

# Pershing Drive Special General Land Use Plan (GLUP) Study Scoping Document

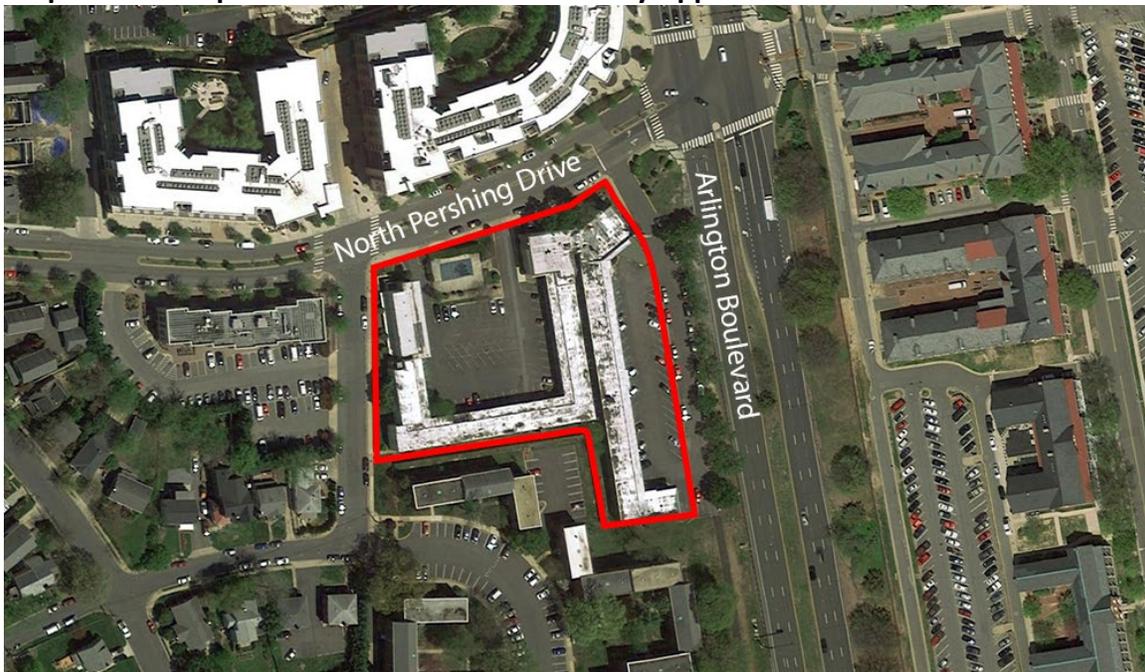
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## **BACKGROUND**

### **Applications**

On February 1, 2019, the Shooshan Company submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for the subject property located at 2201 Pershing Drive in Lyon Village at the intersection of North Pershing Drive and Arlington Boulevard identified in the map below. The Shooshan Company is requesting a GLUP amendment from “Low-Medium” Residential and “Service Commercial” to “Low” Office-Apartment-Hotel with an associated rezoning from RA6-15 And C-2 to C-O-1.5.

**Map 1. Area Requested for GLUP Amendment by Applicant**



**Table 1. GLUP Amendment Application Subject Sites**

	<b>Day's Inn Site</b>
<b>Property Location</b>	See map on p. 1.
<b>RPC #s</b>	18-059-020
<b>Site Area</b>	2.38 acres
<b>Current GLUP Designation</b>	"Low-Medium" Residential (15-36 units/acre) and "Service Commercial" (Personal and business services. Typically one to four stories, with special provisions within the Columbia Pike Special Revitalization District.)
<b>Proposed GLUP Designation</b>	"Low" Office-Apartment-Hotel ( <i>Up to 1.5 FAR Office; Up to 72 units/acre Residential; Up to 110 units/acre Hotel</i> )
<b>Current Zoning</b>	RA6-15 Multiple-family Dwelling District and C-2 Service-Commercial Business District
<b>Proposed Zoning</b>	C-O-1.5 Mixed-Use District
<b>Conceptual Development Program</b>	Replace the existing Day's Inn motel with residential development with limited ground floor retail

## **STUDY OBJECTIVE**

The main objective of the study is to determine whether the County Board should consider advertising amendments to the GLUP for the aforementioned properties. To address this, staff will analyze the applicant's requested 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 and/or amendments for this area. This work will, in turn, inform future site plan applications.

## **STUDY AREA**

For this study, potential GLUP designations will be analyzed for the parcels that are the subject of the revised Special GLUP Study Application that was filed with the Arlington County Zoning Office.

## **SCOPE OF STUDY**

There is currently no established Area Plan guidance to inform a County Board decision on the requested GLUP changes. Consistent with the County Board's resolution adopted in 2008, staff will lead a special study to evaluate the request, working with the LRPC 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.

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; and
- Preliminary transportation analysis for the study site and surrounding area.

**Potential 3-D Modeling Scenarios** – In addition to existing conditions, staff will generate 3-D computer modeling for potential development scenarios for the study area reflecting a range of GLUP designations. For background information, Table 2 shows the maximum planned densities and building heights for the existing and requested GLUP categories that will be analyzed, as well as alternative GLUP designation scenarios that staff has determined as warranting consideration given the surrounding site context. 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. Staff will look to the LRPC and community to confirm the categories for study

The 3-D modeling will generally consider development consistent with GLUP/zoning maximums, potential bonus density, 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		
“Low-Medium” Residential and “Service Commercial”	RA8-18		36 u/ac		40’ (60’ by site plan)	Current GLUP Categories (Current Zoning Districts are RA6-15 and C-2)
	C-2	1.5 FAR (commercial, office, retail)			45’	
“Low” Office-Apartment-Hotel	C-O-1.5	1.5 FAR	72 u/ac	110 u/ac	8 stories (office) 10 stories (res./hotel)	Requested GLUP Category

"Medium" Residential	RA6-15		48 u/ac		70'	Current Zoning District of RA6-15 Corresponds with this GLUP Category
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## **LRPC REVIEW PROCESS**

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

- Property owners/developers involved with the requested GLUP changes;
- Representatives of the affected civic association, Lyon Park;
- Representatives of other advisory commissions as appropriate, including the Transportation Commission, the Pedestrian Advisory Committee, the Bicycle Advisory Committee, the Park and Recreation Commission and the Historical Affairs and Landmark Review Board; and
- County staff representing:
  - Community Planning, Housing and Development (CPHD - Planning, Historic Preservation);
  - Department of Environmental Services (DES - Transportation, Sustainability & Environmental Management).

The process will also include outreach to residents of the surrounding area, to participate in an initial survey of interests for the study area, raise awareness about the study engagement schedule, and obtain feedback on study recommendations. In addition, members of the public, including residents of the surrounding area will be invited to attend the meetings and may be recognized to speak at the discretion of the LRPC Chair.

Barring any unforeseen issues, this study is anticipated to entail approximately four LRPC engagements to include a combination of posted materials for review, online surveys, and virtual meetings over the course of approximately four months, beginning in September 2020. Notification of the LRPC engagements 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 membership. The schedule will continue to be assessed by staff, in consultation with the LRPC Chair, as each milestone is accomplished.

While the specific agenda for each meeting will be established jointly between staff and the LRPC Chair (or assignee), the main subject and objectives of each meeting could reflect the following approach as outlined in Table 3.

### 3. Tentative LRPC Meeting Agenda *(subject to change)*

Meeting	Potential Topics
Engagement #1 <i>(Online Engagement)</i> <i>Early October</i>	<ul style="list-style-type: none"> <li>▪ Overview of the Special GLUP Study process</li> <li>▪ Background information on the site</li> <li>▪ Process and scope (study boundary, modeling scenarios, etc.)</li> <li>▪ Online public survey to inform subsequent virtual meetings</li> </ul>
Engagement #2 <i>(Virtual LRPC Meeting)</i> <i>October 27<sup>th</sup></i> <i>7-9pm</i>	<ul style="list-style-type: none"> <li>▪ Confirmation of process and scope</li> <li>▪ Summary of survey responses</li> <li>▪ Site overview</li> <li>▪ LRPC discussion and direction</li> </ul>
Engagement #3 <i>(Virtual LRPC Meeting)</i> <i>December 8<sup>th</sup></i> <i>7-9pm</i>	<ul style="list-style-type: none"> <li>▪ Presentation of scenario(s)</li> <li>▪ Presentation of multimodal transportation impact analysis report</li> <li>▪ LRPC discussion and direction</li> </ul>
Engagement #4 <i>(Online Engagement)</i> <i>December</i>	<ul style="list-style-type: none"> <li>▪ Online public survey of modeling scenarios to inform subsequent virtual meetings</li> </ul>
Engagement #5 <i>(Virtual LRPC Meeting)</i> <i>January</i> <i>7-9pm</i>	<ul style="list-style-type: none"> <li>▪ Summary of survey responses</li> <li>▪ Presentation of staff analysis</li> <li>▪ LRPC discussion and direction</li> </ul>
Engagement #6 <i>(Virtual LRPC meeting)</i> <i>February/March</i>	<ul style="list-style-type: none"> <li>▪ Presentation of recommendations and draft Study</li> </ul>
Planning Commission County Board <i>March/April</i>	<ul style="list-style-type: none"> <li>▪ Request to Advertise potential GLUP amendment (s) and Study Document</li> </ul>

It should be noted that staff is undertaking a parallel study focusing on creating tools for the County’s Housing Conservation Districts areas, such as the area located adjacent to the study area which includes the Washington-Lee Apartments. Existing tools for multi-family development do not encourage the preservation of existing market-rate affordable housing nor encourage opportunities for new affordable and moderate-income units when redevelopment occurs. The new “Multi-family Reinvestment Policy/Zoning Tool” is a refined approach to implement Housing Conservation District policy goals, while also modernizing standards for other areas planned and zoned for multi-family housing not previously identified. While new zoning and development tools may potentially be available in the future for areas with RA zoning, this Special GLUP Study will focus on the applicant’s request and will analyze the GLUP

and zoning options as currently defined. Should an expanded array of options be available in the future, the applicant could potentially consider those alternatives.

## **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 subject 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, recommending or not recommending advertisement of an amendment to the GLUP.