

Site Plan Review Committee (SPRC)

December 19, 2024

Melwood

(SPLN24-00002, GPLA24-00002, REZN24-00002 & UPER24-00021)

New Site Plan, GLUP Amendment, Rezoning & Use Permit

750 23rd Street South (RPC #36-039-015, -016)

Project Webpage:

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



Agenda

- Project Overview
- Policy Guidance
- SPRC Discussion Topics:
 - Project Updates
 - Transportation
 - Open Space & Landscaping
 - Green Building & Sustainability
- Process & Next Steps



Rendering View Looking Southwest on 23rd Street South

Site Location



View Looking West on South Grant Street



View Looking South on 23rd Street South

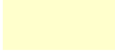




Zoning and Land Use

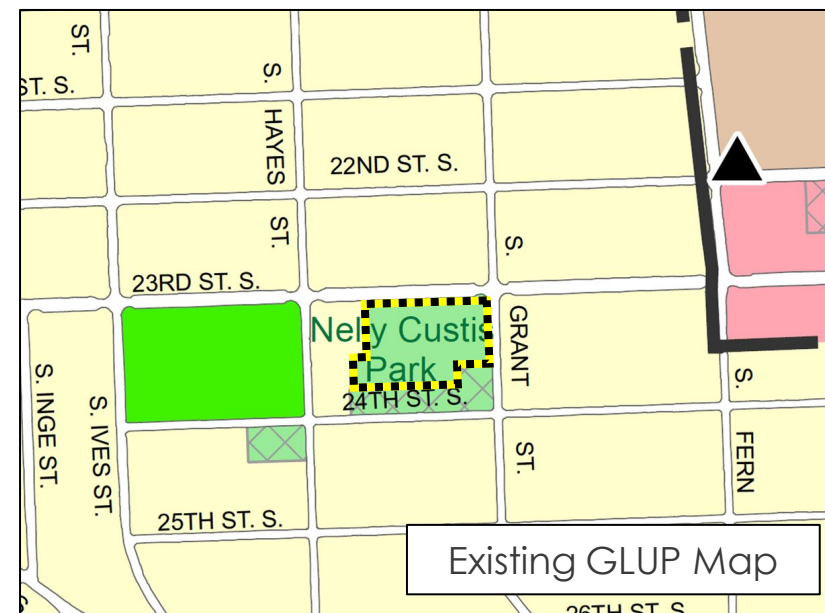
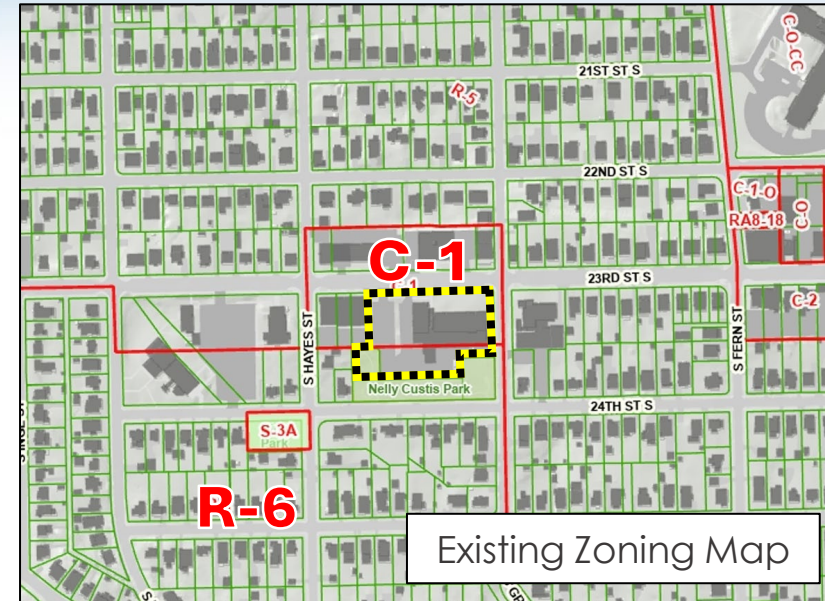
Proposed Zoning:

- “RA8-18” Multiple-family Dwelling District (Parcels A & B)

Proposed General Land Use Plan (GLUP):

- “Low-Medium” Residential (Parcel A)
- “Public” (Parcel B)

Land Use Designation*	Range of Density/Typical Use	Zoning**
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
 Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
 Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
 High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8



Melwood GLUP Study: Recommendations

Transportation:

- Improve adjacent sidewalks and streetscapes to meet County standards
- Consider upgrades to nearby crosswalks and bus stops to improve safety
- Locate parking underground with parking and loading entrances designed and/or screened to minimize noise and light disturbances
- Conduct a multimodal traffic assessment to study potential impacts to existing traffic and parking on adjacent streets

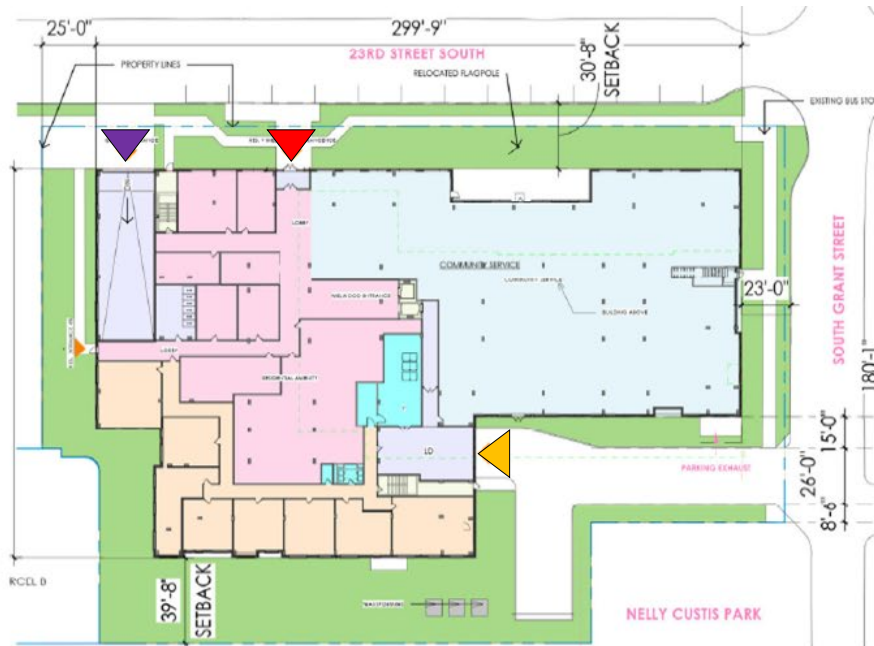
Environment:

- Encourage participation in the County's Green Building Incentive Program
- Prioritize biophilia, sustainability, and tree canopy (25% coverage goal) in site design
- To the extent possible, conserve existing mature trees (particularly in the northeast corner) and existing street trees
- Provide a vegetated green buffer with the park and adjacent properties
- Employ stormwater management practices to minimize stormwater discharge off-site

Project Updates

Previous Ground Floor Plan

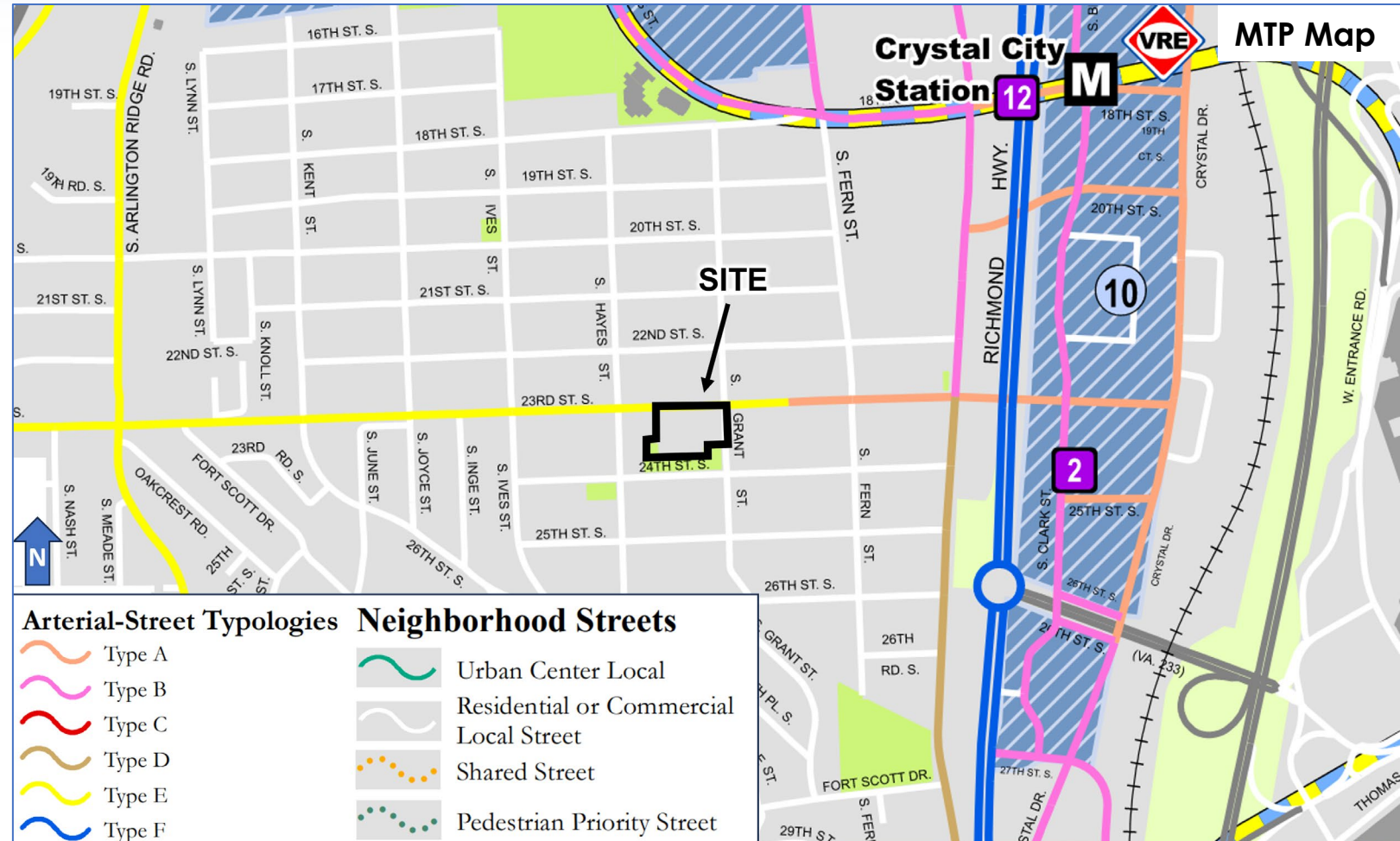
Revised Ground Floor Plan



- Residential Use
- Residential Amenity/
Common Area
- Institutional Use
- Main Entrance
- Parking Garage
Access
- Loading Access
- Transformers

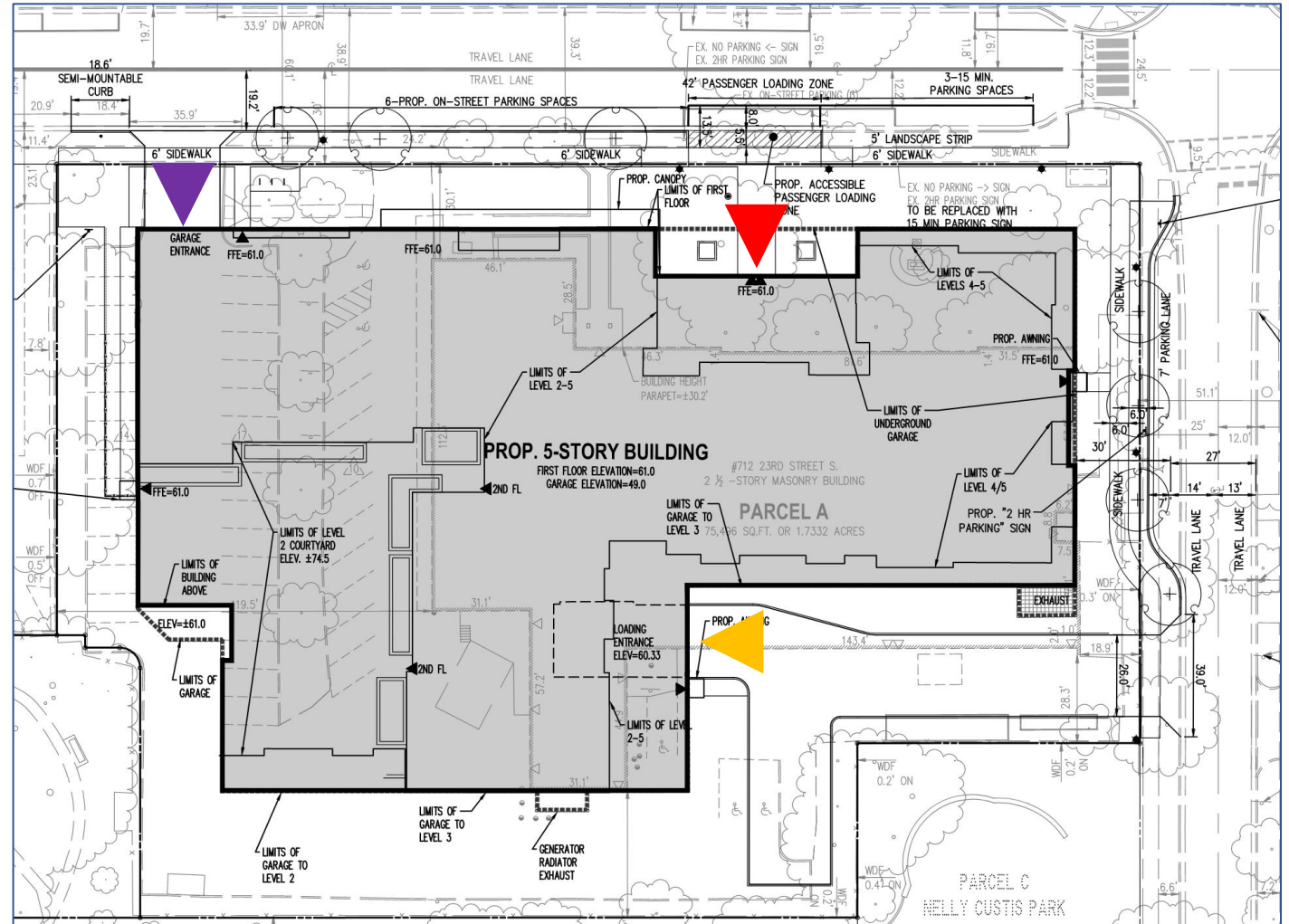
Transportation

- Site is supported by multimodal options.
 - Transit - Bus stops located along 23rd Street South.
 - Metro – Crystal City and Pentagon City Stations within 1 mile.
 - Capital Bikeshare – Station located within 500 feet on South Hayes Street
- Policy Guidance
 - Master Transportation Plan (MTP)
 - Special GLUP Study



Proposed Conditions – Site Access

- Parking in below-grade garage accessed from 23rd Street South.
- Loading and trash accessed from South Grant Street.
- Bike rooms in garage and ground floor.
- Metro to consolidate 23rd Street South bus stops in summer 2025.



Garage Entrance  Loading  Main Pedestrian Entrance 

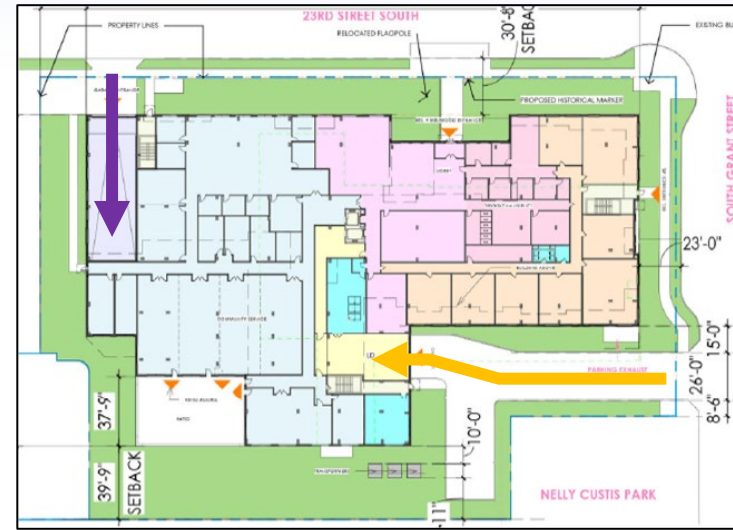
Parking & Loading

Required Parking & Loading:

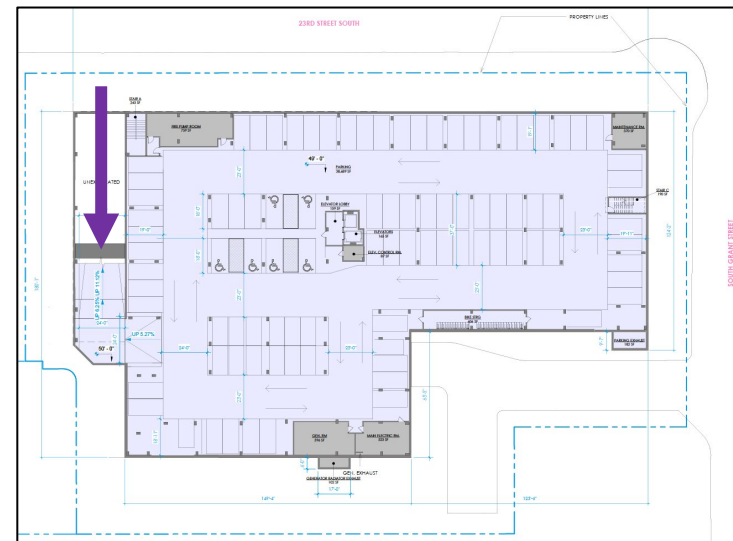
- 139 total spaces
 - 119 residential spaces (1.125 spaces/unit)
 - 20 institutional use spaces
- 1 loading space
- 49 bicycle spaces
 - 46 secure spaces
 - 3 street spaces

Proposed Parking & Loading:

- 93 total spaces
 - 73 residential spaces (0.69 spaces/unit)
 - 20 institutional use spaces
- 1 loading space
- 53 bicycle spaces
 - 47 secure spaces
 - 6 street spaces



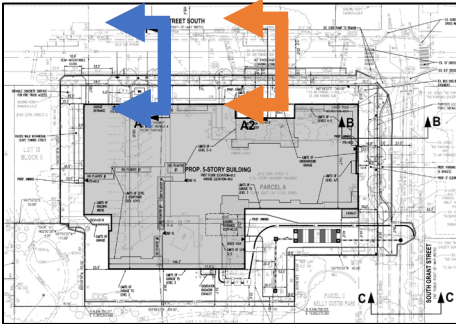
Ground Floor Plan



Below-grade Parking Level Plan

- ➡ Parking Garage Access
- ➡ Loading Access

Proposed Conditions – 23rd Street South

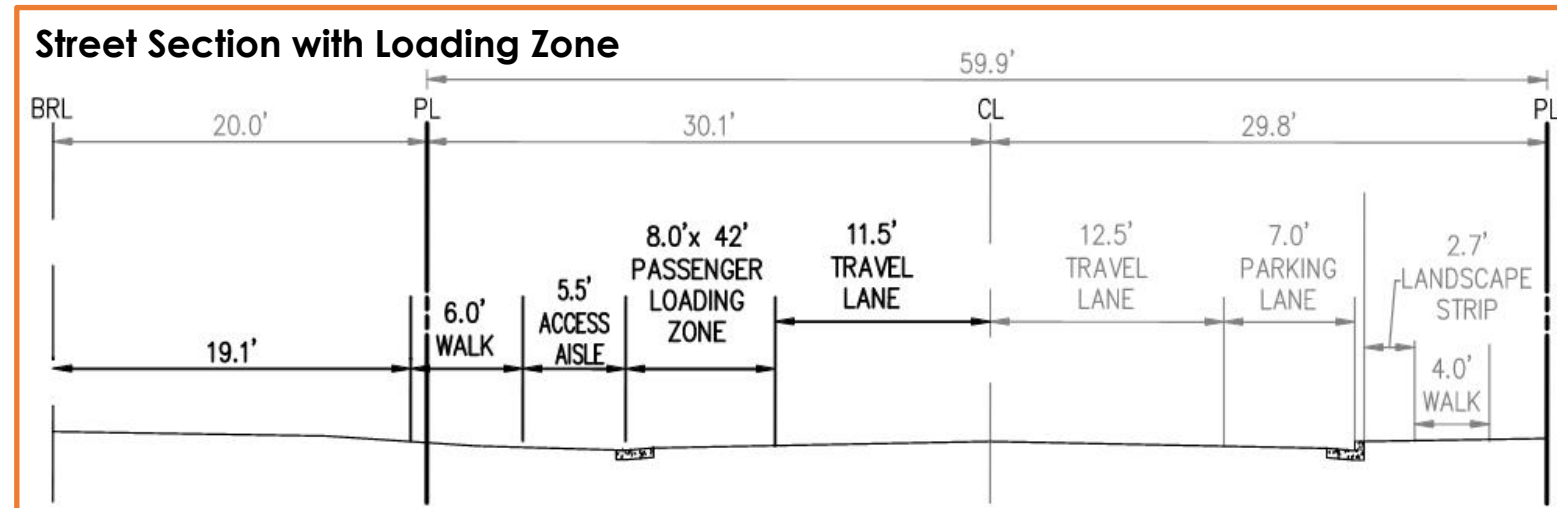
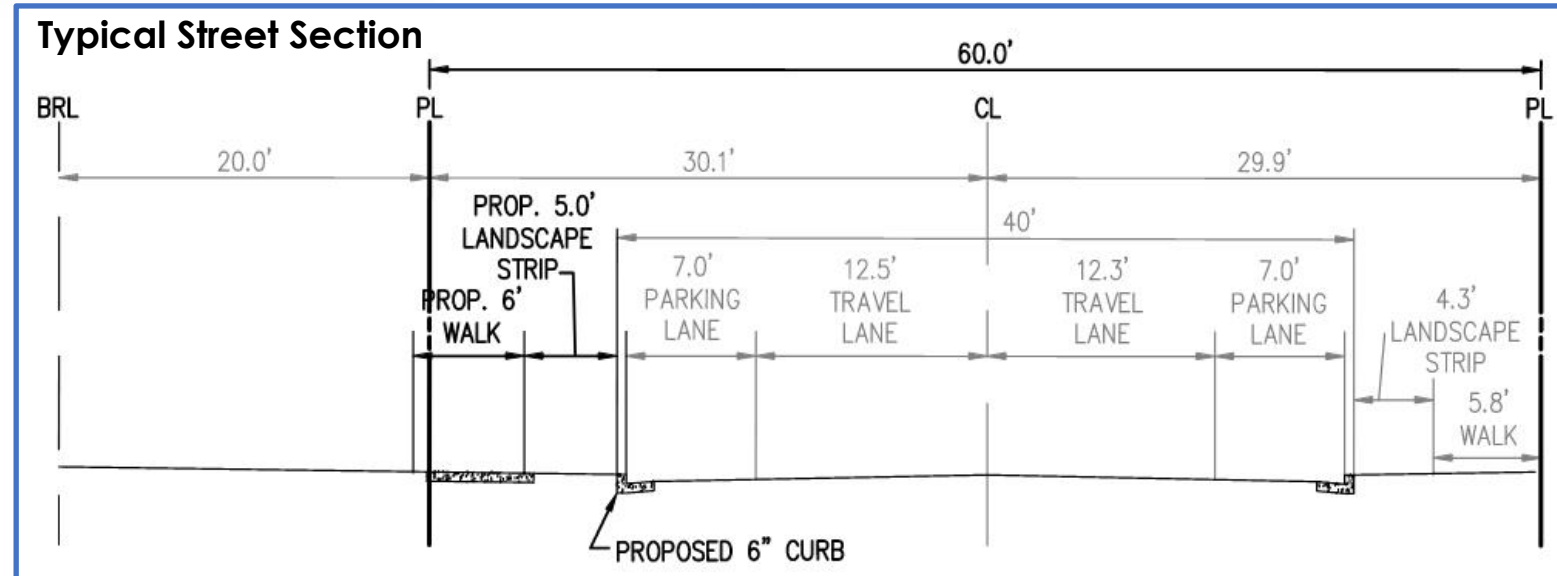


Street:

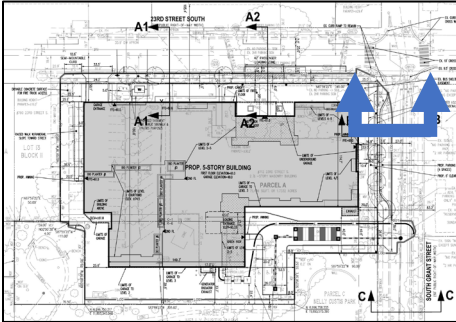
- 3 additional on-street parking spaces (6 total)
- Passenger loading zone
- 3 short-term parking spaces

Streetscape:

- 6-ft-wide sidewalk
- 5-ft-wide landscape strip



Proposed Conditions – South Grant Street



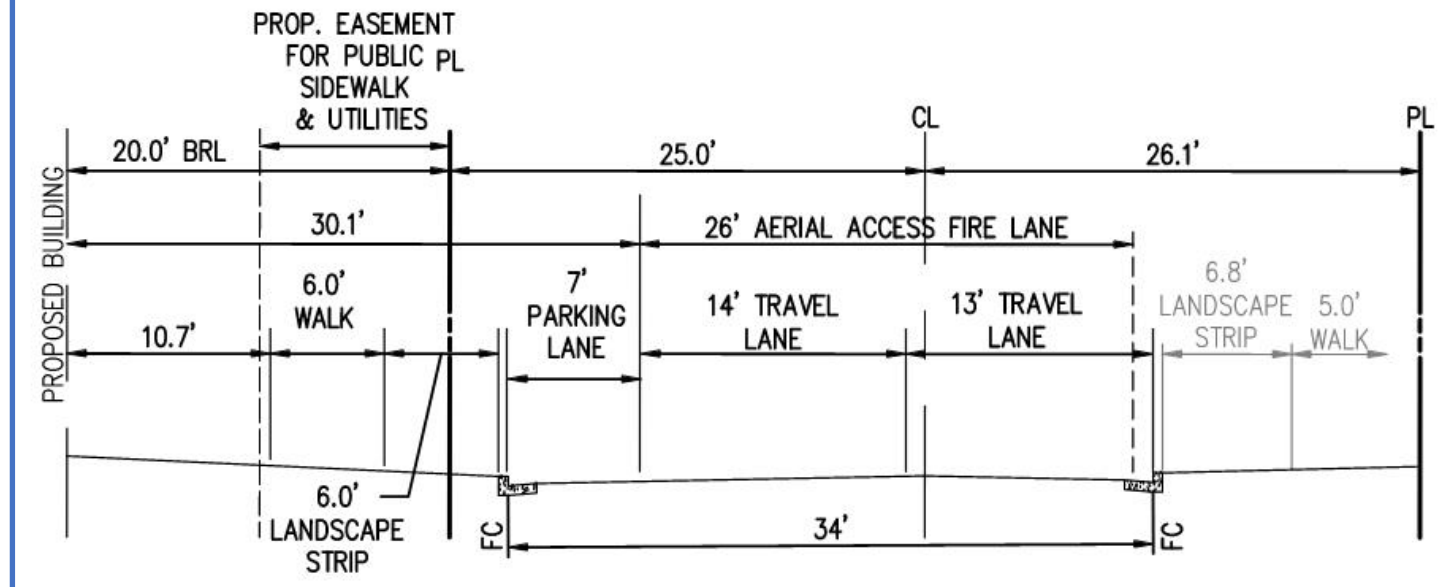
Street:

- 2 travel lanes
- Remove Sunday-only on-street parking
- Relocate street parking to property side of the street
- Remove 1 parking space (5 total)

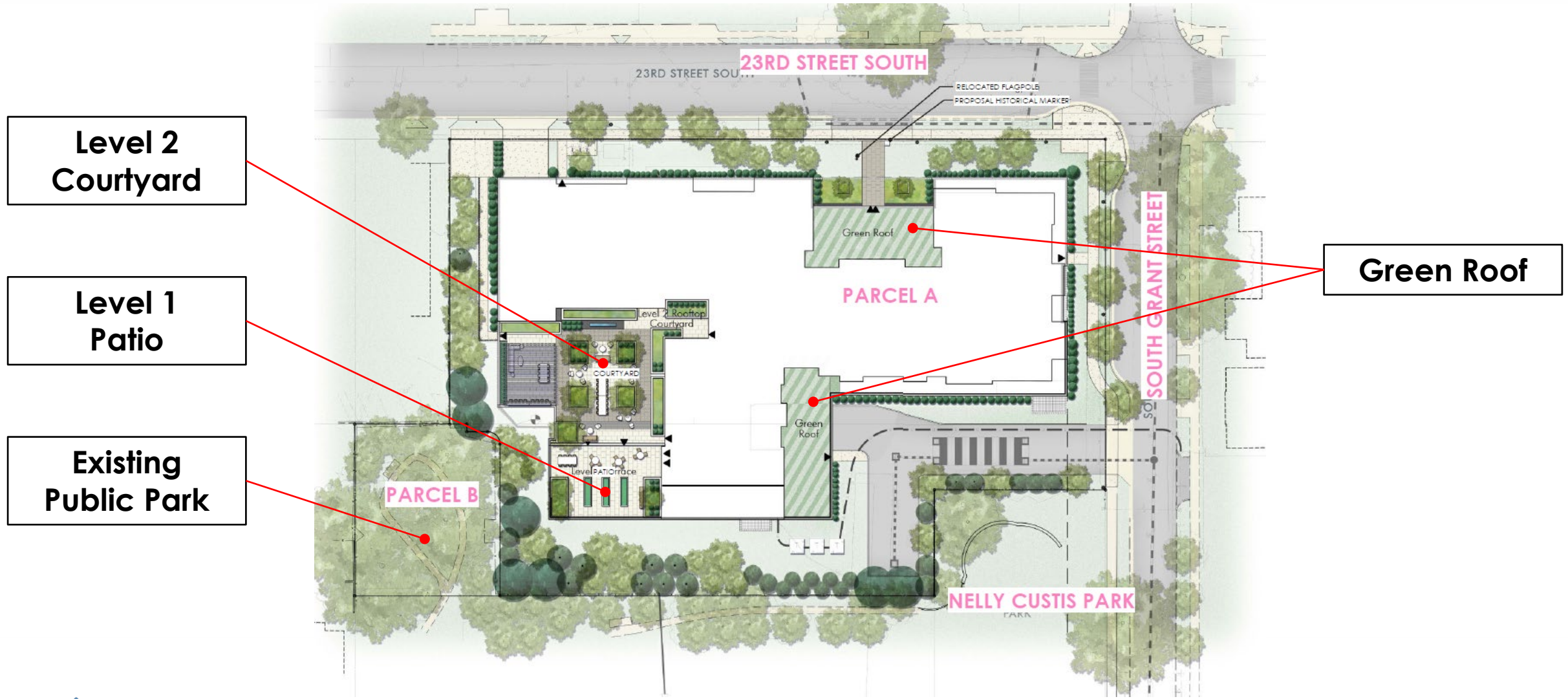
Streetscape:

- 6-ft-wide sidewalk
- 6-ft-wide landscape strip

Typical Street Section



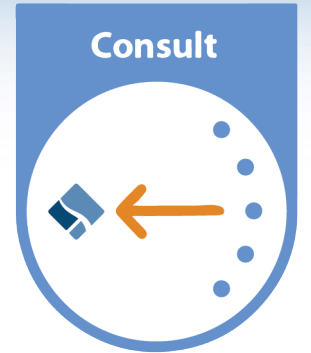
Open Space & Landscaping



Green Building & Sustainability

- National Green Building Standard Silver Certification
- Additional certifications:
 - Zero Energy Ready Home Multifamily
 - Indoor airPLUS
 - ENERGY STAR Multifamily New Construction
- ENERGY STAR appliances and WaterSense fixtures

Community Engagement



Online Feedback Form

- *October 21– November 4, 2024*
- *219 participants, 1,144 comments*
- *Summary of comments*



Community Outreach

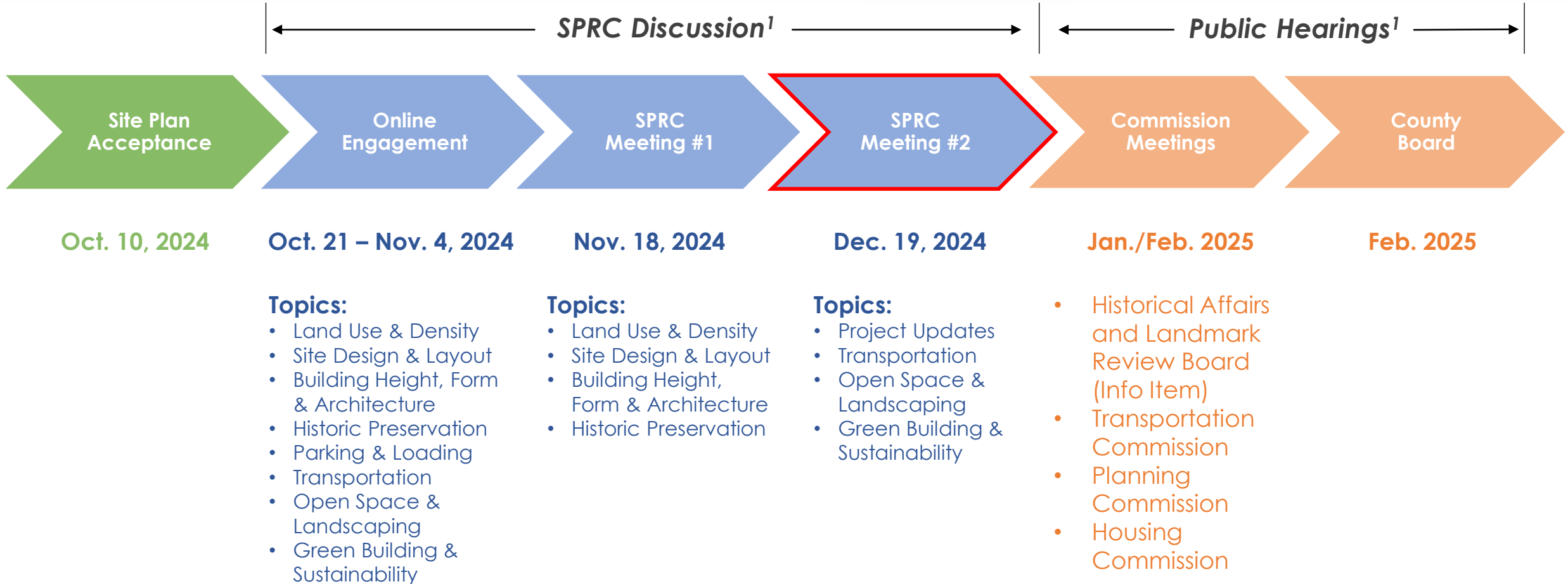
- *Aurora Highlands Civic Association, Arlington Ridge Civic Association, Crystal City Civic Association, Crystal and Pentagon Cities Council*
- *Historic preservation, affordable housing, disability organizations*



Promotion

- *Emails to 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:

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