

Courthouse West Special General Land Use Plan (GLUP) Study Scoping Document

Background

Application

On May 1, 2019, 2636 Wilson LLC and 2601 Clarendon LLC submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for the subject property located on the block bounded by North Danville Street, Clarendon Boulevard, North Cleveland Street and Wilson Boulevard identified in Figure 1 below. 2636 Wilson LLC and 2601 Clarendon LLC are requesting a GLUP amendment from “Service Commercial” to “High” Office-Apartment-Hotel (OAH) with an associated rezoning from C-2, Service Commercial-Community Business District to C-O, Mixed Use District. Table 1 below provides contextual information regarding the subject property.

Figure 1. Area Requested for GLUP Amendment by Applicant

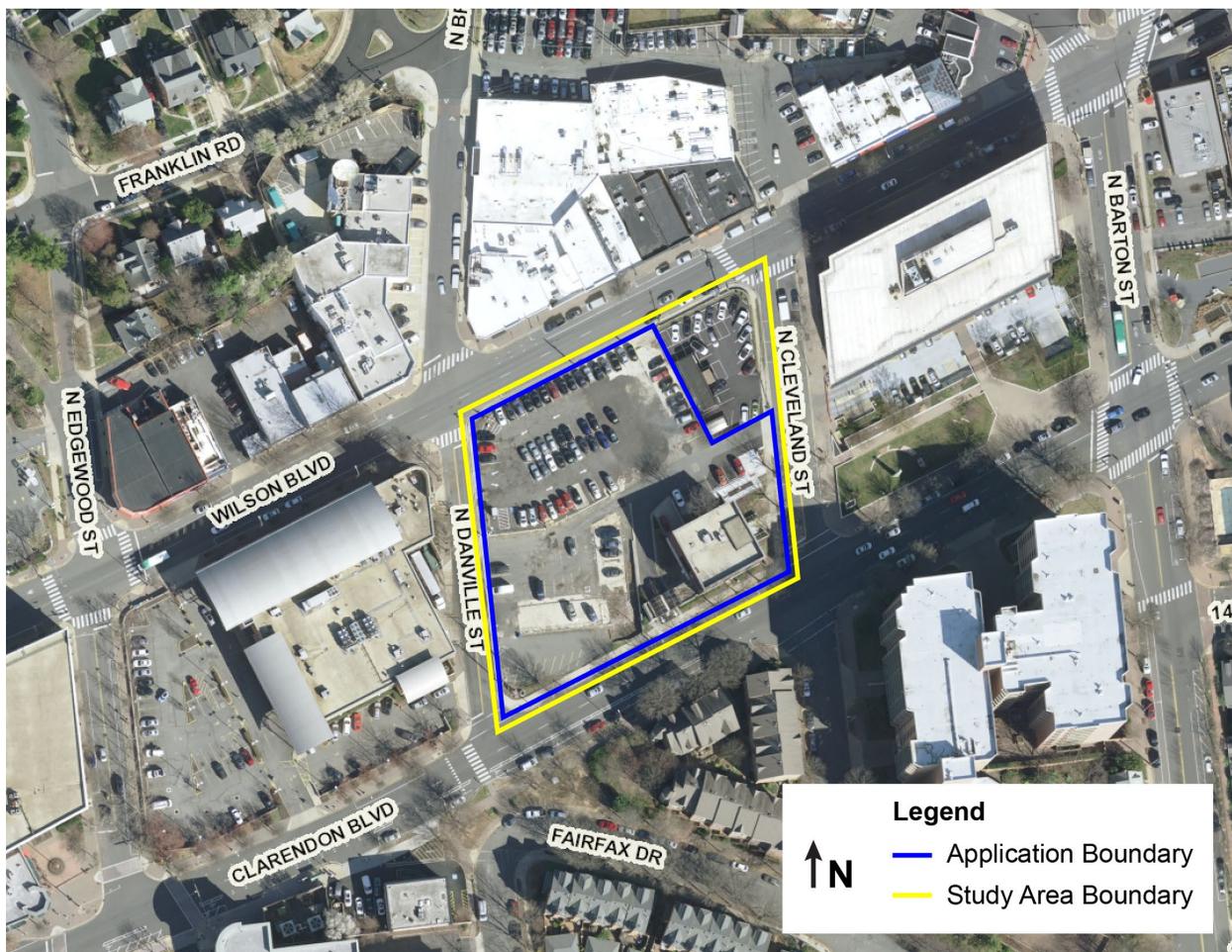


Table 1. GLUP Amendment Application Subject Site Characteristics

Information Type	Information
Property Location	Block bounded by North Danville Street, Clarendon Boulevard, North Cleveland Street and Wilson Boulevard (see Figure 1)
Real Property Code (RPC) Numbers	18-008-004, 18-008-002, 18-008-011, 18-008-010, 18-008-009, 18-008-017, 18-008-016, 18-008-005, 18-008-006, 18-008-015, 18-008-007, 18-008-013, 18-008-021
Site Area	Approximately 64,934 sq. ft. (1.49 acres)
Current GLUP Designation	“Service Commercial” (Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.)
Proposed GLUP Designation	“High” Office-Apartment-Hotel (Office Density and Hotel Density up to 3.8 FAR. Apartment Density up to 4.8 FAR.)
Current Zoning District	C-2, Service Commercial-Community Business District
Proposed Zoning District	C-O, Mixed Use District
Current Site Conditions	Public surface parking lot; one-story PNC Bank building
Proposed Conceptual Development Program	Multi-story mixed use building

Study Objective

The main objective of the study is to determine whether the County Board should consider advertising amendments to the GLUP for the subject property. To address this, staff will analyze the applicant’s requested site in the context of the surrounding area and obtain feedback from the Long Range Planning Committee (LRPC) of the Planning Commission on the appropriateness of the requested GLUP designation, 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 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 Special GLUP Study Application that was filed with the Arlington County Zoning Office. In addition, the study area has been expanded to include the remaining property designated “Service Commercial” that

makes up the remainder of the block bounded by North Danville Street, Clarendon Boulevard, North Cleveland Street and Wilson Boulevard. Figure 1 above identifies the study area boundary.

Scope of Study

The subject property is located within the boundaries of the Courthouse Sector Plan (1981) and the Courthouse Sector Plan Addendum (1993); however, these documents lack sufficient planning guidance for the subject property 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.

To initiate the study and ultimately prepare a GLUP designation recommendation, staff will develop multiple preliminary massing scenarios for the study area reflecting a range of building forms and building heights to explore different densities on the site. The 3-D modeling for these scenarios will be informed by the following considerations:

- The County's overarching adopted land use policy and planning principles (e.g., the General Land Use Plan Development and Growth Goals);
- Development forms consistent with existing, planned, and approved heights and densities for adjacent uses;
- Sound urban design principles to achieve effective transitions to adjacent uses (i.e. step-backs and tapering);
- The County's transportation network capacity; and
- Preferred land uses (e.g., residential, commercial, hotel, etc.).

Additionally, other potential considerations that could inform the development of preliminary massing scenarios and/or other recommendations for guidance related to site improvements included in the output of the study could include:

- Affordable housing;

- Open space opportunities;
- Transportation:
 - Access and loading;
 - Parking;
 - Streetscape, bicycle, and pedestrian improvements;
 - Vision Zero; and
 - Infrastructure improvements;
- Stormwater improvements;
- Biophilic elements; and/or
- Other benefits or amenities to the community that achieve County goals.

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;
- Property owner of the adjacent property on the subject block;
- Representatives of affected civic associations;
- Representatives of other advisory commissions as appropriate, such as:
 - Park and Recreation Commission (PRC); and
 - Transportation Commission; and
- County Staff, at a minimum representing:
 - Community Planning, Housing and Development (CPHD): Comprehensive Planning; Current Planning; and Urban Design;
 - Department of Environmental Services (DES):
 - Transportation: Transportation Planning (lead); Development Services; Transportation Engineering and Operations; and Water, Sewer, and Streets; and
 - Sustainability: Environmental Management and Sustainability; and
 - Department of Parks and Recreation (DPR).

Barring any unforeseen issues, this study is anticipated to entail approximately three LRPC engagements to include a combination of posted materials for review, online surveys, and virtual meetings over the course of approximately five months. 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 2.

Table 2. Tentative LRPC Meeting Agenda (*subject to change*)

Meeting	Potential Topics
Engagement #1: Online Engagement Session <i>(December 2021)</i>	<ul style="list-style-type: none"> • Overview of existing conditions, site analysis, overarching guiding planning principles, preliminary massing scenarios, transportation analyses, and preliminary guidance for site improvements • Online public survey of modeling scenarios to inform subsequent virtual meetings
Engagement #2: LRPC Meeting <i>(January 2022)</i>	<ul style="list-style-type: none"> • Overview of study process • Presentation of existing conditions, site analysis, overarching guiding planning principles, preliminary massing scenarios, preliminary guidance for site improvements, preliminary transportation analysis • Summary of survey responses • Applicant presentation • LRPC discussion and direction
Engagement #3: LRPC Meeting <i>(April 2022)</i>	<ul style="list-style-type: none"> • Presentation of recommendations and draft Special GLUP Study Document

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 designation(s) 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.