



ARLINGTON, VA

FBC ADVISORY WORKING GROUP MEETING
FOR YW CAPITAL DEVELOPMENT

02/11
2020

INDEX

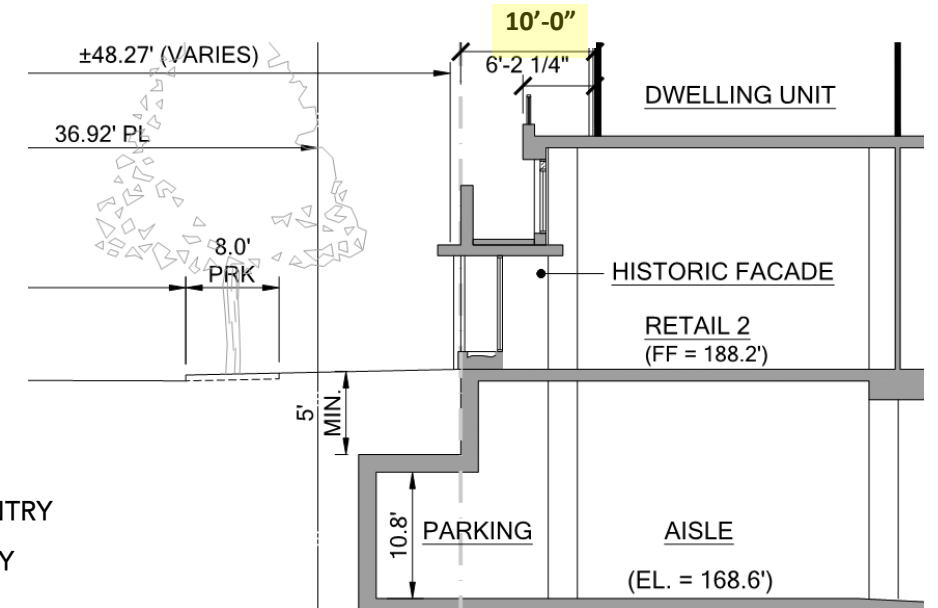
- 1. REVIEW OF APPROVED PROJECT**
 - 2. GROUND STORY AND SITE PLAN COMPARISON**
 - 3. FAÇADE COMPARISON**
 - 4. CONCEPTUAL IMAGES**
 - 5. FBC MODIFICATIONS**
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APPROVED PROJECT

01

APPROVED BUILDING CHALLENGES

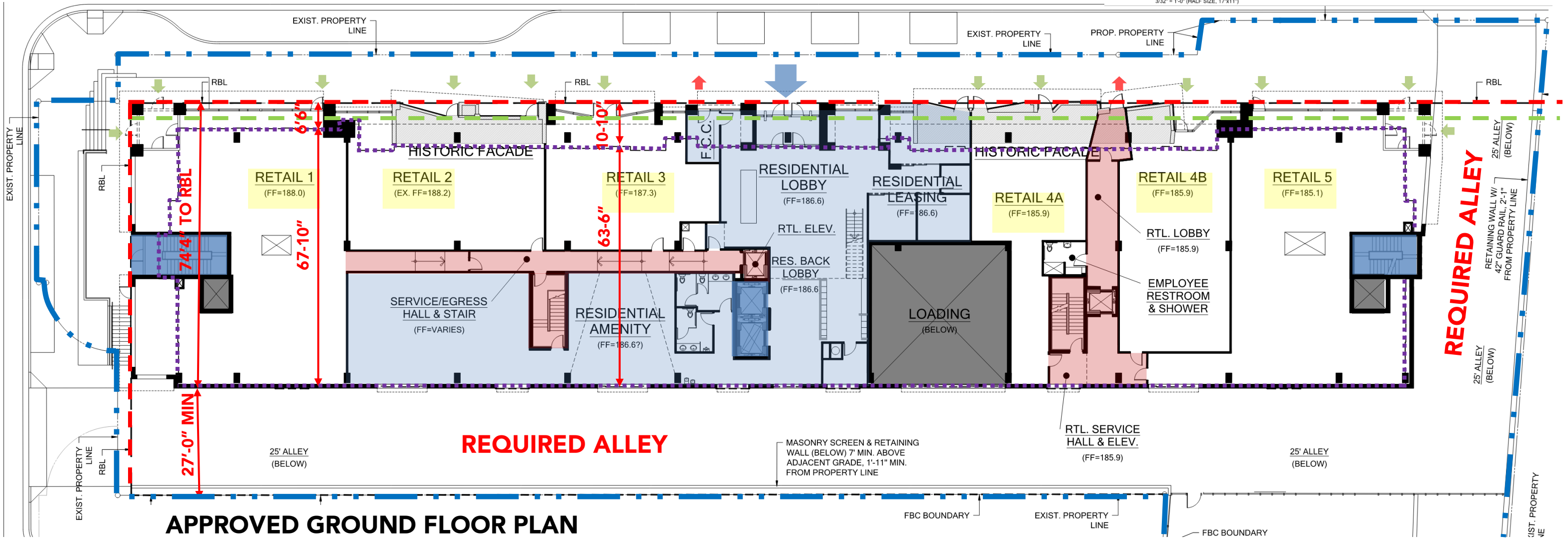
- 6 DISTINCT RETAIL BAYS (NO FLEXIBILITY)
- 6 SLAB ELEVATIONS
- SHALLOW RETAIL BAYS
- RETAIL DIVIDE BY RESIDENTIAL USE
- 4 STAIR CORES / 3 ELEVATOR CORES
- MINIMUM PARKING REQUIREMENT DOES NOT MEET REALISTIC RETAIL NEED.
- EXTREME UPPER LEVEL SETBACKS FROM RBL



- KEY
- ➡ RESIDENT ENTRY
 - ➡ RETAIL ENTRY
 - ➡ EGRESS

- PROPERTY LINE
- RBL
- UPPER BUILDING SETBACK
- BUILDING ABOVE

SECTION DETAIL @ RETAIL 2 (HISTORIC)
 SCALE: 3/16" = 1'-0" (FULL SIZE, 34"x22")
 3/32" = 1'-0" (HALF SIZE, 17"x11")



APPROVED GROUND FLOOR PLAN

FAÇADE & DESIGN CHALLENGES:

- LARGE CANTILEVERING "FRAME" AT PARAPET
- FORCED SYMMETRY
- PROTRUDING STAIR TOWERS
- NO BALCONIES
- EXTREME UPPER LEVEL SETBACKS FROM RBL



PROPOSED MODIFICATIONS:

- Increase from 105 to 120 units (+15 Units)
- Relocation of residential lobby to East corner
- Increase in Residential GFA
- Inclusion of Out Lot as parking
- Addition of balconies on all facades
- Façade redesign
- Increase from 140 to 176 parking spaces
 - 105 residential (keep ration at 1.125)
 - 41 retail (included 3 spaces on street)

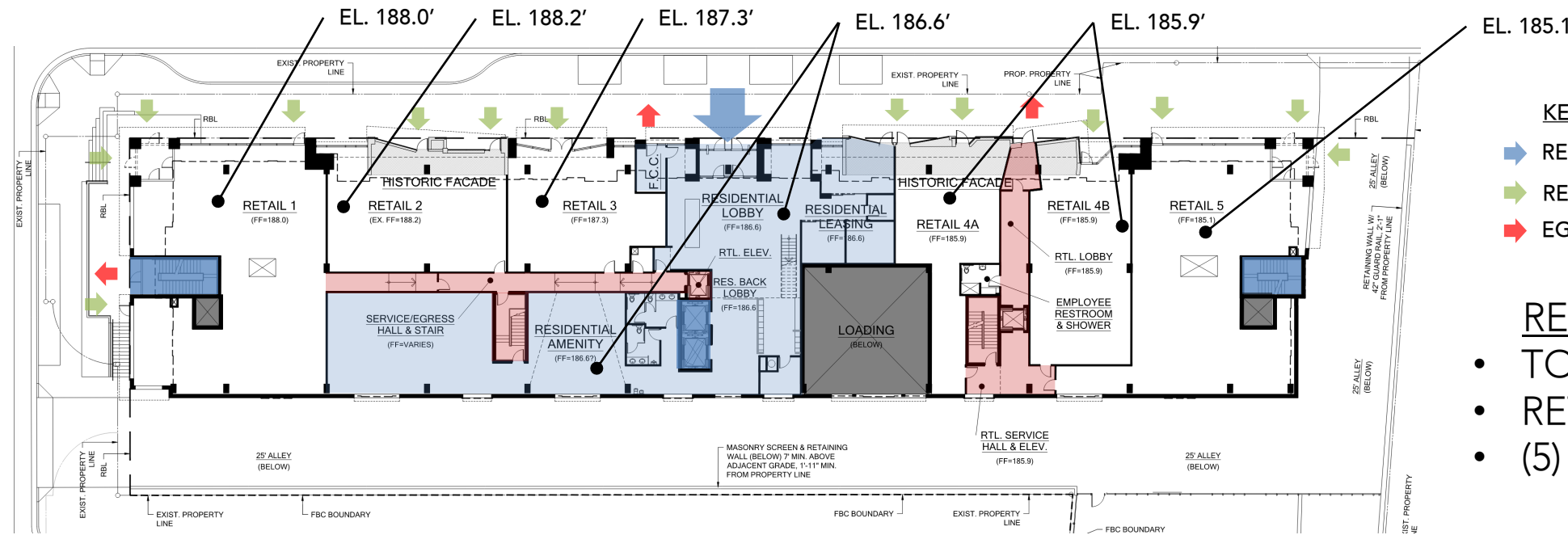
APPROVED ELEMENTS TO BE MAINTAINED:

- Building siting
- Building use
- Ground floor retail use
- Façade preservation
- Building and floor height
- Garage layouts
- Construction type
- On site circulation
- Street scape
- Public easement vacation and conveyances
- Building materials
- Grading
- Site infrastructure and utility upgrades
- Ground-floor accessibility

**GROUND STORY AND
SITE PLAN COMPARISON**

02

LOBBY LEVEL FLOOR PLAN

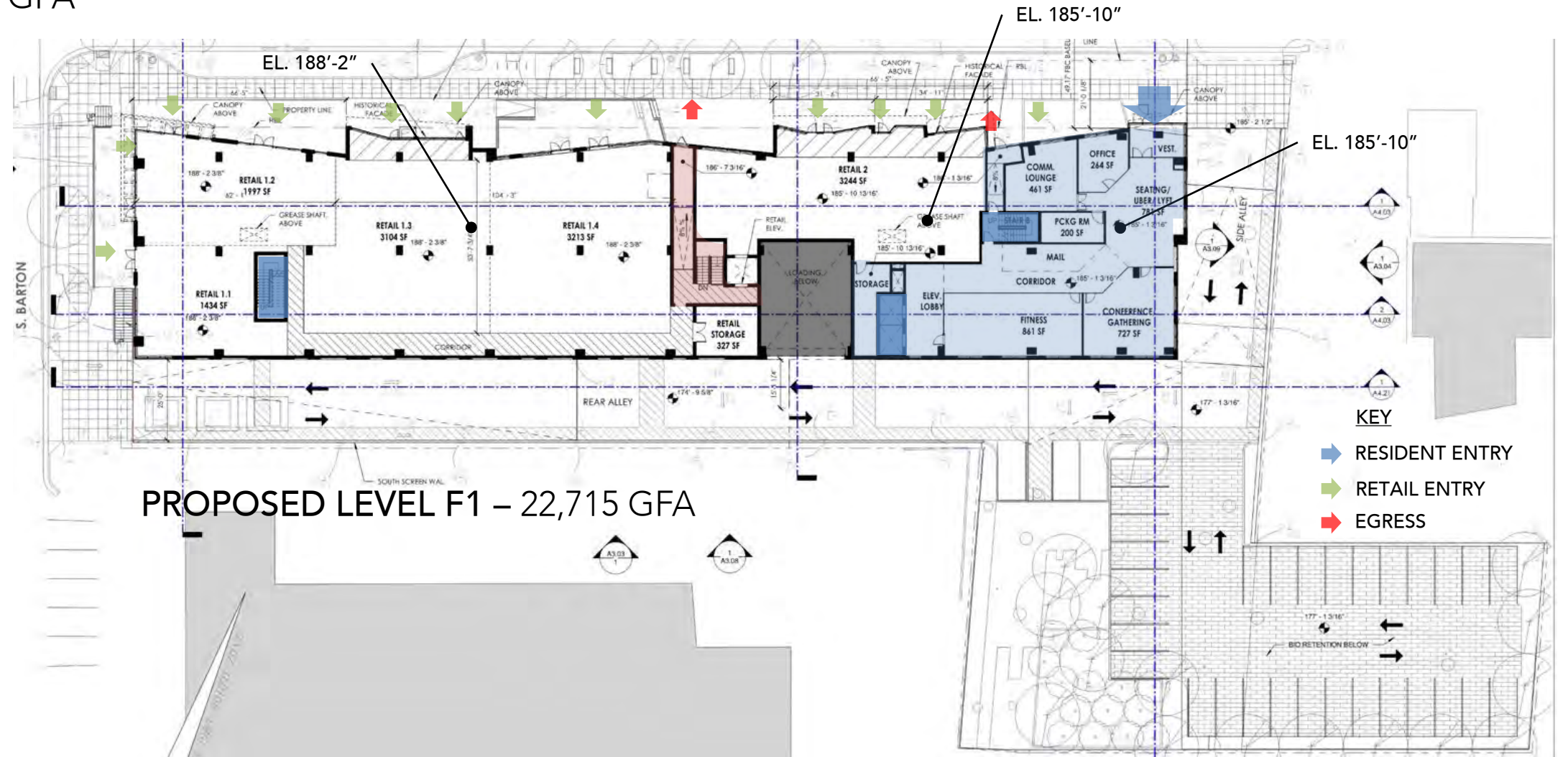


- KEY**
- ➡ RESIDENT ENTRY
 - ➡ RETAIL ENTRY
 - ➡ EGRESS

- RETAIL**
- TOTAL 14,233 SF
 - RETAIL DEPTH: VARIES
 - (5) RETAIL FLOOR ELEVATIONS

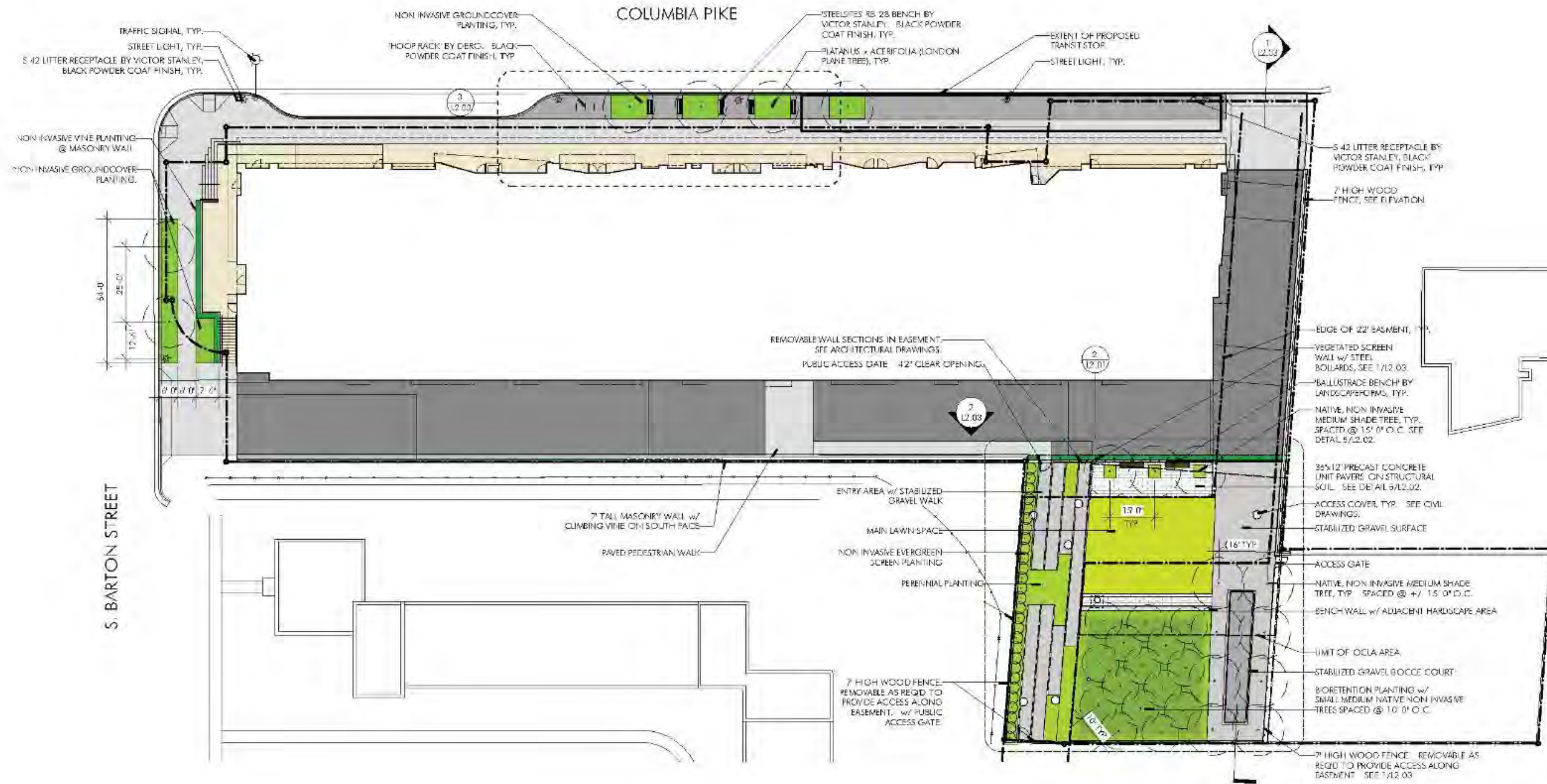
APPROVED LEVEL F1 – 23,129 GFA

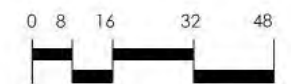
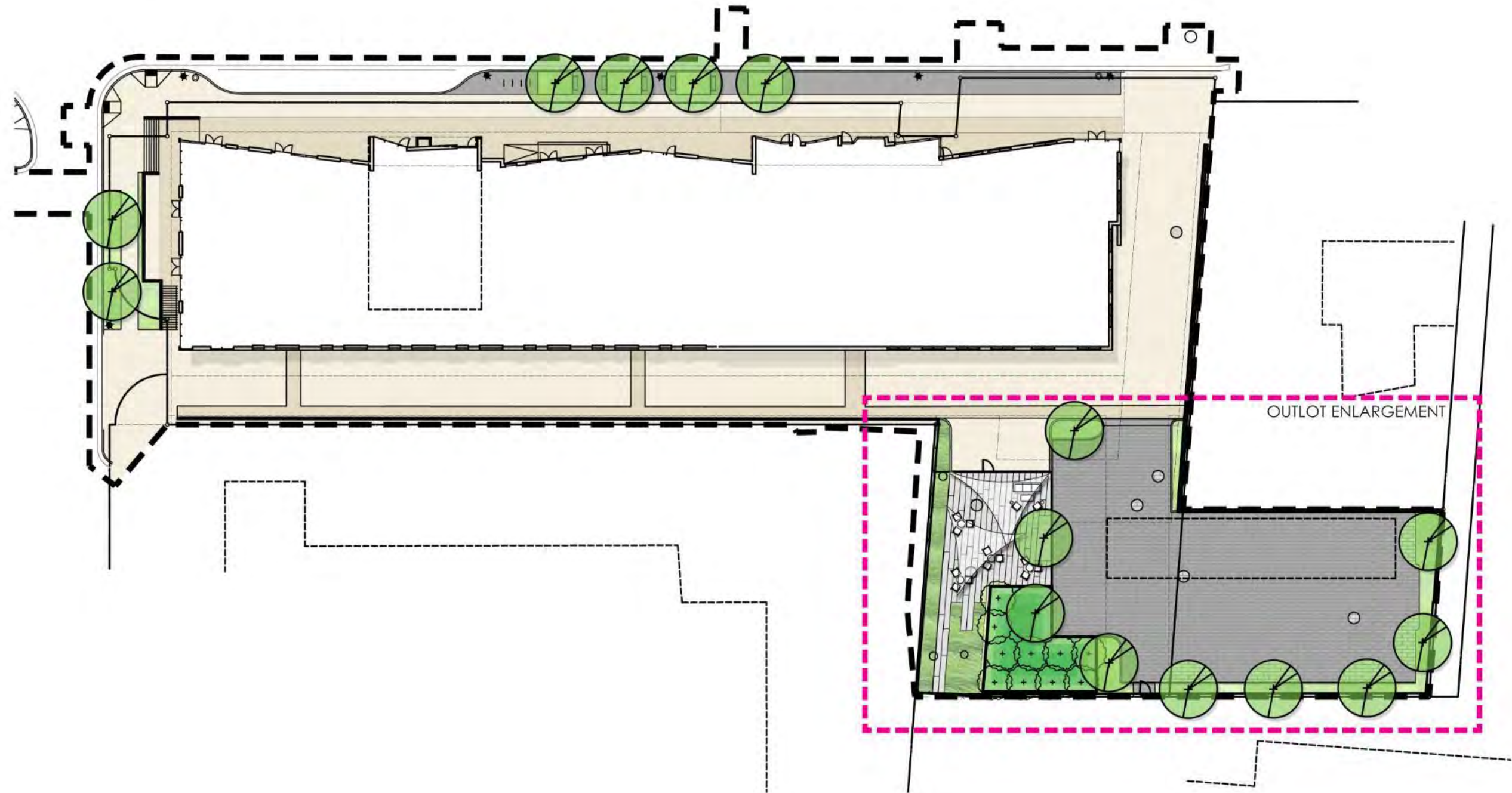
- RETAIL**
- TOTAL 15,800 SF
 - RETAIL DEPTH: 60'-0" TYP.
 - (2) RETAIL FLOOR ELEVATIONS

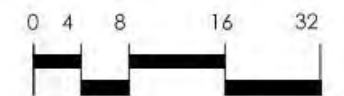
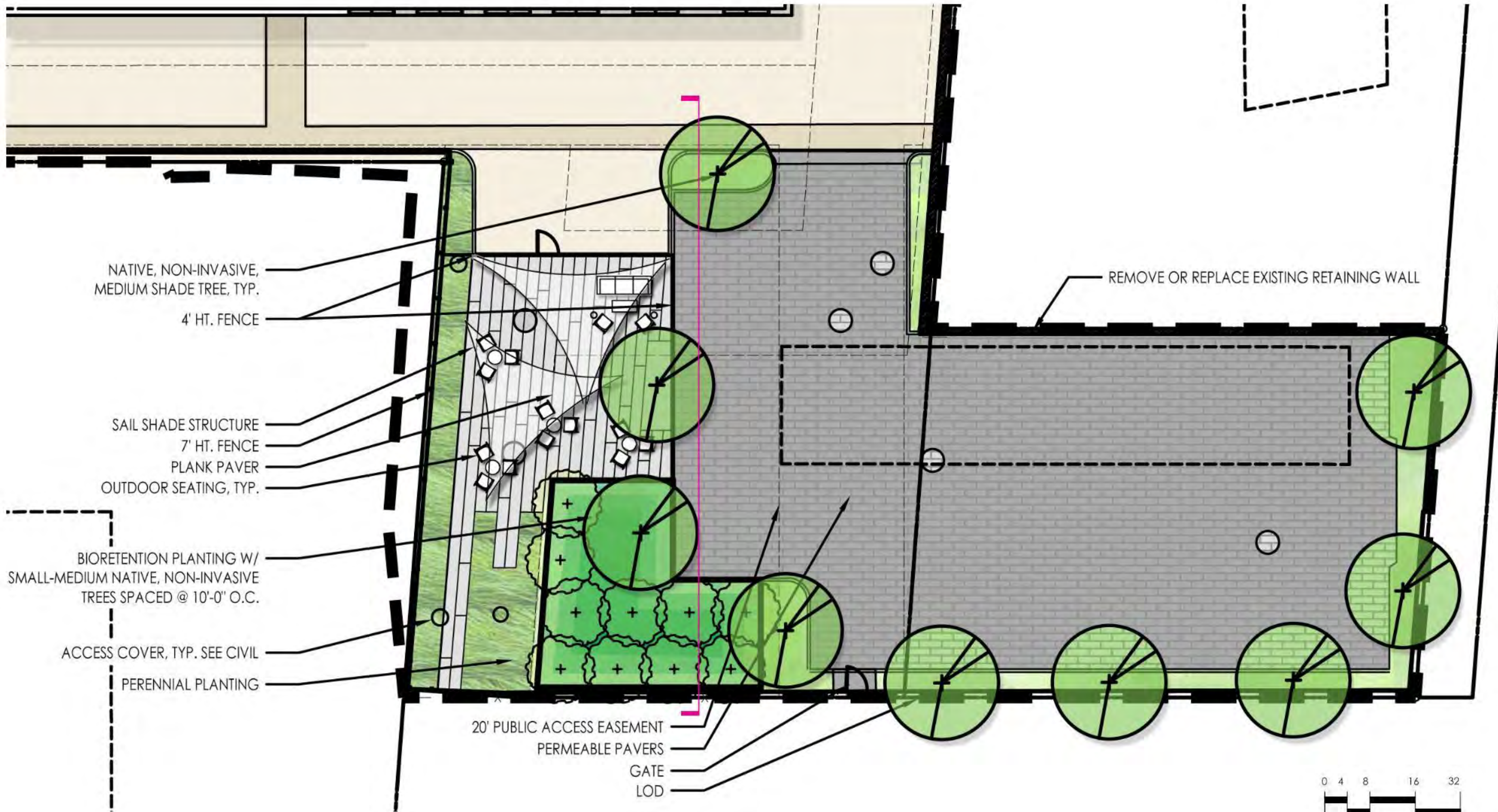


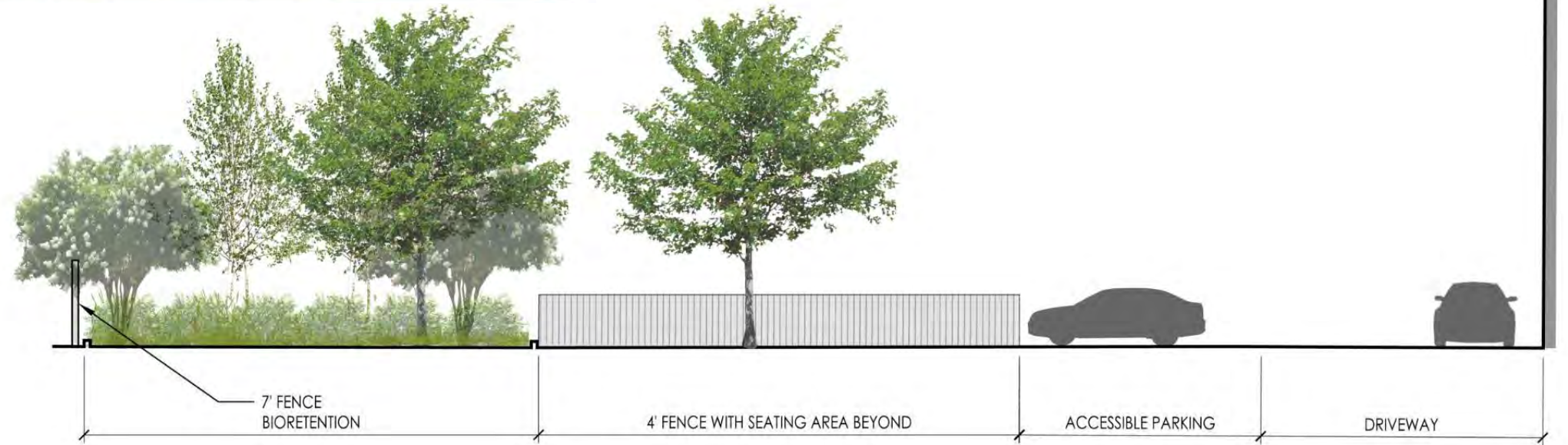
- KEY**
- ➡ RESIDENT ENTRY
 - ➡ RETAIL ENTRY
 - ➡ EGRESS

PROPOSED LEVEL F1 – 22,715 GFA









FAÇADE COMPARISON

03

NORTH FACADE



4.1 APPROVED



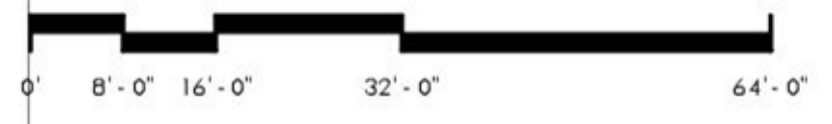
PROPOSED



APPROVED



PROPOSED

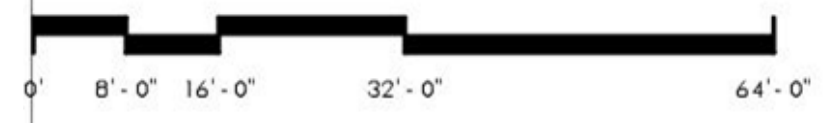




APPROVED



PROPOSED



SOUTH FACADE



APPROVED



PROPOSED

SOUTH FACADE



APPROVED



PROPOSED





CONCEPTUAL IMAGES

04

VIEW FROM CORNER OF 2400 COLUMBIA PIKE & S. BARTON ST



PEDESTRIAN VIEW OF
RETAIL CORNER







AERIAL VIEW OF STREETSCAPE



PEDESTRIAN VIEW FROM RESIDENTIAL LOBBY





PEDESTRIAN VIEW OF HISTORICAL FACADE



VIEW FROM OUTLOT LOOKING WEST



FBC MODIFICATIONS

05

FBC APPROVED MODIFICATIONS:

- Finished floor elevation for ground floor retail
- Siting specifications (setback from RBL)
- Cornice requirements (requirements removed in FBC amendment)
- Maximum window sizes (requirements removed in FBC amendment)
- Exterior door materials (requirements removed in FBC amendment)

FBC REQUESTED MODIFICATIONS:

- Finished floor elevation for ground floor retail
- Siting specifications (setback from RBL)
- Façade Composition
- Window configuration
- Shopfronts configurations

**PROPOSED MODIFICATION #1 (PREVIOUSLY APPROVED):
FINISHED FLOOR ELEVATION FOR GROUND FLOOR RETAIL**

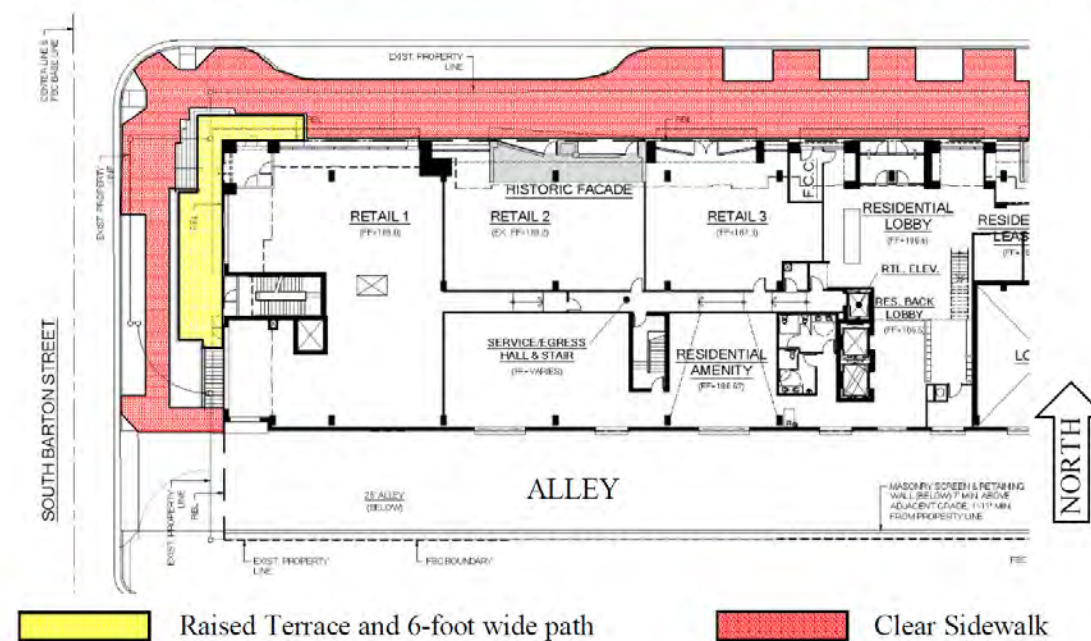
403.MAIN STREET BES

A. HEIGHT SPECIFICATIONS

GROUND STORY HEIGHT

The GROUND STORY floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building.

Exhibit 9b: Proposed raised terrace and pedestrian access around the building (Note: This exhibit indicates the Scheme 1 design, with stairs at the south end of the terrace.)



Proposed Modification #1: Height of finished floor elevation for ground-story retail along S. Barton Street. The Building Envelope Standards for Main Street buildings require all ground story elevations to be between six inches below and 24 inches above the sidewalk elevation at the front of the building. Ground stories also include minimum clear heights of 15 feet which have to be accommodated for at least 1/3 of the area along the Required Building Line (RBL). These requirements apply to all ground floor retail spaces along each RBL. The proposal is compliant along Columbia Pike, however, due to the significant change in topography along S. Barton Street and a shallow area between Columbia Pike and the alley for the building floorplate, the applicant proposes to construct the ground story retail at a uniform finished floor elevation that is level with the Columbia Pike frontage. Therefore, the ground story will exceed the permitted maximum 24" dimension relative to the fronting (S. Barton St) sidewalk by a range of two feet near Columbia Pike and six feet near the southern alley (see Exhibit 9a).

If the proposal were to comply with the existing regulations, the 65' wide floorplate would have to be divided into approximately three separate bays, stepping down from Columbia Pike, to meet the average sidewalk grade along S. Barton Street. That design would also require extensive internal ramping within the service corridors to access the rear of the retail units.

Instead, the proposed design avoids the need for this significant internal ramping from the interior service corridors and increases the overall amount of leasable space by accommodating these additional service functions in a more efficient manner. The proposed design will provide more flexibility in attracting a wider range of retail tenants and will include a raised terrace in front of this retail space to mitigate any impacts on the adjacent streetscape. The raised terrace will provide an opportunity for outdoor seating that would otherwise not be available and represents an element supported by community members.

Exhibit 9a: Proposed modification for height of finished floor elevation on S. Barton Street



COUNTY BOARD STAFF REPORT, JUNE 9, 2016

PROPOSED MODIFICATION #1 (PREVIOUSLY APPROVED):
FINISHED FLOOR ELEVATION FOR GROUND FLOOR RETAIL

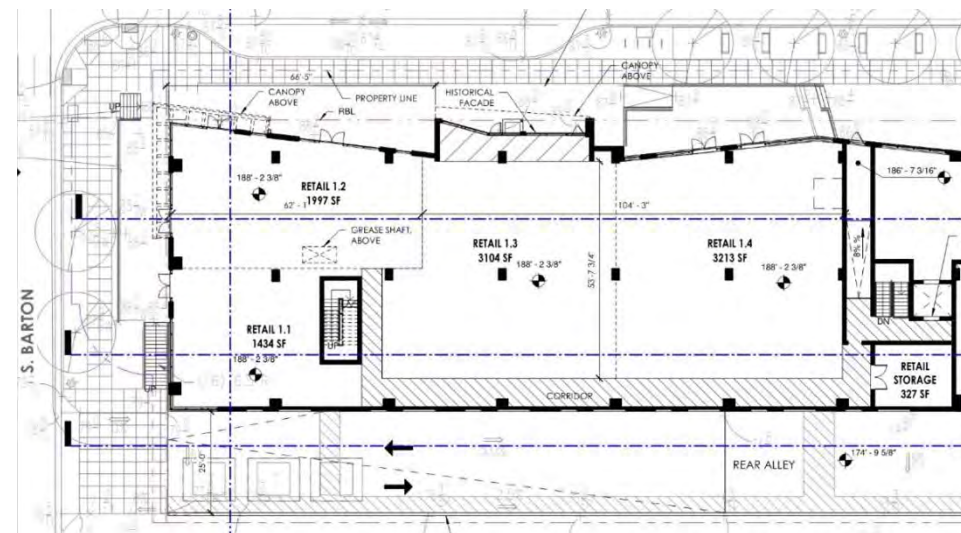
403.MAIN STREET BES

A. HEIGHT SPECIFICATIONS

GROUND STORY HEIGHT

The GROUND STORY floor elevation shall be between 6 inches below and 24 inches above the sidewalk elevation at the front of the building.

It is not feasible to meet Ground Story elevation requirement due to significant change in topography along S. Barton Street,



PROPOSED LEVEL F1



PROPOSED WEST ELEVATION

**PROPOSED MODIFICATION #2 (PREVIOUSLY APPROVED):
SITING SPECIFICATIONS (SETBACK FROM RBL)**

403.MAIN STREET BES

B. SITTING SPECIFICATIONS

STREET Facade

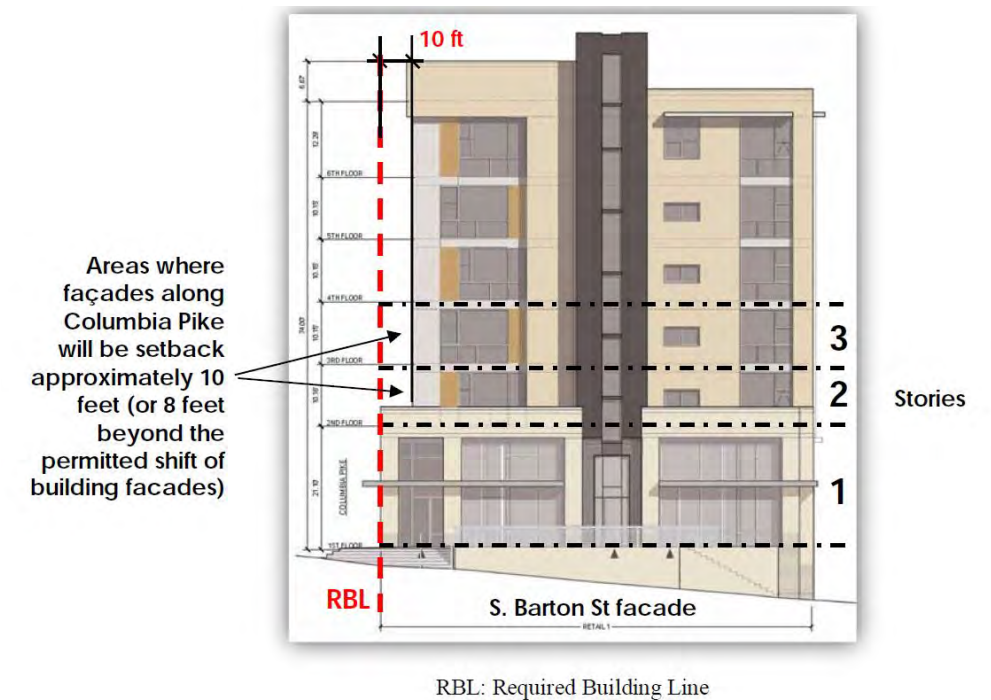
1. The **GROUND STORY** the STREET facade shall be built to not less than 75 percent **and no more than 90 percent** of the overall RBL. However, the GROUND FLOOR portions of the STREET facade within **710** feet of a BLOCK CORNER are exempt from this requirement in order to allow special corner treatments in these areas.
2. The upper STORIES STREET façade shall be built to not less than 60 percent **and no more than 90 percent** of the overall RBL.



The following modifications are related to the integration of the historic facades and address feedback and guidance from the HALRB:

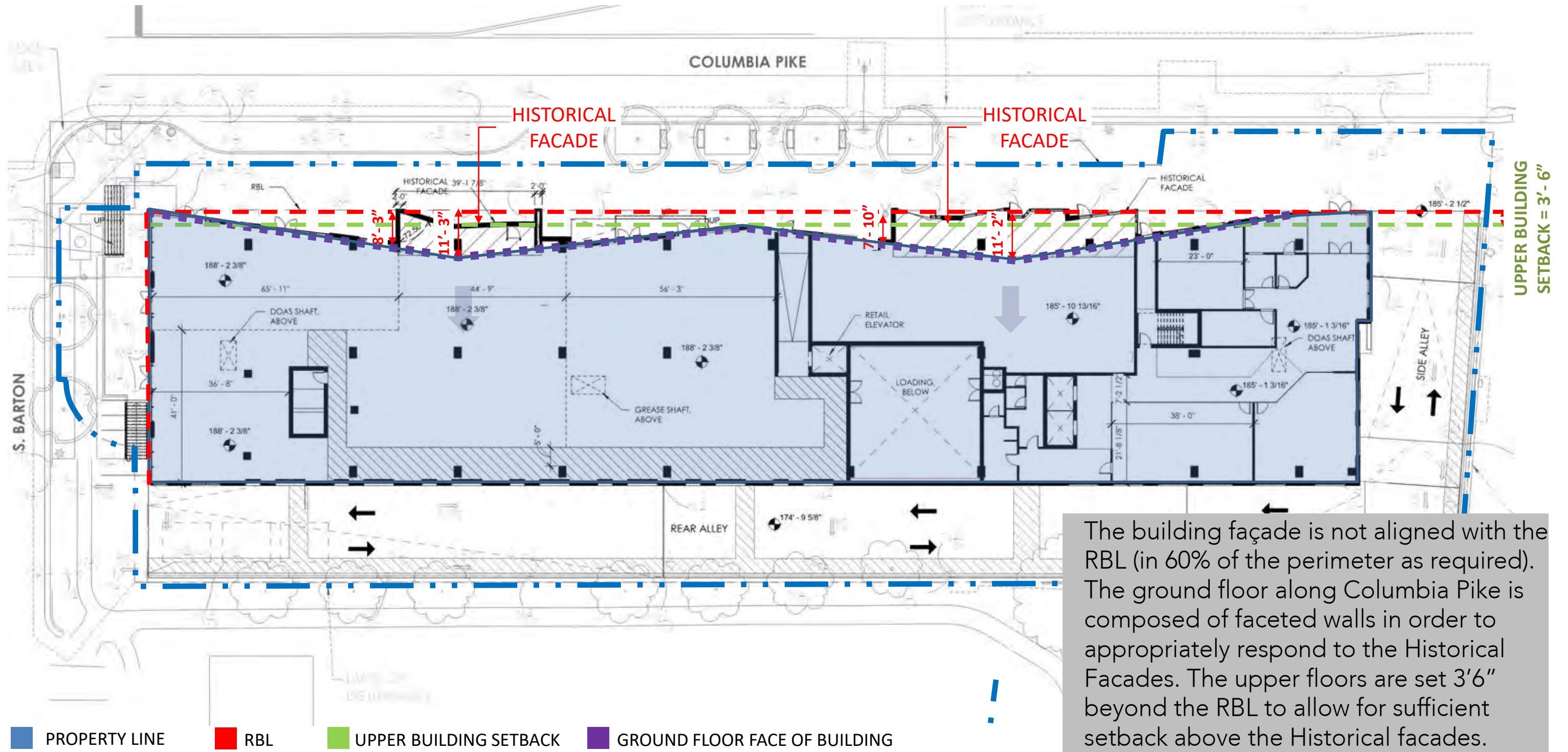
Proposed Modification #2: Siting Specifications. The Required Building Lines (RBLs) are shown on the Regulating Plan, framing the building edges along Columbia Pike and S. Barton Street. As prescribed in the Main Street BES for this site, the building's first three stories are required to be located along the two RBLs for a minimum of 75% of the frontage. While the ground-story retail level meets this criteria, the second and third residential levels are intentionally setback to distinguish the existing facades from the new structure above (See Exhibits 10a and b). This is the result of extensive work by the applicant with the HALRB to successfully emphasize the base of the building and distinguish the historic facades from the upper stories of the new building while maintaining a unified design for the overall project.

While the FBC permits building jogs of up to two feet away from the RBL, the proposed design includes a continuous building shift of approximately ten feet beyond the RBL. However, in preserving the historic facades, staff agrees with the above approach and supports the proposed modification. In this instance, staff believes that distinguishing the historic facades from the upper stories is appropriate and that creating only one floor that frames Columbia Pike instead of three, will not create a significant impact along the streetscape experience.



COUNTY BOARD STAFF REPORT, JUNE 9, 2016

PROPOSED MODIFICATION #2 (PREVIOUSLY APPROVED):
SITING SPECIFICATIONS (SETBACK FROM RBL)



PROPOSED MODIFICATION #3:

FAÇADE COMPOSITION

402. GENERAL STANDARDS

E. Façade Composition

2. Requirements and Configurations

The façade is broken down to meet the intent of the Form Base Code. However, some of the very specific requirements can not be achieved due to the existence of the Historical facades on the ground floor only.

E. Façade Composition**1. Intent and Guiding Illustrations**

Façade Compositions should create building facades which bring out changes in plane, material texture and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest of the pedestrian environment through the provision of human-scaled architectural character and avoid large areas of undifferentiated or blank building facades. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:

2. Requirements and Configurations

- a) For each BLOCK, buildings along the RBL shall present a COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION that includes a functioning, primary STREET entry.
- b) Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.
- c) The length of the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall have a ratio of no more than 2:1 (AVERAGE BUILDING HEIGHT : FAÇADE COMPOSITION length) and no less than 25 feet for all BES designations. DEVELOPMENT PROJECTS with STREET frontage of less than 150 feet on a BLOCK FACE are exempted from the COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.
- d) Each FAÇADE COMPOSITION shall be separated by an interruption in the building wall along the RBL which meets the following standards:
 - i. Interruptions in FAÇADE COMPOSITIONS shall run the full vertical height of the building from the CLEAR SIDEWALK to the top of the wall plate; and
 - ii. Interruptions in FAÇADE COMPOSITIONS shall span between 3 feet and 8 feet in width (as measured parallel to the RBL) and shall be at least 5 feet in depth (as measured perpendicular to the RBL)
- e) No single FAÇADE COMPOSITION shall encompass more than one BLOCK CORNER.

PROPOSED MODIFICATION #3:
FAÇADE COMPOSITION

Part 7. Definitions **701. Defined Terms**

Complete and Discrete Vertical Facade Composition

A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in at least three all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a ‘human scale’ for the STREET:

- a) Different fenestration type (window shape, proportion, and/or grouping) proportions of at least 20 percent in height or width or height:width ratio. (See illustration b.);
- b) Different façade bay composition rhythm/pattern (i.e. “ABA” – “ABBA” – “BAAB” – “ABCBA”)
(See illustration c.);
- c) Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;
- d) Change in total fenestration percentage of ~~12~~ 10 percent or more; and/or
- e) Change in the treatment of the cornice line

The façade is broken down to meet the intent of the Form Base Code. However, some of the very specific requirements can not be achieved due to the existence of the Historical facades on the ground floor only.



PROPOSED MODIFICATION #4:
WINDOW CONFIGURATION

605. WINDOWS

A. Requirements & Configurations



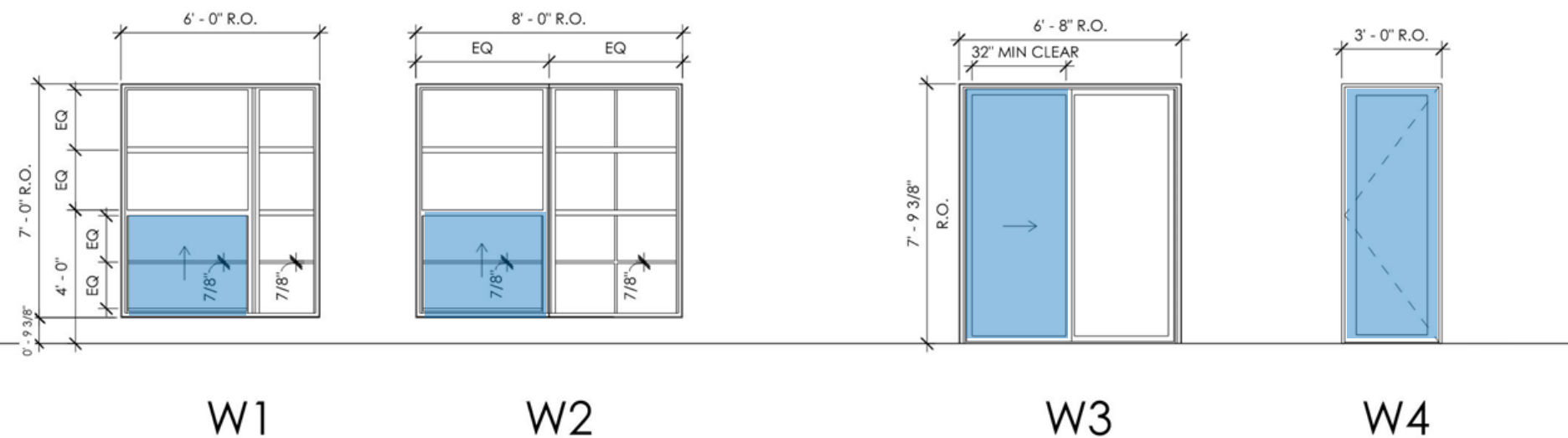
1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a) This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical, horizontal or square glass or unenclosed openings.
 - b) Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section, with a minimum width of 7 inches between glass or unenclosed openings.
 - c) Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.

5. On all upper STORIES, a minimum of 40 percent of window glass area per STORY shall be operable and openable. Buildings that have dwelling units containing more than one wall with windows shall distribute the operable windows amongst the walls so that cross-ventilation is possible.

Horizontal emphasis is one of the identifying features of Art Moderne. The building design strives to complement and relate to the Historical facades, and therefore not all the specific window configuration requirements can be met.

33% operable proposed:

F.F.



**PROPOSED MODIFICATION #5:
SHOPFRONTS CONFIGURATION**

606. SHOPFRONTS

A. Requirements & Configurations

- The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. BUILDING WALL MATERIAL permitted by Section 603 above shall be used below the SHOPFRONT window glass.



The requirement for a knee wall would be detrimental to the success of the retail spaces. Additionally, the current shopfront design relates to the historical façade knee wall with a mullion at matching height without mimicking the exact language.





THANK YOU