Market Common Phase II
Site Plan #339 Amendment

Michael Cullen, DCPHD
Site Plan Review Committee #1
July 13, 2017
Site Location

- Market Common Block A (Clarendon Education Center)
- Market Common Block B
- Market Common Block C
- Market Common Block D
Market Common Phase I

- The Clarendon Market Common site plan (SP #339) was approved by the County Board on November 13, 1999, including a:
  - GLUP Amendment
  - Rezoning
  - Site Plan for the construction of 215,000 square feet of retail gross floor area, 300 apartment units, and 88 townhouse units and associated parking.

- The site plan included Whole Foods Market, which was originally approved in 1994 as a “C-2” by-right development

- Market Common Block A originally referred to as “Phase II”

- The site plan has been amended several times since its original approval
Existing Conditions
Existing Conditions
GLUP Designation

“Low” Office-Apartment-Hotel (up to 1.5 FAR)
Zoning Designation

Existing Zoning: “C-O-1.5” Commercial Office Building, Hotel and Apartment Districts and “C-2” Service Commercial-Community Business District

Proposed Zoning: “C-O-1.5” Commercial Office Building, Hotel and Apartment Districts
Clarendon Sector Plan

EAST END PLAN OVERVIEW

Figure 2.14

- Preserved Buildings & Infill along Wilson Boulevard
- Redevelopment with Storefronts on Wilson, Clarendon, and Edgewood
- Preserved Storefronts along Wilson Boulevard

Public Space Additions & Improvements
Intersection & Street Improvements
Existing Buildings
Approved Buildings (not yet built)
Potential Buildings
Not to scale
Clarendon Sector Plan

“Additional neighborhood retail uses...are envisioned and would complement a major grocery store, such as Whole Foods, in this area. These uses would benefit the growing residential base and help link the Clarendon and Courthouse station areas.”

“If redevelopment is undertaken for the Clarendon Education Center block, adding ground-floor retail with multiple building entrances and widening walkways along Edgewood Street and Wilson Boulevard is preferred.”
Clarendon Sector Plan

MAXIMUM DENSITY
Map 2.3

- Up to 3.8 FAR*
- Up to 3.0 FAR*
- Up to 1.5 FAR*

*The County Board may consider additional density for certain community benefits.

Density controlled under development projects approved by the County Board. Approved density may be greater than that indicated on the map.
Clarendon Sector Plan

USE MIX
Map 2.5

- 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
Clarendon Sector Plan

Maximum Building Height
Clarendon Sector Plan
Wilson Boulevard Street Section

MAIN STREET SECTION: WILSON BOULEVARD BETWEEN NORTH DANVILLE & NORTH HIGHLAND STREETS LOOKING EAST

Figure 2.26

Notes: Sidewalk width will vary to accommodate older buildings designated for preservation.
Parking lane includes 1.5’ curb and gutter.
Clarendon Sector Plan

“Wilson Boulevard, east of North Fillmore Street, would contain an 83’-0” building face-to-building face dimension. This measurement includes adequate space for 20’ sidewalks, on-street parking lanes, a 6’ dedicated bike lane, and two travel lanes, 10’ and 11’ in width. **In instances where building preservation is desired, sidewalk widths may be reduced to between approximately 10’ and 14’ to achieve that objective, so long as at least 6’ of sidewalk clear width is maintained exclusive of tree pits and street furniture.”**
Issues Identified
Wilson Boulevard streetscape: clear sidewalk width limitations
Issues Identified

Historic preservation of 2836 Wilson Boulevard (Engraver’s Building) as an Essential HRI building