

# Site Plan Review Committee

## October 13, 2022

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### **10<sup>th</sup> & Irving (Joyce Motors Site)**

Site Plan (SPLN19-00006)

3201 10<sup>th</sup> Street North

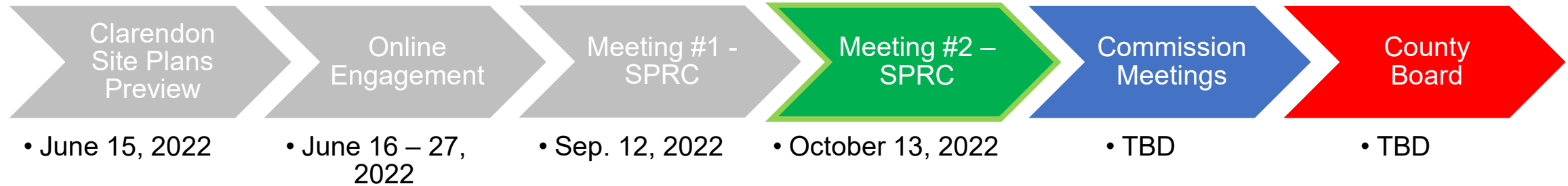
# Agenda

1. Process/Next Steps
2. SPRC Agenda
3. Site Location
4. Proposal Summary
5. Parking Updates
6. Transportation
7. Landscaping/Open Space
8. Community Benefits



# Process/Next Steps

**We are here**



# SPRC Agenda Topics

1. Updates
2. Transportation
3. Open Space and Landscaping
4. Community Benefits / Construction / Other

# Site Location/Existing Conditions

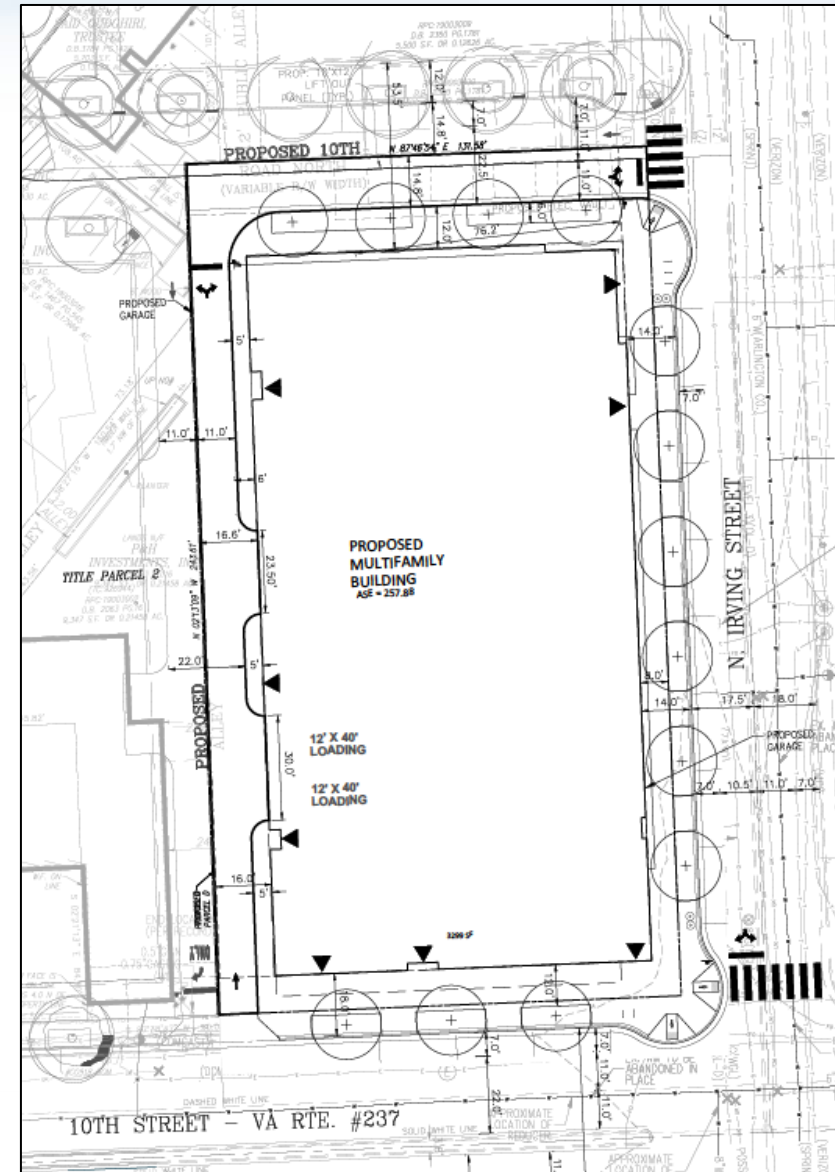


# Proposal Summary

## Residential building w/ground floor retail

- 5.86 FAR:
  - 241 dwelling units
  - 3,639 sf of retail
- 110 ft. (11 stories) max. height
- Preservation and relocation of historic façade
- Underground parking – 176 spaces total
- Construction of portions new 10<sup>th</sup> Road North & Alley

Proposed Site Layout



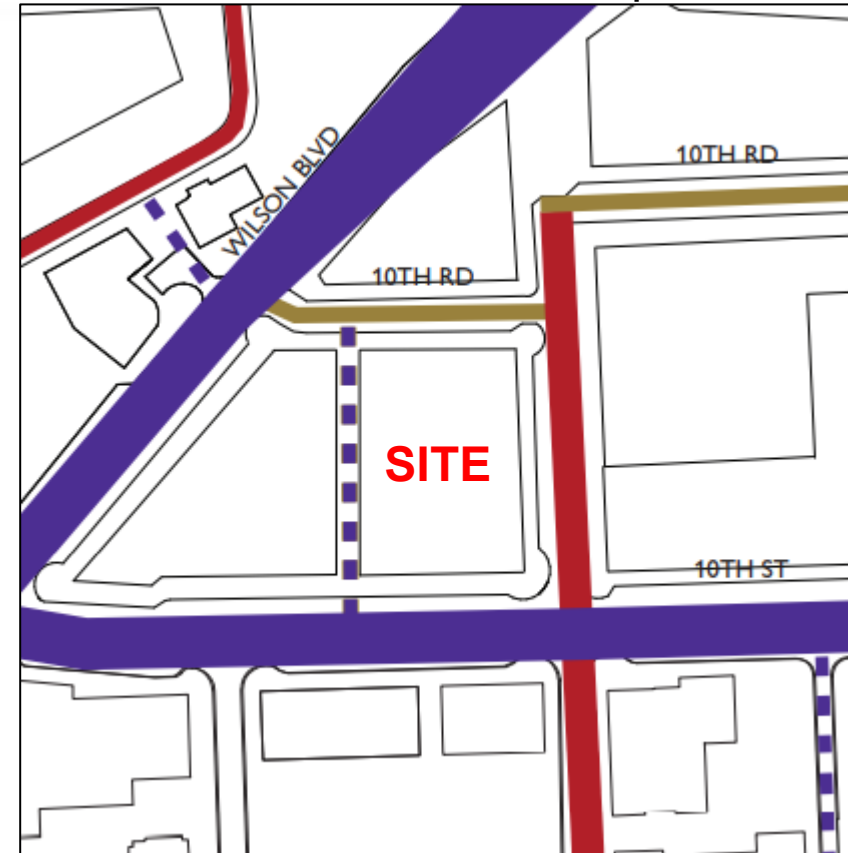
# Update: Parking Ratios

- Residential:
  - Increase from 0.58 to **0.70 spaces/unit** (+28 spaces, 1 68 total)
- Retail:
  - Increase from 1/957 SF to **1/455 SF** (+4 spaces, 8 total)
  - Above the zoning requirement of 1/580 SF
- Parking ratios are acceptable and within the established policy guidelines

# Transportation

- New alley and 10<sup>th</sup> Road N. consistent with Sector Plan recommendations
- Building garage and loading locations consistent with Sector Plan guidance
- Street and sidewalk dimensions consistent w/ Sector Plan (Street Sections #9 & #12)
- Enhanced bicycle facilities on 10<sup>th</sup> Street subject to future study

Sector Plan: Streets, Map 2.10



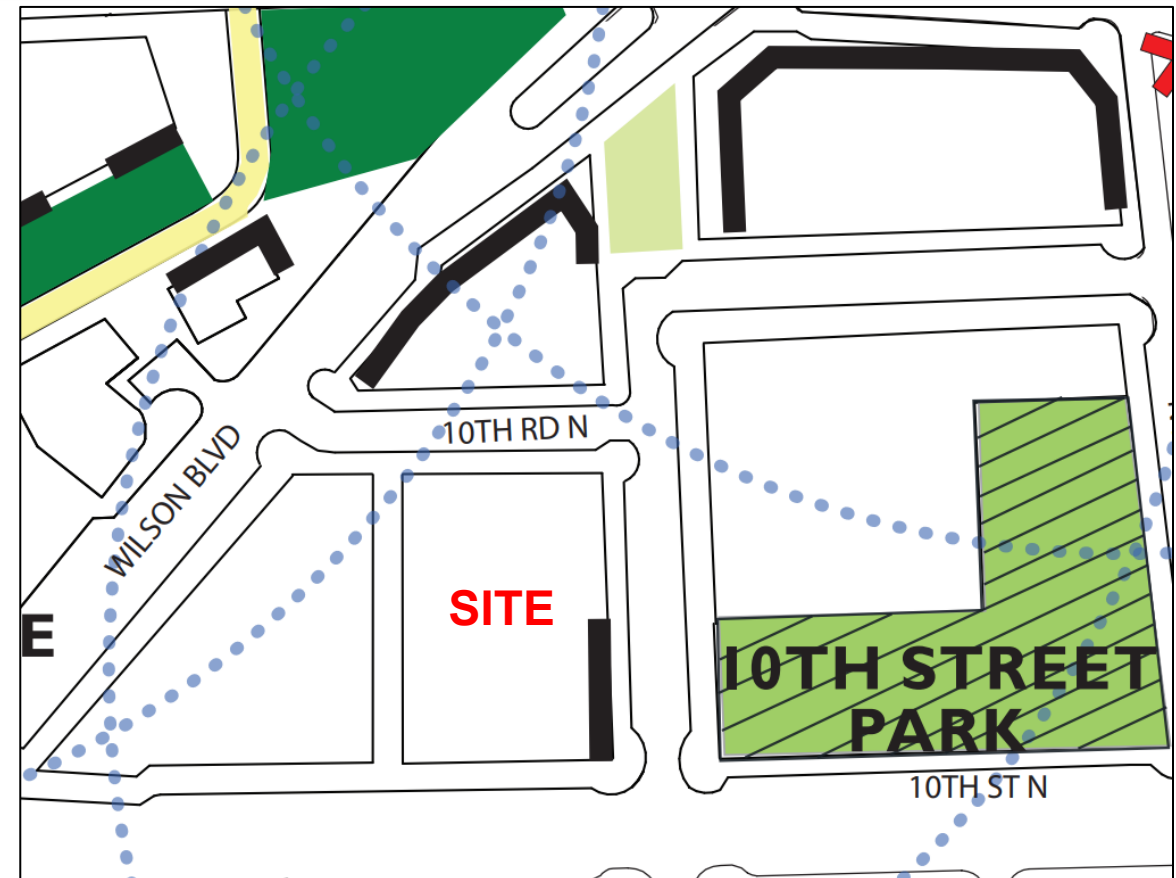
- Arterial
- Local
- Planned Local
- Planned Shared Street
- Alleys



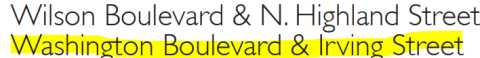



# Open Space & Landscaping

- Applicant's landscaping proposal is consistent with the Sector Plan Sidewalk Design standards (table 3.1)
- Building frontage is consistent with Sector Plan; defines future FS4 and/or park
- Clarendon-wide tree canopy coverage goal = 15%; site coverage is ~16%

Sector Plan: Public Spaces, Map 2.9



-  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
-  Building Frontages Defining Public Spaces

# Community Benefits

Preliminary proposal to earn additional density (2.8 FAR), per ACZO §15.5:

- Green Building Incentive Policy - LEED Gold (CEP)
  - 15% energy savings
  - Energy Star/WaterSense
  - *Energy benchmarking*
  - *EV parking (4% spaces, 15% ready)*
  - *Refrigerant leakage*
  - *Biophilia narrative*
  - *Equity, Diversity, Inclusion program*
  
- Historic Preservation:
  - Joyce Motors façade preservation/relocation (HRI; Sector Plan, Map 2.7)
  - TDR / full building preservation of 1411 N. Garfield St. (Barbershop) (Sector Plan, Map 2.7)
  
- Affordable housing contribution (AHMP; Sector Plan, Policies 3, 4, 21)
  
- Open Space:
  - Monetary contribution towards open space improvements, such as the plaza at Washington Blvd. & N. Irving St. (Sector Plan, Policy 35.9)
  
- Transportation:
  - Monetary contribution towards off-site transportation improvements, such as assistance with a 10<sup>th</sup> Street N. enhanced bike facilities study (MTP; Sector Plan, Map 2.13)

*The proposal above is preliminary and subject to change prior to County Board action*

# For more information visit:

## Project webpage:

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

## Adam Watson

Arlington County - Planning Division

[Awatson@arlingtonva.us](mailto:Awatson@arlingtonva.us)

703-228-7926

## Stephen Hughes (SPRC Chair)

Planning Commission

[stephenthughes@gmail.com](mailto:stephenthughes@gmail.com)