

# Site Plan Review Committee (SPRC)

April 17, 2025

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## 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:
  - Parking & Loading
  - Transportation
  - Open Space, Public Art, & Landscaping
  - Green Building & Sustainability
- Process & Next Steps



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

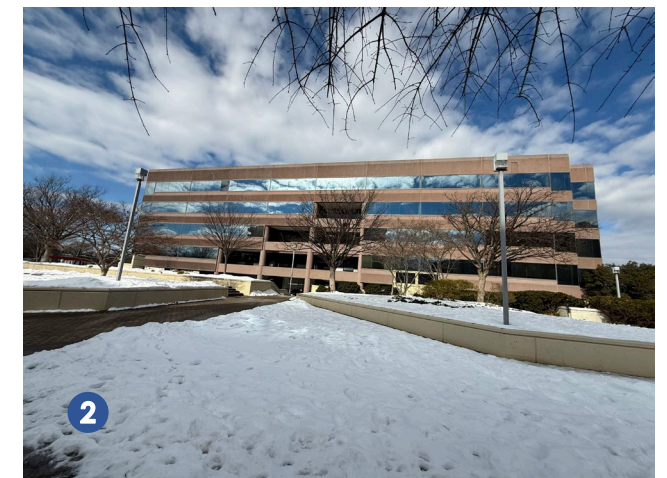
Rendering View Looking Southwest from Wilson Boulevard and Barton Street



# Existing Conditions



View from N. Barton and  
Wilson Blvd.

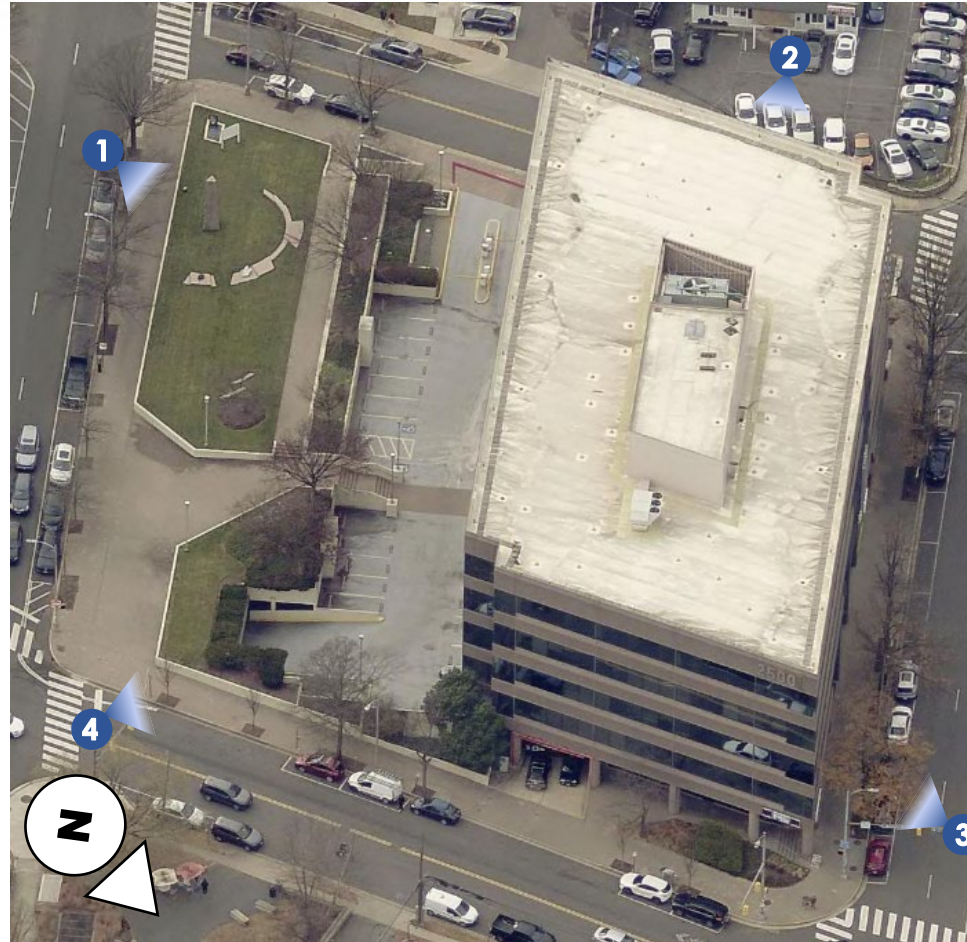


View Looking North from  
Clarendon Blvd.



# Existing Conditions

Invisible Forces by Jim Sanborn





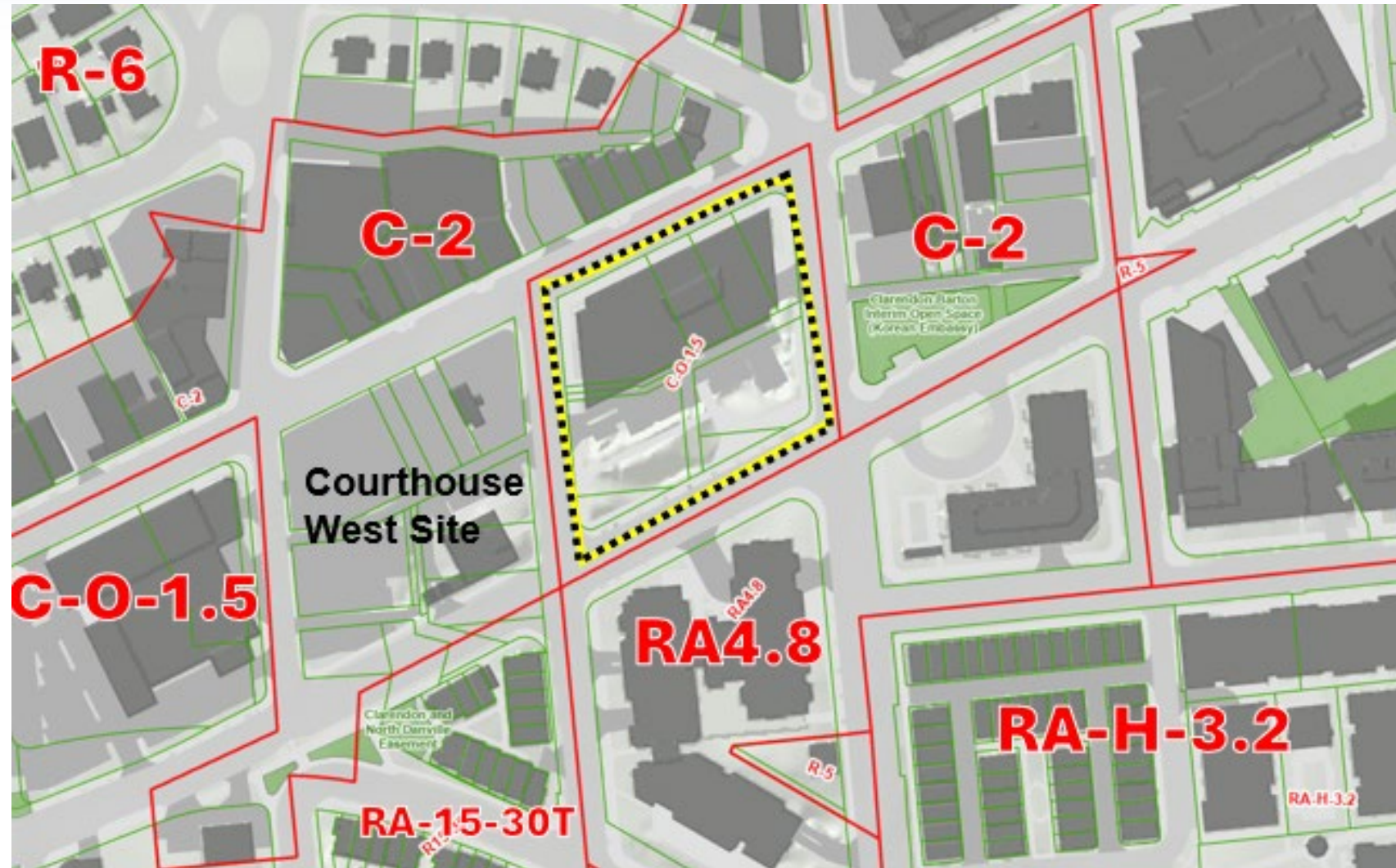
# Zoning

## 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



# Transportation

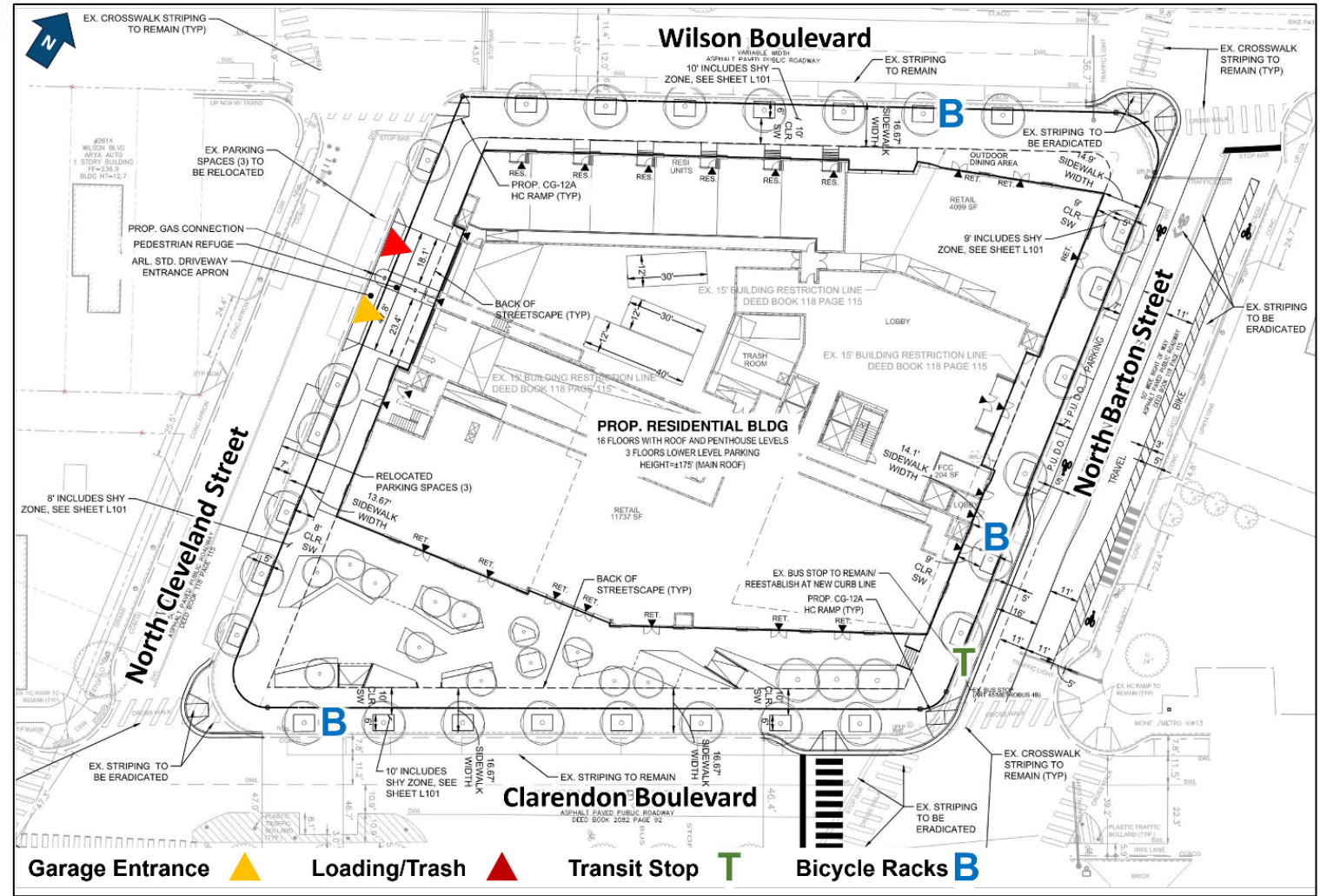
- Site supported by multimodal options:
  - Metro – Court House and Clarendon Stations within 0.5 mile
  - Transit – Bus stops on Wilson Boulevard, Clarendon Boulevard, and N. Barton Street
  - Capital Bikeshare – Station on N. Barton Street
- Policy Guidance
  - Master Transportation Plan (MTP)
  - Courthouse Sector Plan (Sector Plan)
  - Special GLUP Study
  - Rosslyn-Ballston (R-B) Streetscape Corridor Standards





# Proposed – Site Access

- **Parking** – Below-grade garage access from N. Cleveland Street
- **Loading and Trash** – Accessed from N. Cleveland Street
- **Transit** – Bus stop on N. Barton Street
- **Bicycle** – Storage room in below-grade garage; outdoor bicycle racks



# Proposed – Parking

## ■ **Proposed Parking & Loading:**

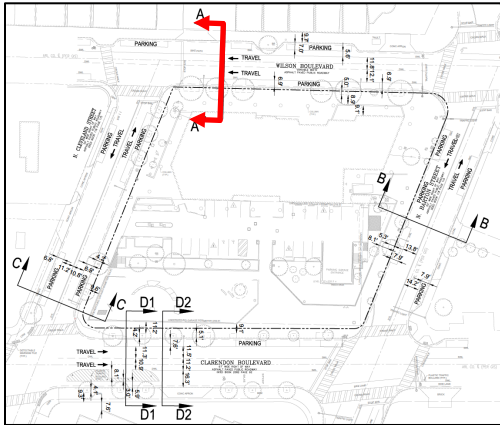
- 237 total spaces
  - 207 residential spaces (0.69 spaces/unit)
  - 10 visitor spaces (1 space/0.05 units for 1<sup>st</sup> 200 units)
  - 20 retail spaces (1 space/911 SF)
- 3 shared loading spaces
- 169 bicycle parking spaces
  - 157 Class I bicycle spaces (156 residential and 1 retail)
  - 12 Class III bicycle spaces for visitors on Wilson Blvd, N. Barton Street, and Clarendon Blvd

## ■ **Off-Street Multifamily Parking Guidelines:**

- 97 residential spaces (0.3 spaces/unit)
- 10 visitor spaces (0.05 spaces/unit for 1<sup>st</sup> 200 units)



# Proposed – Wilson Boulevard



## R-B Streetscape Corridor Standards:

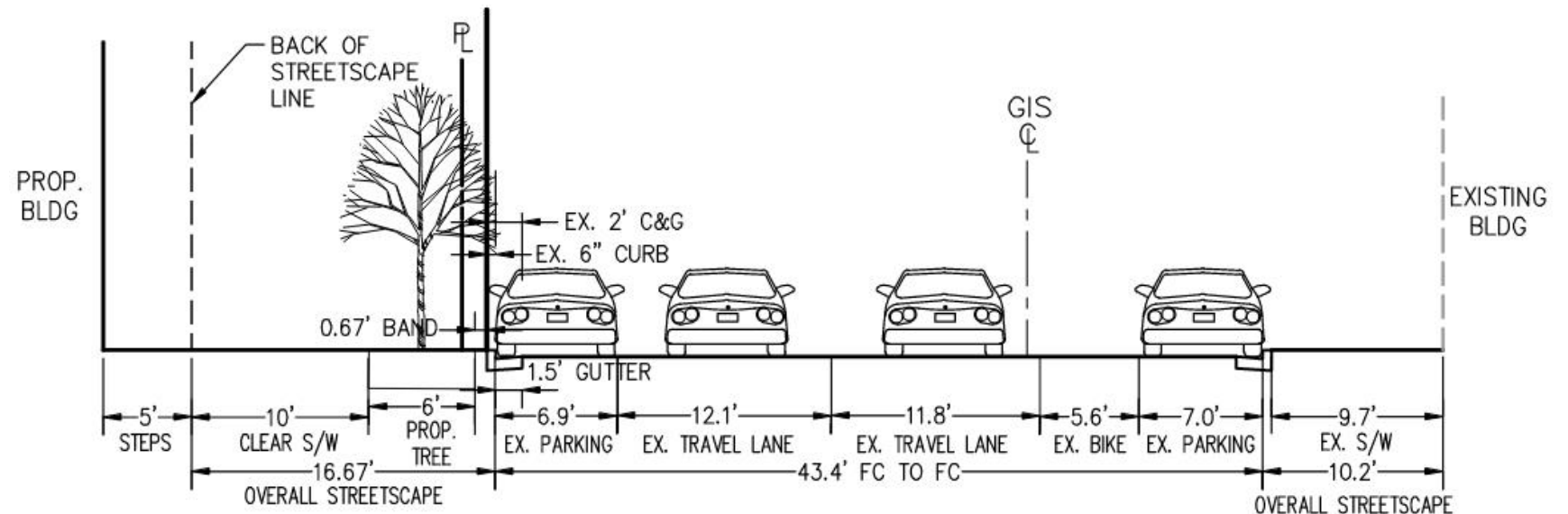
TYPE	SIDEWALK WIDTH	STREET TREE TREATMENT
<b>A</b>	<b>Minimum width: 16'-8"</b>	Trees in 5'x8' (or larger) tree pits with grates or approved groundcover (liriope)

**Street:** No changes

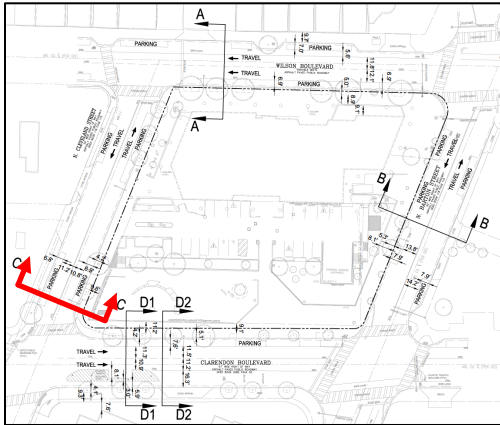
### Streetscape:

- 8-inch-wide concrete band
- 6-ft by 8-ft tree pits
- 10-ft-wide sidewalk
- Curb extension at intersection with N. Barton Street

## Proposed Cross Section (Facing West):



# Proposed – N. Cleveland Street



## R-B Streetscape Corridor Standards:

TYPE	SIDEWALK WIDTH	STREET TREE TREATMENT
<b>B</b>	Minimum width: 13'-0"	Trees in minimum 4' planting strip or 5'x8' (or larger) pits with grate or approved groundcover (liriope)

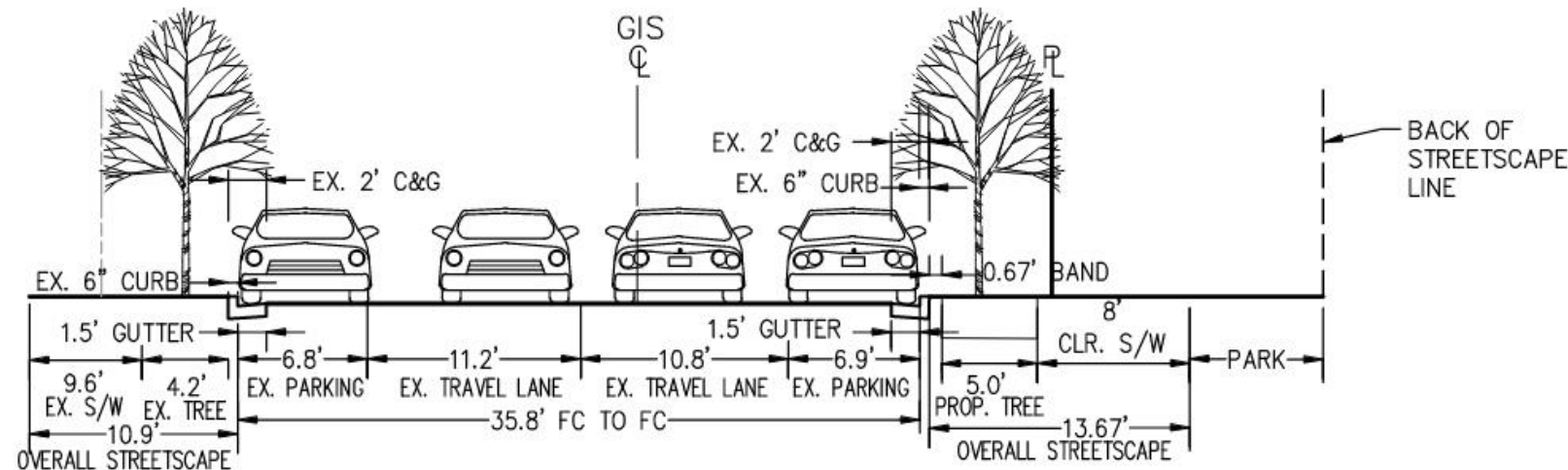
### Street:

- New garage, loading, and trash entrances

### Streetscape:

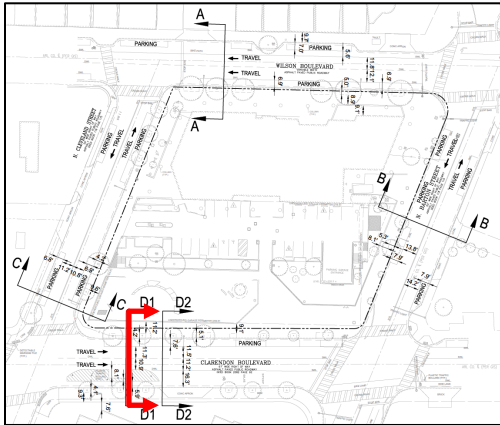
- 8-inch-wide concrete band
- 5-ft by 8-ft tree pits
- 8-ft-wide sidewalk
- Curb extension at intersection with Clarendon Boulevard

## Proposed Cross Section (Facing North):





# Proposed – Clarendon Boulevard



## R-B Streetscape Corridor Standards:

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)

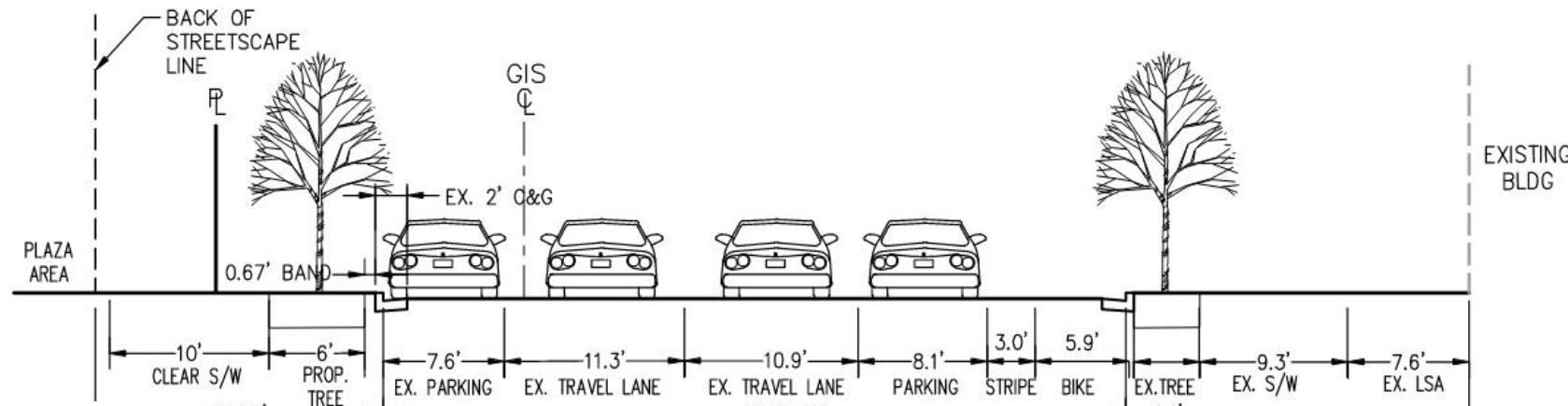
### Street:

- New crosswalk at intersection with N. Barton Street.

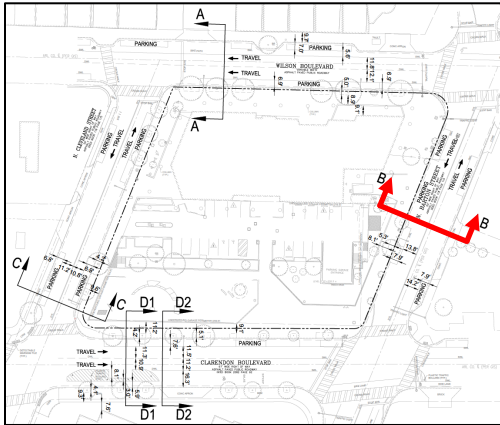
### Streetscape:

- 8-inch-wide concrete band
- 6-ft by 8-ft tree pits
- 11-ft-wide sidewalk
- Curb extension at intersection with N. Barton Street

## Proposed Cross Section (Facing East):



# Proposed – N. Barton Street



## R-B Streetscape Corridor Standards:

TYPE	SIDEWALK WIDTH	STREET TREE TREATMENT
<b>B</b>	Minimum width: 13'-0"	Trees in minimum 4' planting strip or 5'x8' (or larger) pits with grate or approved groundcover (liriope)

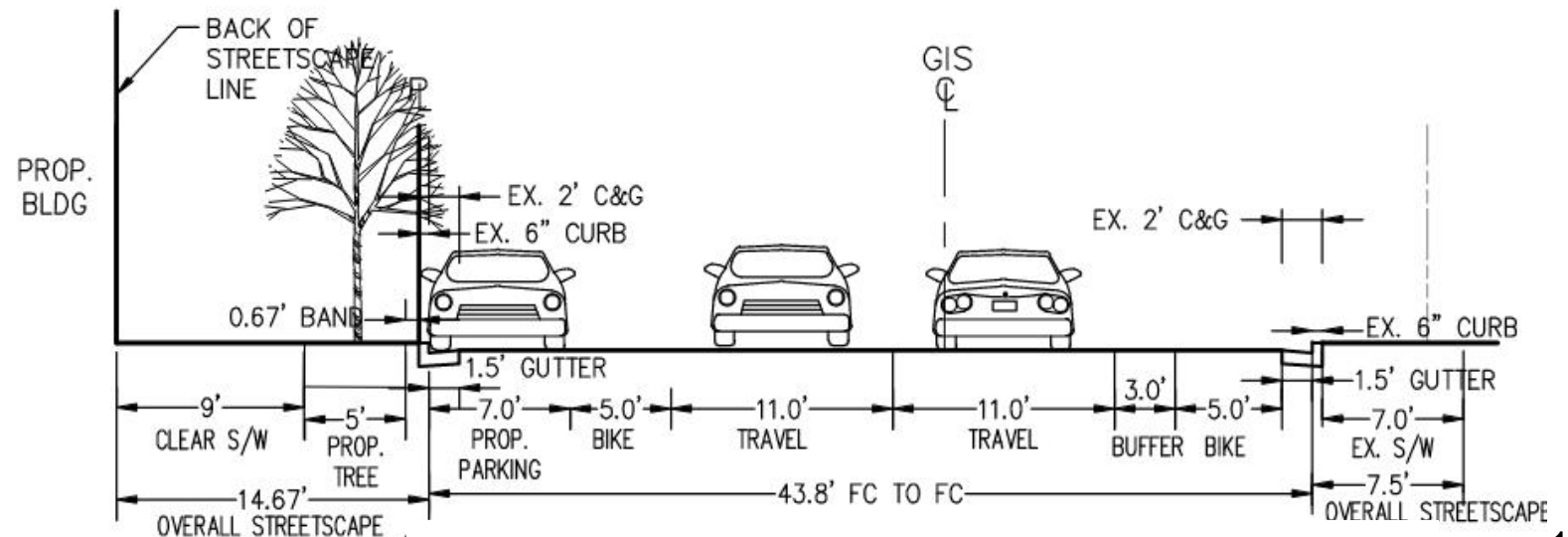
### Street:

- Install bike lanes
- Relocate 3 parking spaces to property frontage and convert 2 spaces to short-term

### Streetscape:

- 7-ft-wide curb extension at SE corner of the site
- 8-inch-wide concrete band
- 5-ft by 8-ft tree pits
- 9-ft-wide sidewalk

## Proposed Cross Section (Facing North):





# Open Space & Landscaping

- Applicant is proposing **6,700 SF of public space** on the Southern portion of the site along Clarendon Blvd.
- The Courthouse Sector Plan Concept Plan identifies **open space/plaza/enhanced landscaping on the south portion of the site**
- Courthouse West Special GLUP Study document recommends **public space that is at least 6,500 square feet, anchored along Clarendon Blvd.** and establishes a visual connection with the privately owned public space south of Clarendon Blvd.
  - **Online engagement opportunity for public space** will launch following SPRC
- **The Public Spaces Master Plan** identifies **public art** on the site

# Open Space and Landscaping

## **GLUP Study Guidance**

“Public space in the study area could allow for a mix of green space and hardscape with native trees and seating that is activated by its location on Clarendon Blvd and its relationship to commercial retail spaces within a potential building in the study area”





# Open Space Rendering

SPKC MEETING 02

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2500 WILSON BOULEVARD • 17 APRIL 2025

VIEW FROM WILSON AND CLARENDON  
REVISED DESIGN





# Public Art

- [Invisible Forces](#) by Jim Sanborn
- Installed in 1987
- Part of the County's Permanent Public Art Collection
- Condition requiring a "large scale sculpture at a minimum cost of \$46,000 to be placed on the plaza at the northeastern corner of Clarendon Blvd. and N. Cleveland St." was added to Site Plan #220 in May 1985
- If existing sculpture cannot be relocated on site after construction, decommissioning process will be followed and a piece of the same value adjusted for inflation will be required
- Standard site plan condition outlines the Public Art Committee process for commissioning new art

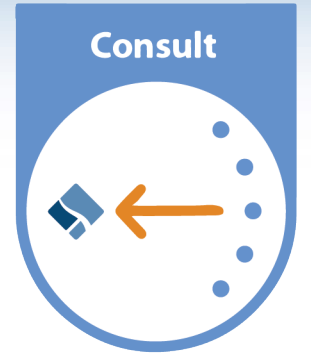




# Green Building & Sustainability

- LEED Gold (0.35 FAR) [Green Building Incentive Policy](#)
  - Energy optimization
  - Prerequisites:
    - ENERGY STAR appliances/fixtures
    - WaterSense fixtures
    - EDI program
    - Energy benchmarking
    - Air sealing of ventilation
    - EV charging (charging stations for 4% spaces; infrastructure for EV parking for 15% spaces)
    - Biophilia narrative
    - Bird-friendly materials (exterior wall envelope will have bird friendly materials between 8 feet and 26 feet above ground)
    - Renewable energy
    - Light pollution reduction
  - Plus 3 items from “extras list”

# 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*

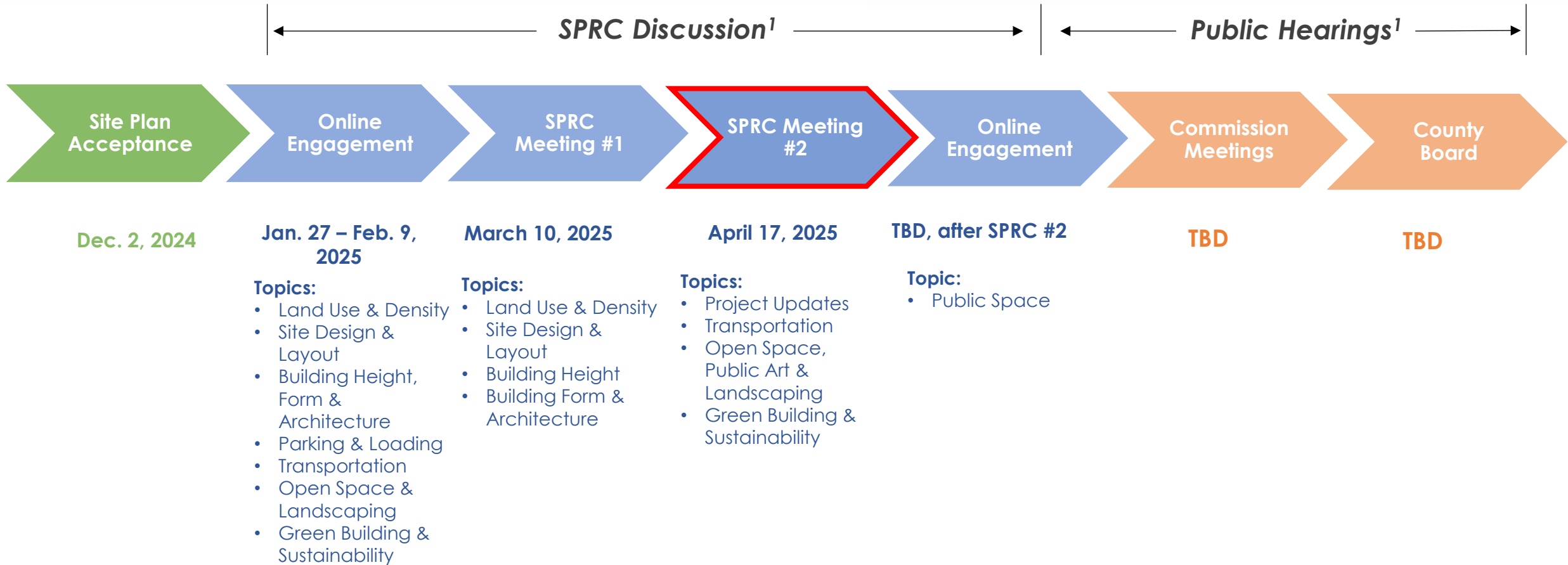


## Promotion

- *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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