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

Long Range Planning Committee (LRPC)
February 18, 2020
Tonight’s Agenda

1. Overview
2. Transportation Impacts Analysis
3. Applying the Guiding Principles
4. LRPC Discussion
5. Next Steps
This Special GLUP Study Plus is analyzing whether a “Medium” Office-Apartment-Hotel could be an appropriate land use designation.

To assess whether additional density could be accommodated, staff looked at the hypothetical maximum build-out of this area based on:
- a GLUP change to “Medium” Office-Apartment-Hotel,
- a rezoning to C-O-2.5,
- plus bonus density up to 12/16 stories (maximum height/volume permitted under C-O-2.5).

Staff is cautious about this magnitude of density in non-Metro areas and is cognizant of the principles that are developing with community and LRPC input (i.e. a desire for a walkable area, urban village feel, etc.).

Staff examined the maximum potential impact from a transportation perspective.

DES developed the scope and the applicants’ consultant performed the analysis, which was then reviewed by DES.
<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>8 stories (office) 10 stories (res./hotel)</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>12 stories (office) 16 stories (res./hotel)</td>
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</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.
Presentation by Wells + Associates and DES Staff
LRPC Discussion
• As a result of the findings of the transportation impacts analysis, additional density can be accommodated in this area.

• Heights are the primary way to limit additional density given the new bonus density provisions.

• In order to limit additional density to a level appropriate for this particular non-Metro urban village, we need to establish the right building heights.

• The vision of Shirlington’s evolution that is emerging from this planning process will inform the building density, heights and form.
What makes Shirlington Shirlington?

• The principles/keywords that the community/LRPC have been coalescing around to describe the most important characteristics of the Village at Shirlington will inform the urban design/framework, including heights.

WORDS OF NOTE:

walkable/walkability, accessible,
active, local,
village, small,
urban mixture, historic charm,
community, small-town,
kids, variety of businesses,
neighborhood, dog-friendly.*

*Drawn from the Community Forum, the online engagement survey and LRPC meetings.
Applying the Guiding Principles

Six Overarching Elements to Focus on Tonight:

1. Circulation, Access and Connectivity
2. Civic Spaces and Public Spaces
3. Economic Vitality and Use Mix
4. Biophilia, Trees and Sustainability
5. Character of Campbell Avenue
6. Urban Design, Building Heights and Form
1. Circulation, Access and Connectivity
Big Idea: Enhance Connectivity

1. Circulation, Access and Connectivity
Big Idea: Enhance Circulation

1. Circulation, Access and Connectivity
Big Idea: Consistent Block Scale/Length

1. Circulation, Access and Connectivity
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1. Circulation, Access and Connectivity

- Retain and/or enhance pedestrian passageways
- Retain service alleys
- Increase multi-modal connectivity: pedestrians, bicyclists, transit users, automobiles, buses, trucks
- Improve linkages to Shirlington Transit Center, nearby parks, Arlington and the region at large
- Promote wayfinding and incorporate high quality signage
- Develop a new parking management plan

Questions:

• Are pedestrian passageways needed N/S and E/W on the surface parking lot block?
• What are some ways to connect to Green Valley, in addition to the ideas included in the Four Mile Run Valley Area Plan, and to Fairlington?
2. Civic Spaces and Public Spaces
2. Civic Spaces and Public Spaces
Big Idea: Network of Public Spaces

2. Civic Spaces and Public Spaces

- Create and maintain interior and exterior civic spaces.
- Retain key public resources (Shirlington Transit Center, Shirlington Branch Public Library and associated plaza).
- Improve/add public and privately-owned public spaces.
- Foster connections with important public spaces, such as the Shirlington Park, Jennie Dean Park, Shirlington Dog Park.
- Integrate public art throughout public realm
2. Civic Spaces and Public Spaces

Key Question:
• Should the plaza and mid-block experiences be retained?
2. Civic Spaces and Public Spaces

**North Gate:** Randolph St. and Arlington Mill Dr.

**East Gate:** Campbell Ave. and Shirlington Circle

**South Gate:** Transit Center, Randolph, Quincy and 31st Sts.

**Fairlington Gate:** Pedestrian Bridge
Key Questions: Gateways

2. Civic Spaces and Public Spaces

Key Questions:
• What are types of gateway treatments may be appropriate for the Village at Shirlington at Randolph Street, near the Transit Center and near WETA?
  • entry markers and other signage
  • special street and sidewalk treatments
  • enhanced landscaping
  • complimentary architectural features and building orientation
  • pedestrian plazas
  • open space
  • and public art.
3. Economic Vitality and Use Mix
Big Ideas: Reinvestment and Flexibility

3. **Economic Vitality and Use Mix**
   - Reinvestment and new investment
   - Additional growth and density
   - Flexibility with respect to uses
   - Future employment opportunities
   - 18-hour activity and vitality
Big Idea: Activate Ground Floor

GROUND FLOOR USES
- Residential
- Hotel
- Parking
- Commercial
- Office
- Civic
- Cultural
3. Economic Vitality and Use Mix

Questions:

- If retail and personal services are targeted for Campbell Avenue, what other locations and uses should be considered for ground floor spaces on Randolph and Quincy Streets? Retail, personal services, office, residential and other uses to provide maximum flexibility?
- What types of uses are needed to keep Shirlington vital and thriving?
- What civic and cultural activities are important to preserve and enhance?
4. Biophilia, Trees and Sustainability
Big Idea: Connect with Nature

4. Biophilia, Trees and Sustainability

- Green spaces
- Green roofs
- Conserve existing mature trees
- Add to tree canopy
- Reuse and adapt buildings where possible
- In new buildings incorporate energy efficiency, renewable energy, sustainability, stormwater best practices, etc..
Big Idea: Increase Permeable Surfaces

4. Biophilia, Trees and Sustainability

- Green spaces
- Green roofs
- Planted walls
- Stormwater design
4. Biophilia, Trees and Sustainability

Key Questions:
1. Should the brick sidewalks which allow water to permeate for the street trees be preserved?
2. Should new buildings incorporate the principles of green building and biophilic design?
3. What are ways to better connect people to nature?
4. How can a refreshed streetscape improve stormwater design?
5. Character of Campbell Avenue
• Arlington County Comprehensive Plan

• Historic Preservation Master Plan, 2006

• Historic Resources Inventory (HRI), 2011
Shirlington’s Beginnings

“If you want the best, you’ll find it in Shirlington. If you’re a merchant with an eye to the future, investigate the possibility of locating in Shirlington.”

*The Evening Star, 1945*
Value of Preserving Shirlington

– Tells the story of Arlington
– Sense of Place
– Rehabilitation
– Heritage Tourism
– Smart Investment
– Good for Business

“Old ideas can sometimes use new buildings. New ideas must use old buildings.”

Jane Jacobs, 1961
5. Character of Campbell Avenue

- Mature tree canopy
- Historic Facades
- Variety of Storefronts
- “Heart” of Shirlington
- Pedestrian-friendly scale
- Main Street feel
- Triple row of street trees
- Art Deco architecture
5. Character of Campbell Avenue

- Original stone coping at parapet
- Added entryway
- Original stone façade
- Added awning
- Original pilaster
- Added storefront
- Added seating and fencing

Adaptable to appropriately refresh facades
5. Character of Campbell Avenue
Bid Idea: Stepback

Clarendon: Penzance Easement
Big Idea: Stepback

Clarendon: Dan Kain Building
Campbell Avenue exemplifies the best of the Village at Shirlington. It is important to work with its existing assets and enhance them, including…

- Preserving the facades/trees/sidewalks
- Increasing economic vitality by allowing for redevelopment stepped back from the street
- Retaining the “village” scale
- Keeping the authentic character of the area
- Maintaining the pedestrian-friendly environment
- Ensuring sunlight and sky views are accessible for trees and the pedestrian experience
- Keeping the sand-set brick sidewalks if possible
- Reusing the historic built environment and adapting to modern commercial needs
- Providing flexibility of the historic built environment through buildable floorplates
5. **Character of Campbell Avenue**

Key Questions:

1. What are your thoughts regarding façade preservation?

2. Should there be a setback with redevelopment on the back side of the historic buildings lining Campbell Avenue between Randolph and Quincy Streets?

3. If the streetscape were to change, what should we keep? What should be changed?

4. To promote high quality materials and architecture, should design guidelines for facades be considered?
LRPC Discussion
6. Urban Design, Building Heights and Form
Big Idea: Compact Urbanism

6. Urban Design, Building Heights and Form

- Village character
- Pedestrian-oriented development
- Additional height along the periphery
- Architectural feature at terminus of Campbell Avenue near the library
- Transitions in bulk height and scale to lower density development within the Village at Shirlington
- Retain lower scale of Campbell Avenue between Quincy and Randolph Streets
- Compatibility with Green Valley (views across Four Mile Run, building design, scale, connectivity, landscaping, welcoming entrances, green space, pedestrian flow)
- Connectivity to Fairlington
- Screen any above-grade parking
Shirlington Village – Existing Building Heights

***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.****
Potential Building Heights

FUTURE HEIGHTS MAP

LEGEND

Existing and Future Building Height
Step Back in Building Height
4-6 Story Building Height
6-8 Story Building Height
8-10 Story Building Height
10-12 Story Building Height
12-14 Story Building Height

Existing Open Space
Potential Building Heights: Near Term Sites

LIKELY TO CHANGE FUTURE HEIGHTS MAP

<table>
<thead>
<tr>
<th>LEGEND</th>
<th>Color</th>
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<tbody>
<tr>
<td>Existing and Future Building Height</td>
<td></td>
</tr>
<tr>
<td>Step Back in Building Height</td>
<td></td>
</tr>
<tr>
<td>4-6 Story Building Height</td>
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<tr>
<td>6-8 Story Building Height</td>
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<tr>
<td>8-10 Story Building Height</td>
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<td></td>
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<tr>
<td>12-14 Story Building Height</td>
<td></td>
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<tr>
<td>Existing Open Space</td>
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</tbody>
</table>
Potential Building Heights: Street Sections

LIKELY TO CHANGE FUTURE HEIGHTS MAP

LEGEND

| Existing and Future Building Height |
| Step Back in Building Height |
| 4-6 Story Building Height |
| 6-8 Story Building Height |
| 8-10 Story Building Height |
| 10-12 Story Building Height |
| 12-14 Story Building Height |

Existing Open Space
Existing Building Heights: Section A - Campbell Ave.
Potential Building Heights: Section A – Campbell Ave.
Questions:
1. Is 6 story potential the right height?
2. Preserve historic facades?
3. Are stepbacks necessary?
4. Encourage rooftop restaurants?
Big Idea: Preserve Main Street Scale

6. Urban Design, Building Heights and Form

Campbell Avenue
Existing Building Heights: Section B – S. Arlington Mill

Campbell Ave.

Plaza and Service Dr.

S. Arlington Mill Dr.

Multi-use path & park

4 Mile Run

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Potential Building Heights: Section B – S. Arlington Mill

Campbell Ave.

Plaza and Service Dr.

S. Arlington Mill Dr.

Multi-use path & park

4 Mile Run
Questions:
1. Is 12 stories potentially the right height?
2. Preserve the small plaza?
3. Widen the sidewalk on Arlington Mill?
4. Are stepbacks necessary?
Existing Building Heights: Section C – Randolph St. South of Campbell

S. Randolph Street

CVS
Questions:
1. Is 6 stories potentially the right height?
2. Preserve historic façades?
3. Are stepbacks necessary?
4. Encourage rooftop restaurants?
Existing Building Heights: Section D – Randolph St. North of Campbell
Questions:
1. Are 8 and 6 stories potentially the right heights?
2. Are stepbacks necessary? (not shown)
3. Widen the sidewalks?
4. Encourage retail or other ground floor uses?
5. Allow bumpouts on ground floor?
Existing Building Heights: Section E – Randolph St. @ Arlington Mill Rd.
Potential Building Heights: Section E – Randolph St. @ Arlington Mill Rd.
Potential Building Heights: Section E – Randolph St. @ Arlington Mill Rd.

Questions:
1. Is 12 stories potentially the right height?
2. Encourage retail liners?
3. Widen the sidewalks?
4. Are stepbacks necessary?
Existing Building Heights: Section F – Quincy St. South of Campbell
Potential Building Heights: Section F – Quincy St. South of Campbell
Questions:
1. Are 8 and 10 stories potentially the right heights?
2. Are stepbacks necessary? (not shown)
3. Widen sidewalks?
4. Encourage retail liners?
Existing Building Heights: Section G – Quincy St. North of Campbell Ave.
Potential Building Heights: Section G – Quincy St. North of Campbell
Questions:
1. Are 12 and 10 stories potentially the right heights?
2. Encourage retail?
3. Widen the sidewalks?
4. Are stepbacks necessary?
6. *Urban Design, Building Heights and Form*

Overall Urban Design Questions:
- Are the proposed building heights appropriate?
- Are stepbacks on Campbell Avenue and Arlington Mill Drive necessary?
- Are stepbacks on the other streets necessary?
- What are some preferred ways of screening parking garages?

**Stepdowns on Arlington Mill Drive**

**Need to screen garages**
LRPC Discussion
### Proposed Process Outline

<table>
<thead>
<tr>
<th>Meetings</th>
<th>Potential Topics</th>
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| **Meeting #7** LRPC           | - Transportation impacts analysis  
                                | - Building form and heights  
                                | - LRPC discussion and direction |
| (February 18, 2020)           |                                                                                  |
| **Meeting #8** LRPC           | - Draft Study Document  
                                | - Refined Vision and Principles                                                 |
| (March 17, 2020 – Trades Center) |                                                                                  |
| **Target Date - April**       | - Request to Advertise Special GLUP Study Document and Potential GLUP Amendments |
| Planning Commission County Board |                                                                                  |
| **Target Date - May**         | - Action on Special GLUP Study Document and Potential GLUP Amendments            |
| Planning Commission County Board |                                                                                  |

**Diagram:**

Special GLUP Study Document

- Provides future land use policy guidance and informs amendments to the PDSP and Design Book
- Shirlington PDSP and Design Book
- Informs the individual site plans to be filed
- Individual site plans
The End