

# Site Plan Review Committee

## January 23, 2025

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### **SPLN24-00003 3033 Wilson Boulevard– Clarendon Square**

General Land Use Plan Amendment, Zoning Text Amendment,  
Rezoning, New Site Plan

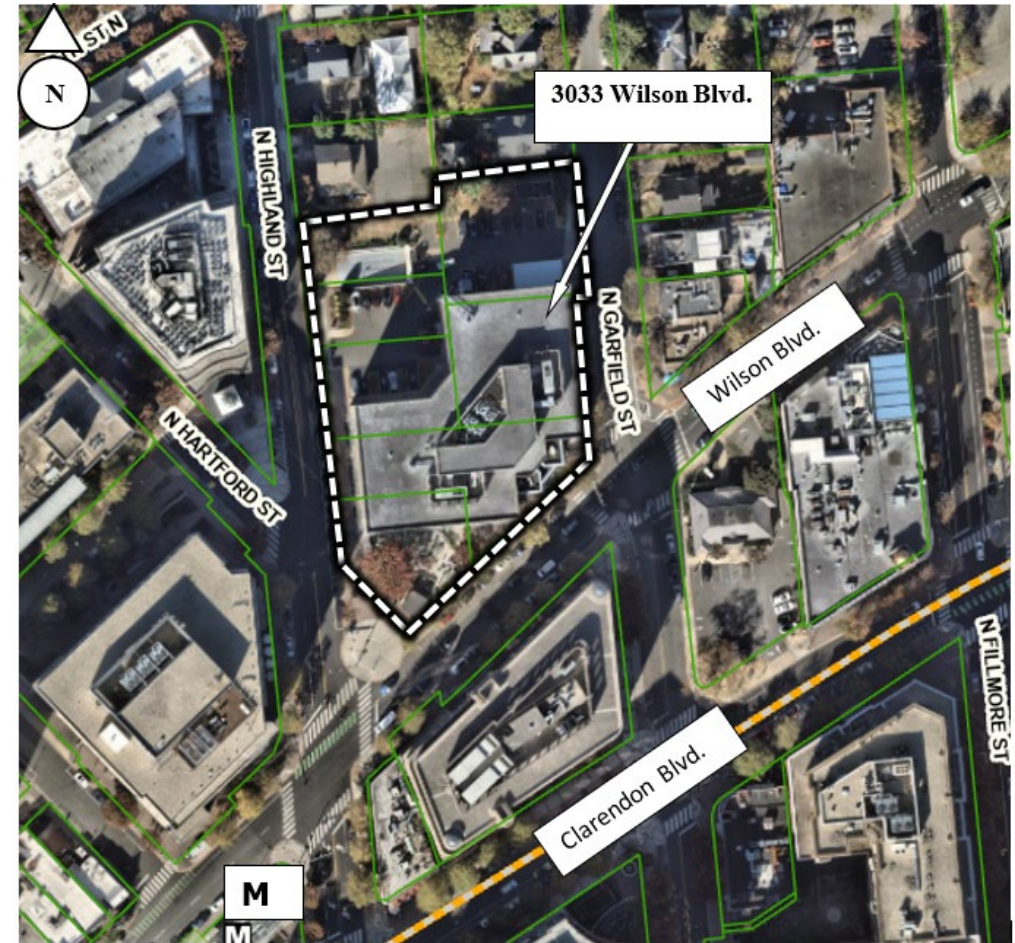
3033 Wilson Boulevard (RPC#15-067-002, -003, -005, -006, -007, -033, -036)

# Agenda

- Introductions
- Staff presentation
- Applicant presentation
- SPRC Discussion Topics
  - Land Use & Density/General Land Use Plan amendment
  - Site Design & Layout
  - Building Height (including Zoning Ordinance amendment), Form & Architecture
- Public Comment

# Site Location

- *Location: 3033 Wilson Boulevard*
  - *Diagonal from Clarendon Metrorail station entrance*
- *Existing Use: 7 story office building (75 feet). Zoned C-3 and R-5*
  - *Constructed by right mid-80s*





# Existing conditions



Left: East facade from Garfield Street  
Above: Wilson and Highland, with public plaza

# Development Proposal

## Residential Building with ground floor commercial

- Applicant: Carr Properties
- Site Area: ~1.5 acres
- Density
  - 4.9 FAR;
  - 312 dwelling units;
  - 6,778 s.f. of ground floor retail/commercial.
- Height: 8 stories (85 feet)
  - Penthouse: 9 feet
- Parking (retaining existing garage)
  - 344 Total spaces;
  - 25% compact
  - 340 Residential spaces;
  - 4 retail spaces (1 sp/580 s.f., less 5,000 s.f. exempted for proximity);
  - 2 loading spaces.
- Zoning Modifications include
  - Residential use instead of office;
  - Additional density for LEED Gold and other amenities per Zoning Ordinance Sec. 15.5.9.;
  - Streetscape width on Wilson Boulevard (varies from 14 at pinch point to 20');
  - No 10' stepback on Wilson and Highland facades;
  - One less loading space

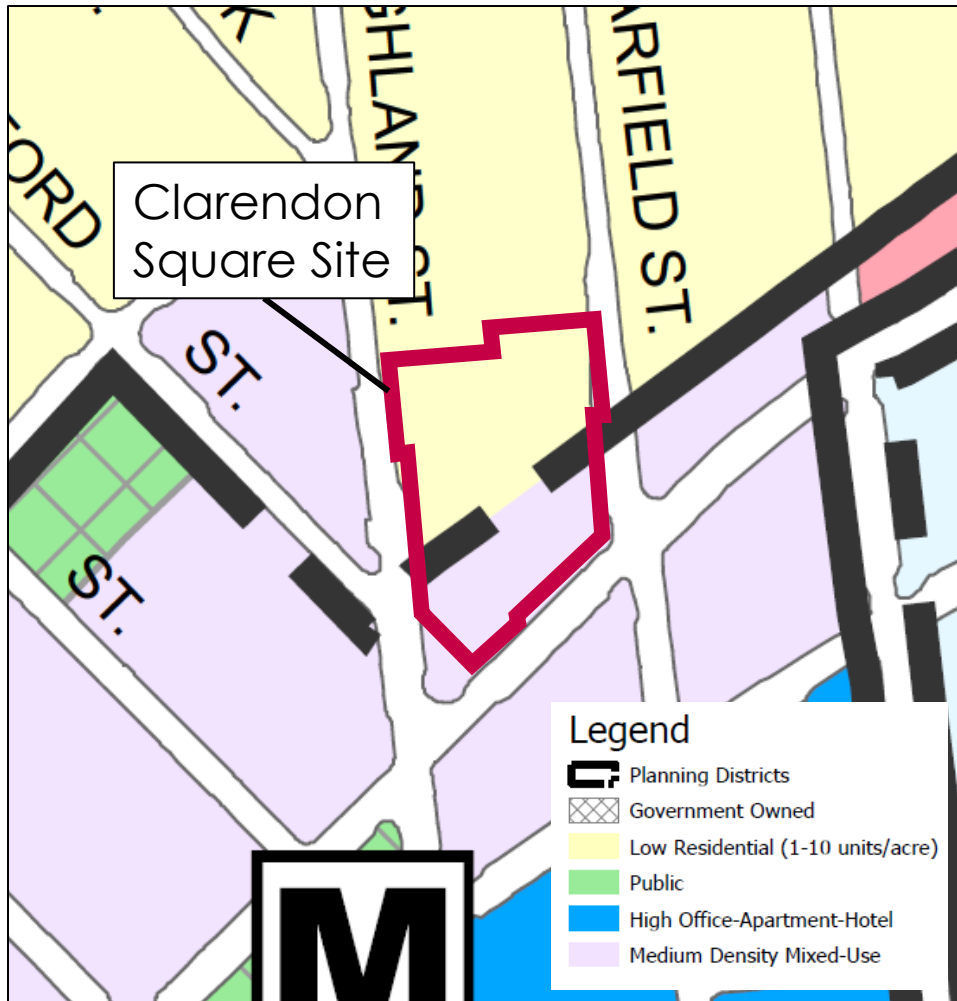
Metro



View from Highland/Wilson



# General Land Use Plan (GLUP)



- Current GLUP designation: Medium Density Mixed-Use and Low Residential
- GLUP boundaries are general and do not always align with zoning or property boundaries
- **GLUP amendment** is proposed for consideration concurrent with the site plan:
  - Extend Medium Density Mixed-Use designation and Clarendon Revitalization District to align with site boundary
  - GLUP amendment would reinforce Clarendon Sector Plan guidance for redevelopment of this site

# Zoning



# Rezoning Application

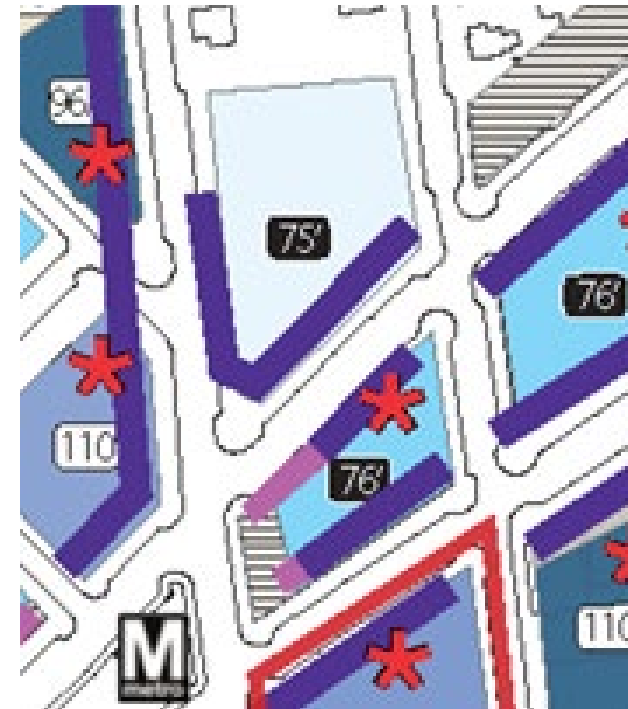
- Applicant has filed rezoning application of “R-5”-zoned sliver in order to permit garage exhaust to remain.





# Zoning Ordinance Amendment (ZOA)

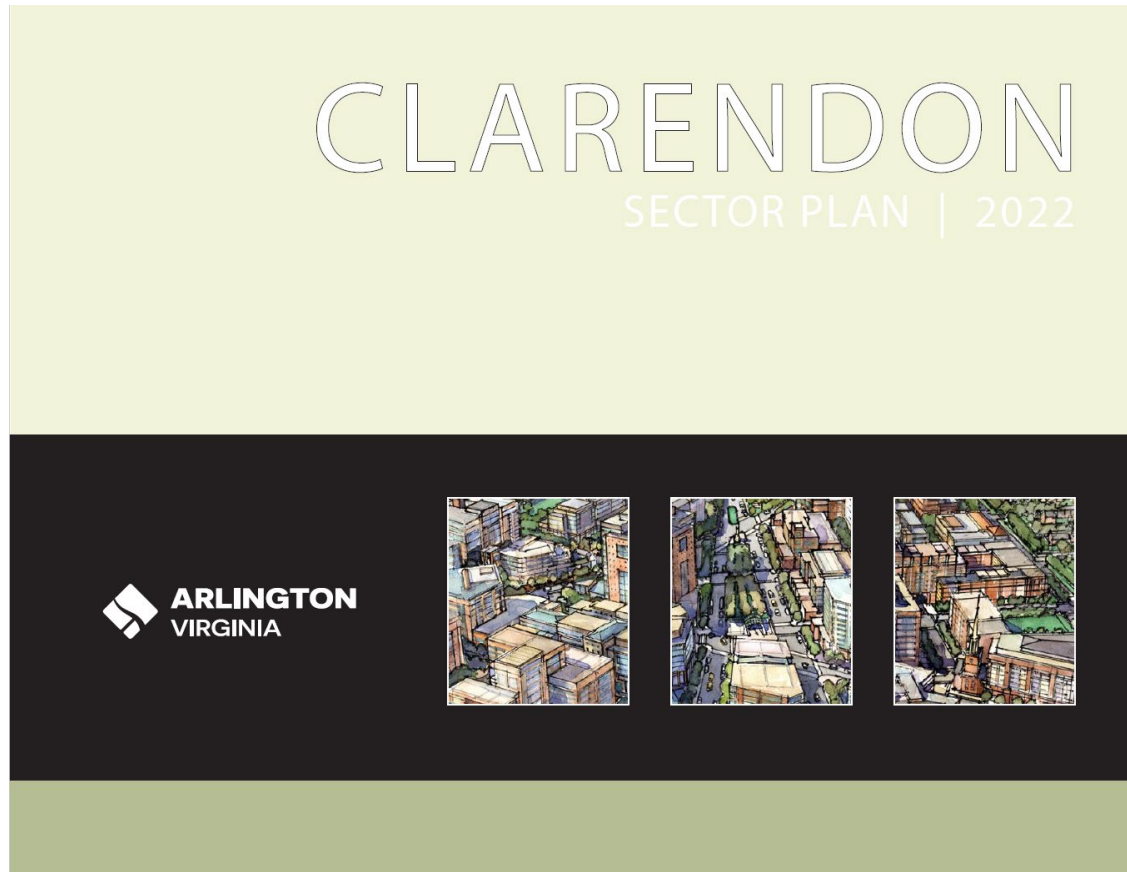
- Site plans in the Clarendon Revitalization District must comply with the Zoning Ordinance's Maximum Height Limit and Step-Backs Map (ACZO §9.2.5, Map 1)
- Proposed site plan would exceed 75 feet height limit for this site
- Applicant requests a Zoning Ordinance amendment to increase maximum permitted height on Map 1 from 75 feet to 85 feet
  - And remove requirement for 10-foot step-back on Wilson and Highland frontages
- Will discuss appropriateness and parameters of Zoning Ordinance height amendment through the Site Plan Review Committee process



Step-backs

- Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet
  - 10' Step-back at 2nd, 3rd, 4th, or 5th floors

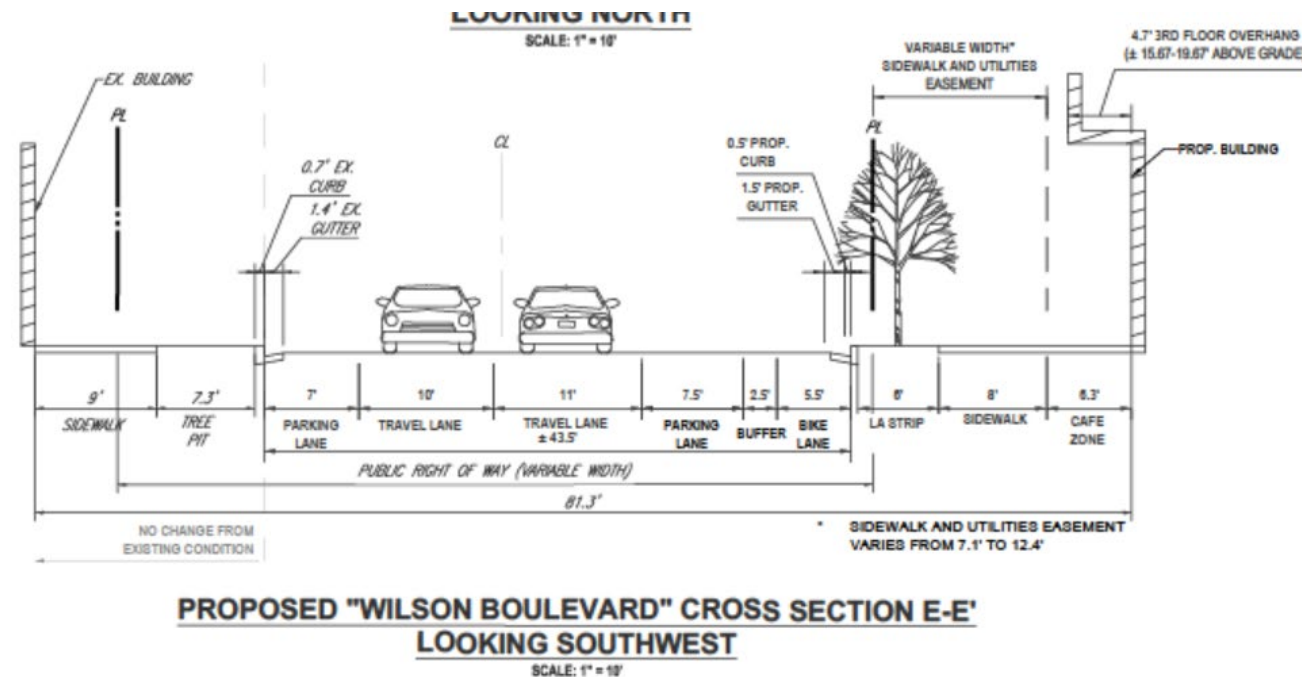
# Policy Guidance



- Many Sector Plan recommendations are codified in the Zoning Ordinance, incl.:
  - Max Building height
  - Streetscape width
  - Urban design features (incl. stepbacks)

# Major Change Since Online Engagement

- Addition of protected bike lane on Wilson
  - Building face on Wilson set back;
  - Applicant achieves 20-foot total streetscape in front of retail on Wilson, 17 elsewhere, (and a ' ~14pinch point where existing building column is located);
  - Clear 8' pedestrian path and 6' planting maintained at all times, variation is only in shy zone.





# Land Use/Density

## Sector Plan

- For this site recommends:
  - Minimum 60% commercial use (Commercial Market Resiliency policy allow Board to consider changes from office to residential, in light of soft office market)
  - 3.0 FAR (“but County Board can consider additional density for certain community benefits”).

## Applicant proposal

- Residential Use/ ground floor retail
- 4.9 FAR (subject to providing features and amenities above base of 3.0 FAR).

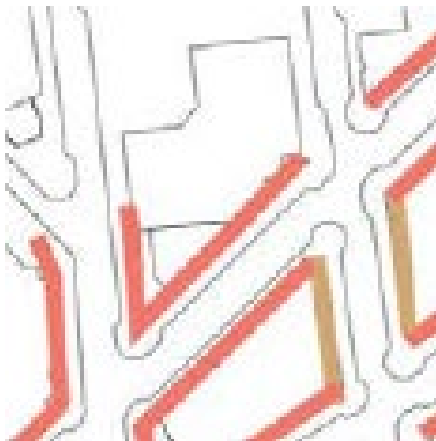
UNIT MIX CHART

FLOOR	STUDIO	JR 1BR	1BR	1BR+D	JR 2BR	2 BR	2BR+D	TOTAL
8th	3	5	19	3	1	8	2	41
7th	3	5	19	3	1	8	2	41
6th	3	5	17	4	1	9	1	40
5th	4	5	21	4	1	8	1	44
4th	3	5	22	5	1	8	1	45
3rd	3	5	22	5	1	8	1	45
2nd	5	2	17	3	0	4	1	32
1st	4	2	12	1	0	4	1	24
TOTAL	28	34	149	28	6	57	10	312
Mix %	9.0%	10.9%	47.8%	9.0%	1.9%	18.3%	3.2%	100.0%

# Site Design/Layout

## Sector Plan

- Retail frontages on Wilson, wrapping around to Highland.

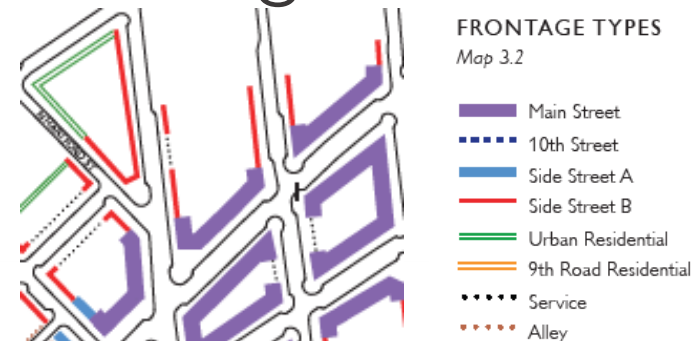


## Sector Plan

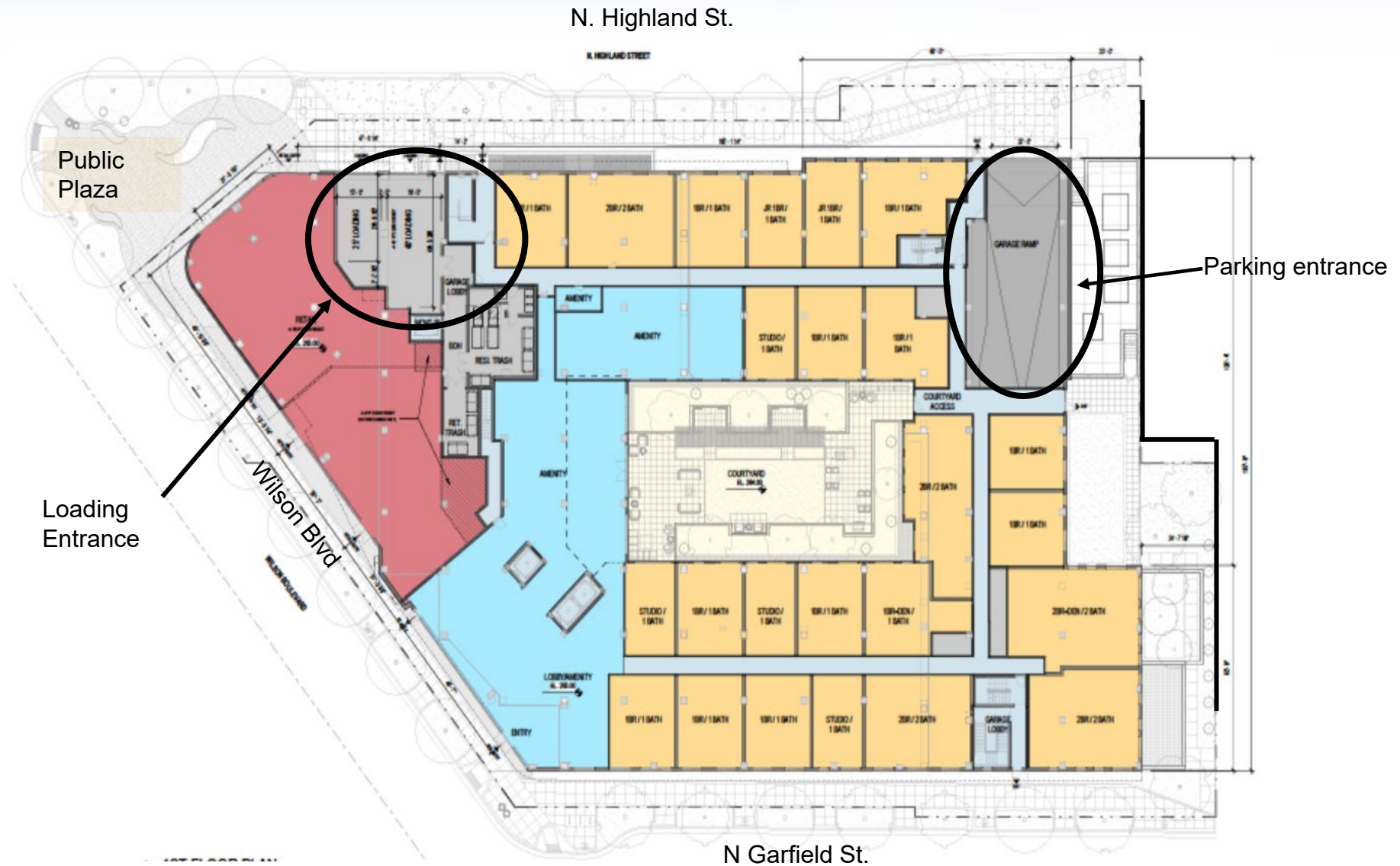
- Build to Lines



- Parking and Loading



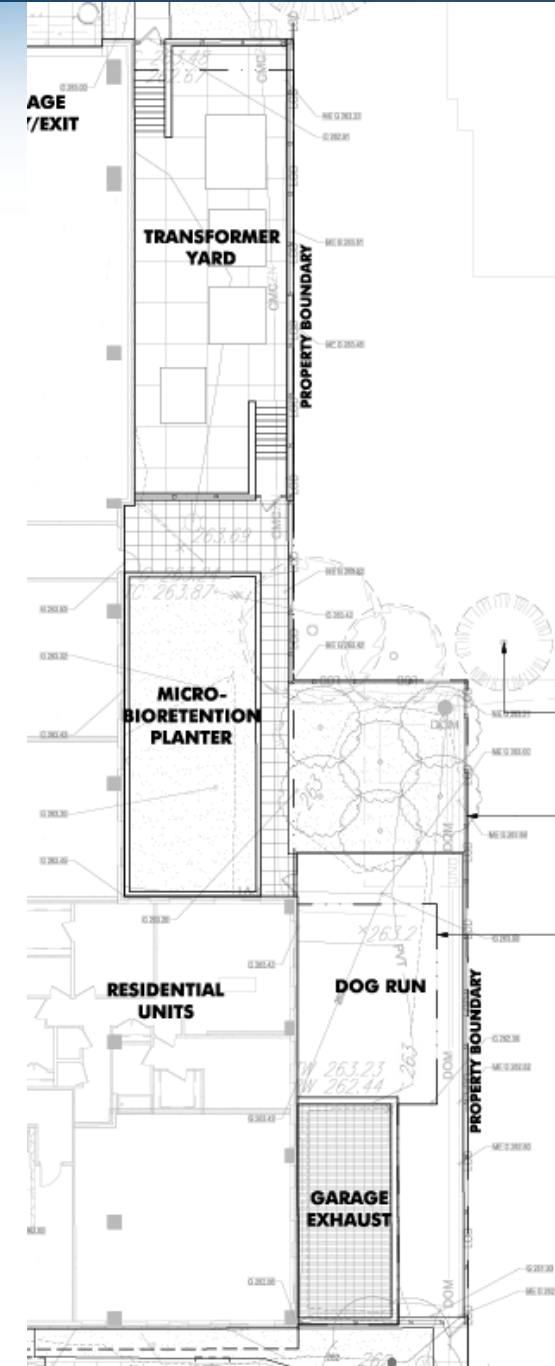
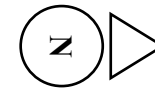
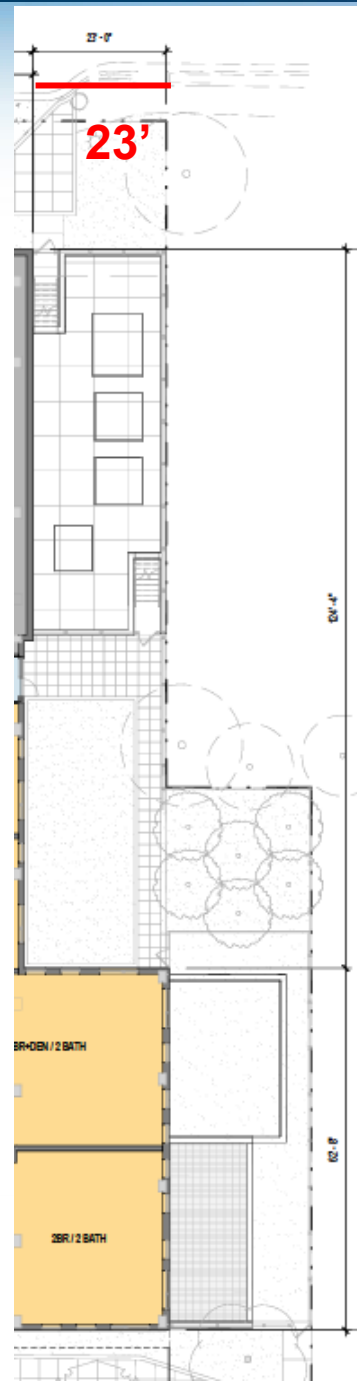
# Site Design/Layout





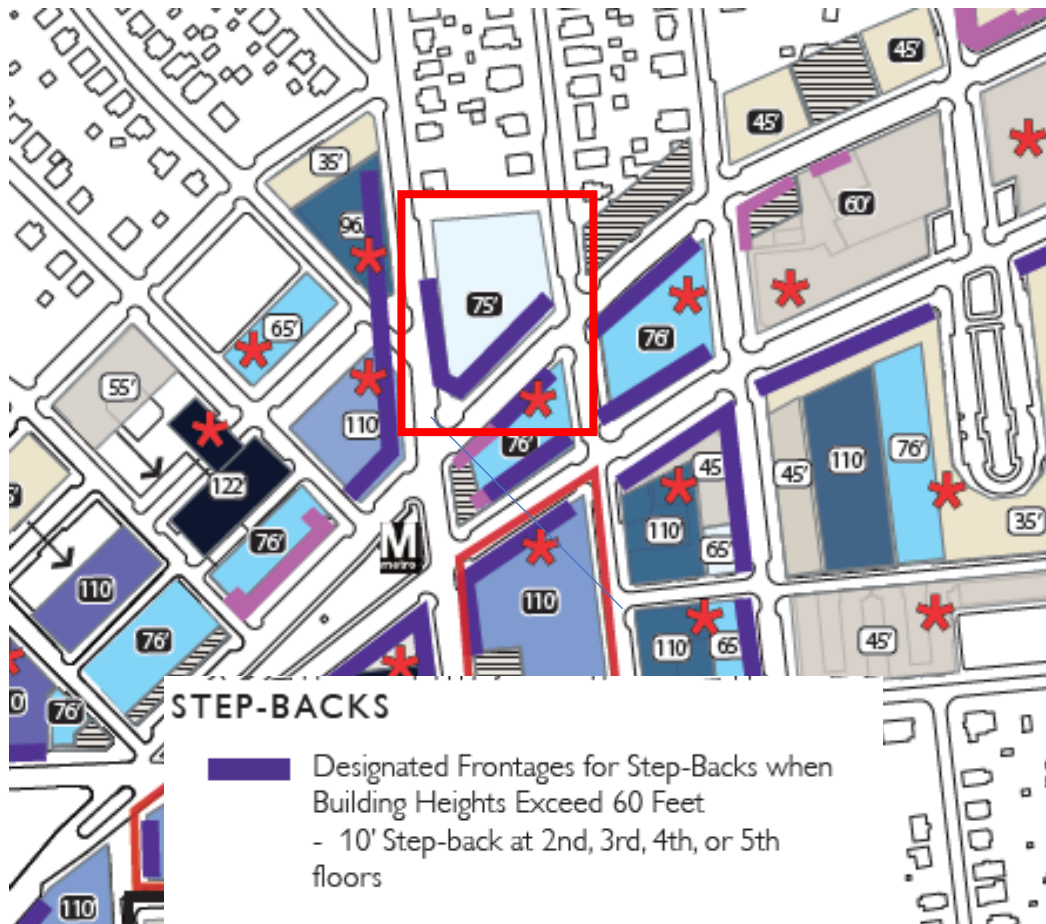
# Site Design/Layout

- ~23' between building face and property line with single family R-5 District
- Uses in this area include dog run, transformers



# Building Height/Form/Architecture

## Sector Plan



## Proposed Height and stepbacks

- 85 feet
- No stepback on Wilson and Highland

# Building Height/Form/Architecture



Step-backs

- Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet
- 10' Step-back at 2nd, 3rd, 4th, or 5th floors



Notch starting at 3<sup>rd</sup> floor



# Surrounding Context



# Building Height/Form/Architecture

## Overhangs

- On three street sides of building, range from 3 to 4.7 feet
- Deepest at retail
- Over shy zone only, not clear pedestrian sidewalk, should not interfere with street trees

## Overhangs





# Building Height/Form/Architecture

## Relationship to “R-5” zone adjoining site

### ■ Sector Plan:

Additionally, rear step-backs should be used strategically to provide appropriate transitions between low-density residential and commercial areas where redevelopment occurs on “C-3” or “C-2” properties directly abutting “R” zoning areas north of Wilson Boulevard east of North Garfield Street. In such cases, two approaches to establish a successful transition in form should be considered. The first approach would include 25' setbacks from the abutting “R” lot combined with step-backs of 25' each at the 25 feet and 35 feet height limits, with a maximum building height of 45 feet. Alternatively, the second approach would establish a maximum number of three floors combined with a maximum building height of 40

## Developer Proposal



Units removed 6-8 floor in middle of building.  
Images from Highland street looking south.





# Building Height/Form/Architecture

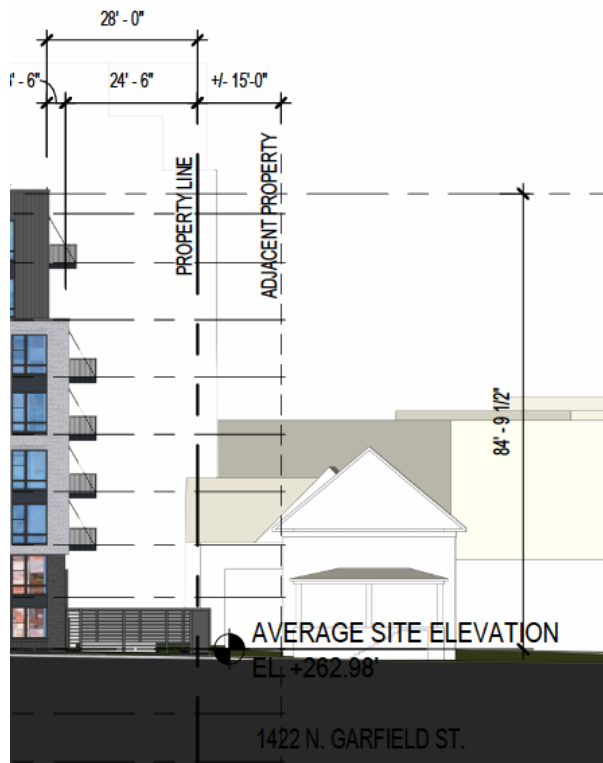


Garfield Street, looking south.



# Building Height/Form/Architecture

## Relationship to “R-5” zone adjoining site

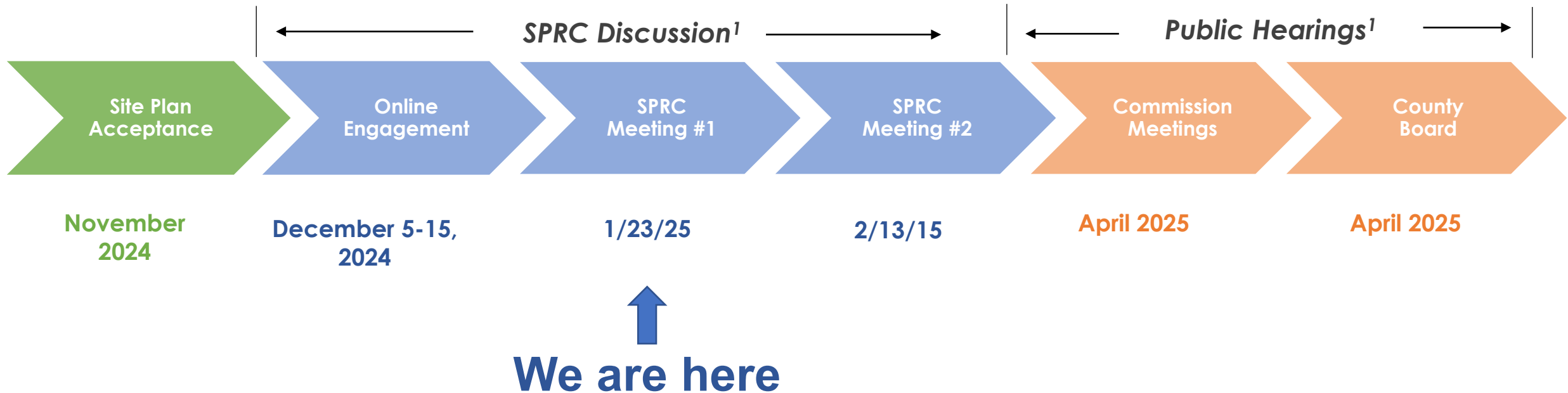


N Garfield Street



N Highland Street

# Public Process and Schedule



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

# For more information visit:

## Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/3033-Wilson-Blvd>

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