

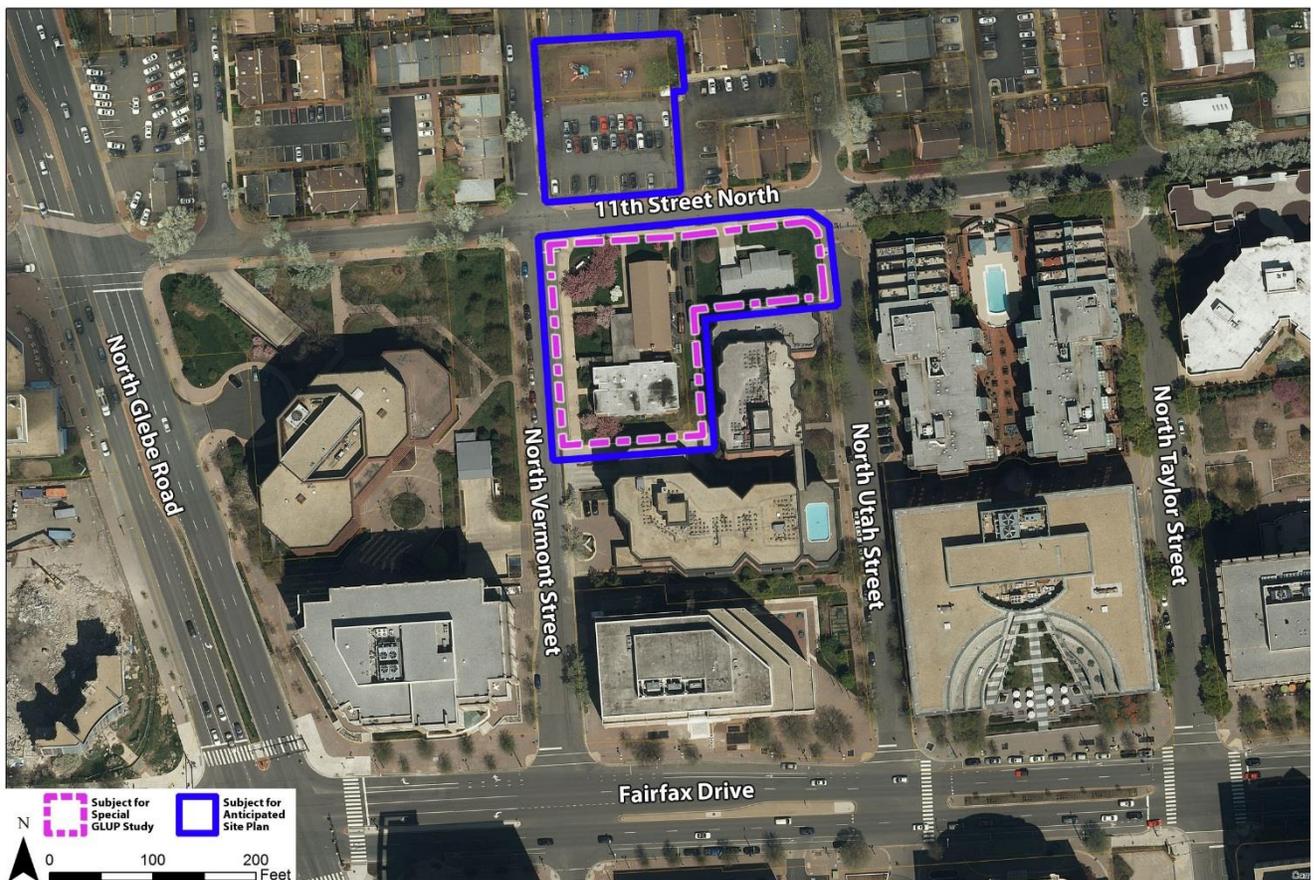
# DRAFT 11<sup>th</sup> Street North and North Vermont Street Special General Land Use Plan (GLUP) Study Scoping Document

## **BACKGROUND**

### **Applications**

In August 2016, NVR, Incorporated submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for the property located at 1031 N. Vermont Street in conjunction with a future special exception site plan to be filed at a later date. The subject property is located along the south side of 11<sup>th</sup> Street North, between North Vermont and N. Utah Streets, located in a portion of the Ballston Metro Station Area located north of Fairfax Drive. The subject property for the GLUP amendment request is currently improved with a church developed as of right in 1976. The subject area of this application is labeled as "Study Site" in Map 1.

**Map 1. Study Site of GLUP Amendment Application**



**Table 1. GLUP Amendment Application Subject Site Characteristics**

	<b>NVR, Incorporated Site</b>
<b>Property Address</b>	1031 North Vermont Street
<b>RPC #s</b>	14-017-005, -006, -018,
<b>Site Area</b>	35,669 square feet (0.82 acres)
<b>Current GLUP Designation</b>	"Low-Medium" Residential ( <i>16-36 units per acre</i> )
<b>Proposed GLUP Designation</b>	"High-Medium" Residential Mixed-Use ( <i>Up to 3.24 F.A.R., including associated office and retail activities</i> )
<b>Current Zoning</b>	"R-5" One-Family and Restricted Two-Family Dwelling District
<b>Proposed Zoning</b>	"R-C" Multiple-family Dwelling and Commercial District
<b>Conceptual Development Program</b>	A multi-family residential project (spanning multiple properties across 11 <sup>th</sup> Street North) comprising a 7 story tower on the southernmost portion of the site, with four story townhomes flanking each side of 11 <sup>th</sup> Street.

## **STUDY OBJECTIVE**

The main objective of the study is to determine whether the County Board should consider advertising amendments to the GLUP for this property. To address this, staff will analyze the subject sites in the context of the surrounding area and obtain feedback from the Long Range Planning Committee of the Planning Commission (LRPC) on the appropriateness of the requested GLUP designations, or possibly other GLUP designations that may be appropriate for these sites. With this input, staff will develop a recommendation to the County Board regarding the potential advertisement of a GLUP amendment for this area.

## **STUDY AREA**

For this study, potential GLUP designations will be analyzed for the property that is the subject of the proposed GLUP amendment as requested by NVR, Inc. The surrounding area will be considered for contextual purposes to help inform recommendations for the study area proper.

## **SCOPE OF STUDY**

The 1980 Ballston Sector Plan provides general guidance pertaining to the appropriate GLUP designations between Fairfax Drive and 11<sup>th</sup> Street north without specifically indicating a recommended location for the transition between "High-Medium" Residential Mixed-Use and "Low-Medium" Residential. Based on GLUP designations established in the 1980s consistent with the sector plan, the subject GLUP request varies from what has been approved to date . Consistent with the Board's resolution adopted in 2008, staff will lead a special study to evaluate the request, working with the Long Range Planning Committee (LRPC) of the Planning Commission to do so. The primary purpose of the study is to determine whether the County Board should consider advertising the requested GLUP designation, or other GLUP designations that may be appropriate.

The scope of work for this study will address the following, at a minimum:

- History of GLUP and Zoning designations for the study area and its surroundings;
- Existing GLUP and Zoning designations for the study area and its surroundings;
- Existing environmental and topographical features, land uses, densities, building heights for study site and its surroundings;
- Recommendations of established County plans and policies, as applicable;
- Allowable uses, densities, building heights, etc. for requested GLUP designation and other GLUP designations to be studied;
- 3-D computer modeling of the study site's existing conditions, and various scenarios reflecting requested GLUP designation and other GLUP designations to be studied; and
- Preliminary transportation analysis for the study site and its surroundings.

**Potential 3-D Modeling Scenarios** – In addition to existing conditions, staff will generate 3-D computer modeling for several potential development scenarios for the study site reflecting a range of GLUP designations. The GLUP designations that could be modeled, along with maximum planned densities and building heights, are listed in Table 2 below. Additionally, Table 2 notes the basis or rationale for including each of these GLUP designations in the modeling scenarios. The modeling scenarios could include scenarios with one GLUP designation across the entire study area, as well as scenarios that reflect several different GLUP designations across the study area. The 3-D modeling will generally consider development consistent with GLUP/zoning maximums, provision of appropriate amounts of parking spaces, and development forms that are compatible with surrounding development and reflect sound urban design principles. In some cases, the modeling may achieve planned maximum densities for GLUP designations in building heights lower than the maximums permitted by associated zoning districts.

**Table 2. GLUP Designation Development Scenarios to be Modeled**

GLUP Designation Scenario	Typical Zoning District	Density (planned maximum per GLUP/Zoning)			Building Height (maximum per Zoning)	Basis for Study
		Office	Res.	Hotel		
"Low-Medium" Residential	RA8-18	---	36 u/ac	---	40 feet	Existing GLUP designation
"High-Medium" Residential Mixed-Use	R-C	Up to 39% of total project density	Up to 3.24 FAR <i>(if other uses included, total project limited to 3.24)</i>	Up to 39% of total project density	95 feet	Requested GLUP designation
"Medium" Office-Apartment-Hotel	C-O-2.5	2.5 FAR	115 u/ac	180 u/ac	12 stories (office) 16 stories (res./hotel)	Adjacent GLUP designation

*NOTE: Modeling of form and massing studies may include base scenarios, in addition to scenarios that reflect a certain level of bonus density that might be achieved with the project.*

## **LRPC REVIEW PROCESS**

County Planning and Urban Design staff will lead this process, which will include LRPC meetings and members as the main forum for conversation, and may include a representative from the affected civic association. Other County staff will be involved as needed, with representation including, at a minimum, Community Planning, Housing and Development (CPHD) and Department of Environmental Services (DES).

Barring any unforeseen issues, this study is anticipated to entail approximately three LRPC meetings over the course of four to six months, beginning in late 2016. Notification of the LRPC meetings will be provided on the County website, and staff will work with local civic association leadership to request they electronically distribute information to their member listservs. While the specific agenda for each meeting will be established jointly between staff and the chair of the LRPC (or assignee for this study), the main subject and objectives of each meeting could reflect the following approach as outlined in Table 3.

**Table 3. Tentative LRPC Meeting Agenda Items**

*(Subject to Change, all meetings may not be necessary)*

<b>Meeting</b>	<b>Potential Topics</b>
Meeting #1 <i>(Nov.-Dec. 2016)</i>	<ul style="list-style-type: none"><li>▪ Overview of the Special GLUP Study process;</li><li>▪ Background information on the site;</li><li>▪ Preliminary site analysis;</li><li>▪ Discussion and refinement of process and scope (study boundary, modeling scenarios, etc.)</li></ul>
Meeting #2 <i>(Jan.-Feb. 2017)</i>	<ul style="list-style-type: none"><li>▪ Presentation of initial 3-D modeling;</li><li>▪ LRPC discussion and direction</li></ul>
Meeting #3 <i>(Mar.-Apr. 2017)</i>	<ul style="list-style-type: none"><li>▪ Presentation of final modeling scenario (if applicable);</li><li>▪ Presentation of Draft Special GLUP Study Document</li><li>▪ LRPC discussion and input</li></ul>

## **STUDY OUTPUT**

The product of this study will be a Special GLUP Study document, produced by staff and informed by LRPC input, that captures the planning highlights of the analysis and process discussions. This Special GLUP Study document will also serve as a foundation for any future staff reports and associated recommendations regarding which GLUP category or categories may be most appropriate for the sites. Should any site plan applications be filed subsequently for this site, the County Board will be presented with a staff report, informed by and referencing the Special GLUP Study document, recommending or not recommending advertisement of the requested GLUP amendments.

A potential **product** for this study could include a study document that primarily consists of the following elements *(subject to change)*:

- Narrative text providing introduction, background, and other key features of the study.
- Discussion of GLUP scenarios explored and any key planning principles that may have emerged from LRPC discussion on these scenarios; and
- Summary of findings, with recommendations on what GLUP Designations could be appropriate within the study area.