

SNELL PROPERTIES

SHIRLINGTON HOUSE

ARLINGTON, VIRGINIA

SPRC #1 – 03.31.25





ARLINGTON COUNTY PRESENTATION

Existing Conditions

01

Land use and density

02

Site Design

03

Architectural Design

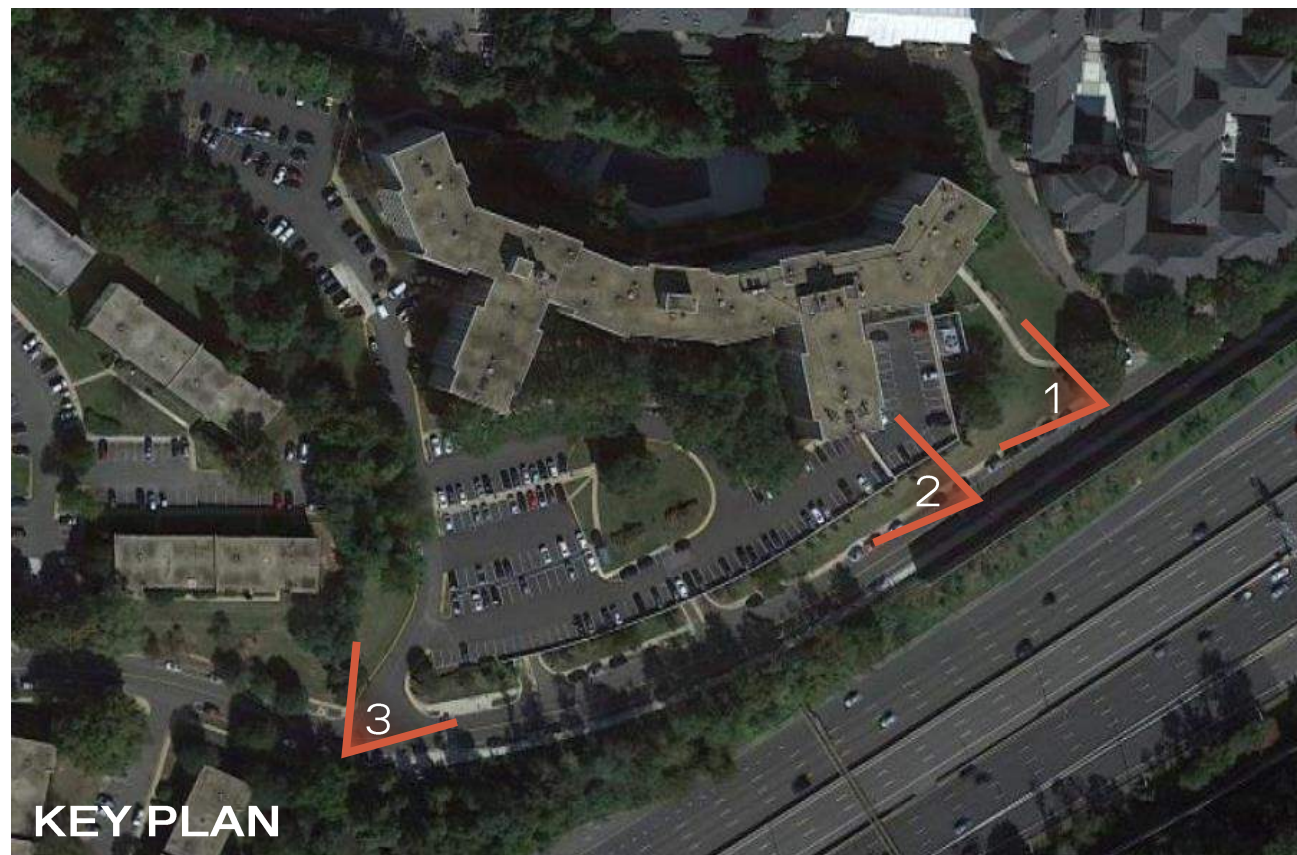
04

Parking

05

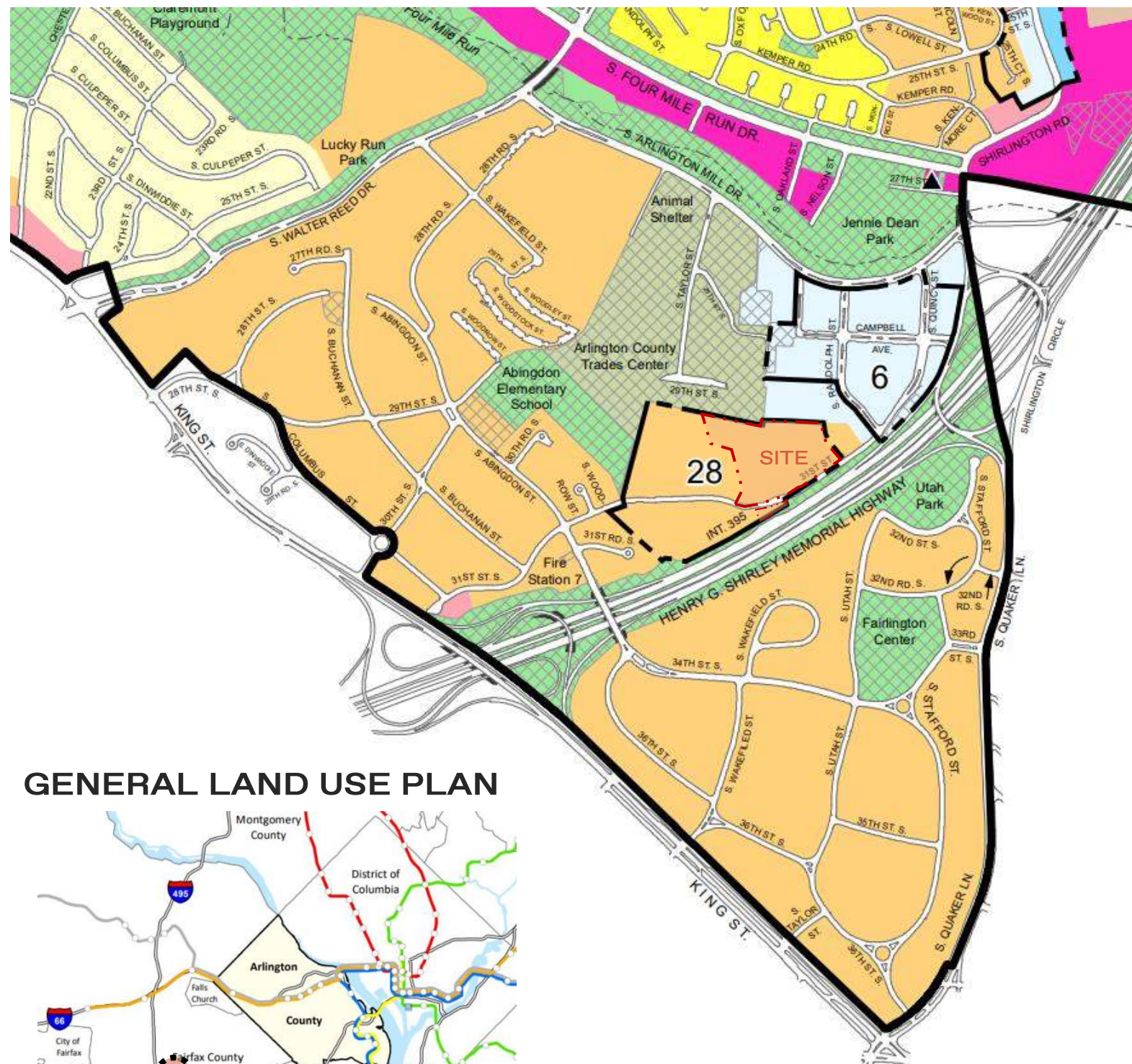
EXISTING CONDITIONS





LAND USE AND DENSITY

28. These areas were designated as a "Housing Conservation District" on 12/16/17.



GENERAL LAND USE PLAN



Land Use Designation*

Low-Medium

Residential

Low	1-10 ur
Low	11-15 l
Low-Medium	16-36 l
Medium	Up to 3
High-Medium	Up to 3
High	Up to 4

Commercial and Industrial

Service Commercial
Service Industry

Public and Semi-Public

Public

Semi-Public

Government and Community Facilities

Range of Density/Typical Use

16-36 units per acre

Zoning**

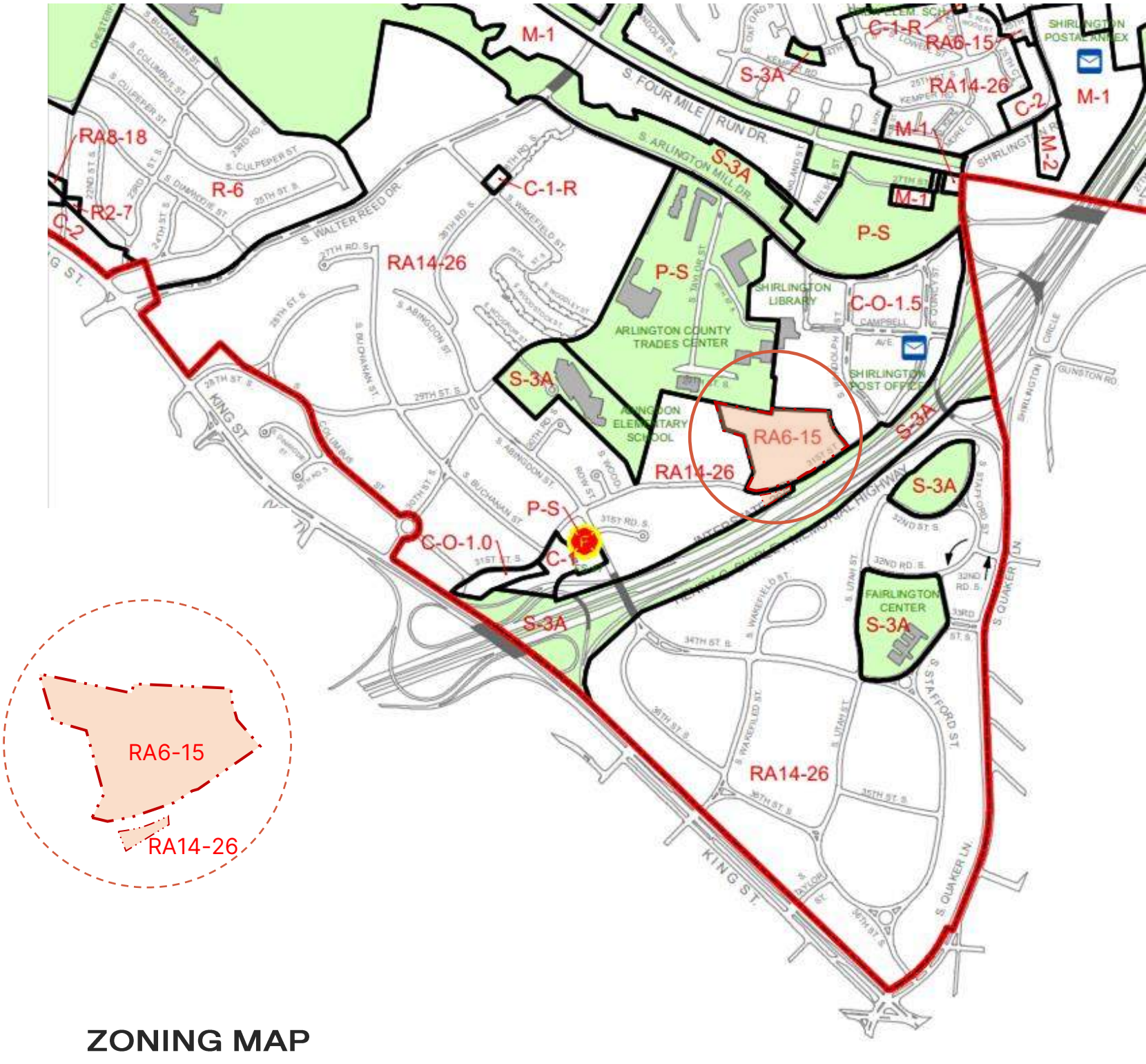
R15-30T, RA14-26, RA8-18

Office-Apartment-Hotel

Low	Up to 1.5 F.A.
Medium	Up to 2.5 F.A.
High	Up to 3.8 F.A.

Mixed Use

Medium Density Mixed-Use	Up to 1.5 F.A.
High-Medium Residential Mixed	Up to 2.5 F.A.
Coordinated Mixed Development	Up to 3.8 F.A.



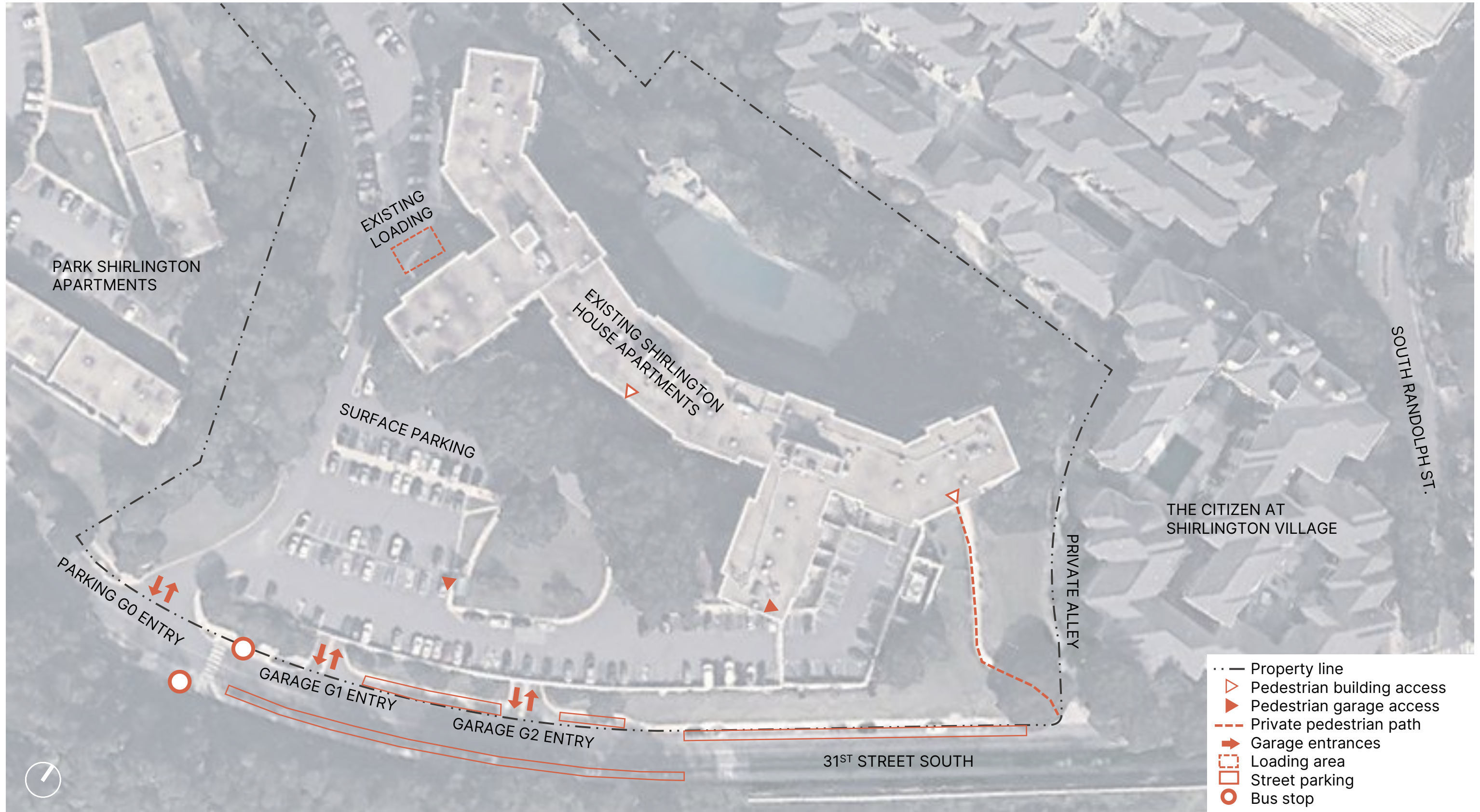
ZONING CLASSIFICATION		
PARCEL NO	CURRENT ZONING	SITE AREA (SF)
RPC 29-003-010	RA6-15	347,358
RPC 29-003-019	RA14-26	17,208
TOTAL		364,566

		EXISTING BUILDING	NEW BUILDINGS			PROPOSED
		SHIRLINGTON HOUSE	MULTI-FAMILY EAST	LINER DWELLING UNITS	SUBTOTAL (PROPOSED)	TOTAL (EXISTING + NEW)
UNIT MIX	STUDIO	168	0	0	0	168
	1 BED JR	3	10	0	10	13
	1 BED	197	28	0	28	228
	1 BED + DEN	0	4	0	4	1
	2 BED	68	13	0	13	81
	3 BED	0	4	14	18	18
TOTAL NO. OF DWELLING UNITS		436	59	14	73	509
TOTAL GFA		436,000 SF	64,730 SF	24,997 SF	89,727 SF	525,727 SF
TOTAL DENSITY		52.21 UN/AC				60.82 UN/AC

ON SITE PARKING RATIO				
		EXISTING	PROPOSED	
			REQUIRED	PROVIDED
TOTAL DWELLING UNITS		436		509
PARKING SPACES	ON SITE	567	544	565
RESIDENTIAL PARKING RATIO		1.30	1.125 space/unit (first 200 units) 1 space/units (each additional units)	1.11



SITE DESIGN



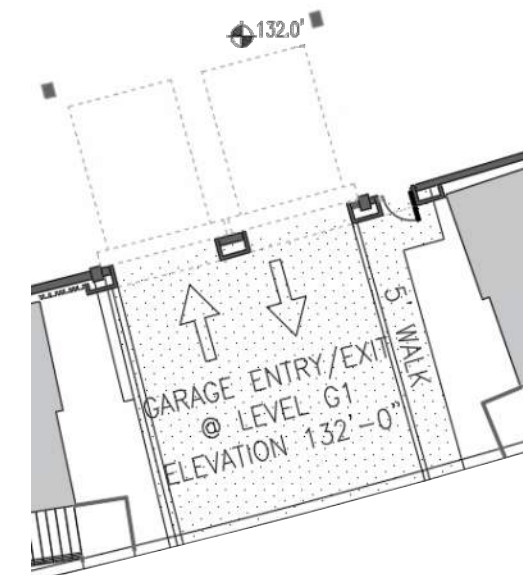
EXISTING CONDITION



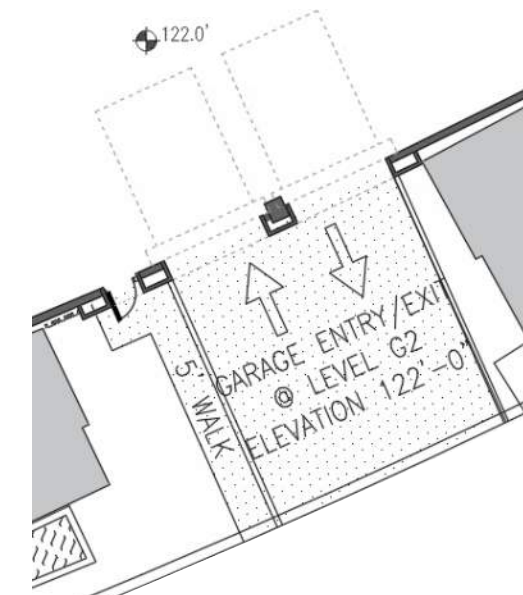
PROPOSED



PEDESTRIAN CIRCULATION



G1 ENTRY



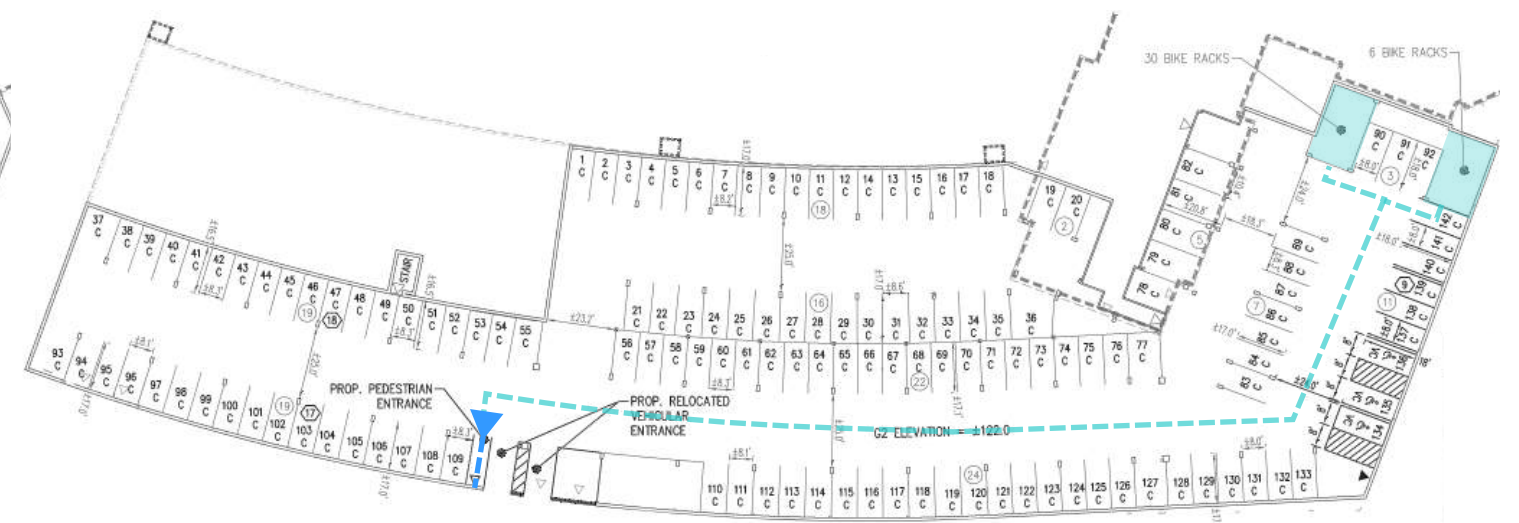
G2 ENTRY

- ⇒ Vehicular circulation
- ▶ Existing loading access
- ▶ Proposed loading access
- Loading room
- ↕ Garage access
- Street parking
- Proposed bus stop

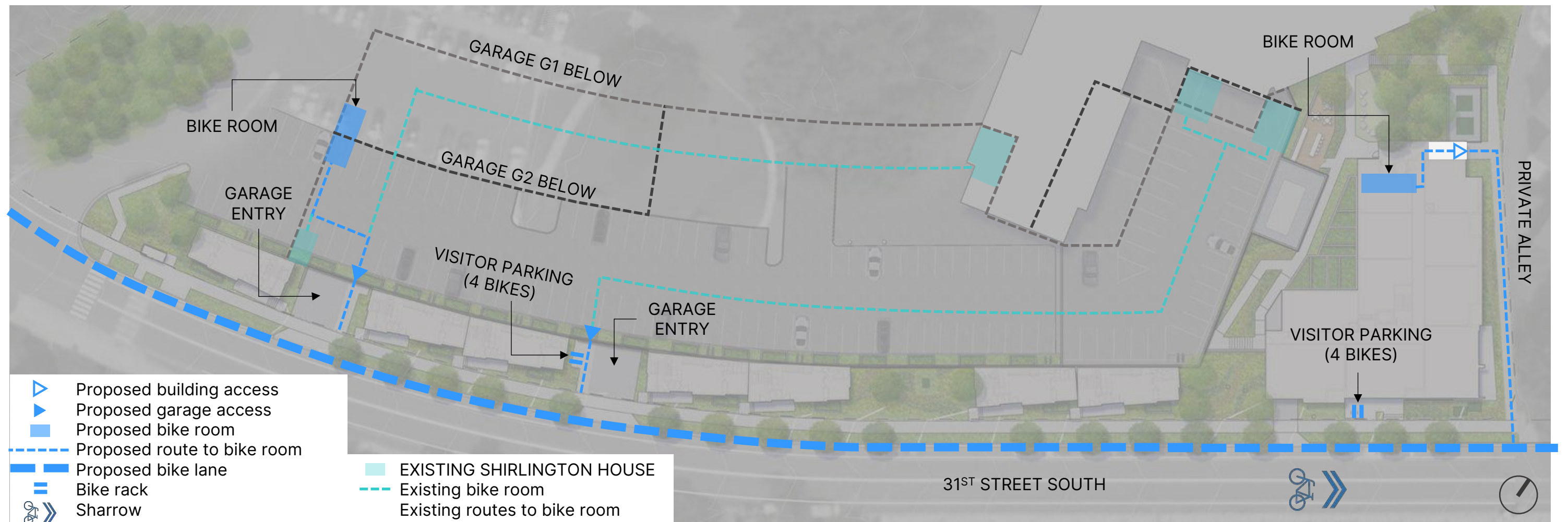
VEHICULAR CIRCULATION



PROPOSED G1 FLOOR



PROPOSED G2 FLOOR



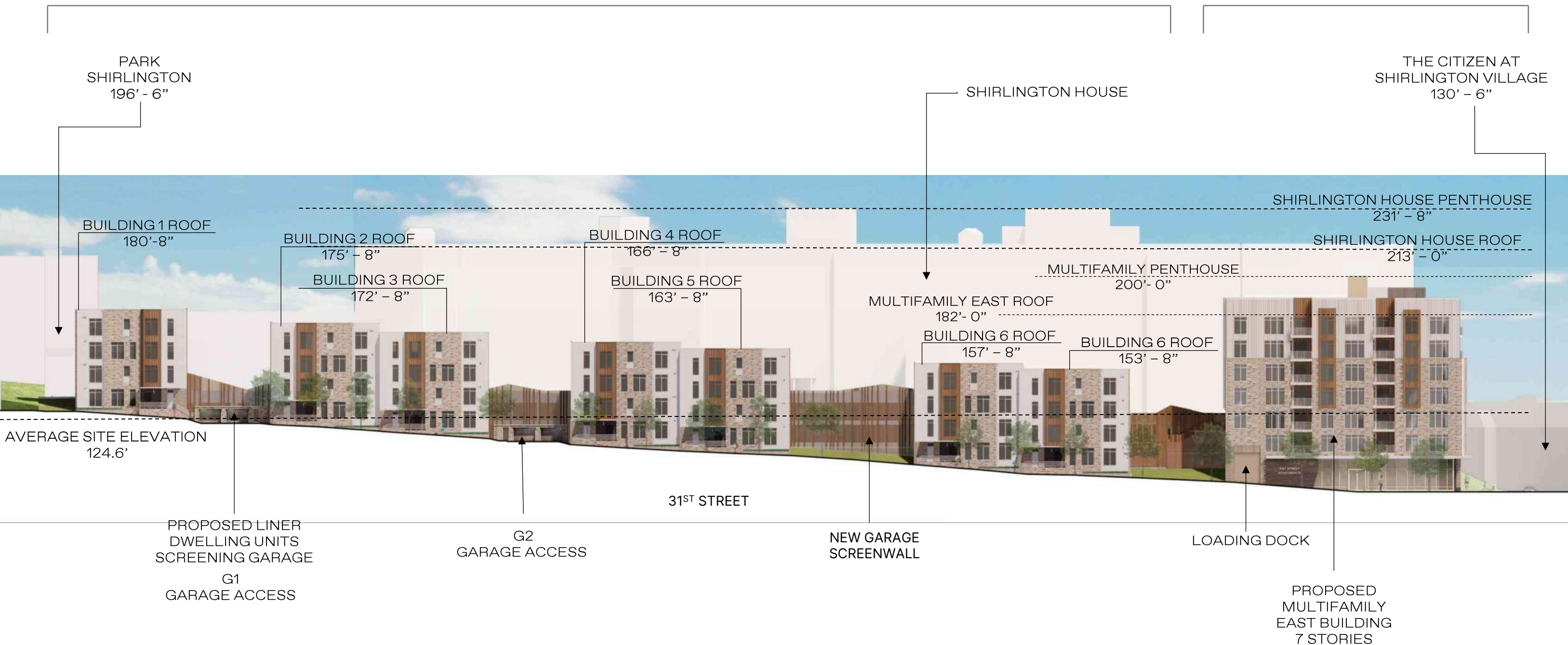
BIKE CIRCULATION



ARCHITECTURAL DESIGN

LINER DWELLING UNITS

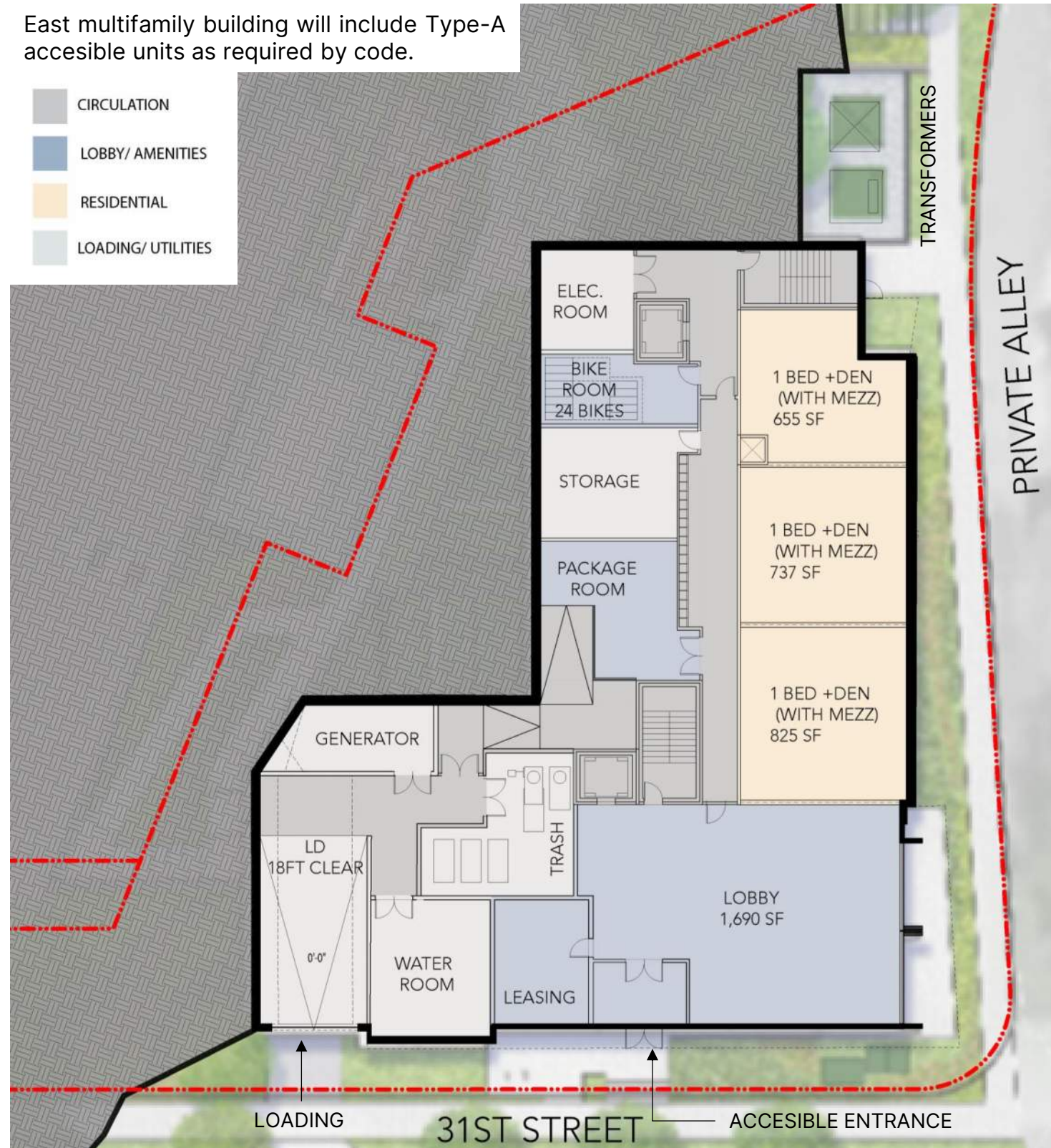
EAST MULTIFAMILY BUILDING



COMPOSITE ELEVATION

East multifamily building will include Type-A accessible units as required by code.

- CIRCULATION
- LOBBY/ AMENITIES
- RESIDENTIAL
- LOADING/ UTILITIES



GROUND FLOOR

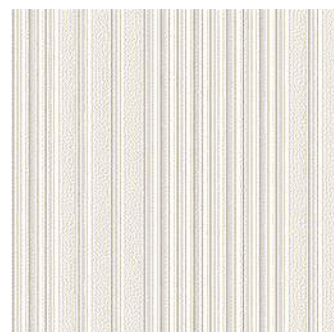
EAST MULTIFAMILY BUILDING



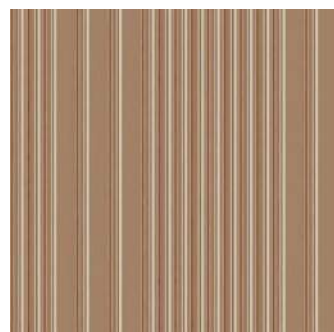
TYPICAL FLOOR



MATERIAL PALETTE



WP-1
VERTICAL FIBER
CEMENT PANEL
(CREAM)



WP-2 VERTICAL
METAL WALL
PANEL (BRONZE)



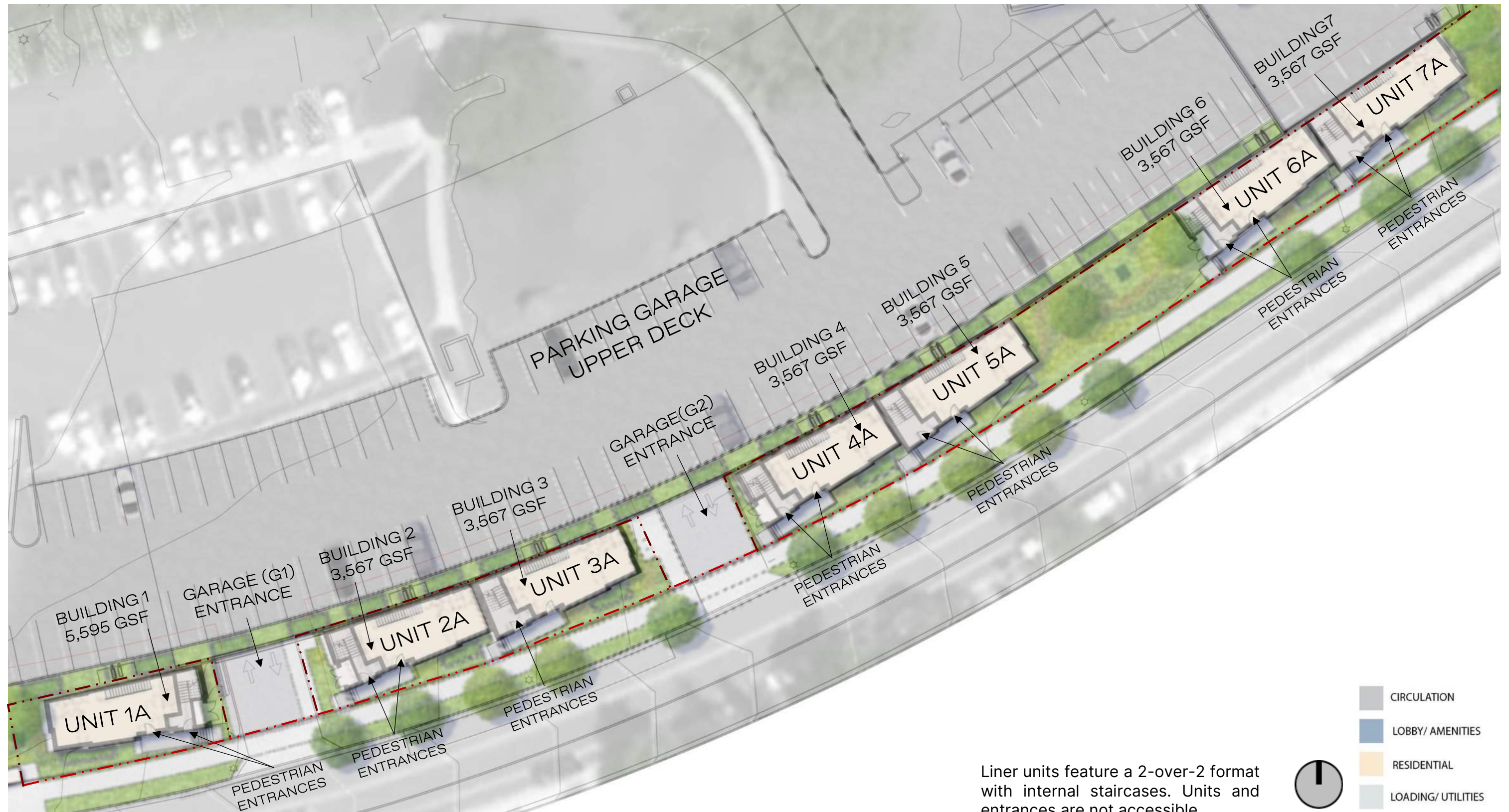
BK-1
BRICK (TAN)



BK-3
BRICK (BLACK)



EAST MULTIFAMILY BUILDING



LINER DWELLING UNITS COMPOSITE GROUND FLOOR



ENLARGED PLAN

PEDESTRIAN VIEW OF STREETScape



SEDONA AND SLATE, ROSSLYN



CARVER HOMES, ARLINGTON



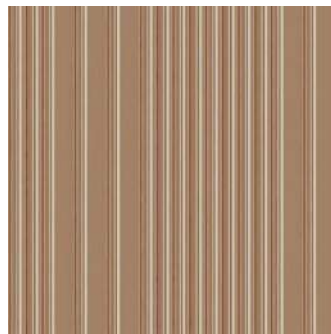
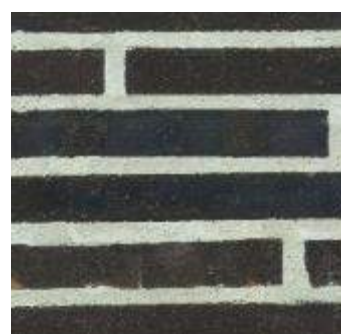
PENROSE SQUARE, ARLINGTON



FBC PRECEDENT

TREE ZONE+SIDEWALK+STOOP+BUILDING

MATERIAL PALLETTE

FC -1
LAP SIDING (CREAM)WP- 2 VERTICAL
METAL WALL
PANEL
(BRONZE)BK-1
BRICK (TAN)BK-3
BRICK (BLACK)

The materials for the liner units and the multifamily building use two tones of brick, referencing the 1960s architecture. The vertical scale of the façade with feature panels and contemporary brickwork establish a development reflective of our current design ethos.

LINER DWELLING UNITS





PARKING

EXISTING ON SITE PARKING UTILIZATION

ON SITE PARKING UTILIZATION	
	EXISTING
TOTAL PARKING SPACES	567
CURRENTLY UTILIZED	432
UTILIZATION RATE	76%

EXISTING PARKING IS CURRENTLY UNDERUTILIZED

EXISTING VS PROPOSED ON SITE PARKING

ON SITE PARKING		
PARKING SPACES	EXISTING	PROPOSED
G0 LEVEL	244	247
G1 LEVEL	177	176
G2 LEVEL	146	142
TOTAL	567	565
TOTAL DWELLING UNITS	436	509
RESIDENTIAL PARKING RATIO	1.30	1.11

Parking Modifications Requested:

- Reduce residential parking ratio
- Allow residents of the new buildings to use existing garage parking "as is" despite non-conforming dimensions

GARAGE PARKING

EXISTING STREET PARKING UTILIZATION

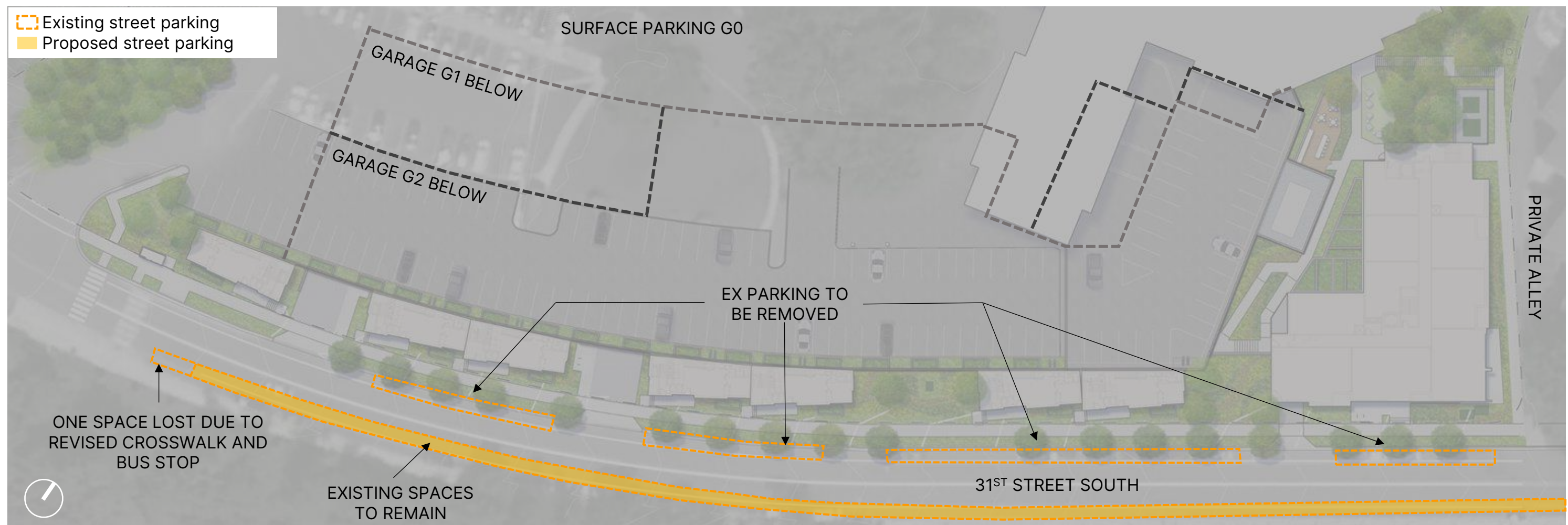
STREET PARKING			
	EXISTING	INITIAL 4.1 SUBMISSION	REVISED DESIGN
North Side 31 st ST	17	apx. 19	0
South Side 31 st ST	34	0	33
TOTAL	51	apx. 19	33
DELTA		apx. 32	18



WELLS + ASSOCIATES

Traffic Analysis counts include spaces on both the north and south sides of 31st Street from the driveway to Randolph Street.

Time of Day	Total Occupied Spaces	Percent Occupied
WEEKDAY (72 total on-street parking spaces)		
6:00 AM	60	83%
9:00 AM	35	49%
11:00 AM	28	39%
2:00 PM	23	32%
5:00 PM	22	31%
8:00 PM	37	51%
10:00 PM	43	60%
SATURDAY (72 total on-street parking spaces)		
8:00 AM	43	60%
2:00 PM	31	43%



STREET PARKING

THANK YOU

