

# 2300 9<sup>th</sup> Street S. Special General Land Use Plan Study Scope and Process

(Draft 12/8/2017)

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## **BACKGROUND**

In May 2017, Arlington Housing Corporation (AHC Inc.) submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for the property located at 2300 9<sup>th</sup> Street S. in conjunction with a future special exception site plan amendment to be filed at a later date. The subject property is bounded by S. Wayne Street to the east, S. Adams Street to the west, 9<sup>th</sup> Street South to the north and reaching half way across the block towards Columbia Pike to the south. It is also located within the Columbia Pike Special Revitalization District. The subject property for the GLUP amendment request is currently improved with a 7-story office building, approved as a site plan in 1972. The subject property of this application is labeled as “Special GLUP Study Area” on Map 1.

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



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

	<b>2300 9<sup>th</sup> Street Site</b>
<b>Property Address</b>	2300 9 <sup>th</sup> Street South
<b>RPC #s</b>	25-017-044, -048
<b>Site Area</b>	47,416 square feet = 1.088 acres
<b>Current GLUP Designation</b>	"Service Commercial," Located within the Columbia Pike Special Revitalization District
<b>Proposed GLUP Designation</b>	"Low-Medium" Residential ( <i>16-36 units per acre</i> ) for two strips of land along S. Wayne Street and S. Adams Street
<b>Current Zoning</b>	"C-O" Mixed Use District ( <i>bulk of the property</i> ); "R-10T" One-Family and, Townhouse Dwelling District ( <i>only on 9<sup>th</sup> Street</i> )
<b>Proposed Zoning</b>	Partial Rezoning: "R-15-30T" Townhouse Dwelling District or "RA8-18" Multi-family Dwelling District
<b>Conceptual Development Program</b>	Conversion of existing office building to 100% affordable residential apartment building containing approximately 80 units, above-grade structured parking on-site, and market-rate townhouses or other form of low-rise residential uses fronting S. Adams Street and S. Wayne 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 site in the context of the surrounding area and adopted vision expressed through the Columbia Pike Form Based Code. Staff will also obtain feedback from the Long Range Planning Committee of the Planning Commission (LRPC) on the appropriateness of a potential change to the requested GLUP designations, or possibly other GLUP designations that may be appropriate for the site. 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 Affordable Housing Corporation (AHC). The surrounding area will be considered for contextual purposes to help inform recommendations for the study area.

## **SCOPE OF STUDY**

The 2003 Columbia Pike (Commercial Centers) Form Based Code provides specific guidance pertaining to the recommended land use, building height and form parameters, and other planning characteristics for the properties located within the Columbia Pike Special Revitalization District. Based on the Form Based Code (FBC), the subject site has a designation of “Local” Building Envelope Standard, which is generally represented by a townhouse form of development and limited to 3 ½ stories in height. Given the inconsistencies between the formal GLUP amendment request and established policy and plans, staff will lead a special study to evaluate the request (consistent with the County Board’s “Policy Regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted in 2008), while working with the LRPC and identified community representatives. 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 the 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, if determined to be necessary, other GLUP designations to be studied.

In addition, if discussion at the first LRPC Meeting generally suggests an openness to reconsidering the application of the Columbia Pike Initiative – A Revitalization Plan and Columbia Pike Form Based Code guidance for the subject site and further evaluating potential outcomes that deviate from this vision, the scope of work for this study would also include:

- 3-D computer modeling of the study site’s existing conditions, and various scenarios reflecting requested GLUP designations and, if determined to be necessary, other GLUP designations, and associated zoning options, to be studied; and
- Preliminary transportation analysis for the study site and its surroundings.

**Potential 3-D Modeling Scenarios** – If modeling is warranted, staff will generate 3-D computer modeling for existing conditions and 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 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 (if necessary)**

GLUP Designation Scenario	Typical Zoning District	Density (planned maximum per GLUP/ Special Exception Site Plan)			Building Height (maximum per Zoning)	Basis for Study
		Office	Res.	Hotel		
Service Commercial (entire site)	C-O	3.8 F.A.R.	4.8 F.A.R.	3.8 F.A.R.	153 feet (office); 180 feet (hotel or residential)	Existing Built Condition
Service Commercial (entire site)	<i>This scenario will include options for multiple zoning categories consistent with the Service Commercial GLUP designation</i>					Existing GLUP Designation
"High" O-A-H (entire site)	C-O	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.		Existing Zoning designation
Service Commercial & "Low-Medium" Residential (split)	C-O & R15-30T	<i>This scenario includes an inconsistency between C-O zoning district and Service Commercial GLUP designation</i>				Proposed by Applicant
"Medium" Residential (entire site)	RA6-15	---	48 units/acre	---	70 feet	Adjacent GLUP designation
"Low" Office-Apartment-Hotel (entire site)	C-O-1.5	Up to 1.5 F.A.R.	Up to 72 u/ac	Up to 110 rooms/ac	8 stories (office); 10 stories (hotel or residential)	Adjacent GLUP designation
Columbia Pike Form Based Code	---	---	---	---	3 ½ stories (townhouse form)	Site is located within Special Revitalization District

*NOTE: Modeling of form and massing studies may include base scenarios, in addition to scenarios that reflect an assumed level of bonus density that could be achieved with the project. Potential bonus densities are not reflected in the above table.*

## **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 representatives from the affected civic associations and the Form Based Code Advisory Working Group. Other County staff will be involved as needed, with representation from, at a minimum, Community Planning, Housing and Development (CPHD) and Department of Environmental Services (DES).

This study is anticipated to entail approximately two to three LRPC meetings over the course of four to six months, beginning in December 2017, however, additional time and review meetings may be necessary given LRPC input. 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 would generally reflect the following approach as outlined in Table 3.

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

Meeting	Potential Topics
Meeting #1 <i>(Dec. 13, 2017)</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>(Feb. 2018)</i>	<ul style="list-style-type: none"> <li>▪ Presentation of initial 3-D modeling;</li> <li>▪ LRPC discussion and direction</li> </ul>
Meeting #3 <b><i>(if needed)</i></b> <i>(Mar/Apr. 2018)</i>	<ul style="list-style-type: none"> <li>▪ Presentation of final modeling scenario (if applicable);</li> <li>▪ LRPC discussion and input / wrap-up</li> </ul>

*Subject to change; per notes above, all meetings may not be necessary*

**STUDY OUTPUT**

The anticipated 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 potential advertisement of future public hearings to consider GLUP amendments that may be most appropriate for the site. 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, addressing the requested GLUP amendments.