

# SPRC Hybrid Meeting #2

## April 17, 2023

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### **SPLN22-00002 Wells Fargo/Verizon**

General Land Use Plan Amendment, New Site Plan

3140 Washington Blvd. & 1025 N. Irving St.(RPC# 19-004-012; 19-004-005; 19-004-011;  
19-004-008)

# SPRC Agenda

1. Welcome (*SPRC Chair*)
2. Transportation (*SPRC Members*)
3. Landscaping/Sustainability (*SPRC Members*)
4. Community Benefits (*SPRC Members*)
5. Phasing/Construction routes (*SPRC Members*)
6. SPRC Wrap-up (*SPRC Members*)
7. Process/Next Steps (*Staff*)
8. Public Comment

For background on the site, including site history and site guidance adopted by the County Board, please see background presentation at

<https://www.youtube.com/watch?v=Ob4Dj8-awB0>

# Overview of Applications

Following applications have been submitted:

1. General Land Use Plan (GLUP) amendment on Verizon site from “*Government and Community Facilities*” to “*Medium Density Mixed-Use*” ;
2. A new site plan for a new residential and office mixed-use building with ground floor retail on Wells Fargo Site. Verizon Building will remain; and
3. ~~A use Permit for a drive through ATM.~~

# Process to Date

- Online Engagement Period
  - January 9-20, 2023;
  - 38 unique commenters.
- Hybrid SPRC #1
  - February 27, 2023
  - Topics: Architecture, site layout, ATM

# Staff Issues with revised April 2023 plans

- Height of roof of 12<sup>th</sup> level amenity space exceeds maximum building height;
- Working with developer on landscaping of Irving Street adjacent to plaza and to Verizon building;
- Stormwater vault and Dominion Vaults in 10<sup>th</sup> Road.

# Transportation

## Policies

- Clarendon Sector Plan/Zoning Ordinance
- Master Transportation Plan
- Office Parking Study 2013
- *Off-Street Parking Guidelines for Multi-Family Residential Projects Approved by Special Exception in the Rosslyn-Ballston and Jefferson Davis Metro Corridors*

## Proposed

- New public street (10<sup>th</sup> Road N)

<b>Parking (spaces)</b>	<b>234<sup>1</sup></b>
Residential	<del>137</del> (.58 sp/unit) <u>138</u> (.57 sp/unit)
Residential Visitor	11 spaces <sup>2</sup>
Retail	15 (1:1,751 s.f. of GFA <sup>3</sup> )
Office	<del>71</del> <u>70</u> (1:932 <u>945</u> s.f. of GFA)
<u>Verizon</u>	<u>9</u>
Compact (15% max. permitted)	<u>13.4%</u>
<b>Loading</b>	<b>4 spaces</b>

# Transportation (cont.)

Street Segment	Sidewalk Type	Proposed	Notes
Washington Boulevard	18'	18' min	-
Hudson Street (Wells Fargo)	14'	14' min	Planting area removed to provide on-street parking
Hudson Street (Verizon)	14'	6'	Sidewalk at back of curb to preserve Verizon surface parking
Irving Street (Wells Fargo)	NA	14'	Proposed Irving Street Plaza
Irving Street (Verizon)	14'	10'	Maintains existing streetscape
10th Road (Wells Fargo)	12'	12' min	-
10th Road (Verizon)	12'	12' min	Narrows at Verizon surface parking lot to 6' sidewalk only



Sidewalk Widths







# Sustainability

## ■ Sector Plan:

- Buildings that exhibit sustainable principles, by reducing environmental impacts on their surroundings; and
- Biophilic design within horizontal and vertical surfaces to reconnect people to the natural environment.

### **D.4 Building Design**

#### **Design Composition**

- Consistent with Arlington County's goals for sustainability, buildings should be designed and constructed consistent with the Green Building Incentive Policy.

# Sustainability

- .45 Floor Area Ratio (FAR) bonus following County's guidelines
  - Not just LEED, but Energy Star County-particular adaptations of LEED for energy efficiency

## Green Building Density Incentive Program

**Note:**

- The information below applies to the 2020 Green Building Program.

New development project teams may request additional bonus density and/or height in exchange for green building certification as outlined below.

Regardless of the FAR being pursued, the County's Green Building Incentive Program requires the following:

- LEED Gold v4 or v4.1
- Energy Optimization Performance
- Baseline Prerequisites

The following requirements depend on the FAR being pursued:

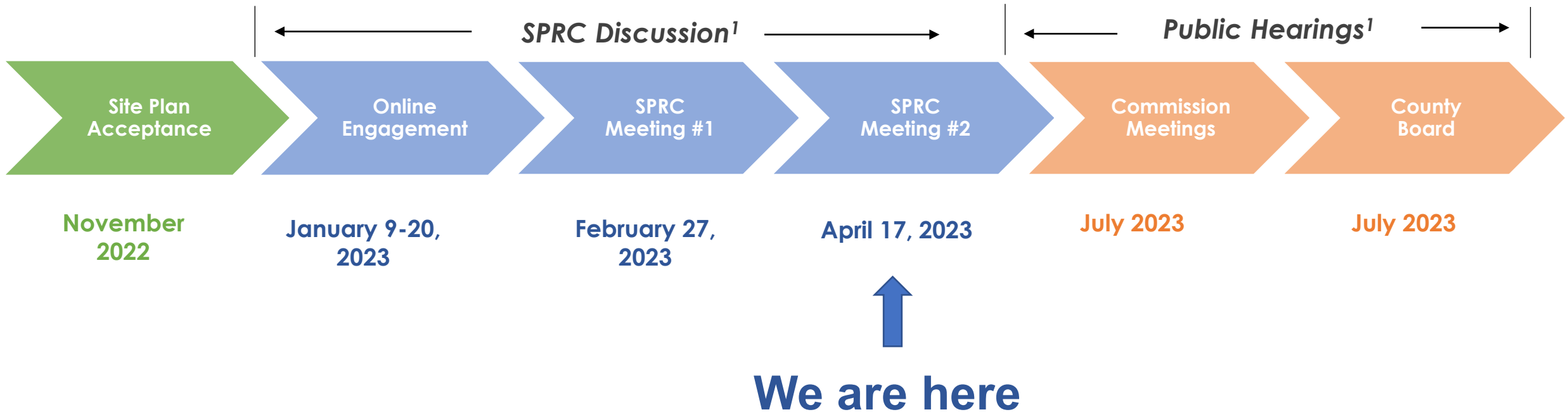
0.25 FAR	0.35 FAR	0.45 FAR	0.55 FAR	0.70 FAR
<ul style="list-style-type: none"> <li>• ENERGY STAR Score 75 - or - LEED site EUI verification</li> </ul>	<ul style="list-style-type: none"> <li>• ENERGY STAR Score 80 - or - LEED site EUI verification</li> </ul>	<ul style="list-style-type: none"> <li>• ENERGY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

- 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.

# Community Benefits

- Clarendon Sector Plan and Zoning Ordinance: This is a site eligible for additional height and density for the provision of community benefits;
- Developer needs to earn additional density and building height above the base;
- Section 15.5.9 of the Zoning Ordinance: provisions for public space or facilities; providing on-site or off-site ADU units, or cash contribution for affordable housing, historic preservation, green building techniques, off-site transportation improvements
- Under discussion with applicant, will be finalized by TC/PC;
- SPRC input welcomed.

# 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/3140-Washington-Blvd.-1025-N.-Irving-St.-Wells-FargoVerizon-Site>

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