

Virginia Square Sector Plan Recommendations for Virginia Square Site

Land Use & Zoning:

Change GLUP designation from “High” Residential to “High” Office-Apartment-Hotel and add an open space symbol to achieve a Virginia Square plaza. (p.60)

Concept Plan - Land Use: site striped for Office/Commercial Use(p. 52)

Site Specific Guidelines:

- Concept Plan – shaded for Mixed-Use with Office and Cultural/Educational Uses (p. 14)
- Building Types - Commercial offices buildings w/ cultural and/or educational uses, civic buildings (p. 14)
- Recommended Uses - Commercial office or Mixed Uses with Cultural and/or Educational uses; Street level retail w/ cultural/educational emphasis; Interior pedestrian connection/atrium from the plaza toward Quincy Park; Roof-top and terrace level restaurant; Urban plaza facing Fairfax Drive (p. 16)

Cultural, Educational, and Historic Resources:

Encourages private development of new cultural and educational uses at either the Arlington Funeral Home or Virginia Square site (second priority). (p.63)

Site Specific Guidelines:

- Attain cultural and/or educational uses through private redevelopment or a public/private partnership (p. 14)

Transportation & Circulation:

Encourages the creation of convenient pedestrian connections and enhanced walkways to entice pedestrian circulation and improve safety; Supports limiting the number of curb cuts and consolidating garage and/or loading entrances; Encourages redesign of 10th Street and Fairfax Drive intersections to facilitate pedestrian use; Calls for installing nubs to shorten crosswalk length at N. Monroe and N. Nelson Streets; Supports installing and synchronizing traffic signals along Fairfax Drive to improve vehicular flow and pedestrian circulation; Requires that new proposals evaluate the potential for an additional Metro station entrance on this site; Supports maintaining Fairfax Drive as a boulevard and narrowing N. Monroe Street north of Fairfax; Maintain existing bus routes and explore bus access to primary destinations including GMU campus and VA Square site (p.64-65,72-73)

Site Specific Guidelines (p. 14):

- Improved pedestrian circulation around the block
- Service and garage entrances limited to North Monroe & North Nelson streets
- Unique streetscape elements, including streetlights, banners, and public art
- Potential site for new Metrorail entrance

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Parking:

Street-level commercial uses should have sufficient on- and off-street short-term parking; Maximize on-street parking to support a variety of uses; Sufficient parking should be provided for cultural/educational uses; Improve parking efficiency by requiring shared parking in all new office and residential construction. (p.73)

Site Specific Guidelines (p. 16-17):

- Provide shared parking to serve community facilities and general community in off-peak hours
- Service and parking garages should be located on North Monroe or North Nelson streets, at least 25 feet from the intersection with Fairfax Drive
- Off-street parking should be provided as required per the Zoning Ordinance
- On-street parking is strongly encouraged on all streets; curb cuts and driveways should be consolidated to maximize on-street parking
- Retail, visitor, or other short-term parking should be located near the main garage entrances
- Parking garages should be fully below grade
- Consider use of group parking meter devices to minimize sidewalk clutter
- Adequate space for loading should be provided, avoiding major pedestrian routes and screened from view along Fairfax Drive

Urban Design and Architecture:

Calls for developers to complete full-block streetscape improvements, including utility undergrounding; Preserve and reinforce views along Fairfax Drive and North Monroe; Encourages developers to collaborate with artists to integrate art into the plaza, building, and streetscape. (p.75-76)

Buildings should have high quality materials; Rooftop views from taller buildings should be considered; Open spaces should have space for seating opportunities, adequate pedestrian circulation, special events, and public art; Open spaces should be provided adjacent to cultural facilities; Public art should be incorporated into the streetscape; Parking should be wholly underground with entrances on side streets; Ventilation systems should be located away from walkways; Utility structures may be screened with architectural elements (p. 84-88)

Site Specific Guidelines (p. 14, 16- 17):

- Build-to requirement along all streets
- Provide an interior pedestrian connection from the plaza toward Quincy Park
- Fairfax Drive is a primary street, with a public and commercial character, and should encourage pedestrian circulation
- North Monroe should portray a similar character but North Nelson and 10th Streets are

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secondary streets

- Special architectural treatment of the building façade should reflect community uses in the building and urban plaza
- Building should have defined base, body, and top
- Ground floor should have a minimum 18' floor-to-ceiling height
- Total building height should not exceed 12 stories, or 125', except for a 16' mechanical penthouse
- Building materials should include masonry, pre-cast concrete, granite, steel, architectural glass panels, natural stone veneer, or other similar quality materials
- Facades on upper levels should be at least 50% transparent
- Primary building entrance should face urban plaza and/or Fairfax Drive with additional entrances from N. Monroe or 10th Streets
- Street level should be primarily transparent and activate sidewalk/plaza
- Retail should have frontage on Fairfax Drive or the plaza, with entrances at corner locations and transparent doors.
- Integrate signs and awnings into plaza design
- Incorporate special rooflines into the building design
- A special architectural embellishment may extend up to 25' above the roofline but shall not exceed 10% of the total roof area

Housing:

Encourages on-site affordable dwelling units via the use of bonus density; expects at least 5% of new units to be affordable. (p. 76-78)

Parks and Open Space:

Calls for the creation of urban plaza along streetscape at Virginia Square site. (p.79)
Concept Land Use Plan indicates open space at corner of Fairfax and North Monroe (p.52)