

Site Plan Review Committee (SPRC)

March 10, 2025

2500 Wilson Boulevard

(SPLA24-00034)

Major Site Plan Amendment (SP #220)

2500 Wilson Boulevard (RPC #18-007-008, 18-007-009, 18-007-010, 18-007-011, 18-007-021, 18-007-022, 18-007-006, 18-007-029, 18-007-012, & 18-007-030)



ARLINGTON
VIRGINIA

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2500-Wilson-Blvd>

Agenda

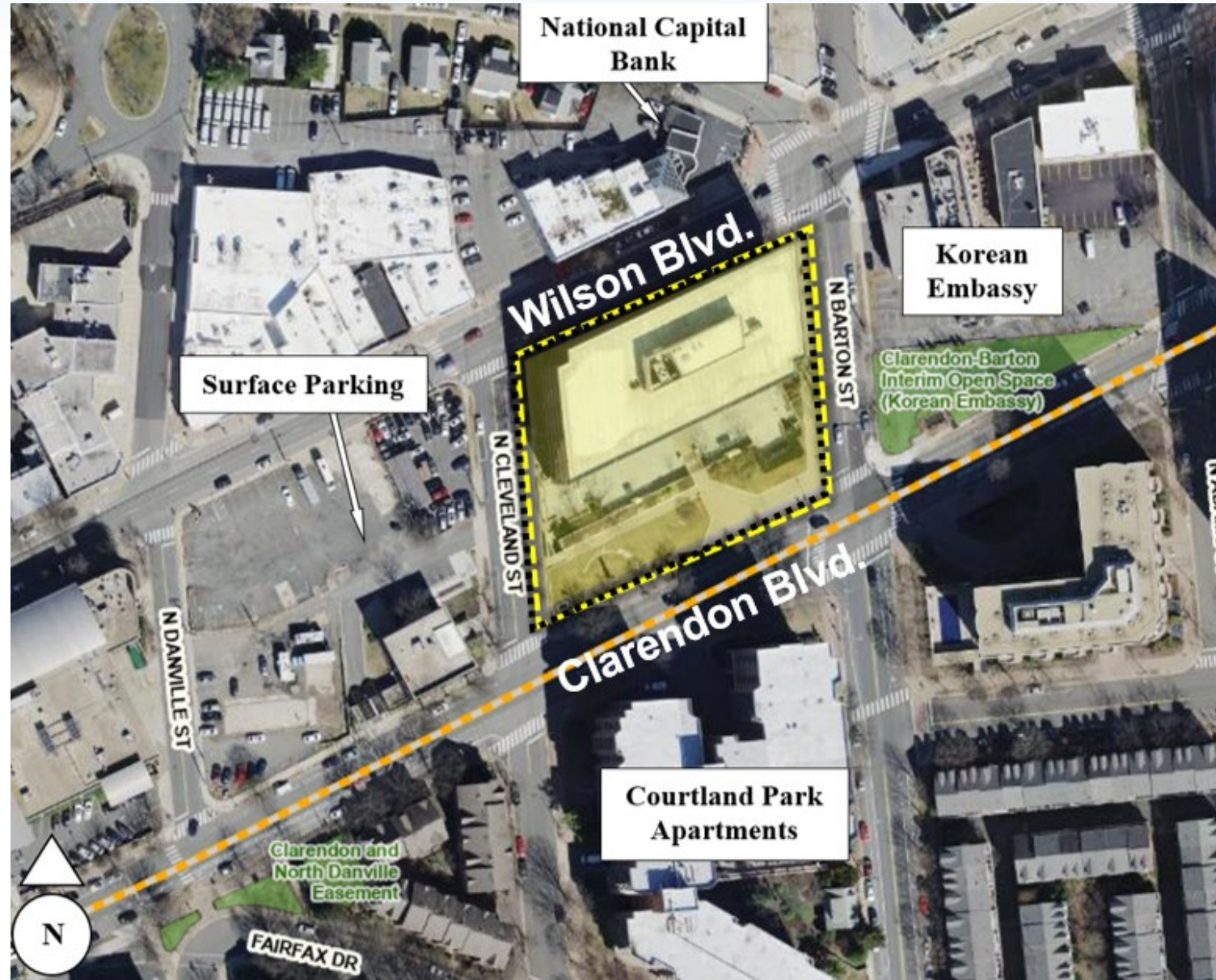
- Project Overview
- SPRC Discussion Topics:
 - Land Use & Density
 - Site Design & Layout
 - Building Height
 - Building Form & Architecture
- Process & Next Steps



CONTEXT VIEW 001: WILSON BOULEVARD AND BARTON STREET - LOOKING SOUTH WEST

Rendering View Looking Southwest from Wilson Boulevard and Barton Street

Site Location



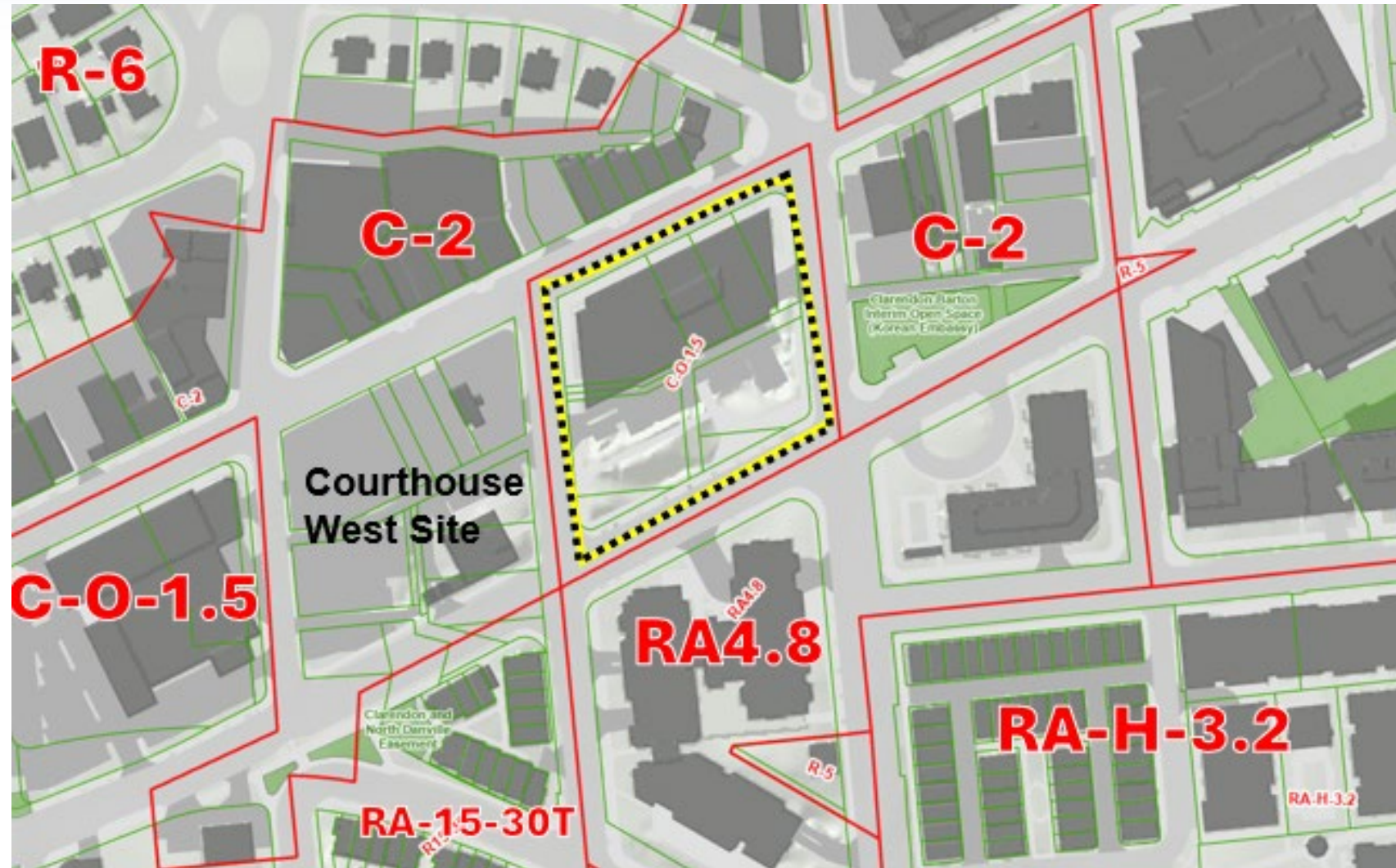
Zoning

Existing Zoning:

- “C-O-1.5” Mixed Use District
- Consistent with “Low” Office-Apartment-Hotel GLUP designation

Proposed Zoning:

- “C-O-2.5” Mixed Use District
- Consistent with proposed “Medium” Office-Apartment-Hotel GLUP designation



Land Use

Existing General Land Use Plan (GLUP):

- “Low” Office-Apartment-Hotel

Proposed General Land Use Plan (GLUP):

- “Medium” Office-Apartment-Hotel

Per the 2500 Wilson Blvd. and Courthouse West Special GLUP Study guidance, “Medium” Office-Apartment-Hotel is an appropriate GLUP designation for this site



Land Use Designation* **Range of Density/Typical Use** **Zoning****

Office-Apartment-Hotel

		Office Density	Apartment Density	Hotel Density	
	Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
	Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
	High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2

Mixed Use

	Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)	C-R, C-3, MU-VS
	High-Medium Residential Mixed-Use	Up to 3.24 F.A.R. including associated office and retail activities.	R-C

Residential

	Low	1-10 units per acre, including one-family dwellings, accessory dwellings, and expanded housing option uses	R-20, R-10, R-10T, R-8, R-6, R-5
	Low	11-15 units per acre	R2-7, R15-30T
	Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
	Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
	High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
	High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn

Commercial and Industrial

	Service Commercial	Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-O, C-2, C-O-1.0, C-TH
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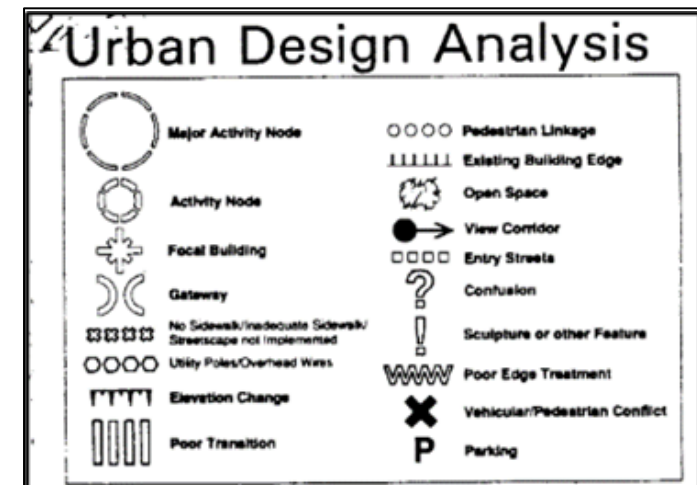
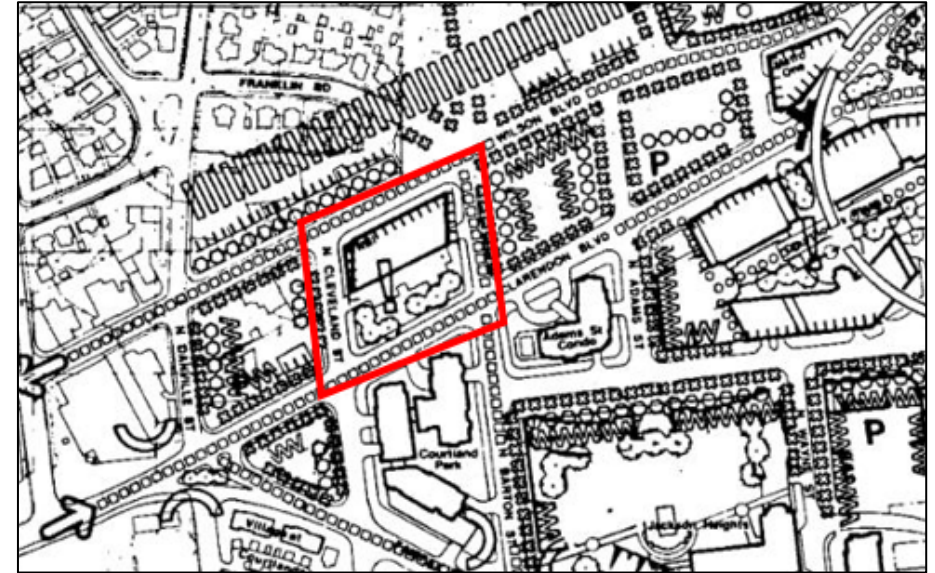
Courthouse Sector Plan Guidance

- There is **little specific guidance for this site** in the Courthouse Sector Plan
- The Courthouse Sector Plan Addendum designates the Property as “**Higher Density Commercial / Residential / Mixed Use**”
- The Courthouse Sector Plan Addendum Urban Design Analysis (Figure 26) identifies a **sculpture or other feature** on the subject site, and the Concept Plan (Figure 27) **identifies open space/plaza/enhanced landscaping on the south portion of the site**.

Courthouse Sector Plan Illustrative Plan and Design Guidelines:

- Creating **sensitive transitions** between existing low-rise development and taller buildings
- Breaking up the building mass using **setbacks and variable roof heights**
- **Differentiating** between the pedestrian **ground level and upper floors**
- **Supporting the pedestrian environment** by using **build-to-lines** to place development and create an attractive street edge
- Utilizing architectural techniques such as **fenestration and variable setbacks** to help **break up horizontal facades**

Courthouse Sector Plan Addendum: Urban Design Analysis



2500 Wilson GLUP Study

Special GLUP Study Process

- A Special GLUP Study evaluates the appropriateness of the requested GLUP amendment and provides additional guidance for potential future redevelopment
- Staff initiated the 2500 Wilson GLUP Study public review process in conjunction with the Long Range Planning Committee (LRPC) of the Planning Commission
- Community input gathered throughout public review process, which included 1 LRPC meeting, informed the 2500 Wilson Special GLUP Study Document
- The 2500 Wilson Tier I GLUP Study concluded that given the guidance for the site outlined in the recent [Courthouse West Special GLUP Study](#) that there was no need for a Tier II review

2500 Wilson Special GLUP Study: <https://www.arlingtonva.us/Government/Projects/Plans-Studies/General-Land-Use-Plan/Studies/2500-Wilson-Blvd>

Courthouse West Special GLUP Study: <https://www.arlingtonva.us/Government/Projects/Plans-Studies/General-Land-Use-Plan/Studies/Courthouse-West>

2500 Wilson GLUP Study Findings

- In May 2023, the 2500 Wilson GLUP RTA was adopted by the County Board
 - Tier I Special GLUP concluded that “Medium” Office-Apartment-Hotel can provide for an appropriate project with a compatible form of development
 - The **2500 Wilson GLUP Study Staff Report** recommended that this project advance to Site Plan Review in the near term using the Guiding Principles in the Courthouse West Special GLUP Study and to study the area more broadly through an area or corridor analysis as part of a longer term effort
 - SPRC Process can address tapering, setbacks, and stepbacks to mitigate impacts associated with additional height permitted in C-O-2.5 zoning district versus the current C-O-1.5 zoning
-
- **Courthouse West Guiding Principles Applicable to 2500 Wilson**
 - Tapering
 - Height
 - Setbacks
 - Stepbacks

Land Use & Density

Density	Proposed
Base Density	115 du/ac
Additional Density	93 du/ac
Total Density	296 units (208 du/ac)
<i>Residential</i>	<i>296 total units</i>
Studio	30 units
JR 1-bedroom	16 units
1-bedroom	98 units
1-bedroom + den	35 units
2-bedroom	45 units
2-bedroom + den	43 units
3-bedroom	29 units
<i>Retail</i>	<i>18,209 sf</i>



Rendering View of corner of Clarendon Boulevard and North Barton Street

- **Courthouse Sector Plan Addendum** calls for Higher Density Commercial/Residential/Mixed Use for this site
- **Courthouse West Special GLUP Study states that a** mix of residential and commercial retail or retail equivalent uses are appropriate and would encourage activity

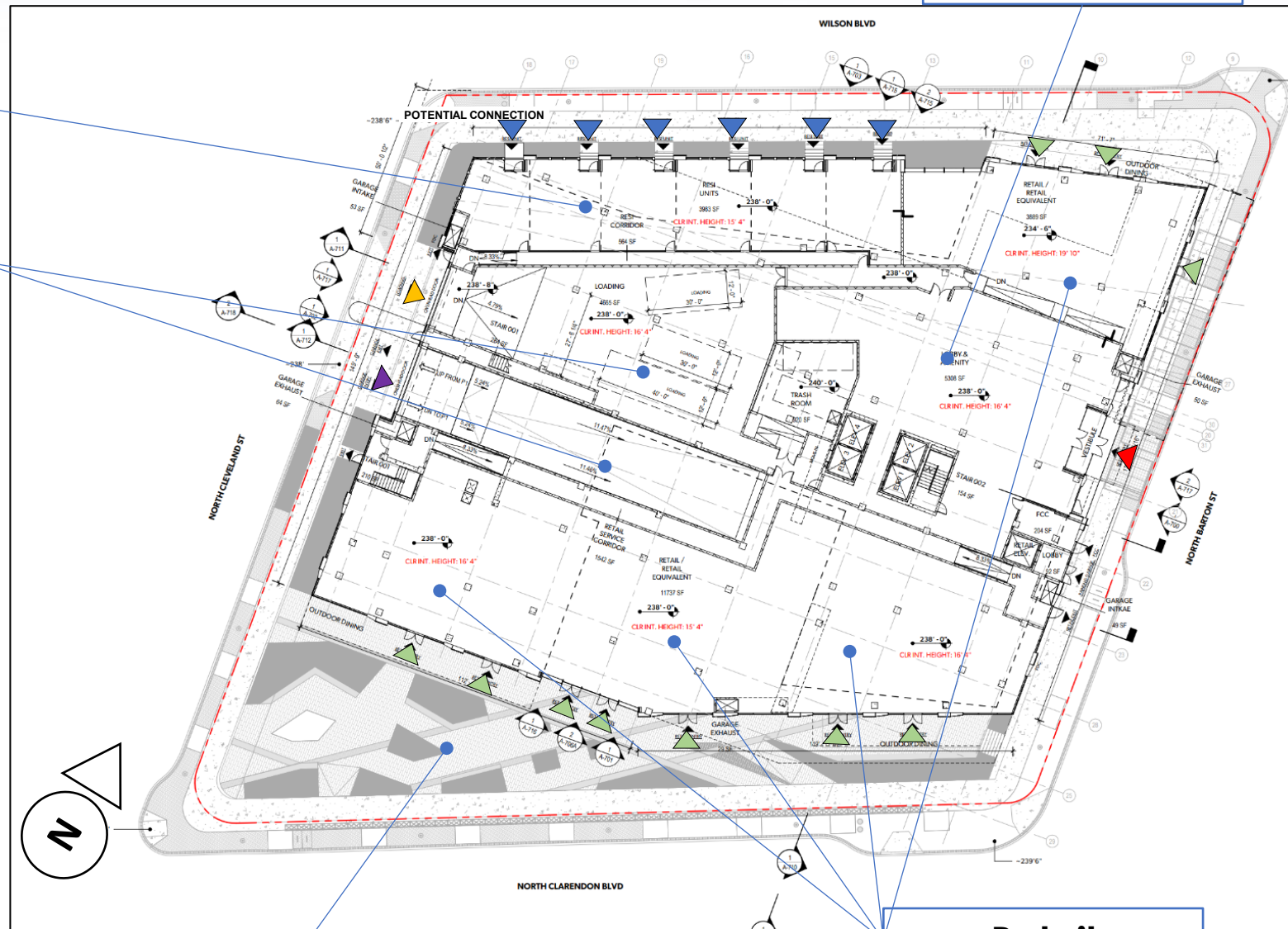
Site Design & Layout

Residential Lobby/ Amenity Area

Residential Units

Parking Garage/Loading

- ▶ Retail entrance
- ▶ Residential entrance
- ▶ Parking garage access
- ▶ Loading
- ▶ Residential unit entrance

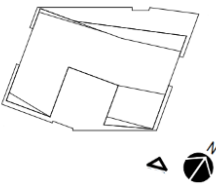


Open Space

Retail

- Conformance with Sector Plan, Courthouse West Special GLUP Study and 2500 Wilson GLUP Study
- Mix of residential and retail on ground floor
 - Amount of open space
 - Location of open space along Clarendon Boulevard
 - Below grade parking garage access off North Cleveland Street
 - Up to 14 story building

First Submission & Current Submission



First Submission (16 stories)



Clarendon Boulevard and N. Barton Street looking northwest

- 2nd Floor Stepbacks
- 3rd Floor Stepbacks
- 11th Floor Stepbacks
- 16th Floor Stepbacks

Current Submission (14 stories)



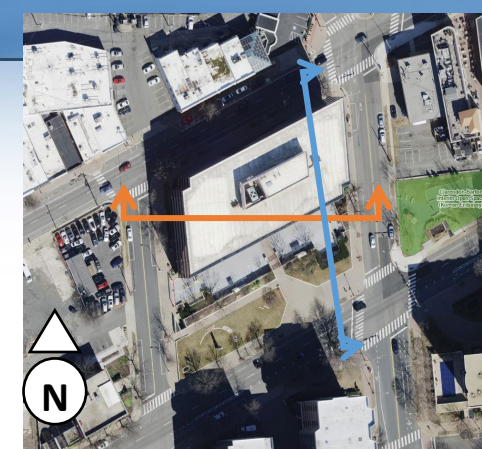
Clarendon Boulevard and N. Barton Street looking northwest

- 2nd Floor Stepbacks
- 4th Floor Stepbacks
- 13th Floor Stepbacks
- 14th Floor Stepbacks

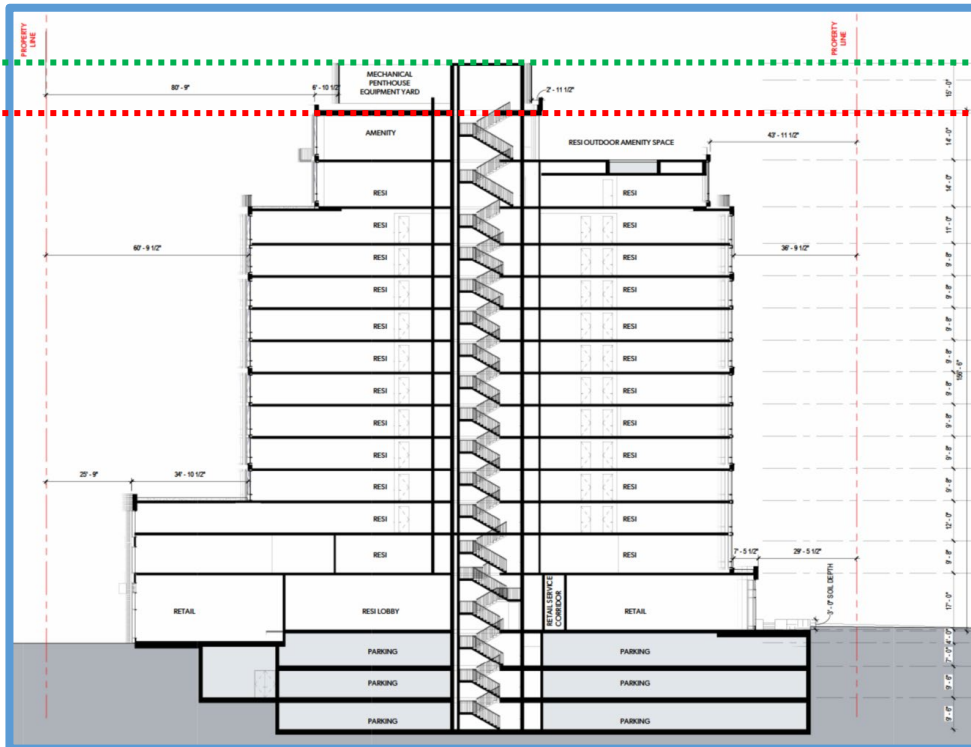
Building Height

Main Roof Height: 394 ft. (14 stories)

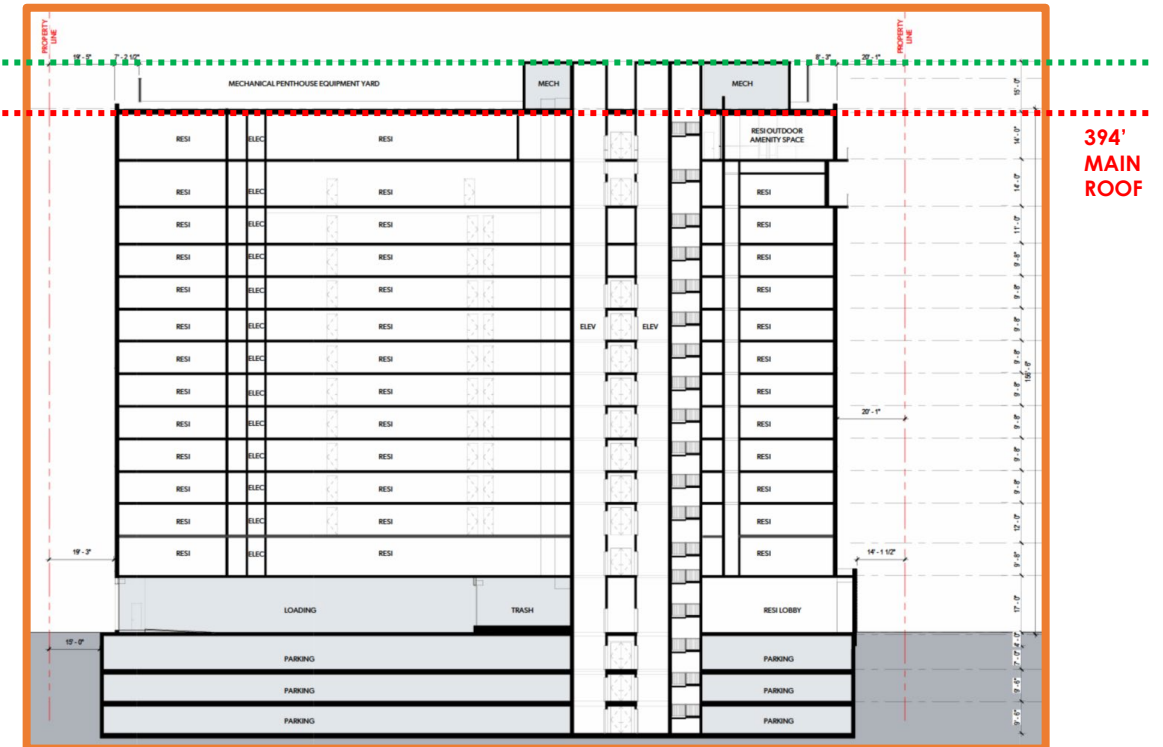
Mechanical Penthouse: 15 ft.



408'
TO TOP OF
MECHANICAL
PENTHOUSE



North/South Building Section (Wilson/Clarendon)



394'
MAIN
ROOF

East/West Building Section (Cleveland/Barton)

Stepbacks (14 stories)



Wilson Boulevard and N. Barton Street looking southwest



Clarendon Boulevard and N. Barton Street looking northwest

 2nd Floor Stepbacks

 4th Floor Stepbacks

 13th Floor Stepbacks

 14th Floor Stepbacks

Stepbacks (14 stories)



North Cleveland Street

Clarendon Boulevard and N. Cleveland Street looking northeast

 2nd Floor Stepbacks

 13th Floor Stepbacks

 4th Floor Stepbacks

 14th Floor Stepbacks

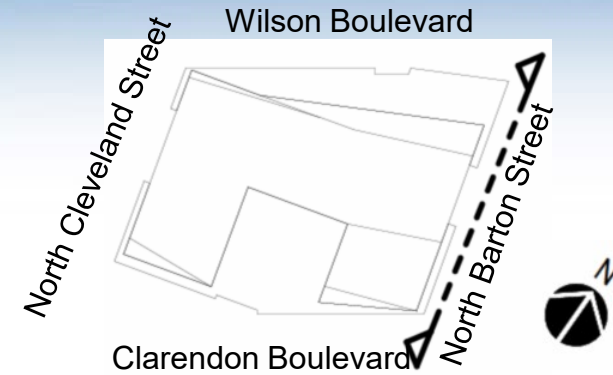
Building Form & Architecture

Building Materials & Features

- Light colored brick
- Dark & medium colored metal
- Articulated brick
- Balconies with dark metal railings



North Barton Street Façade (East Elevation)



Courthouse Sector Plan Illustrative Plan and Design Guidelines:

- Breaking up the building mass using **setbacks** and **variable roof heights**
- **Differentiating** between the pedestrian **ground level** and **upper floors**
- Utilizing architectural techniques such as **fenestration** and **variable setbacks** to help **break up horizontal facades**

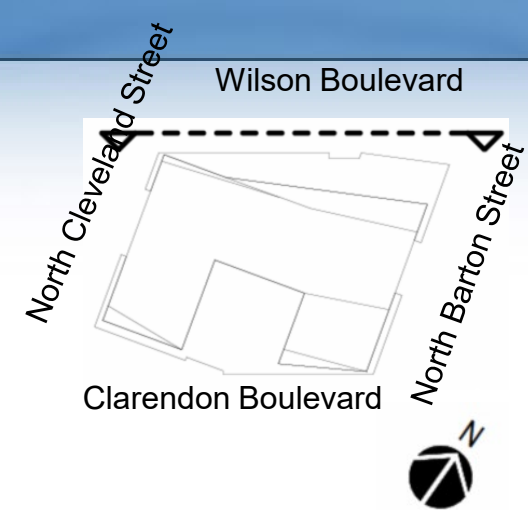
Building Form & Architecture

Conformance with Courthouse West Special GLUP Study

- Recommended Building Heights map allows for up to 14 stories & applies building height tapering toward edges of study area
- Use fenestration, articulation, stepbacks, and other architectural elements to establish and distinguish between building base, middle and top
- Break up the building façade to generate visual interest
- Transition height down toward the proposed public space along Clarendon Boulevard resulting in building heights of no more than 4 stories immediately framing the public space
- Building height along Clarendon Boulevard and Wilson Boulevard should transition down to no more than 4 stories.
- Tallest massing should utilize an additional stepback or multiple stepbacks to shift the massing closer to the center of the study area to help break up the building massing and to ensure multiple transitions down to 4 to 6 stories at the edge of the study area.

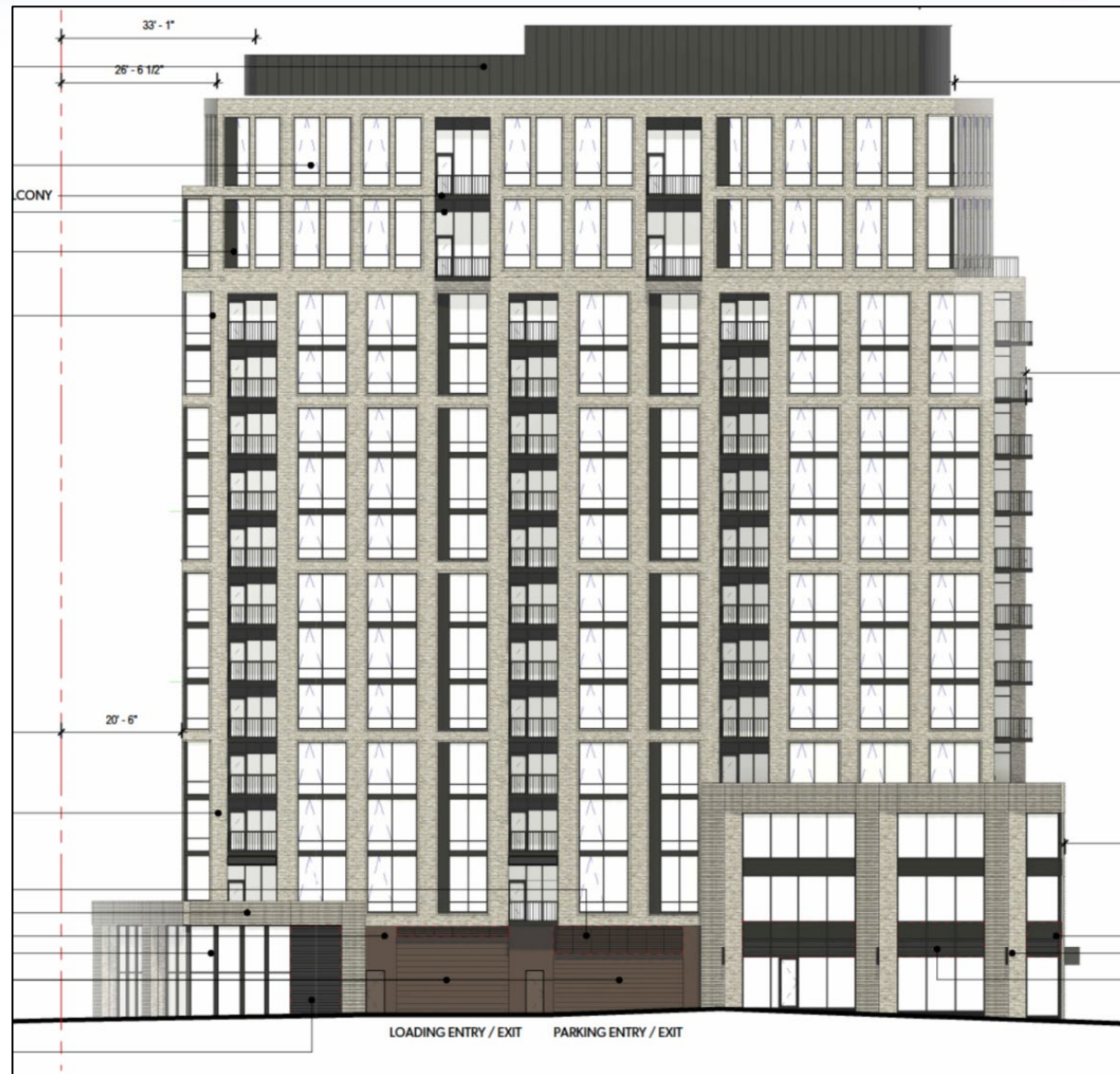
Deviations from Guidance

- Heights of 4-6 stories along North Cleveland Street
- Use of different materials to distinguish between top, middle and bottom
 - However, applicant uses stepbacks, changes in massing, and fenestration to distinguish a top, middle and base

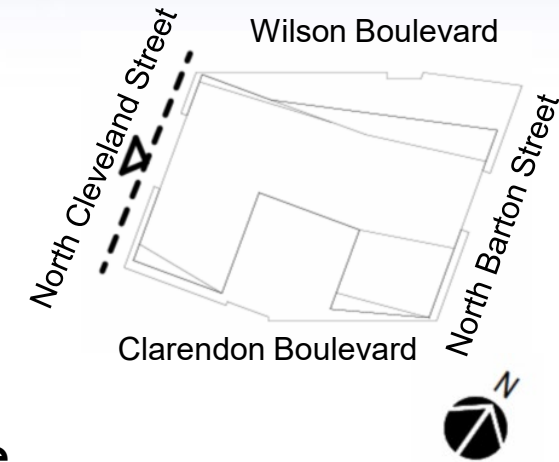


Wilson Boulevard Façade (North Elevation)

Building Form & Architecture



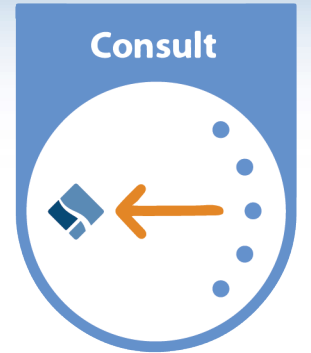
North Cleveland Street Façade (West Elevation)



Deviation from Guidance

- Along the North Cleveland Street frontage, building heights of 4 to 6 stories could be appropriate
 - No stepback on the North Cleveland Street façade on the 4th floor

Community Engagement



Online Feedback Form

- *Jan 27 – Feb 9, 2025*
- *153 participants, 593 comments*
- *Summary of comments*



Community Outreach

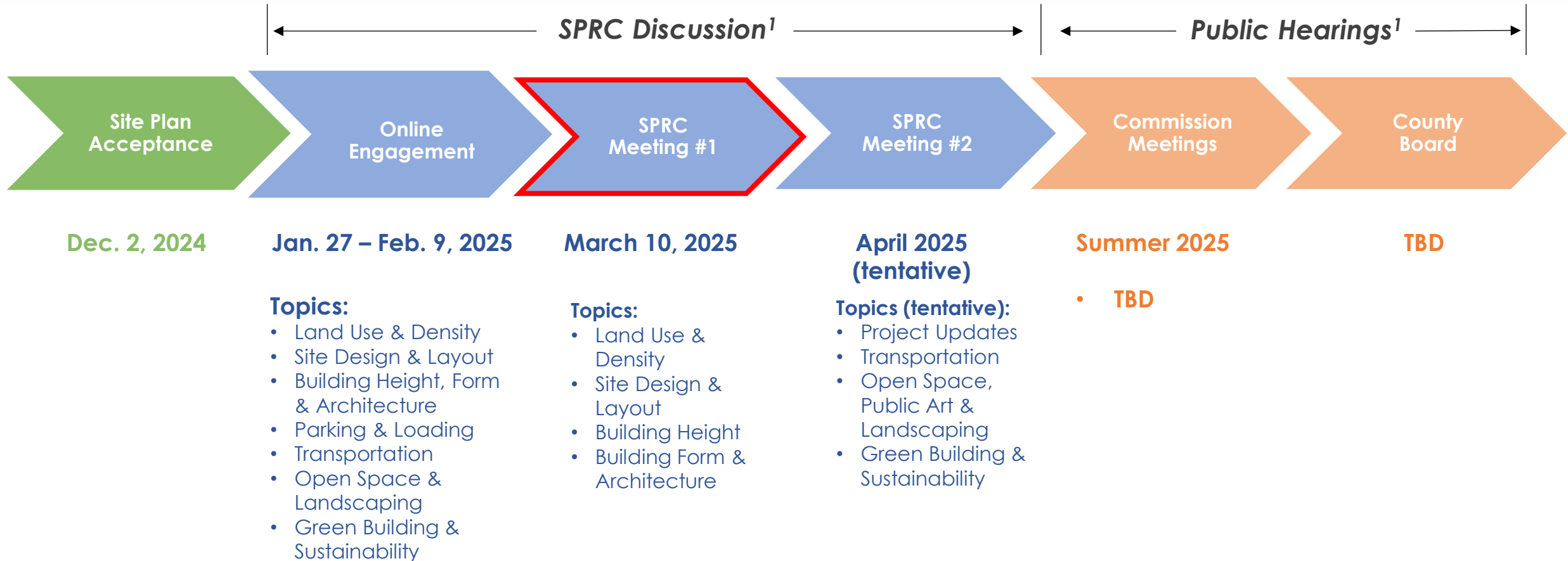
- *Clarendon-Courthouse Civic Association, Lyon Village Civic Association*



Promotion

- *Emails to points of contact for civic associations; e-newsletters; Engage webpage*

Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

More Information

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2500-Wilson-Blvd>

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DES Development Services

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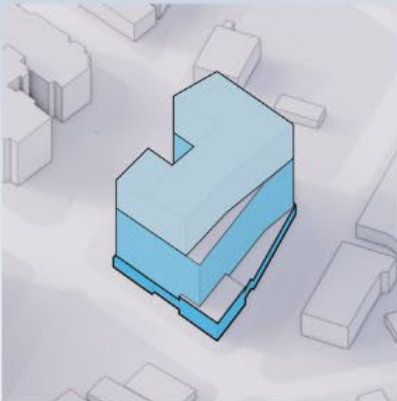
Sara Steinberger

SPRC Project Chair

ssteinberger@commissions.arlingtonva.us

Backup Slides

FACADE HIERARCHY



BASE-MIDDLE-TOP HIERARCHY

B2 MODULE:

1-Story window bays
Thinner piers between window bays

A2 MODULE:

2-Story window bays
Thinner piers between window bays

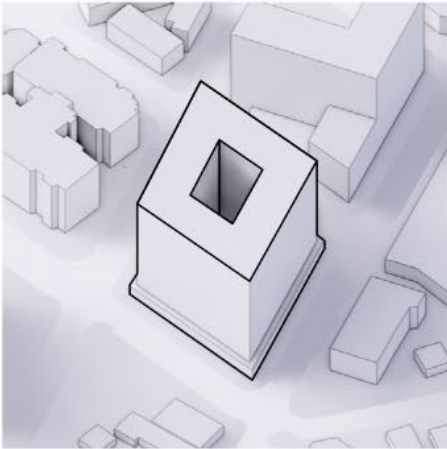
A1 MODULE:

3-Story window bays
Wider piers between window bays

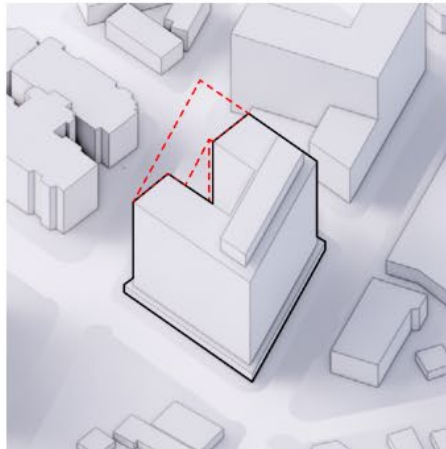
BASE MODULE:

Varied streetscape height
Textured brick articulation
Material difference at "Push" moments.

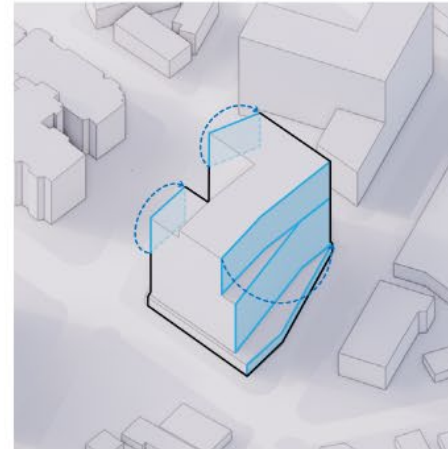
MASSING DIAGRAMS



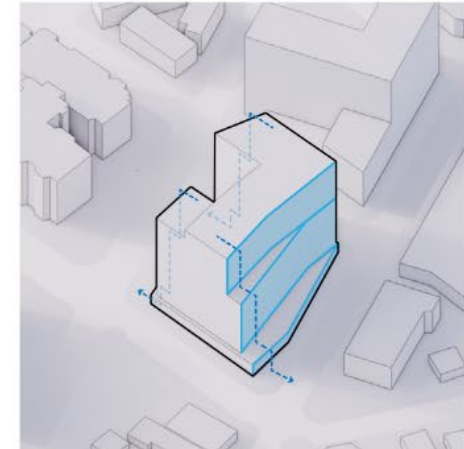
1) MAXIMUM DENSITY



2) CARVE PARK SPACE



3) ROTATE TO REDUCE SHADOWS



4) STEP DOWN TO REDUCE SCALE

Retail Relocation Standard Condition Language

Retail Relocation (Demolition and Land Disturbing Activity Permits)

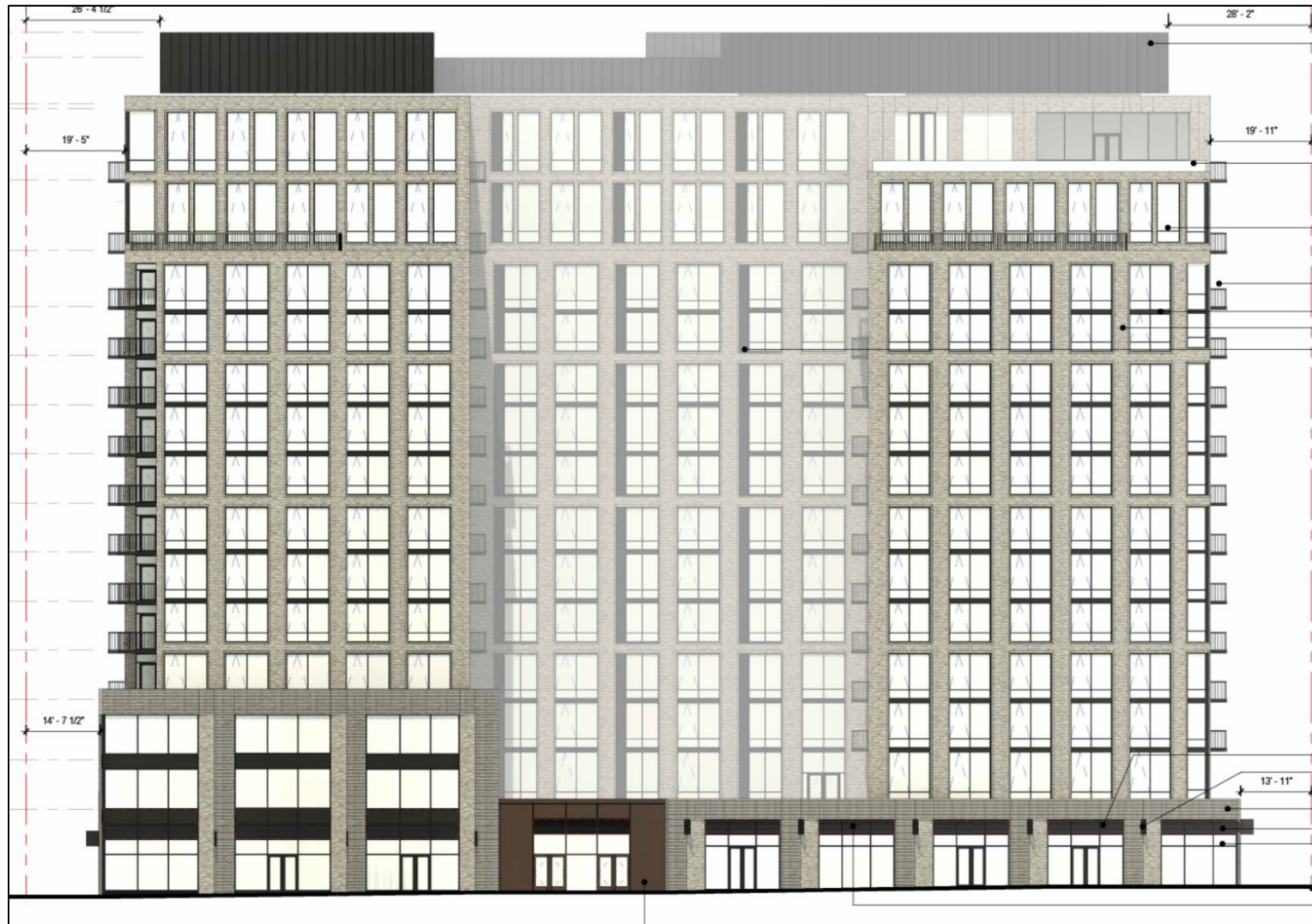
The Developer agrees to submit to and obtain review and approval from the Zoning Administrator evidence of compliance with the terms of this condition prior to the issuance of the Demolition and Land Disturbing Activity Permits. The Developer agrees that such evidence of compliance shall first be reviewed and approved by Arlington Economic Development (AED) prior to submission to the Zoning Administrator. The Developer agrees to provide the following relocation assistance to retail tenants under lease as of the date of the approval of the proposed Site Plan:

- 1. The Developer agrees to keep all retail tenants informed of the redevelopment schedule by providing periodic updates with regard to material changes in the development program for the site, including the phasing of the project, anticipated schedules for eviction, construction and occupancy, and any anticipated material impacts on the tenants while they remain on the site, such as test borings, construction signs and fencing, asbestos removal, disruptions to customer parking and pedestrian paths, and the like.*
- 2. The Developer agrees to refer, in writing, the following retail tenants identified during the public review process to AED for information on available commercial space in the County, business counseling services, appropriate business workshops, and assistance in leasing: _____. A copy of the correspondence shall be provided to AED as part of the evidence of compliance with this condition, prior to submission to the Zoning Administrator.*
- 3. Except for provisions in any lease to the contrary, the Developer agrees to maintain the site, structures and systems in good repair and in a businesslike appearance until the last retail tenant vacates or until the notice to vacate expires, whichever comes first.*

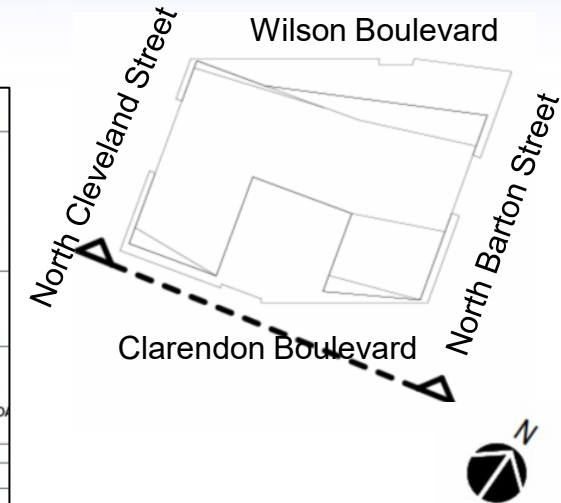
Courthouse Sector Plan Guidance

- Illustrative Plan and Design Guidelines:
 - Creating **sensitive transitions** between existing low-rise development and taller buildings
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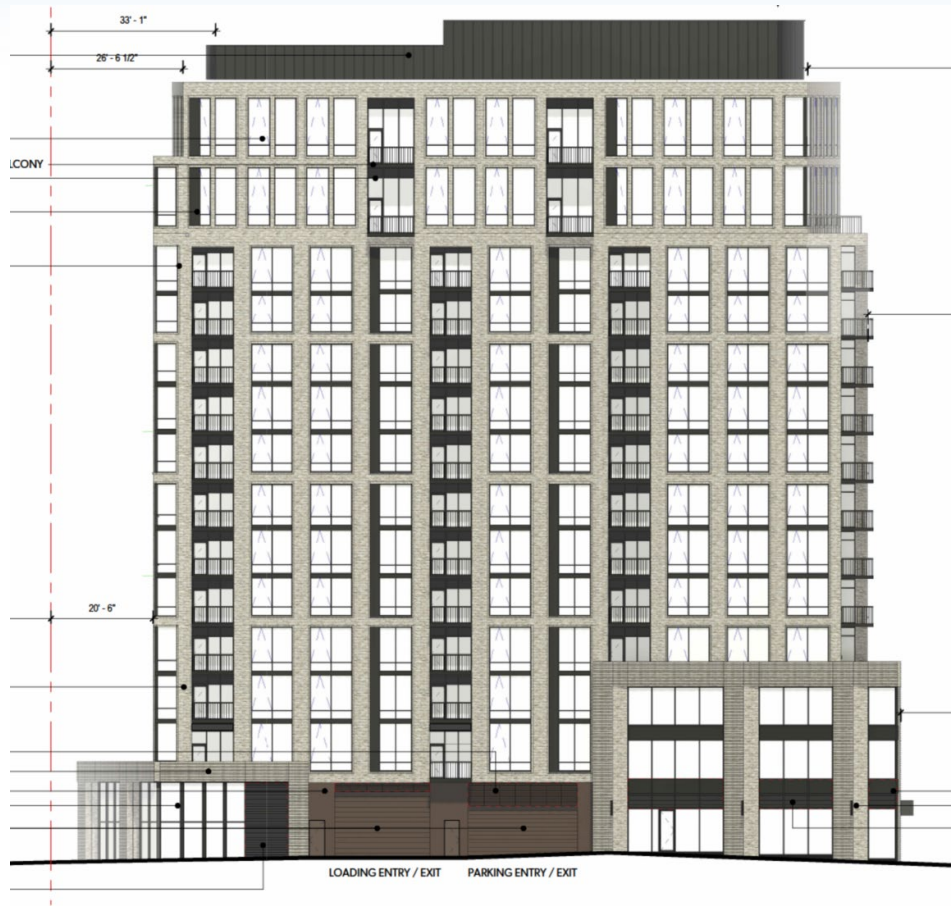
Building Form & Architecture



Clarendon Boulevard Façade (South Elevation)



Building Form & Architecture



**West Building Elevation
(N. Cleveland Street)**

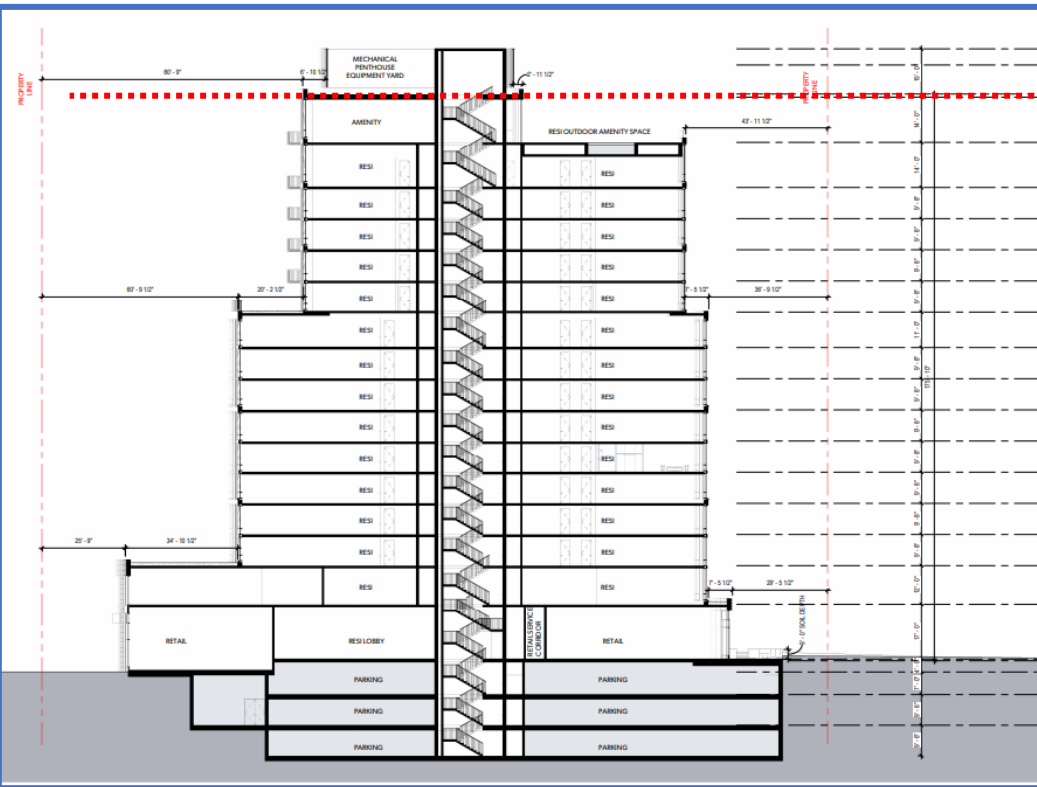
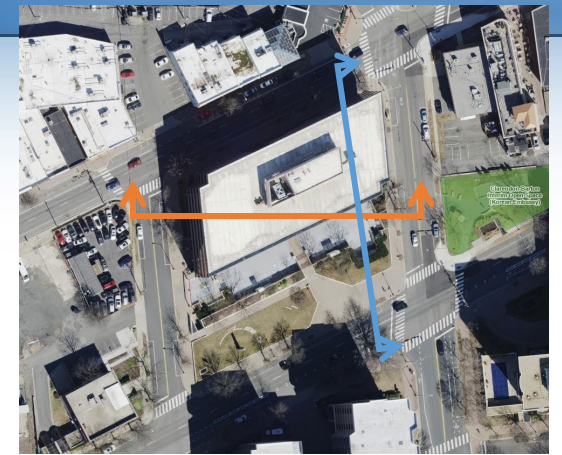


**South Building Elevation
(Clarendon Boulevard)**

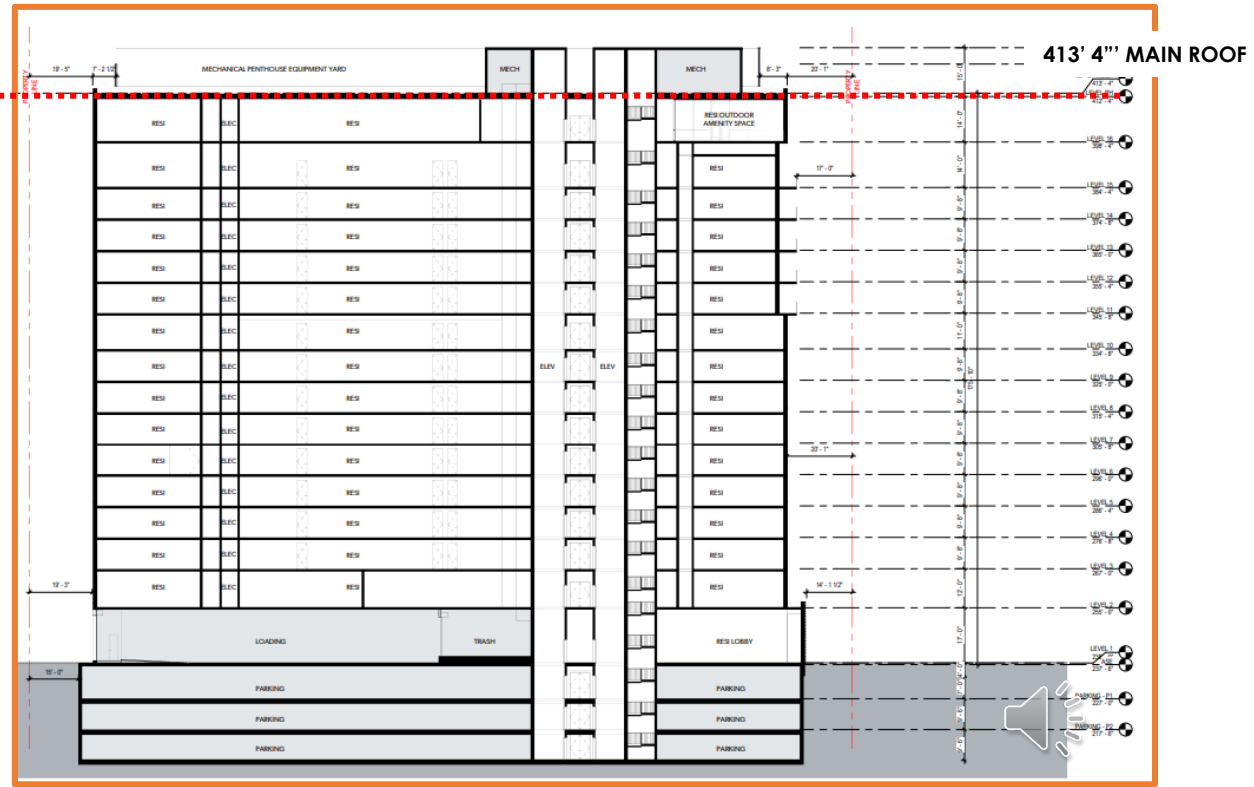
First Submission-Building Height (16 stories)

Main Roof Height: 413 ft. 4 in. (16 stories)

Mechanical Penthouse: 14 ft.

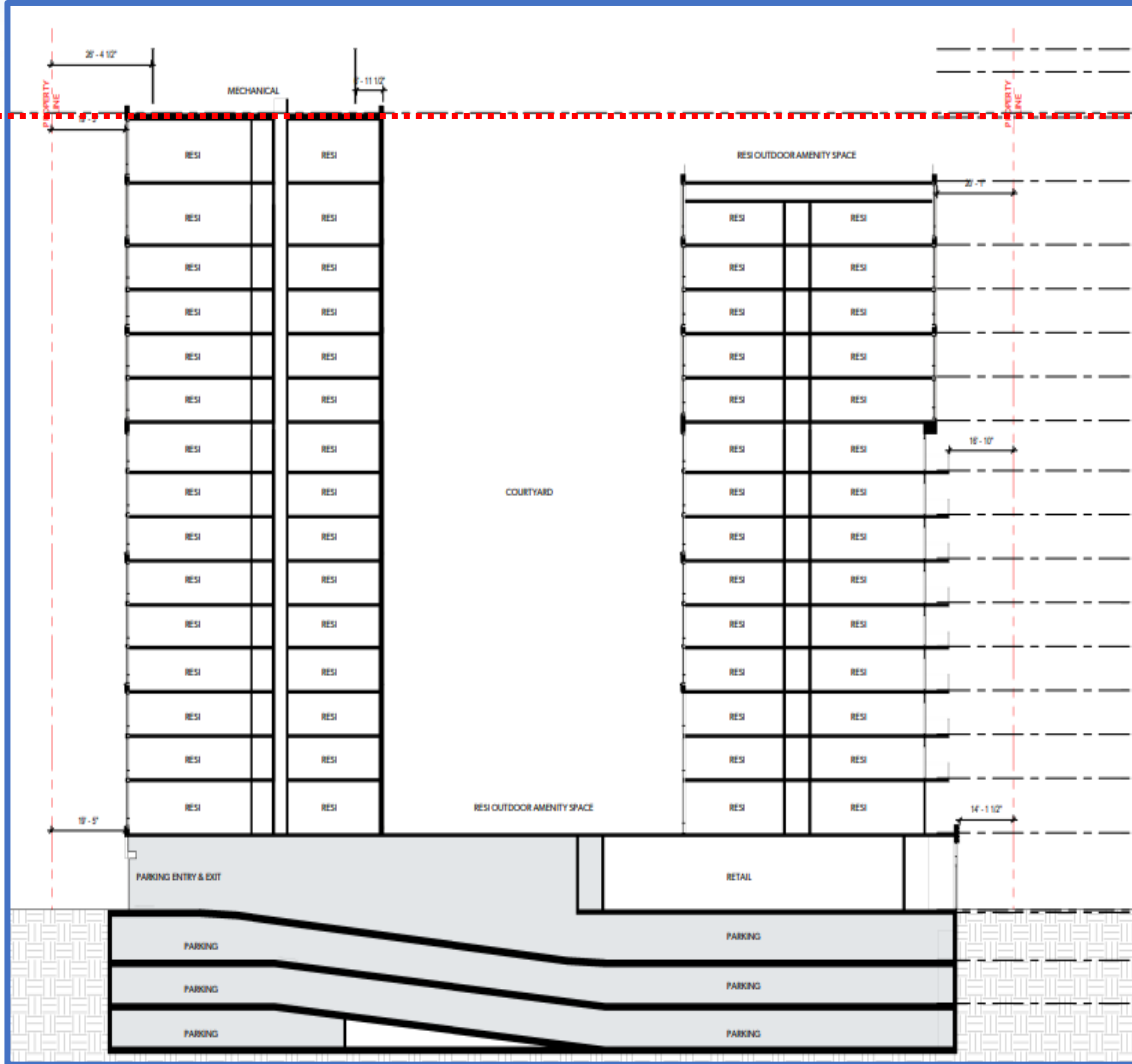


North/South Building Section (Wilson/Clarendon)

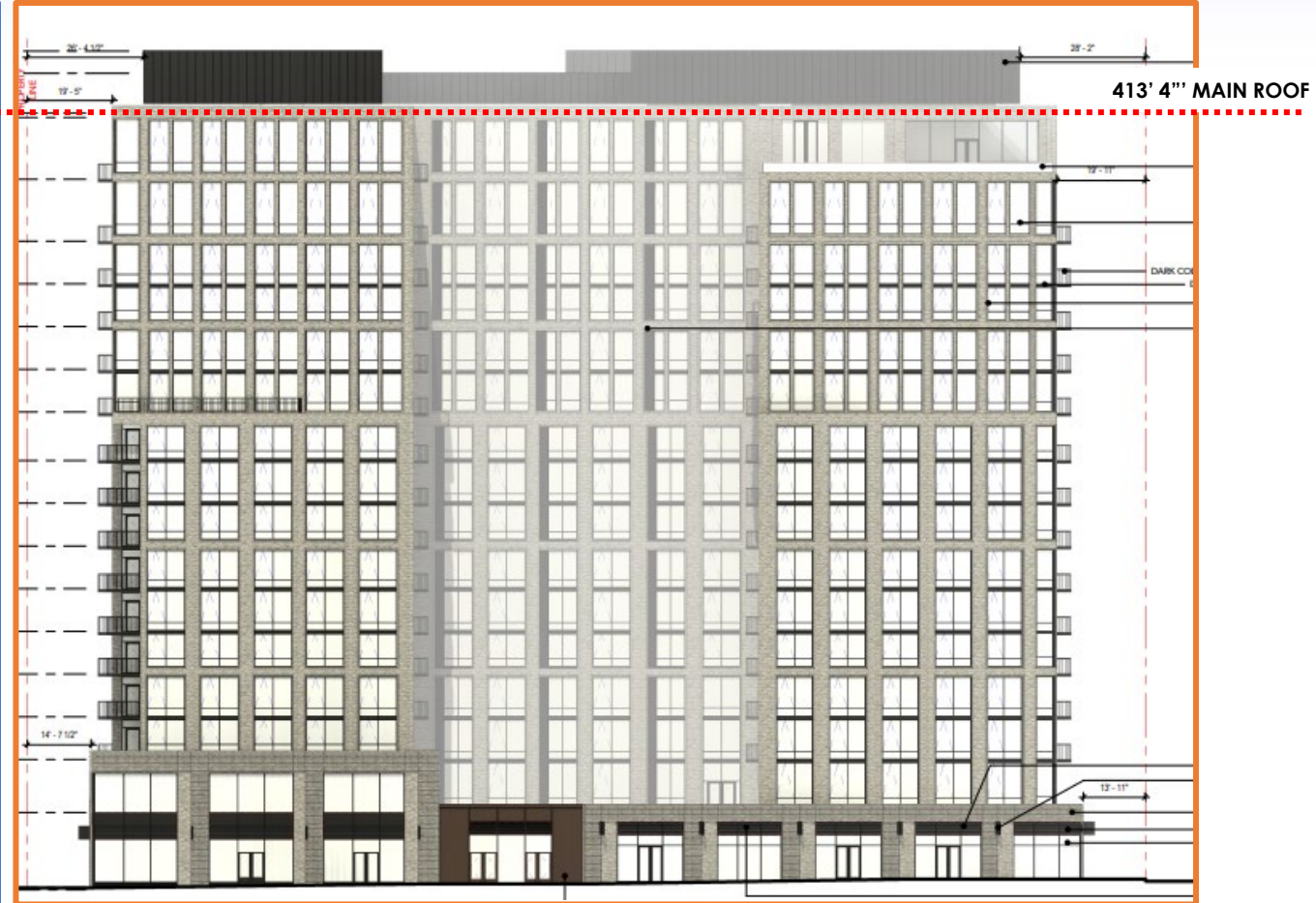


East/West Building Section (Cleveland/Barton)

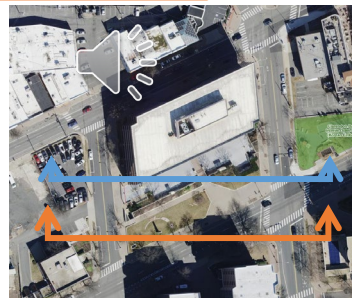
First Submission Building Height (16 stories)



East/West Building & Courtyard Section (Cleveland/Barton)



South Building Elevation (Clarendon Blvd.)



Façade Materials

REFERENCE IMAGES - FINAL MATERIALS AT PERMIT SUBMISSION



GLAZING & LANDSCAPE



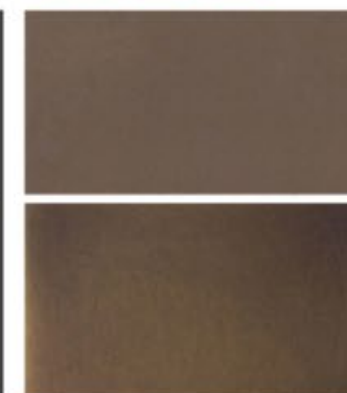
LIGHT COLORED BRICK
REFERENCE IMAGES FOR LOOK AND PEEL



ARTICULATED BRICK
TEXTURE REFERENCE ONLY - NOT COLOR



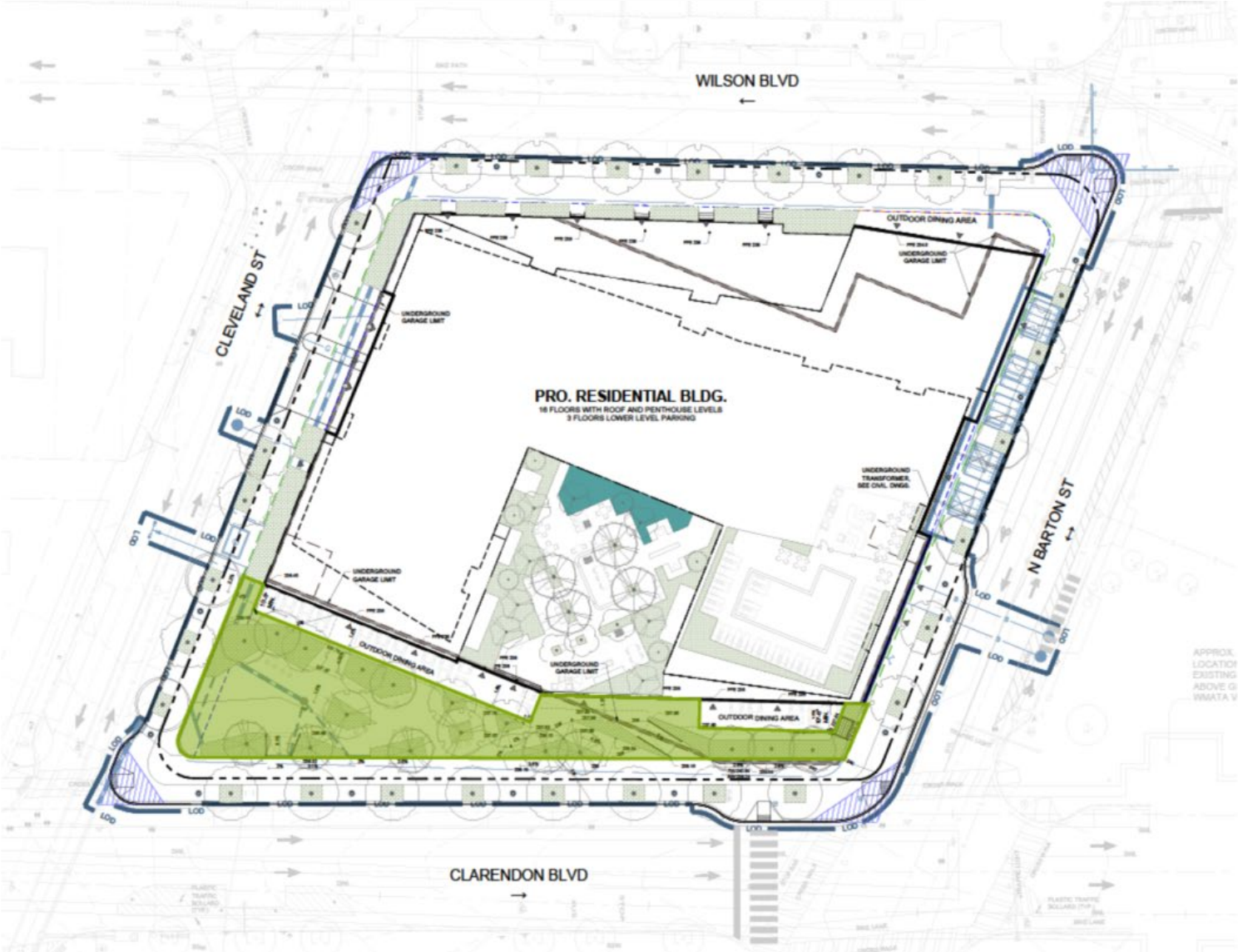
DARK COLORED METAL
COLOR REFERENCE ONLY



MEDIUM COLORED METAL
COLOR REFERENCE ONLY

REFERENCE IMAGES - FINAL MATERIALS AT PERMIT SUBMISSION

Open Space



PUBLIC SPACE SUMMARY TABLE	
TOTAL AREA WITHIN STREETSCAPE BOUNDARIES	49,397 SF
PERCENTAGE OF TOTAL PUBLIC SPACE RECOMMENDED	10%
TOTAL PUBLIC SPACE AREA RECOMMENDED	4,939.7 SF
TOTAL PUBLIC SPACE PROVIDED	6,100 SF
PERCENTAGE OF TOTAL PUBLIC SPACE PROVIDED	14%

PER THE COURTHOUSE MEET SPECIAL OLUP STUDY PROCESS AND THE 2000 WILSON BOULEVARD TIER I SPECIAL OLUP STUDY REVIEW AND SUBSEQUENT BOARD REPORT, THIS SITE ASSUMES A 10% PUBLIC SPACE RECOMMENDATION MEASURED FROM THE BACK OF THE STREETSCAPE DIMENSION PER 2024 ARLINGTON COUNTY, VA ZONING ORDINANCE, ARTICLE 18.2 GENERAL TERMS DEFINED, PUBLIC SPACE (SEE DEFINITELY BELOW)

2024 ZONING ORDINANCE ARLINGTON COUNTY, VIRGINIA § 18.2. GENERAL TERMS DEFINED:

PUBLIC SPACE, PRIVATELY OWNED: AN OPEN SPACE SUCH AS A PARK, PLAZA, TRAIL, OR OTHER RECREATIONAL USE ON PRIVATELY-OWNED PROPERTY THAT HAS BEEN CONVEYED OR GRANTED AS AN AMENITY FOR PUBLIC ACCESS AND USE THROUGH AN EASEMENT, LICENSE AGREEMENT, OR OTHER SIMILAR LEGAL INSTRUMENT, EXCLUDING SIDEWALK, STREET AND UTILITIES EASEMENTS.

- LEGEND
- PROPERTY LINE
 - LIMIT OF DISTURBANCE / LIMITS OF CLEARING AND GRADING
 - BUILD TO LINE
 - SIDEWALK EASEMENT
 - OUTDOOR DINING AREA
 - UNDERGROUND GARAGE
 - PEDESTRIAN ENTRANCE
 - VEHICULAR ENTRANCE - PARKING

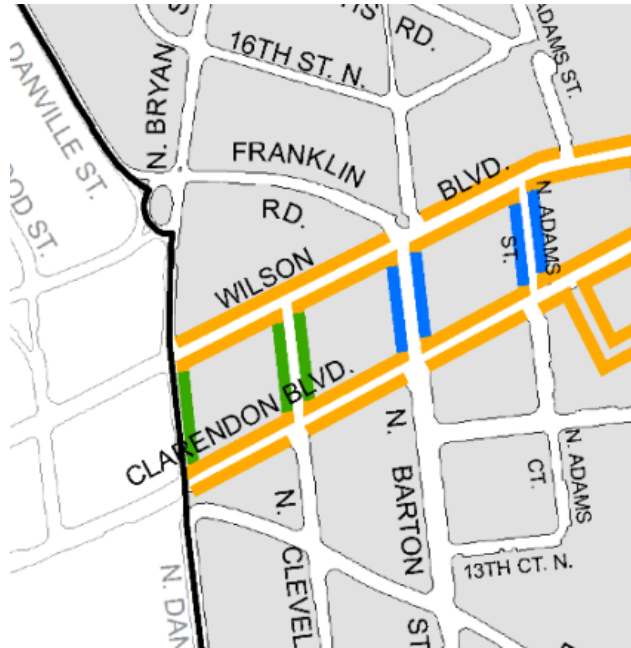
NOTES:

- UTILITY INFORMATION SHOWN FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION AND ASSESSMENT.
- ALL HATCHES ARE FOR GRAPHIC REPRESENTATION ONLY.
- ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE.



CONTEXT VIEW 004: AERIAL PUBLIC SPACE

Retail Plan



- Red
- Gold
- Blue
- Green
- Planning Area
- M Metro Station

Red*

- Design Standards: Exterior & Interior
- Retail Sales
- Food Establishments
- Entertainment Establishments
- Services
- Repairs

Gold*

- Design Standards: Exterior & Interior
- Retail Sales
- Food Establishments
- Entertainment Establishments
- Services
- Repairs
- Retail equivalents

Blue*

- Design Standards: Exterior
- Retail Sales
- Food Establishments
- Entertainment Establishments
- Services
- Repairs
- Retail equivalents

Green

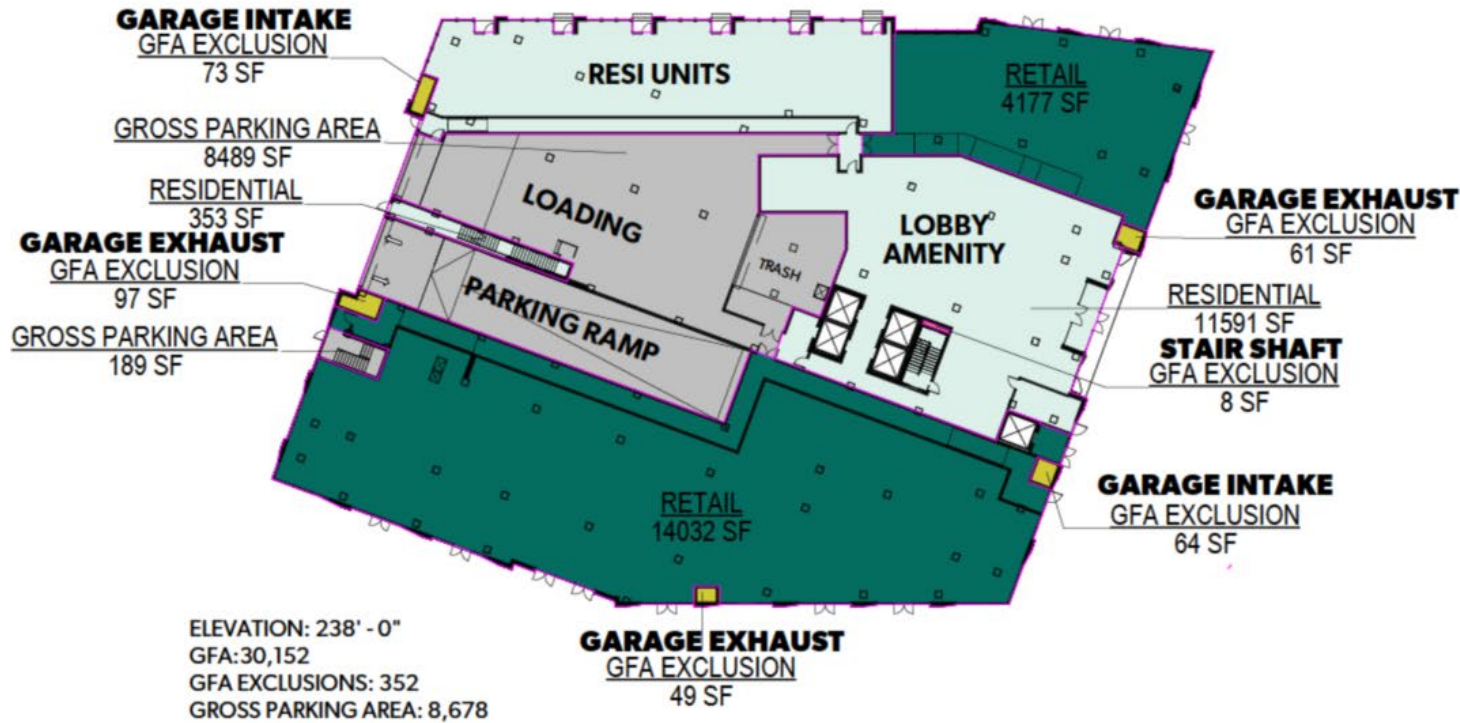
- No Design Standards**
- All uses as permitted by the Zoning Ordinance

- * 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.

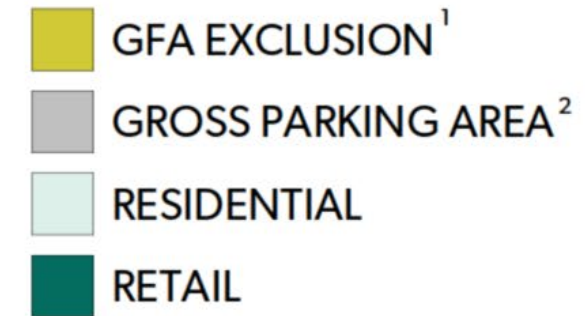
USES	STREET TYPES			
	RED	GOLD	BLUE	GREEN
Retail Sales	✓	✓	✓	✓
Food Establishments	✓	✓	✓	✓
Entertainment	✓	✓	✓	✓
Services & Repair	✓	✓	✓	✓
Equivalents		✓	✓	✓
Other Uses per Zoning				✓
DESIGN				
Interior	✓	✓		
Exterior	✓	✓	✓	
Other requirements	✓	✓	✓	✓

*The uses included are provided as guidance. Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board.

Level 1



Building Area Legend



1. GFA EXCLUSIONS INCLUDE SHAFTS AND BOH SUPPORT SPACES INCLUDING ELECTRICAL, FIRE PUMP ROOM, WATER ROOM, TRANSFORMER VAULT AND STORAGE.

2. GROSS PARKING INCLUDES ACTUAL PARKING SPACE, STAIRS, ELEVATOR LOBBY & SHAFTS SERVING THE GARAGE AREA AS WELL AS THE LOADING/ MANUEVERING SPACE , TRASH AND PARKING RAMP / ENTRY.

4 | LEVEL 1
1" = 50'-0"