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

Long Range Planning Committee (LRPC)
September 25, 2019
Tonight’s Agenda

1. Recap

2. Follow-Up from Last Meeting

3. Historical Overview

4. Modeling Scenarios

5. LRPC Discussion

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

**Legend**

**Land Use Category**

- Residential
- Commercial and Industrial
- Public and Semi-Public
- Office-Apartment-Hotel
- Mixed Use

**Range of Density/Typical Use**

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Low Density</th>
<th>Medium Density</th>
<th>High Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1-10 units per acre</td>
<td>Up to 37-72 units per acre</td>
<td>Up to 48 F.A.R. Residential</td>
</tr>
<tr>
<td>Commercial and Industrial</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
</tr>
<tr>
<td>Public and Semi-Public</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
</tr>
<tr>
<td>Office-Apartment-Hotel</td>
<td>Low</td>
<td>Medium</td>
<td>High</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>Low</td>
<td>Medium-Mixed Use</td>
<td>High-Mixed Use</td>
</tr>
</tbody>
</table>

**Zoning**

- R1-10, R1-15, R1-20, R2, R6, R-8
- RA-1, RA-2, RA-3, RA-6, RA-8
- RA-30, C-1, C-1A, C-1B
- C-2, C-O, C-3
- CM, M-1, M-2
- S-3A, S-5D
- C-2, C-O, C-3
- C-2, C-O, C-3
- C-2, C-O, C-3
- C-2, C-O, C-3
- C-2, C-O, C-3
- C-2, C-O, C-3

**Land Use Unit Density**

- Low-Medium Residential: 16-36 units/acre

<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>

<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>
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</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>
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</table>

NB: Bonus density and height above that shown in table is possible through site plan process.
Follow-Up From Last Meeting
## Demographics of Block Group 510131029021 and Arlington County

### 2017 American Community Survey 5-Year Estimates

<table>
<thead>
<tr>
<th></th>
<th>Block Group</th>
<th>Arlington County</th>
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</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>2,651</td>
<td>229,534</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$83,125</td>
<td>$112,138</td>
</tr>
</tbody>
</table>

### Race/Ethnicity

<table>
<thead>
<tr>
<th></th>
<th>Block Group</th>
<th>Arlington County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>869</td>
<td>33%</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>1,782</td>
<td>67%</td>
</tr>
<tr>
<td>Hispanic</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Age Group

<table>
<thead>
<tr>
<th></th>
<th>Block Group</th>
<th>Arlington County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18 Years Old</td>
<td>85</td>
<td>3%</td>
</tr>
<tr>
<td>18-24 Years Old</td>
<td>429</td>
<td>16%</td>
</tr>
<tr>
<td>25-34 Years Old</td>
<td>768</td>
<td>29%</td>
</tr>
<tr>
<td>35-44 Years Old</td>
<td>581</td>
<td>22%</td>
</tr>
<tr>
<td>45-54 Years Old</td>
<td>251</td>
<td>9%</td>
</tr>
<tr>
<td>55-64 Years Old</td>
<td>364</td>
<td>14%</td>
</tr>
<tr>
<td>65+ Years Old</td>
<td>173</td>
<td>7%</td>
</tr>
</tbody>
</table>

*The map was created using files from Arlington County GIS including zoning site plans, block groups, buildings, roads, parking, parks, and streams.*

*The demographic tables were created with American Community Survey (ACS) 2017 5-year estimates at the Block Group and County level, including Median Income in the Last 12 Months, Hispanic or Latino Origin by Race, and Sex by Age datasets.*

*Indicates that the population sampled was too small to produce reliable estimates.*

Created by: Arlington County, CHD, Director’s Office

8/27/2019
Shirlington Park

UNIQUE DESIGN ELEMENTS: SHIRLINGTON PARK

CONCEPT TO INCLUDE:
- vegetation management
- stormwater management
- riparian restoration
- gateways
- placemaking
- amenities
- overlooks w/ educational/interpretive component
- riparian access
- public art

Figure 85 Final Illustrative Concept Plan for Shirlington Park

PARK MASTER PLAN
Resource Protection Area (RPA)
Historical Overview
Modeling Scenarios

NB: The following models are not intended to represent staff’s recommended development scenario, but to represent illustrative examples of a multitude of options.
## 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>FRIT Site</strong></td>
<td>(Office Building at Campbell Ave. and Quincy St.; Parking Lot at Arlington Mill Dr. and Randolph St.)</td>
<td>“Low” Office-Apartment-Hotel</td>
<td>“Low” Office-Apartment-Hotel</td>
</tr>
<tr>
<td><strong>Hilton Site</strong></td>
<td>“Low” Office-Apartment-Hotel</td>
<td>“Low” Office-Apartment-Hotel</td>
<td>“Low” Office-Apartment-Hotel</td>
</tr>
<tr>
<td><strong>WETA Site</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Current GLUP Designation</strong></td>
<td>“Low” Office-Apartment-Hotel</td>
<td>“Low” Office-Apartment-Hotel</td>
<td>“Low” 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>GLUP Designation Scenario</td>
<td>Typical Zoning District</td>
<td>Density (maximum)</td>
<td>Building Height (maximum)</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------------------</td>
<td>------------------</td>
<td>--------------------------</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>
</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>
</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.
• This Special GLUP Study is somewhat different from others: substantial existing assets; a defined urban village character.

• Full study area considerations from last meeting:
  – 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 level of historic preservation/placemaking
  – Preserve mature trees to the extent possible
  – Assume one level of underground parking
Purpose of the Modeling

• These models represent but a few of a myriad of redevelopment options.
• They do not represent staff’s preferred development scenarios.
• Scenarios 1 and 2 are intended to bracket the general range of possible options by showing: (1) what could be achieved given existing conditions/density transfers with added density up to 2.5 FAR, versus (2) what could be achieved if all of the existing built fabric was replaced with new development at 2.5 FAR.
• These scenarios are to serve as a point of departure for a discussion that will inform the development of a vision and principles regarding height, massing, etc..
• This exercise is intended to be a high-level exercise.
• Follow-on work will include revised models, refined principles and development of a GLUP Study Document which will inform future changes to the PDSP.
Existing Conditions at Shirlington

Legend:
- Transit Station
- Parking
- Residential
- Retail
- Office
- Hotel
- Entertainment

-A1: 0.49 Acres
-A2: 1.47 Acres
-F1: 1.03 Acres
-F2: 2.69 Acres
-B1: 1.09 Acres
-D1: 1.33 Acres
-D2: 3 Acres
-B2: 2.51 Acres
-C: 1.36 Acres
-E1: 0.52 Acres
-E2: 0.78 Acres
Scenario 1: Added Density up to 2.5 FAR (based on existing density)

- **A2: HOTEL**
  37 Hotel Units
  (2 levels over hotel)
  
- **A2: MOVIE THEATER**
  29k sf Office
  (2 levels over movie theater)
  
- **B2: PARKING GARAGE**
  87 Residential Units
  (7 levels over parking garage)
  
- **B2: SURFACE PARKING LOT**
  193 Residential Units
  319 Parking Spaces
  (11 levels +1 below grade)
  
- **E2: GAS STATION LOT**
  85k sf Office
  212 Parking Spaces
  (11 levels)

- **C: WETA GARAGE**
  55k sf Office
  (3 levels over parking garage)

**KEY PLAN**

- **F2: LIBRARY/THEATER**
  295 Residential Units
  (20 levels over library/theater)

- **D2: PARKING GARAGE**
  72 Residential Units
  137 Parking Spaces
  (5 levels over parking garage)

- **D2: SURFACE LOT**
  45 Residential Units
  3k sf Retail
  (5 levels)

- **E1: TRANSIT STATION LOT**
  3.5k sf Expanded Station
  (1 level)

**Legend**

- Transit Station
- Parking
- Residential
- Retail
- Office
- Hotel

Parking assumptions:
- 1.1 parking spaces / Residential Unit
- 5 parking spaces / Hotel Unit
- 2.5 parking spaces / 1,000 sf of commercial use

*September 25, 2019*
# Scenario 1: Parcel Assumptions

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Acreage</th>
<th>Existing Denisty</th>
<th>Existing FAR</th>
<th>Proposed Added Density</th>
<th>New FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>0.49</td>
<td>11,798 sf retail / 45 residential units</td>
<td>2.66</td>
<td>0</td>
<td>2.66 (Existing)</td>
</tr>
<tr>
<td>A2</td>
<td>1.47</td>
<td>22,499 sf retail / 142 hotel units</td>
<td>2.07</td>
<td>29,000 Office / 37 hotel units</td>
<td>2.50</td>
</tr>
<tr>
<td>B1</td>
<td>1.09</td>
<td>128,329 sf retail</td>
<td>2.70</td>
<td>0</td>
<td>2.7 (Existing)</td>
</tr>
<tr>
<td>B2</td>
<td>2.51</td>
<td>90,309 sf office</td>
<td>0.83</td>
<td>193 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td>C</td>
<td>1.36</td>
<td>85,895 sf office / 7,515 sf retail</td>
<td>1.58</td>
<td>55,000 Office</td>
<td>2.50</td>
</tr>
<tr>
<td>D1</td>
<td>1.33</td>
<td>61,882 sf retail</td>
<td>1.07</td>
<td>87 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td>D2</td>
<td>3.00</td>
<td>213,907 sf office</td>
<td>1.64</td>
<td>3,500 sf retail</td>
<td>2.50</td>
</tr>
<tr>
<td>E1</td>
<td>0.52</td>
<td>1,800 sf transit center</td>
<td>0.08</td>
<td>1,800 sf addition / (3,600 sf total) / (53K sf remaining)</td>
<td>0.16</td>
</tr>
<tr>
<td>E2</td>
<td>0.78</td>
<td>4,400 sf gas station (gas station to be removed)</td>
<td>0.13</td>
<td>84,900 sf office</td>
<td>2.50</td>
</tr>
<tr>
<td>F1</td>
<td>1.03</td>
<td>195,000 sf office / 16,472 sf retail</td>
<td>4.71</td>
<td>0</td>
<td>4.71 (Existing)</td>
</tr>
<tr>
<td>F2</td>
<td>2.69</td>
<td>54,396 sf library &amp; theater / 5,560 sf retail / 9 residential units</td>
<td>0.59</td>
<td>295 residential units</td>
<td>2.50</td>
</tr>
</tbody>
</table>

**CO 2.5 Density Key:**
115 Residential Units / Acre
180 Hotel Units / Acre
2.5 FAR Commercial Use
Scenario 1a: Parcel Assumptions

- **A1**: 0.49 Acres
- **A2**: 1.47 Acres
- **B1**: 1.09 Acres
- **B2**: 2.51 Acres
- **C**: 1.36 Acres
- **D1**: 1.33 Acres
- **D2**: 3 Acres
- **E1**: 0.52 Acres
- **E2**: 0.78 Acres

**F1**: 1.03 Acres
**F2**: 2.69 Acres
Scenario 1a: Added Density up to 2.5 FAR (based on existing density)

- **F2: LIBRARY/THEATER**
  295 Residential Units
  (20 levels over library/theater)

- **F2: PARKING GARAGE**
  325 Parking Spaces
  (3 levels over parking garage)

- **D2: PARKING GARAGE**
  72 Residential Units
  137 Parking Spaces
  (5 levels over parking garage)

- **D2: SURFACE LOT**
  45 Residential Units
  3k sf Retail
  (5 levels)

- **E1: TRANSIT STATION LOT**
  3.6k sf Expanded Station
  (1 level)

- **A2: MOVIE THEATER**
  54 Residential Units
  (4 levels over movie theater)

- **B2: TOTAL PARKING**
  382 Parking Spaces

- **B2: CONVERTED OFFICE**
  101 Residential Units
  (9 levels)

- **B2: PARKING GARAGE**
  105 Residential Units
  (10 levels + 1 below grade)

- **B2: SURFACE PARKING LOT**
  163 Residential Units
  (9 levels + 1 below grade)

- **E2: GAS STATION LOT**
  85k sf Office
  212 Parking Spaces
  (11 levels)

- **C: WETA GARAGE**
  55k sf Office
  (3 levels over parking garage)

Parking assumptions:
- 1.1 parking spaces / Residential Unit
- 5 parking spaces / Hotel Unit
- 2.5 parking spaces / 1,000 sf of commercial use
## Scenario 1a: Parcel Assumptions

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Acreage</th>
<th>Existing Density</th>
<th>Existing FAR</th>
<th>Proposed Added Density</th>
<th>New FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>0.49</td>
<td>11,798 sf retail</td>
<td>2.66</td>
<td>0</td>
<td>2.66 (Existing)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>45 residential units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>1.47</td>
<td>22,499 sf retail</td>
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<td>54 Residential units</td>
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<tr>
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<td></td>
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<td>B1</td>
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<td>128,329 sf retail</td>
<td>2.70</td>
<td>0</td>
<td>2.70 (Existing)</td>
</tr>
<tr>
<td>B2</td>
<td>2.51</td>
<td><strong>90,309 sf office</strong>&lt;br&gt; <em>(converted to residential units)</em></td>
<td>0.00</td>
<td>282 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>85,895 sf office</strong></td>
<td></td>
<td>6,000 Retail</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>7,515 sf retail</td>
<td>1.58</td>
<td>55,000 Office</td>
<td>2.50</td>
</tr>
<tr>
<td>C</td>
<td>1.36</td>
<td>1.58</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D1</td>
<td>1.33</td>
<td>61,882 sf retail</td>
<td>1.07</td>
<td>87 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td><em>(transferred to B2)</em></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D2</td>
<td>3.00</td>
<td>213,907 sf office</td>
<td>1.64</td>
<td>117 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3,500 sf retail</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E1</td>
<td>0.52</td>
<td>1,800 sf transit center</td>
<td>0.08</td>
<td>1,800 sf addition&lt;br&gt; <em>(3,600 sf total)</em>&lt;br&gt; <em>(53K sf remaining)</em></td>
<td>0.16</td>
</tr>
<tr>
<td>E2</td>
<td>0.78</td>
<td>4,400 sf gas station&lt;br&gt; <em>(gas station to be removed)</em></td>
<td>0.13</td>
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<td>F1</td>
<td>1.03</td>
<td>195,000 sf office</td>
<td>4.71</td>
<td>0</td>
<td>4.71 (Existing)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>16,472 sf retail</td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>F2</td>
<td>2.69</td>
<td>54,396 sf library &amp; theater&lt;br&gt; 5,560 sf retail&lt;br&gt; 9 residential units</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

**CO 2.5 Density Key:**
- 115 Residential Units / Acre
- 180 Hotel Units / Acre
- 2.5 FAR Commercial Use
Scenario 1b – Existing Conditions with up to 2.5 FAR

**Scenario 1b: Added Density up to 2.5 FAR (based on existing density)**

- **B2: TOTAL PARKING** 382 Parking Spaces
- **B2: CONVERTED OFFICE** 133 Residential Units (12 levels)
- **B2: PARKING GARAGE** 130 Residential Units (12 levels + 1 below grade)
- **B2: SURFACE PARKING LOT** 160 Residential Units (9 levels + 1 below grade)
- **E2: GAS STATION LOT** 85k sf Office 212 Parking Spaces (11 levels)
- **C: WETA GARAGE** 55k sf Office (3 levels over parking garage)

**KEY PLAN**

- **F2: LIBRARY/THEATER** 295 Residential Units (20 levels over library/theater)
- **F2: PARKING GARAGE** 325 Parking Spaces (3 levels over parking garage)
- **D2: PARKING GARAGE** 72 Residential Units 137 Parking Spaces (5 levels over parking garage)
- **D2: SURFACE LOT** 45 Residential Units 3k sf Retail (5 levels)
- **E1: TRANSIT STATION LOT** 3.5k sf Expanded Station (1 level)

*Parking assumptions: 1.1 parking spaces / Residential Unit 5 parking spaces / Hotel Unit 2.5 parking spaces / 1,000 sf of commercial use*
### Scenario 1b: Parcel Assumptions

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Acreage</th>
<th>Existing Density</th>
<th>Existing FAR</th>
<th>Proposed Added Density</th>
<th>New FAR</th>
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<tbody>
<tr>
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<td>11,798 sf retail</td>
<td>2.66</td>
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<td>2.66 (Existing)</td>
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<td></td>
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<td>45 residential units</td>
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<td>A2</td>
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<td>2.07</td>
<td>54 Residential units</td>
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<td>142 hotel units</td>
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<td>(transferred to B2)</td>
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<tr>
<td>B1</td>
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<td>2.70</td>
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<td></td>
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<td>(converted to residential units)</td>
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<tr>
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<td>85,895 sf office</td>
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<td>6,000 Retail</td>
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<tr>
<td></td>
<td></td>
<td>7,515 sf retail</td>
<td>1.58</td>
<td>55,000 Office</td>
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</tr>
<tr>
<td>C</td>
<td>1.36</td>
<td>85,895 sf office</td>
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<td></td>
<td>7,515 sf retail</td>
<td>1.58</td>
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<tr>
<td>D1</td>
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<td>87 Residential units</td>
<td>2.50</td>
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<tr>
<td></td>
<td></td>
<td>(transferred to B2)</td>
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<td></td>
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</tr>
<tr>
<td>D2</td>
<td>3.00</td>
<td>213,907 sf office</td>
<td>1.64</td>
<td>117 Residential units</td>
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<tr>
<td></td>
<td></td>
<td>3,500 sf retail</td>
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</tr>
<tr>
<td>E1</td>
<td>0.52</td>
<td>1,800 sf transit center</td>
<td>0.08</td>
<td>1,800 sf addition</td>
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<td>(3,600 sf total)</td>
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<td>(53K sf remaining)</td>
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<tr>
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<td>4,400 sf gas station</td>
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<td></td>
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<td>(gas station to be removed)</td>
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<tr>
<td>F1</td>
<td>1.03</td>
<td>195,000 sf office</td>
<td>4.71</td>
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<td>4.71 (Existing)</td>
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<td>16,472 sf retail</td>
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<tr>
<td>F2</td>
<td>2.69</td>
<td>54,396 sf library &amp; theater</td>
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<td>295 Residential units</td>
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<tr>
<td></td>
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<td>5,560 sf retail</td>
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<td></td>
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<td>9 residential units</td>
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</tbody>
</table>
Scenario 2: Assumes no existing density – each parcel developed to 2.5 FAR

- **A1: RESIDENTIAL SITE**
  - 45 Residential Units
  - 11k sf Retail
  - 78 Parking Spaces (8 levels)

- **A2: HOTEL SITE**
  - 122 Keys
  - 61 Parking Spaces (6 levels)

- **A2: MOVIE THEATER SITE**
  - 78 Residential Units
  - 11k sf Retail
  - 114 Parking Spaces (8 levels)

- **B2: PARKING GARAGE**
  - 250 Residential Units
  - 17k sf Retail
  - 641 Parking Spaces (8 levels, +1 below grade)

- **B2: SURFACE PARKING LOT**
  - 107 Residential Units
  - 270 Parking Spaces (10 levels)

- **F2: LIBRARY/THEATER SITE**
  - 294 Residential Units
  - 16k sf Retail
  - 364 Parking Spaces (8 levels)

- **F1: OFFICE SITE**
  - 106 Residential Units
  - 11k sf Retail
  - 145 Parking Spaces (8 levels)

- **D2: PARKING GARAGE SITE**
  - 173 Residential Units
  - 191 Parking Spaces (8 levels)

- **D2: OFFICE SITE**
  - 140k sf Office
  - 23k sf Retail
  - 408 Parking Spaces (7 levels)

- **E1: TRANSIT STATION LOT**
  - 3.5k sf Expanded Station (1 level)

- **E2: GAS STATION LOT**
  - 82 Residential Units
  - 7k sf Retail
  - 108 Parking Spaces (6 levels)

- **C: WETA SITE**
  - 133k sf Office
  - 15k sf Retail
  - 370 Parking Spaces (7 levels)

Legend:
- Blue: Transit Station
- Gray: Parking
- Yellow: Residential
- Red: Retail
- Purple: Office
- Orange: Hotel

Parking assumptions:
- 1.1 parking spaces / Residential Unit
- 5 parking spaces / Hotel Unit
- 2.5 parking spaces / 1,000 sf of commercial use
## Scenario 2: Parcel Assumptions

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Acreage</th>
<th>Proposed Added Density</th>
<th>New FAR</th>
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<td>0.49</td>
<td>45 residential units</td>
<td>2.50</td>
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<tr>
<td></td>
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</tr>
<tr>
<td>A2</td>
<td>1.47</td>
<td>78 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>122 hotel units</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11,000sf retail</td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>1.09</td>
<td>128,000 sf retail – Existing</td>
<td>2.7 (Existing)</td>
</tr>
<tr>
<td>B2</td>
<td>2.51</td>
<td>270 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td>C</td>
<td>1.36</td>
<td>133,000 Office</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>15,000sf retail</td>
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</tr>
<tr>
<td>D1</td>
<td>1.33</td>
<td>87 residential units</td>
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<td></td>
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<td>[transferred to B2]</td>
<td></td>
</tr>
<tr>
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<td></td>
<td>(accounts for existing 62k retail)</td>
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</tr>
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<td>D2</td>
<td>3.00</td>
<td>140,000sf office</td>
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<td>23,000sf retail</td>
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<tr>
<td></td>
<td></td>
<td>173 residential units</td>
<td></td>
</tr>
<tr>
<td>E1</td>
<td>0.52</td>
<td>45 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12,000sf retail</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,000sf transit station</td>
<td></td>
</tr>
<tr>
<td>E2</td>
<td>0.78</td>
<td>82 residential units</td>
<td>2.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td>7,000sf retail</td>
<td></td>
</tr>
<tr>
<td>F1</td>
<td>1.03</td>
<td>106 residential units</td>
<td>2.50</td>
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<tr>
<td></td>
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</tr>
<tr>
<td></td>
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<td>16,000sf retail</td>
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</tbody>
</table>

### CO 2.5 Density Key:
- 115 Residential Units / Acre
- 180 Hotel Units / Acre
- 2.5 FAR Commercial Use
35

Shirlington Village – Building Heights

LEGEND

10-12
8-10
6-8
4-6
2-4
1-2
14-16

Shirlington Village Study Area

***RED Text indicates approximate building height in feet along with the corresponding approximate building levels.***

****These heights may vary due to site topography, architectural features, and rooftop mechanical screening.****
Approximate Existing Use Mix

Existing Use Mix at Shirlington Village

- 55% Residential
- 40% Office
- 5% Hotel
LRPC Discussion
Input on Modeling Scenarios

– Building height
  • The maximum heights under C-O-2.5 are 12 and 16 stories. What heights are appropriate where?
  • What should the overarching plan for Shirlington be? For ex., Rosslyn has “peaks and valleys” and Fort Myer Heights North has higher heights along Arlington Boulevard and lower heights towards the historic core of the neighborhood.

– Building massing
  • Is C-O-2.5 potentially appropriate throughout the study area? Should form/height/other parameters be considered?

– Stepbacks/stepdowns
  • In addition to areas across from residential development, where are stepbacks/stepdowns needed?
Input on Modeling Scenarios

– Block permeability/circulation
  • Should additional pedestrian connections be added? Are any unnecessary? How should the alleys be addressed?

– Historic preservation/placemaking/human scale
  • Should preservation of the retail core of Campbell Avenue extend to the full buildings, building frontages (20’+ setback) or the façades (10’+ setback)?

– Public space
  • Are there additional or different locations for nodes/plazas/public spaces/gathering places?

– Other?
Next Steps
# Proposed Process Outline

<table>
<thead>
<tr>
<th>LRPC Meeting</th>
<th>Potential Topics</th>
</tr>
</thead>
</table>
| **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)** | - Staff responses to questions raised at previous meetings  
- Emerging guiding principles  
- Presentation of scenarios  
- Presentation of historical overview  
- LRPC discussion and direction |
| **Community Open House (November 13, 2019)** | - Community input on modeling and preliminary principles |
| **Meeting #4 (November 20, 2019 tentative)** | - Staff responses to questions raised at previous meetings  
- Presentation of parking utilization report  
- 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