

2022 Clarendon Sector Plan Update Implementation – Site Plan Preview

Informational Meeting

June 15, 2022



Meeting Agenda

1. Introduction
2. Review of Clarendon Sector Plan Update Recommendations
3. Overview of Site Plan Applications On File:
 1. Joyce Motors Site
 2. Bingham Center Site
 3. Wells Fargo/Verizon Site
4. Site Plan Review Committee Process and Goals
5. Review Process Timelines
6. Questions and Answers

Clarendon Sector Plan Update Review

Brett Wallace, CPHD

2022 Clarendon Sector Plan- An Update to the 2006 Sector Plan

- **Adopted by County Board in April 2022**
- 18-month community engagement process
 - Long Range Planning Committee (LRPC)
- Sector Plan
 - Guiding Document
- Zoning Ordinance Amendments (§9.2 Clarendon Revitalization District)
 - Policies & Maps
 - Regulating Document
- General Land Use Plan (GLUP) Amendments



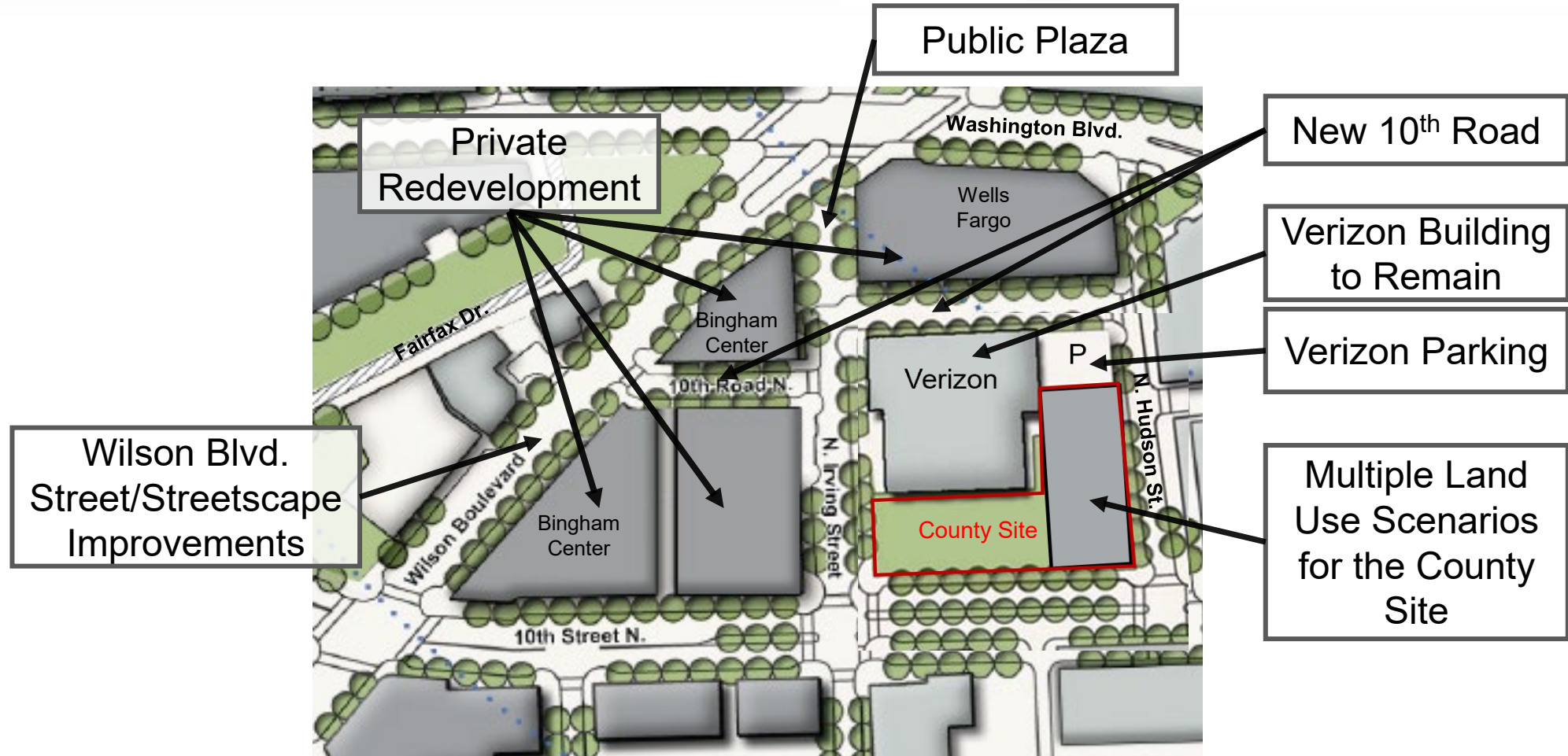
2022 Study Area

- Site Plan Applications Submitted for Sites 3, 4 & 5



1. St. Charles Catholic Church
2. 3200 Wilson Blvd. Block
3. Silver Diner- Bingham Center Assemblage
4. Joyce Motors Assemblage
5. Wells Fargo/ Verizon
6. County Site/ Fire Station 4

2022 Clarendon Sector Plan Guidance

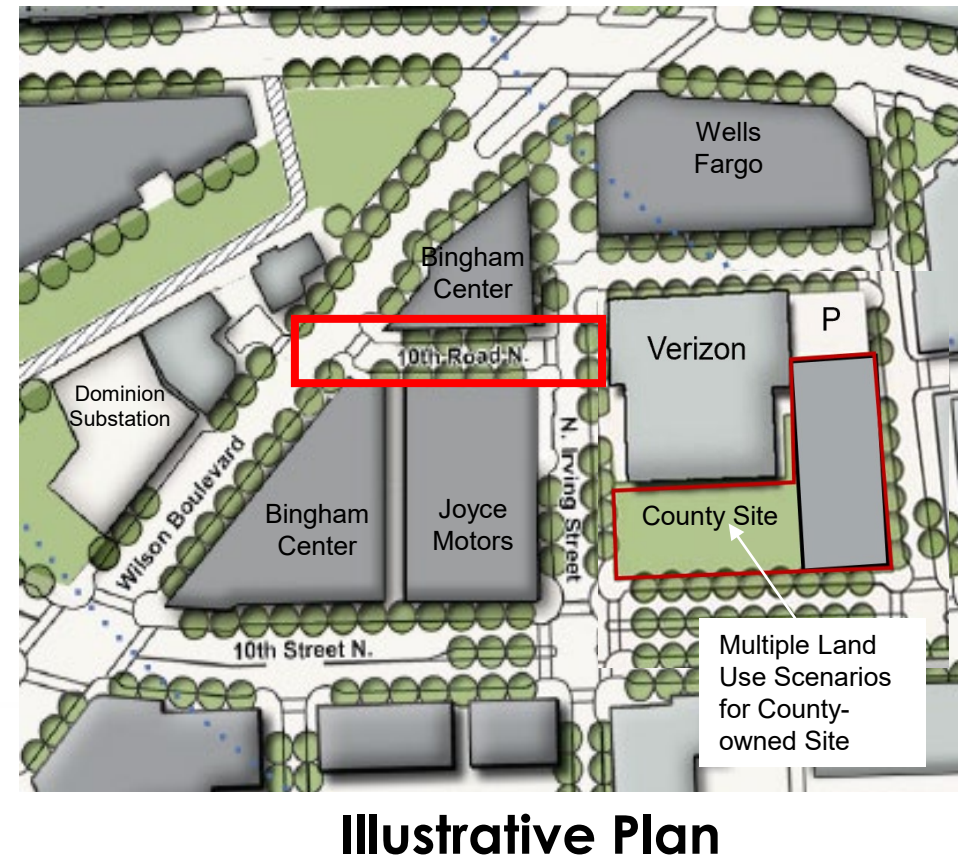
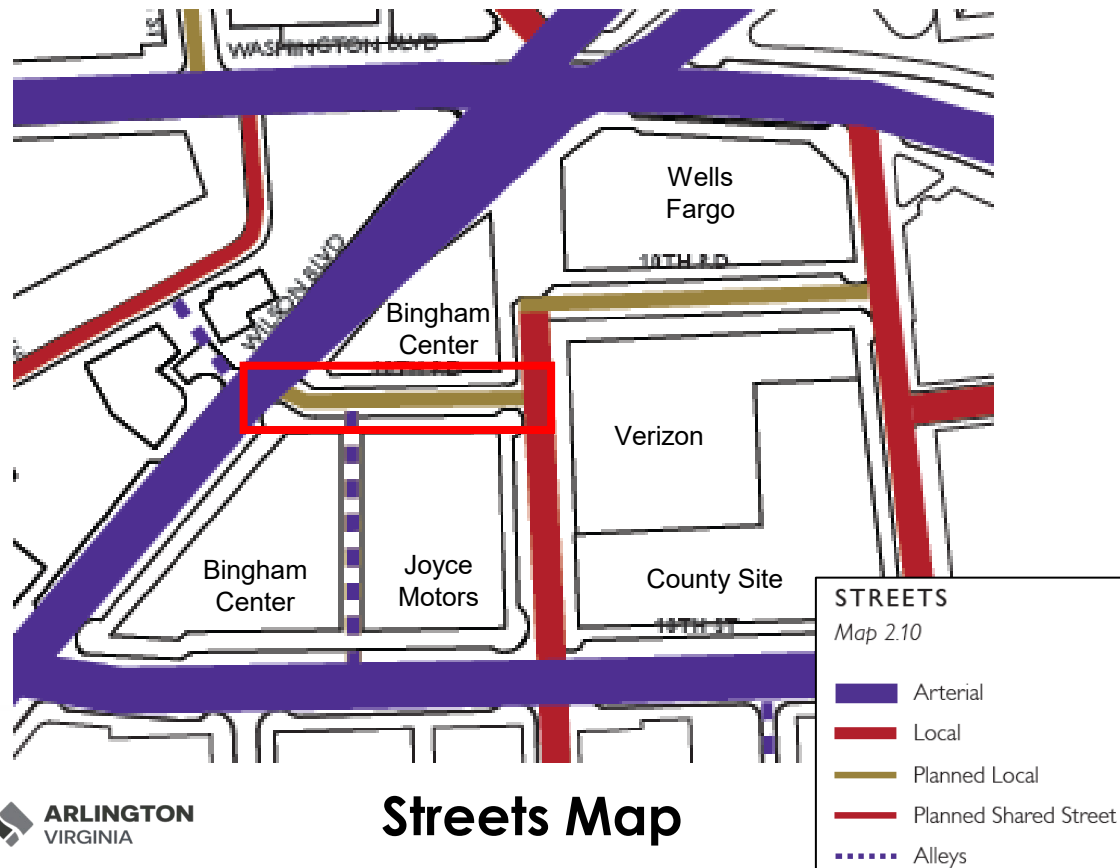


Illustrative Plan

Overview of 2022 Clarendon Sector Plan

Block Structure

- New Street Locations & Alignments
 - 10th Rd. N. Shifted North
 - Parcel Assemblage

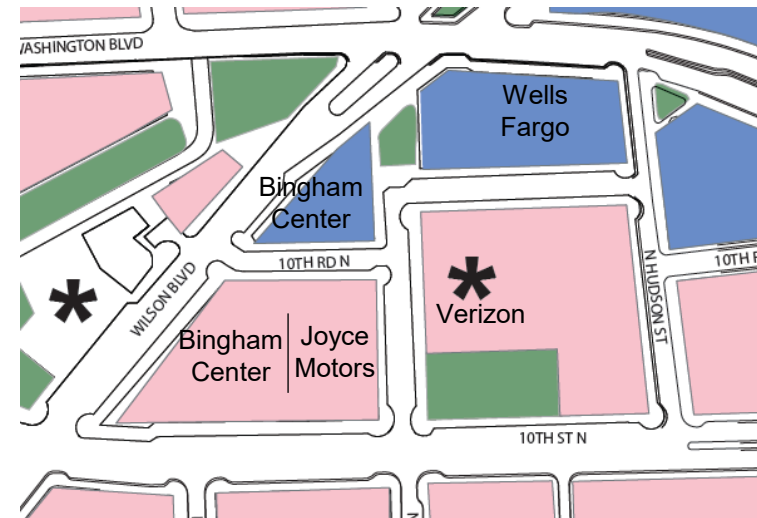


Overview of 2022 Clarendon Sector Plan

Use Mix

- Critical infrastructure (Verizon telecommunications facility & Dominion Energy Substation) identified to remain & new symbol * on map
- Changes in land use to allow hotel use on sites designated “Prime Office”
- Retail frontages removed from Use Mix Map - new Retail Frontage Map in Sector Plan

Use Mix Map

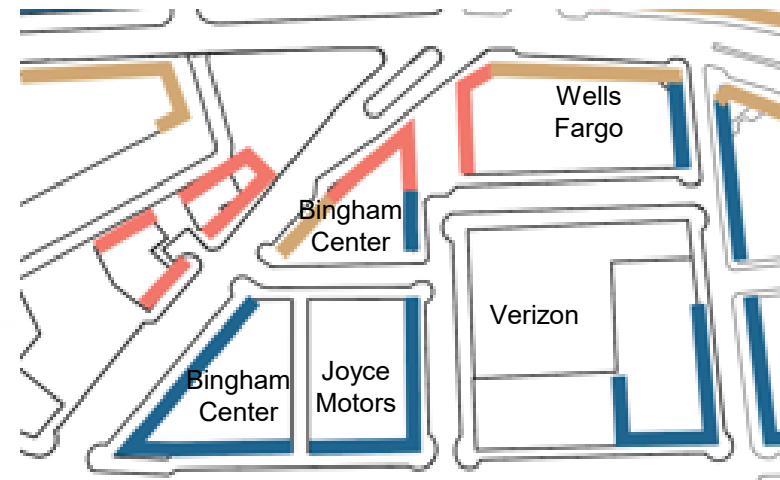


USE MIX
Map 2.50

- Residential
- Residential, Commercial, Hotel, or Mixed Use
- Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
- Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
- Existing & Proposed Open Space
- Existing Utilities

For retail frontage locations refer to the adopted Arlington County Retail Plan & Retail Frontages Map 2.51

Retail Frontage Map

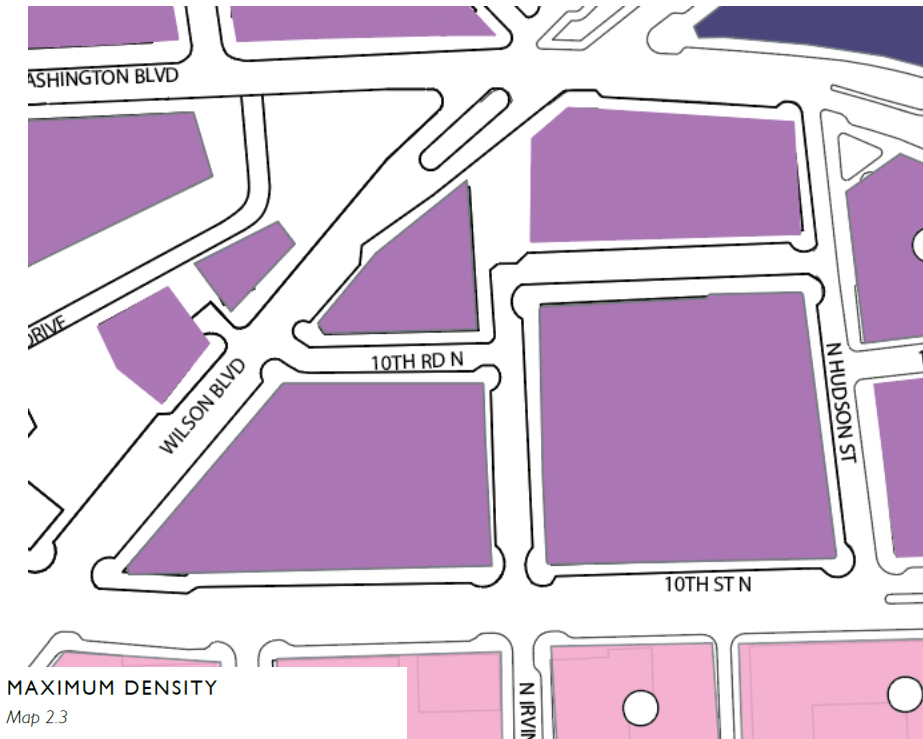


| RED* | GOLD* | BLUE* |
|---------------------------------------|---------------------------------------|------------------------------|
| Design standards; exterior & interior | Design standards; exterior & interior | Design standards; exterior |
| Retail sales | Retail sales | Retail sales |
| Food establishments | Food establishments | Food establishments |
| Entertainment establishments | Entertainment establishments | Entertainment establishments |
| Services | Services | Services |
| Repairs | Repairs | Repairs |
| | Retail equivalents | Retail equivalents |

* Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board. | ** Other adopted des

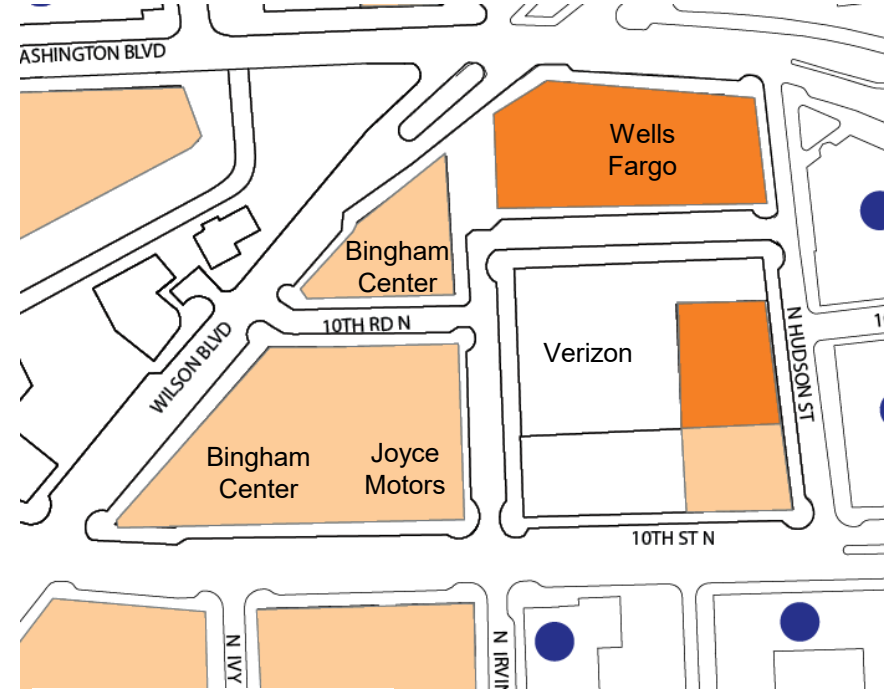
Overview of 2022 Clarendon Sector Plan

Density



- 3.0 FAR applied to entire block on County-owned site

Receiving Sites



- Removal of Verizon as receiving site for density

Overview of 2022 Clarendon Sector Plan

Building Heights & Step-backs

- Modified heights, step-backs and taper requirements
- Combined Height & Step-back Maps
- Historic Preservation Step-back for Joyce Motors façade on corner of 10th St. & N. Irving St.
- Design Guidelines in Sector Plan for Step-backs



— Designated frontages for step-backs where building height exceeds 60' - Step-back 10' at the 2nd, 3rd, 4th or 5th floor

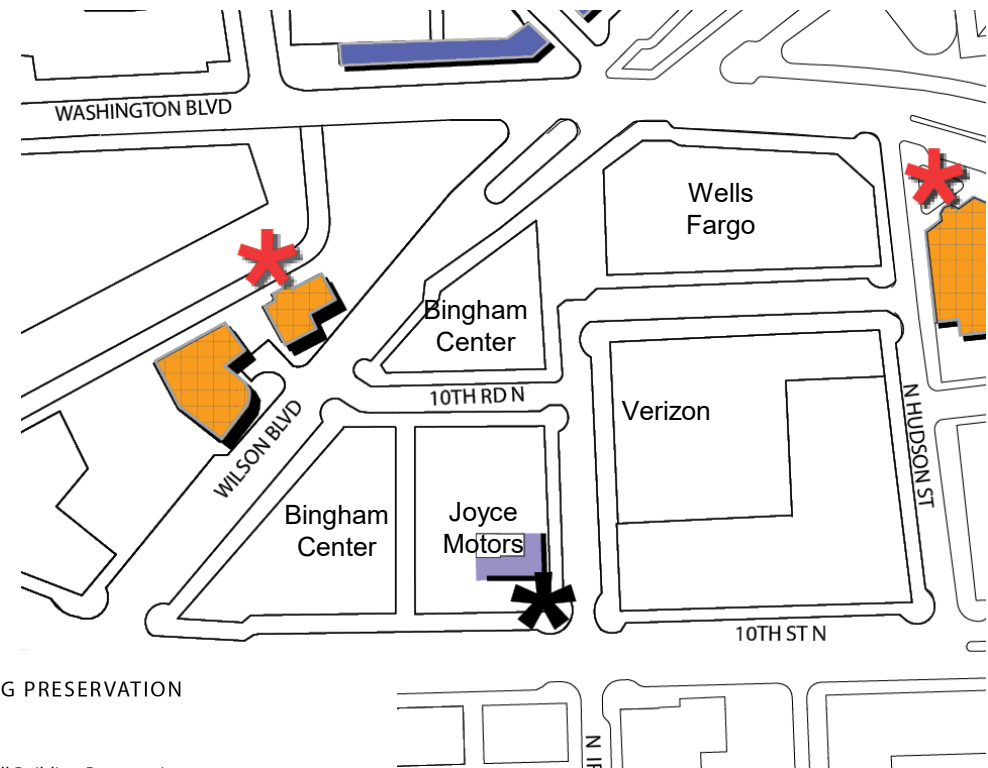
— Designated frontages for step-backs achieved through building façade or building frontage preservation- 10'

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

Overview of 2022 Clarendon Sector Plan

Historic Preservation

- Façade Preservation of Joyce Motors with 10' step-back
- Added symbol & note in legend for façade relocation to meet Build-to Lines in Sector Plan
- HALRB Review required for SPRC (ranked as Essential in the HRI)



BUILDING PRESERVATION
Map 4

- Full Building Preservation
- Local Historic District
 - Joseph L. Fisher Post Office Building
 - Dan Kain Building
 - Former Clarendon Citizens Hall (Northside Social)
- Building Frontage Preservation
- Building Frontage or Facade Preservation
- National Register Historic Districts
 - Lyon Village, May 2002
 - Ashton Heights, April 2003
 - Lyon Park, November 2003

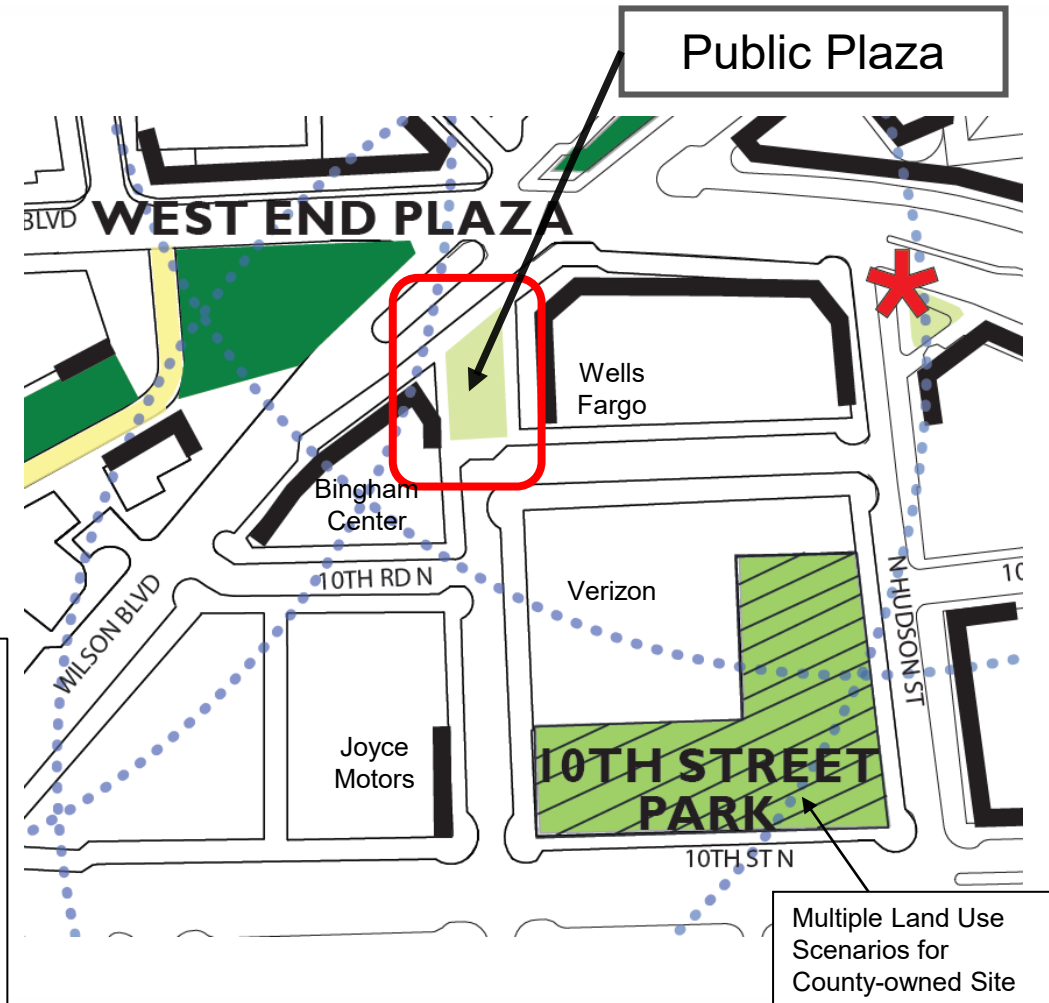
South and east facades may be relocated to meet build-to lines shown on Map 3.1

Overview of 2022 Clarendon Sector Plan

Public Spaces

- N. Irving Street Plaza
- Verizon Building to remain
- Multiple Land Use Scenarios for the County-owned 10th Street Site

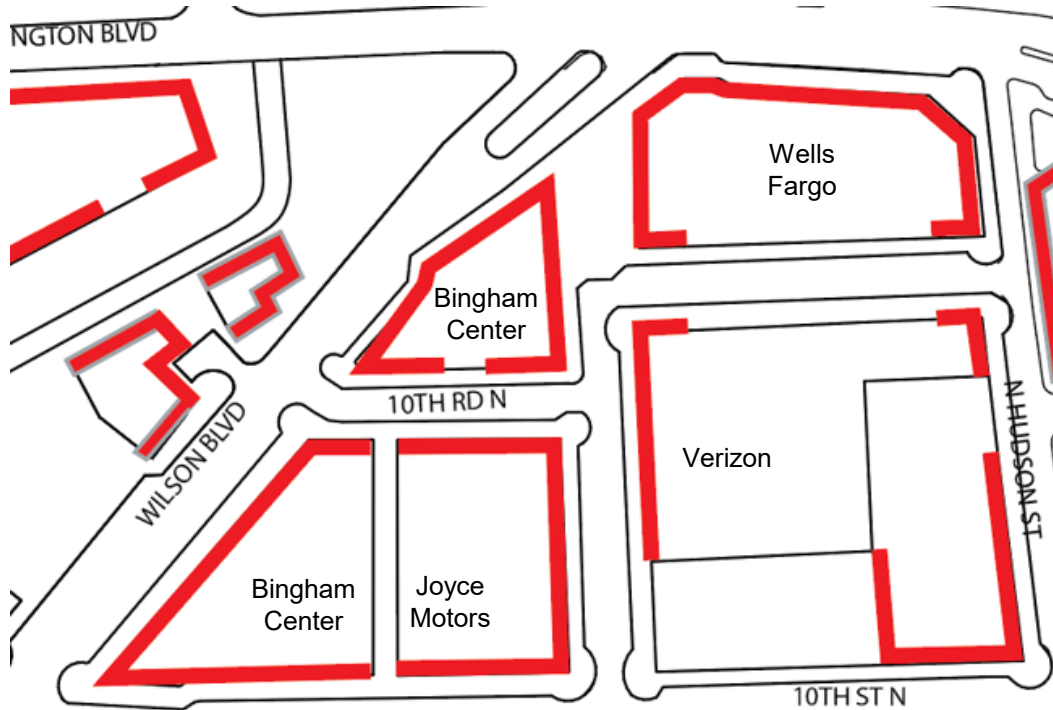
| PUBLIC SPACES | |
|---|---|
| <i>Map 2.9</i> | |
|  | Central Park Spaces Central Park West End Plaza Fairfax Drive Public Space Triangle Park |
|  | Urban Parks 13th Street & Washington Boulevard Park 13th Street & Ivy Street Park 13th Street & Herndon Street Park 11th Street Park |
|  | Multiple Land Use Scenarios for the County 10th St. Site (Figures 2.16- 2.19) |
|  | Plazas Wilson Boulevard & N. Highland Street Washington Boulevard & Irving Street US Post Office 10th Street & Washington Boulevard Market Common Clarendon Boulevard & N. Danville Street Clarendon Boulevard & Edgewood Street |



Overview of 2022 Clarendon Sector Plan

Urban Design Guidelines

Build-to Lines

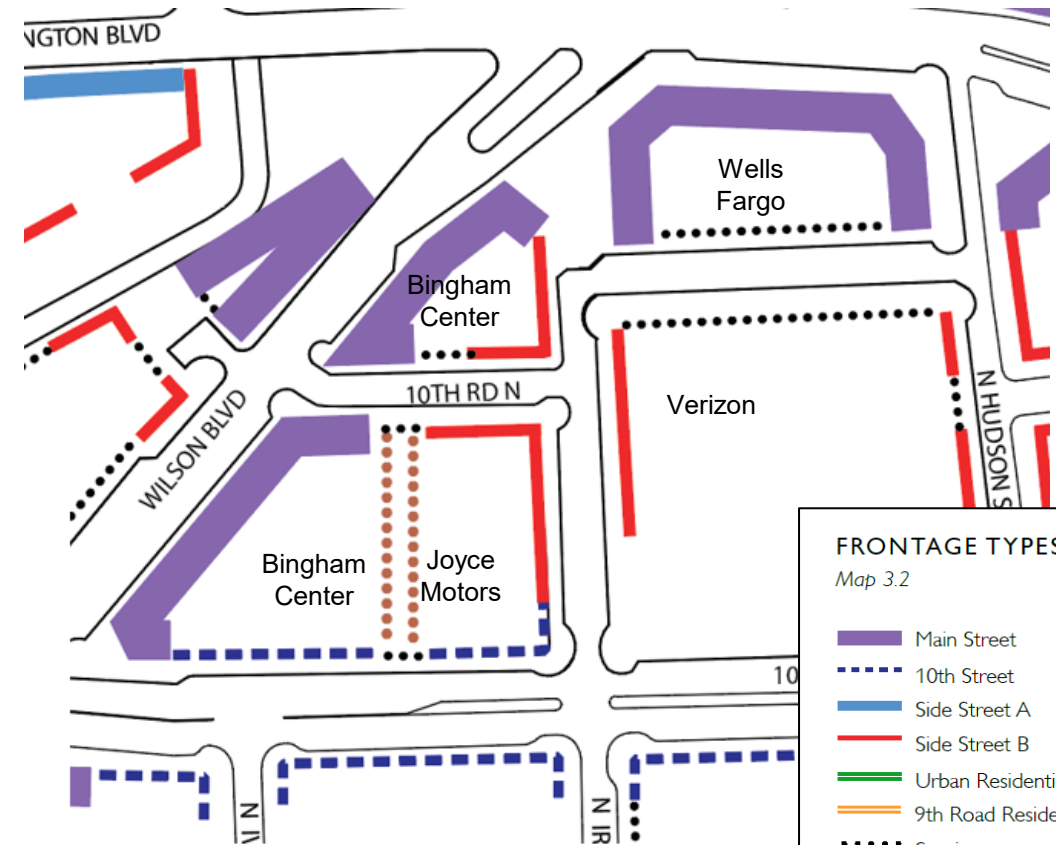


BUILD-TO LINES

Map 3.1

Note: Parking and loading should be located where build-to lines are not indicated except where shown on the Fairfax Drive public space frontage.

Frontage Types



FRONTAGE TYPES

Map 3.2

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

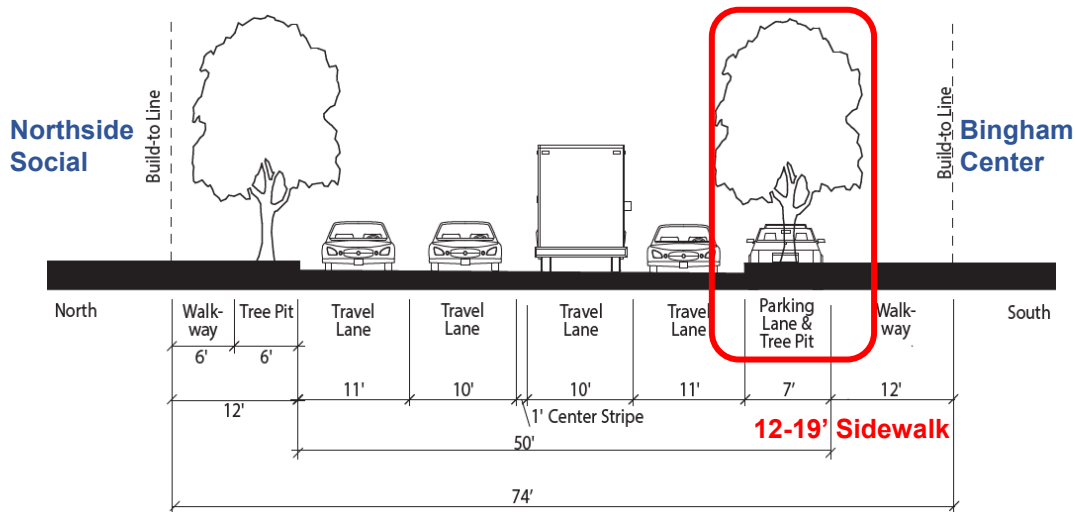
- Max. distance for entries
- Façade transparency
- Ground floor elevation
- Permitted projections
- Min. floor to ceiling clear heights

Overview of 2022 Clarendon Sector Plan

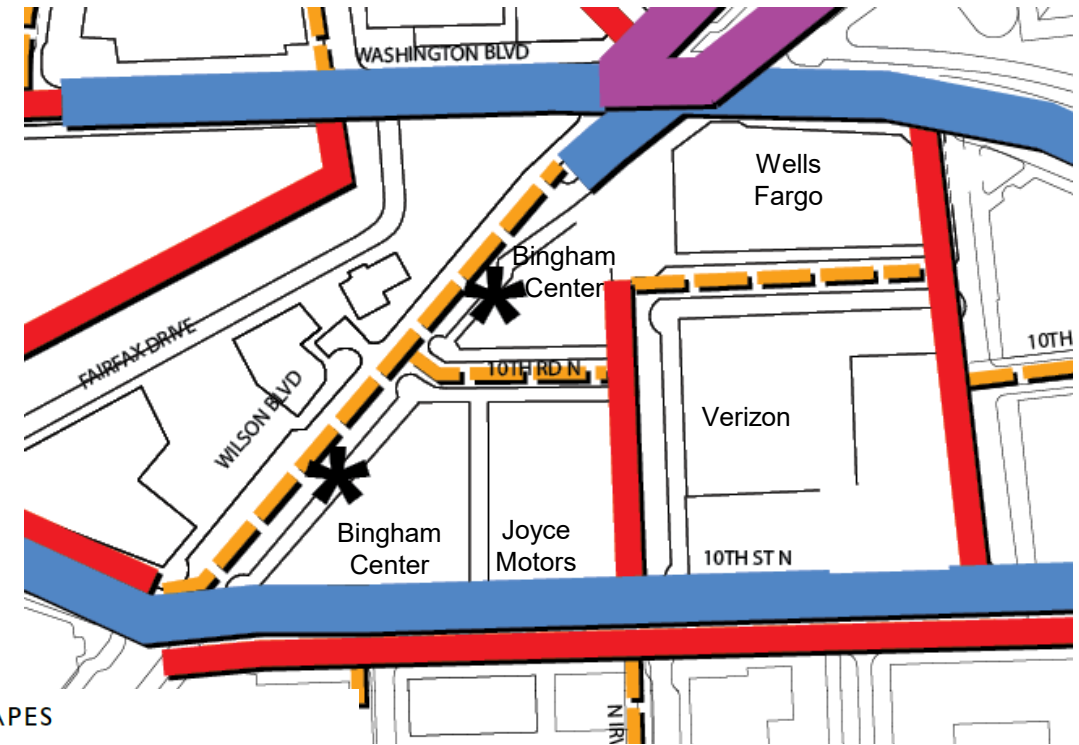
Urban Design Guidelines

Streetscapes

- Wilson Blvd. streetscape change to be consistent with cross section recommendations



Wilson Blvd. Cross Section



STREETSCAPES

Map 3.3

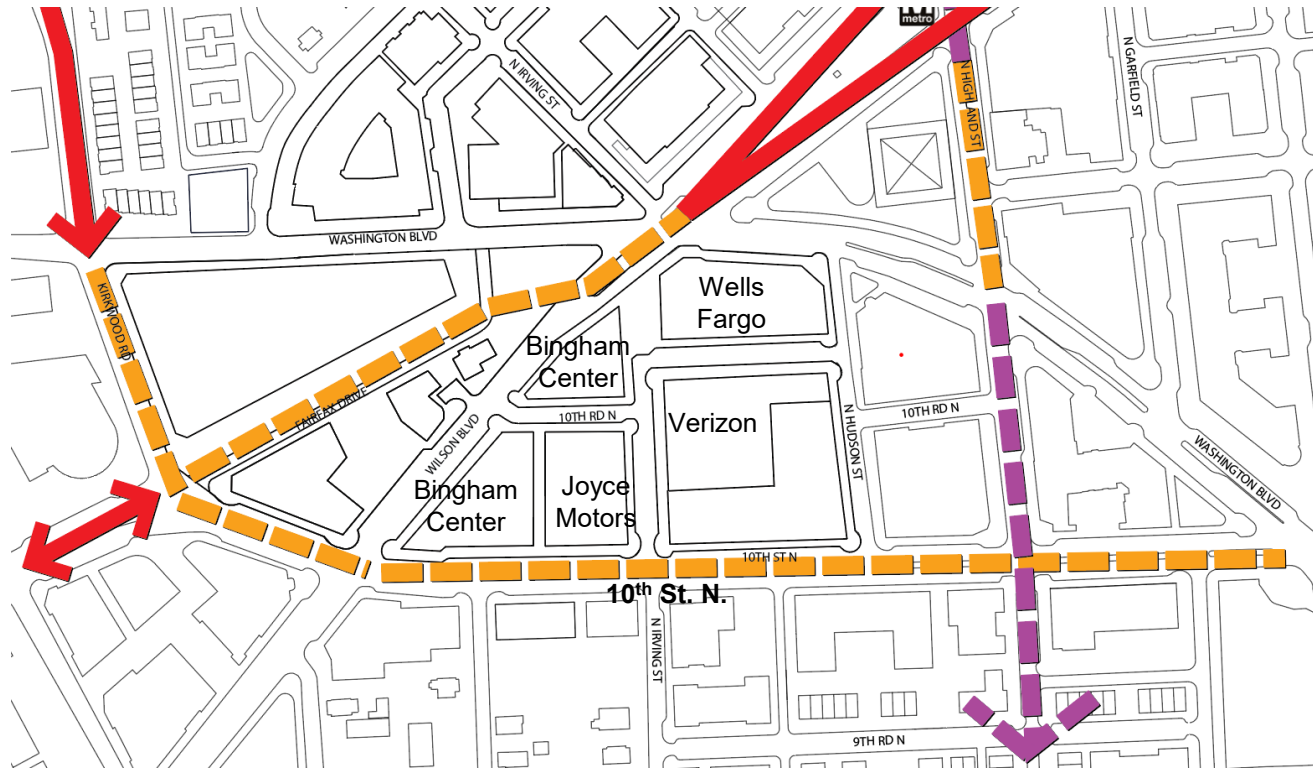
Sidewalk Widths

- 20'
- 18'
- 14'
- 12'

* For south side of Wilson Blvd from Washington Blvd to 10th St N, sidewalk width will vary from 12-19' due to interspersed parking and tree pits

Overview of 2022 Clarendon Sector Plan

Bikeways Map



- Study Proposed Enhanced Bicycle Facility on 10th St. N. per MTP Bike Element

Proposed Enhanced Bicycle Facility

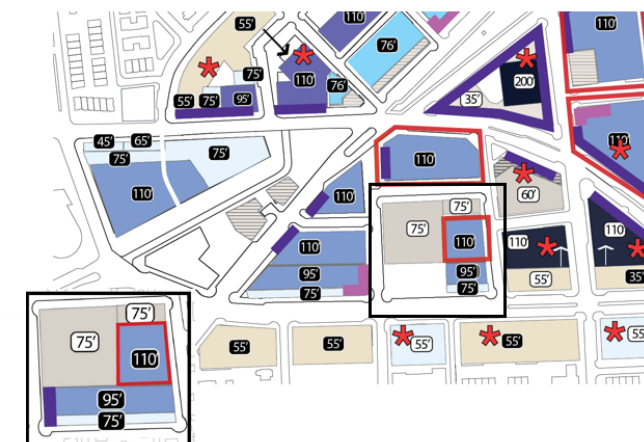
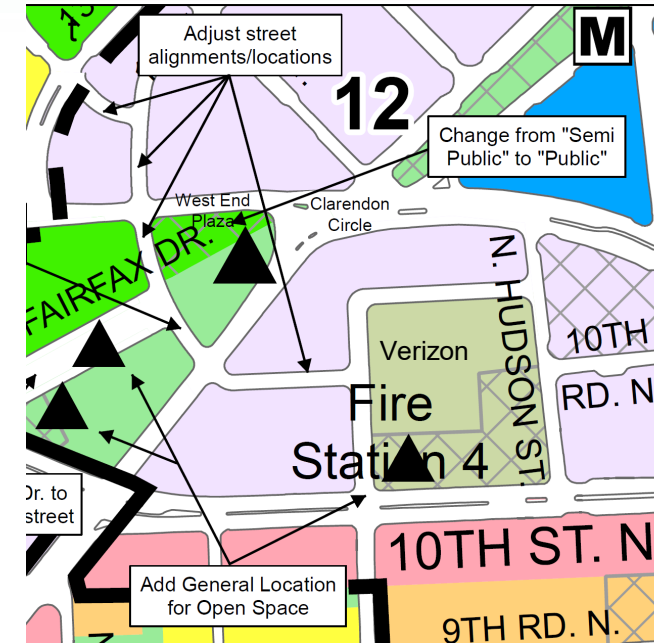
Overview of GLUP & Zoning Ordinance Amendments

GLUP Amendments

- Adjust blocks and street alignments/locations to correspond to planned or built conditions;
- Change the land use designation for the block bordered by the proposed 10th Rd, Irving St., Hudson St., & 10th St, from “Government and Community Facilities” to “Medium Density Mixed-Use” to allow mixed-use development

Zoning Ordinance Amendments

- Modified the use mix regulations to allow for hotel uses on Prime Office sites
- Map Changes reflect updated recommendations for block structure, street locations, use mix and building heights.



Alternative Heights & Step-back Map for the County-owned 10th St. Site

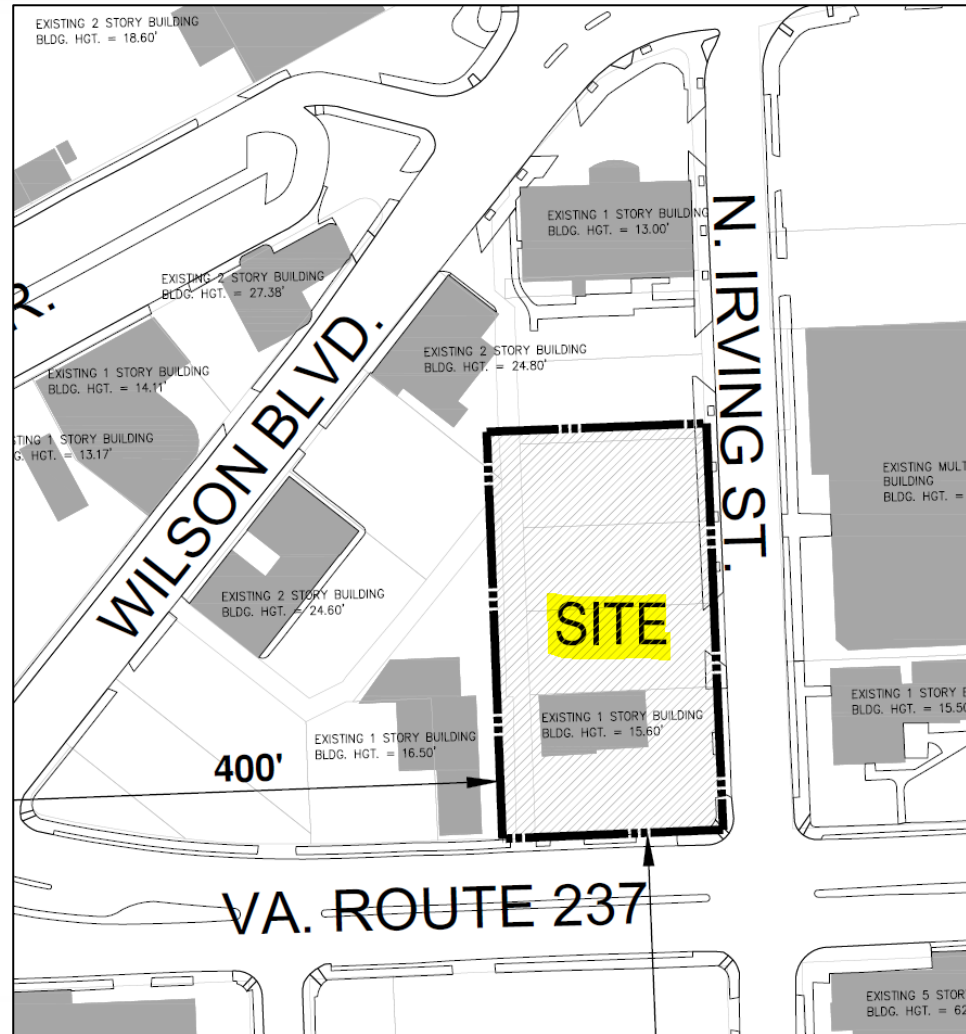
Overview of Individual Site Plans

Adam Watson, CPHD

Courtney Badger, CPHD

Peter Schulz, CPHD

10th & Irving (Joyce Motors)



General Land Use Plan (GLUP) Designation:

- Medium Density Mixed-Use
- Note 12: Clarendon Revitalization District

Zoning:

- “C-3” General Commercial District

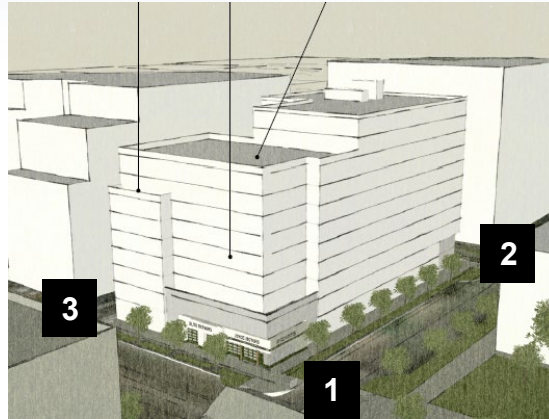
Project Statistics:

- Residential building w/ground-level retail:
 - 5.92 FAR
 - 241 dwelling units
 - ~3,800 sq. ft. retail
 - 110 ft. (11 stories) max. Height
 - Preservation/re-location of historic façade
- Parking (below grade):
 - 0.58 spaces/unit (residential)
 - 1 per 956 sq. ft. (retail)

Proposed Modifications:

- Additional density
- Density exclusions
- Parking & loading

10th & Irving (Joyce Motors)



10th & Irving (Joyce Motors)

Project Contact Information:

Adam Watson, Principal Planner
Arlington County, Planning Division

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awatson@arlingtonva.us



Stephen Hughes, SPRC Chair
Planning Commission

stephenthughes@gmail.com



Silver Diner Site/Bingham Center



General Land Use Plan (GLUP) Designation:

- Medium Density Mixed Use

Zoning:

- C-3 General Commercial District

Project Statistics:

- Hotel
 - 10-story
 - 229 rooms
- Residential
 - 11-story
 - 290 units
- Retail
 - 16,000 sqft of retail between both buildings

Proposed Modifications:

- Additional Density
- Density Exclusions
- Parking & Loading
- Hotel – building step backs

Silver Diner Site/Bingham Center

Hotel



Residential



Silver Diner Site (Bingham Center)

Project Contact Information:

Courtney Badger, Principal Planner
Arlington County, Planning Division

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Leonardo Sarli, SPRC Chair
Planning Commission

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Wells Fargo/Verizon



- *GLUP: Located in Clarendon Revitalization District*
 - *Wells Fargo site: "Medium Density Mixed Use"*
 - *Verizon Site: "Government and Community Facilities"*
- *Zoning: C-3*

Development Proposal

1. GLUP Change of Verizon Site from “Government and Community Facilities” to “Medium Density Mixed-Use”
2. Site Plan:
 - 12-story mixed-use tower with office, residential (~238 units), and ground floor retail, bank with drive-through;
 - Verizon Building Remain, only Wells Fargo site redevelop.
 - Use permits for drive through bank, and public utility



Wells Fargo/Verizon

Project Contact Information:

Peter Schulz, Principal Planner
Arlington County, Planning Division

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Devanshi Patel, SPRC Chair
Planning Commission

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Site Plan Review Committee (SPRC) Process and Goals

Tenley Peterson, SPRC Chair

Matthew Pfeiffer, CPHD

Stages of Development Review

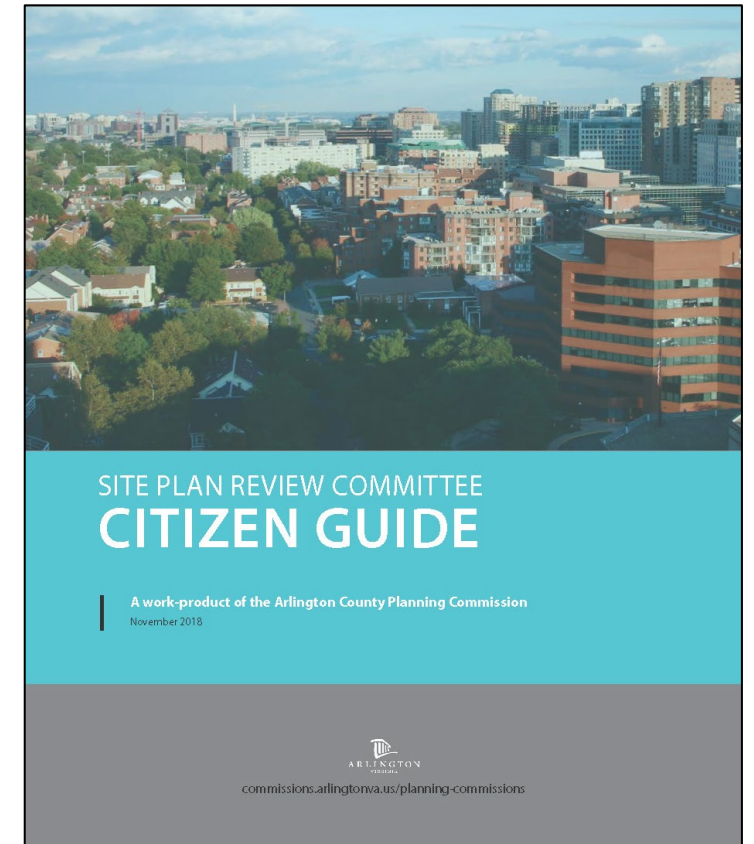
| | Conceptual* Application | Preliminary Application | Accepted Application* |
|------------------------------|--|---|---|
| Level of Plan Development | High level exhibits and vision for how a particular site could redevelop | Detailed civil engineering, architectural, and conceptual landscape plan drawings | Complete set of civil engineering, architectural and conceptual landscape plans meeting County's submission requirements |
| Review Type | Cursory Review by Staff | Detailed Review by staff | Public Review Process begins (SPRC) |

*Conceptual Site Plan Applications are optional and not required for consideration.

*Accepted applications are reviewed by Site Plan Review Committees, various Commissions, and finally the County Board

Goals of the Site Plan Review Committee (SPRC)

1. Facilitate a discussion among the applicant, staff, the impacted community, and key County commissions
2. Help articulate community views about the potential public impacts and benefits of a development proposal in accordance with the County's adopted plans and policies
3. Identify community concerns about potential adverse impacts on the neighborhood
4. Begin the process of addressing how such impacts may be mitigated, and how the development project might provide improvements to the public realm
5. Develop this information for Planning Commission review and advice, and ultimately County Board action



SPRC Typical Stakeholder Representatives

At the SRPC table*:

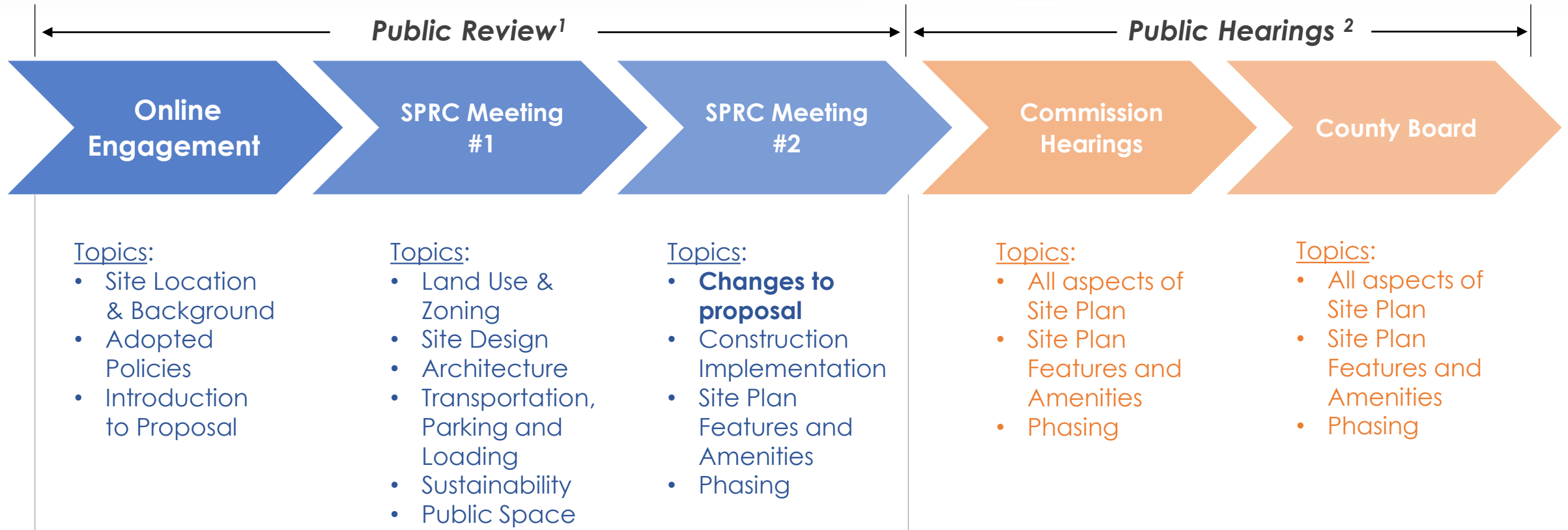
- Planning Commissioners and PC Project Chair
- Liaisons to Various County Commissions (TC, HC, HALRB, PRC, C2E2, etc.)
- Representative of Impacted/Adjacent Condo Association/HOA
- Representative of Impacted/Adjacent Civic Associations
- Applicant Representatives
- County Staff

Notified of SPRC Meeting:

- Clarendon Alliance
- Nearby residences and/or businesses
- General public

* Varies site by site and is subject to direction from the Planning Commissioner chairing the project's SPRC Review

Typical Sequence of SPRC Discussion Topics



1. SPRC schedule is subject to change based on nature of public feedback and guidance from Planning Commission. Specific SPRC Agenda topics are developed by PC project chairs and published ahead of meetings.
2. Public Hearings typically include other Commissions such as Transportation and Parks & Recreation
3. Starting September 1, 2022, all SPRC meetings will be hybrid in-person/MS Teams meetings. Members of the general public have the option to participate either in person or via Teams.

Clarendon Site Plans Status

Silver Diner

- Forewent Concept Plan Submission
- **Preliminary Submission** under review
- Anticipated Acceptance: **June 2022**
- Staff Assigned: **Courtney Badger**
- PC Project Chair: **Leo Sarli**



Joyce Motors

- Forewent Concept Plan Submission
- **Site Plan Accepted** August 25, 2020
- **Online Engagement Scheduled June 16 – June 27, 2022**
- Staff Assigned: **Adam Watson**
- PC Project Chair: **Stephen Hughes**

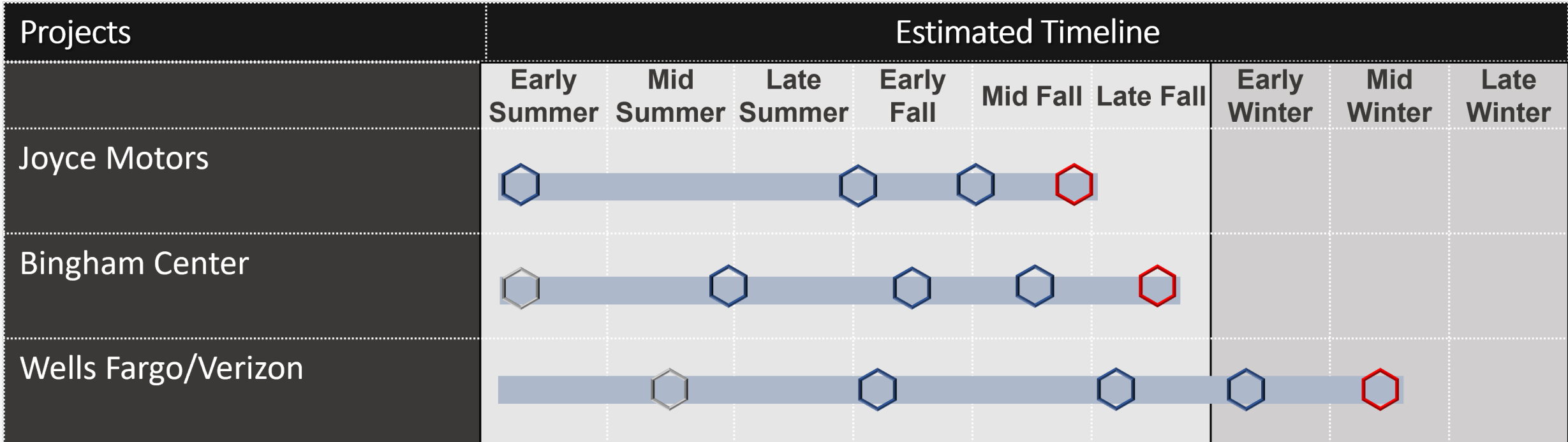


Wells Fargo

- Underwent a Concept Plan Review August 2020
- **Preliminary Submission** under review
- Anticipated Acceptance: **July 2022**
- Staff Assigned: **Peter Schulz**
- PC Project Chair: **Devanshi Patel**



Consolidated Review Schedule (Tentative)



○ Site Plan Acceptance

○ SPRC Engagement

○ Public Hearings

Q&A