

Site Plan Review Committee

February 13, 2025

SPLN24-00003 3033 Wilson Boulevard– Clarendon Square

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

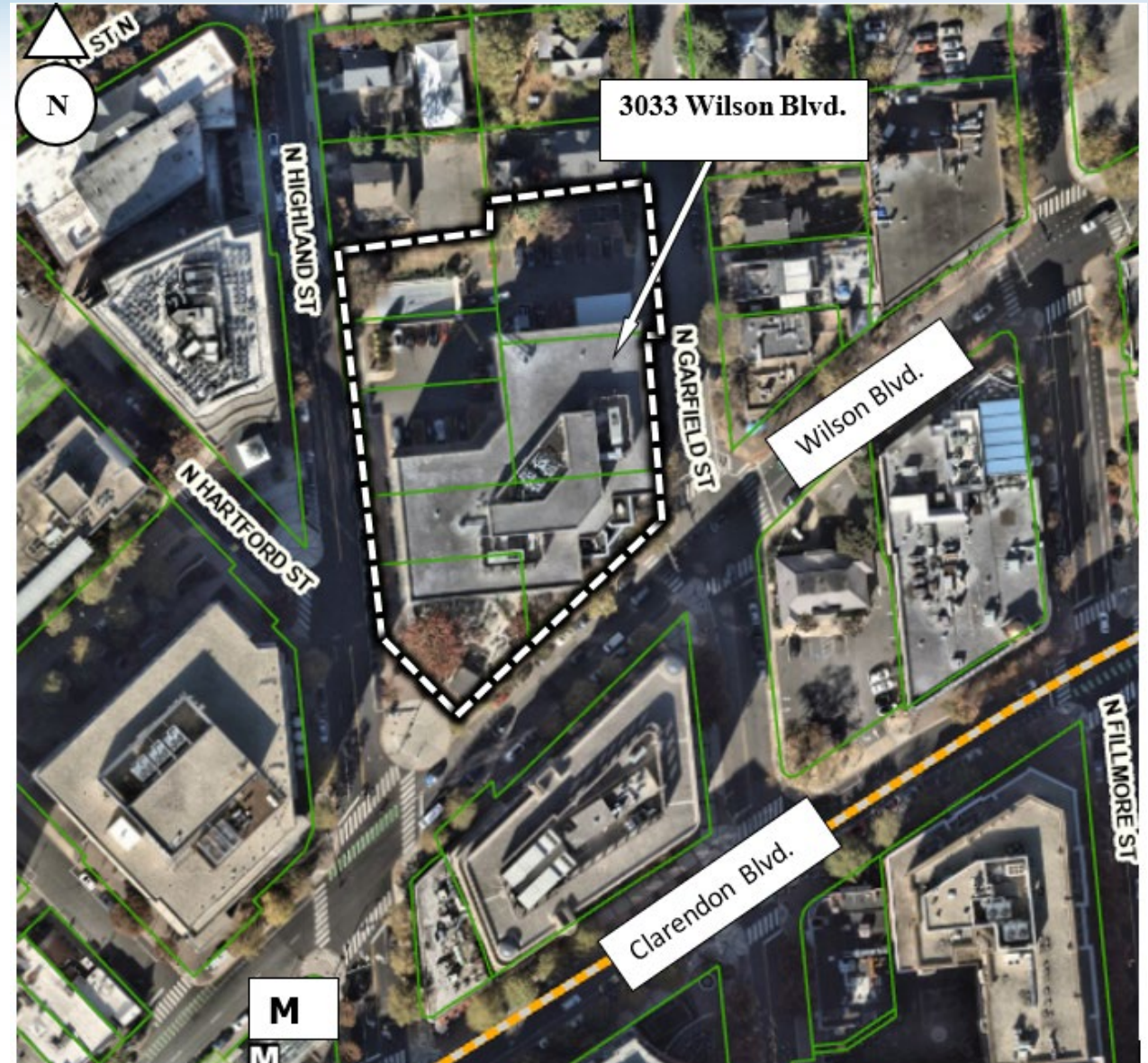
3033 Wilson Boulevard (RPC#15-067-002, -003, -005, -006, -007, -033, -036)

Agenda

- Introductions
- Staff presentation
- Applicant presentation
- SPRC Discussion Topics
 - Parking and Loading
 - Transportation
 - Green Building and Sustainability
 - Construction Timeline/Hauling Routes
 - Wrap-up
- 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



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)
 - 285 Total spaces;
 - 6% compact
 - 281 Residential spaces (including 10 visitor 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 15 at pinch point to 20');
 - No 10' stepback on Wilson and Highland facades;
 - One less loading space;

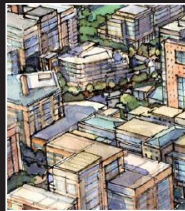
Metro



View from Highland/Wilson

Policy Guidance

CLARENDON SECTOR PLAN | 2022



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

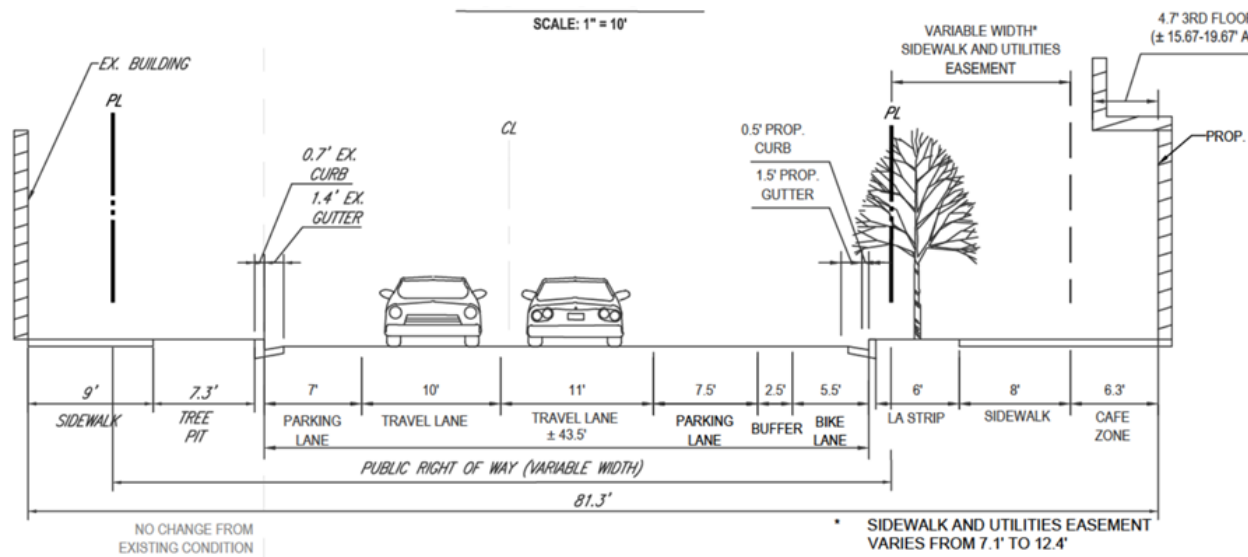
Changes since Last Meeting



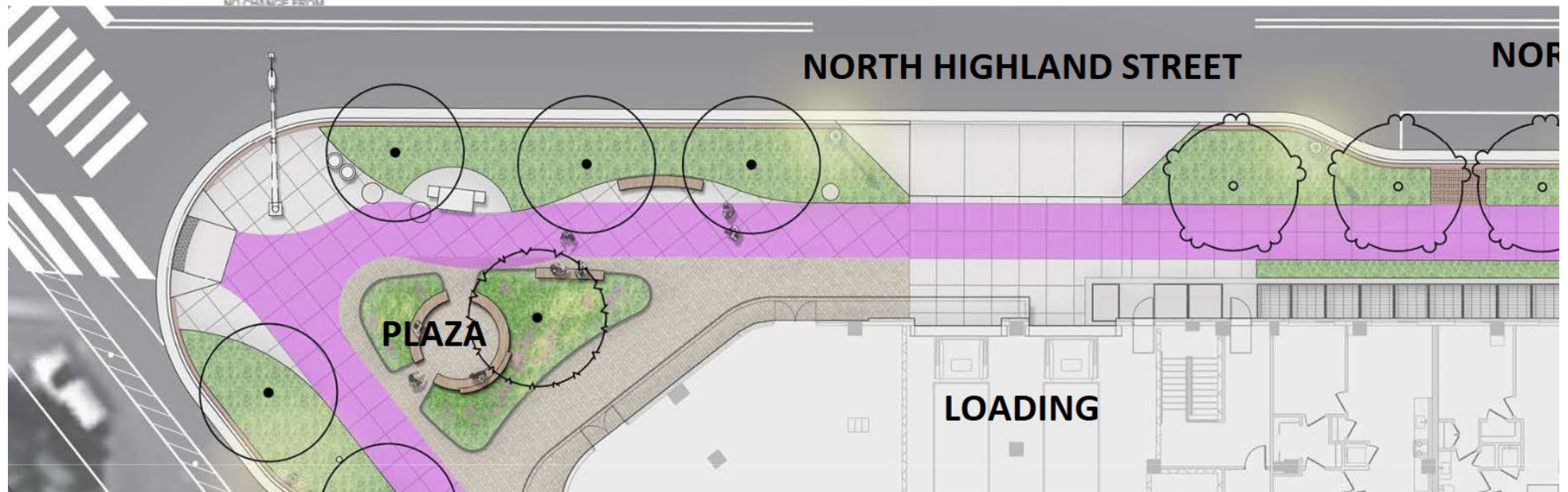
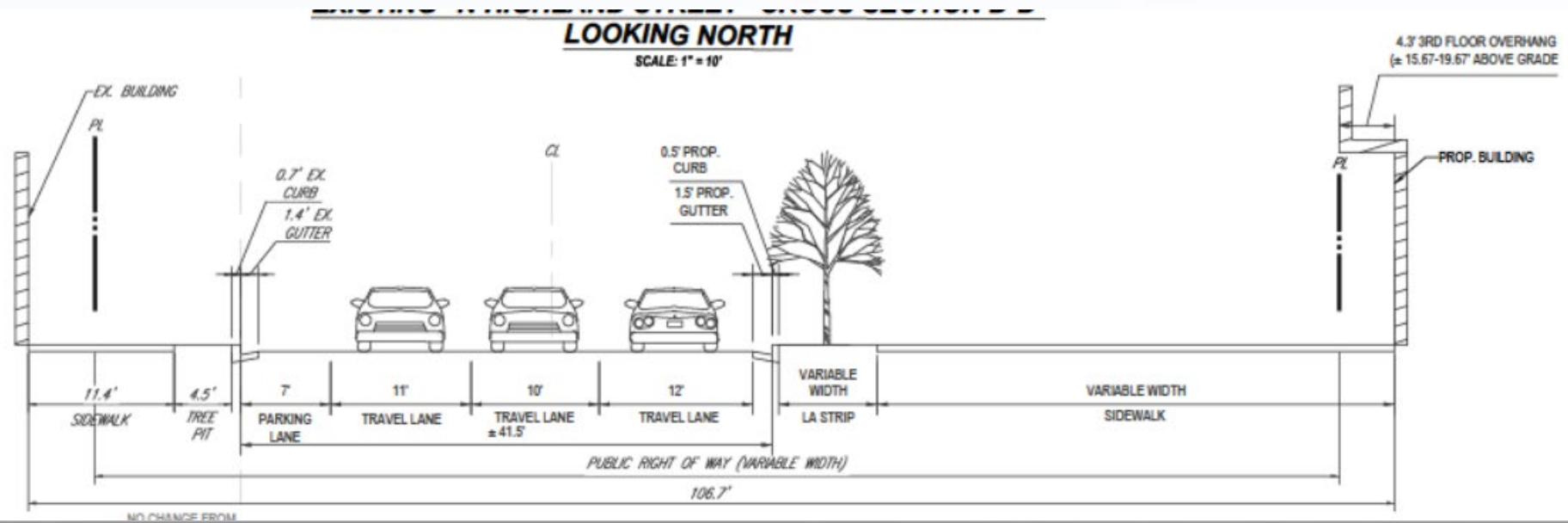
Parking/Loading

- 4 retail spaces
- 0.9 per unit compliant parking
 - 6% compact
 - “Extra” spaces that are largely compact
- 2 loading spaces
 - (3 required) Requesting modification for one fewer
 - Meets standard site plan requirement for at least one loading space with 40-foot depth

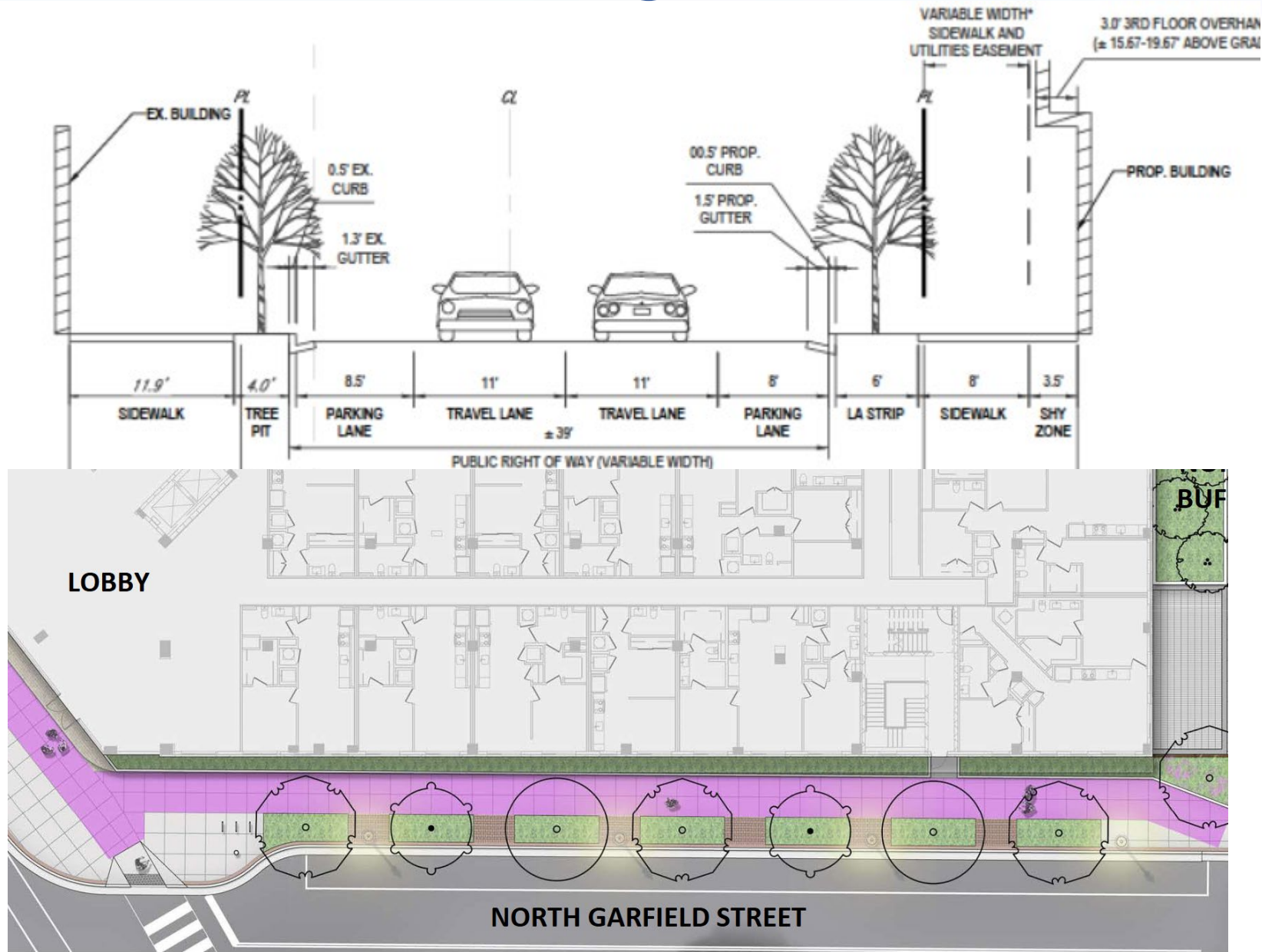
Street Cross Sections – Wilson Boulevard



Street Cross Sections – Highland Street



Street Cross Sections – Highland Street



Plaza

- Sector Plan recommends public seating, perhaps kiosk
- Recommend a goal of 40% tree canopy
- Staff has been working with applicant to find the right balance of accommodating expected pedestrian flow, public seating, landscaping

Plazas

Plazas, in public and private ownership, are most commonly small-scale spaces offering seating, shade, and modest public amenities along public streets and sidewalks. The plazas in Clarendon are typically located along primary east and west arterials where the most pedestrian circulation occurs. Existing examples include the plazas at 3033 Wilson Boulevard and at the base of the Olmsted Building. As of 2022, the 3033 Wilson Boulevard plaza is undergoing improvements and adding outdoor seating and other amenities.

Wilson Boulevard & North Highland Street. In Fall 2020, the County coordinated with the owner of 3033 Wilson Boulevard to redesign the space to accommodate an outdoor cafe, beverage kiosk and plaza seating area. Additional improvements include shade trees, raised planter beds, operable glass storefront on the Wilson Boulevard frontage and a Capital Bikeshare station.

Green Building/Sustainability

- Applicant is requesting .35 FAR bonus for meeting LEED Gold and County Priority credits.
- Applicant agrees to maintain “green wall” plantings

0.25 FAR	0.35 FAR	0.45 FAR	0.55 FAR	0.70 FAR
<ul style="list-style-type: none">ENERGY STAR Score 75 - or - LEED site EUI verification	<ul style="list-style-type: none">ENERGY STAR Score 80 - or-LEED site EUI verification	<ul style="list-style-type: none">ENERGY STAR Score 85 - or- LEED site EUI verification	<ul style="list-style-type: none">ENERGY STAR Score 90 - or- LEED site EUI verification	<ul style="list-style-type: none">ILFI Zero Energy - or - Zero Carbon Certification

- Minimum Program Requirements include ENERGY STAR certification for commercial office, 10 years of energy reporting, and ENERGY STAR lighting and appliances for multifamily. Please see [2020 Board Report](#) for more information.
- 0.35 - 0.55 FAR includes 3-6 Extra List Items. See 2020 Board Report for more information below.
- 0.45 and 0.55 FAR include a second option. See 2020 Board Report for more information below.

Construction timeline/ hauling routes

- Standard Conditions that Arlington imposes on “site plan” construction:
 - Hours In Right-of-way (streets): . Construction activity within the public right-of-way may occur between 9:00 a.m. and 3:30 p.m., Monday through Friday and/or between 10:00 a.m. and 6:00 p.m. on weekends and holidays;
 - Hours on Property: 7 am- 9 pm M-F, 9-9 weekends and holidays;
 - When building is fully enclosed– only subject to noise ordinance;
 - Hauling in defined routes, subcontractors must be aware;
 - CAs and abutting property owners must be notified in writing 7 days in advance(except for emergencies) of any street closure longer than an hour;
 - Advise abutting owners in writing of utility work that may affect their service;
 - Off-street parking required for workers;
 - Community Liaison available with contact information;
 - Community Meeting before demolition.

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>

Staff Contacts:

Peter Schulz

Planning Division, CPHD

pschulz@arlingtonva.us

703-228-0067

Robert Gibson

Development Services, DES

rgibson@arlingtonva.us

703-228-4833

Planning Commission Contacts:

Tony Striner, SPRC Chair

tstriner@commissions.arlingtonva.us