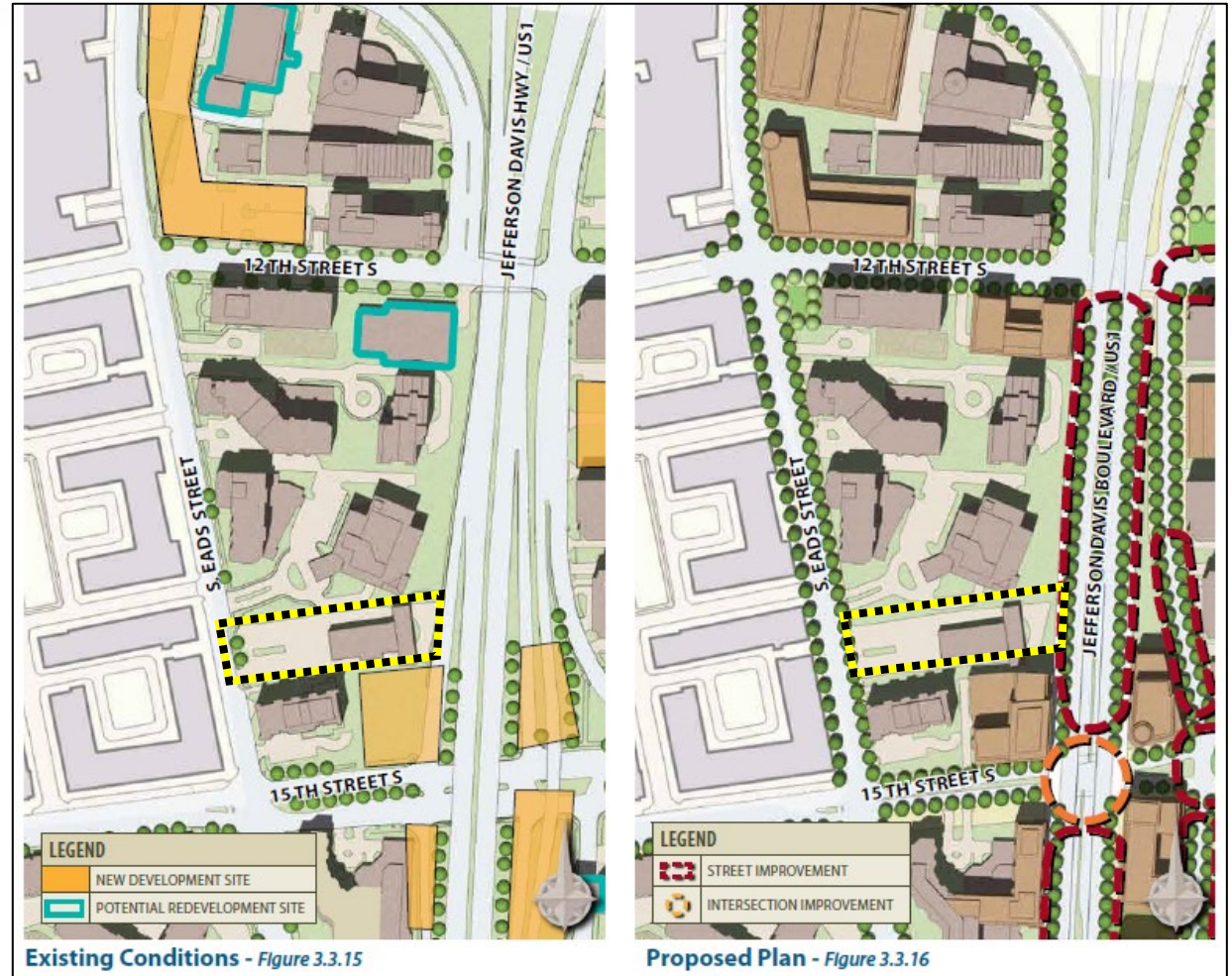
- “High” Office-Apartment-Hotel (4.8 FAR Res., 3.8 FAR Comm.)
- Crystal City Coordinated Redevelopment District

“C-O Crystal City” Zoning District

- 4.8 FAR base residential density
- Various development standards

Crystal City Sector Plan

- Design guidelines
- Street network, density, land use mix, streetscape standards



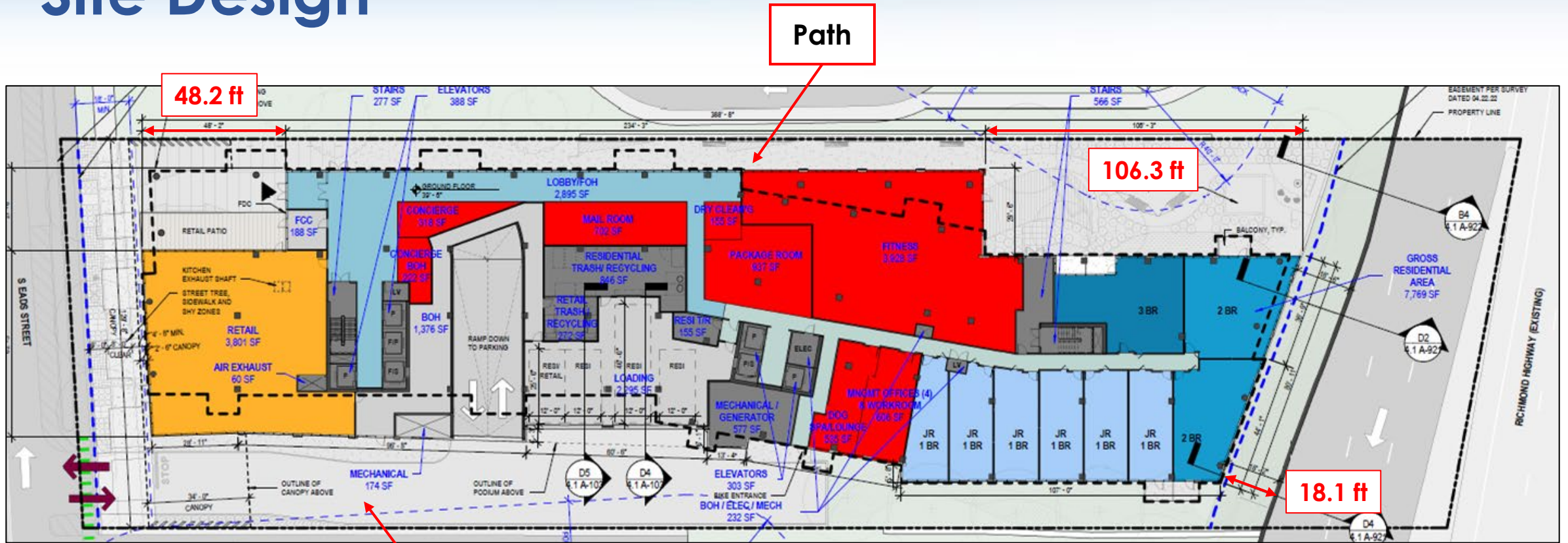
Sector Plan Illustrative Concept Plan

Density

- Pursuant to ACZO Section 7.16, County Board may approve additional density provided the project meets the objectives of the Sector Plan and through provision of identified features and amenities that benefit the community

| | Zoning Requirement | Proposed |
|----------------------|--------------------|------------------------------|
| Base Density | Up to 4.8 FAR | 4.79 FAR (294,629 sf) |
| <i>Residential</i> | 4.8 FAR | 4.77 FAR (292,951 sf) |
| <i>Retail</i> | 3.8 FAR | 0.03 FAR (1,678 sf) |
| Bonus Density | | 3.81 FAR (234,503 sf) |
| <i>Residential</i> | | 3.78 FAR (232,380 sf) |
| <i>Retail</i> | | 0.03 FAR (2,123 sf) |
| Total Density | | 8.61 FAR (529,132 sf) |

Site Design



Ground Floor Plan

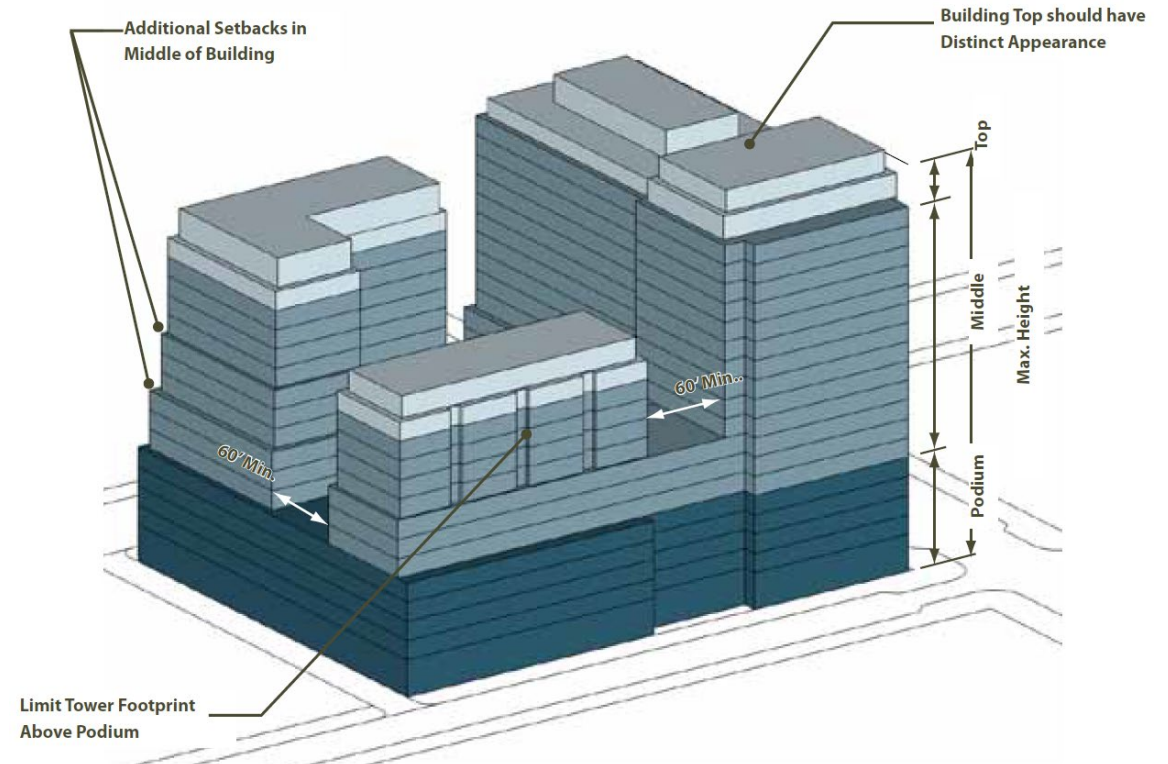
Driveway

- Residential/Lobby
- Retail
- Amenity
- Parking/Loading
- Mechanical
- Lobby Entrance
- Vehicle Access

Building Height, Form & Architecture

Sector Plan Design Guidelines

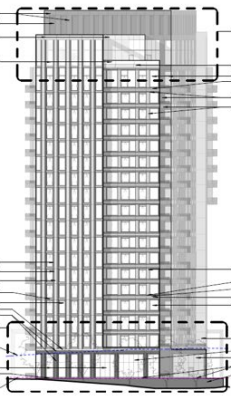
- New buildings incorporate distinct podium, middle and building top
- Goals:
 - Regulate achievable densities
 - Realize pedestrian-oriented design
 - Create visually interesting skyline
 - Ensure adequate sunlight for public spaces
- Recommendations:
 - Minimum frontage requirements
 - Podium and tower separation
 - Building setback profiles



Sector Plan Design Guidelines

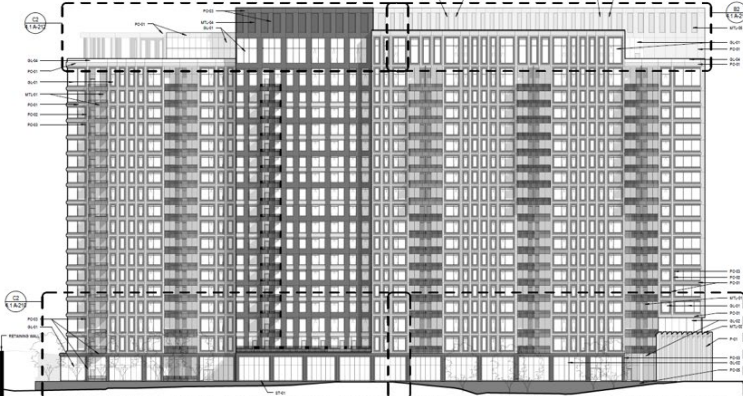
Building Height, Form & Architecture

89.8 ft

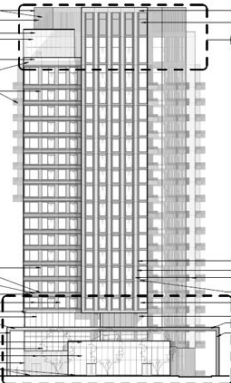


East Elevation

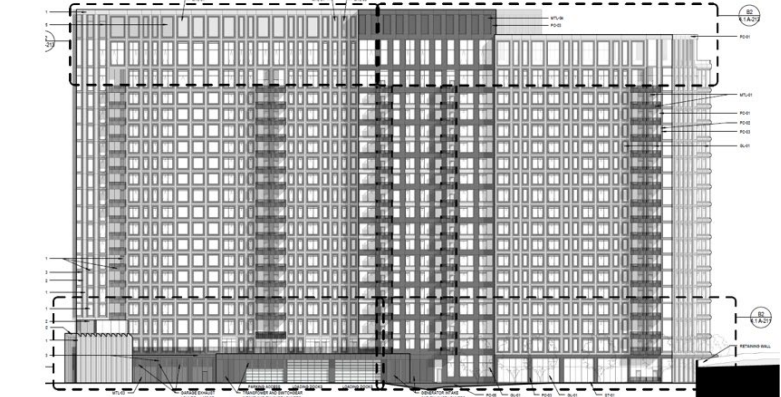
388.7 ft



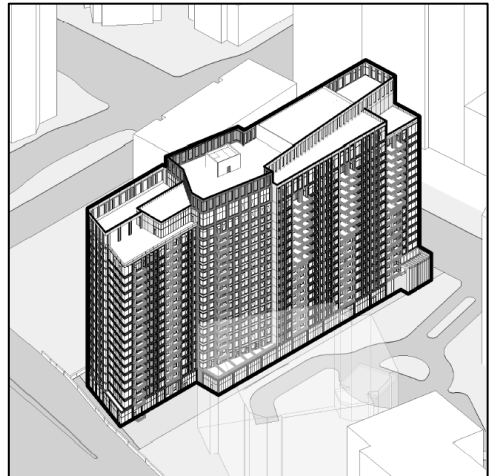
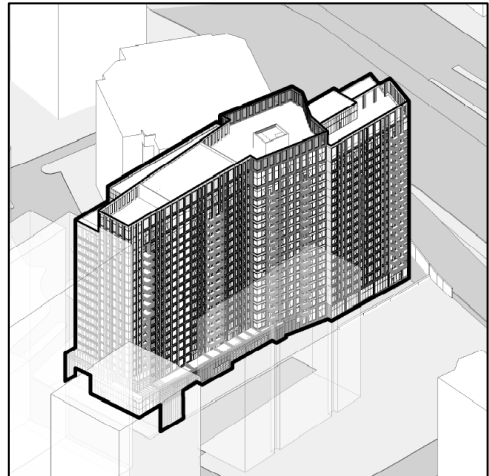
North Elevation



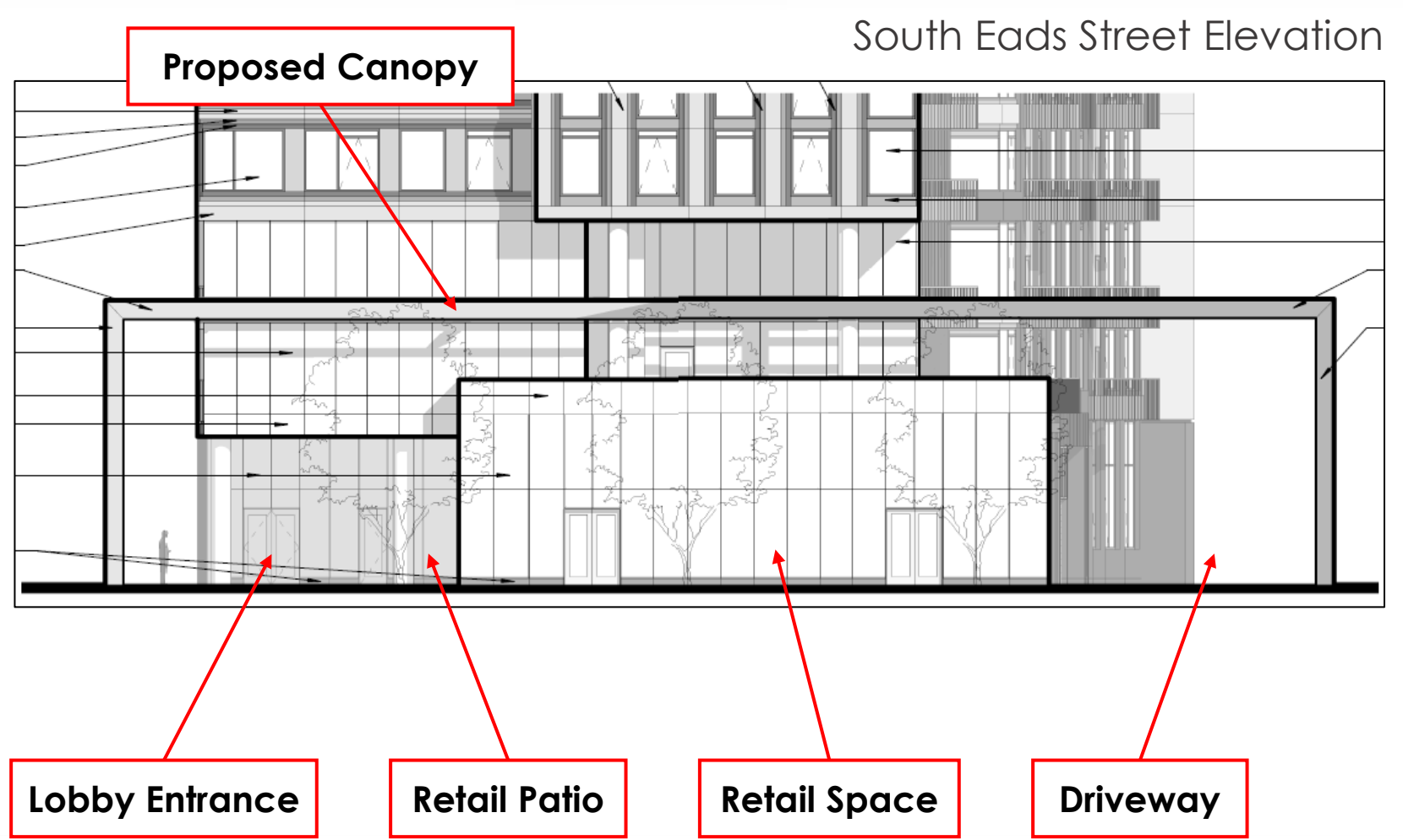
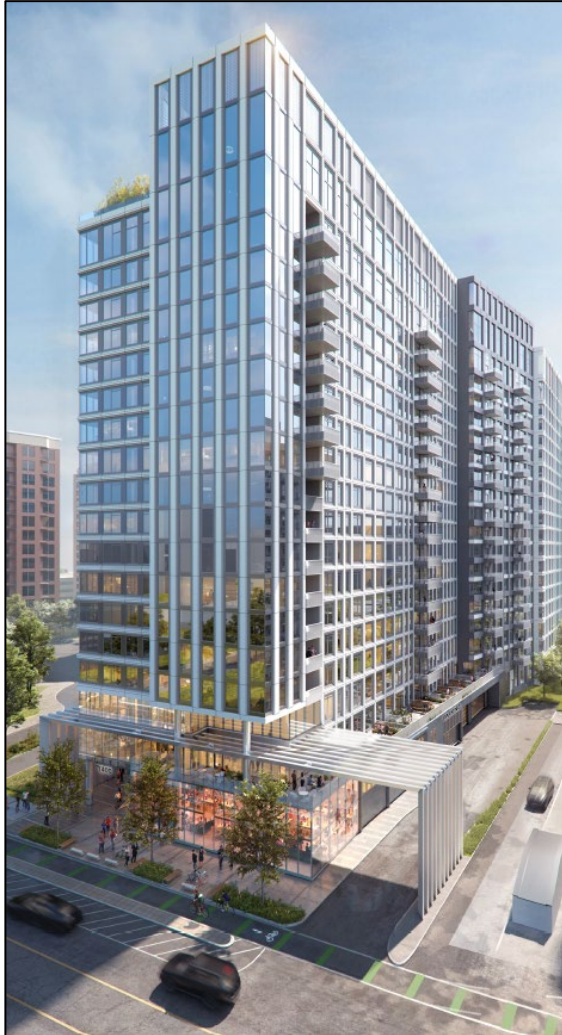
West Elevation



South Elevation



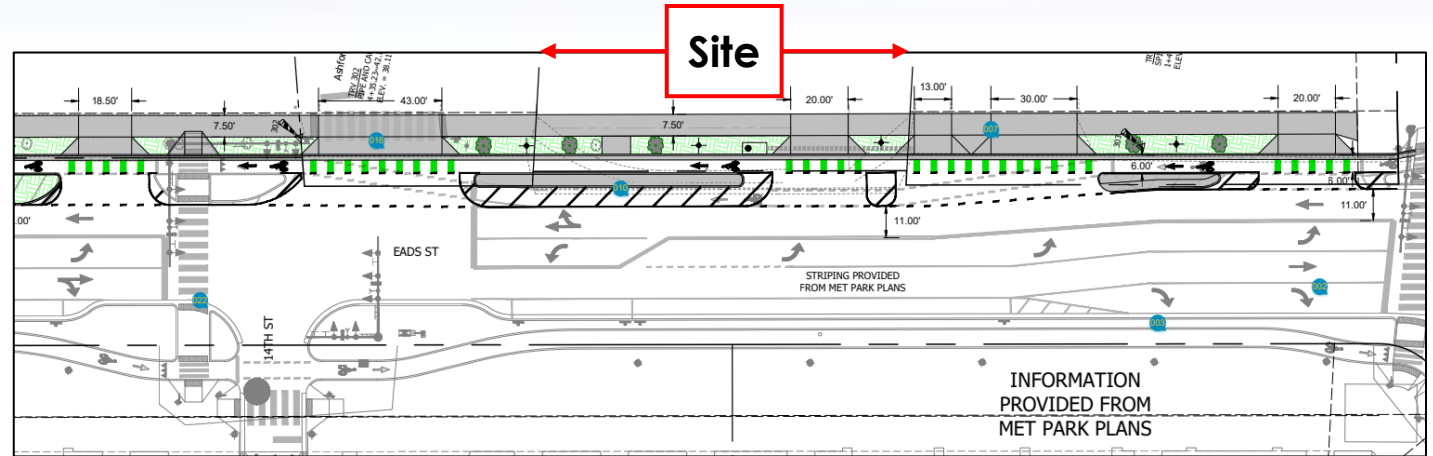
Building Height, Form & Architecture



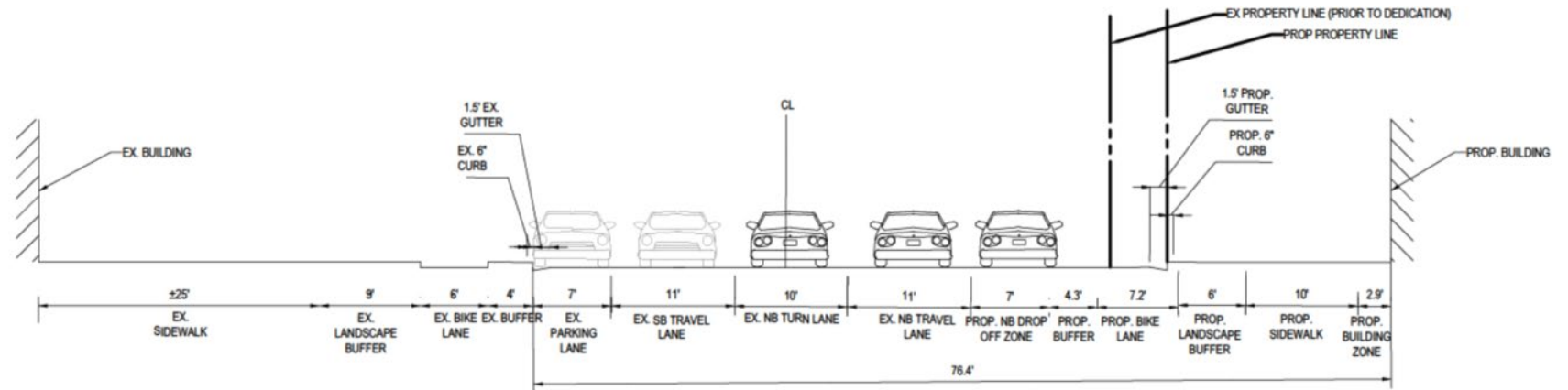
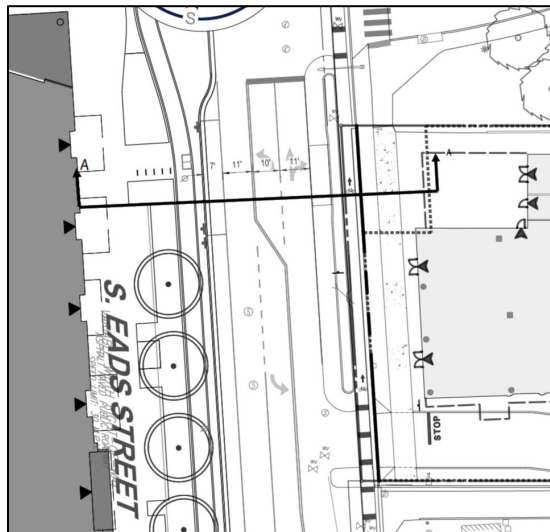
Transportation

South Eads Street

- Designed in accordance with the County's South Eads Street Complete Street project



Complete Street Concept Plan



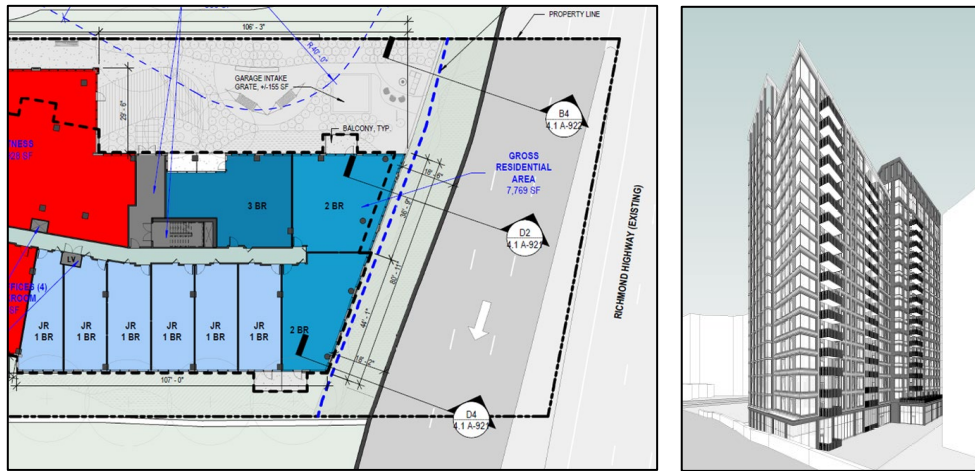
PROPOSED "SOUTH EADS STREET"
CROSS SECTION A-A
LOOKING NORTH
 HORIZONTAL SCALE: 1" = 10'

Transportation

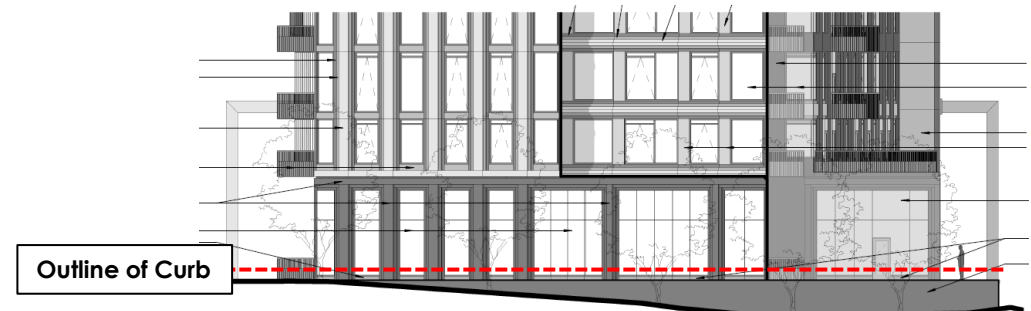
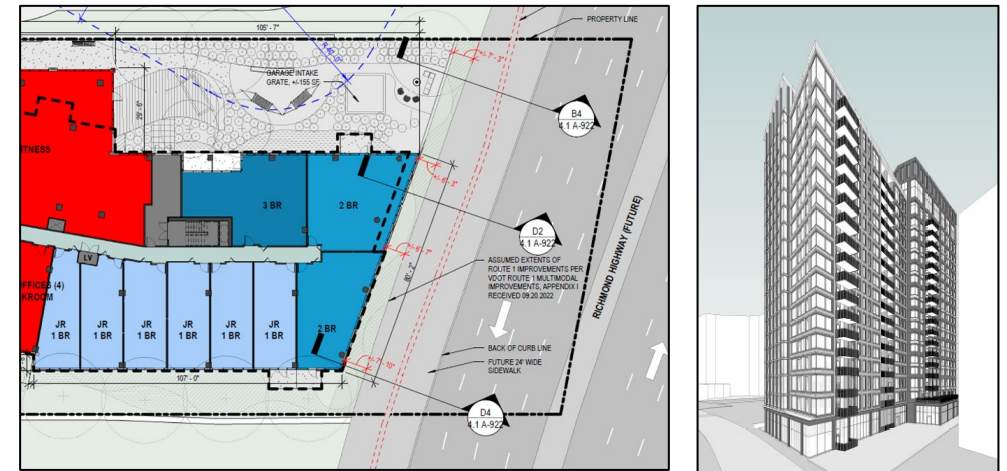
Richmond Highway

- Designed as part of VDOT's Route 1 Multimodal Improvements Study

Existing Alignment

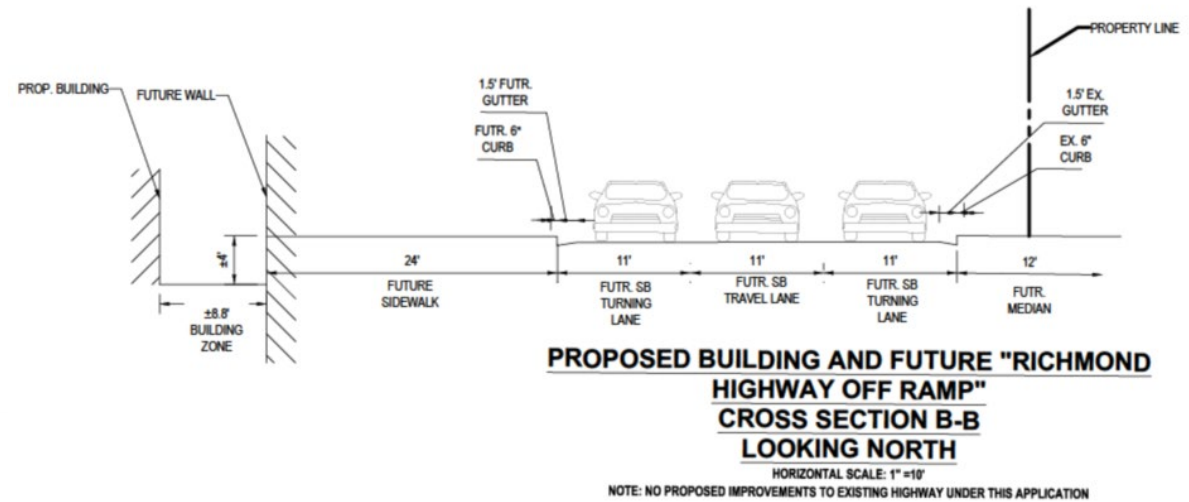
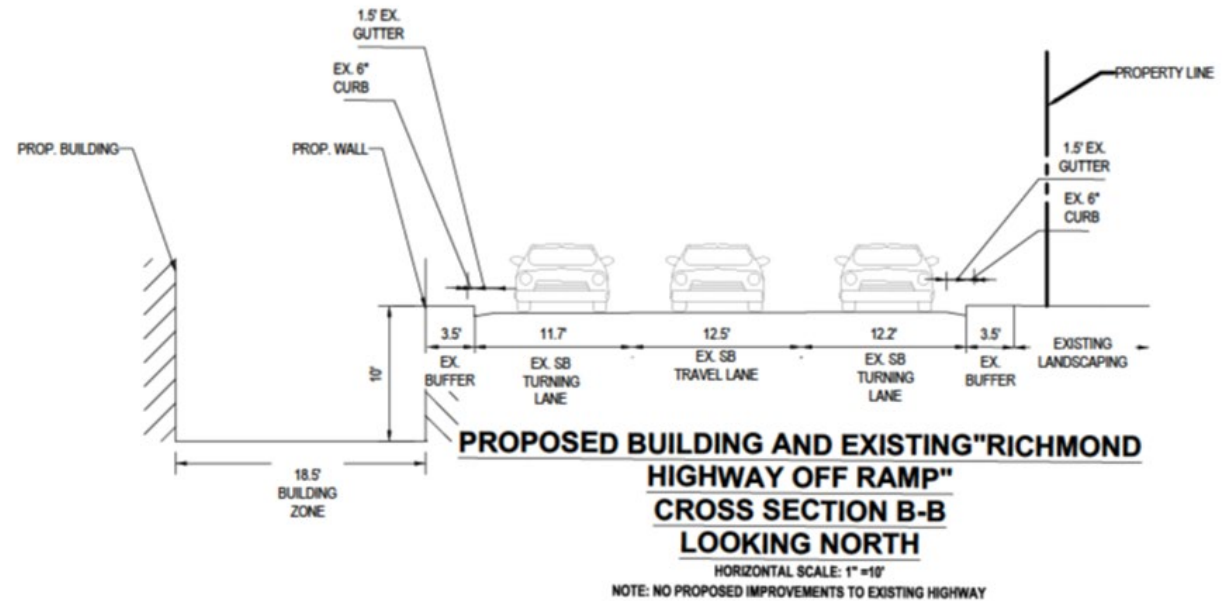
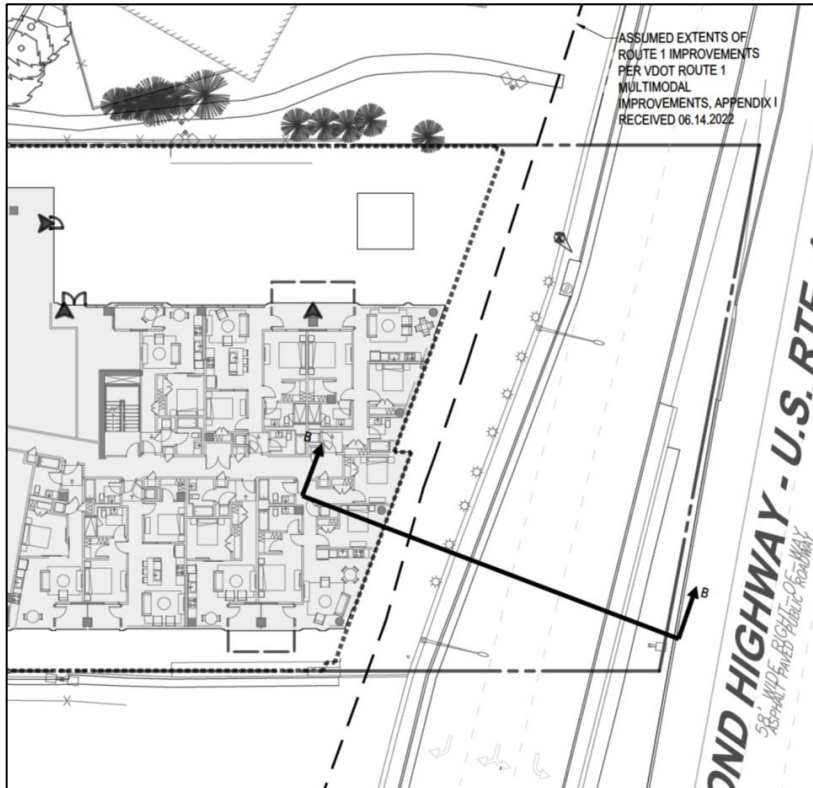


Future Alignment



Transportation

Richmond Highway



Transportation

Parking/Loading Information

- 392 total parking spaces
- 188 on-site residential (including 10 visitor) parking spaces
- 204 off-site residential parking spaces
- 256 Class 1 bicycle parking spaces
- 4 loading spaces

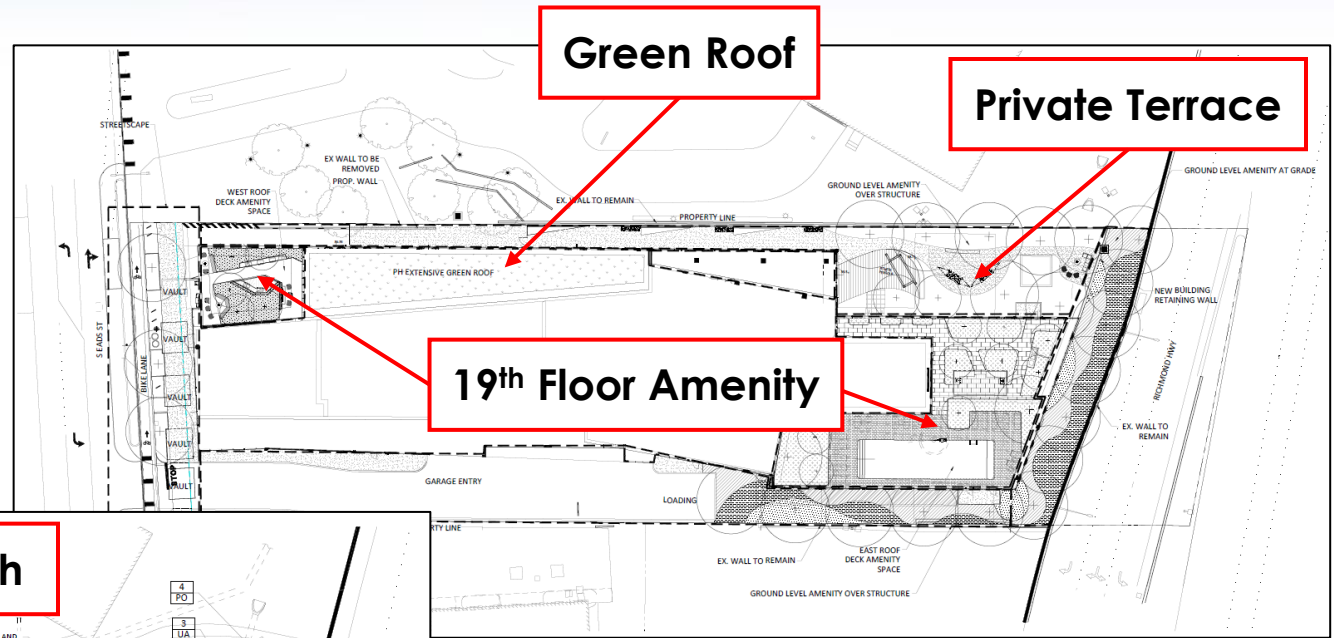
Bartlett Apartments



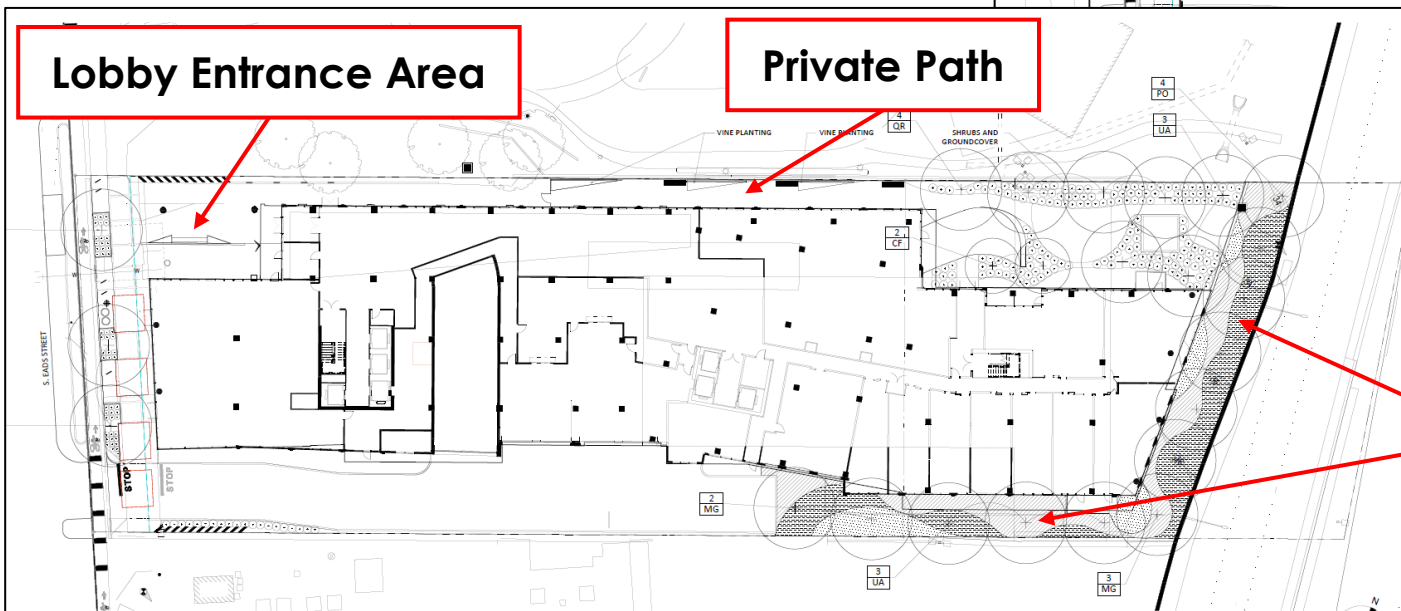
| | Existing | Proposed | |
|----------------------------|---------------------|---------------------|-----------------|
| | Bartlett Apartments | Bartlett Apartments | Americana Hotel |
| Residential Units | 699 | 699 | 636 |
| Residential Parking Spaces | 700 | 496 | 382 |
| <i>On-site</i> | 700 | 496 | 178 |
| <i>Off-site</i> | - | - | 204 |
| Residential Parking Ratio | 1.00 | 0.71 | 0.60 |
| Min. Parking Requirement* | 0.30 | 0.30 | 0.40 |

* Based on *Off-street Parking Guidelines for Multi-family Residential Projects*

Open Space & Landscaping

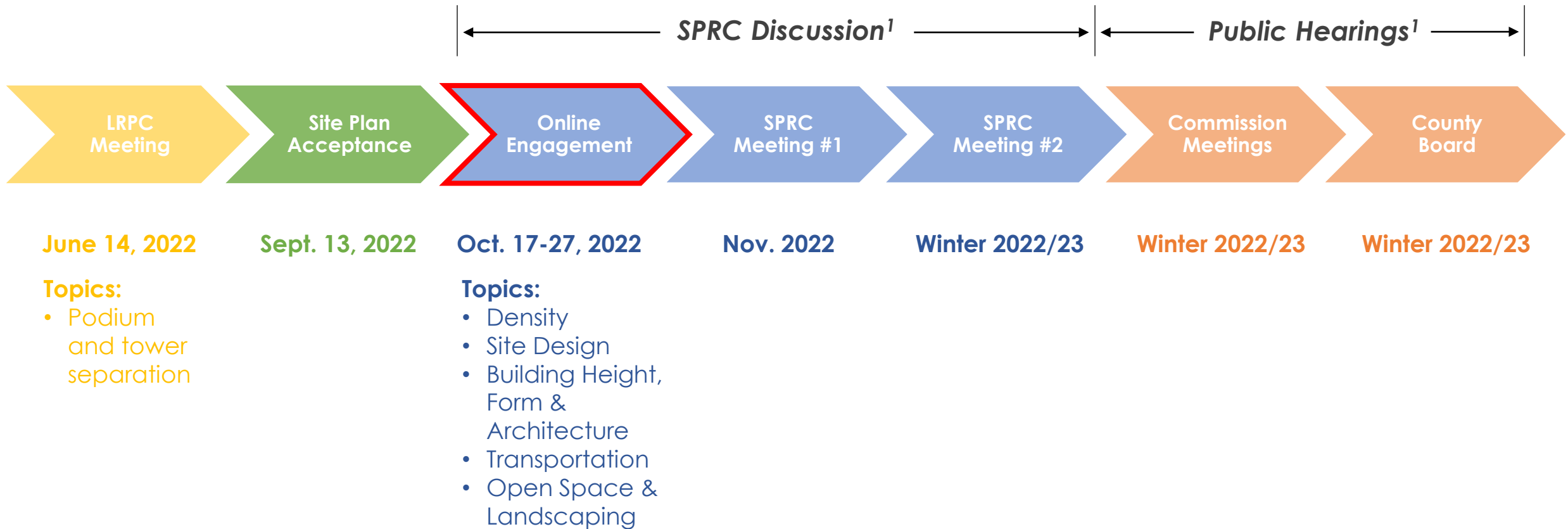


Conceptual Landscape Plan



Planting Plan

Process



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



More Information

Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1400-Richmond-Highway>

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