

# 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

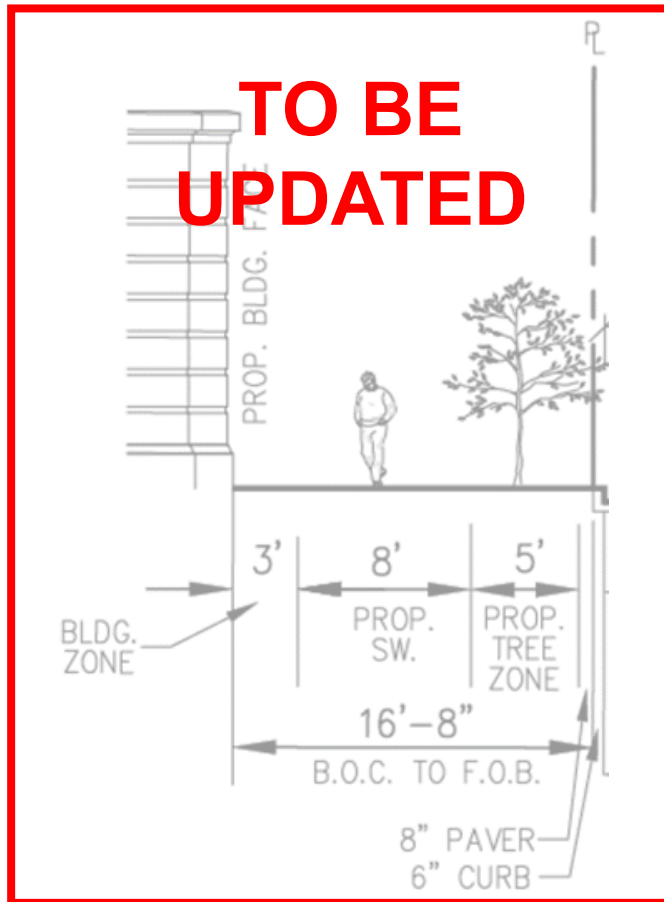
## Major Site Plan Amendment

- 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



# Proposed Streetscape Sections

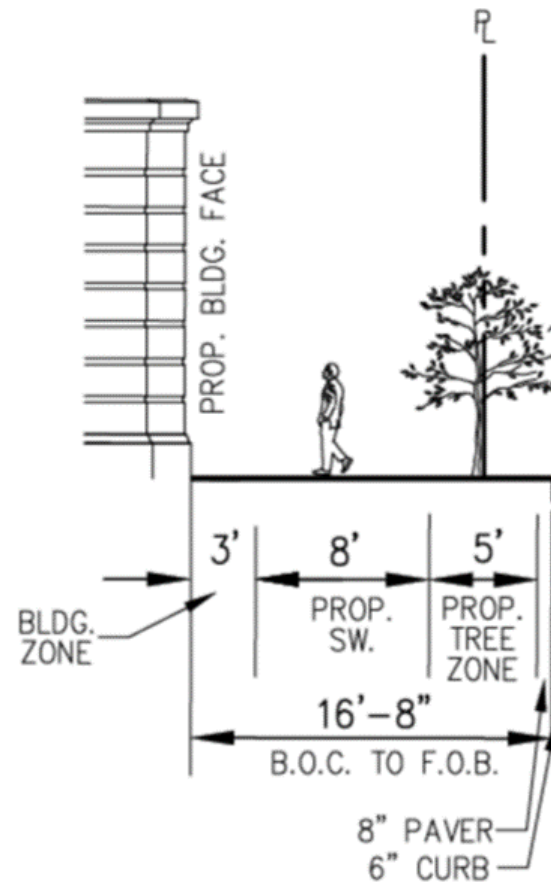
## Clarendon Blvd



16' 8" Streetscape

8' Min Clear Sidewalk + 4'-5' Min. Tree Zone

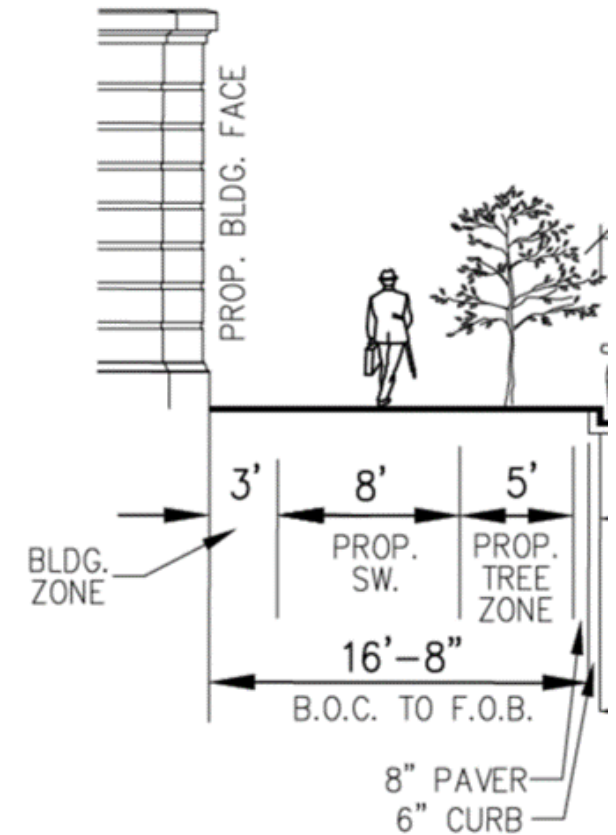
## Wilson Blvd



16' 8" Streetscape

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

## N Rhodes St

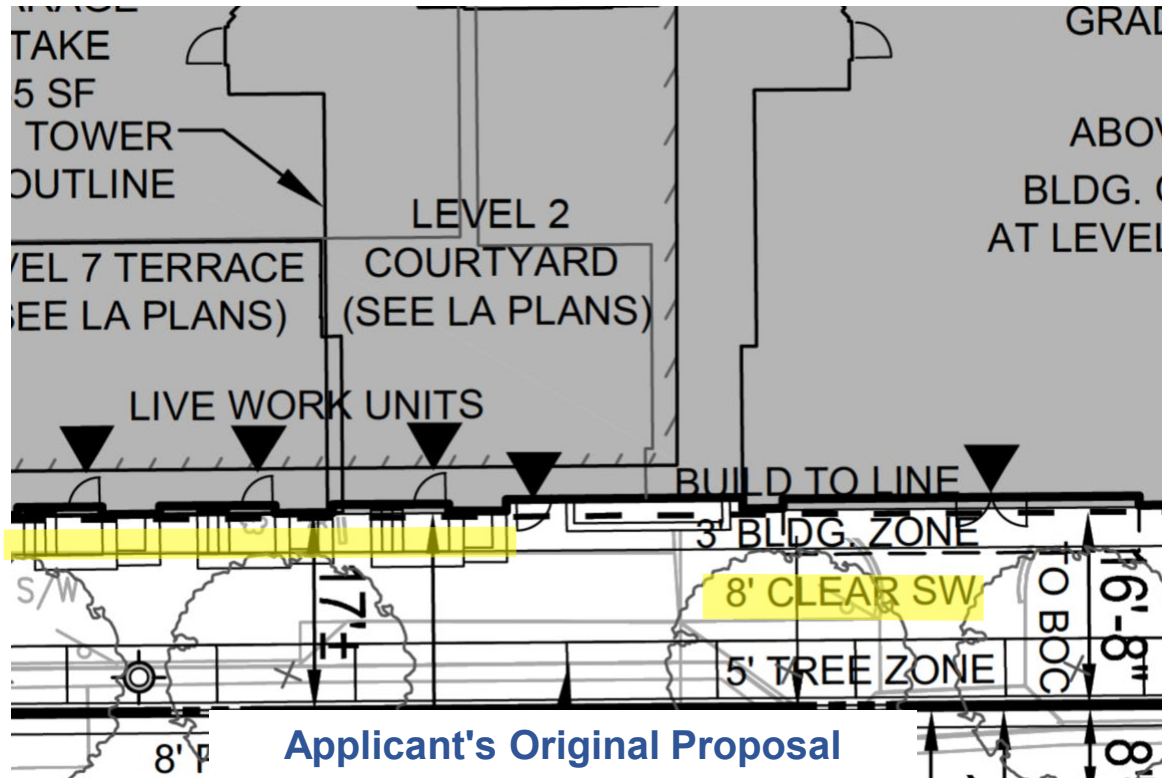


16' 8" Streetscape

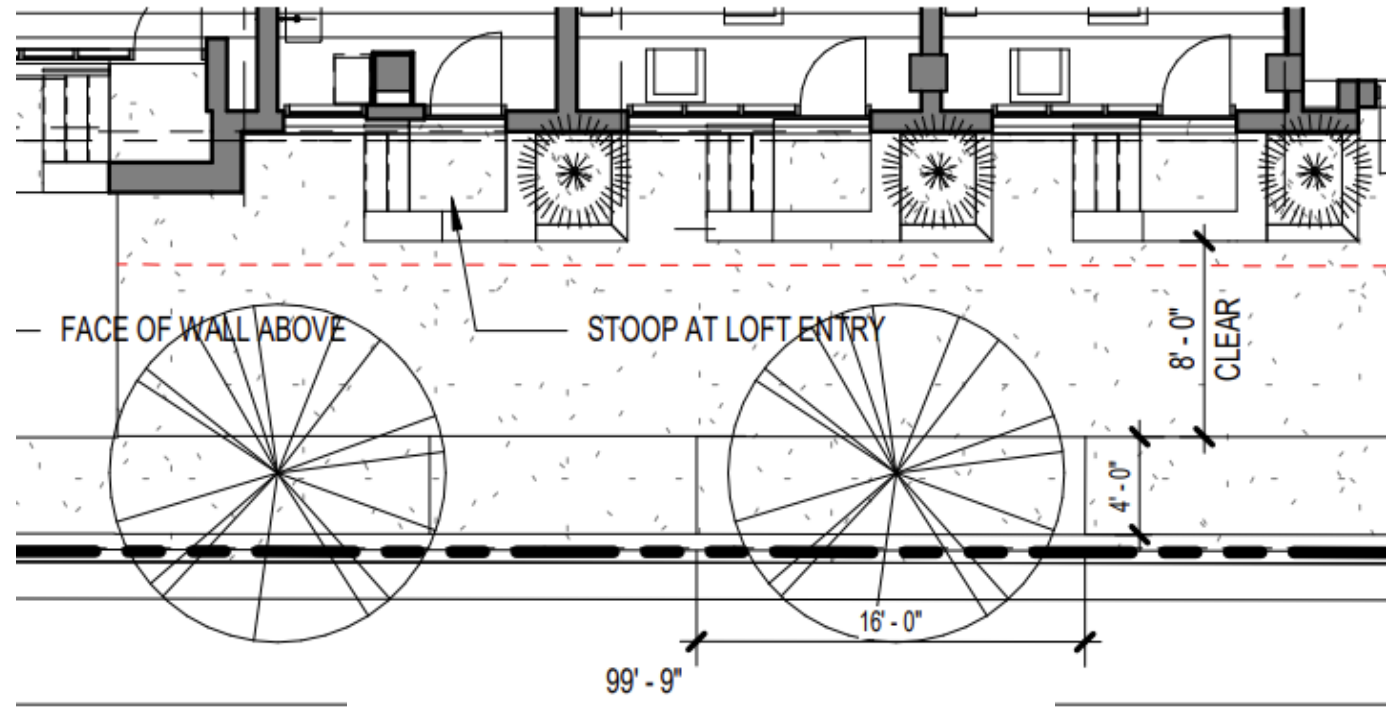
8' Min Clear Sidewalk + 5' Min. Tree Zone

# Proposed Streetscape Revisions

## Clarendon Blvd



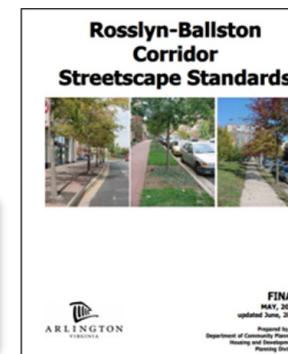
Applicant's Original Proposal



Applicant's Revised Proposal

### VIII.B Court House

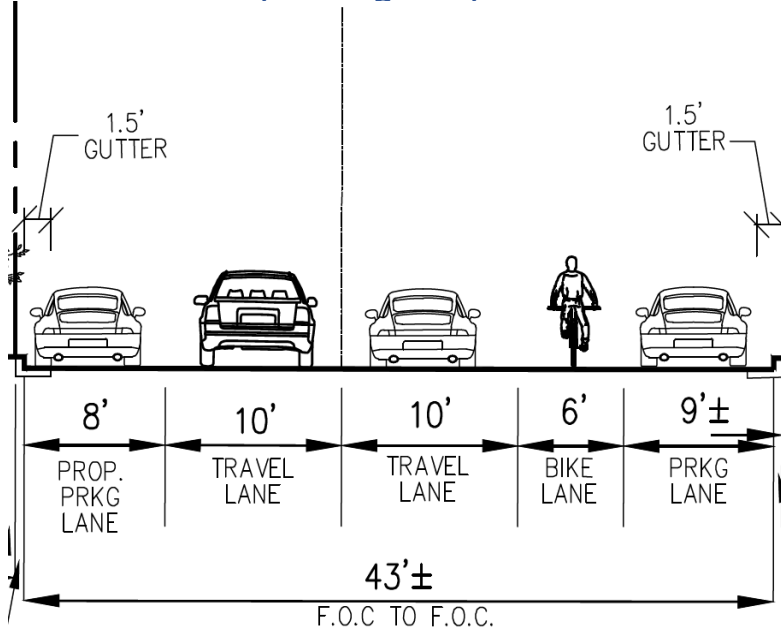
TYPE	SIDEWALK WIDTH	STREET TREE TREATMENT
<b>A</b>	<b>Minimum width: 16'-8"</b>	Trees in 5'x8' (or larger) tree pits with grates or approved groundcover (liriope)



# Proposed Street Sections

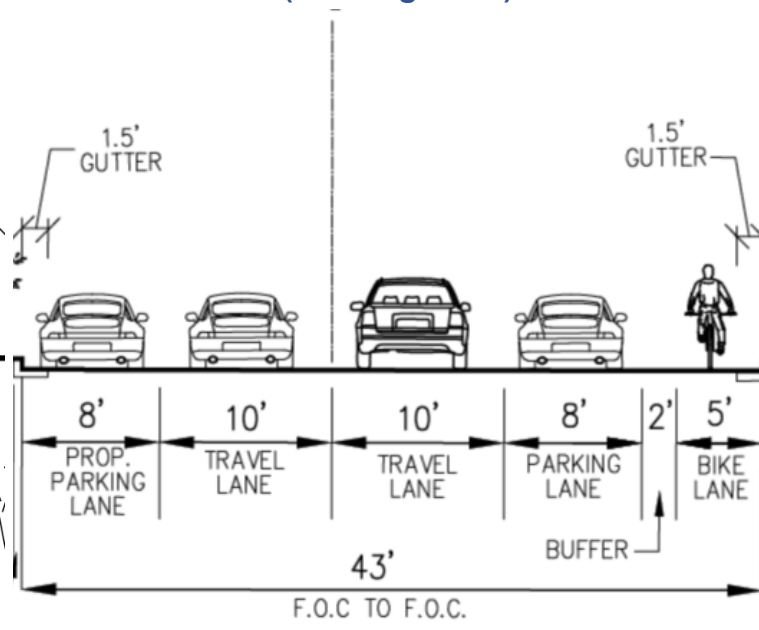
## Clarendon Blvd

(Looking East)



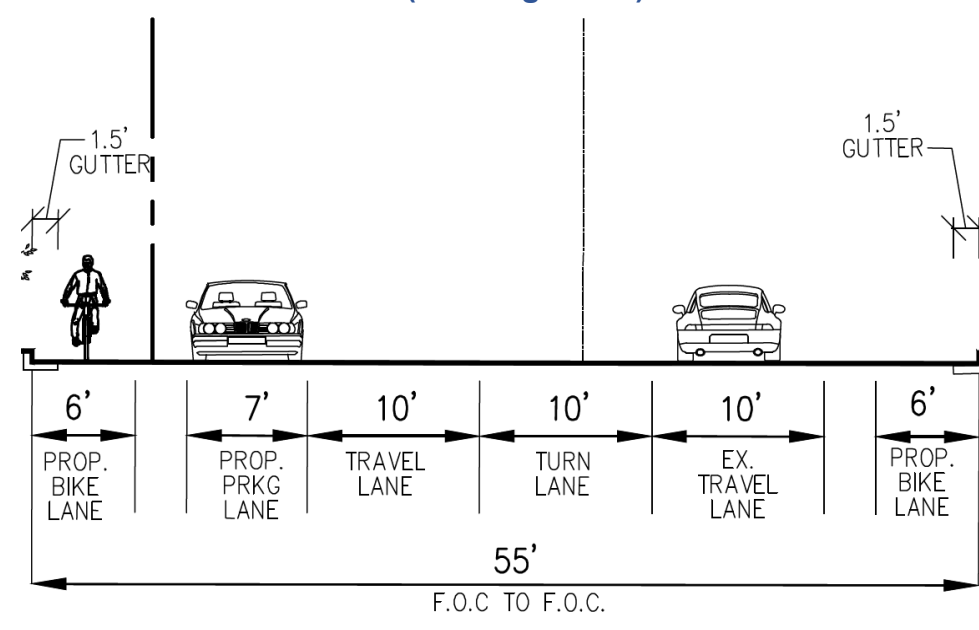
## Wilson Blvd

(Looking West)



## N Rhodes St

(Looking North)



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

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

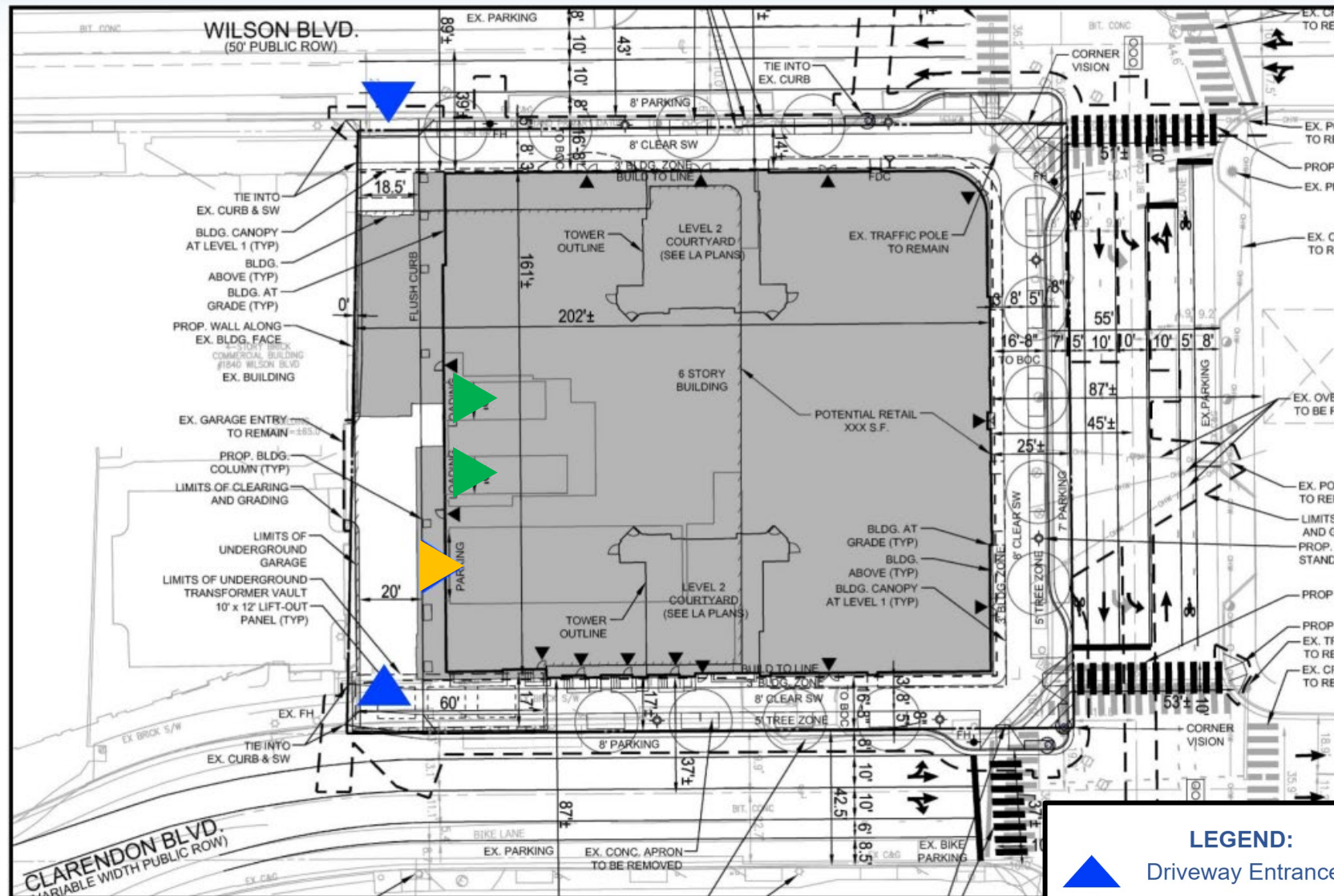
- 2 southbound travel lanes
- 1 southbound protected bike lane
- 1 northbound travel lane
- 1 northbound buffered bike lane
- 2 parking lanes – on either side roadway

- 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

- **“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



# Next Steps

