

# Site Plan Review Committee (SPRC)

## April 15, 2024

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**NSTA – 1840 Wilson Blvd.**

Site Plan Amendment (SPLA23-00010)



# Site Overview



## Zoning:

“C-O-2.5” – Mixed Use District

## General Land Use Plan:

“Medium” Office-Apartment-Hotel

## Guiding Documents:

- Approved Site Plan #382
- Rosslyn to Courthouse Urban Design Study
- Retail Action Plan
- Historic Resources Inventory

# Development Proposal

## Major Site Plan Amendment

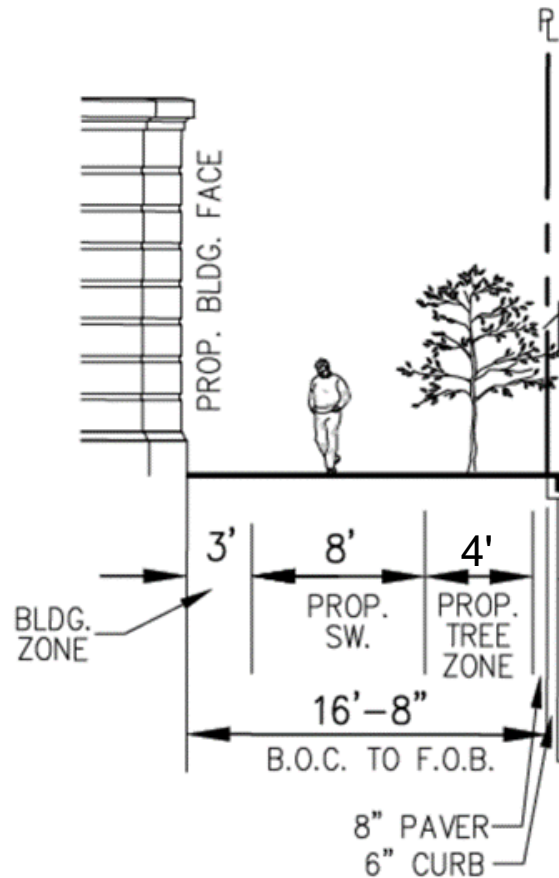
- Remove existing buildings and surface parking area
- Construct new residential building with ground floor retail:
  - 7-Story
  - 188 dwelling units
  - 12,000 sqft retail gross floor area
  - Residential parking ratio: 0.53 spaces/unit
  - Retail parking ratio: 1 space per 664 sqft
- Modifications:
  - Additional density
  - Green Building – 0.35 FAR Level
  - Density Exclusions
  - Reduced Parking Ratio



# Transportation

# Proposed Streetscape Sections

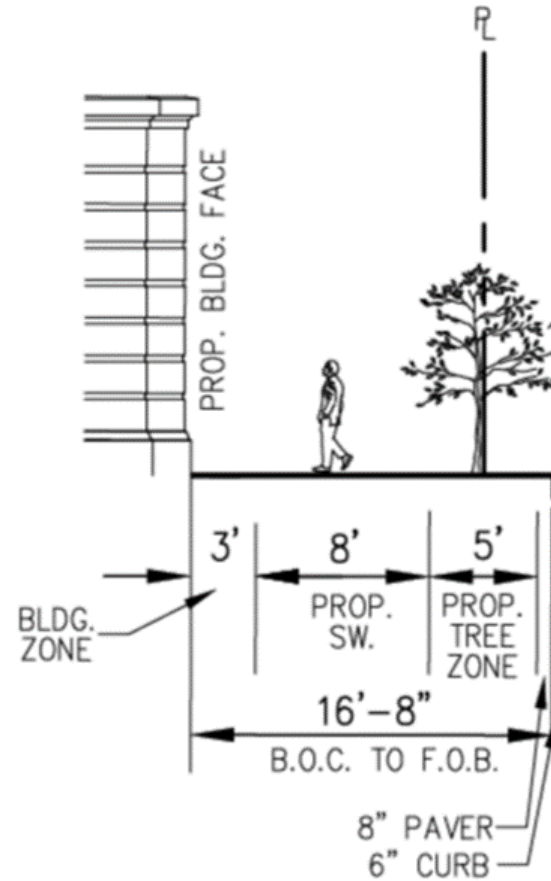
## Clarendon Blvd



**16' 8" Streetscape**

**8' Min Clear Sidewalk + 4' Min. Tree Zone**

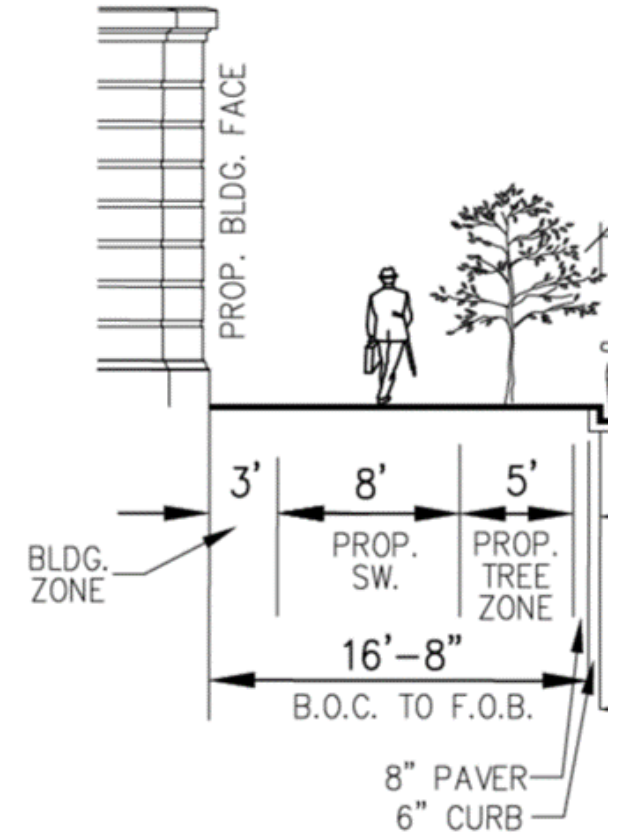
## Wilson Blvd



**16' 8" Streetscape**

**8' Min Clear Sidewalk + 5' Min. Tree Zone**

## N Rhodes St

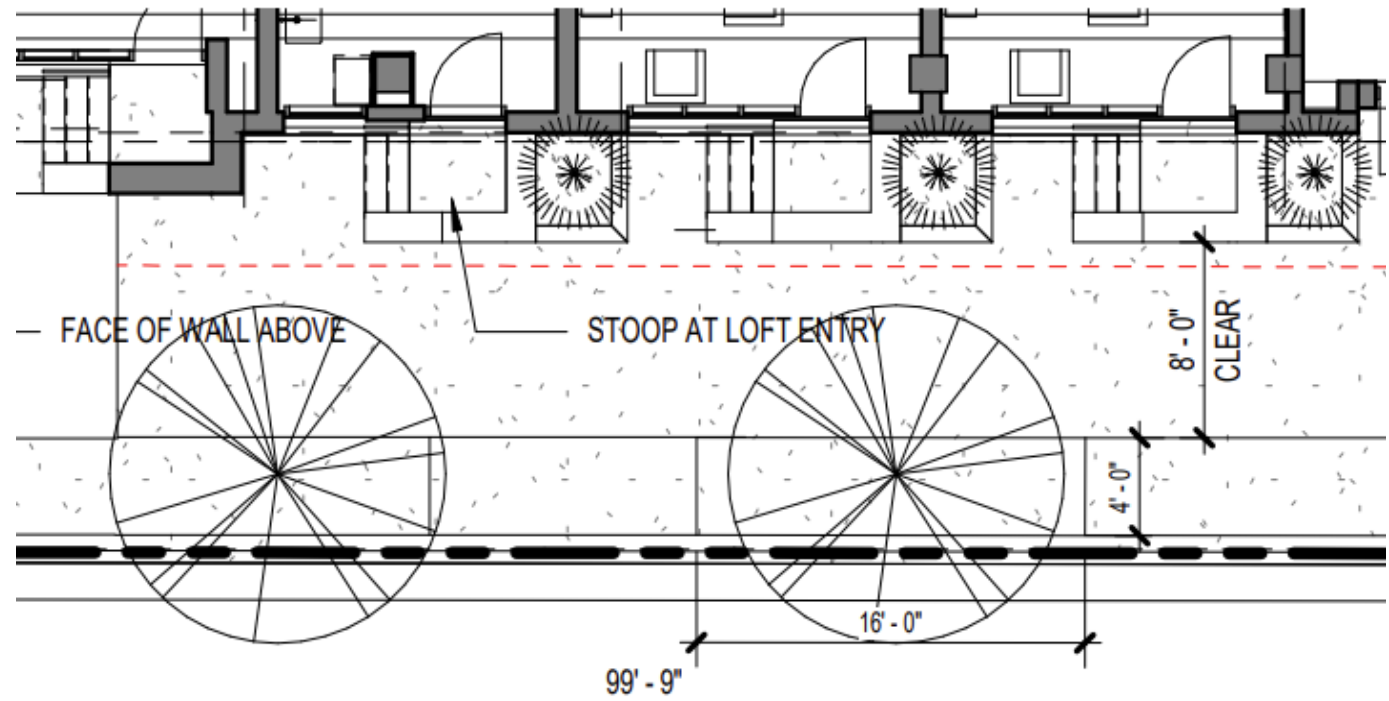
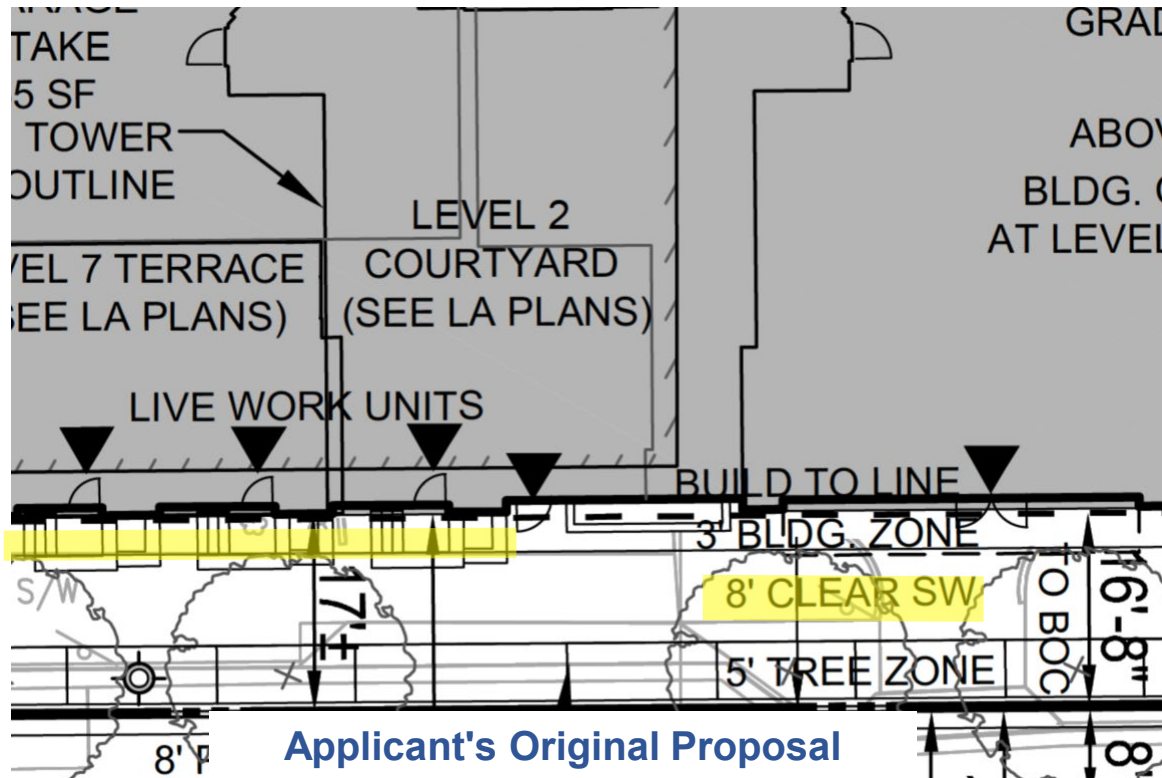


**16' 8" Streetscape**

**8' Min Clear Sidewalk + 5' Min. Tree Zone**

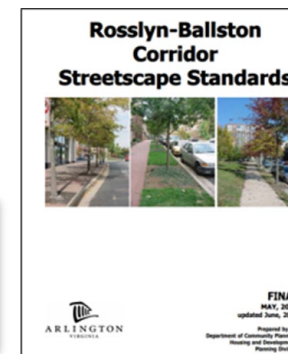
# Proposed Streetscape Revisions

## Clarendon Blvd



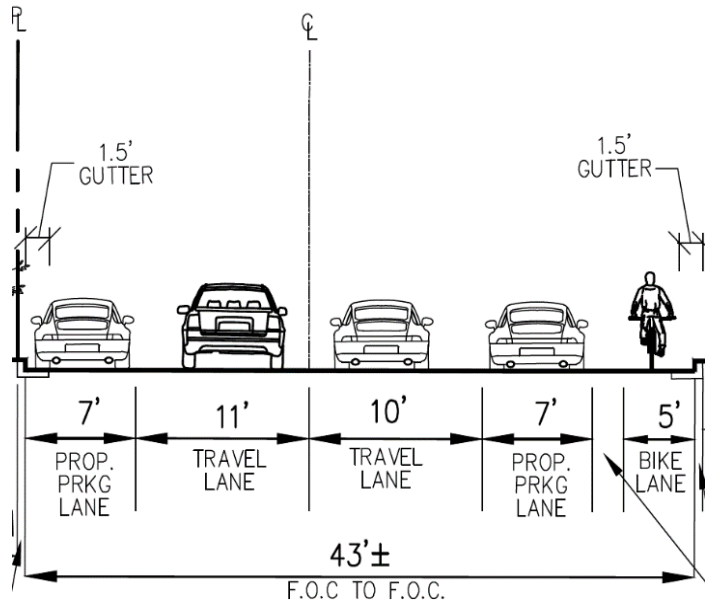
### VIII.B Court House

TYPE	SIDEWALK WIDTH	STREET TREE TREATMENT
<b>A</b>	<b>Minimum width: 16'-8"</b>	Trees in 5'x8' (or larger) tree pits with grates or approved groundcover (liriope)



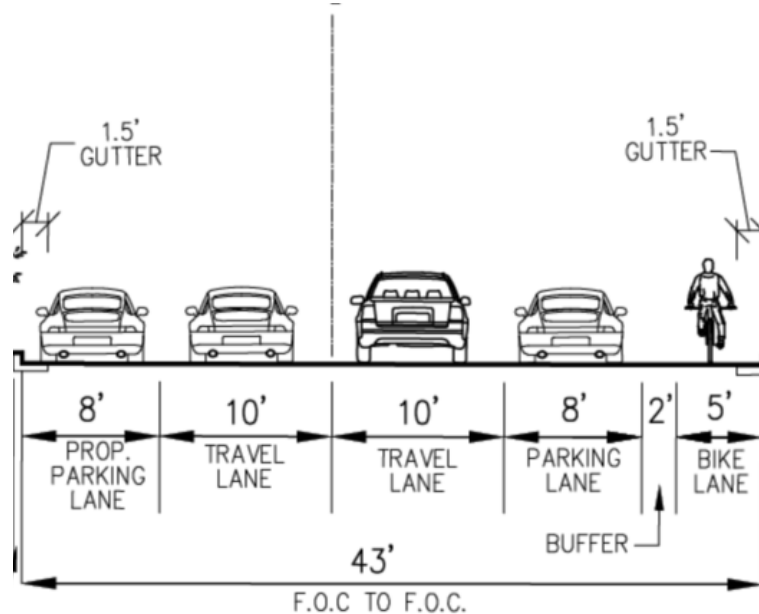
# Proposed Street Sections

## Clarendon Blvd (Looking East)



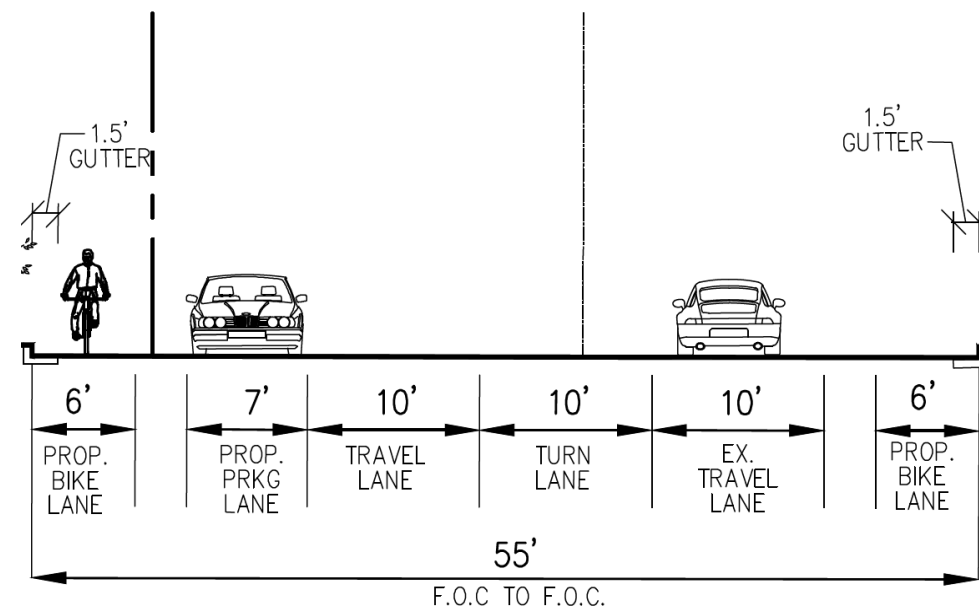
- 2 eastbound travel lanes
- 2 parking lanes – on either side roadway
- 1 eastbound protected bike lane

## Wilson Blvd (Looking West)



- 2 westbound travel lanes
- 2 parking lanes – on either side roadway
- 1 westbound protected bike lane (PBL)

## N Rhodes St (Looking North)

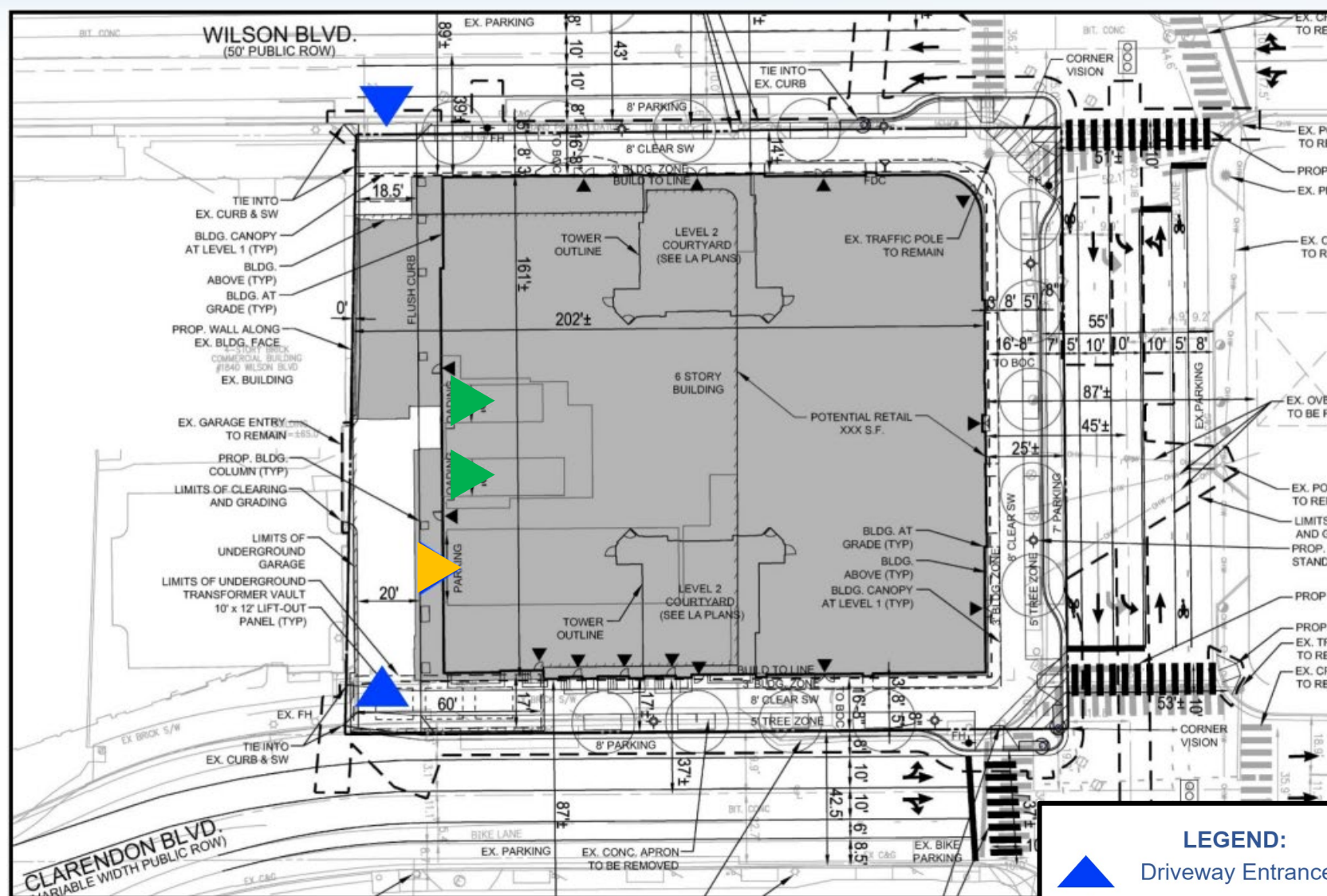


- 2 southbound travel lanes
- 1 southbound protected bike lane
- 1 northbound travel lane
- 1 northbound buffered bike lane
- 2 parking lanes – on either side roadway

- Coordination with the County's Capital Project at Wilson Blvd and N. Rhodes St Intersection Safety Project:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Transportation-Projects/Wilson-Blvd-N.-Rhodes-Street-Intersection-Safety-Project>

# Site Access



Existing alley provides location for parking and loading access away from arterial traffic.

## 2 Loading/trash bays

## 118 Parking Spaces




- 100 for residential (.53 parking ratio)
  - 10 spaces located off-site
- 18 for retail (1 space per 664 SF of retail GFA)

Proposed parking ratio is in line with County guidelines for reduced parking for residential projects within the Rosslyn-Ballston Corridor. *(Minimum parking ratio is 0.3 spaces per unit for the location)*

## 89 bike parking spaces

- 81 secure spaces
- 8 street spaces

**LEGEND:**

-  Driveway Entrance/Exit
-  Garage Entrance/Exit
-  Loading Entrance/Exit



# Community Benefits

# Community Benefits

- **“UP-GLUP” Contribution:**

- 2005 Approval included a change in the General Land Use Plan and requires an “UP-GLUP” contribution that will be provided with this Site Plan benefits package
- Fulfilled through on-site Committed Affordable Housing Units

- **Site Plan Community Benefits**

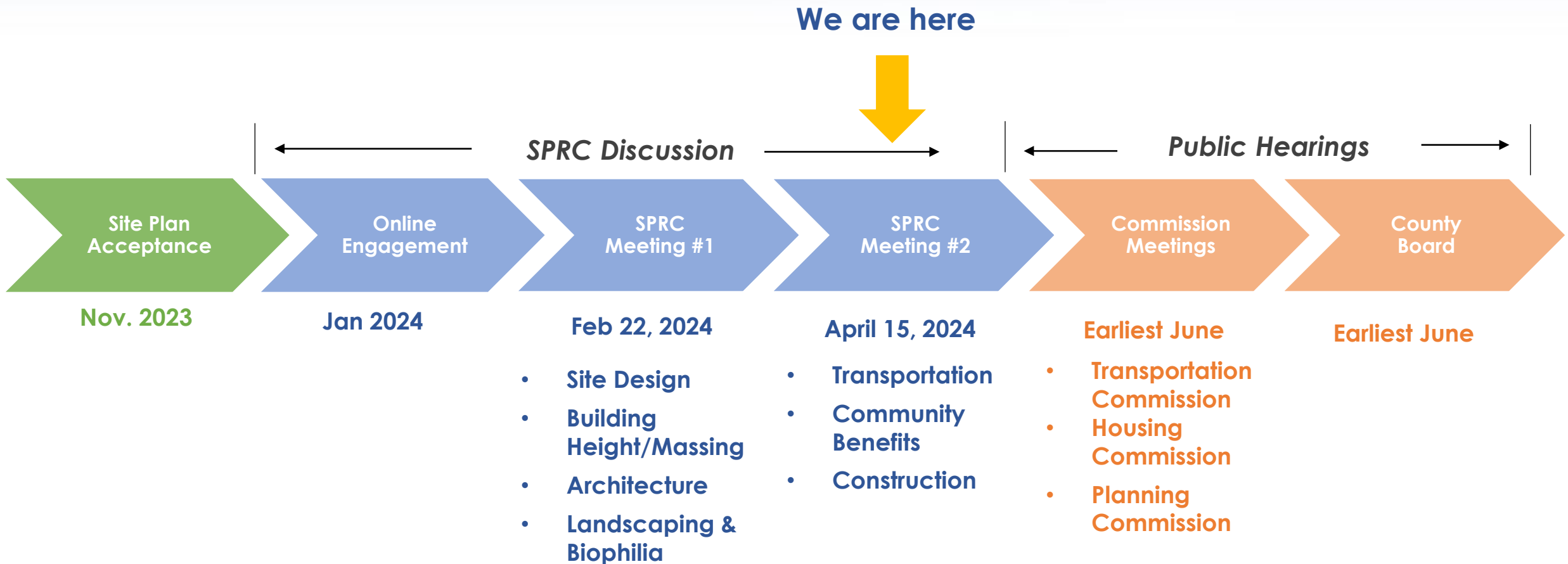
- Participation in the Green Building Incentive Program
- Additional Affordable Housing Contributions
- Potential monetary contributions for off-site transportation improvements
- Potential monetary contributions for public space improvements

# Green Building & Sustainability

Green Building Incentive Program (0.35 FAR)

- ✓ LEED Gold Certification
- ✓ Energy Optimization Performance Improvement
- ✓ Energy Star Score of 80
- ✓ Baseline Prerequisites Including:
  - Energy Star appliances and WaterSense fixtures
  - EV Charging (4%) and infrastructure (15%)
  - Bird-friendly façade materials

# Next Steps



SITE IMPROVEMENTS  
PER CEPL22-00043

