



CLARENDON, VIRGINIA

VIRTUAL LRPC #2
CLARENDON SECTOR PLAN UPDATE

03/03
2020

Clarendon Sector Plan Vision:

- Protect the integrity of surrounding low-density residential neighborhoods by tapering the density up from the neighborhoods to higher density development at Clarendon's core.
- Enhancement of the pedestrian scale street scape.

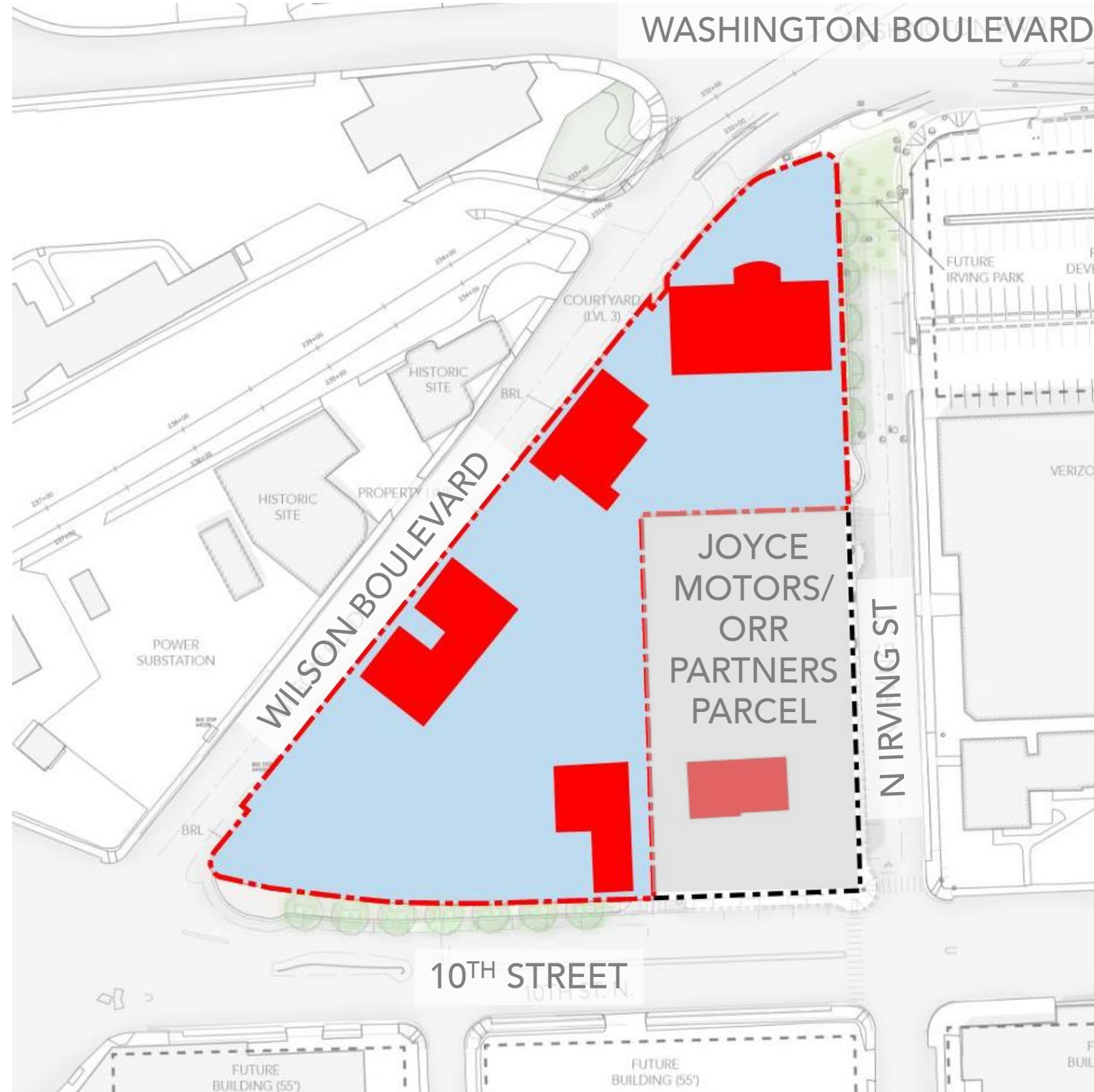
The Clarendon Sector Plan Update Study will consider whether the plan's specific recommendations for individual sites should be refined in a manner that is consistent with the broader goals and policies.

From <<https://projects.arlingtonva.us/plans-studies/clarendon-sector-plan-update/process-scope-and-timeline/>>

1. Depth and location of step backs
2. Calculation of taper plan
3. Occupying portions of roof within the height permitted by sector plan

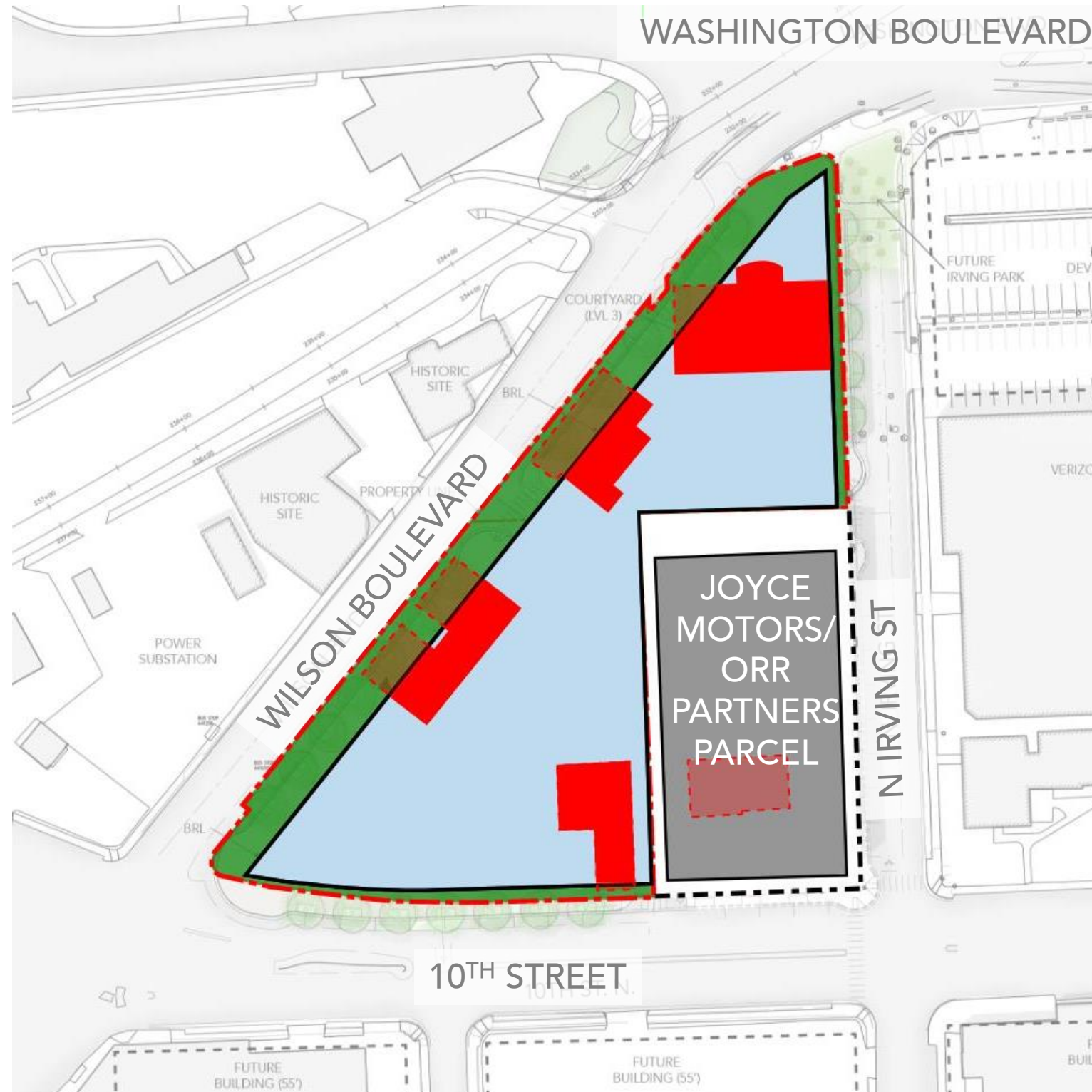
From <<https://projects.arlingtonva.us/plans-studies/clarendon-sector-plan-update/process-scope-and-timeline/>>

PUBLIC SPACE DEDICATIONS | EXISTING CONDITIONS



EXISTING BUILDINGS
SHOWN IN RED

PUBLIC SPACE DEDICATIONS | SITE AREA REDUCTIONS



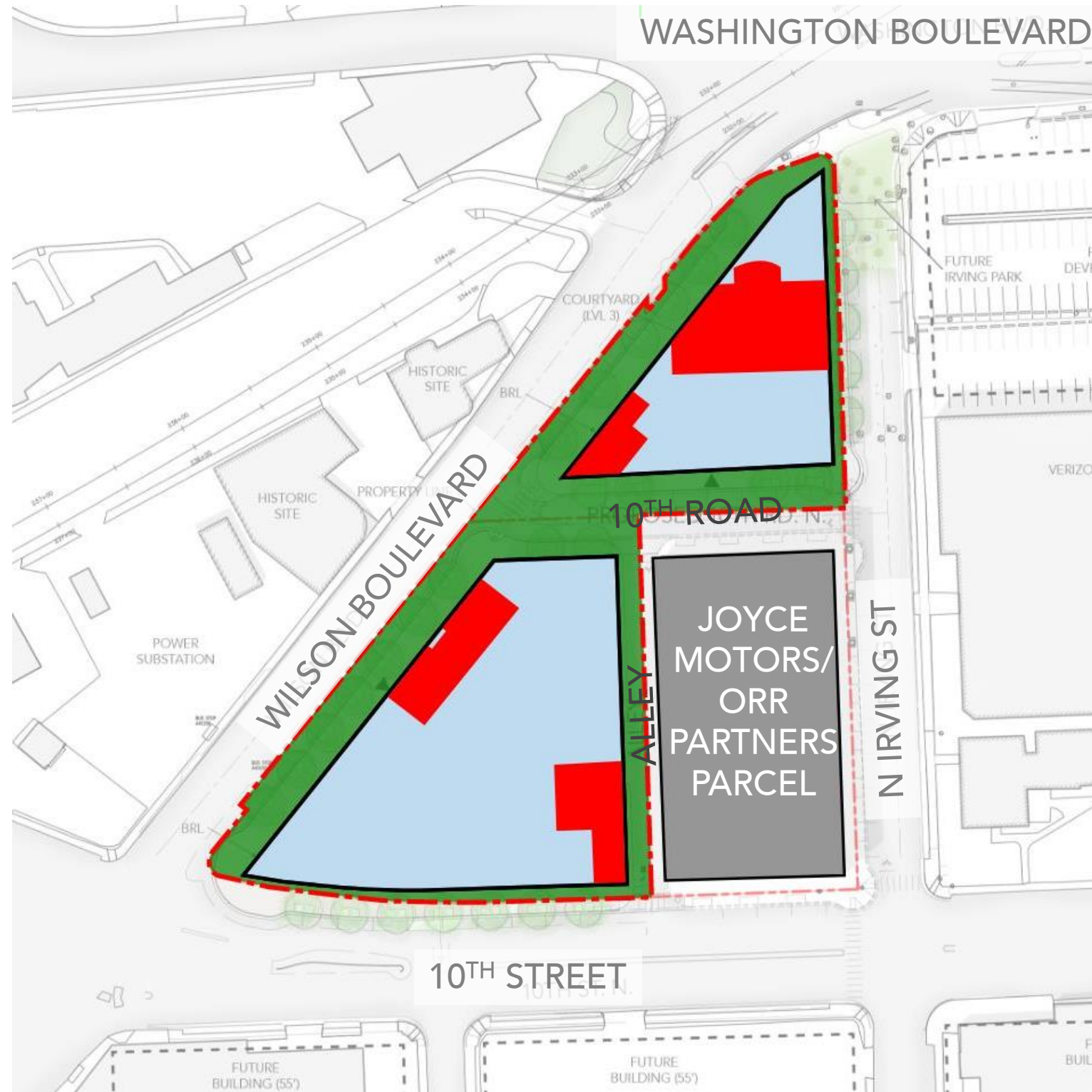
EXISTING BUILDINGS
SHOWN IN RED

DEVELOPERS
CONTRIBUTION TO
PUBLIC DEDICATION
SHOWN IN DARK GREEN

BUILDABLE LOT AREA IS
REDUCED FOR:

- WIDENING OF WILSON BLVD
- IMPROVEMENTS TO 10TH ST
AND IRVING ST

PUBLIC SPACE DEDICATIONS | SITE AREA REDUCTIONS



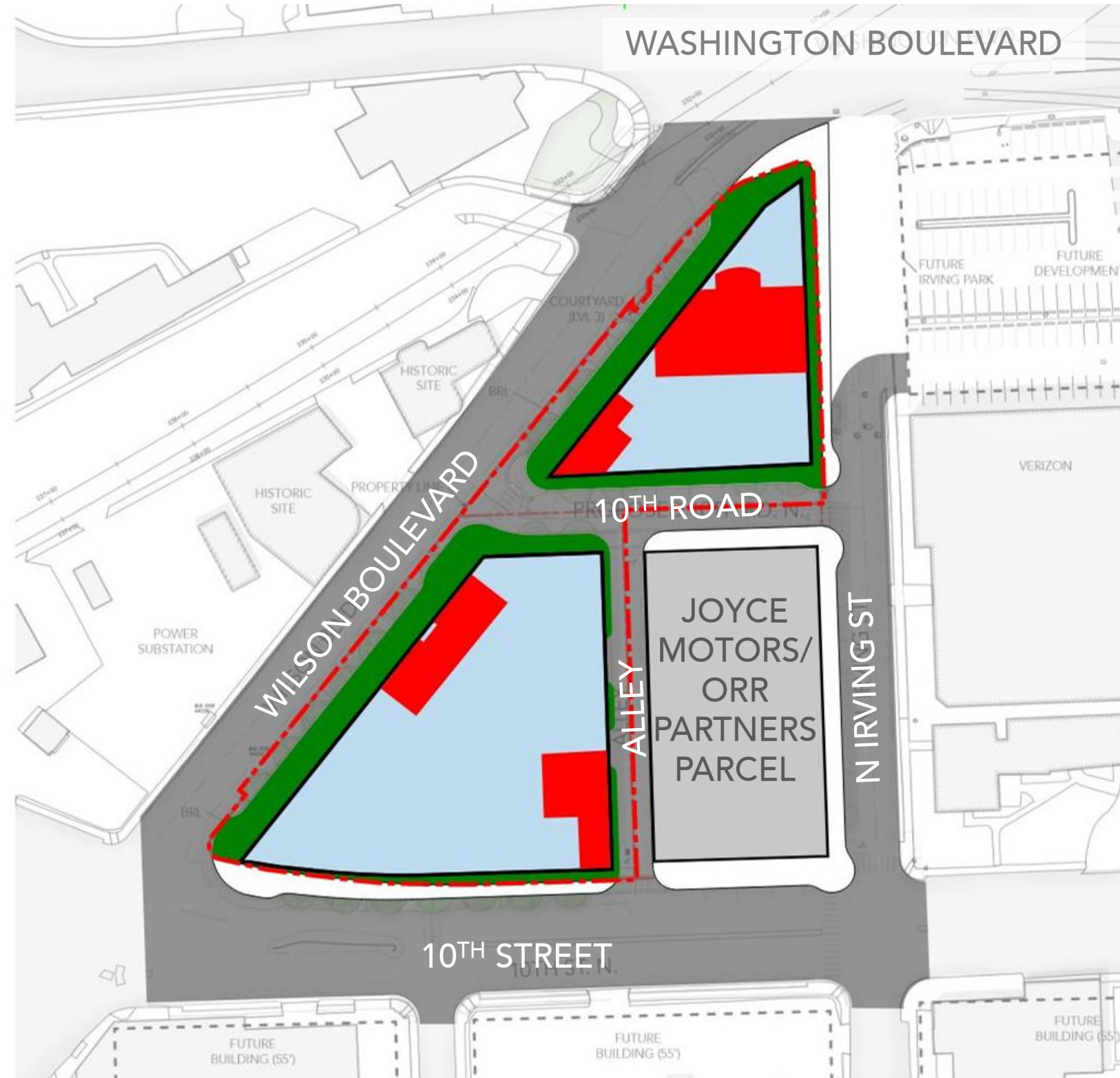
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AND ALLEY

PUBLIC SPACE DEDICATIONS | EXPANDED ACCESS



EXISTING BUILDINGS
SHOWN IN RED

DEVELOPER'S
CONTRIBUTION TO
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SHOWN IN DARK
GREEN AND GRAY
WITHIN THE RED
PROPERTY LINE.

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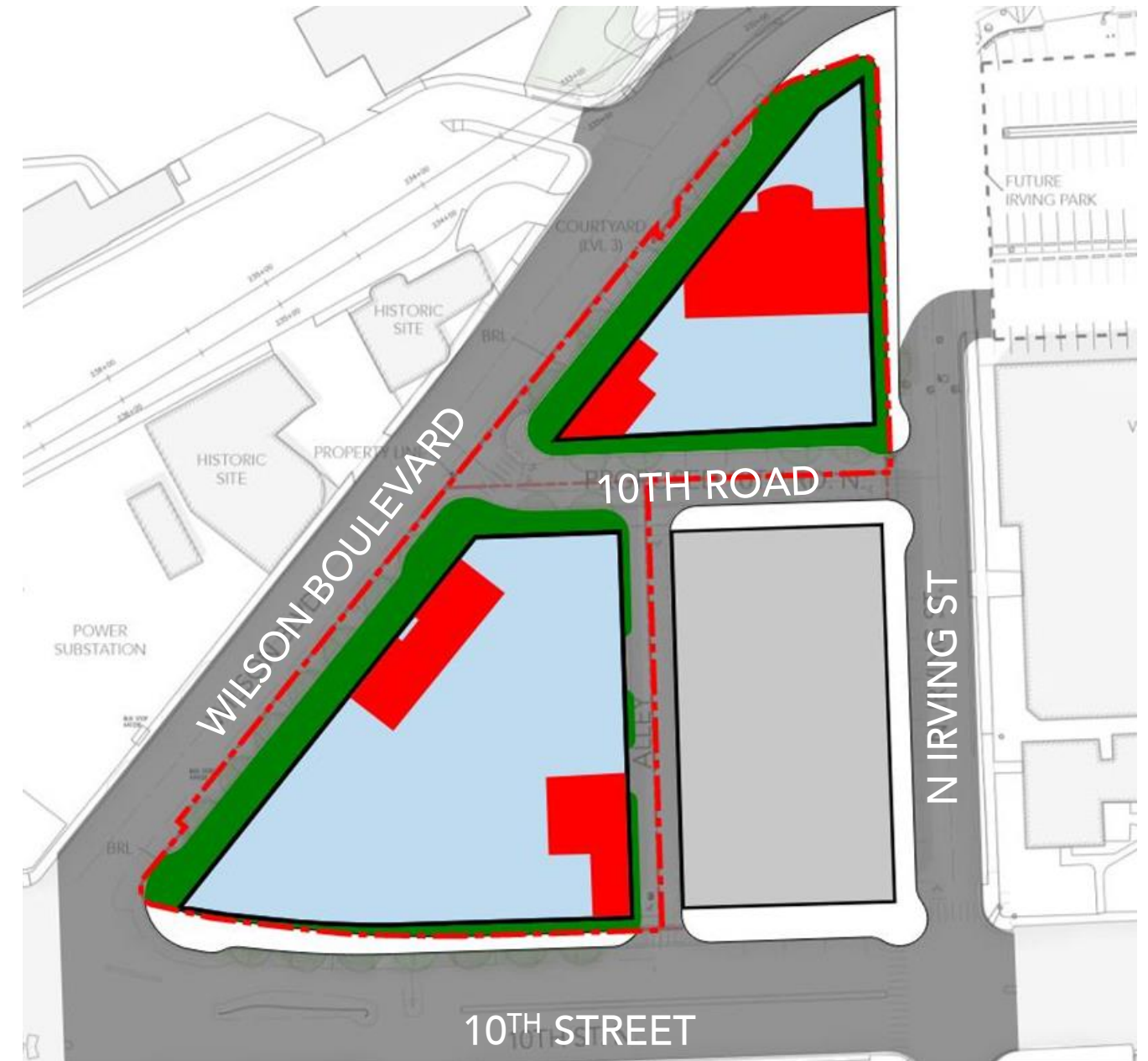
EXPANDED ROAD SYSTEM
SHOWN IN DARK GRAY

PUBLIC SPACE DEDICATIONS | SITE AREA REDUCTIONS



BEFORE

Although use is not the focus of today's conversation, it has become clear, after much analysis, that a hotel use is the only viable option for the reduced triangular site to the north.



AFTER

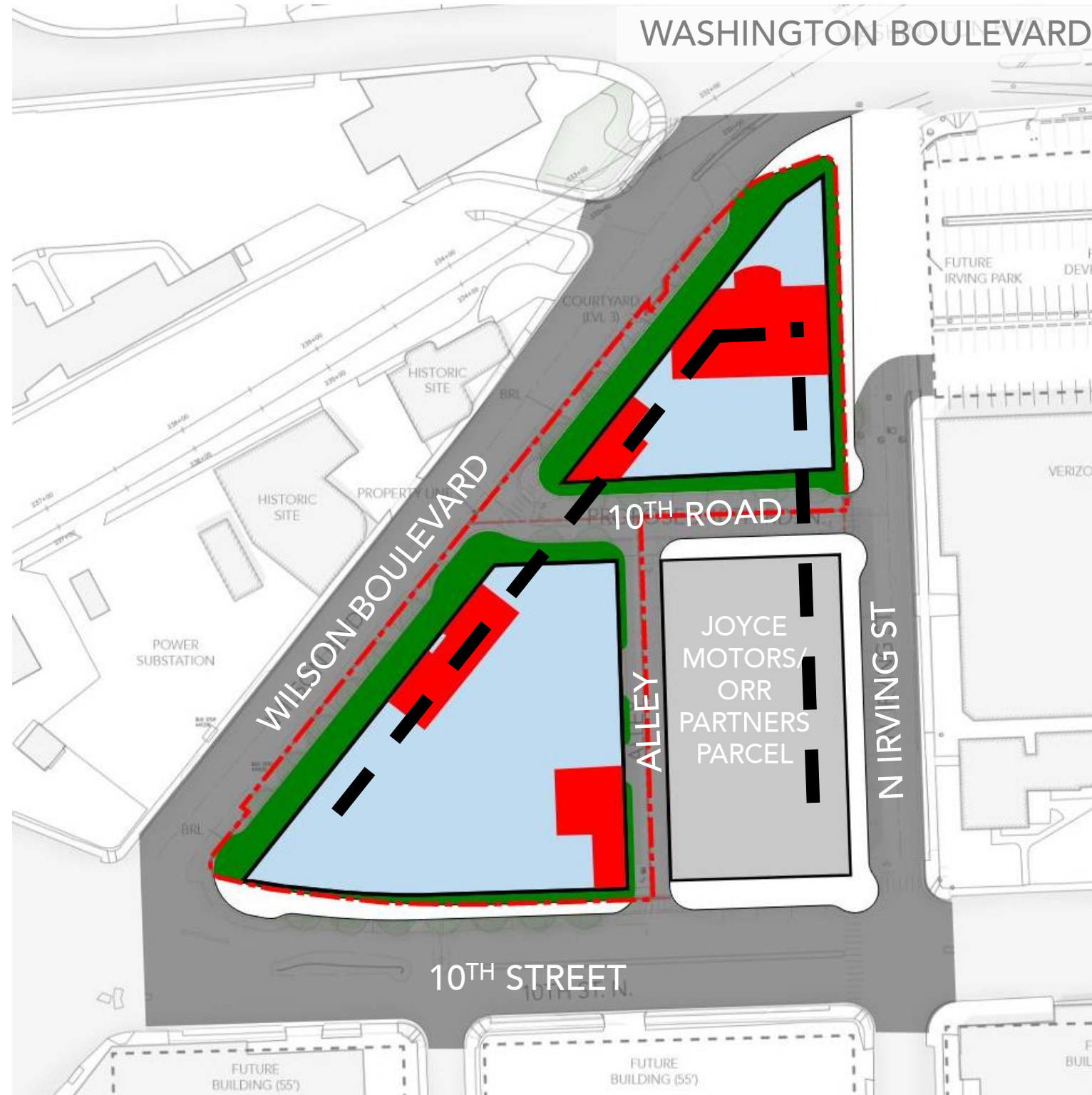
LOT A is significantly constrained by the site reductions. The buildable area is reduced by 38%.

Additional step backs along the length of Wilson and Irving create significant challenges for commercially viable uses.

Depth of step back required on Wilson Boulevard and North Irving Street.

- Intent: Enhance pedestrian scale street scape.
 - Avoid canyon effect
 - Appropriate building scale: pedestrian is not dwarfed by building
 - Do not further reduce the direct sunlight that reaches the street
 - Variety of experiences along the length of the street
- Proposed:
 - Vary the depths of the step backs on Wilson Boulevard and 10th Street
 - Use various modes of massing articulation along the length of a facade
 - Enhance the pedestrian experience on Irving by contributing to the creation and maintenance of a public park.

STEP BACKS | 20' STEP BACK REQUIREMENT



EXISTING BUILDINGS
SHOWN IN RED

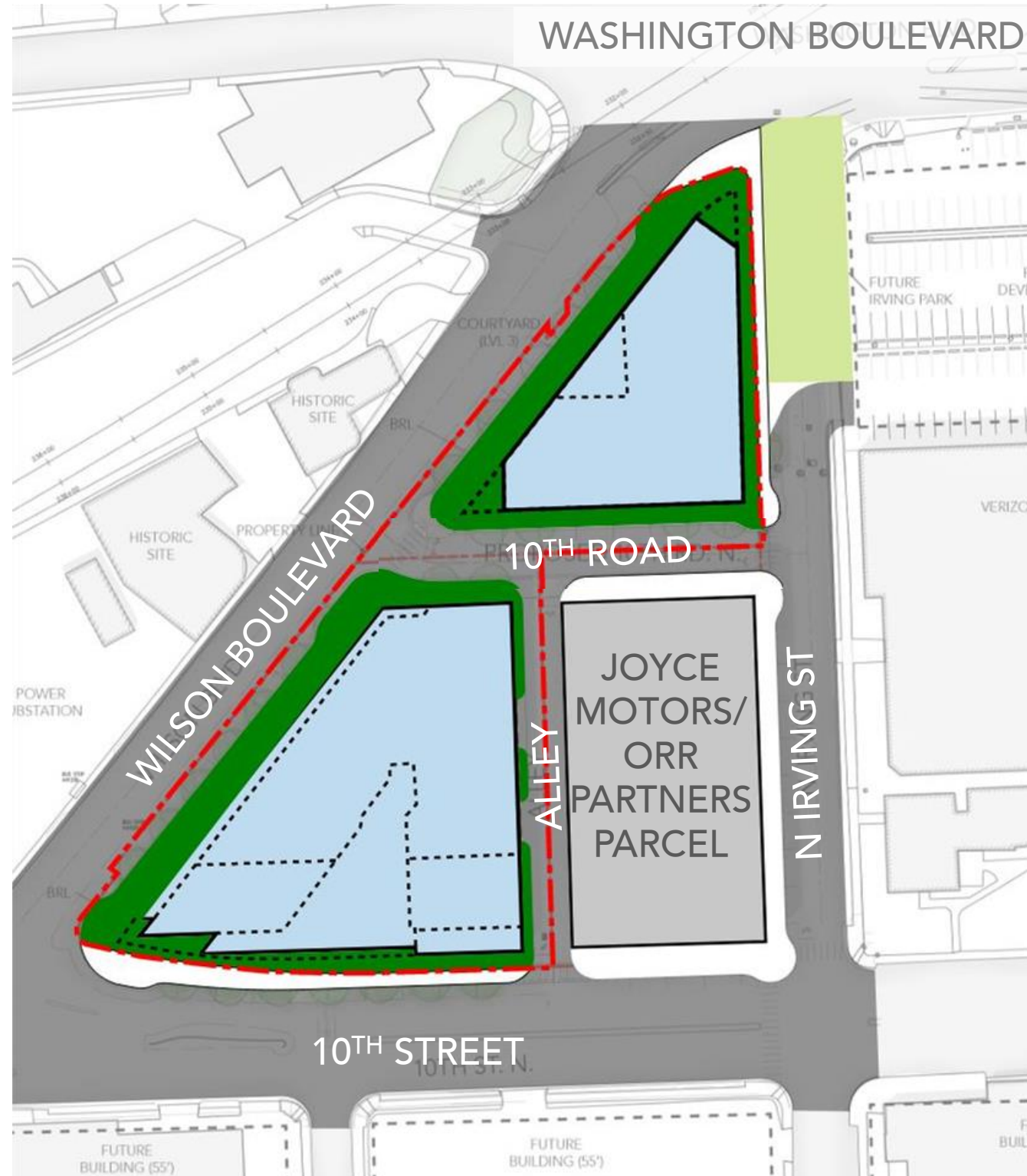
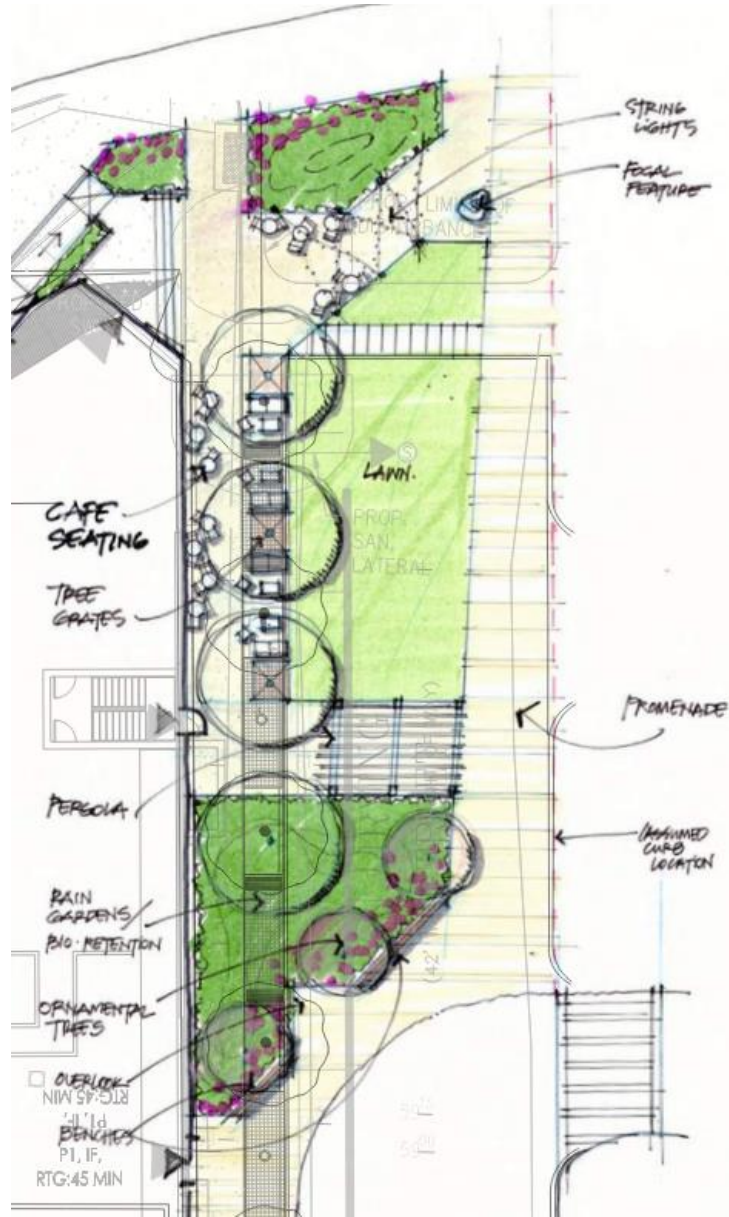
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20' STEP-BACK AT 3RD,
4TH, OR 5TH FLOORS
(STEP-BACKS MAP 2.8)

STEP BACKS | ALTERNATIVE & PUBLIC USE SPACES



DEVELOPER'S CONTRIBUTION TO PUBLIC DEDICATION SHOWN IN DARK GREEN AND GRAY WITHIN THE RED PROPERTY LINE.

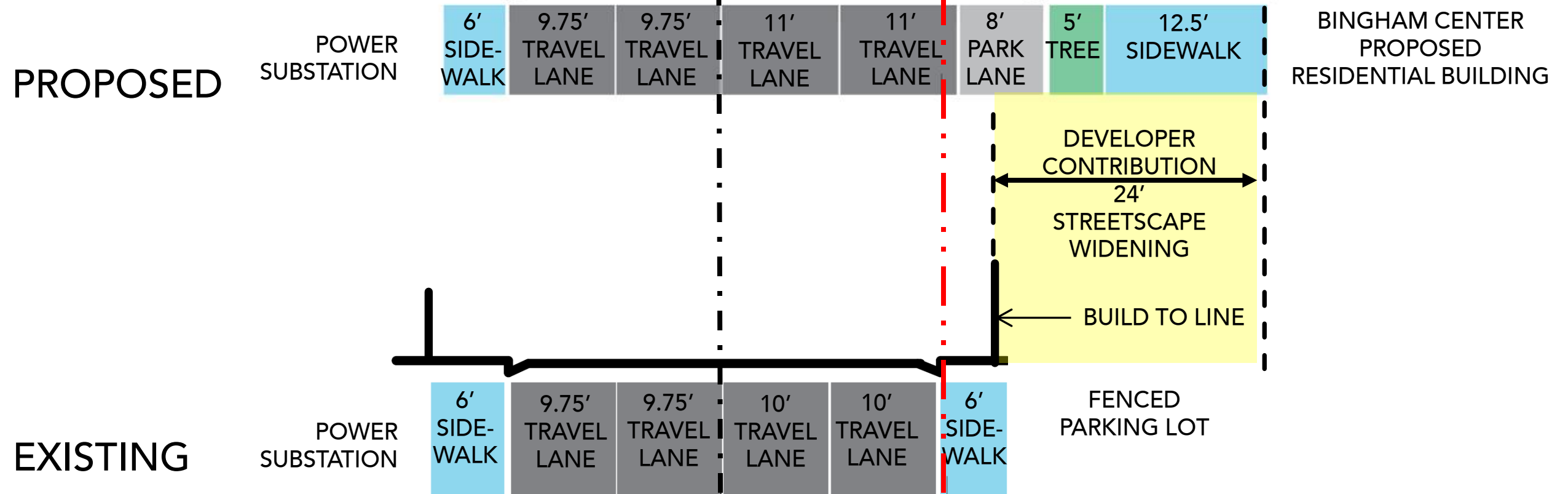
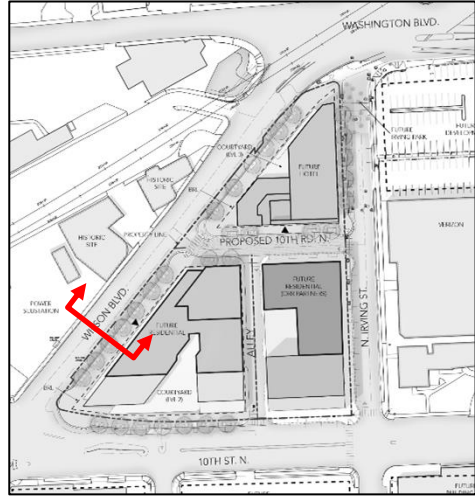
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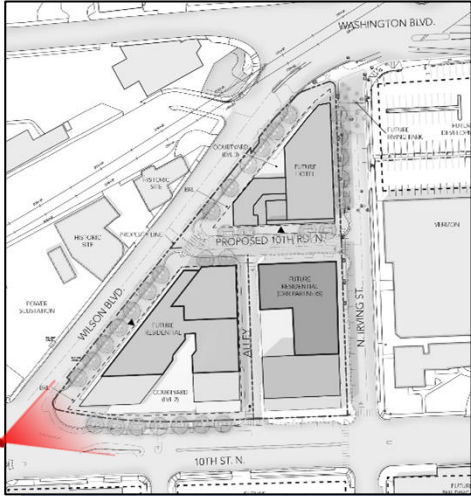
PROPOSED STEP BACKS

DEVELOPER'S CONTRIBUTION OFFERED FOR ENHANCING PUBLIC IRVING STREET PARK IN LIGHT GREEN

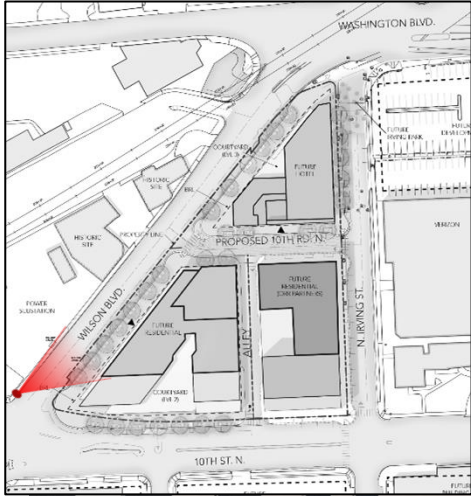
STEP BACK ALTERNATIVE | WILSON BOULEVARD



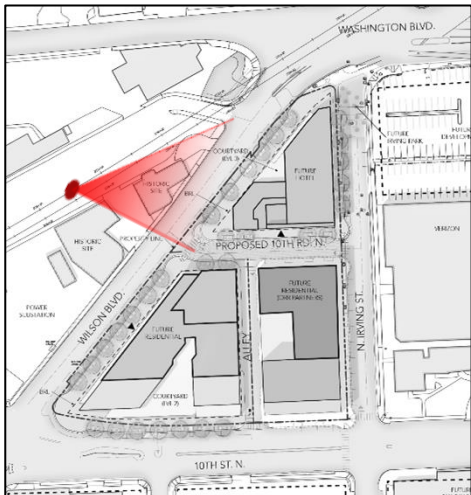
BUILDING HEIGHT AND FORM | 10TH STREET EXPERIENCE



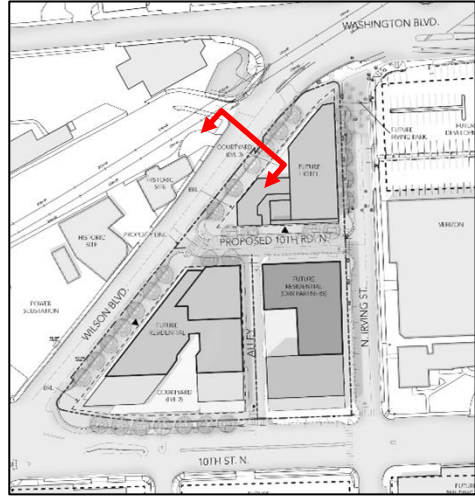
STEP BACK ALTERNATIVE | WILSON BOULEVARD



STEP BACK ALTERNATIVES | WILSON BOULEVARD & 10TH ROAD NORTH



STEP BACK ALTERNATIVE | WILSON BOULEVARD

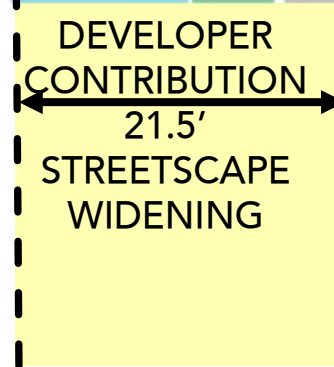


PROPOSED

BINGHAM CENTER
PROPOSED HOTEL
BUILDING

NORTHSIDE
SOCIAL

12.5'	5'	8'	11'	11'	9.75'	9.75'	6'
SIDE-WALK	TREE	PARK LANE	TRAVEL LANE	TRAVEL LANE	TRAVEL LANE	TRAVEL LANE	SIDE-WALK



EXISTING

EXISTING
3240 WILSON
BUILDING

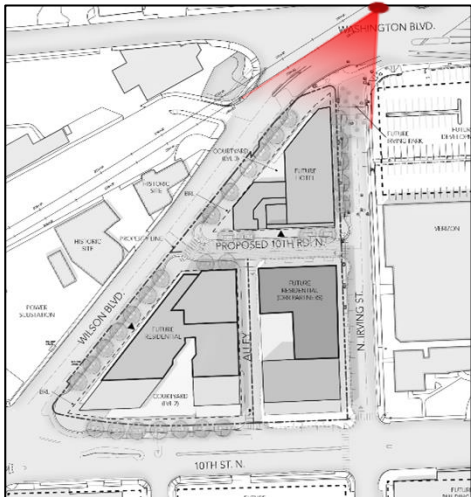
NORTHSIDE
SOCIAL

6'	10'	10'	9.75'	9.75'	6'
SIDE-WALK	TRAVEL LANE	TRAVEL LANE	TRAVEL LANE	TRAVEL LANE	SIDE-WALK

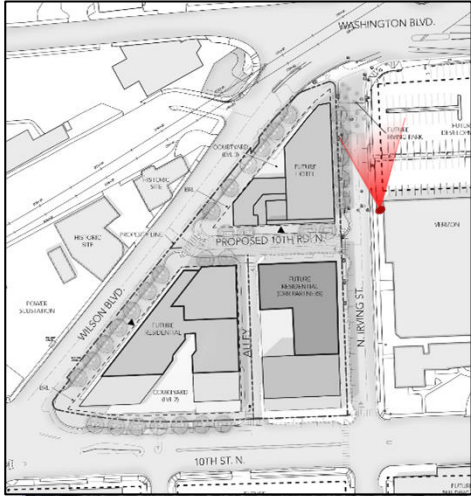
STEP BACK ALTERNATIVE | WILSON BOULEVARD



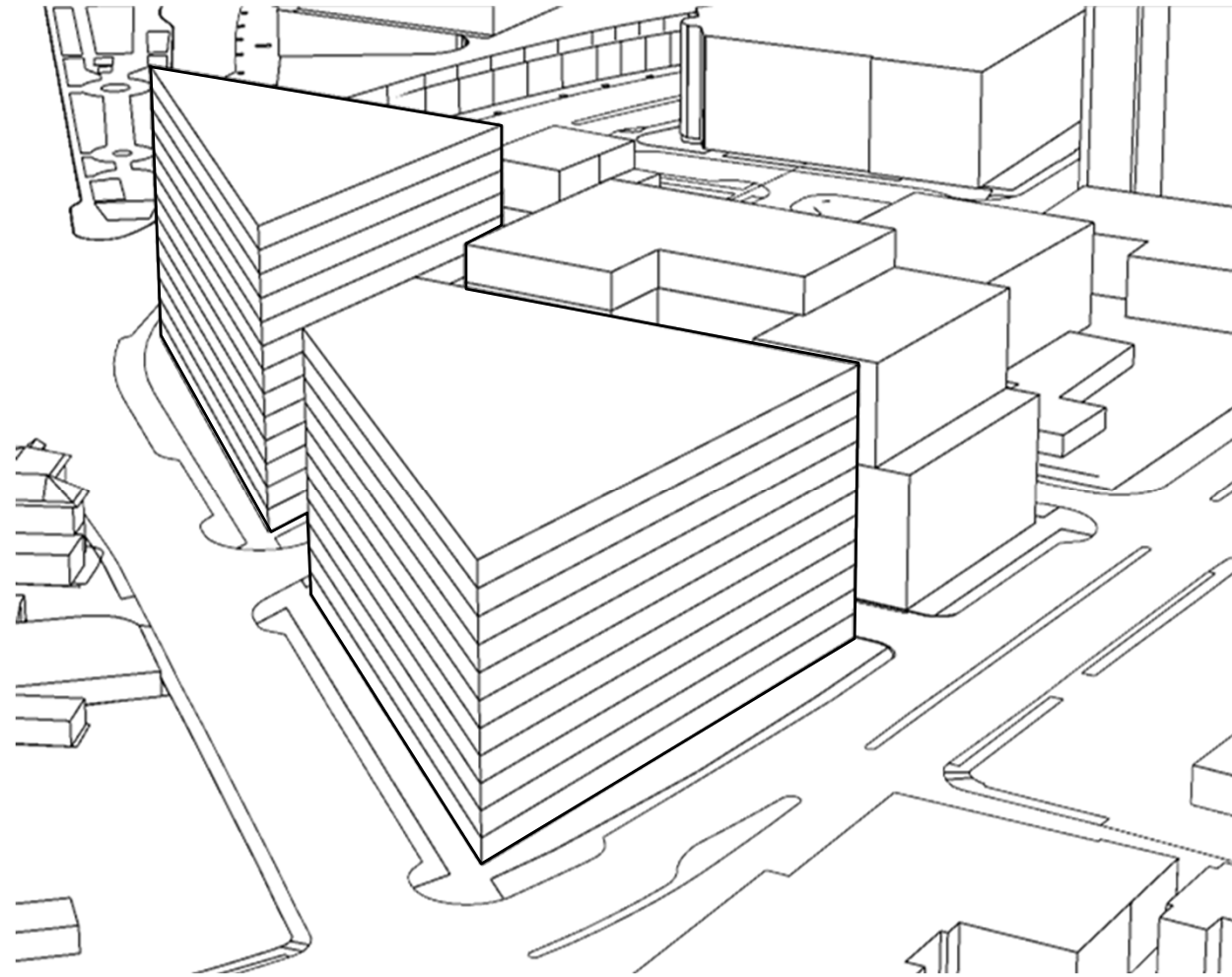
STEP BACK ALTERNATIVE | WILSON BOULEVARD & IRVING STREET PARK



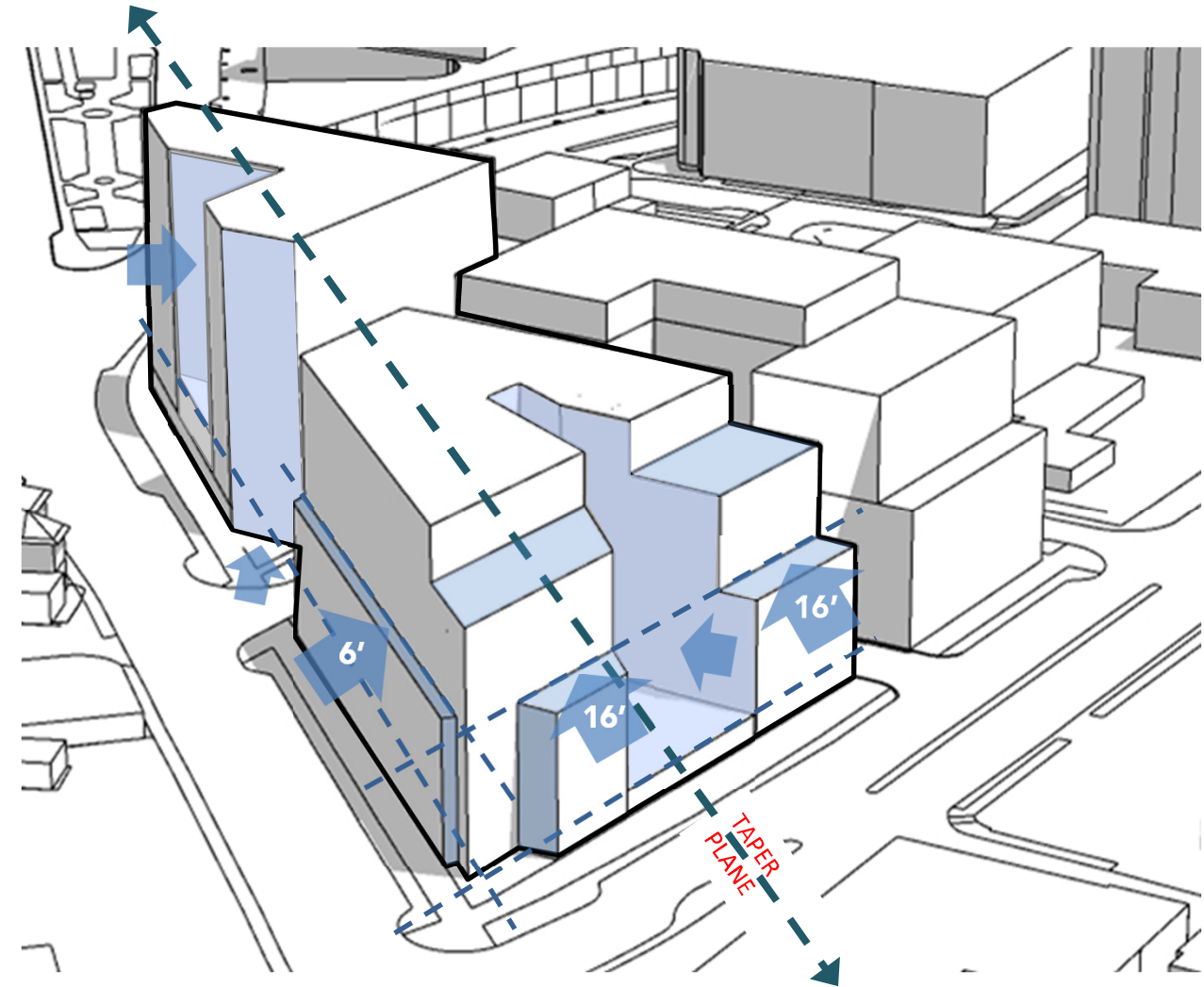
STEP BACK ALTERNATIVE | IRVING STREET PARK



BUILDING HEIGHT AND FORM | STEP BACKS AND TAPER



THE BUILDING MASS AVAILABLE AFTER PUBLIC DEDICATIONS FOR WILSON BOULEVARD AND 10TH ROAD



IMPLEMENTATION OF THE STEP BACKS AND TAPER MASSING TO MEET THE INTENT OF THE CLARENDON SECTOR PLAN HEIGHT AND FORM REQUIREMENTS

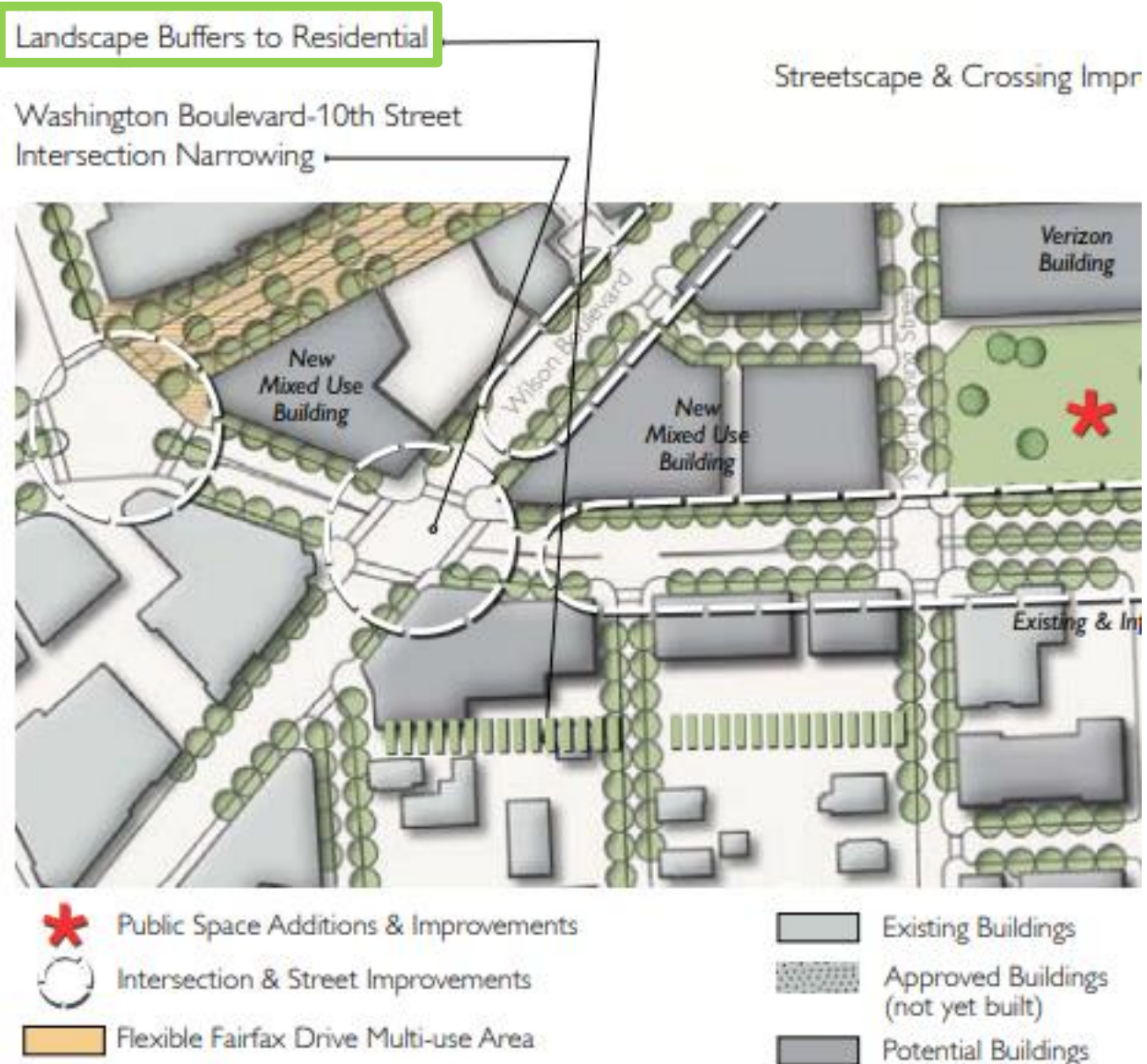
Application of taper plane

- Intent: Preserve the integrity of the low-rise residential neighborhood by
 - Gradually increase the height of buildings from the low-rise residential to the central core
 - Separate single-family homes from commercial and higher density development
 - Control the view from the single-family homes
 - Calculate the taper at a ration of 1:3
- Proposed:
 - Reconcile the location of the spring point of the taper plane with the sector plans requirement for a landscape buffer to delineate the limits of the residential neighborhood

BUILDING HEIGHT AND FORM | 10TH STREET TAPER INTENT

10TH STREET CORRIDOR PLAN OVERVIEW

Figure 2.17



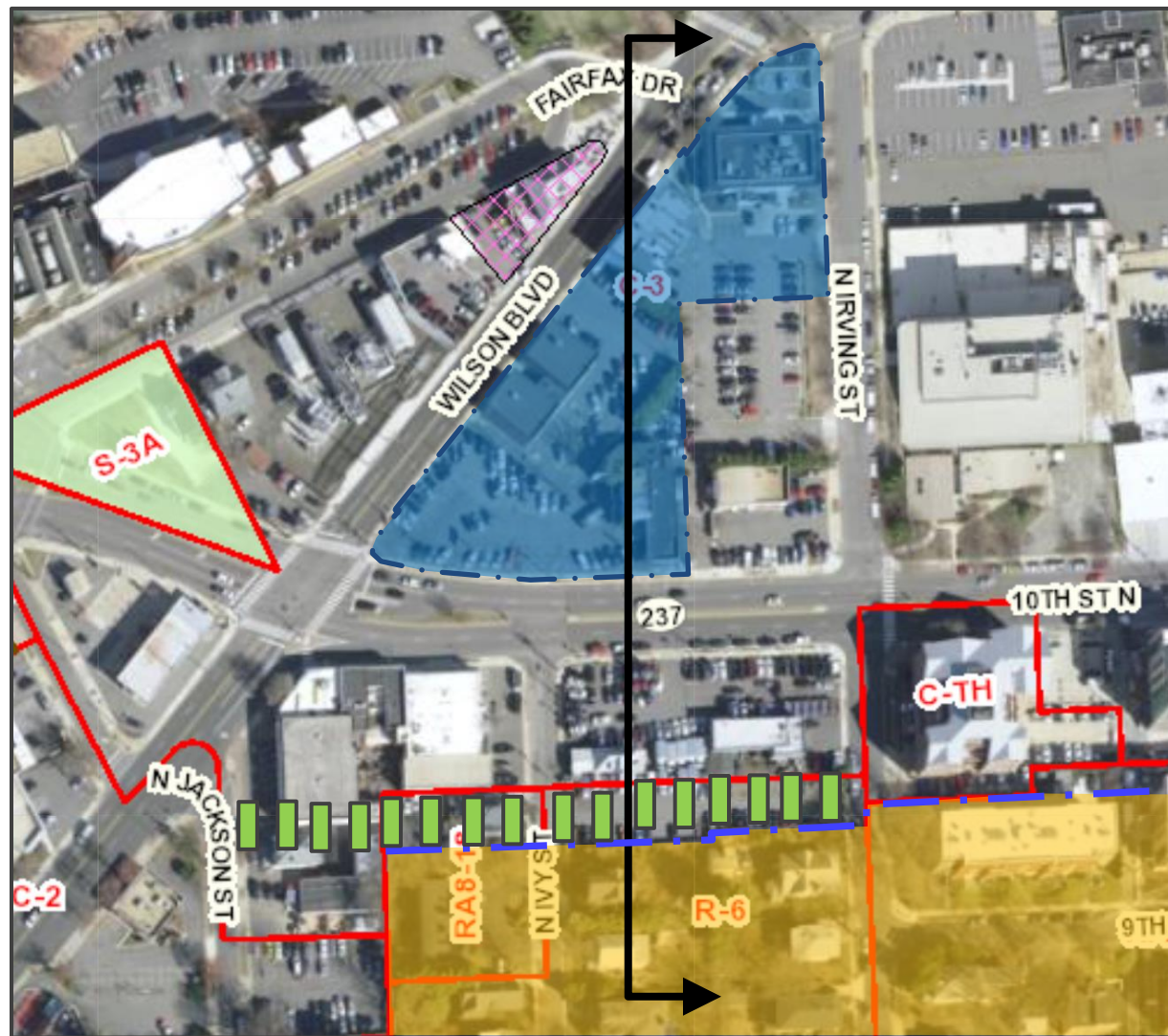
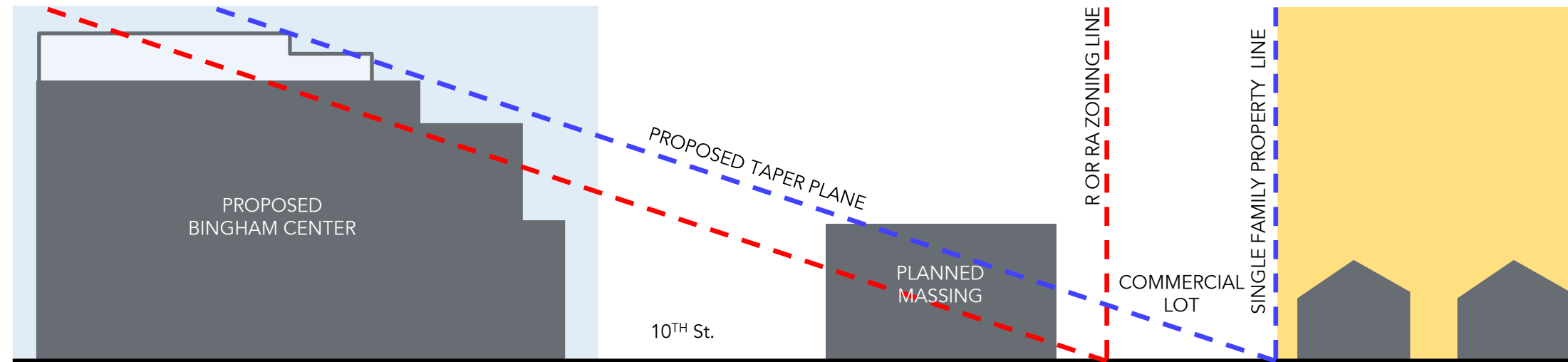
INTENT:

- Protect the integrity of the low-rise residential neighborhoods
- Higher density tapers up from the neighborhoods to Clarendon's core.

In the sector plan, the landscape buffer separates the low-rise residential neighborhood, preserving its integrity.

Excerpt from Clarendon Sector Plan,, emphasis added

BUILDING HEIGHT AND FORM | 10TH STREET TAPER CROSS SECTION



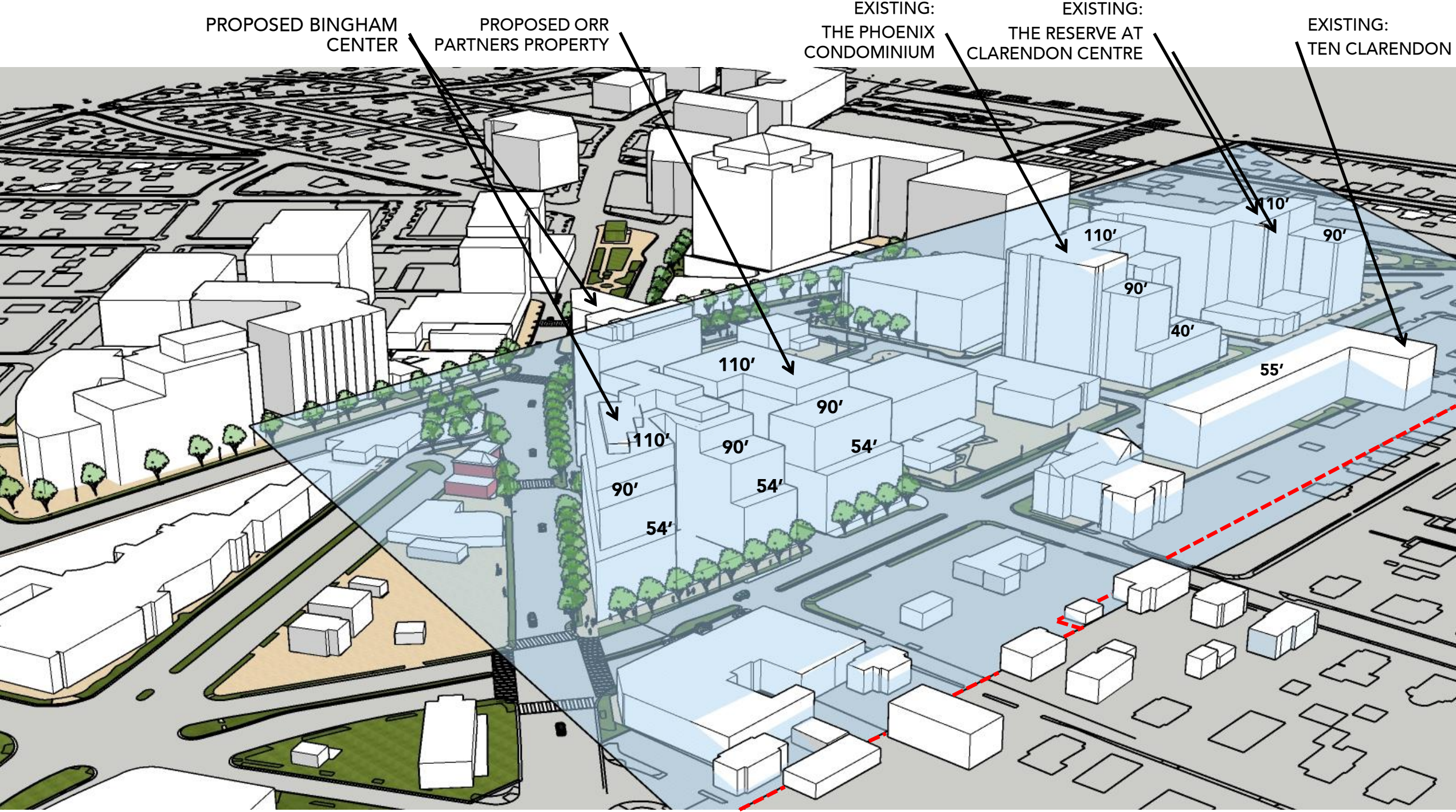
Detail from Arlington County Zoning Map

FUTURE
LANDSCAPE
BUFFER, PER
SECTOR PLAN

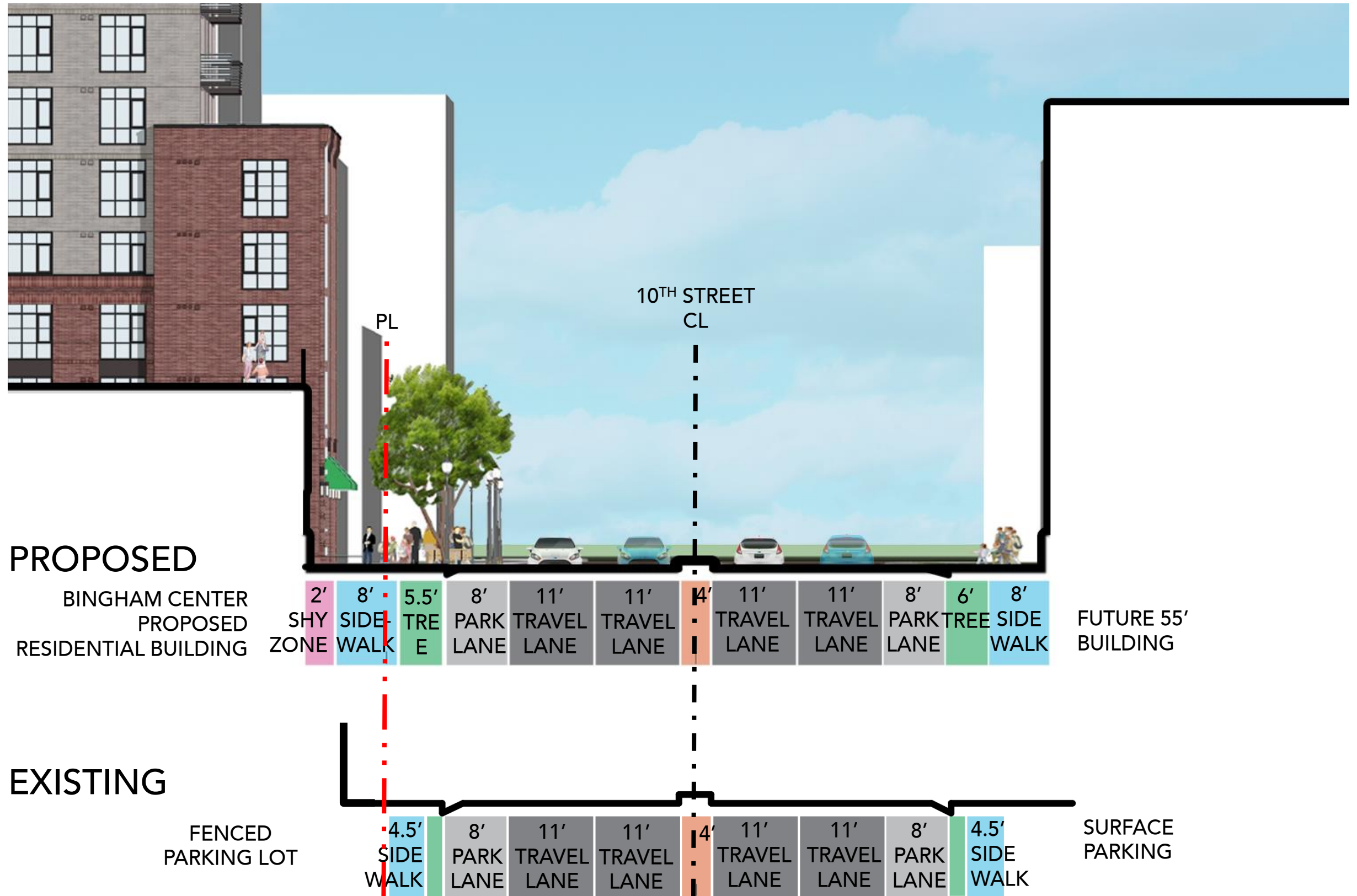
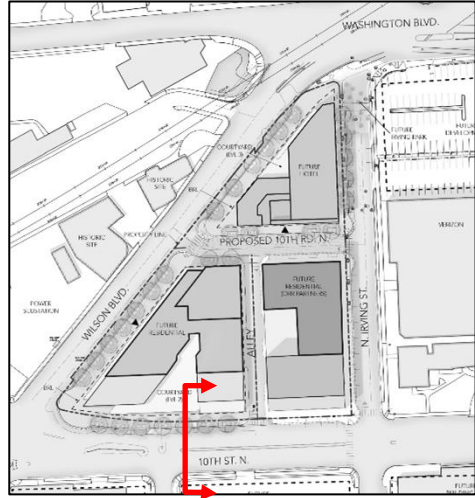
- - - - CURRENT SPRING POINT FOR TAPER PLANE PER ZONING MAP
- - - - PROPOSED SPRING POINT FOR TAPER PLANE AT EXISTING COMMERCIAL USE LIMIT TO SHIELD AND PROTECT RESIDENTS, PER INTENT OF SECTOR PLAN
- RESIDENTIAL USE (REMAINDER OF MAP COMMERCIAL USE)
- BINGHAM PROPERTY
- LANDSCAPE BUFFER

- The 55' height for commercial properties on the south side of 10th Street
 - interrupts the taper plane and
 - Blocks the view from the residential properties.
- The area designated as a landscape buffer is currently used as parking and it is owned by the owners of the adjacent commercial properties.

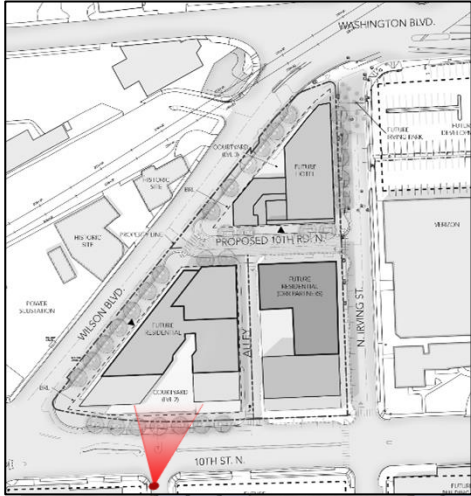
BUILDING HEIGHT AND FORM | 10TH STREET TAPER PLANE



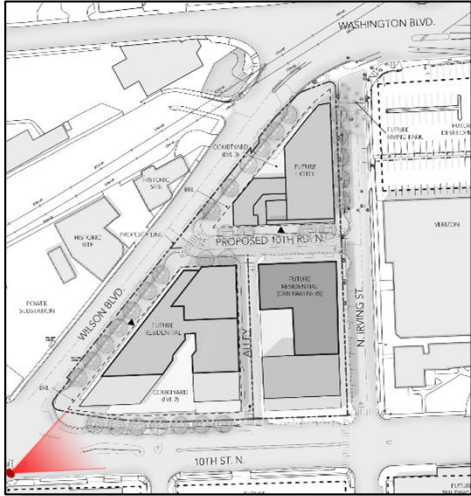
BUILDING HEIGHT AND FORM | TAPER AT 10TH STREET



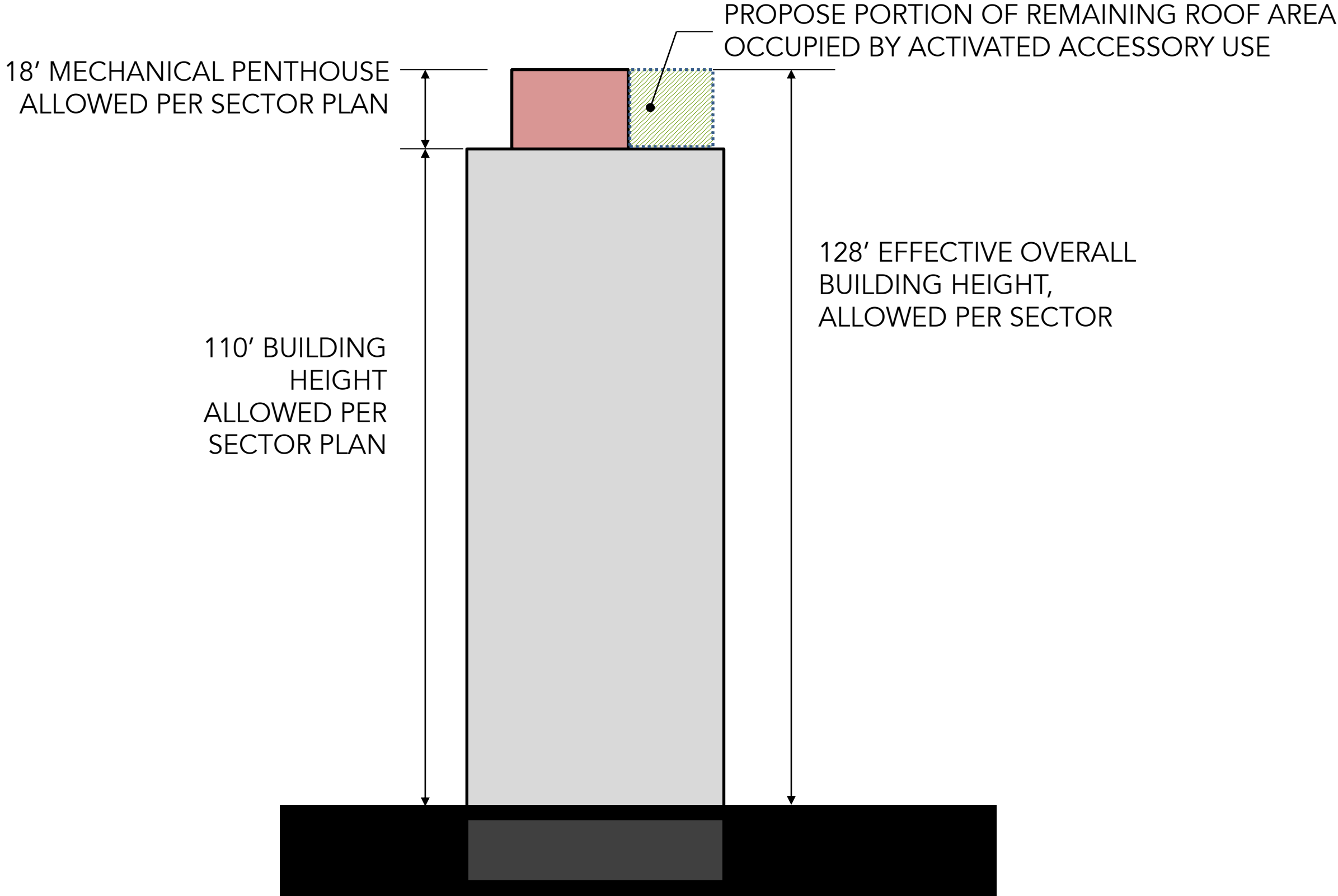
BUILDING HEIGHT AND FORM | VIEW FROM IVY STREET



BUILDING HEIGHT AND FORM | 10TH STREET EXPERIENCE



BUILDING HEIGHT AND FORM | ROOF STRUCTURES



CONCEPT DIAGRAM

BUILDING HEIGHT AND FORM | DYNAMIC EXPERIENCES

