

Joint LRPC-SPRC October 21, 2021

2025 Clarendon Blvd. – Wendy's Site

Site Plan Amendment (SP #435)

2038 & 2026 Wilson Blvd (RPC # 17-011-011, -012)

Agenda

1. Land Use (LRPC)
2. Building Height (SPRC)
3. Building Massing (SPRC)
4. Architecture (SPRC)
5. Next Steps



Site Location/Existing Conditions



2025 Clarendon Blvd.

Land Use

- LRPC discussion focused on the [Administrative Guidance for Office Conversions](#)
- Key question: Is residential use appropriate instead of office use?
 - Given the Administrative Guidance and adopted policies
 - Discussion is not centered on revising adopted plans or policies

Administrative Guidance For Office Conversions

- Finalized December 2020 – [posted](#) on project page for 2025 Clarendon Blvd. site plan
- Provides a clear and consistent framework for staff analysis when reviewing proposals to convert previously approved or planned office development to an alternative use
- Builds on findings from 2014 [Arlington Future Office Market Study](#)
 - Systemic shift in the regional and local office market is underway
- Guidance is NOT adopted County Board policy – does not change land use policy (General Land Use Plan, adopted sector/area plans)
 - Will inform County Manager recommendations to County Board land use decisions, including new/revised long range plans

Key Areas of Consideration

Existing PDSP approval and land use policy guidance

- Nature and intent of existing approval or guidance

Transformative nature of infrastructure improvements/public benefits

- Furthering goals of plan (relative to delayed activity), impact on transformative goals

Conversion results in an equally or more desirable land use

- Land use balance, daytime/nighttime activity, economic sustainability, housing goals

Structural office demand / clustering / critical mass

- Current and future critical mass as key component of office feasibility

Adjacent areas of significant future office supply

- Capacity changes since approval/policy, connectivity to adjacent existing and future clusters, HQ opportunity

Transportation infrastructure

- Transportation and impact on structural office market competitiveness

Amenities

- Neighborhood amenities and impact on structural office market competitiveness, impact on population balance

Site/building constraints

- Site or building characteristics that limit office feasibility

Creative Workplaces

- Inclusion of use mix that furthers work space innovations

Rosslyn to Courthouse Urban Design Study (RCUDS)

- Adopted in 2003
 - Covers area between Wilson and Clarendon Boulevards, from N. Courthouse Rd. to N. Pierce St.
- Major elements of concept plan
 - Mixed use development with ground floor retail uses
 - Continuous street walls with multiple urban spaces/plazas
 - New connecting streets/pedestrian plazas
- Site Specific Guidelines

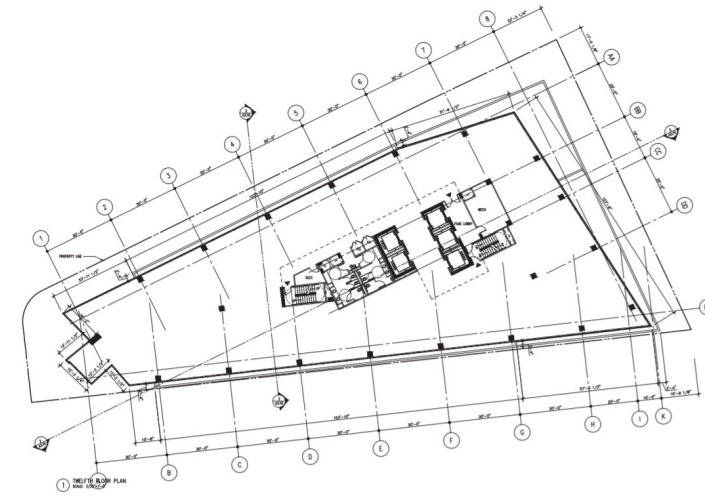
SITE	PREFERRED USES	URBAN DESIGN RECOMMENDATIONS
1. Wendy's Site	<ul style="list-style-type: none"> • First floor retail • Office above 	<ul style="list-style-type: none"> • Signature gateway architecture with special treatment on roof, building shape and materials. • Pedestrian plaza at the western end to enhance gateway experience. • Mixed use development with retail/restaurant on ground floor and office/residential above. • Buildings no higher than 10 stories generally, except vertical architectural elements at the western end. • Consolidation with Wachovia Bank site to the east is preferred in order to achieve a reasonable floor size for a major gateway building.

Considerations for Wendy's Site Office Conversion

- Land Use Plans and Policies
 - RCUDS indicates preference for office, but urban design recommendations suggest either office or residential are appropriate
 - General Land Use Plan designates site as Medium Office-Apartment-Hotel
- Structural Office Demand and Adjacent Areas of Future Supply
 - Courthouse neighborhood has a balanced mix of uses today with a critical mass of office development
 - Commercial presence is built around civic/government use
 - Non-government office is a secondary market
 - Sufficient capacity for future office supply exists or is planned in Rosslyn and Ballston neighborhoods for tenants seeking a presence in R-B corridor

Considerations for Wendy's Site Office Conversion

- Site/Building Constraints
 - Narrow block between Wilson and Clarendon Blvd.
 - Rules of thumb for marketable, efficient office floor plates¹
 - 25,000 – 28,000 sq. ft. rentable space
 - 40 – 50 ft. from building core to exterior
 - Design of 2015 site plan indicates office floor plates that can be achieved on site
 - Ranges from ~14,000 to ~17,000 sq. ft. per floor
 - 25 – 35 ft. from building core to exterior
 - Niche (smaller, irregular-shaped) office buildings tend to perform best in very strong office markets



Typical office floor from 2015 site plan

¹ <https://urbanland.uli.org/development-business/pillars-of-design/>

SPRC Discussion

Building Height and Density Considerations

Proposed Building Height

- 16 stories (~165 feet from ASE)

Rosslyn to Courthouse Urban Design Study (RCUDS)

- Recommends max. height of 95 feet
- But **allows for flexibility in height** “to accommodate affordable housing, community facilities, special design considerations and/or new streets”

Transferrable Development Rights (TDR)

- TDR density from Wakefield Manor **is vested** at this site
- Implication: additional density (104 units) increases the “base” density/height beyond that contemplated in the RCUDS

Zoning Ordinance

- Allows up to 16 stories for residential buildings
- **Proposal is consistent with the ACZO**

Site Constraints

- “Triangular” shaped parcel, unique within the RCUDS area
- Narrow shape limits “building out” vs. “building up”

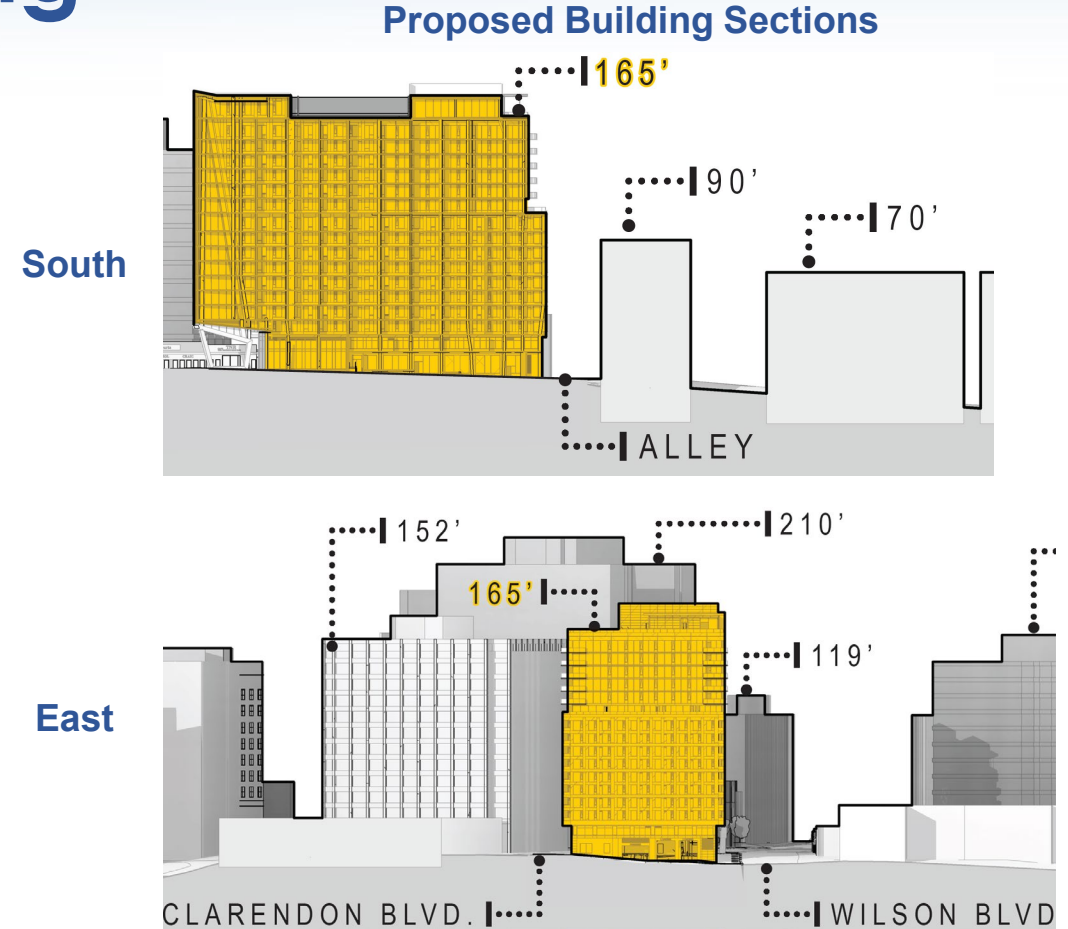
**Proposed Residential Density Table
(Dwelling Units)**

ACZO base density	62
TDR density	104
SUBTOTAL “base” density	166
Bonus density – LEED Gold	7
Bonus density – additional requested	58
TOTAL residential density	231

Building Height and Massing

RCUDS Guidance:

- Building heights tapering west to east
 - Creating an “architectural dialogue” with lower buildings
- General guideline for horizontal treatment above the 2nd story, along Wilson Blvd.
 - 20-ft. stepback recommended



Architectural Considerations

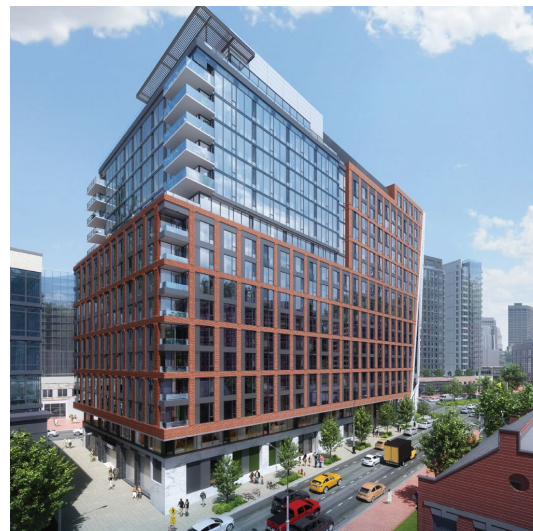
RCUDS Guidance:

- “**Signature gateway architecture** with special treatment on roof, building shape and materials”
- “Landmark architecture with [a] strong image compatible to the area”



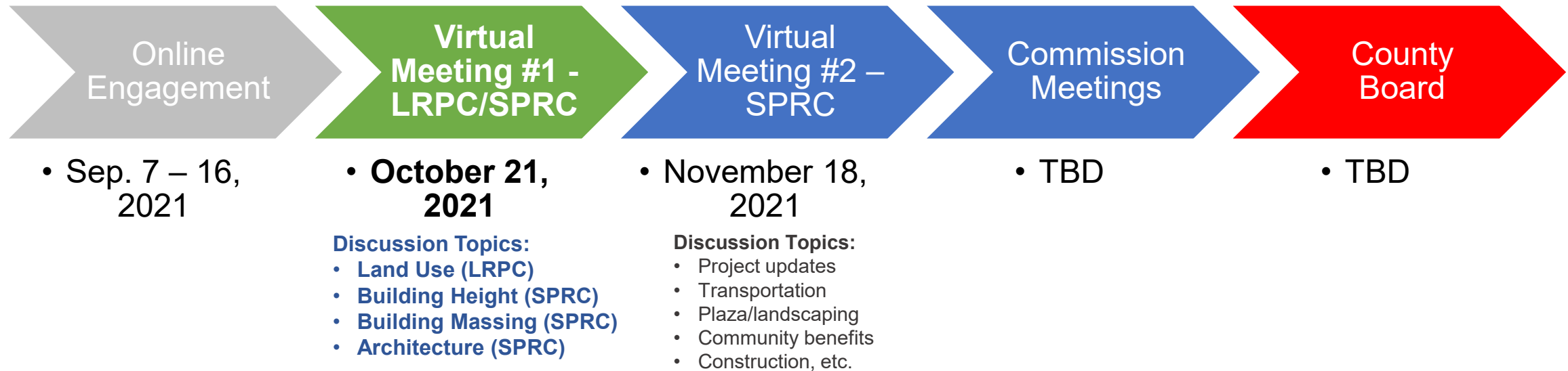
Approved design (2015)

Proposal: Renderings



Process/Next Steps

We are here



Timeline/agenda subject to change throughout public review process

For more information visit:

Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2025-Clarendon-Bldv>

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