

# Site Plan Review Committee (SPRC) February 22, 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

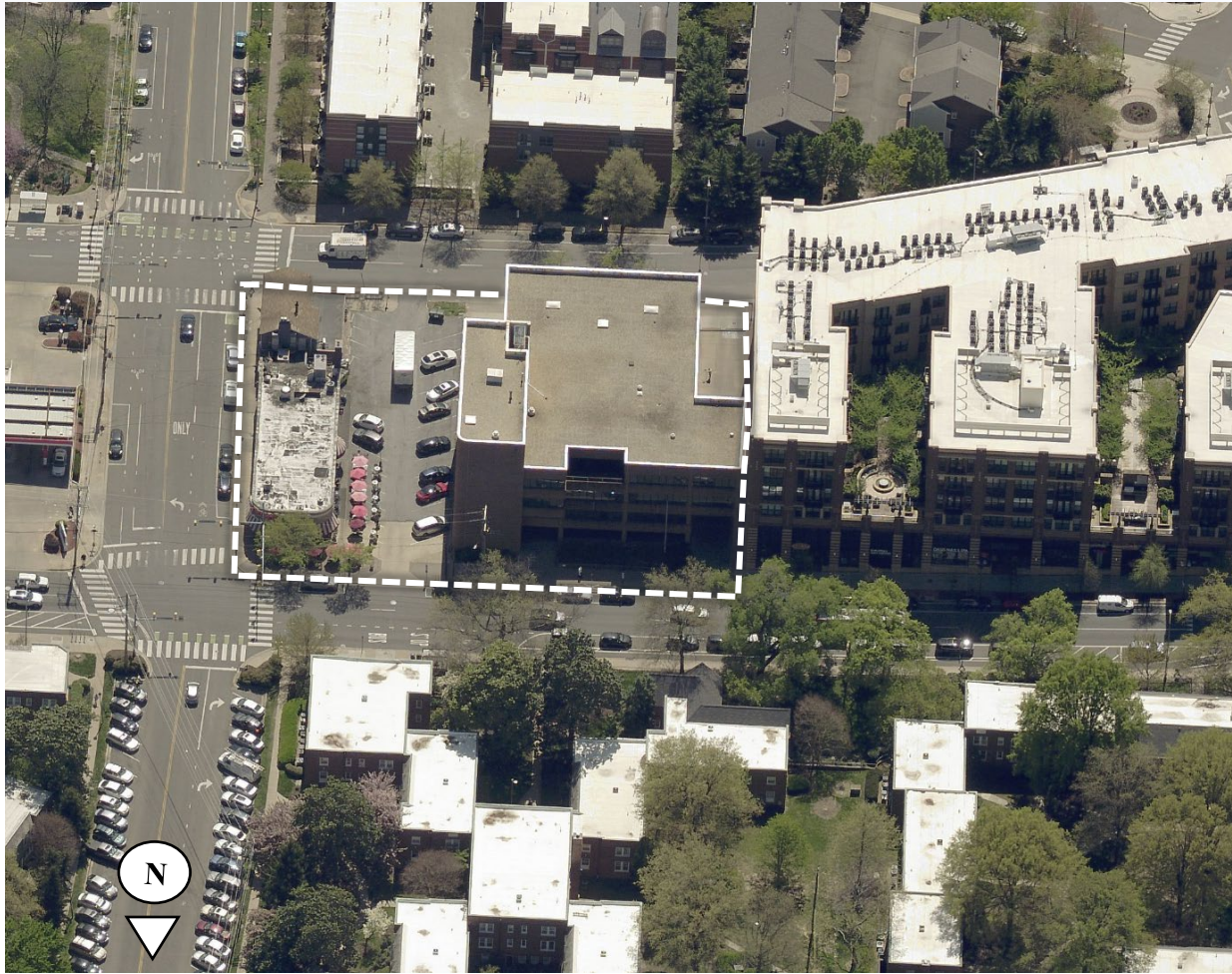
## **Guiding Documents:**

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



Aerial View – South of Clarendon Blvd.

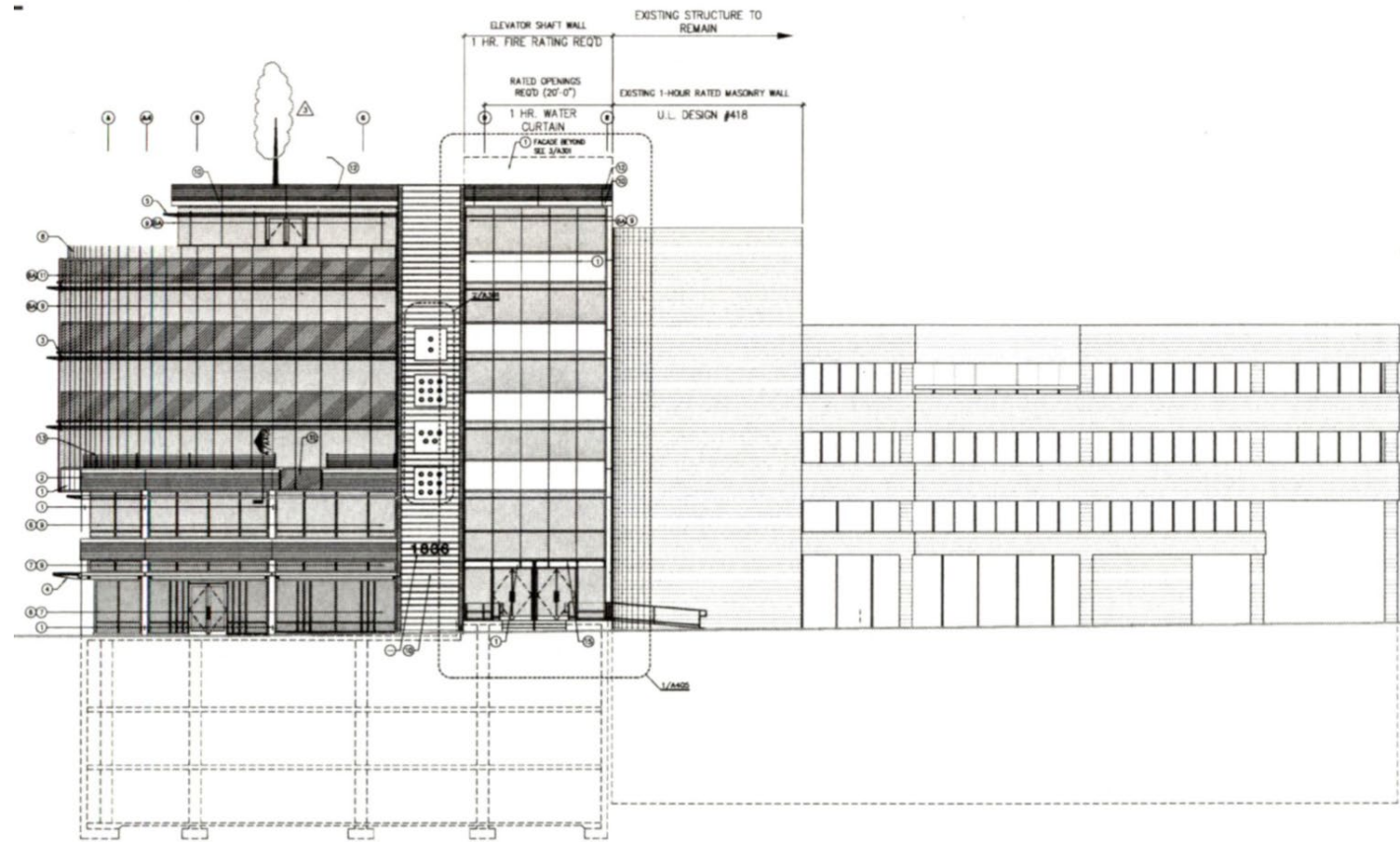




Aerial View – North of Wilson Blvd.

# Background

- 2005 Site Plan Approval:
  - GLUP Amendment
  - Rezoning
  - Site Plan:
    - Demo existing buildings
    - 6-story building
    - Office use with ground floor retail
  - Valid Site Plan until 2025
- Historic Resources Inventory
- Rosslyn to Courthouse Urban Design Study



# Development Proposal

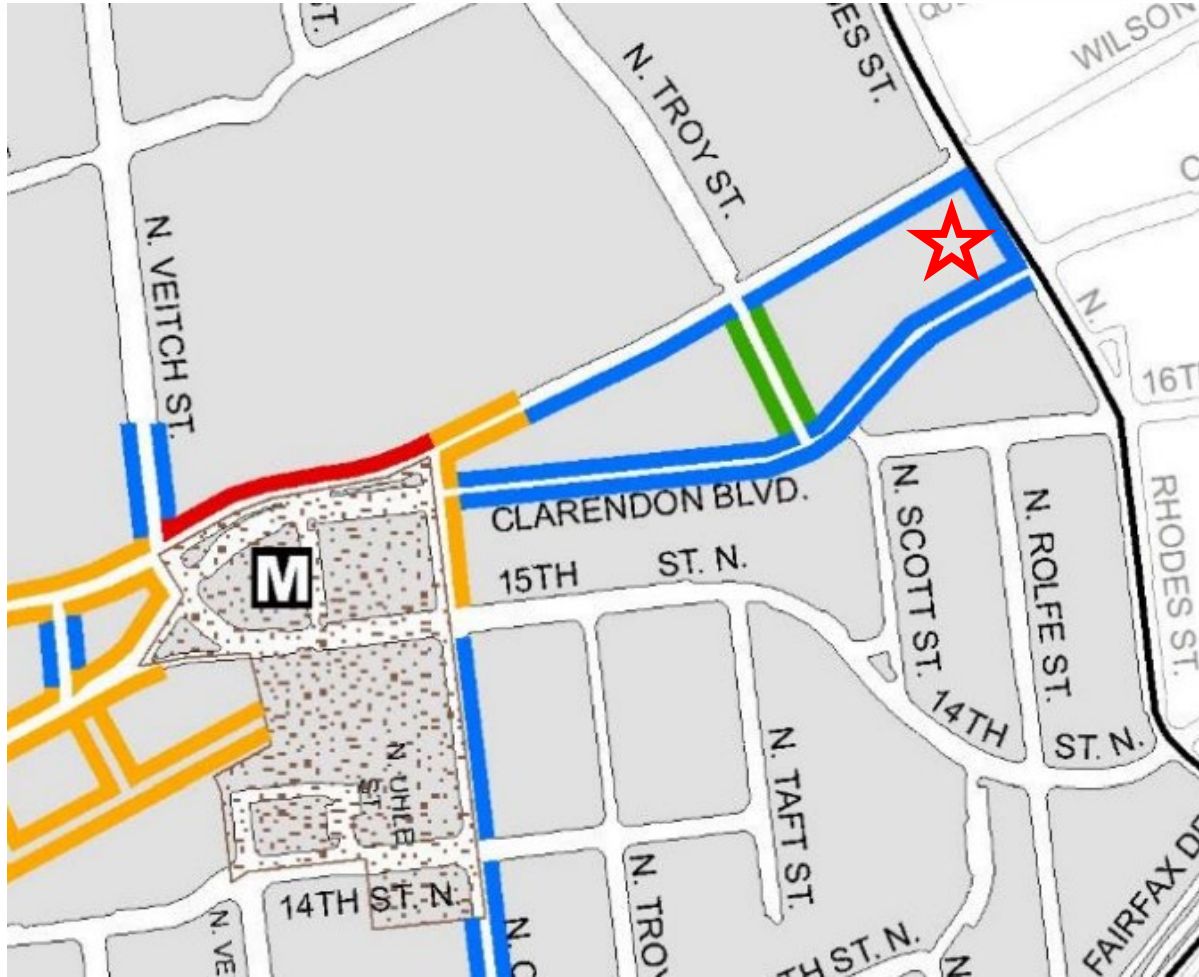
## Major Site Plan Amendment

- 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





# Site Design – Retail Action Plan



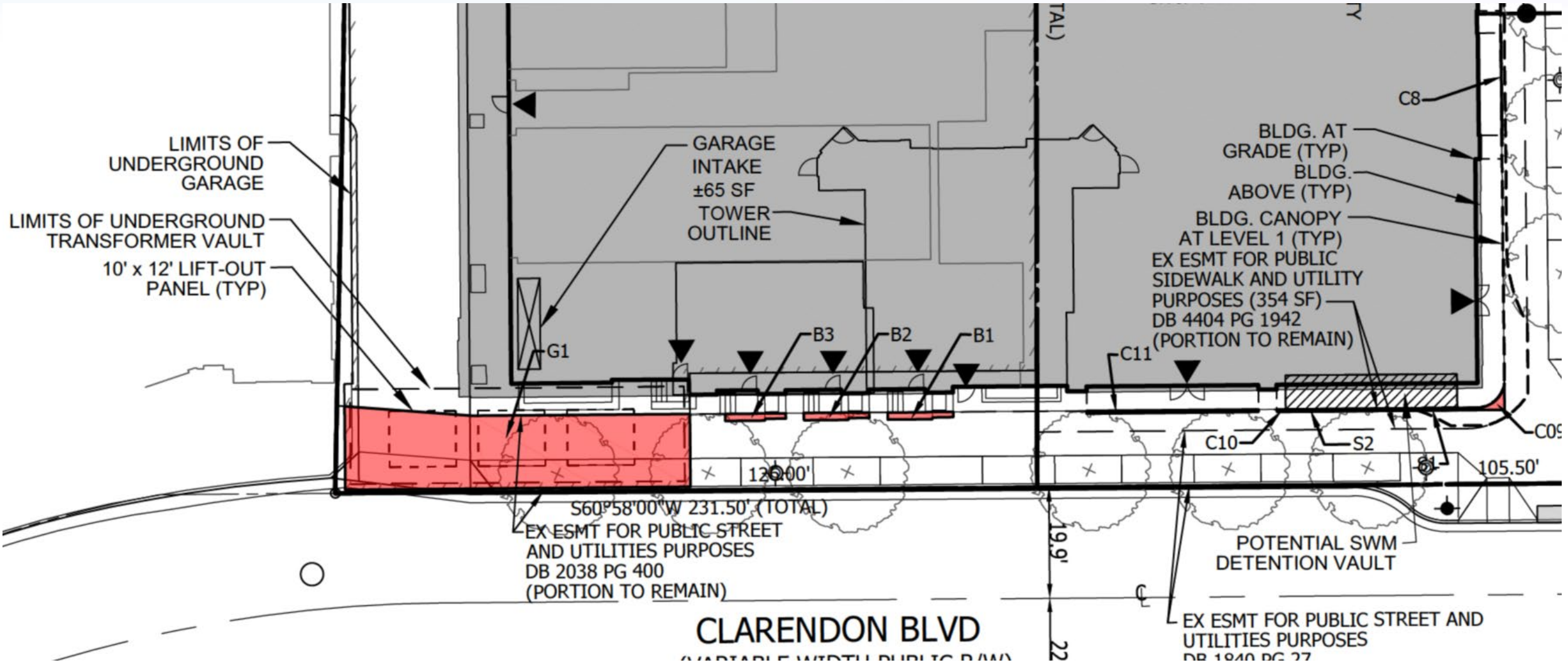
Red*	Gold*	Blue*	Green
<ul style="list-style-type: none"> <li>•Design Standards: Exterior &amp; Interior</li> <li>•Retail Sales</li> <li>•Food Establishments</li> <li>•Entertainment Establishments</li> </ul>	<ul style="list-style-type: none"> <li>•Design Standards: Exterior &amp; Interior</li> <li>•Retail Sales</li> <li>•Food Establishments</li> <li>•Entertainment Establishments</li> <li>•Services</li> <li>•Repairs</li> <li>•Retail equivalents</li> </ul>	<ul style="list-style-type: none"> <li>•Design Standards: Exterior</li> <li>•Retail Sales</li> <li>•Food Establishments</li> <li>•Entertainment Establishments</li> <li>•Services</li> <li>•Repairs</li> <li>•Retail equivalents</li> </ul>	<ul style="list-style-type: none"> <li>•No Design Standards**</li> <li>•All uses as permitted by the Zoning Ordinance</li> </ul>

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

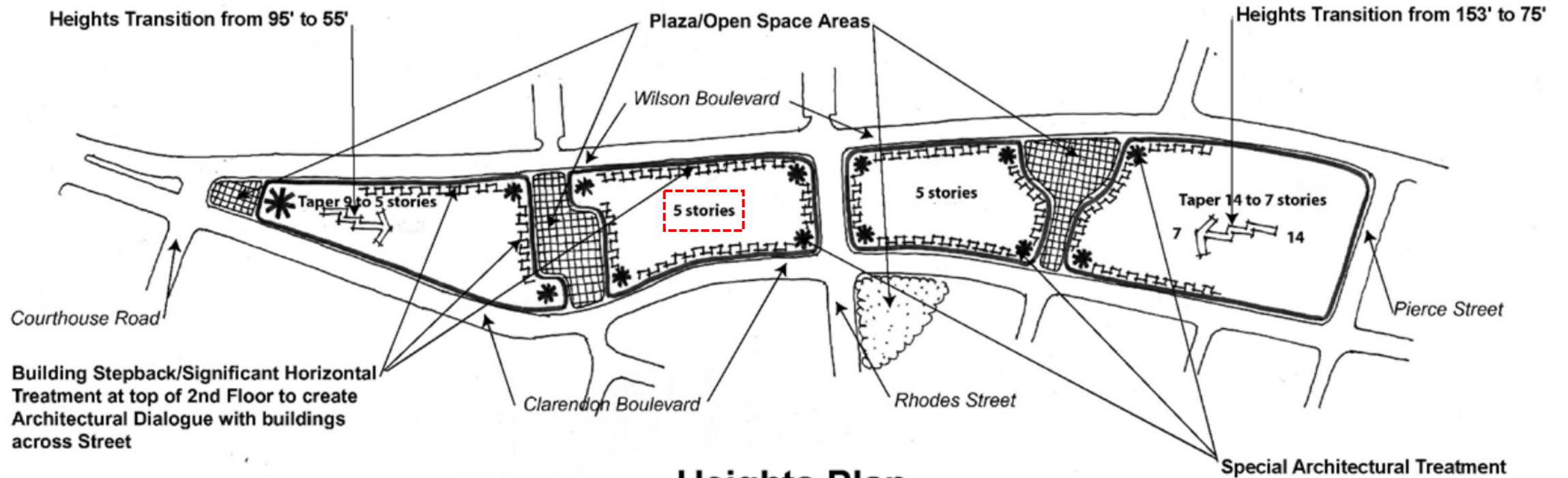
\*\* Other adopted design standards may apply.



# Site Design



# Building Height

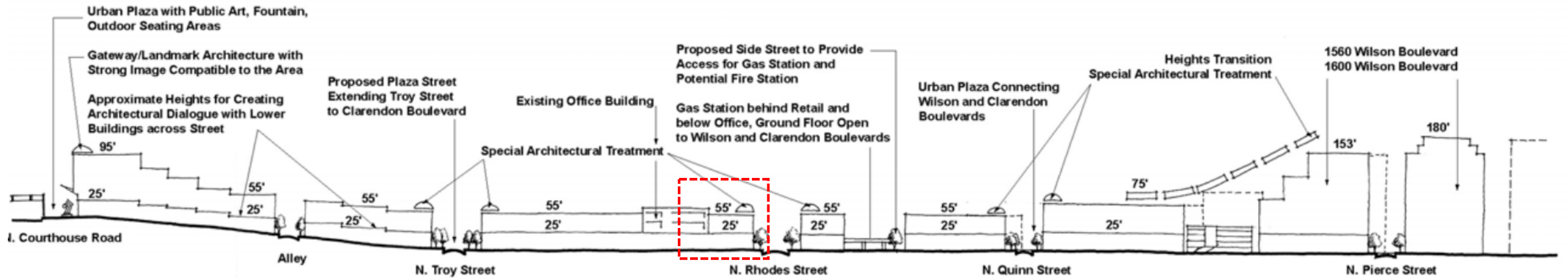


## Heights Plan

Mid-Block Connections and Plaza/Open Space Locations are Conceptual Only



# Building Height



Clarendon Boulevard Elevation (looking north)

# Building Height

## Policy Guidance:

- New development should respect existing buildings and provide appropriate tapering where dramatic changes in height occur
- Buildings should contain an architectural treatment no higher than the 2<sup>nd</sup> story to relate to low-rise buildings on the other side
- Flexibility in height could be approved to accommodate affordable housing, community facilities, special design considerations, and/or new streets

Building Height	
<b>Proposed Height</b>	7 – Story
<b>“C-O-2.5” Zoning District</b>	16 – Story max height
<b>Rosslyn – Courthouse Urban Design Study</b>	5 – Story Recommended height
<b>SP #382 2005 Approval</b>	6 – Story County Board Approve

# Building Height



4  
A-01.01

ZA SITE SECTION RHODES - 50  
SCALE: 1" = 50'-0"

# Architecture



WILSON LOOKING WEST



WILSON - MID BLOCK



CLARENDON - MID BLOCK



# Landscaping

