



CARR

3033 WILSON

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Agenda – SPRC 1

- Site Design & Layout
- Zoning Text Amendment Requests:
 - Building Height
 - Step-back on Wilson Boulevard
- Challenges of Existing Office Building & Garage
- Design Updates



site

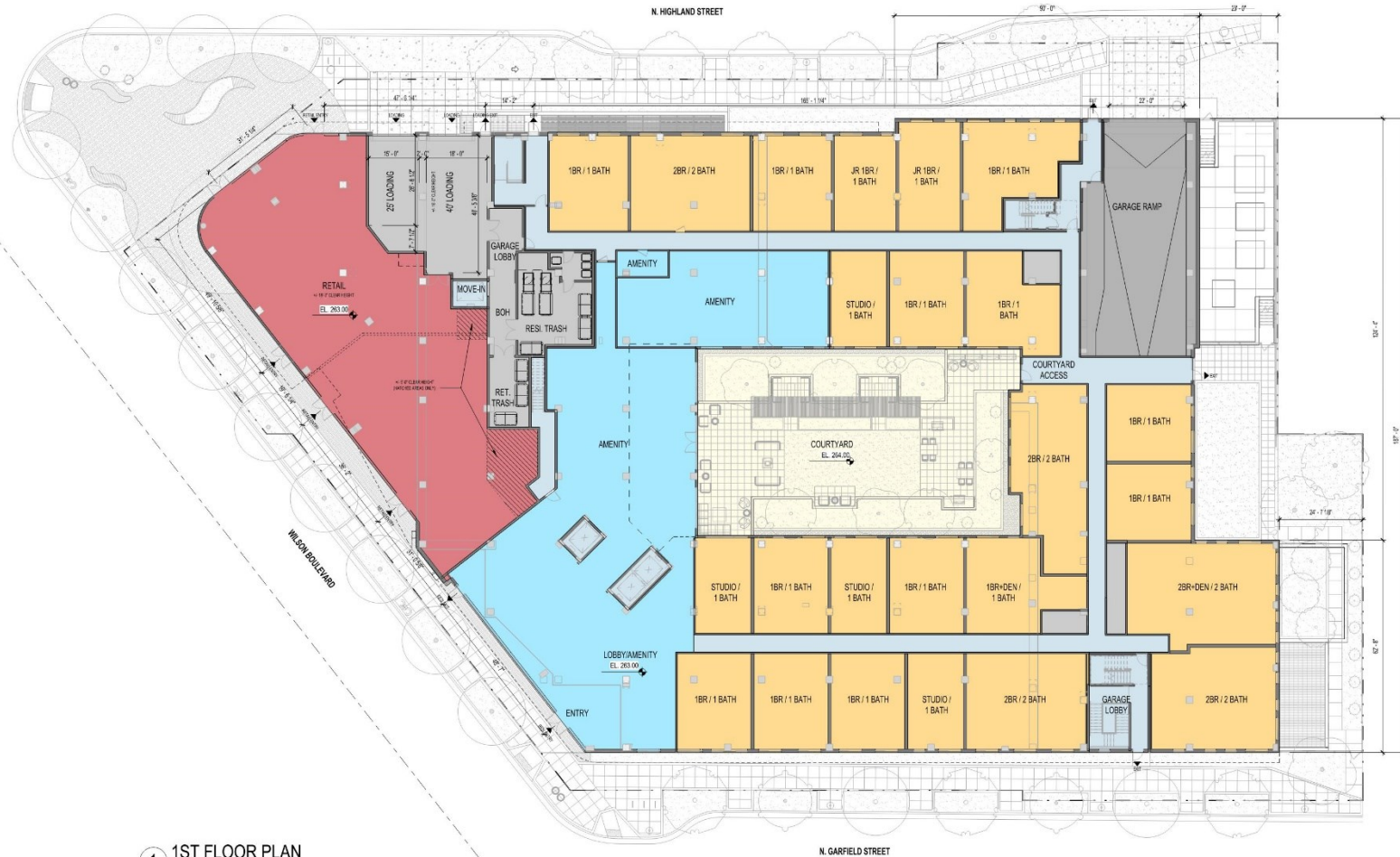
Design & Layout



COLOR AREA LEGEND

- EXISTING PARKING GARAGE
- RESIDENTIAL
- CORE
- AMENITY
- RETAIL
- UTILITY

1 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"
GFA: 35,919 SF



Current Design



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illustrative - for conceptual purposes only

3033 WILSON BLVD

ARLINGTON, VA

2024.12.27



CARR A2-04

1ST FLOOR PLAN

COLOR AREA LEGEND

- EXISTING PARKING GARAGE
- RESIDENTIAL
- CORE
- AMENITY
- RETAIL
- UTILITY

1 3RD FLOOR PLAN
SCALE: 1/16" = 1'-0"
GFA: 41,337 SF



Current Design

illustrative - for conceptual purposes only

3033 WILSON BLVD

ARLINGTON, VA

2024.12.27

CARDY

A2-06

3RD FLOOR PLAN

Design Overview



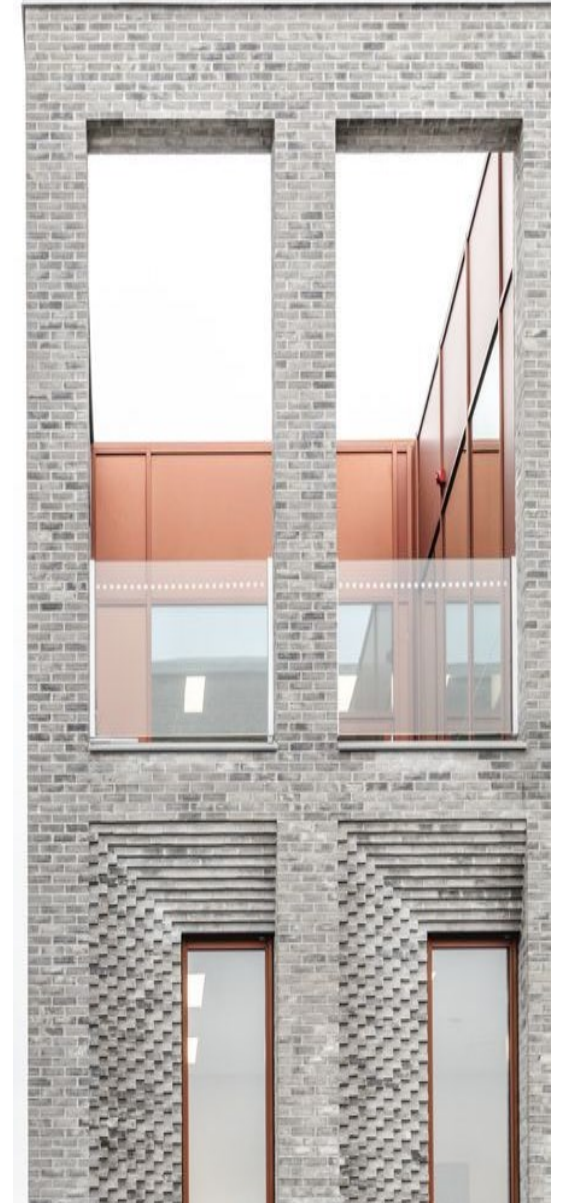
Design Overview



Current Design



Precedent Images



Architectural Detailing



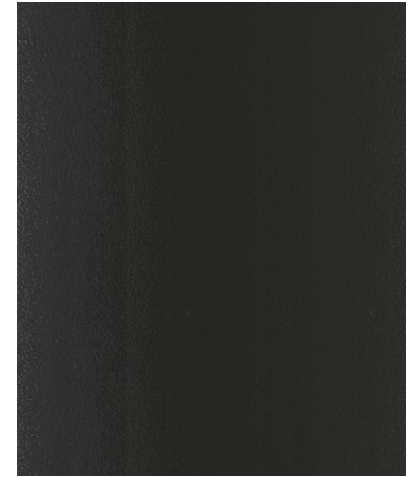
Materials



white / gray blend body



dark cast stone



iron gray – fiber cement



dark / ironspot base



copper panel



charcoal panel



metal panel profile sample

Biophilia

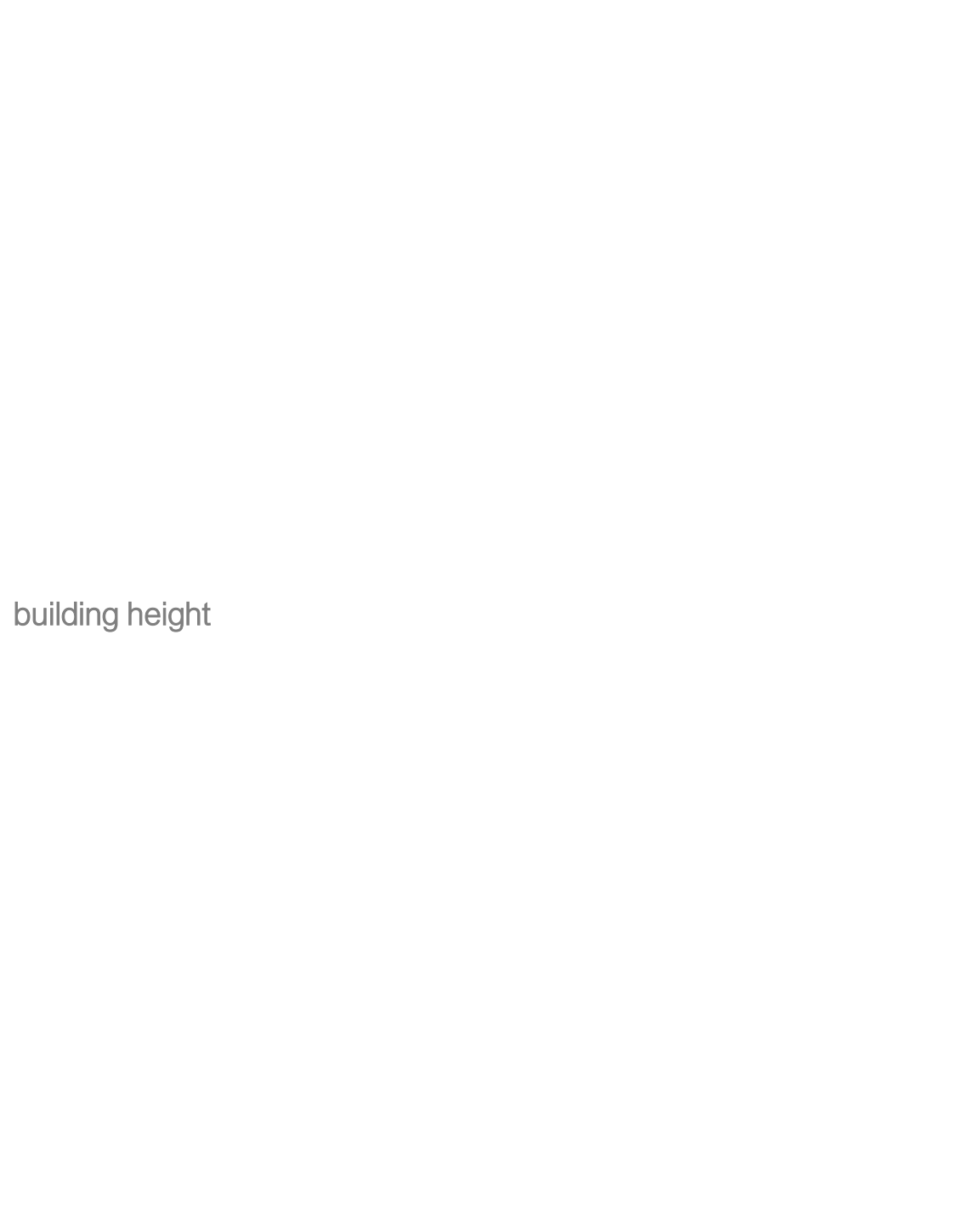




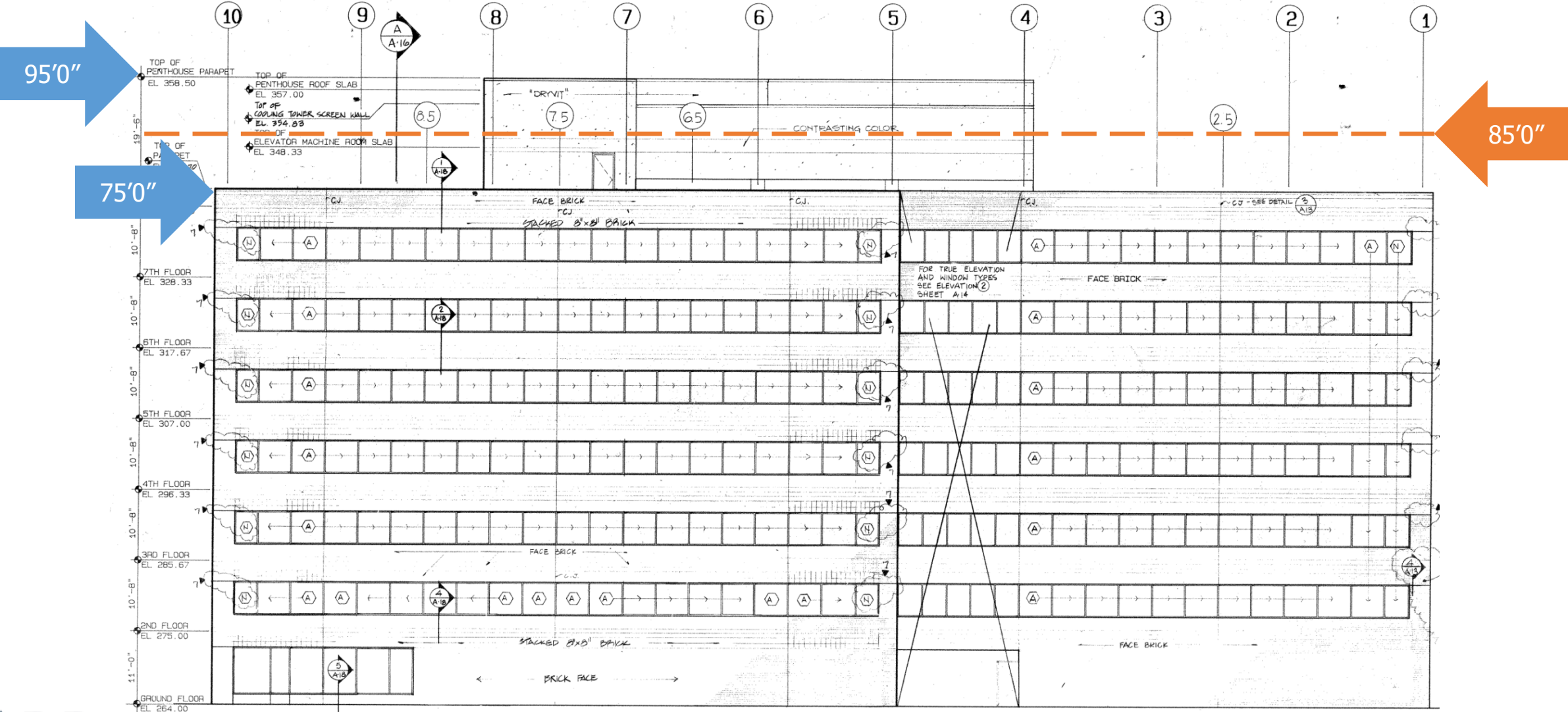
zoning text amendment request



building height



Existing Building – North Elevation



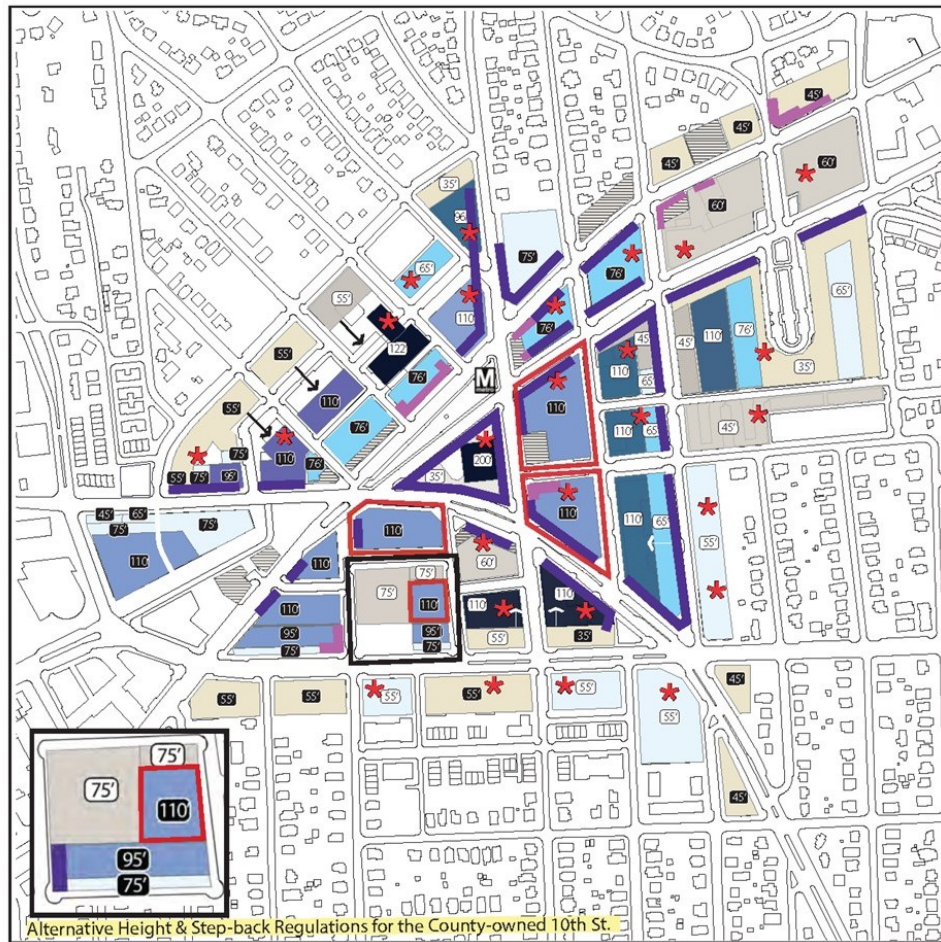
Clarendon – Heights

ARTICLE 9. SPECIAL PLANNING AREA REGULATIONS

§9.2 CLARENDON REVITALIZATION DISTRICT

§9.2.5 MAP 1, MAXIMUM HEIGHT LIMIT AND STEP-BACKS

§9.2.5. Map 1, Maximum Height Limit and Step-Backs



Maximum Height (Feet)

- Existing Buildings
- Proposed Buildings

Step-backs

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

Maximum Number of Floors

- Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)
- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 8 Floors
- 10 Floors
- More than 10 Floors
- Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

- Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

- Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

- Notes: 1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.



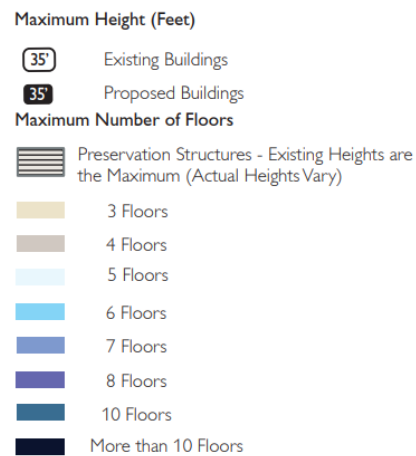
Zoning Ordinance
Arlington County, Virginia

Effective 11/16/2024

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Clarendon Sector Plan – Heights



- *3033 Wilson height includes penthouse - occupied height is 75'



zoning text amendment request



step-back on Wilson Boulevard



COLOR AREA LEGEND

- EXISTING PARKING GARAGE
- RESIDENTIAL
- CORE
- AMENITY
- RETAIL
- UTILITY

1 6TH FLOOR SD
SCALE: 1/16" = 1'-0"



6th Floor - Difficulty of cutting away 10' setback along Wilson Boulevard



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3033 WILSON BLVD

ARLINGTON, VA

2024.06.28

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A2-09

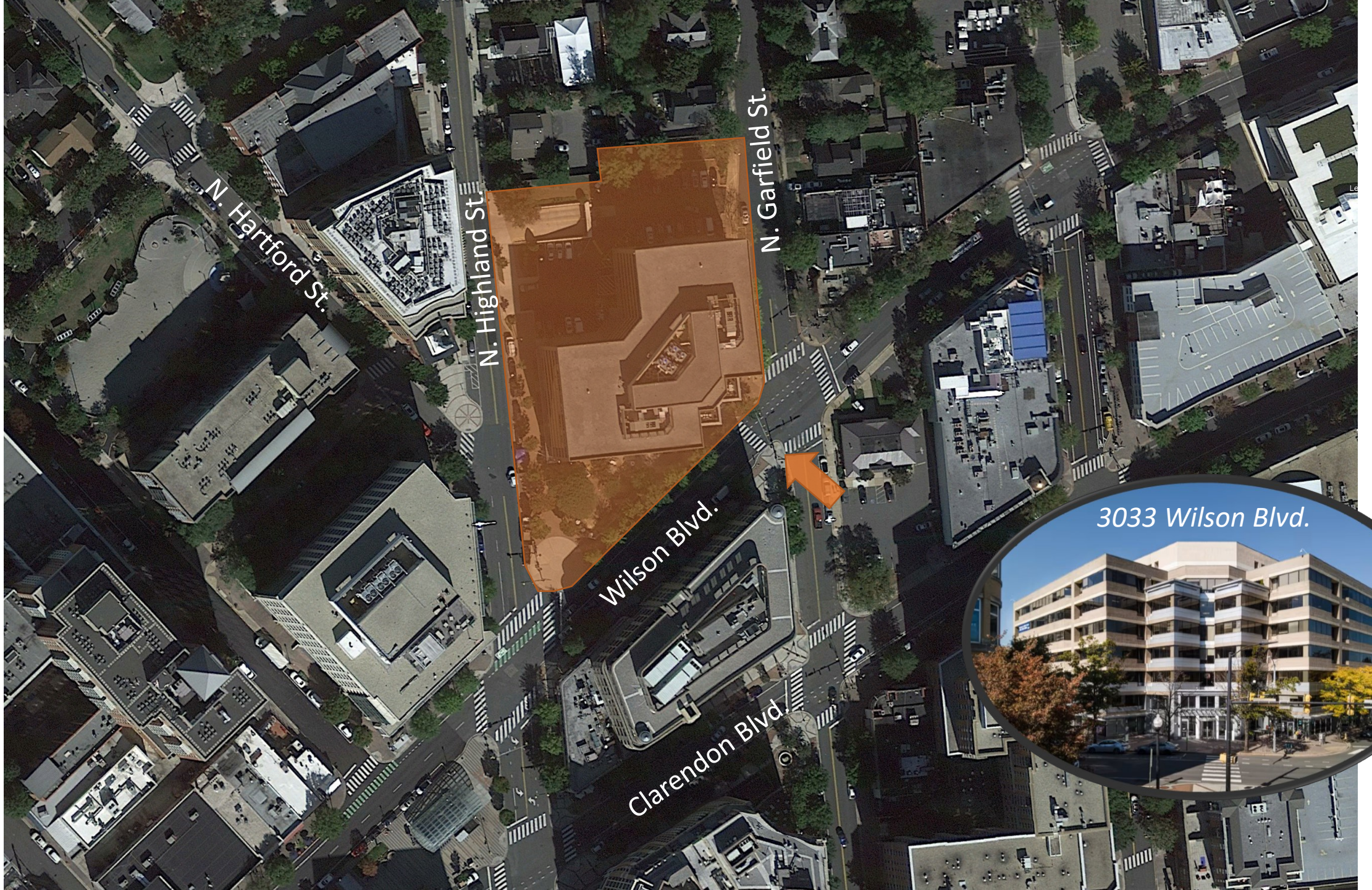
6TH FLOOR PLAN

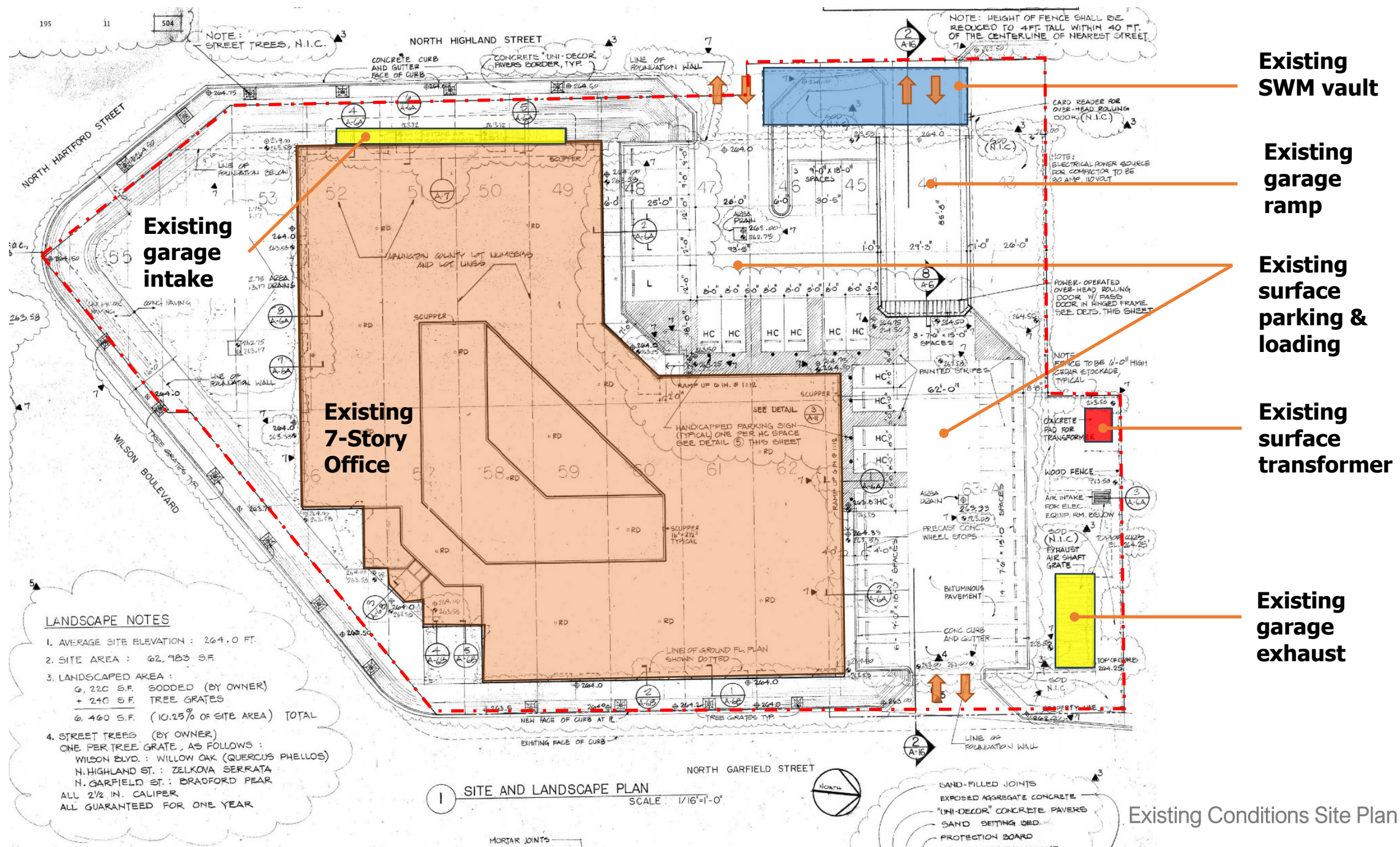


challenges



Existing Office Building & Garage





COLOR AREA LEGEND

	EXISTING PARKING GARAGE
	RESIDENTIAL
	CORE
	AGENCY
	RETAIL
	UTILITY

1 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

Extent of
Existing
Garage Beyond
Under Plaza /
Sidewalk

Outline of Existing
Office Building

Composite Plan: Existing Office Outline with Existing G1 Level Overlay



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ARLINGTON, VA

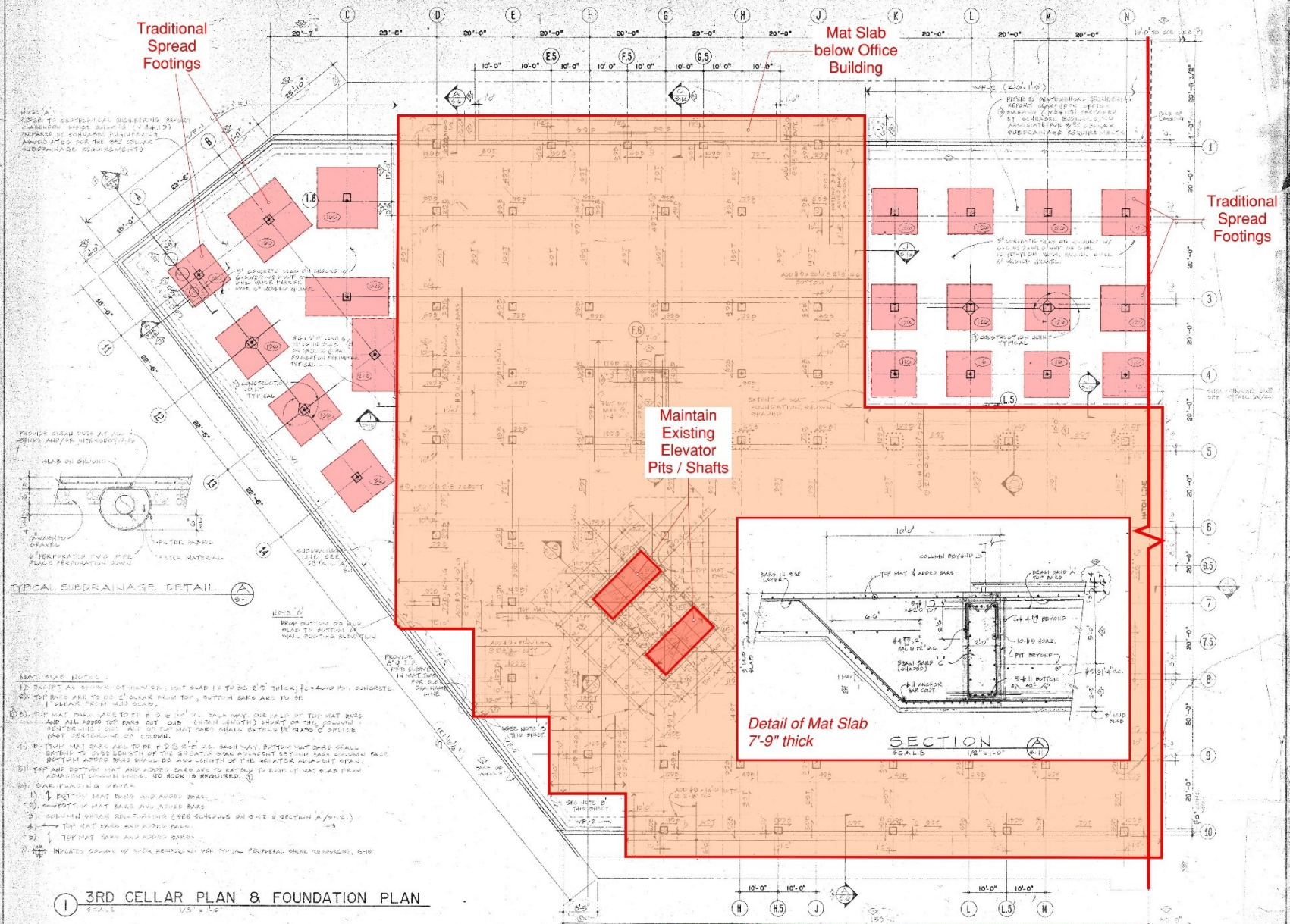
2024.06.28



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A2-04

1ST FLOOR PLAN

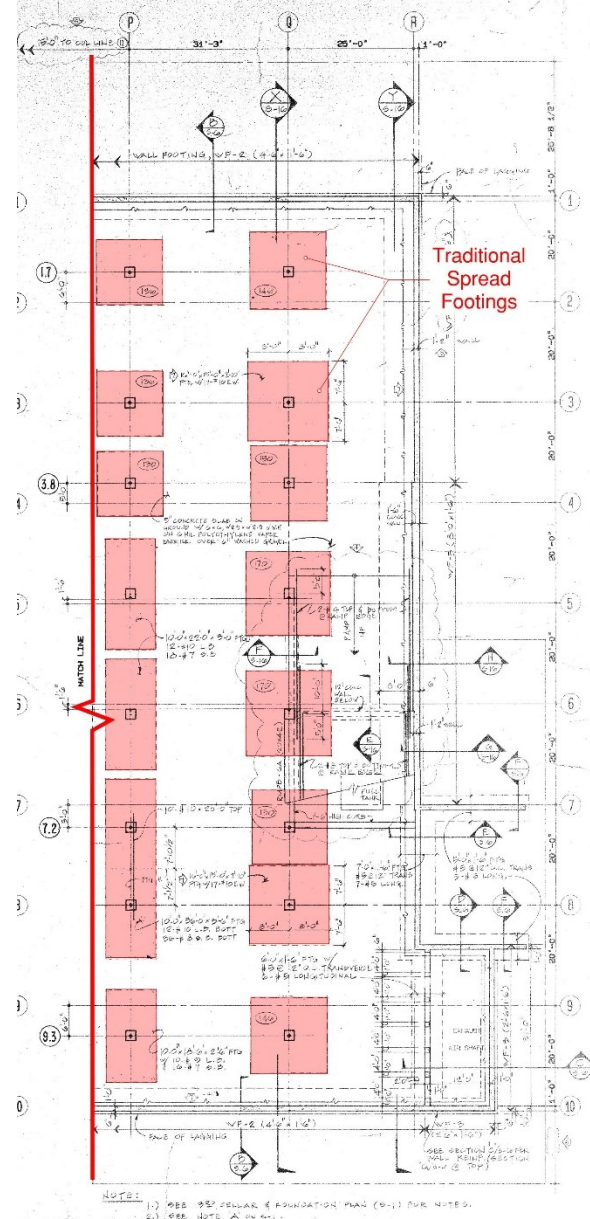


Existing Garage Structural Drawings - June 10, 1985

CLARENDON SQUARE BUILDING

NO.	Date	Revision	Owner	Architect	Mechanical/Electrical Engineer
			Developer	Structural Engineer	Civil Engineer
1	08-09-01	01	Clarendon Square Associates, Ltd. 8-05 Worcester Blvd. Chicago, Illinois 60611	Smith Seeger Tupper Architects and Planners, P.C. 111 Chestnut Avenue, N.W. Washington, D.C. 20039	Griff, Charlat 1647 Wilson Blvd. Arlington, Virginia 22203
	01-10-01	02	Philips Development Corporation 5125 Meridian Blvd. Indianapolis, Indiana 46204	Afkian, McCorum & Nikolaus, P.A. 116 1/2 Multiple Blvd. Nashville, Tennessee 37203	Schiller & Associates, Inc. 4000 Alhambra Blvd. Fair Oaks, California 95628
	01-10-01	03			Cresley, Joe 1727 N. Street, Annapolis, Maryland 21403

Drawing Title		Drawing Title	
Project Number	81004	Project Number	81004
Scale	1/4" = 1'-0"	Scale	1/4" = 1'-0"
Date	01/15/95	Date	01/15/95
Drawn by	JAL	Drawn by	JAL
Checked by		Checked by	
Drawing Number		Drawing Number	



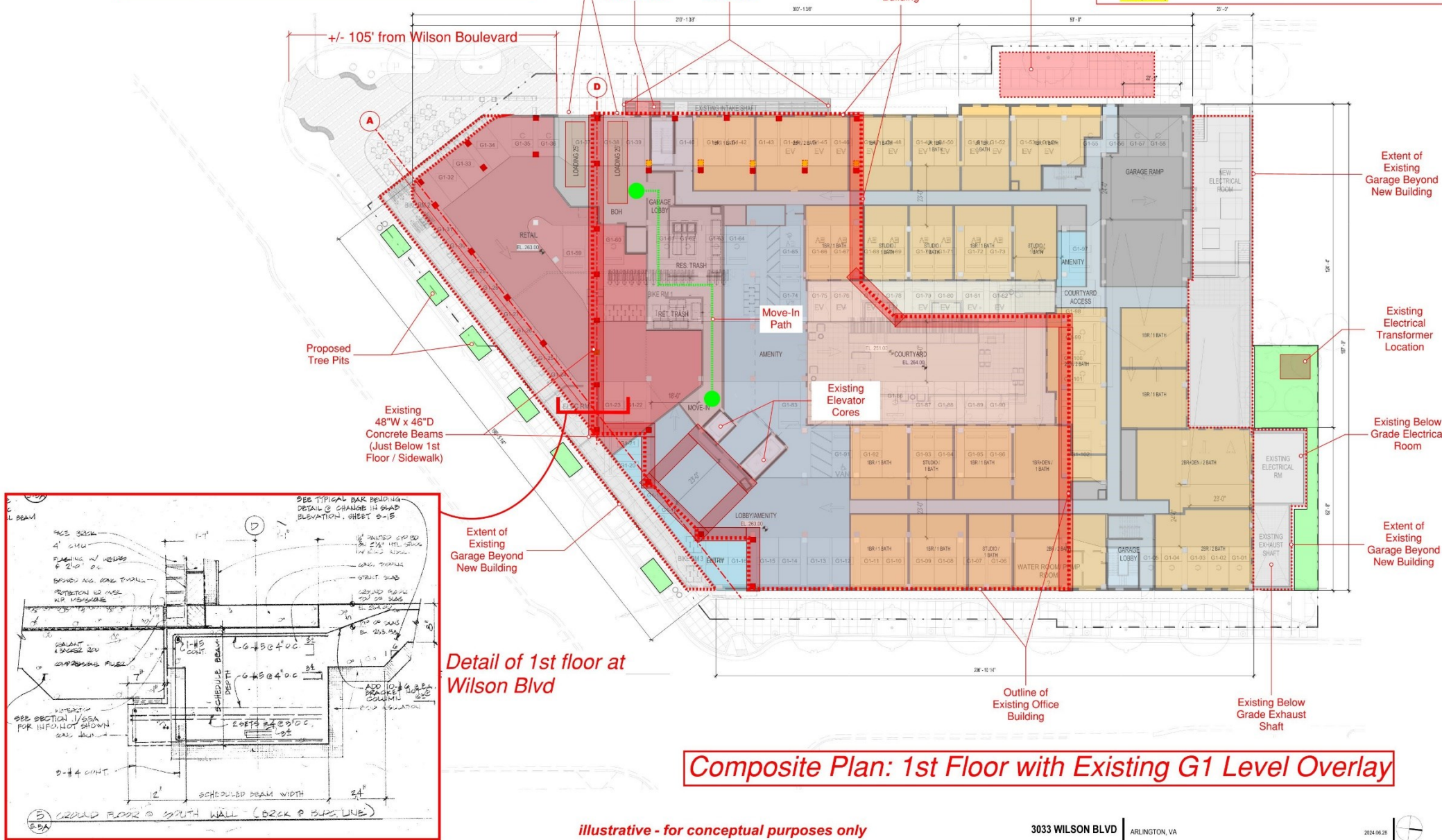
3 3RD CELLAR PLAN

SQUARE BUILDING

Loading Dock needs to be >10' from Garage Intake per IBC Mechanical Code

401.4 Intake opening location.
Air intake openings shall comply with all of the following:
1. Intake openings shall be located not less than 10 feet (3048 mm) from lot lines or buildings on the same lot.
2. Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet (3048 mm) horizontally from any hazardous or noxious contaminant source, such as vents, streets, alleys, parking lots and loading docks, except as specified in Item 3 or Section 501.3.1. Outdoor air intake openings shall be permitted to be located less than 10 feet (3048 mm) horizontally from streets, alleys, parking lots and loading docks provided that the openings are located not less than 25 feet (7620 mm) vertically above such locations. Where openings front on a street or public way, the distance shall be measured from the closest edge of the street or public way.

2021 International Mechanical Code



Composite Plan: 1st Floor with Existing G1 Level Overlay

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Design Updates:

- 1 – Tapering on North Garfield Street
- 2 – Streetscape on Wilson Boulevard
- 3 – Plaza Design



tapering



North Garfield Street

Original 4.1 Submission - 3'-6" Setback
Per Arlington Zoning Ordinance 3.2.6 – A.2.a



New - 10'-6" Setback
Per County Precedents: 60° tapering transition

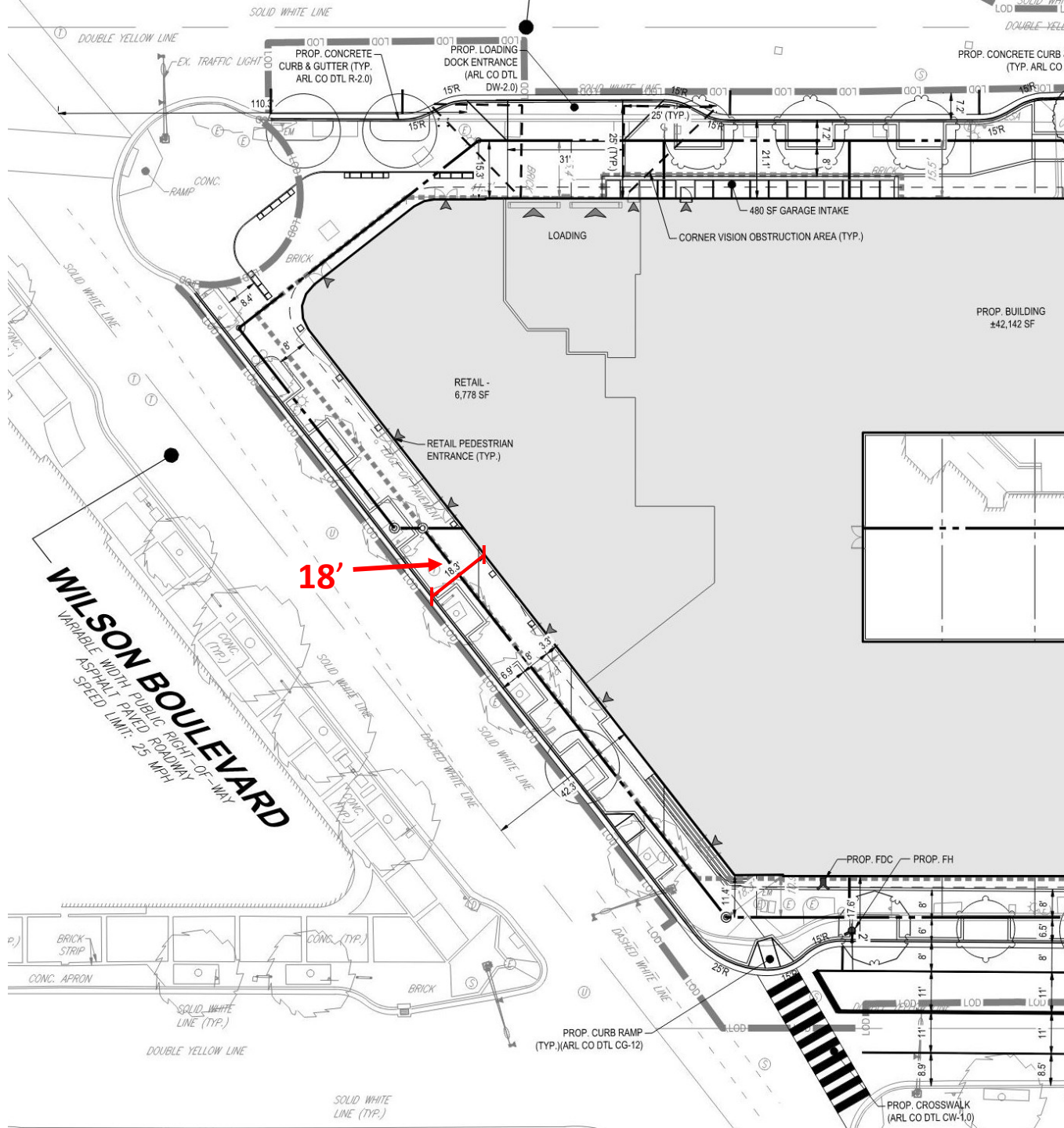




streetscape

Wilson Boulevard

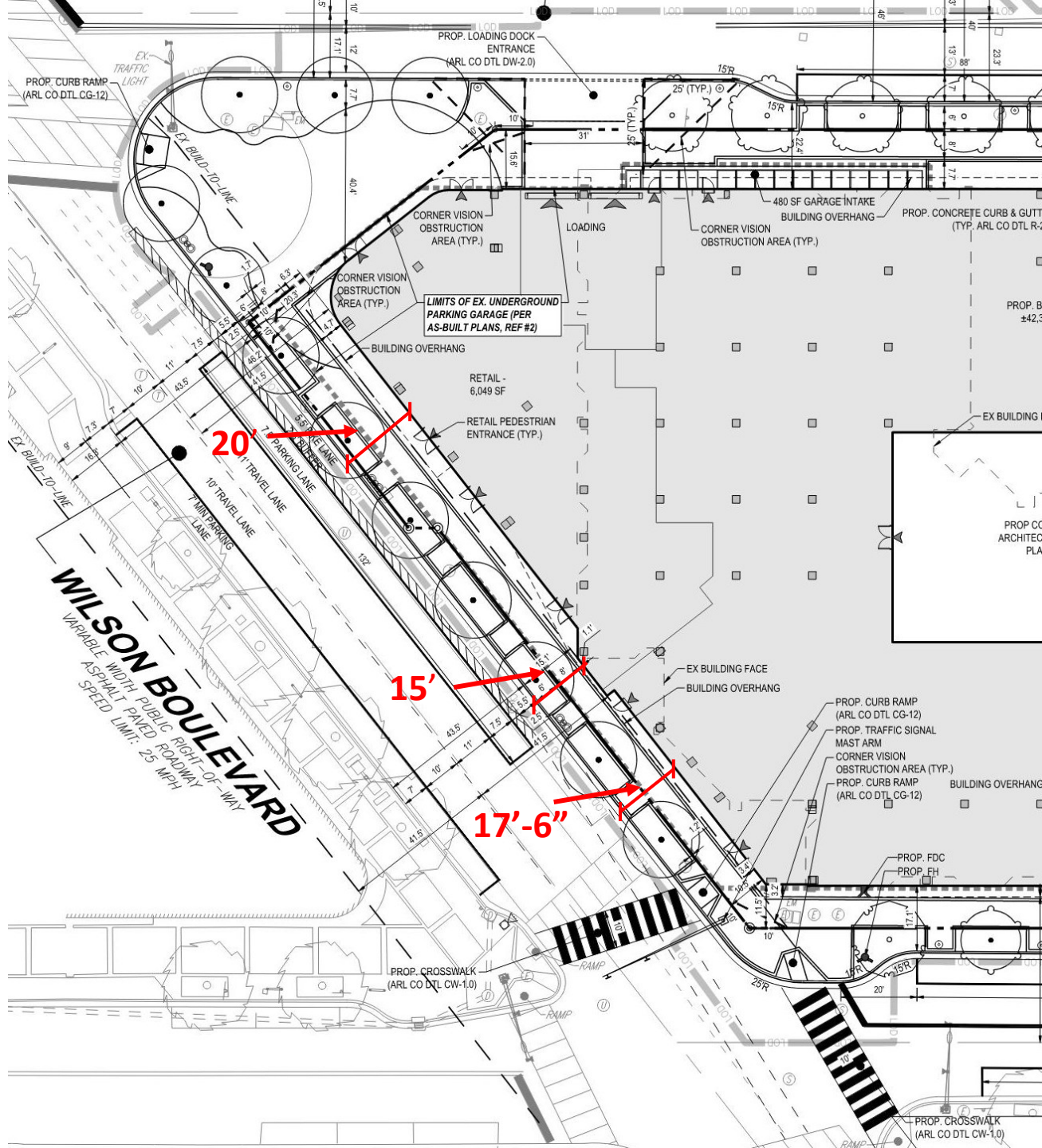




Original 4.1 Submission

- 18'-0" Streetscape along entire frontage
- Enclosed Existing Structural Column Locations
- Existing curb location
- Existing tree locations
- Existing bike lane

Original 4.1 Submission



New Streetscape

- 20'-0" along retail frontage
- 15'-0" at Existing Structural Column Location
 - Reduces Only Shy-Zone
 - 8' Pedestrian Zone
- 17'-6" width along lobby
- New 5'-6" protected bike lane
- New curb location (reduced building by 4'-0" at Retail)
- New tree / planting zone
 - Restricted by the 3 story garage below sidewalk

Current Design





Current Design



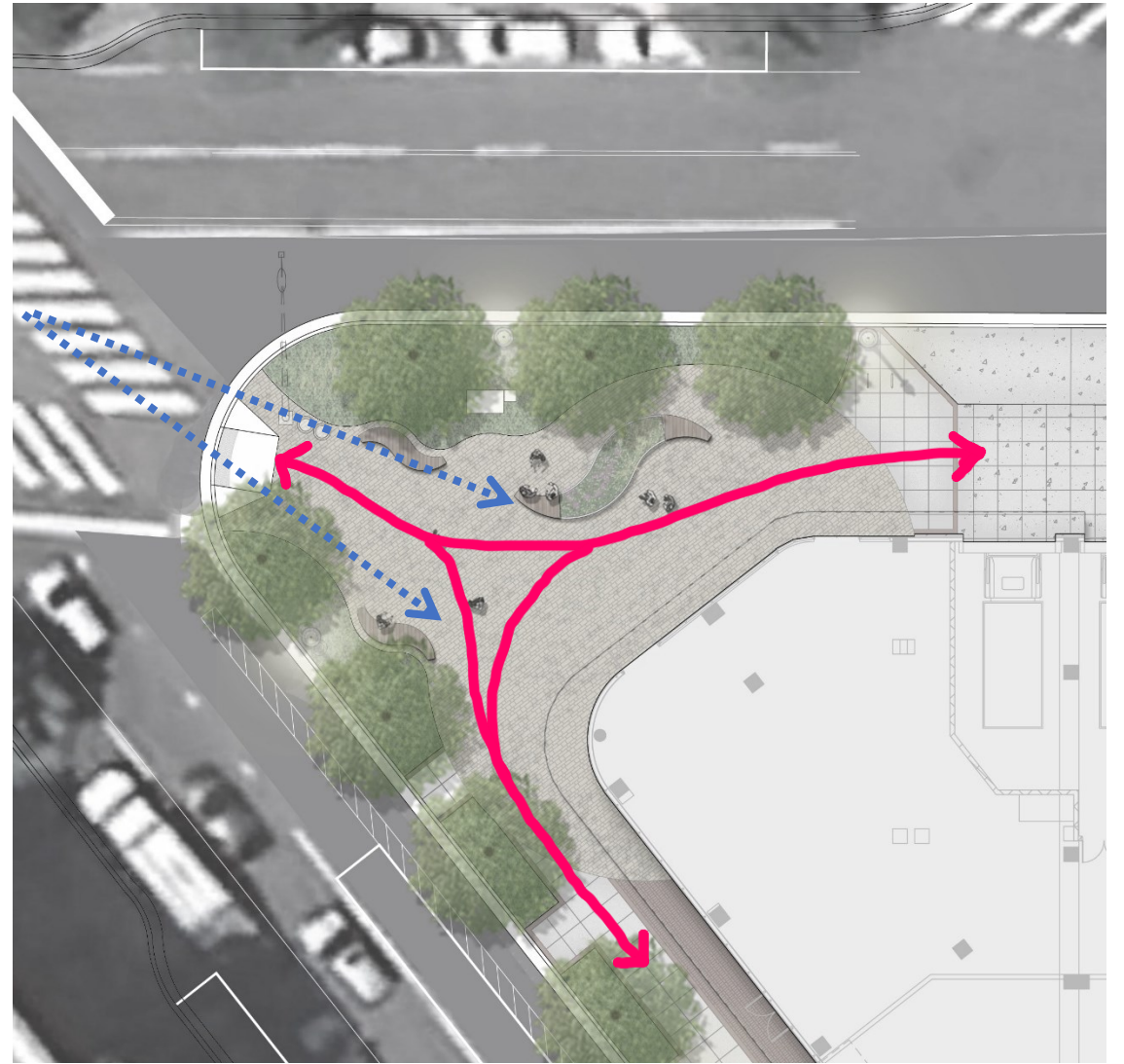
plaza

Design





Old Plaza Design



Plaza Views and Circulation



PLAZA FEATURES

- Green Buffer to Streets
- Ample Circulation Space with Multiple Routes
- Paver Carpet similar to Metro Plaza
- Raised Planter with Benches
- Sculptural Bench Seating
- Flexible Use Area for Potential Outdoor Dining
- Framed View of Iconic Building Corner
- Building Canopy with Planting

New Plaza Design



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thank you