

Site Plan Review Committee

March 31, 2022

2608 Shirlington Road UCMUD

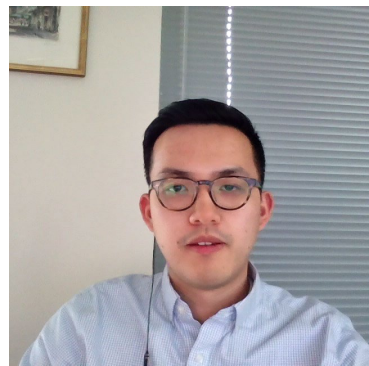
U-3612-21-1

2608 Shirlington Road



Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Use-Permit/2608-Shirlington-Road>



Presentation Outline

1. Background Information

2. SPRC Agenda Items

- Zoning Ordinance Compliance and Modifications
 - Density and Use
 - Building Placement
 - Building Height
 - Streetscape
 - Parking
 - Landscaping

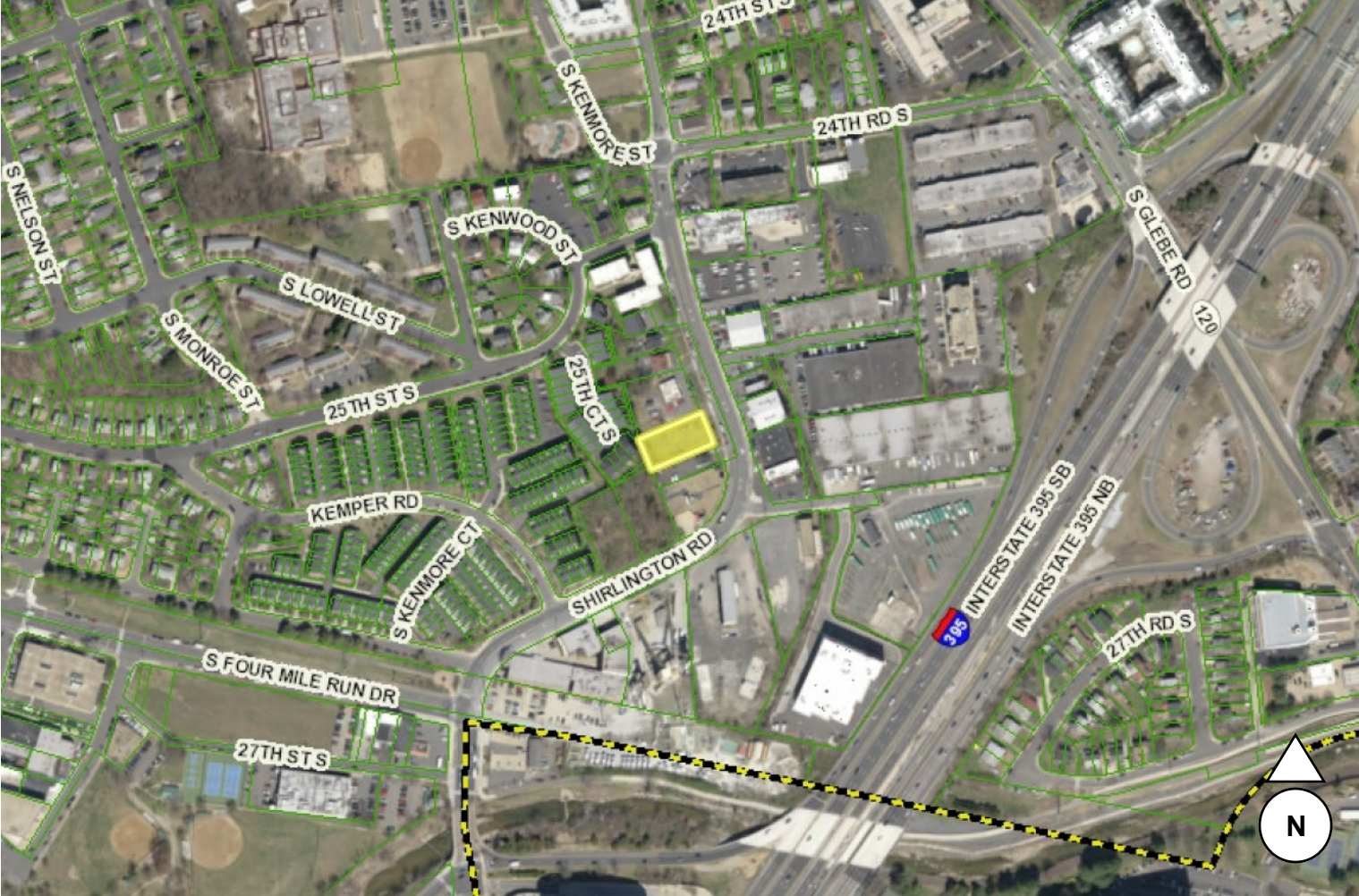
3. Next Steps



Background Information



Rendering Views



Site Location



Background Information



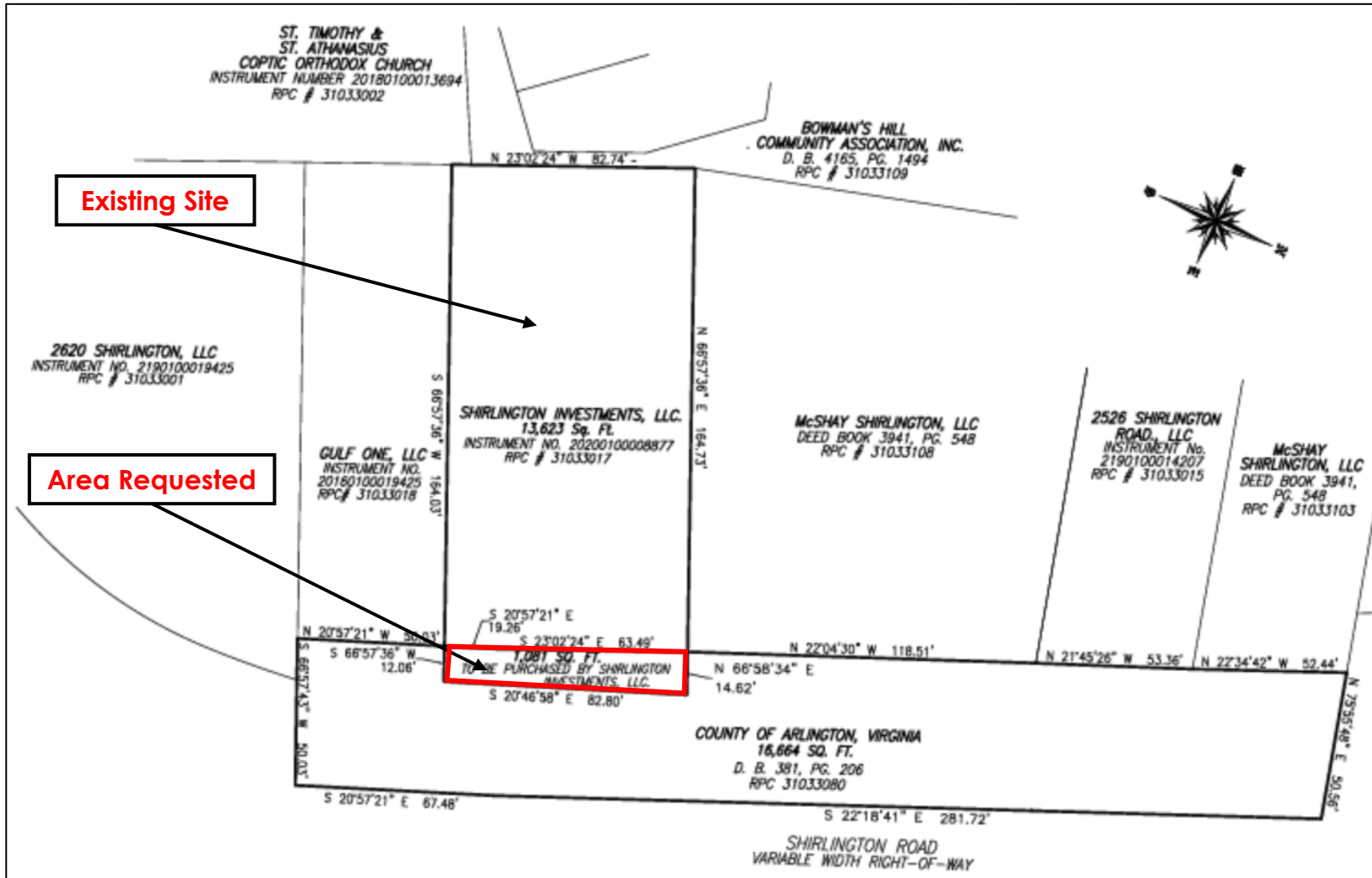
Aerial View



Street View from Shirlington Road



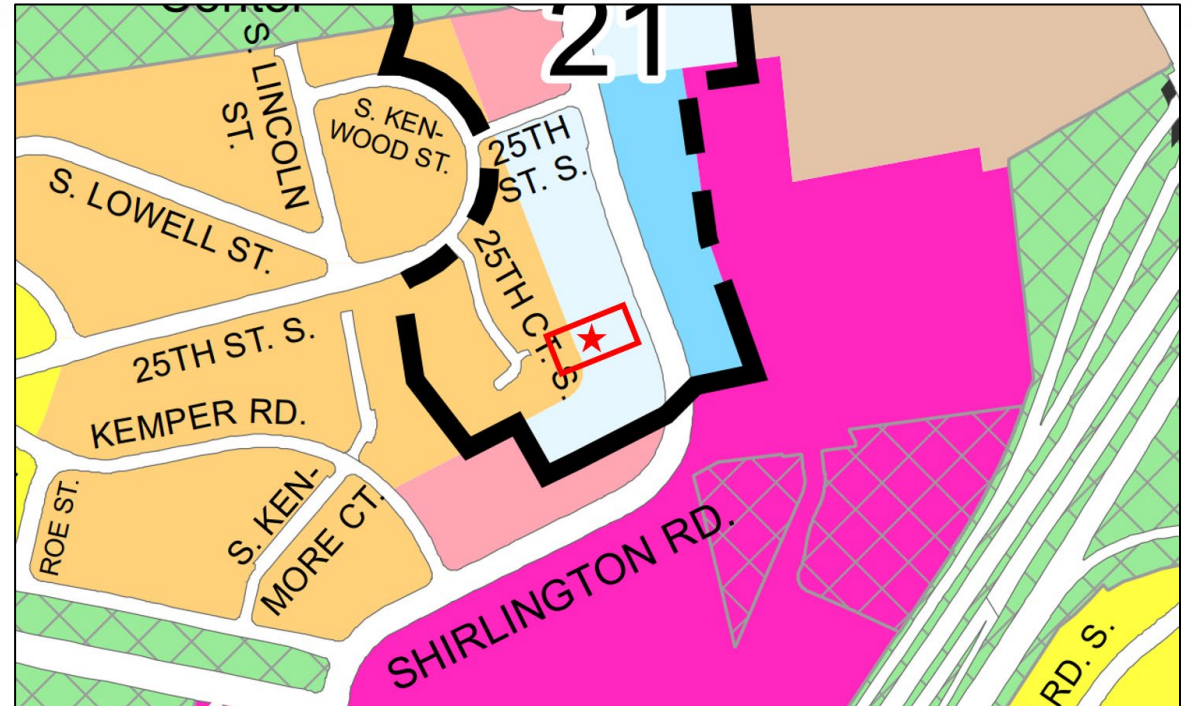
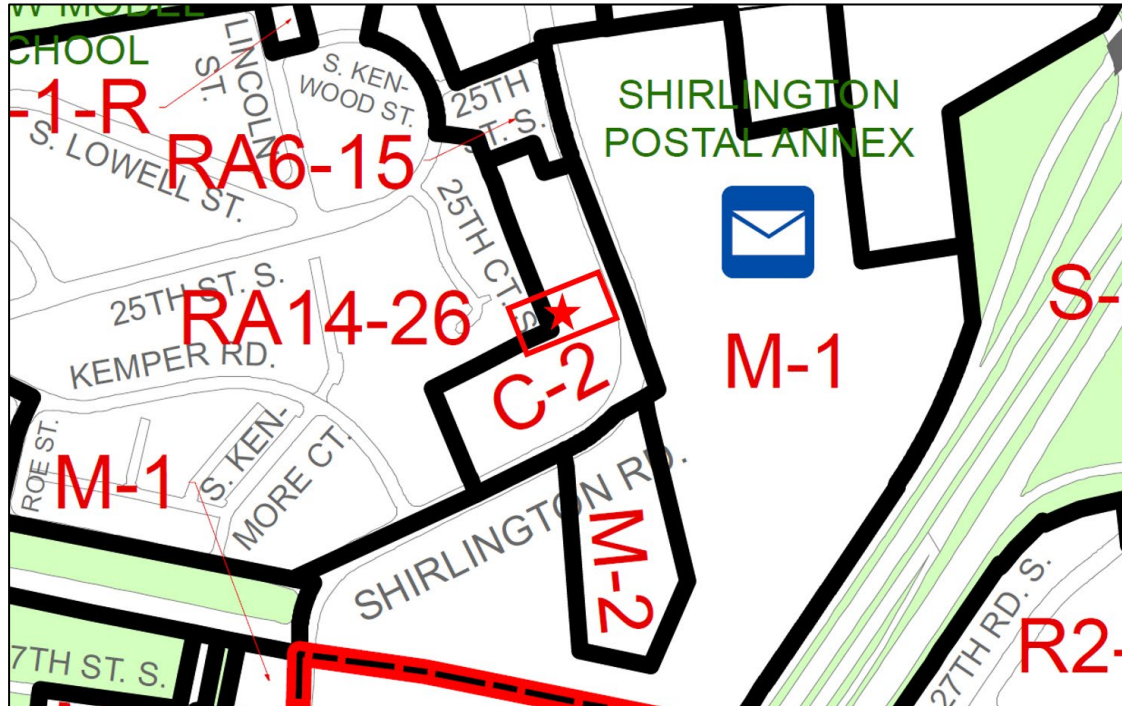
Vacation Request



Vacation Request Area



Zoning & Land Use



Zoning:

- C-2, Service Commercial-Community Business District
- RA14-26, Multiple-family Dwelling District

GLUP:

- “Low” Office-Apartment-Hotel (up to 72 du/ac)
- Low-Medium Residential (16-36 du/ac)
- GLUP Note 21: Green Valley Village Center Special Revitalization District



UCMUD Zoning Ordinance Regulations



The Shelton in Green Valley (UCMUD)

	Green Valley Village Center Special Revitalization District ("C-2", "C-3")	Proposed UCMUD – 2608 Shirlington Road	Compliant (✓)
DENSITY & USE			
Residential & Commercial (Max)	2.0 FAR ¹	1.987 FAR	✓
Residential (Max)	1.5 FAR ("Retail Optional" Block)	1.487 FAR	✓
PLACEMENT & ORIENTATION (& MASSING)			
Buildings Sited to Build-to Lines	Back of Sidewalk ²	Back of Sidewalk	✓
Minimum % of Façade Immediately Adjacent to Back of Sidewalk	75% (Streets Designated as Arterial in MTP & Shirlington Rd.)	59%	No
Minimum Building Setback for Parcels Adjacent to "R" District	20 ft.	21.5 ft.	✓
STREETSCAPE			
Periphery of Site Fronting on public R-O-W landscaped with curb, gutter, sidewalk, street lighting, street furniture and other elements	Cover Entire Area from FOC to FOB & Relevant Block Frontages Conform to Streetscape & Streetscape Standards of the Green Valley Village Center Action Plan	TBD	No
Streetscape Improvements for Sites Within Area Of A Sector Plan, Station Area Plan, Or Special Revitalization District	Consistent with Green Valley Village Center Action Plan	TBD	No
PARKING & LOADING			
Location Of Surface And/Or Structured Parking And Loading Areas	Rear or Side of Buildings	Rear and Side of Building	✓
Screening Off Surface Parking And Loading Areas From Public Areas, Public Sidewalks, And Adjacent Residentially Zoned Properties	Landscaping & 4 ft. Solid Wall Ht.	Garage door screening	✓
Screening of Parking Area Abutting "R" District with "Low" GLUP Designation	6 ft. Solid Wall Ht.	Solid wall	✓
Façade Treatment of At or Above Grade Parking within a Structure	Consistent Materials & Design with Building Façade of larger Building Structures. ³	Garage door screening	✓
Automobile Parking Spaces	Section 14.3 (except as below)		
Parking for Residential Projects or residential Portions of Projects	1 1/8 (1.125) spaces per DU	0.83 spaces per DU	No
	With County Board approval, some or all parking requirements may be provided through off-site permitted parking, on-street parking, cash contributions for	Modification for reduced	

Zoning Ordinance Checklist for UCMUDs

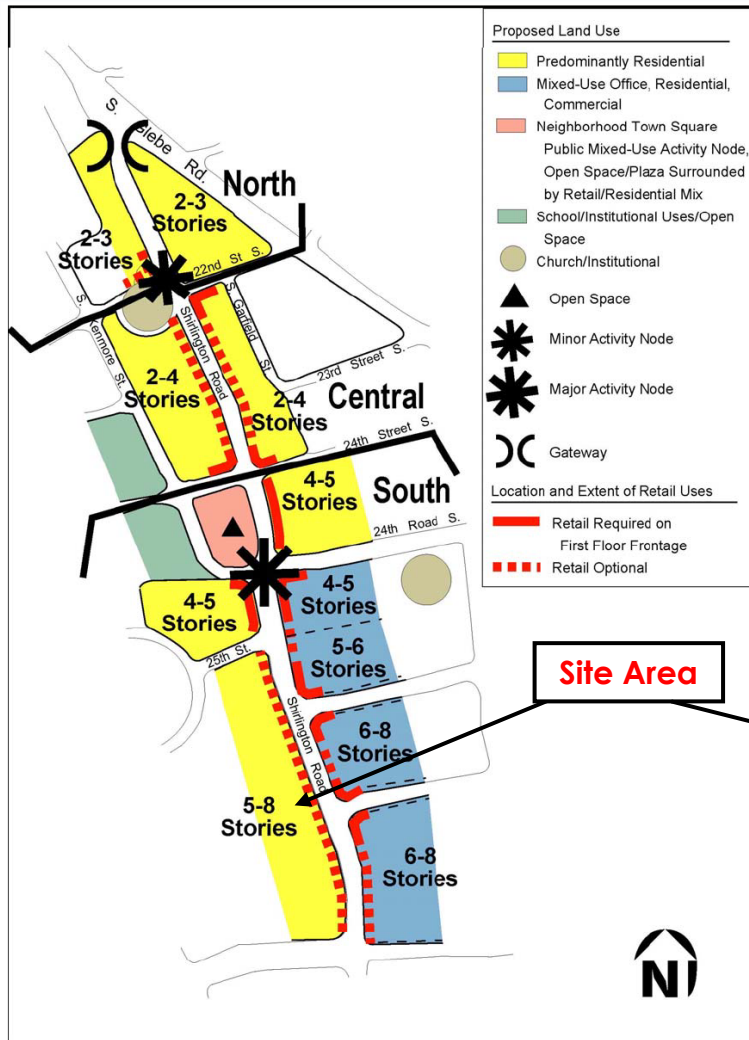


UCMUD Review Process

Site Plan	UCMUD	Form Based Code (FBC) Project
Flexible development standards	ACZO development standards	Columbia Pike FBC development standards
Reviewed by SPRC Members	Reviewed by UCMUD Review Committee (SPRC Members)	Reviewed by FBC Advisory Working Group
Admin Regulations 4.1 for Site Plans	Admin Regulations for UCMUDs	Admin Regulations 4.1.2 for FBC Projects



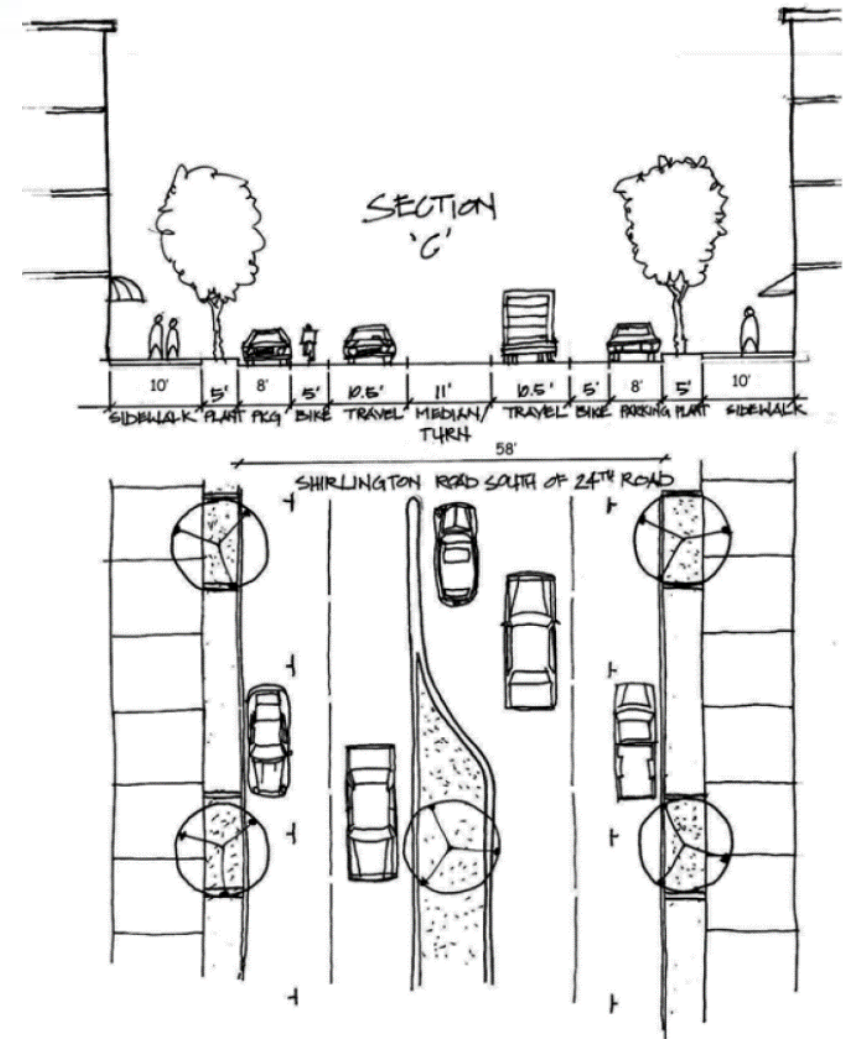
Green Valley Village Center Action Plan



Concept Plan



Illustrative Plan



Shirlington Road Street Section



Density and Use

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Residential & Commercial (Max)	2.0 FAR	1.987 FAR	✓
Residential (Max)	1.5 FAR ("Retail Optional" Block)	1.487 FAR	✓
Affordable Housing (ADUs)	0.5 FAR (max)	0.5 FAR	✓

- Project will consist of 30 units, including 3 affordable units (10%)
- Unit distribution includes 24 one-bedrooms and 6 two-bedrooms



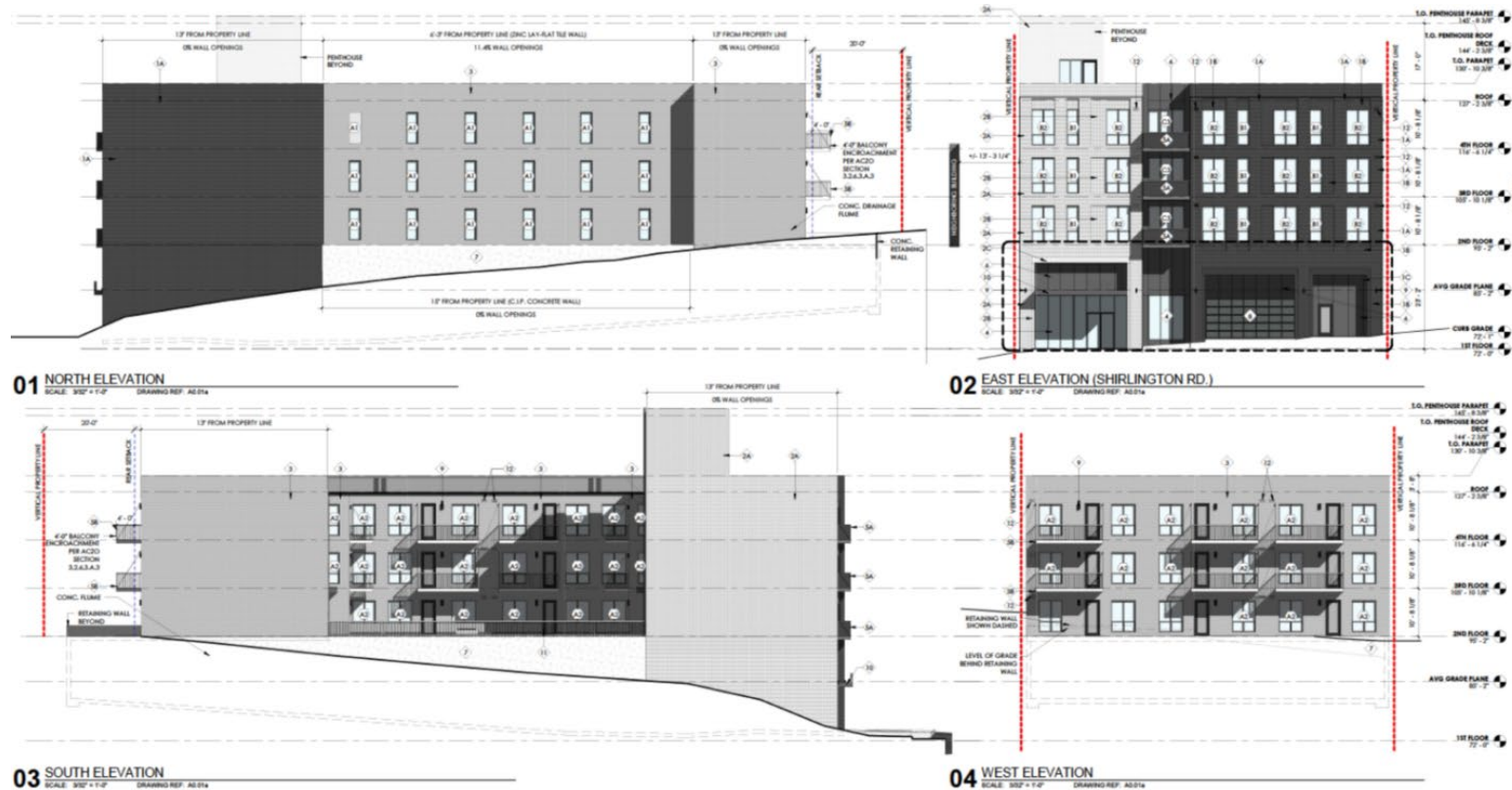
Building Placement

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Buildings Sited to Build-to Lines	Back of Sidewalk	Back of Sidewalk	✓
Minimum % of Façade Immediately Adjacent to Back of Sidewalk	75% (Streets Designated as Arterial in MTP & Shirlington Rd.)	59%	No
Minimum Building Setback for Parcels Adjacent to "R" District	20 ft.	21.5 ft.	✓



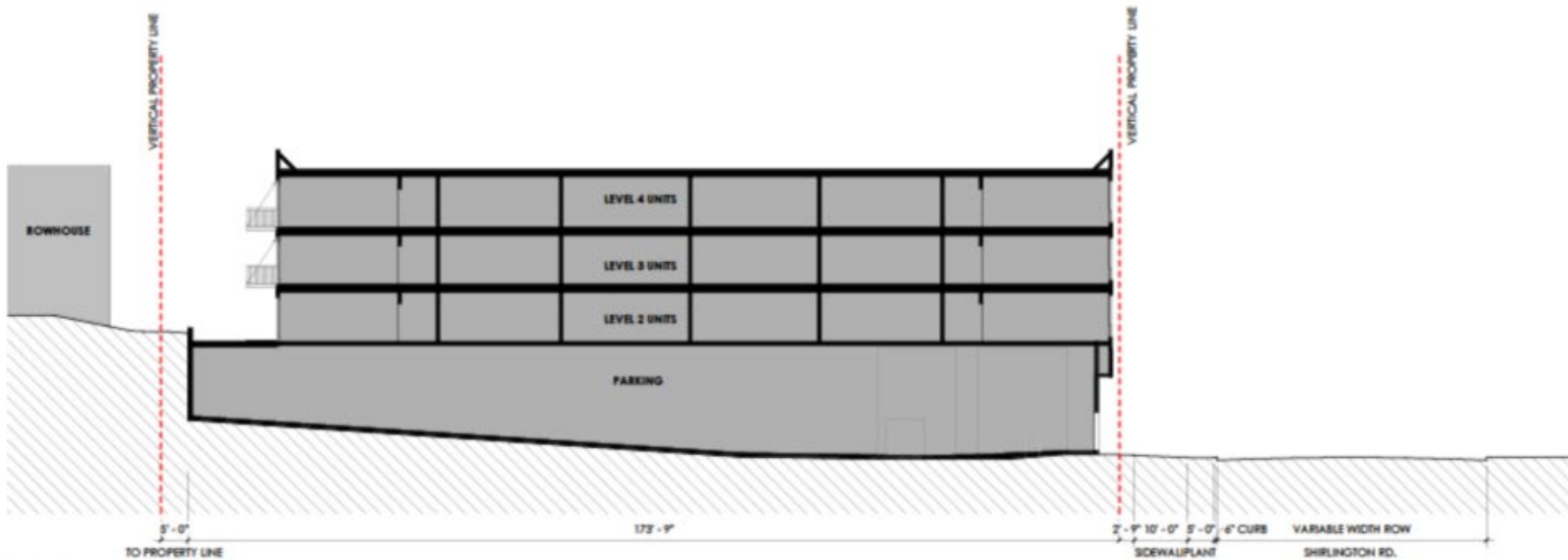
Building Height

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Maximum Building Height	45 ft.	42.03 ft.	✓
Maximum Number of Stories – Projects South of 24 th Street South	5 Stories (With Total Building Height Not to Exceed 56 ft Measured from the Adjoining Curb Grade Along Shirlington Rd)	4 Stories (55.11 ft.)	✓

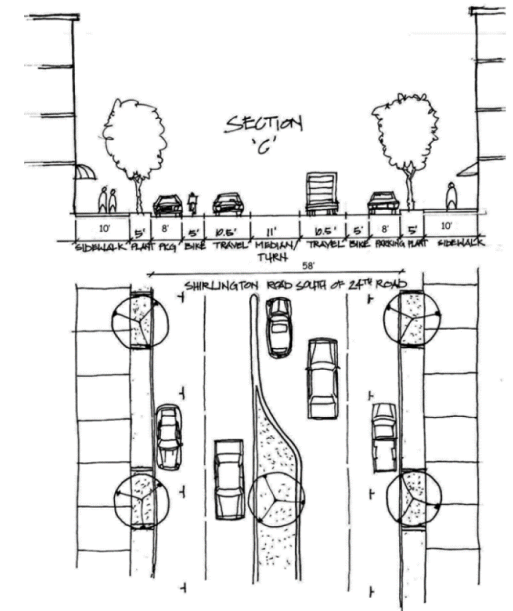


Streetscape

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Periphery of Site Fronting on public R-O-W landscaped with curb, gutter, sidewalk, street lighting, street furniture and other elements	Cover Entire Area from FOC to FOB & Relevant Block Frontages Conform to Streetscape & Streetscape Standards of the Green Valley Village Center Action Plan	10 ft sidewalk, 5 ft planting strip	✓
Streetscape Improvements for Sites Within Area Of A Sector Plan, Station Area Plan, Or Special Revitalization District	Consistent with Green Valley Village Center Action Plan	TBD	No



01 SITE SECTION
SCALE: 1/16" = 1'-0"



Shirlington Road Street Section

Parking

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Location Of Surface And/Or Structured Parking And Loading Areas	Rear or Side of Buildings	Rear and Side of Building	✓
Screening of Parking Area Abutting "R" District with "Low" GLUP Designation	6 ft. Solid Wall Ht.	Solid wall	✓
Façade Treatment of At or Above Grade Parking within a Structure	Consistent Materials & Design with Building Façade of larger Building Structures.	Garage door	✓



05 EAST ELEVATION (SHIRLINGTON RD.) - ENLARGED ELEVATION
 SCALE: 1/8" = 1'-0" DRAWING REF: A2.00



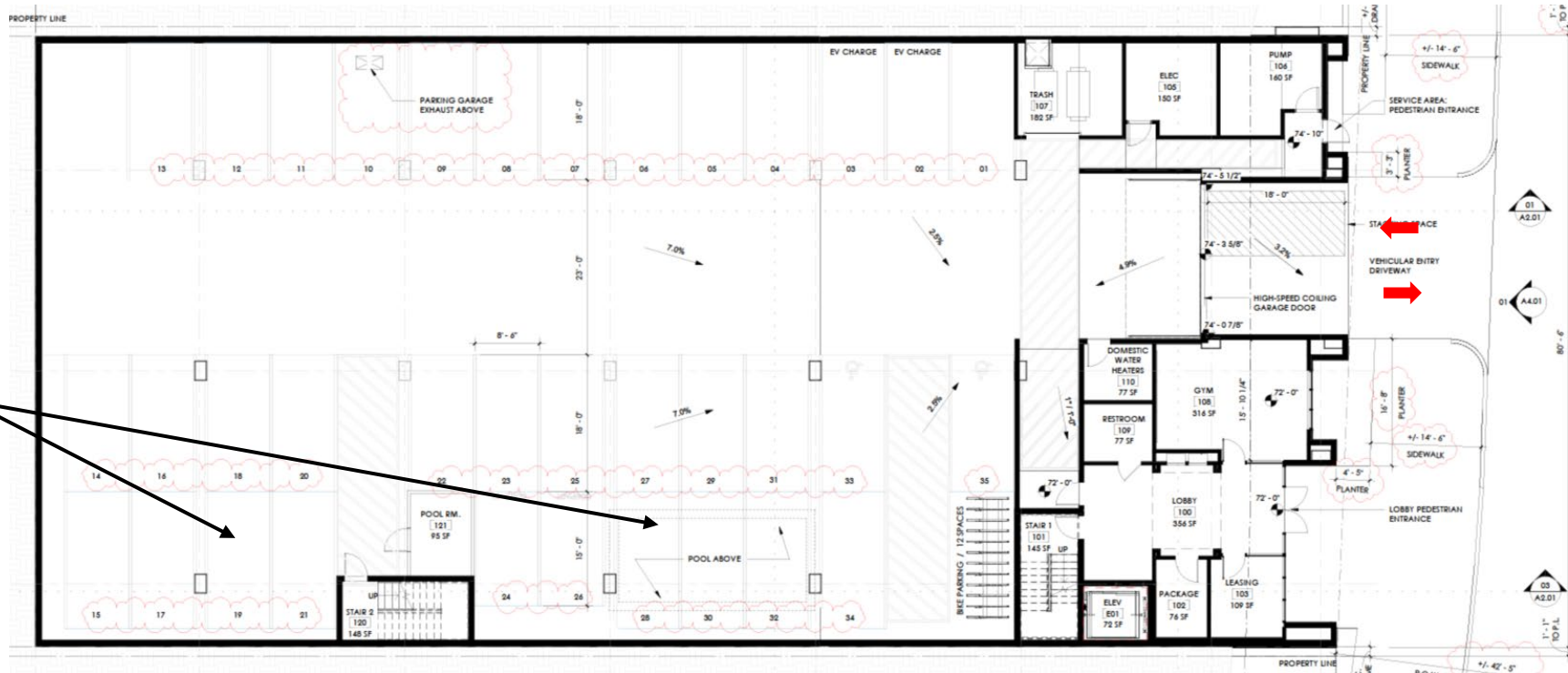
Parking

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Parking for Residential Projects or residential Portions of Projects	1 1/8 (1.125) spaces per DU	0.83 spaces per DU	No

*With County Board approval, some or all parking requirements may be provided through off-site committed parking, on-street parking, cash contributions for public parking purposes or other similar mechanisms, when found not to have an adverse affect on the surrounding neighborhood and will contribute to a better transportation system in the area

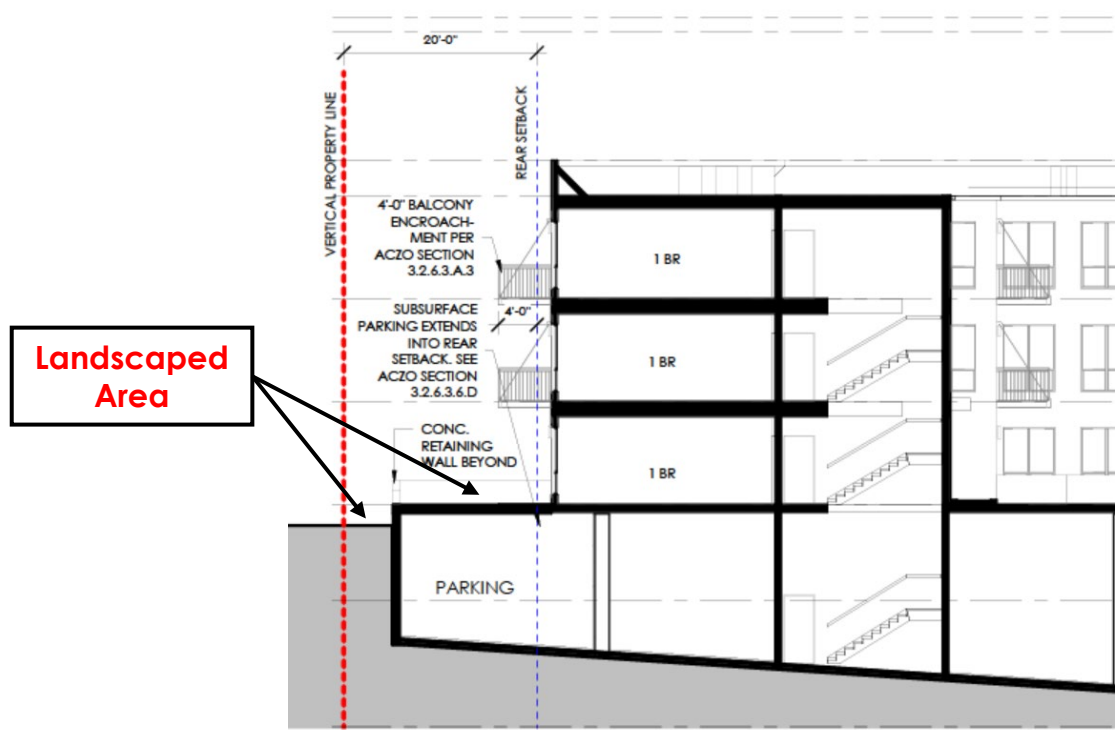
Tandem Spaces (10)

Parking Layout



Landscaping

Zoning Ordinance Checklist	Green Valley Village Center Special Revitalization District	Proposed UCMUD	Compliant (✓)
Minimum % of Total Site to be Landscaped – Site Area of 20,000 sq ft or Less	10%	10%	✓



Building Section, Rear Facade



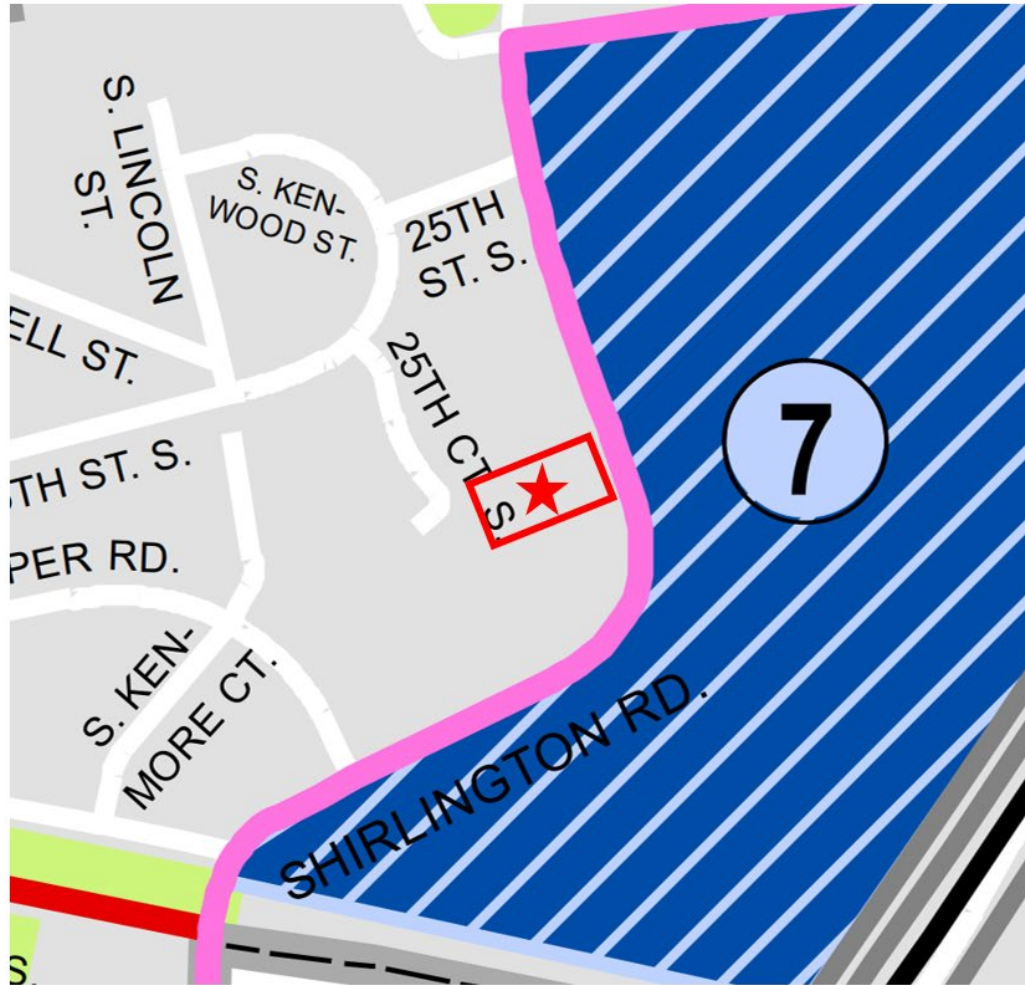
Courtyard



Transportation



Aerial View Shirlington Road



Master Transportation Plan Map

Legend

Arterial-Street Typologies

- Type A
- Type B
- Type C
- Type D
- Type E
- Type F

Neighborhood Streets

- Urban Center Local
- Residential or Commercial Local Street
- Shared Street
- Pedestrian Priority Street

Limited-Access Routes



High-Occupancy-Incentive Corridors

- I-66, I-395, VA Rte. 110, VA Rte. 27

Public Transportation Facilities

- Metro Blue Line
- Metro Orange Line
- Metro Yellow Line
- Metro Silver Line
- Railroad



Compliance and Modifications

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Public Review Process



Agenda Topics:

- Zoning Ordinance
Compliance and
Modifications
- Density and Use
 - Building Placement
 - Building Height
 - Streetscape
 - Parking
 - Landscaping



Thank You!

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