

Site Plan Review Committee (SPRC)
Staff Report for
716 South Glebe Road (Sunrise South Glebe)
SPLN22-00007

There are multiple ways to provide feedback and input on the proposal, County Staff is happy to accept comments in any form. Please use any method listed below.

Mail-in Comments:

Arlington County Planning Division
c/o Kevin Lam
2100 Clarendon Blvd. Suite 700
Arlington, VA 22201

Contact Staff:

Contact the Arlington County Planning Staff reviewing this project either by phone or email

Kevin Lam
Department of Community Planning, Housing, and Development
703-228-6982
klam@arlingtonva.us

Contact the SPRC Chair:

The SPRC Chair is member of the Planning Commission and conducts all SPRC meetings

Leo Sarli
lsarli@me.com

716 South Glebe Road (SPLN22-00007)
Sunrise South Glebe
(RPC # 23-028-016, -026, -027, -028, -030, -031)

Public Review and Site Plan Review Committee (SPRC) Process:

- Online Engagement Opportunity: March 20 – 30, 2023
 - Topics:
 - Land Use & Density
 - Site Design & Layout
 - Building Height, Form & Architecture
 - Transportation
 - Open Space & Landscaping

- Site Plan Review Committee Meeting #1 (Hybrid) – April 24, 2023
 - Introductions
 - SPRC Discussion Topics:
 - Land Use & Density
 - Site Design & Layout
 - Building Height, Form & Architecture
 - Open Space & Landscaping
 - Public Comment

- Site Plan Review Committee Meeting #2 (Hybrid) – June 22, 2023
 - Introductions
 - SPRC Discussion Topics:
 - Project Updates
 - Transportation
 - Green Building & Sustainability
 - Community Benefits
 - Public Comment
 - Wrap-up

SITE PLAN REVIEW COMMITTEE

DATE: June 22, 2023
PLACE: Hybrid Meeting:
In-person at 2100 Clarendon Boulevard, Room 311
Virtual participation accommodated via Microsoft Teams

SPRC STAFF COORDINATOR: Matthew Pfeiffer

Item 1. 716 South Glebe Road (SPLN22-00007)
Sunrise South Glebe
(RPC # 23-028-016, -026, -027, -028, -030, -031)
Planning Commission and County Board meetings to be determined.
Kevin Lam (CPHD Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the on the County's Webpage at <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/716-South-Glebe-Road>

For more information on the Arlington County Planning Commission, go to their web site <http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans http://www.arlingtonva.us/Departments/CPHD/Planning/applications/site_plans/CPHDPlanningApplicationsSite_plansMain.aspx

To view the current Site Plan Review Committee schedule, go to the web site <http://commissions.arlingtonva.us/planning-commission/sprc/>

Glossary of Terms:

Area Median Income (AMI): The income at which half of the families of a particular household size have incomes higher and half have incomes lower.

Arlington County Zoning Ordinance (ACZO): County adopted document that regulates the use and development standards of all land located within the County. There are various zoning districts within the zoning code and each district sets the standards for development. Examples of such requirements are: maximum heights, required parking, required setbacks, density, etc.

Assisted Living Facility: A group living residential development that provides or coordinates personal and health care services, 24-hour supervision, and assistance (scheduled and unscheduled) for the protection, general supervision and oversight of the physical and mental well-being of aged, infirm or disabled adults.

By Right Development: May be approved administratively in the respective zoning district subject to all other applicable requirements of this zoning ordinance. Is not required to seek approval by the County Board.

Density: The ratio of a particular use given the area of land. Density measures the intensity of a given land use.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

General Land Use Plan (GLUP): The General Land Use Plan (GLUP) is the primary policy guide for future development in the County. The GLUP establishes the overall character, extent and location of various land uses.

Gross Floor Area (GFA): Gross floor area (GFA) is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

SUMMARY: The applicant, Sunrise Senior Living, LLC, proposes the rezoning and demolition of an existing church building and vacant single-family house for the development of a new 4-story assisted living facility. The proposal consists of 99 units with approximately 96,377 square feet of residential gross floor area (1.06 FAR).

Additional project details include:

- Rezoning from “R-5” One-Family and Restricted Two-Family Dwelling District and “R-6” One-Family Dwelling District to “S-D” Special Development District
- The GLUP designation is Semi-Public and “Low” Residential (1-10 du/ac)
- 99 assisted living units (120 bedrooms)
- 54 parking spaces (0.45 spaces/bedroom)

Proposed modifications for:

- Reduced residential parking ratio (0.50 spaces/bedroom required)

Figure 1. Rendering View from South Glebe Road



BACKGROUND: The following provides additional information about the site and location.

Existing site:

The 2.09 acre (91,064 sf) site is located at 716 S. Glebe Road and is consists of a church building, single-family house and surface parking. The approximately 47,000 sf church building is occupied by the Redeemer Church of Arlington, a clothing bank, a daycare and a preschool. The single-family house is currently vacant. The church, daycare and preschool have relocated to other locations in Arlington.

Figure 2. Site Location

Neighborhood: The subject site is located within the Alcovia Heights Citizens Association. The site is bounded by 7th Street South to the north, South Glebe Road to the west and 8th Street South to the south.

To the north: One- and two-family residences zoned “R-5” One-Family and Restricted Two-Family Dwelling District.

To the east: One- and two-family residences zoned “R-5” One-Family and Restricted Two-Family Dwelling District.

To the west: The Alcovia House (Local Historic District) and single-family residences zoned “R-6” One-Family Dwelling District.

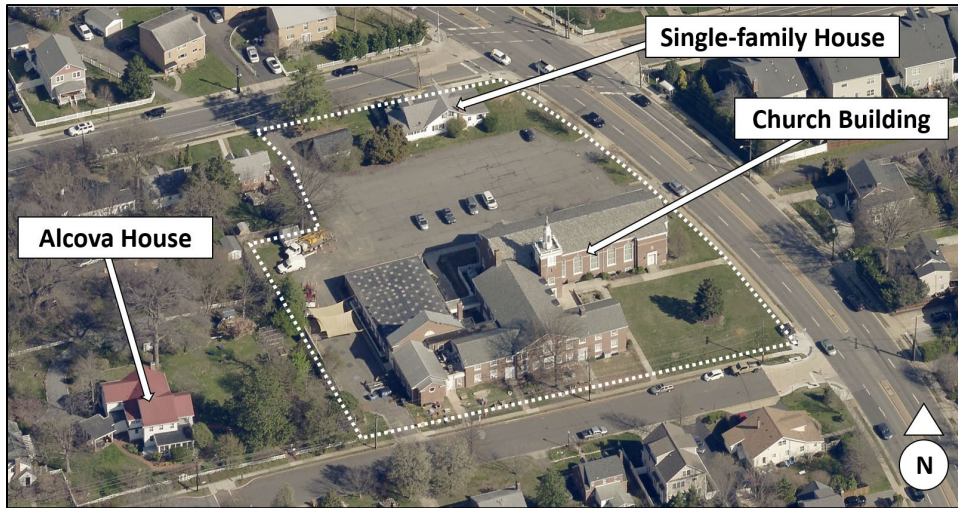
To the south: One- and two-family residences zoned “R-5” One-Family and Restricted Two-Family Dwelling District and “R-6” One-Family Dwelling District.

Zoning: Existing: “R-5” One-Family and Restricted Two-Family Dwelling District and “R-6” One-Family Dwelling District

Proposed: “S-D” Special Development District

GLUP Designation: Semi-Public and “Low” Residential (1-10 du/ac)

Figure 3. Aerial View of Subject Property



Development Potential: The following provides a statistical summary of the development potential for the site area.

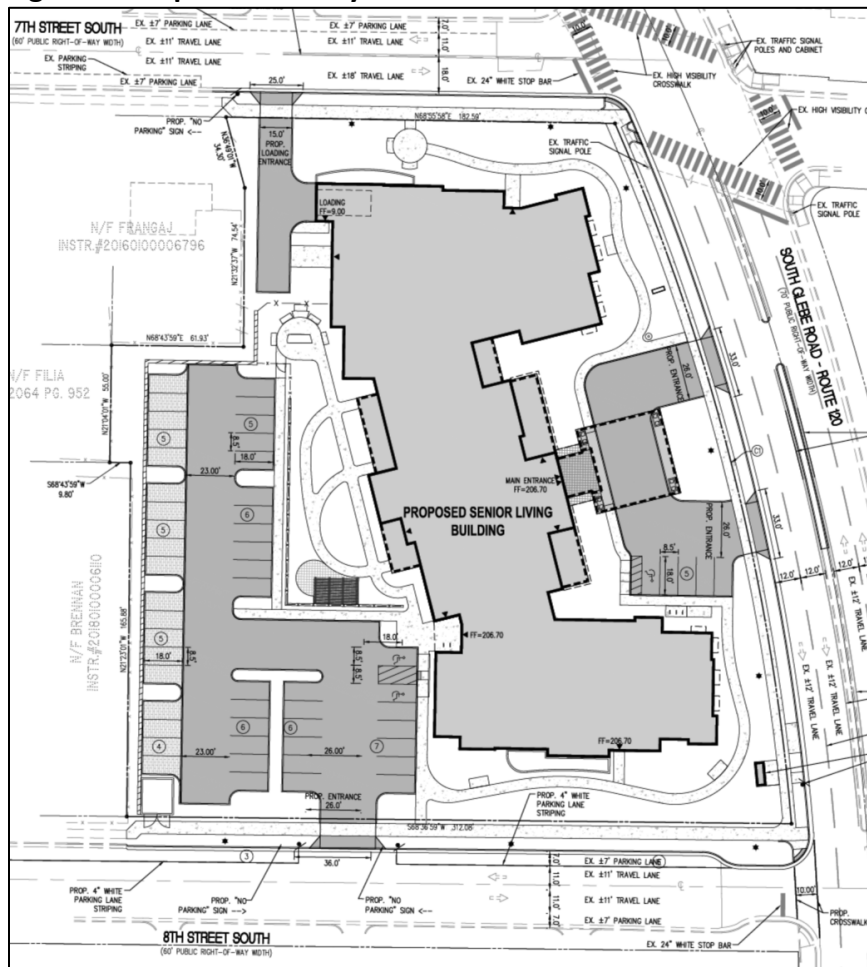
Site Area	Density Allowed for Proposed Uses	Maximum Development
Existing Zoning: "R-5" District		
By-right: 60,036 sf (1.38 acre)	One-family Dwellings (min. 5,000 sf lot area/unit)	12 units
	All Other Uses (min. 5,000 sf lot area/unit)	12 units
Special Exception: 60,036 sf (1.38 acre)	Two-family Dwellings (min. 4,350 sf lot area/unit)	13 units
	All Other Uses (min. 5,000 sf lot area/unit)	12 units
Existing Zoning: "R-6" District		
By-right: 26,328 sf (0.60 acre)	One-family Dwellings (min. 6,000 sf lot area/unit)	4 units
	All Other Uses (min. 6,000 sf lot area/unit)	4 units
Special Exception: 26,328 sf (0.60 acre)	Two-family Dwellings (min. 4,350 sf lot area/unit)	6 units
Proposed Zoning: "S-D" District		
By-right: 91,064 sf (2.09 acre)	One-family Dwellings (min. 6,000 sf lot area/unit)	15 units
	All Other Uses (max. 1.0 FAR)	91,064 sf
Special Exception: 91,064 sf (2.09 acre)	Nursing Homes, Convalescent Homes, Intermediate Care Facilities, and Related Housing for the Elderly	136,596 sf

	(max. 1.5 FAR)	
	All Other Uses (max. 1.0 FAR)	91,064 sf

Proposed Development:

- Assisted living facility with 99 new units (120 bedrooms) and 96,377 residential GFA (1.06 FAR)
- Surface parking with 54 residential parking spaces
- Requested zoning modification for reduced residential parking ratio

Figure 4. Proposed Site Layout



The following provides a statistical summary for the proposed development:

SPLN22-00007 – Sunrise South Glebe		
	Base Zoning/Requirement	Proposed
Site Area		
Site Area (Pre-dedication)		91,064 sf (2.09 acre)
Site Area (Post-dedication) ¹		86,364 sf (1.98 acre)
Density		
Residential Units		99 units
Bedrooms		120 bedrooms
Total Density	1.5 FAR	1.06 FAR
Residential GFA	136,596 sf	96,377 sf
Lot Coverage	75%	59%
Building Height		
Main Roof Height (from ASE)	60 ft	46.7 ft
Mechanical Penthouse Height		10.0 ft
Stories	6 stories	4 stories
Parking		
Residential Parking Spaces	60 spaces	54 spaces
<i>Standard Spaces</i>		51 spaces
<i>Accessible Spaces</i>		3 spaces
Residential Parking Ratio	0.50 spaces/bedroom	0.45 spaces/bedroom
Loading Spaces	1 space	1 space
Green Building		
LEED Certification		Silver
Note: ¹ The applicant proposes to dedicate approximately 4,700 sf of site area for fee-simple street dedication to the Commonwealth of Virginia. This area is denoted in the tax records as claimed and occupied by the Commonwealth of Virginia without an executed deed. Pursuant to ACZO Section 15.9, the applicant will be granted density credit for the dedication, resulting in a site area of 91,064 sf for purposes of calculating density.		

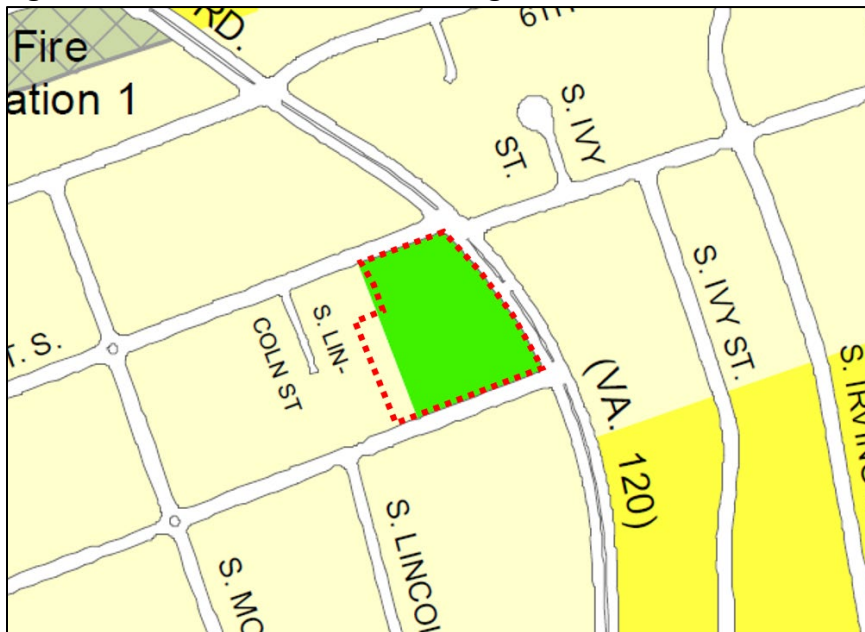
DISCUSSION:

Adopted Plans and Policies: The following regulations, plans, and guiding documents are applicable to development on this site:

- General Land Use Plan (GLUP)
- Zoning Ordinance Regulations
- Master Transportation Plan

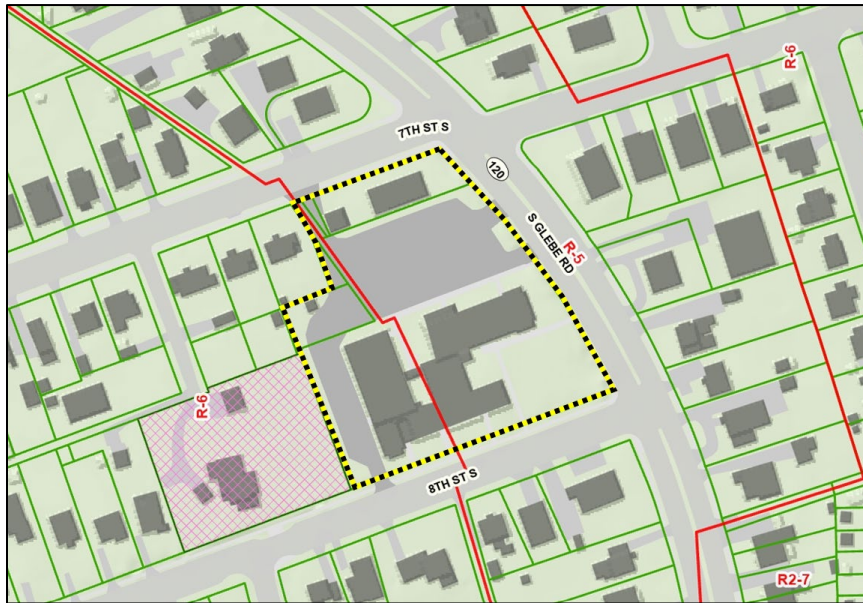
GLUP: The site is designated primarily “Semi-Public”, which is consistent with the “S-D” zoning district. A small area is also designated “Low” Residential.

Figure 5. General Land Use Plan Designation



Land Use Designation*	Range of Density/Typical Use	Zoning**
Public and Semi-Public		
Public	Parks (<i>Local, regional, and federal</i>). Schools (<i>public</i>). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.	S-3A, S-D
Semi-Public	Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (<i>predominant use on block</i>).	S-3A, S-D
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, R15-30T

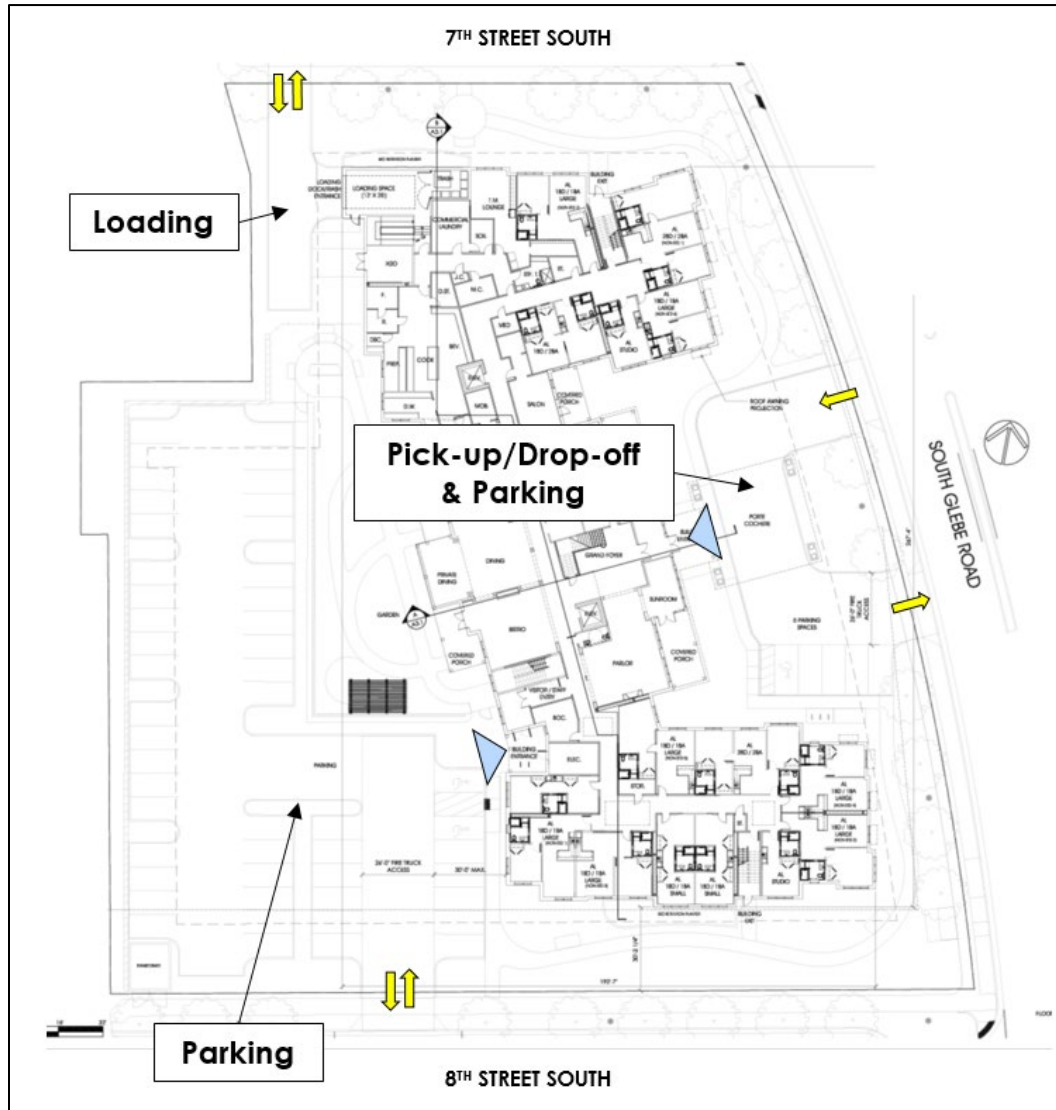
Zoning: The site is currently zoned “R-5” One-Family and Restricted Two-Family Dwelling District and “R-6” One-Family Dwelling District. The applicant is requesting a rezoning to “S-D” Special Development District. Pursuant to ACZO Section 4.3, assisted living facilities are permitted in the “S-D” zoning district by special exception.

Figure 6. Zoning Designation

Land Use & Density: According to the ACZO, assisted living facilities are a residential use and defined as a “group living residential development that provides or coordinates personal and health care services, 24-hour supervision, and assistance (scheduled and unscheduled) for the protection, general supervision and oversight of the physical and mental well-being of aged, infirm or disabled adults.” The total proposed density is 96,377 sf or 1.06 FAR, which is below the ACZO maximum of 1.5 FAR. The facility will include 99 units and 120 bedrooms, comprised of studios, one-bedrooms and two-bedrooms.

Site Design & Layout: The assisted living facility will be oriented toward South Glebe Road with surface parking located in the rear. The building is setback approximately 25 ft from the South Glebe Road sidewalk and approximately 30 ft from the sidewalks on 7th and 8th Streets. At its closest point, it is also setback approximately 231 ft from the Alcova House. The main entrance features a one-way driveway off South Glebe Road, a porte-cochere and several parking spaces. Each floor consists primarily of community and administrative spaces in the center, as well as units in the north and south wings of the building. The facility is surrounded by landscaping and a walking path, with a private outdoor garden located in the rear. A secondary building entrance provides access to the surface parking lot. A single curb cut is located on 8th Street South for access to the surface parking lot and a single curb cut is located on 7th Street South for access to the loading and trash area.

Figure 7: Ground Floor Plan

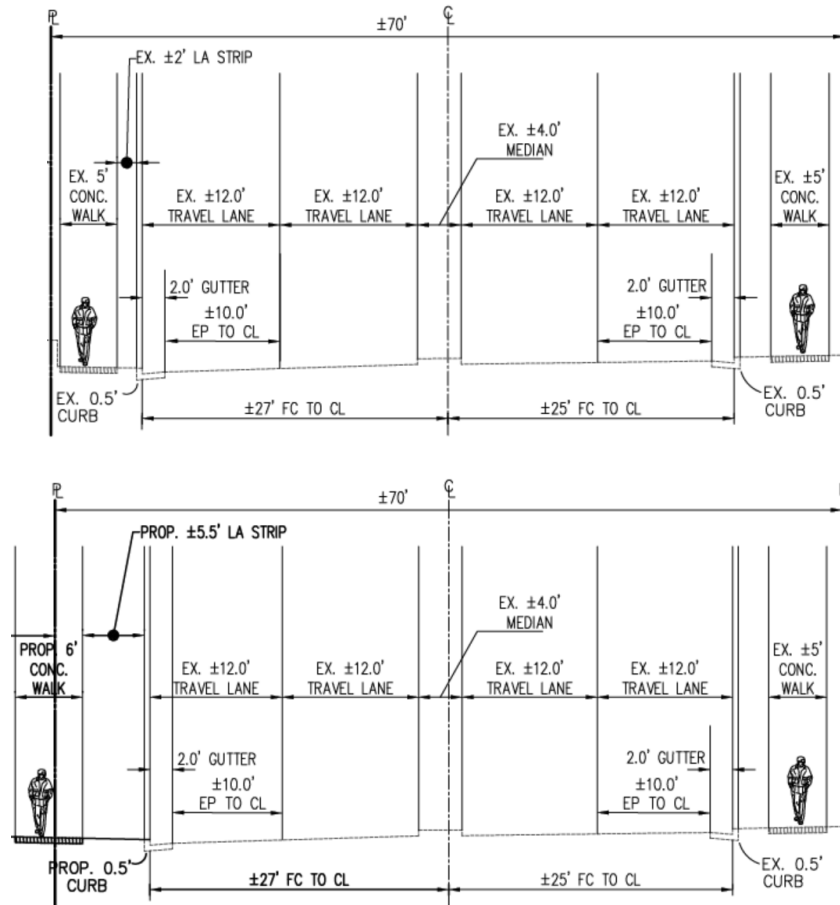


Building Height, Form and Architecture: The building main roof height is approximately 46 ft, exclusive of the approximately 10 ft mechanical penthouse. The mechanical penthouse level is screened by a parapet that gives the appearance of a pitched roof. The height from the ground to the top of the parapet is approximately 56 ft. Each floor is approximately 12 to 13 ft in height. In the central part of the building, there is an approximate 11 ft stepback above the ground floor on South Glebe Road. Architecturally, the building consists of a gray stone base, facades with red brick and gray siding, with the appearance of a pitched roof. White wood paneling, window trims and railing accent the building facades.

Figure 8: East Elevation**Figure 9: South Elevation****Figure 10: North Elevation**

Open Space and Landscaping: Approximately 41% of the site will consist of open space, including an approximately 6,200 sf private outdoor garden located in the rear of the building. The outdoor garden will consist of tables, benches and a pergola with space for communal pathways and plantings. A walking path with benches surrounds the facility. Within the limits of disturbance, approximately 23 trees are proposed to be removed and replaced per the County's tree replacement standards. Overall, there will be approximately 58 new trees with a tree canopy coverage of 15.8%.

Figure 12. Existing (top) and Proposed (bottom) South Glebe Road Cross-section

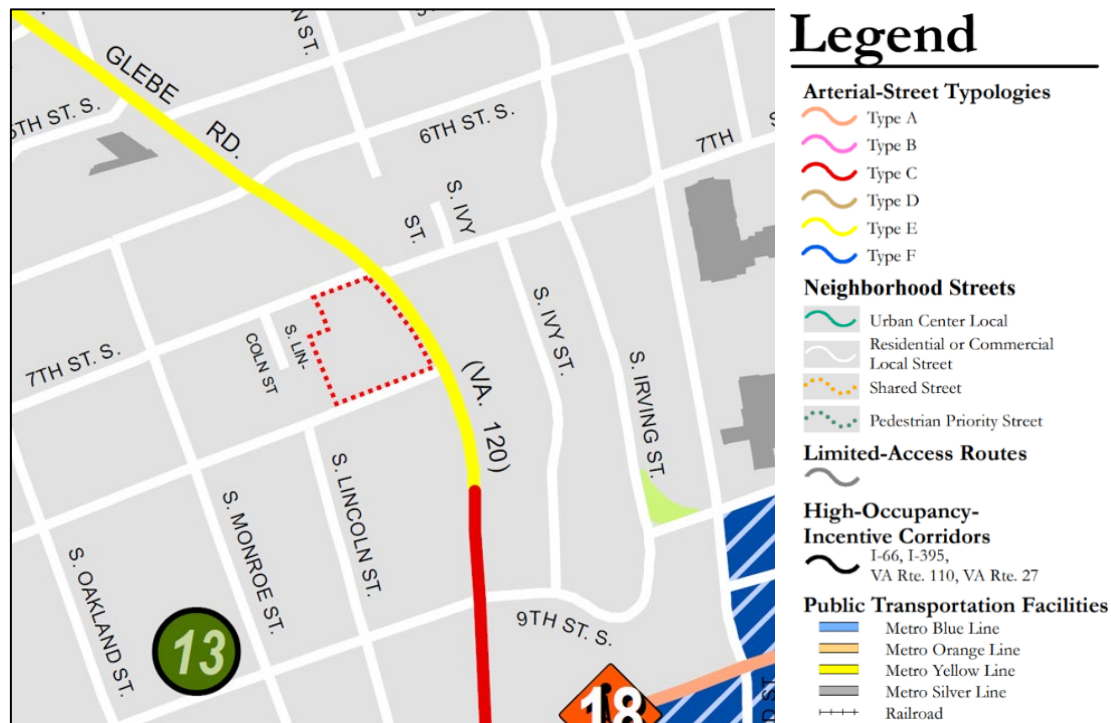


7th Street South: The site is bounded by 7th Street South to the north, which consists of 2 travel lanes, 1 parking lane, 4 ft sidewalks and 2.5 ft planting strips. No changes are proposed to the street. However the applicant is proposing to expand the streetscape adjacent to the site to include a 6 ft sidewalk and 5.5 ft planting strip. The MTP identifies this section of 7th Street South as a Neighborhood non-arterial. The proposed streetscape improvements meet MTP recommends a 4 to 6 ft sidewalk and a 2 to 4 ft landscaping strip.

8th Street South: The site is bounded by 8th Street South to the south, which consists of 2 travel lanes, 2 parking lanes, 4 ft sidewalks and 2.5 ft planting strips. No changes are proposed to the street. The project proposes to expand the streetscape adjacent to the site to include a 6 ft sidewalk and 5.5 ft planting strip. The proposed streetscape improvements meet MTP recommends a 4 to 6 ft sidewalk and a 2 to 4 ft landscaping strip.

Transit Service: The project is served by several bus routes operated by Arlington Transit (ART) and MetroBus. There are 2 bus stops on South Glebe Road adjacent to the site serving ART route 41 and MetroBus routes 23A, 23B and 23T.

Figure 13. Master Transportation Plan Map



Bicycle Facilities: The site is located within close proximity to on-street bicycle routes, including 7th Street South, 9th Street South and South Monroe Street. While it lacks bicycle infrastructure, South Glebe Road is identified in the MTP Bicycle Element as a Primary Bicycle Corridor, which prioritizes it for future bicycle improvements. As part of the project, the applicant proposes 6 Class 3 visitor bicycle parking spaces and 4 Class 2 employee bicycle parking spaces.

Multimodal Transportation Analysis and Trip Generation: A Multimodal Transportation Assessment (MMTA) was submitted by the applicant, prepared by Wells & Associates, dated November 17, 2022. The analysis concluded the proposed development will generate 29 trips per hour during the AM peak period and 39 trips per hour during the PM peak period. When compared to the existing uses (church and daycares), the proposed development will generate 183 fewer trips per hour during the AM peak period and 173 fewer trips per hour during the PM peak period.

Sustainable Design: The building is proposed to be designed to achieve a LEED Silver certification, but is not seeking additional density under the [Green Building Density Incentive Program](#). For site plan projects not participating in the Green Building Incentive program, the standard site plan condition requires LEED Silver certification. In addition, the condition will specify ten years of energy reporting and the project will be designed to meet the minimum energy optimization performance and include ENERGY STAR appliances and WaterSense fixtures.

Affordable Housing: The applicant will meet the base affordable housing requirements of the ACZO (cash contribution, on-site units, off-site nearby units or off-site units).

Features and Amenities: Since the applicant is not seeking additional density, the features and amenities that benefit the community have yet to be determined as of the date of this report. However, site plan projects also deliver a number of standard benefits that are required by conditions of approval, including a Public Art contribution, Utility Fund contribution and streetscape improvements, including undergrounding of existing utilities around the site.

Modification of Use Regulations: The applicant requests the County Board modify the following use regulation:

Required Residential Parking Ratio: The applicant is requesting a reduced residential parking ratio of 0.45 spaces per bedroom, for a total of 54 residential parking spaces. The ACZO requires 0.50 parking spaces per bedroom, for a total of 60 residential parking spaces. The proposed residential parking ratio is under review by staff.

SPRC Chair:

Leo Sarli Planning Commission lsarli@me.com

Staff Members:

Kevin Lam CPHD - Planning klam@arlingtonva.us
Rob Gibson DES - Transportation rgibson@arlingtonva.us

Applicant Information:

Applicant/Owner

Sunrise Senior Living LLC
7902 Westpark Drive
Suite T900
McLean, VA 22102
Clyde McGraw
(703) 744-1873
ClydeMcGraw@sunriseseniorliving.com

Attorney

Venable LLP
8010 Towers Crescent Drive
Suite 300
Tysons, VA 22182
Kedrick N. Whitmore
(703) 821-8949
knwhitmore@venable.com

Architect

Rust Orling Architecture
1215 Cameron Street
Alexandria, VA 22314
Scott Fleming
(703) 836-3205
sfleming@rustorling.com

Engineer

Walter L. Phillips Incorporated 207
Park Avenue
Falls Church, VA 22046
Travis Brown
(703) 532-6163
tbrown@wlpinc.com

Landscape Architect

Land Design, Inc.
200 S. Peyton Street
Alexandria, VA 22314
Matthew V. Clark
(703) 549-7784
mclark@landdesign.com

Traffic Engineer

Wells & Associates
1420 Spring Hill Rd
Suite 610
McLean, VA 22102
Grady Vaughan, PE, PTOE
(703) 917-6620
gpvaughan@wellsandassociates.com