

# Clarendon West (Red Top Cab)

SPRC Meeting #4

Staff Presentation

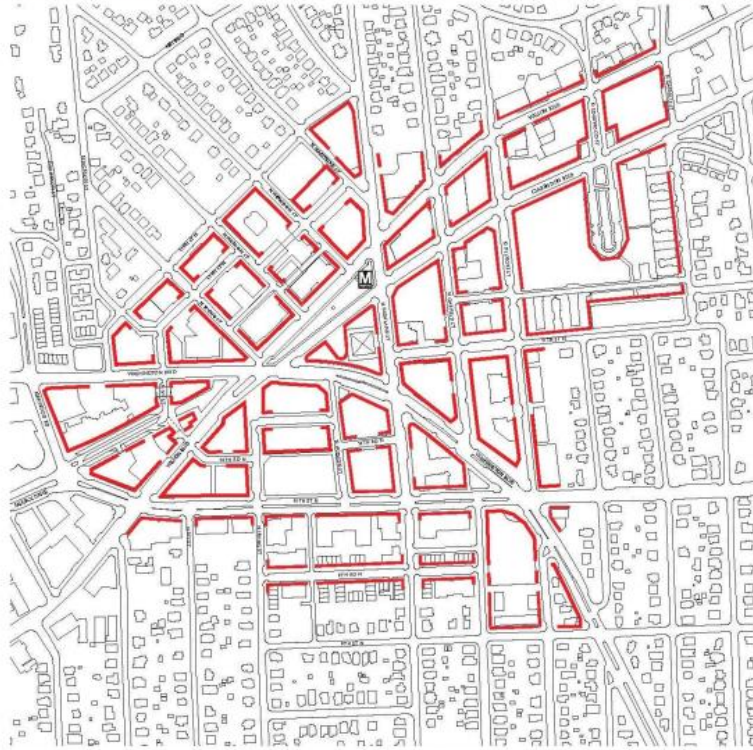
DCPHD—Planning Division

July 13, 2015

- Building Architecture
  - Retail Spaces
  - Service Issues
- Transportation
- Open Space

# Clarendon Revitalization District (Z.O. Section 9.2)

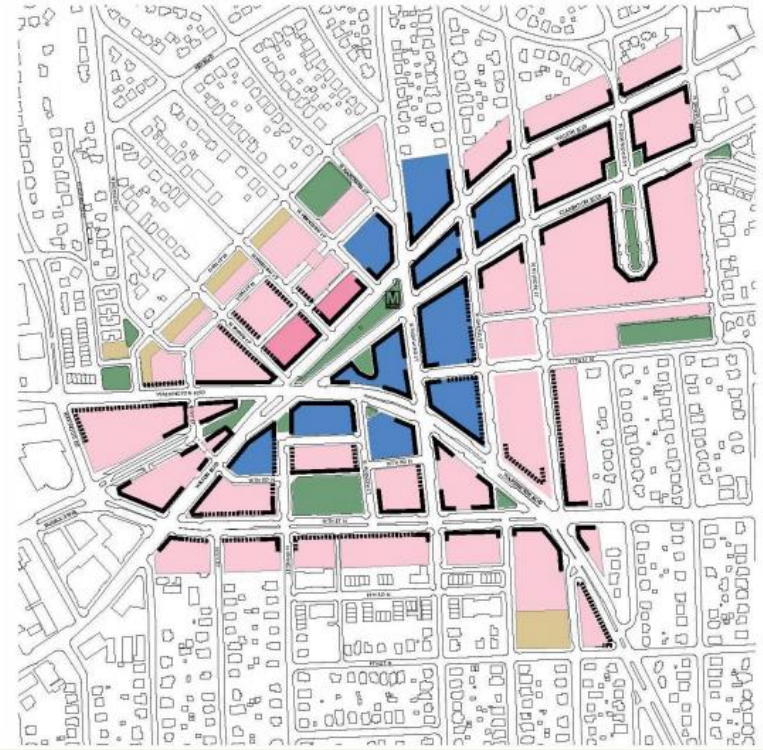
59.2.10. Map 6, Build-to lines



Note: Parking and loading should be located where build-to lines are not indicated.



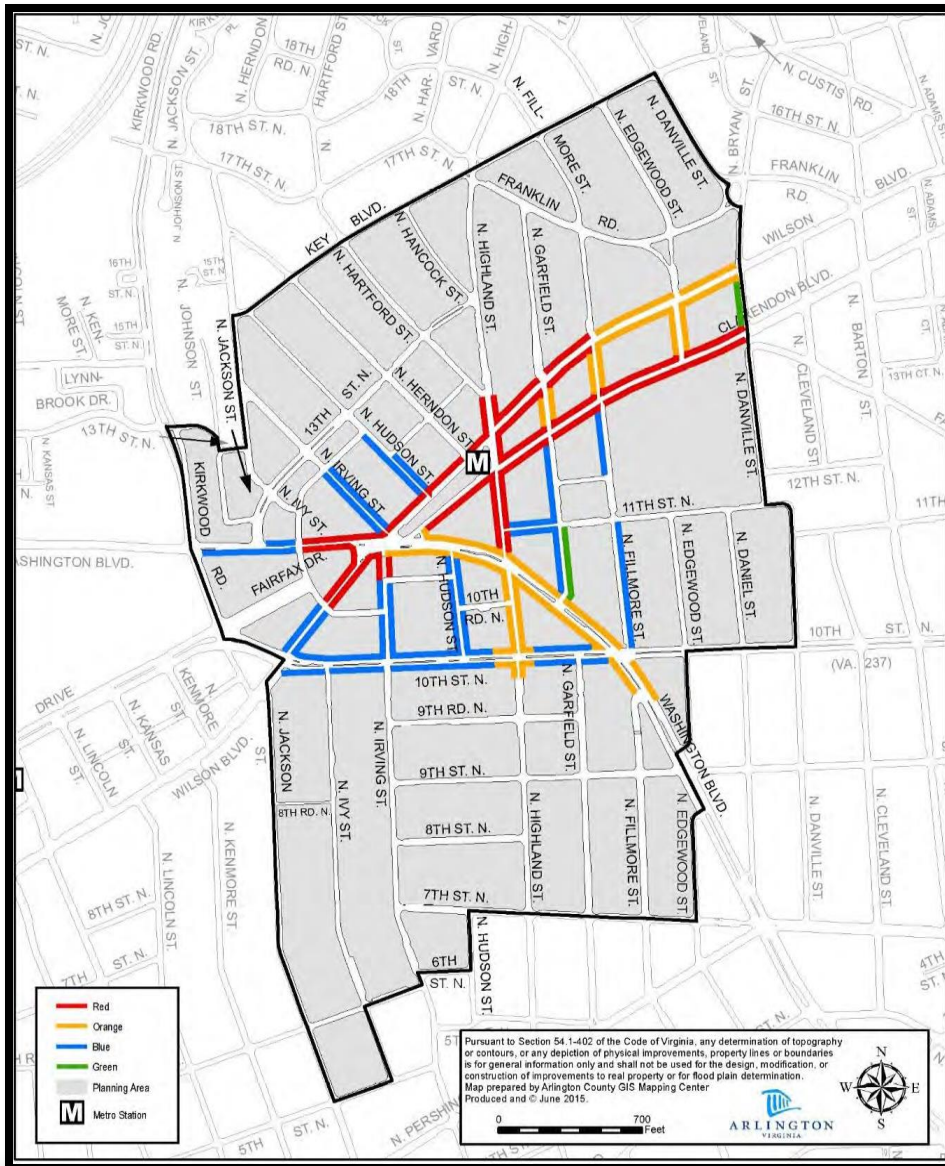
59.2.6. Map 2, Use mix



- Residential
- Residential, Commercial, Hotel, or Mixed Use
- Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
- Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
- Existing & Proposed Open Space
- Retail Frontages
- Retail and/or Personal/ Business Service Frontages

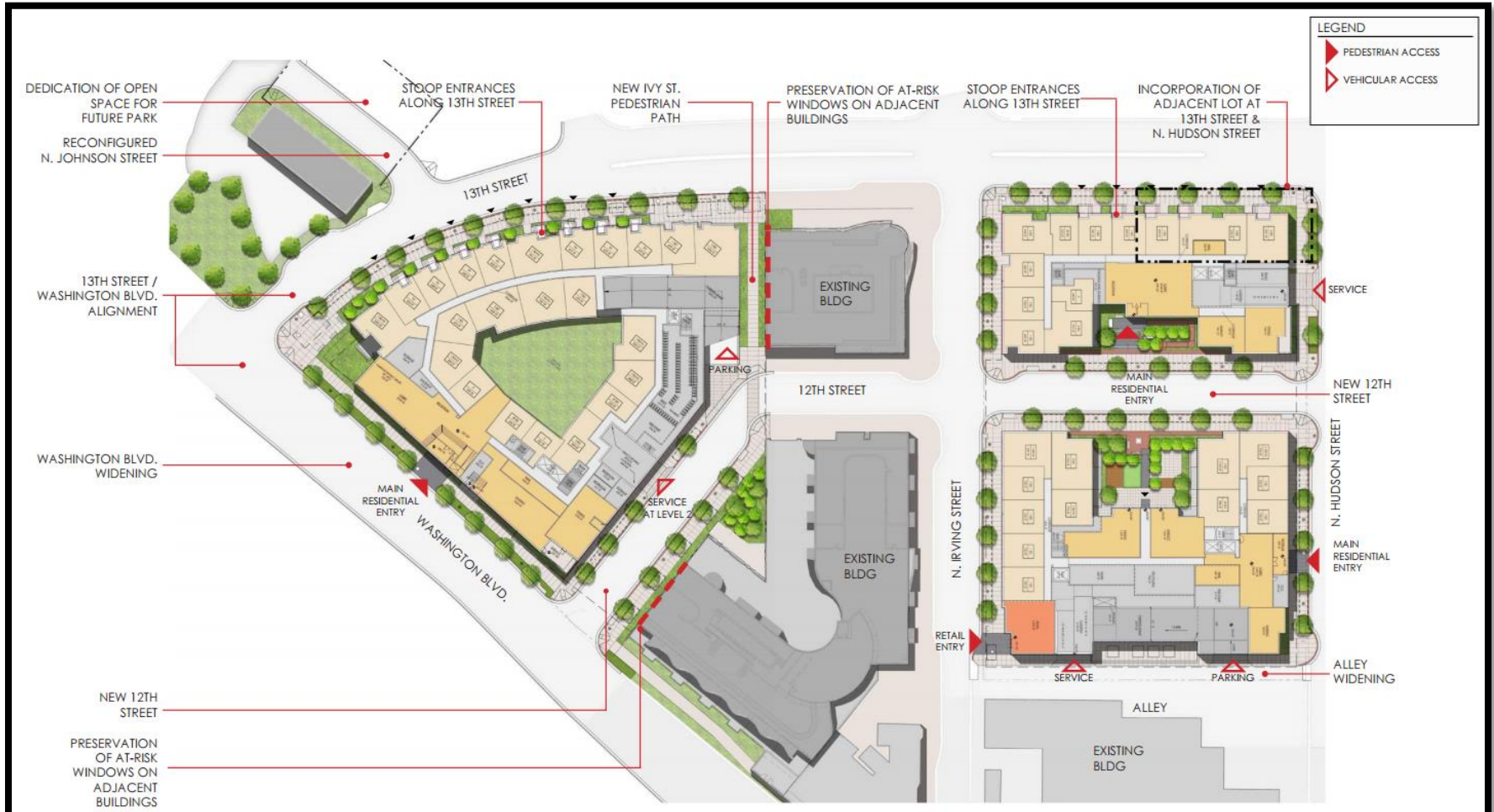


# Retail Action Plan—July 2015 PC DRAFT



| Red*  | Gold*  | Blue*   | Green  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>• Design Standards: Exterior &amp; Interior</li> <li>• Retail Sales</li> <li>• Food and Drinking Establishments</li> <li>• Entertainment Establishments</li> </ul> | <ul style="list-style-type: none"> <li>• Design Standards: Exterior &amp; Interior</li> <li>• Retail Sales</li> <li>• Food and Drinking Establishments</li> <li>• Entertainment Establishments</li> <li>• Services</li> <li>• Repairs</li> <li>• Retail equivalents</li> </ul> | <ul style="list-style-type: none"> <li>• Design Standards: Exterior</li> <li>• Retail Sales</li> <li>• Food and Drinking Establishments</li> <li>• Entertainment Establishments</li> <li>• Services</li> <li>• Repairs</li> <li>• Retail equivalents</li> </ul> | <ul style="list-style-type: none"> <li>• No Design Standards**</li> <li>• All uses as permitted by the Zoning Ordinance</li> </ul> |
| <p>* Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board.</p> <p>** Other adopted design standards may apply.</p>                               |  |   |  |

# Site Layout



CLARENDON WEST REDEVELOPMENT



# Site Plan Requested Modifications

- **Treatment along major streets (§9.2.2.B.1)**
  - “Structures along Wilson Boulevard, Clarendon Boulevard, 10<sup>th</sup> Street North, Washington Boulevard, 13<sup>th</sup> Street North and Fairfax Drive (together referred to in this Article 9 as “major streets”) shall contain functioning entry doors at least every 50 linear feet along the building façade.”
- **Ground floor retail uses (§9.2.2.D.3(d))**
  - “The following shall apply to all sites: ground floor retail that substantially complies with the Frontage Type guidelines shall be provided where Retail Frontages are designated on the Use Mix Map (§9.2.6, Map 2).”
- **Streetscape Improvements (§9.2.2.D.6(a))**
  - “Any street frontage, including any new street as designated in the Master Transportation Plan, shall be improved with streetscapes consistent with the Streetscapes Map (§9.2.9, Map 5) and sidewalk design guidelines (§9.2.3, Table 1) unless other wise approved. The clear walkway zone (an unobstructed area serving as circulation space for pedestrians) shall be maintained at a width no less than six feet. “
- **Off-street loading entrance (§9.2.2.D.8(c))**
  - “Off-street parking entrances/exits and loading areas are to be provided as required in §14.3, except that these areas will be located only in areas designated for Service frontages as designated on the Frontage Types Map (§9.2.11, Map 7)...”
- **Residential parking ratio (§9.2.2.7(a))**
  - “Except as set forth in subsections (1), (2), and (3) below, one parking space for each dwelling unit and one parking space for each 580 sq. ft. of gross floor area not part of a dwelling unit, and 0.7 parking space for each guest room.”
- **Frontage type (§9.2.2.8(a))**
  - “Buildings including, without limitation, facades and ground floor ceiling heights, shall be designed in a manner consistent with the frontage type guidelines set forth in the clarendon Sector Plan, except for those buildings designated for full or partial preservation.”
- **Loading areas (§9.2.2.8(c))**
  - “Off-street parking entrances/exits and loading areas are to be provided as required in §14.3, except that these areas will be located only in areas designated for Service frontages as designated on the Frontage Types Map (§9.2.11, Map 7)...”
- **Penthouse location (§9.2.2.8(d))**
  - “All equipment above the roofline shall be screened from view by walls of equal height and materials similar to the facades of the building, set back a distance at least equal to their height from the building edge and height limit line and shall not exceed 18 feet.”
- **Retail spaces (§9.2.2.8(e))**
  - Where retail space is located on the ground floor, such space shall be designed and constructed with a Structural Clear Height (the space bounded by the top of one slab, or other structural portion of one floor, and the bottom of the next slab, or structural portion of a floor) of at least 15 feet, except where the County Board finds that such Structural Clear Height would adversely affect the historical aspects of a building designated for full or partial preservation.
- **Step-backs (§9.2.2.8(f))**
  - “When a building exceeds 60 feet in height, a single step-back of at least 20 feet shall be implemented beginning on the third, fourth or fifth floor, on frontages designated for step-backs on the Step-Backs Map (§9.2.12, Map 8), except as provided below.”
- **Compact parking ratio (§14.3.3.F)**
  - “Any parking area may include up to 15 percent of the parking spaces for compact cars.”

- Staff to continue their evaluation of site plan proposal
- SPRC
  - July 27, 2015
- ZOCO
  - July 28, 2015
- PC and CB dates tentatively scheduled for October 2015
  - Other committee meetings to be conducted prior to October 2015 CB meeting
    - Transportation Commission
    - Housing Commission
    - HALRB
    - Park and Recreation

**Thank you**