Shirlington Village
Special General Land Use Plan (GLUP) Study Plus

Long Range Planning Committee (LRPC)
July 23, 2019
Tonight’s Agenda

1. Recap

2. Study Area Boundaries

3. Urban Design Analysis

4. Study Area Considerations

5. LRPC Discussion Topics

6. Next Steps
Recap
Requested Amendments

• Applicants are requesting a GLUP Amendment from “Low” Office-Apartment-Hotel to “Medium” Office-Apartment-Hotel for the areas shown in green below
  – Associated rezoning from C-O-1.5 to C-O-2.5

• A Special GLUP Study is needed because this requested change is for an area without an adopted plan
# General Land Use Plan

## Land Use Office Density

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Office Density</th>
<th>Apt. Density</th>
<th>Hotel Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low, O-A-H</td>
<td>Up to 1.5 FAR</td>
<td>Up to 72 units/acre</td>
<td>Up to 110 units/acre</td>
</tr>
</tbody>
</table>

## Land Use Unit Density

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Unit Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Medium Residential</td>
<td>16-36 units/acre</td>
</tr>
</tbody>
</table>
Zoning

Existing Zoning – C-O-1.5

Site Plan

<table>
<thead>
<tr>
<th></th>
<th>Institutional Uses</th>
<th>Office</th>
<th>Multi-Family</th>
<th>Hotel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density Maximum (units per acre)</td>
<td>-</td>
<td>-</td>
<td>72</td>
<td>110</td>
</tr>
<tr>
<td>Height Maximum (stories) sites less than 20 acres</td>
<td>-</td>
<td>8</td>
<td>10</td>
<td>10</td>
</tr>
<tr>
<td>Height Maximum (stories) sites more than 20 acres</td>
<td>-</td>
<td>8-12</td>
<td>10-12</td>
<td>10-12</td>
</tr>
<tr>
<td>Height Maximum (feet)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FAR Maximum</td>
<td>1.5</td>
<td>1.5</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

NB: Bonus density and height above that shown in table is possible through site plan process.
## Requested Amendments

<table>
<thead>
<tr>
<th></th>
<th>FRIT Site</th>
<th>Hilton Site</th>
<th>WETA Site</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current GLUP Designation</strong></td>
<td>&quot;Low&quot; Office-Apartment-Hotel</td>
<td>&quot;Low&quot; Office-Apartment-Hotel</td>
<td>&quot;Low&quot; Office-Apartment-Hotel</td>
</tr>
<tr>
<td><strong>Proposed GLUP Designation</strong></td>
<td>&quot;Medium&quot; Office-Apartment-Hotel</td>
<td>&quot;Medium&quot; Office-Apartment-Hotel</td>
<td>&quot;Medium&quot; Office-Apartment-Hotel</td>
</tr>
<tr>
<td><strong>Current Zoning</strong></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><strong>Proposed Zoning</strong></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><strong>Conceptual Development Program</strong></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>

- **FRIT Site** (Office Building at Campbell Ave. and Quincy St.; Parking Lot at Arlington Mill Dr. and Randolph St.)
- **Hilton Site**
- **WETA Site**
## C-O-1.5 and C-O-2.5

<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>&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>
</tbody>
</table>

NB: An amendment to allow for assisted living in these two districts will potentially be brought to the County Board for consideration in September.
Study Area Boundaries
Proposed Core Study Area

• Full Study Area - broader area (full PDSP); general principles
  – land use
  – access
  – connectivity

• Core Study Area – more focused area; more detailed analysis
  – height
  – density
  – building form
  – modeling scenarios
Proposed Core Study Area
Urban Design Analysis
Existing Connections to Four Mile Run
Existing Points of Interest
Existing Points of Interest
Shirlington Transit Center

- Arlington's only enclosed public bus station
- Principal transfer point for Metrobus and ART bus service in South Arlington.
- More than 2000 commuters use the station each day.
- The station houses a Commuter Store
- Additional bus bay for Alexandria bus rapid transit (BRT) anticipated in 2024-2025
Study Area Considerations

Confirmation of block-by-block considerations to inform modeling scenarios:
- Heights
- Circulation
- open space opportunities
- etc.
This Special GLUP Study is somewhat different from others - substantial existing assets; a defined urban village character.

Full study area considerations for discussion/confirmation:
- Retain a mix of uses (office, apartment, hotel, retail, civic, entertainment, etc.)
- Focus lower heights along the core and higher heights along the periphery
- Respect existing residential development
- Retain, enhance and, where appropriate, add pedestrian connections
- Retain, enhance and, where appropriate, add nodes/open space
- Assume a certain level of historic preservation/placemaking (façade v. frontage v. full)
- Preserve mature trees to the extent possible
- Assume one level of underground parking
- Other?
Core Area Block-Level Considerations

• Based on what was observed during the walking tour and analyzed through the urban design analysis:
  – What are the positive features/characteristics of each block? How can we sustain and/or build on these assets?

  – What are the negative features/characteristics of each block? How can they be addressed?

• How will these block-by-block opportunities/considerations be used?
  – Your input will inform the development scenarios that will be modeled.

  – These assumptions could potentially serve as the basis for planning principles in the final study document.
Block A – Input on Opportunities +/-
• Respect adjacent residential development in terms of height/scale?
• Improve alley between the movie theatre/the Delancey? Where and how?
• Retain pedestrian scale on Campbell Avenue?
• Relate the corner of Campbell/Randolph to other corners?
Block B – Input on Opportunities +/-
• Retain/enhance existing plaza/node?
• Retain/enhance existing pedestrian connection?
• Preserve historic buildings along Campbell Avenue?
• Frame the Arlington Mill Drive edge?
• Orient buildings toward existing retail? Treatment of building face?
• Respect adjacent residential development in terms of height/scale?
• Activate southern edge of block to create a gateway?
Block D – Input on Opportunities +/-
- Respect adjacent residential development in terms of height/scale?
- Retain/enhance existing pedestrian access/node?
- Improve street edge along Randolph Street?
- Preserve alley for circulation/loading?
Block E – Input on Opportunities +/-
• Include a ground floor transit station with minimum 25’ ground floor height?
• Frame the northern edge of Campbell Avenue to create a gateway?
Block F – Input on Opportunities +/-
• Retain civic and entertainment uses?
• Retain/enhance existing plaza/gathering place?
• Respect adjacent residential development in terms of height/scale?
LRPC Discussion
• Confirmation of study area boundaries

• Confirmation of block-by-block considerations to inform modeling scenarios

• Questions for staff to address at the next meeting
Next Steps
### Proposed Process Outline

<table>
<thead>
<tr>
<th>LRPC Meeting</th>
<th>Potential Topics</th>
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| Meeting #1 (June 25, 2019)       | - Overview of the Special GLUP Study Plus process  
                                    - Background information on the site  
                                    - Preliminary site analysis  
                                    - Discussion and refinement of process and scope  
                                      - Define the full and core study boundaries  
                                      - Define GLUP scenarios to be modeled |
| Meeting #2 (July 23, 2019)       | - Walking tour with staff presentations  
                                    - Discussion of opportunities, constraints, assumptions to inform scenario modeling, etc.  
                                    - LRPC discussion and direction |
| Meeting #3 (September 25, 2019 tentative) | - Staff responses to questions raised at previous meetings  
                                    - Presentation of scenario(s) (if applicable)  
                                    - Presentation of multimodal transportation impact analysis report  
                                    - Emerging guiding principles  
                                    - LRPC discussion and direction |
| Meeting #4 (November 20, 2019 tentative) | - Staff responses to questions raised at previous meetings  
                                    - Presentation of final modeling scenario(s) (if applicable)  
                                    - Presentation of Draft Special GLUP Study Plus Document  
                                    - LRPC discussion and direction |
| Meeting #5 (December 18, 2019 tentative) | - Presentation of Final Draft Special GLUP Study Plus Document  
                                    - LRPC discussion and direction |
The End