BACKGROUND

Applications
In December 2017, Federal Realty Investment Trust (FRIT) submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for the subject properties located in the Village at Shirlington in the Phased Development Site Plan (PDSP) #106 identified in the map below. FRIT requested a GLUP amendment from “Low” Office-Apartment-Hotel to “Medium” Office-Apartment-Hotel with an associated rezoning from C-O-1.5 to C-O-2.5. In May 2019, the Hilton site was added to the application and in June 2019, WETA became a co-applicant. The applicants are also requesting amendments from “Low” Office-Apartment-Hotel to “Medium” Office-Apartment-Hotel with associated rezonings from C-O-1.5 to C-O-2.5 for these additional parcels. The location and extent of these sites are depicted on the Study Area Map below.

Map 1. Area Requested for GLUP Amendment by Applicant
Table 1. GLUP Amendment Application Subject Sites

<table>
<thead>
<tr>
<th></th>
<th>FRIT Site (Office Building at Campbell Ave. and Quincy St.; Parking Lot at Arlington Mill Dr. and Randolph St.)</th>
<th>Hilton Site</th>
<th>WETA Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>RPC #s</td>
<td>29-019-024, 29-020-001 -29-020-024, 29-014-183</td>
<td>29-014-184</td>
<td>29-023-005, 29-023-008</td>
</tr>
<tr>
<td>Site Area</td>
<td>5.45 acres</td>
<td>0.79 acres</td>
<td>1.39 acres</td>
</tr>
<tr>
<td>Current GLUP Designation</td>
<td>“Low” Office-Apartment-Hotel (Up to 1.5 FAR Office; Up to 72 units/acre Residential; Up to 110 units/acre Hotel)</td>
<td>“Low” Office-Apartment-Hotel (Up to 1.5 FAR Office; Up to 72 units/acre Residential; Up to 110 units/acre Hotel)</td>
<td>“Low” Office-Apartment-Hotel (Up to 1.5 FAR Office; Up to 72 units/acre Residential; Up to 110 units/acre Hotel)</td>
</tr>
<tr>
<td>Proposed GLUP Designation</td>
<td>“Medium” Office-Apartment-Hotel (Up to 2.5 FAR Office; Up to 115 units/acre Residential; Up to 180 units/acre Hotel).</td>
<td>“Medium” Office-Apartment-Hotel (Up to 2.5 FAR Office; Up to 115 units/acre Residential; Up to 180 units/acre Hotel).</td>
<td>“Medium” Office-Apartment-Hotel (Up to 2.5 FAR Office; Up to 115 units/acre Residential; Up to 180 units/acre Hotel).</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>C-O-1.5 Mixed-Use District</td>
<td>C-O-1.5 Mixed-Use District</td>
<td>C-O-1.5 Mixed-Use District</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>C-O-2.5 Mixed-Use District</td>
<td>C-O-2.5 Mixed-Use District</td>
<td>C-O-2.5 Mixed-Use District</td>
</tr>
<tr>
<td>Conceptual Development Program</td>
<td>Conversion of office building at the corner of Campbell Ave. and Quincy St. to residential and development of surface parking lot along Arlington Mill Dr. and Randolph St. and potential development of the parking garage at Quincy Street and Arlington Mill Dr.</td>
<td>Redevelopment of this site is not anticipated at this time.</td>
<td>Possible expansion of building.</td>
</tr>
</tbody>
</table>
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, as well as a proposed expanded study area (full PDSP) as identified in the maps above, 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. In conjunction with the LRPC, staff may identify a more focused area for analysis which could include potential redevelopment opportunity 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, recognizing the importance of the continued success of the entire Village at Shirlington PDSP. This work will, in turn, inform future amendments to the PDSP, as well as 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. In addition, the study area is proposed to be expanded to include a broader area comprising the remaining properties within the Village at Shirlington, all of which is the subject of PDSP #106. Within this study area, potential redevelopment opportunity and retail enhancement strategy areas may be identified for further analysis and modeling as part of a core study area.

SCOPE OF STUDY
There is currently no established Area Plan guidance to inform a County Board decision on the requested GLUP changes. PDSP #106 currently serves as a de facto policy and implementation document, however, 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. Given that the geographic scope involves several properties in an area much larger than has been typical of a Special GLUP Study, this project will be considered a Special GLUP Study Plus. Guiding principles and other recommendations developed as part of this effort will inform future PDSP and design guideline amendments.

The scope of work for this study will address the following, at a minimum:
- History of GLUP and Zoning designations and PDSP/site plan approvals for the study site and surrounding area;
- Existing GLUP and Zoning designations and PDSP/site plan approvals 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, including recommendations for improvements such as new streets and walkways, connections, etc..

Potential 3-D Modeling Scenarios – In addition to existing conditions, staff with applicant support will generate 3-D computer modeling for potential development scenarios for the study area reflecting a range of GLUP designations. The GLUP designations that could be modeled will be determined with input from the LRPC. For background information, Table 2 shows the maximum planned densities and building heights for the existing and requested GLUP categories that will be analyzed, though additional scenarios may be added following discussions with the LRPC. 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

<table>
<thead>
<tr>
<th>GLUP Designation Scenario</th>
<th>Typical Zoning District</th>
<th>Density (maximum)</th>
<th>Building Height (maximum)</th>
<th>Basis for Study</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Office</td>
<td>Res.</td>
<td>Hotel</td>
</tr>
<tr>
<td>&quot;Low&quot; Office-Apartment-Hotel</td>
<td>C-O-1.5</td>
<td>1.5 FAR</td>
<td>72 u/ac</td>
<td>110 r/ac</td>
</tr>
<tr>
<td>&quot;Medium&quot; Office-Apartment-Hotel</td>
<td>C-O-2.5</td>
<td>2.5 FAR</td>
<td>115 u/ac</td>
<td>180 u/ac</td>
</tr>
<tr>
<td>TBD with LRPC Input</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LRPC REVIEW PROCESS**

County staff will lead this process, which will include the LRPC 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, including Shirlington, Green Valley and Fairlington;
- Representatives of other advisory commissions as appropriate, including the Transportation Commission, the Parks and Recreation commission, the Historical Affairs and Landmark Review Board and the Commission for the Arts; and
- County staff representing:
  - Community Planning, Housing and Development (CPHD - Planning, Housing, Historic Preservation);
  - Department of Environmental Services (DES - Transportation, Parking, Environmental Management, Facilities)
  - Department of Parks and Recreation (DPR – Parks, Urban Forestry)
  - Arlington Economic Development (AED – Real Estate, Public Art); and
  - Department of Libraries (LIB).

Barring any unforeseen issues, this study is anticipated to entail approximately four to five LRPC meetings over the course of six months, beginning in June 2019. 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 membership.
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.

Table 3. Tentative LRPC Meeting Agenda (subject to change)

<table>
<thead>
<tr>
<th>Meeting #1</th>
<th>Potential Topics</th>
</tr>
</thead>
</table>
| (June 25, 2019) 7-9pm | ▪ 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.)  |

<table>
<thead>
<tr>
<th>Meeting #2</th>
<th>Potential Topics</th>
</tr>
</thead>
</table>
| (July 23, 2019) 7-9pm | ▪ Finalize study area  
                        ▪ Additional transportation and open space  
                          considerations, as applicable;  
                        ▪ Presentation of initial 3-D modeling;  
                        ▪ LRPC discussion and direction  |

<table>
<thead>
<tr>
<th>Meeting #3</th>
<th>Potential Topics</th>
</tr>
</thead>
</table>
| (September 25, 2019) 7-9pm | ▪ Staff responses to questions raised at previous  
                        meetings;  
                        ▪ Presentation of refined scenario(s);  
                        ▪ Emerging guiding principles;  
                        ▪ LRPC discussion and direction  |

<table>
<thead>
<tr>
<th>Meeting #4</th>
<th>Potential Topics</th>
</tr>
</thead>
</table>
| (November 20, 2019) 7-9pm | ▪ Presentation of final modeling scenario (if  
                        applicable);  
                        ▪ Presentation of Draft Special GLUP Study Plus  
                          Document;  
                        ▪ LRPC discussion and direction  |

<table>
<thead>
<tr>
<th>Meeting #5</th>
<th>Potential Topics</th>
</tr>
</thead>
</table>
| (December 18, 2019) 7-9pm | ▪ 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. Should any PDSP amendments or 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, which could potential include high-level urban design guidance.
- Concept Map(s) providing recommendations potentially addressing topics such as land use, density, building heights, transportation, and parks.
- Summary of findings, with recommendations on which GLUP designation(s) could be appropriate within the study area
- Policy recommendations for adoption by the County Board in support of any proposed/recommended GLUP amendments.