

DRAFT Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study "Plus" Scoping Document

BACKGROUND

Applications

In June 2016, Eleventh Street Development, LLC, submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for an assemblage of land parcels fronting Washington Boulevard and Kirkwood Road, located outside and immediately north of the Virginia Square Metro Station Area. These properties are currently developed as of right with a collection of one and two-story commercial buildings. The subject area of this application is labeled as "Site A" in Map 1.

In September 2016, the YMCA of Washington, submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for properties associated with its Arlington Campus, fronting 13th Street North and Kirkwood Road. These properties are currently developed as of right with various athletic facilities, tennis facilities, and a health and wellness building, and one vacant single-family home. The subject area of this application is labeled as "Site B" in Map 1.

Map 1. Subject Sites of GLUP Amendment Applications

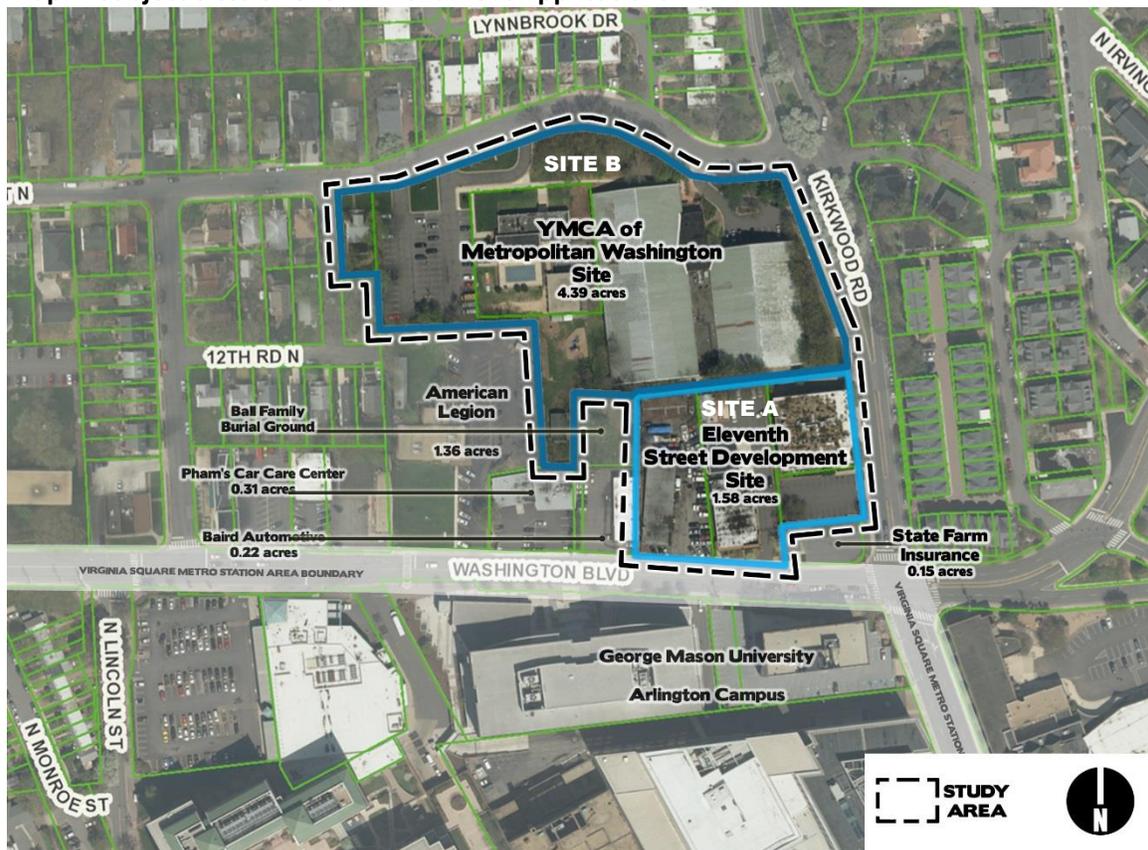


Table 1. GLUP Amendment Application Subject Sites Characteristics

	Eleventh Street Development, LLC Site	YMCA of Washington Site
Property Address	3415 and 3421 Washington Blvd., and 1122 N. Kirkwood Road	3400, 3422, 3444 13 th Street North
RPC #s	15-086-002, -005, -006, -025	15-086-022, -023, -024
Site Area	68,842 square feet (1.58 acres)	191,415 square feet (4.39 acres)
Current GLUP Designation	"Service Commercial" (<i>Personal and Business Services. Generally one to four stories</i>).	"Semi-Public" (<i>Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries</i>).
Proposed GLUP Designation	"Medium" Office-Apartment-Hotel (<i>Up to 2.5 FAR Office; Up to 115 units/acre Residential; Up to 180 units/acre Hotel</i>).	"Medium" Residential (<i>Up to 37-72 units per acre</i>).
Current Zoning	"C-2" Service Commercial-Community Business District	"R-5" One-Family and Restricted Two-Family Dwelling District
Proposed Zoning	"C-O-2.5" Mixed-Use District	Not specified
Conceptual Development Program	Approximately 220 multifamily residential units in a six-story building, with a two-level underground parking garage as well as private open space and amenities.	New community and athletic facility of up to 100,000 square feet, as well as new residential uses of up to 72 dwelling units per acre.

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 land assemblages that are the subject of the Special GLUP Study Applications filed by Eleventh Street Development, LLC, as well as the YMCA of Washington. The surrounding area, including properties such as those associated with State Farm Insurance, the American Legion, the Ball Family Burial Ground, and George Mason University, will be considered for contextual purposes to help inform recommendations for the study area comprised of the Eleventh Street Development, LLC, and YMCA sites.

SCOPE OF STUDY

There is currently no established sector or area plan guidance to inform a County Board decision on the requested GLUP changes. Consistent with the Board's resolution adopted in 2008, staff will lead a special study to evaluate the requests, 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 designations, or other GLUP designations that may be appropriate. Given that the geographic scope involves amendments requested for two immediately adjacent sites, totaling nearly six acres, this study should include a slightly expanded scope than has typically been considered in previous Special GLUP Studies, and therefore will be considered as Special GLUP Study "Plus".

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

- History of GLUP and Zoning designations for the study site and surrounding area;
- Existing GLUP and Zoning designations for the study site and surrounding area;
- Existing environmental and topographical features, land uses, densities, building heights for study site and surrounding area;
- Recommendations of 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;
- Preliminary transportation analysis for the study site and surrounding area, including recommendations for improvements such as new streets and walkways, etc.;
- Parks, open space, and recreation considerations, as appropriate; and
- Identification of any historic preservation issues requiring further due diligence related to the abutting Ball Family Burial Ground, such as delineating the cemetery's exact boundaries and potential impacts on access.

Potential 3-D Modeling Scenarios – In addition to existing conditions, staff will generate 3-D computer modeling for up to five potential development scenarios for the study area 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 (maximum)			Building Height (maximum)	Basis for Study
		Office	Res.	Hotel		
"Medium" Office-Apartment-Hotel	C-O-2.5	2.5 FAR	115 u/ac	180 u/ac	12 stories (office) 16 stories (res./hotel)	Requested GLUP (11 th Street, LLC)
"Service Commercial"	C-2	1.5 FAR	7 u/ac	72 u/ac	45 feet	Existing GLUP (11 th Street, LLC)
"Low-Medium" Residential	RA8-18	---	36 u/ac	---	40 feet	Consistent with GLUP further east and west along Washington Blvd.
"Medium" Residential	RA6-15	---	48 u/ac	---	60 feet	Requested GLUP (YMCA); Generally highest density GLUP outside of Metro Station Areas
"Low" Office-Apartment-Hotel	C-O-1.5	1.5 FAR	72 u/ac	110 u/ac	8 stories (office) 10 stories (res./hotel)	Consistent with GLUP across south side of Washington Blvd.
"Semi-Public"	S-3A	-	-	-	45 feet	Existing GLUP (YMCA)

**Of the districts listed above, only the C-2 District has standards for landscaping set forth in the Zoning Ordinance, as follows: "10 percent of total site area is required to be landscaped open space in accordance with the requirements of §14.2, Landscaping."*

LRPC REVIEW PROCESS

County staff will lead this process, which will include LRPC Members as the main forum for conversation, with expanded participation to include:

- Property owners/developers involved with the requested GLUP changes;
- Representatives of affected civic associations;
- Representatives of other advisory commissions as appropriate; and
- County Staff, at a minimum representing:
 - Community Planning, Housing and Development (CPHD);
 - Department of Environmental Services (DES); and
 - Department of Parks and Recreation (DPR).

Barring any unforeseen issues, this study is anticipated to entail up to four to five LRPC meetings over the course of six to nine months, beginning in October 2016. Notification of the LRPC meetings will be provided on the County website, and staff will work with commission liaisons and 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)*

Meeting	Potential Topics
Meeting #1 <i>(Oct. 20, 2016)</i>	<ul style="list-style-type: none"> ▪ Overview of the Special GLUP Study "Plus" process; ▪ Background information on the site; ▪ Preliminary site analysis; ▪ Discussion and refinement of process and scope (study boundary, modeling scenarios, etc.)
Meeting #2 <i>(Nov.-Dec. 2016)</i>	<ul style="list-style-type: none"> ▪ Additional transportation and open space considerations, as applicable; ▪ Presentation of initial 3-D modeling; ▪ LRPC discussion and direction
Meeting #3 <i>(Jan.-Feb. 2017)</i>	<ul style="list-style-type: none"> ▪ Staff responses to questions raised at previous meetings; ▪ Presentation of refined scenario(s); ▪ Emerging guiding principles ▪ LRPC discussion and direction
Meeting #4 <i>(Mar.-Apr. 2017)</i>	<ul style="list-style-type: none"> ▪ Presentation of final modeling scenario (if applicable); ▪ Presentation of Draft Special GLUP Study "Plus" Document ▪ LRPC discussion and direction
Meeting #5 <i>(May 2017)</i>	<ul style="list-style-type: none"> ▪ Presentation of Final Draft Special GLUP Study "Plus" Document ▪ LRPC discussion and direction

STUDY OUTPUT

The product of this study will be a Special GLUP Study "Plus" Document, produced by staff and informed by LRPC input, that captures the planning highlights of the analysis and process discussions. This Special GLUP Study "Plus" 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 "Plus" 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.
- Guiding Planning Principles.
- Concept Map(s) providing recommendations potentially addressing topics such as land use, density, building heights, transportation, and parks.
- Summary of findings, with recommendations on what GLUP Designations could be appropriate within the study area.