

Site Plan Review Committee (SPRC)

December 14, 2023

10 S. Glebe Road (Goodwill Site)

(REZN23-00003 & SPLN23-00008)

Rezoning & New Site Plan

10 S. Glebe Road (RPC #23-001-034)



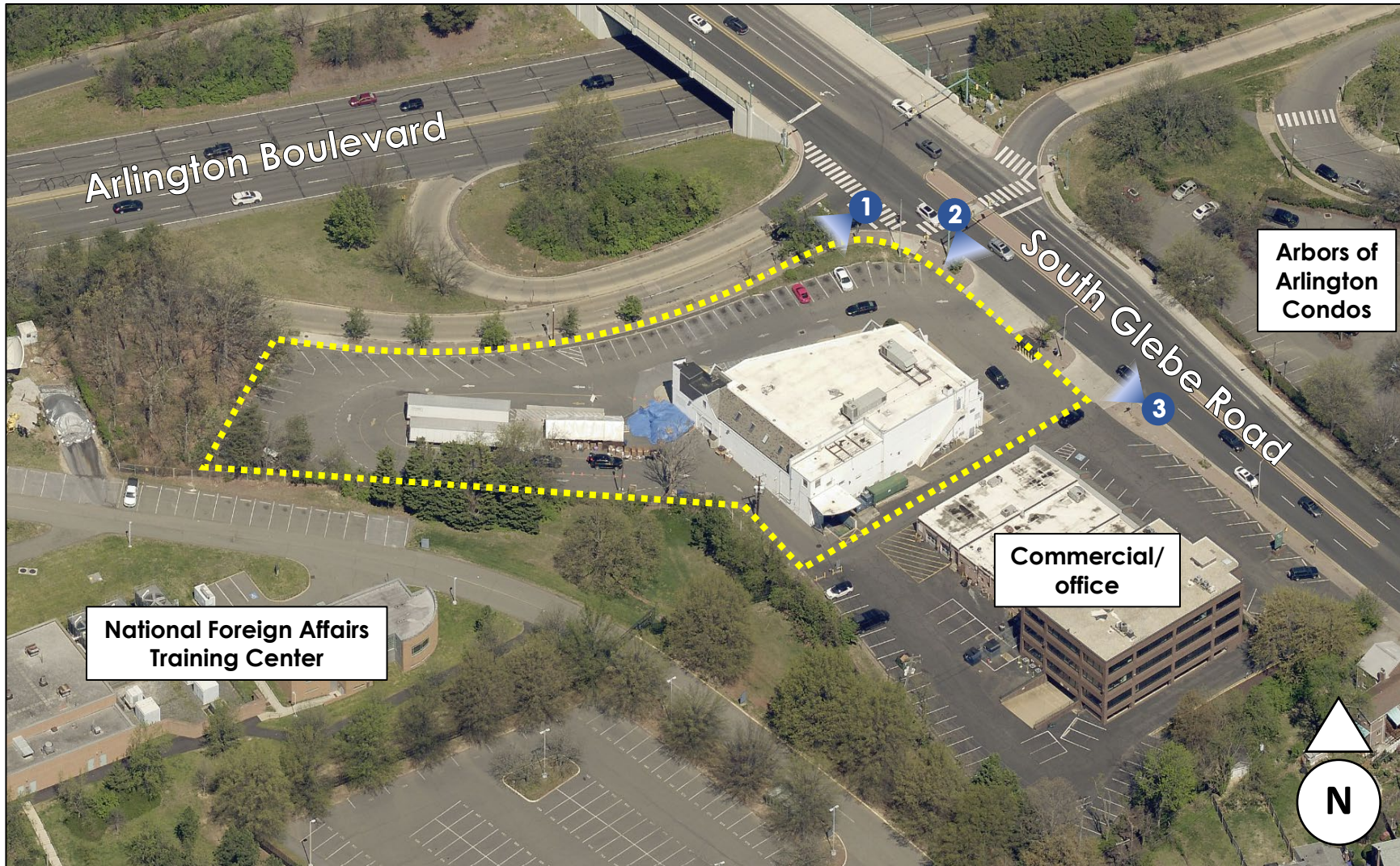
Agenda

- SPRC Discussion Topics:
 - Land Use & Density
 - Site Design & Layout
 - Site Access & Circulation
 - Glebe Road Frontage
 - Off-ramp Frontage
 - Building Height, Form & Architecture
- Process & Next Steps



Rendering View from South Glebe Road

Existing Conditions



GLUP & Zoning

General Land Use Plan (GLUP)

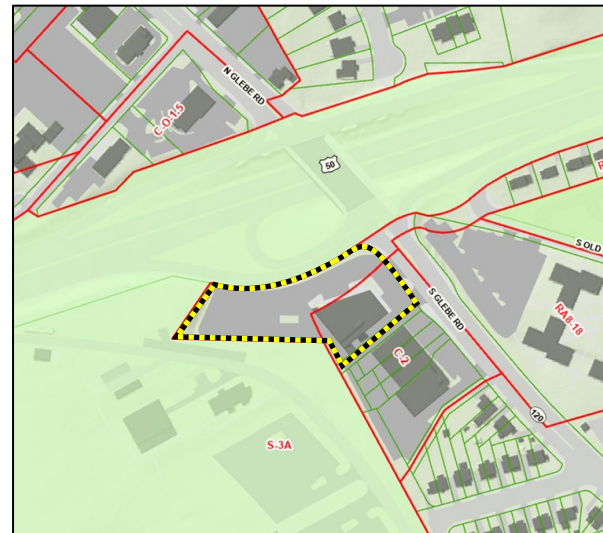
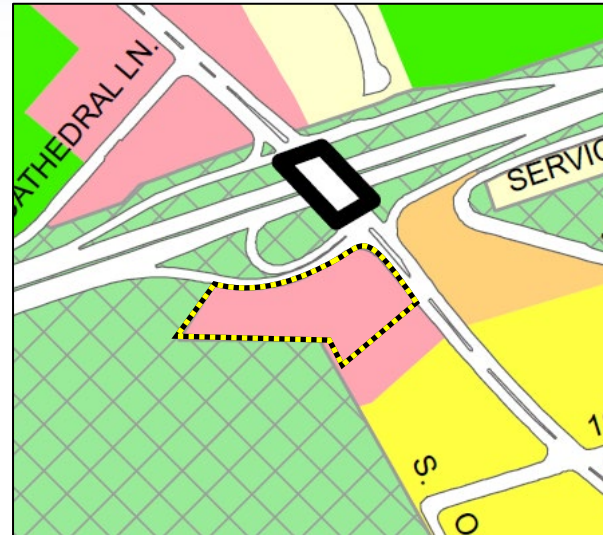
- Service Commercial





Existing Zoning

- “R-6” One-Family Dwelling District
- “C-2” Service Commercial-Business District

Proposed Zoning

- “C-O-1.0” Mixed Use District
- Consistent with Service Commercial GLUP



Land Use Designation*	Range of Density/Typical Use	Zoning**
Commercial and Industrial		
 Service Commercial	Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-O, C-2, C-O-1.0, C-TH
Residential		
 Low	1-10 units per acre, including one-family dwellings, accessory dwellings, and expanded housing option uses	R-20, R-10, R-10T, R-8, R-6, R-5
 Low	11-15 units per acre	R2-7, R15-30T
 Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18

GLUP Map

Zoning Map

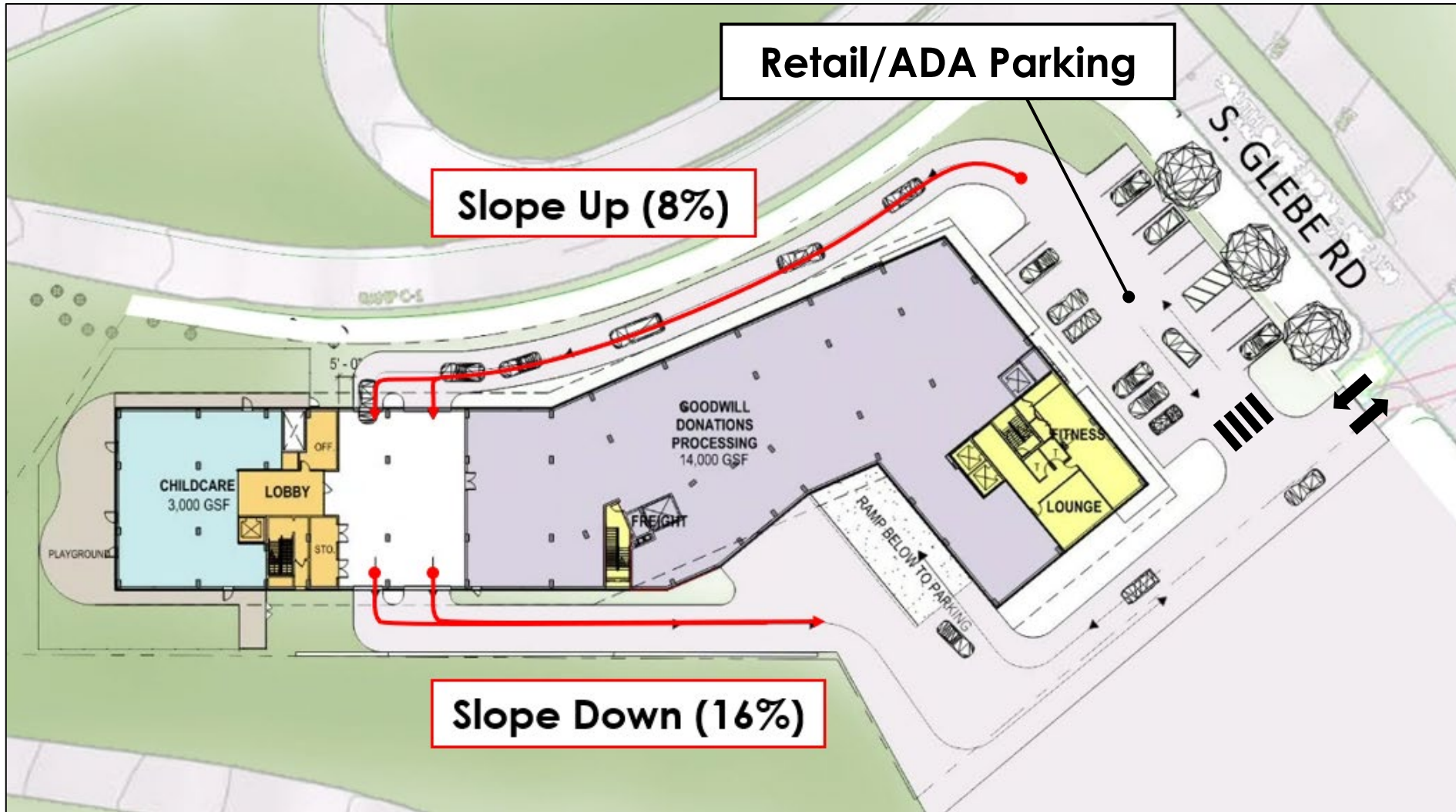
Land Use & Density

- New 6-story mixed use development
- Total density: 2.95 FAR (1.95 FAR bonus density)
- Larger Goodwill retail and donation processing center
- 128 affordable units
- Childcare facility for 40 children
- 168 parking spaces (surface and underground)



Massing Views

Site Design & Layout: Site Access & Circulation

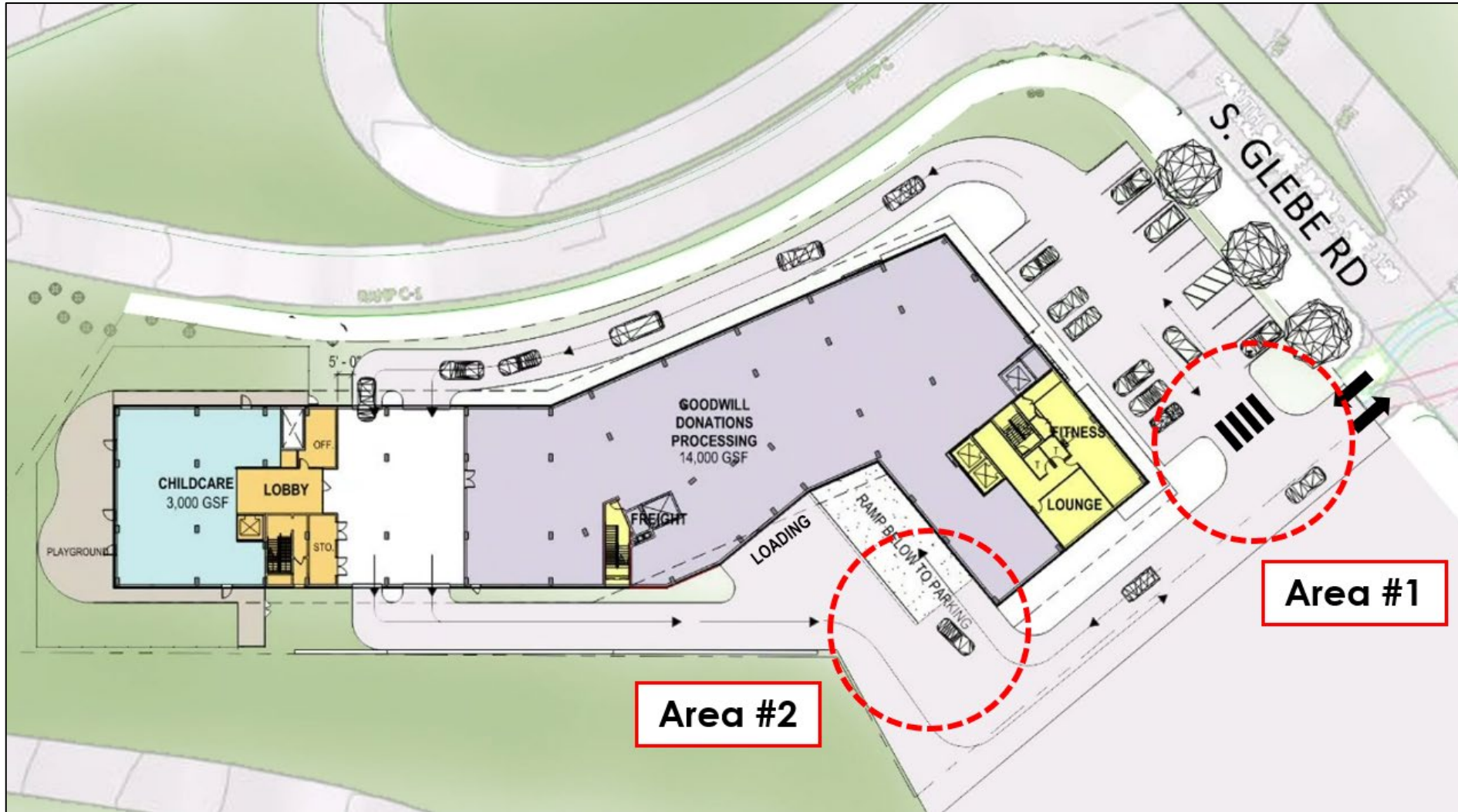


Proposed Users & Activities

- Residents
- Resident pick-up/drop-off
- Retail customers
- Donation drop-off
- Childcare pick-up/drop-off
- Donation semi-trucks
- Loading & trash

First Floor Plan: Circulation

Site Design & Layout: Site Access & Circulation



Proposed Users & Activities

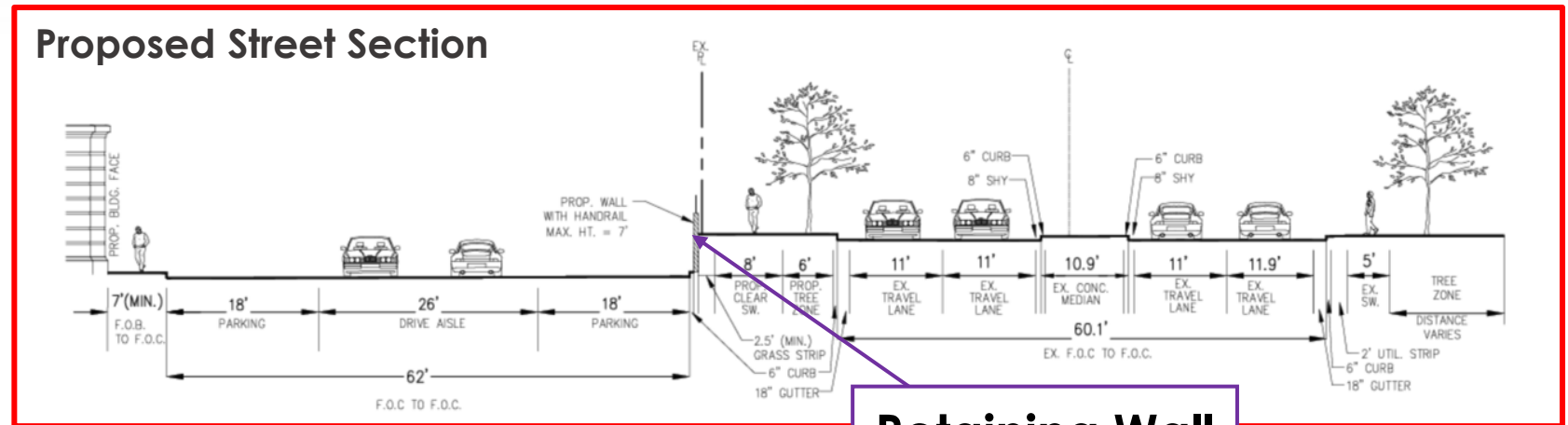
- Residents
- Resident pick-up/drop-off
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First Floor Plan: Potential Conflict Areas

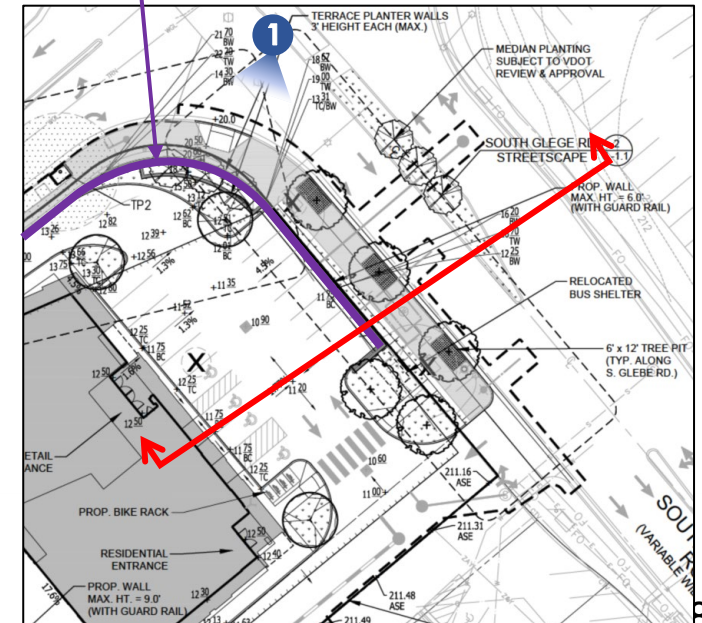
Site Design & Layout: Glebe Road Frontage

Building Setback

- 73' setback
- 2 rows of parking
- 2-way drive aisle
- Retaining wall (up to 7' tall)



Retaining Wall

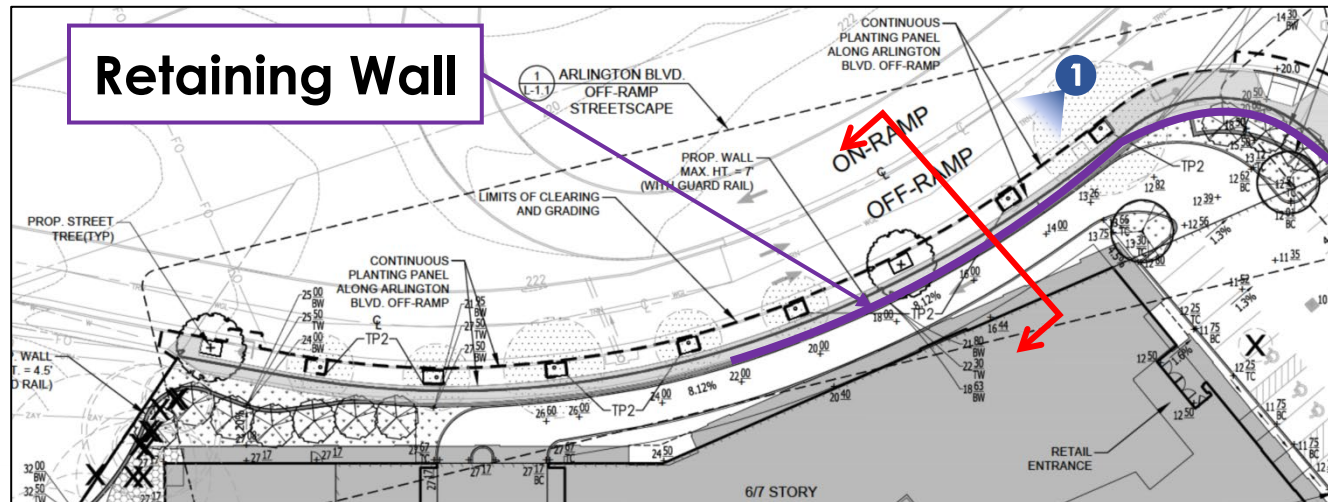
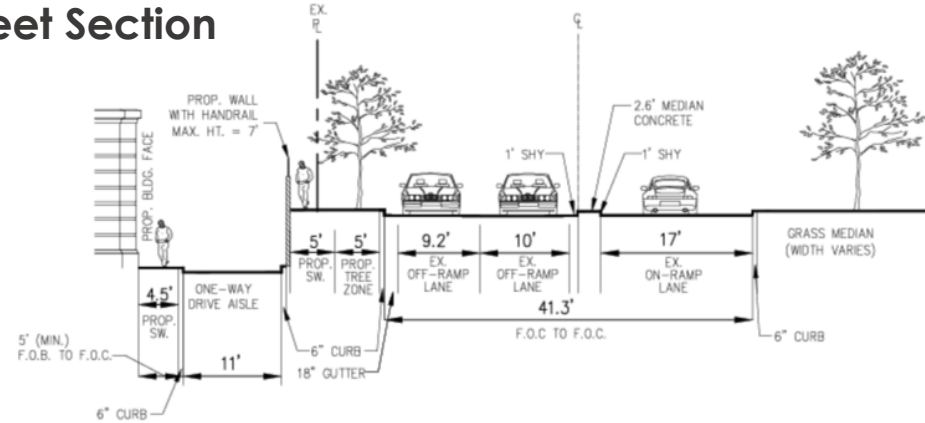


Site Design & Layout: Off-ramp Frontage

Proposed Streetscape

- 5' → 5' sidewalk
- 4' → 5' planting strip
- 2 travel lanes
- Retaining wall (up to 7' tall)

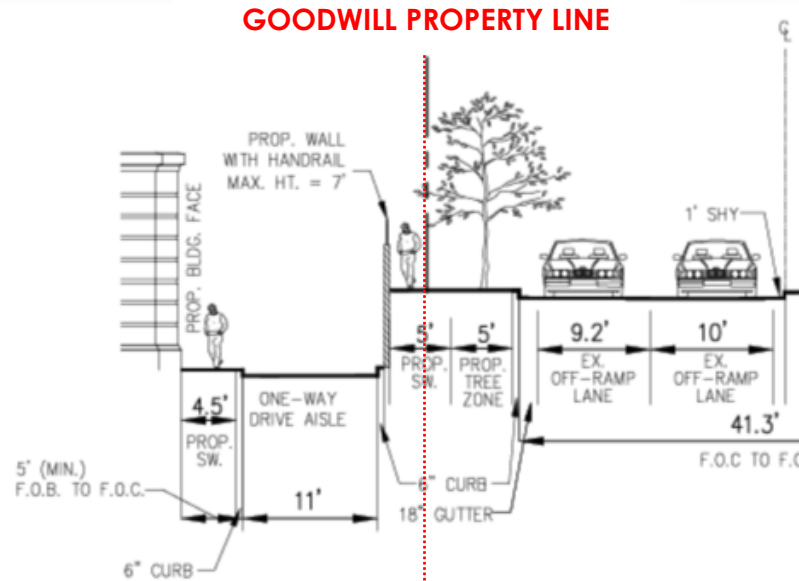
Proposed Street Section



Site Design & Layout: Off-ramp Frontage

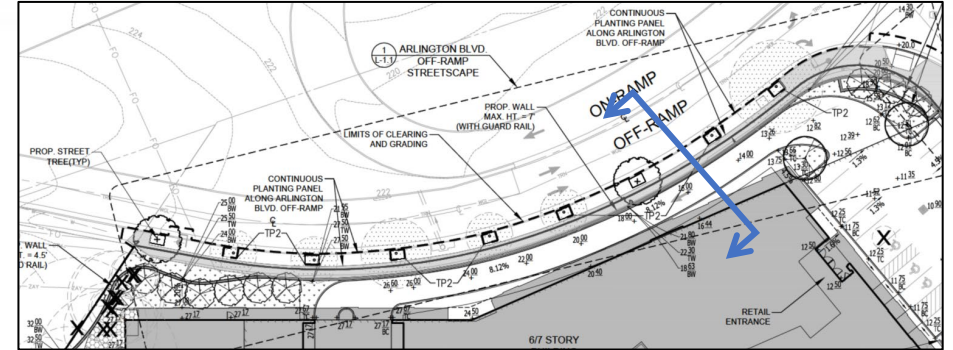
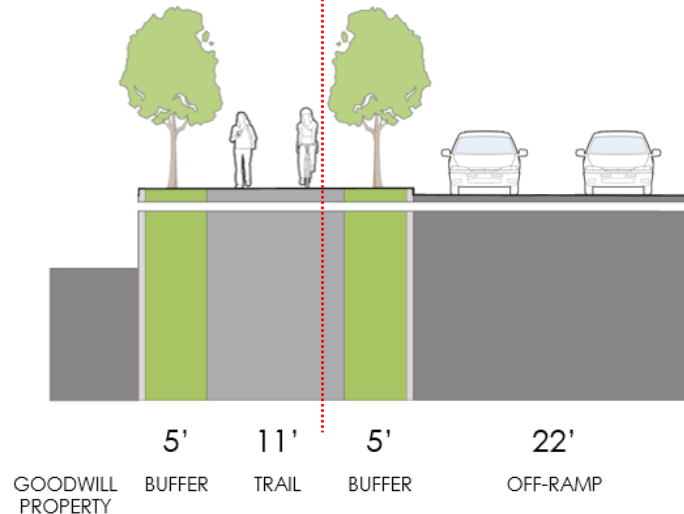
Proposed Street Section

- 10' overall width
- 5' trail/sidewalk
- 5' buffer



Arlington Blvd Trail Study Sections

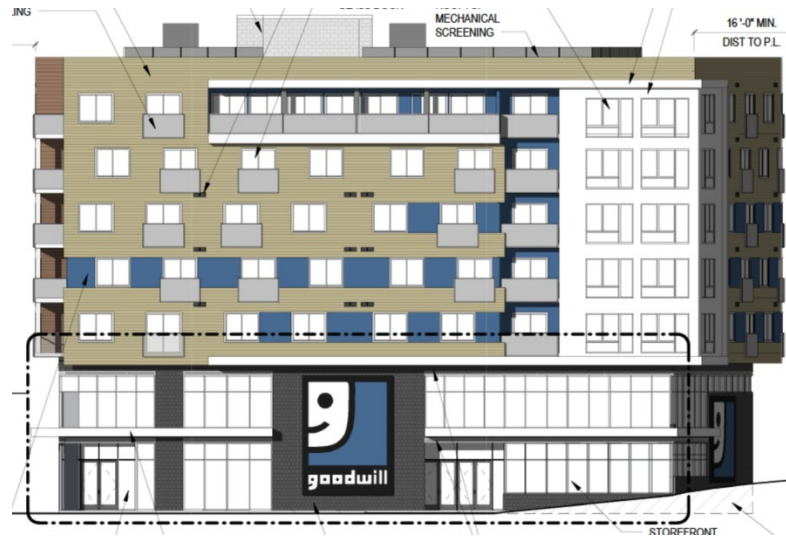
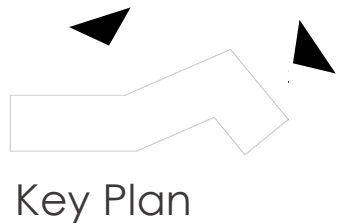
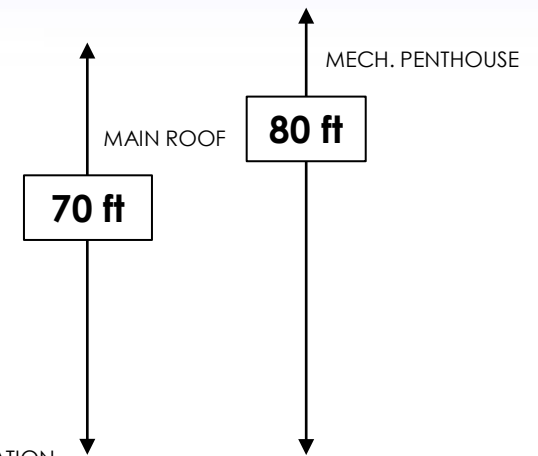
- 21' overall width
- 11' trail
- 10' buffer



Building Height, Form & Architecture



North Elevation (Off-ramp Façade)

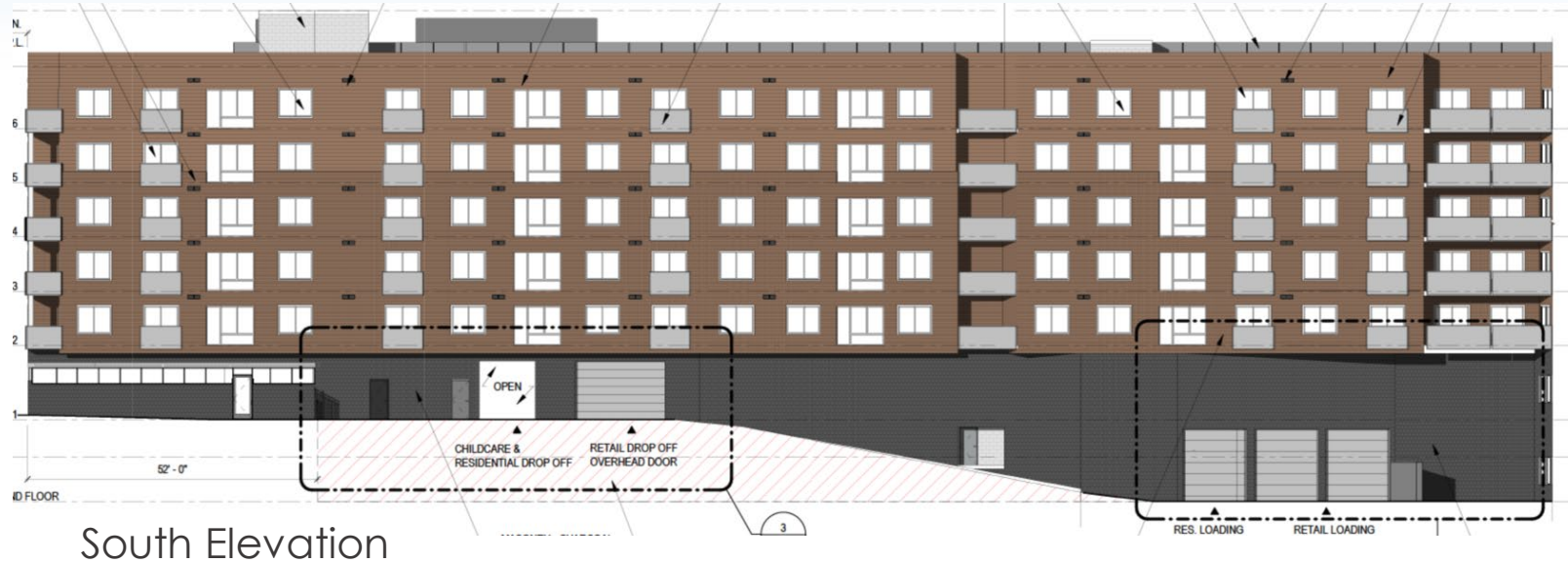


Northeast Elevation (Glebe Road Façade)

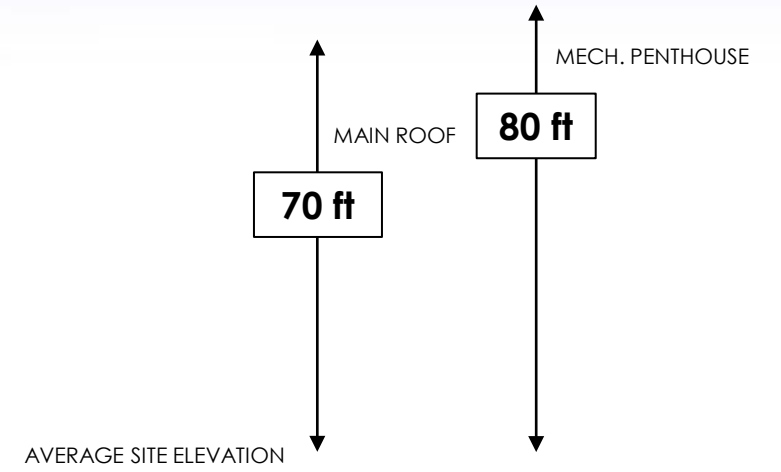
Materials

- Charcoal masonry base
- Storefront windows
- Metal wrap canopy
- Light wood tone cement board siding
- Blue cement panel accents

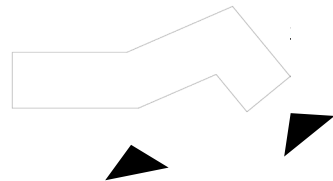
Building Height, Form & Architecture



South Elevation



Key Plan

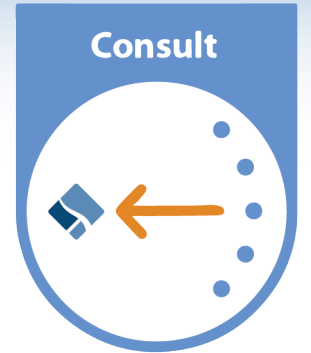


Southeast Elevation

Materials

- Charcoal masonry base
- Medium wood tone cement board siding

Community Engagement



Online Feedback Form

- *October 23 - November 3, 2023*
- *167 participants*



Community Outreach

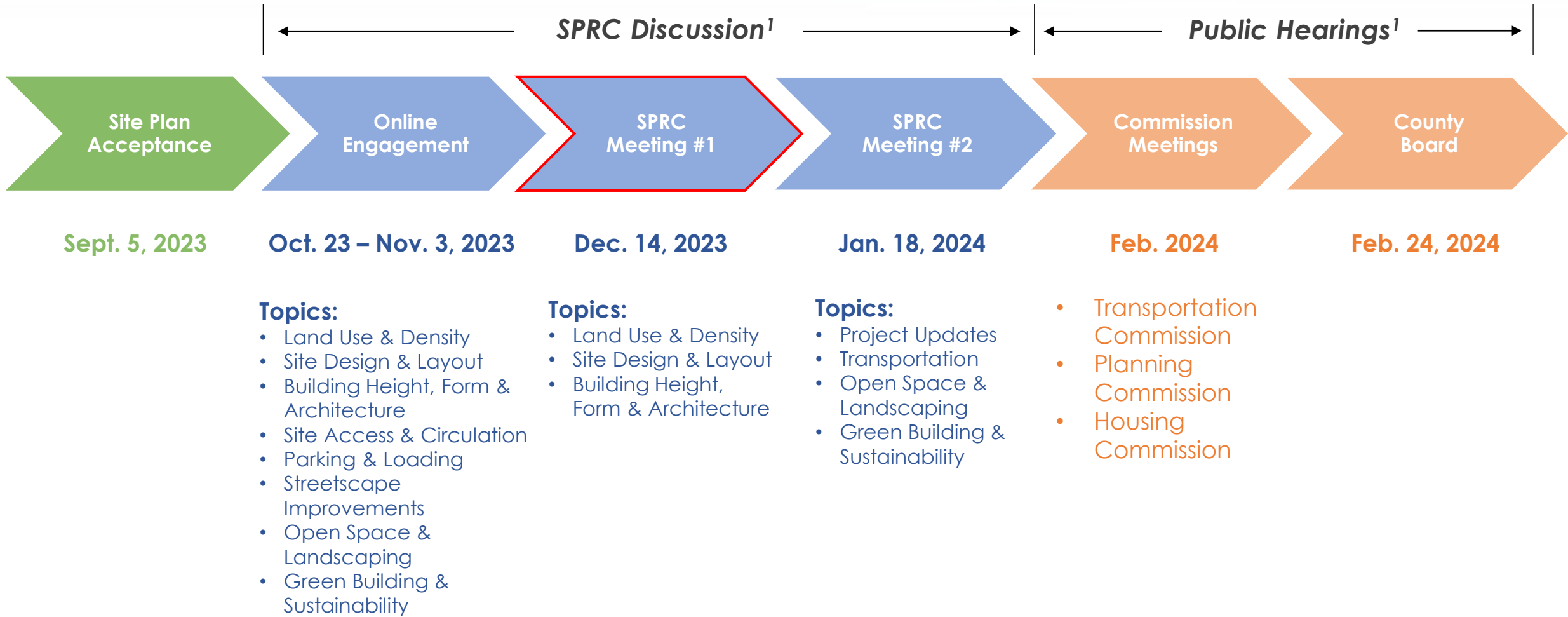
- *Alcova Heights, Arlington Heights and Buckingham civic associations*
- *Arbors of Arlington Condos*



Promotion

- *Emails & phone calls to points of contact for civic associations; e-newsletters; social media; Engage webpage*

Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

More Information

Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/Goodwill>

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