Special General Land Use Plan (GLUP) Study Plus
A Land Use Analysis for Shirlington
February 18, 2020
Traffic Study was scoped with Arlington County Staff and determined that all sites could be developed at:

- 2.5 FAR
- 2.5 FAR plus LEED Bonus
- 2.5 FAR plus LEED bonus plus additional density needed to reach heights of 12 stories for office and 16 for residential/hotel
Study Blocks

Arlington Mill Dr.
Campbell Ave.
Randolph St.
Quincen St.
Interstate 395

A1: 1.47 Acres
A2: 1.49 Acres
B1: 1.09 Acres
B2: 2,51 Acres
C: 1.36 Acres
D1: 1.33 Acres
D2: 3 Acres
F1: 1.03 Acres
F2: 2.69 Acres

E1: .52 Acres
E2: .78 Acres
Traffic Study Intersections and Site Trip Distributions
*Negative numbers represent a conversion to non-auto trips based on future mix of uses, development density, and transit options.
Existing Levels of Service (LOS) Summary
Future GLUP Levels of Service (LOS) Summary

*Existing signal timings were maintained for future analysis in order to obtain conservative results. Arlington County periodically reviews and optimizes signal networks which would improve operations.
THANK YOU!