

# Arlington YMCA/Residential Development

SPLN22-00005



Revised Concept Plan

7/27/2023

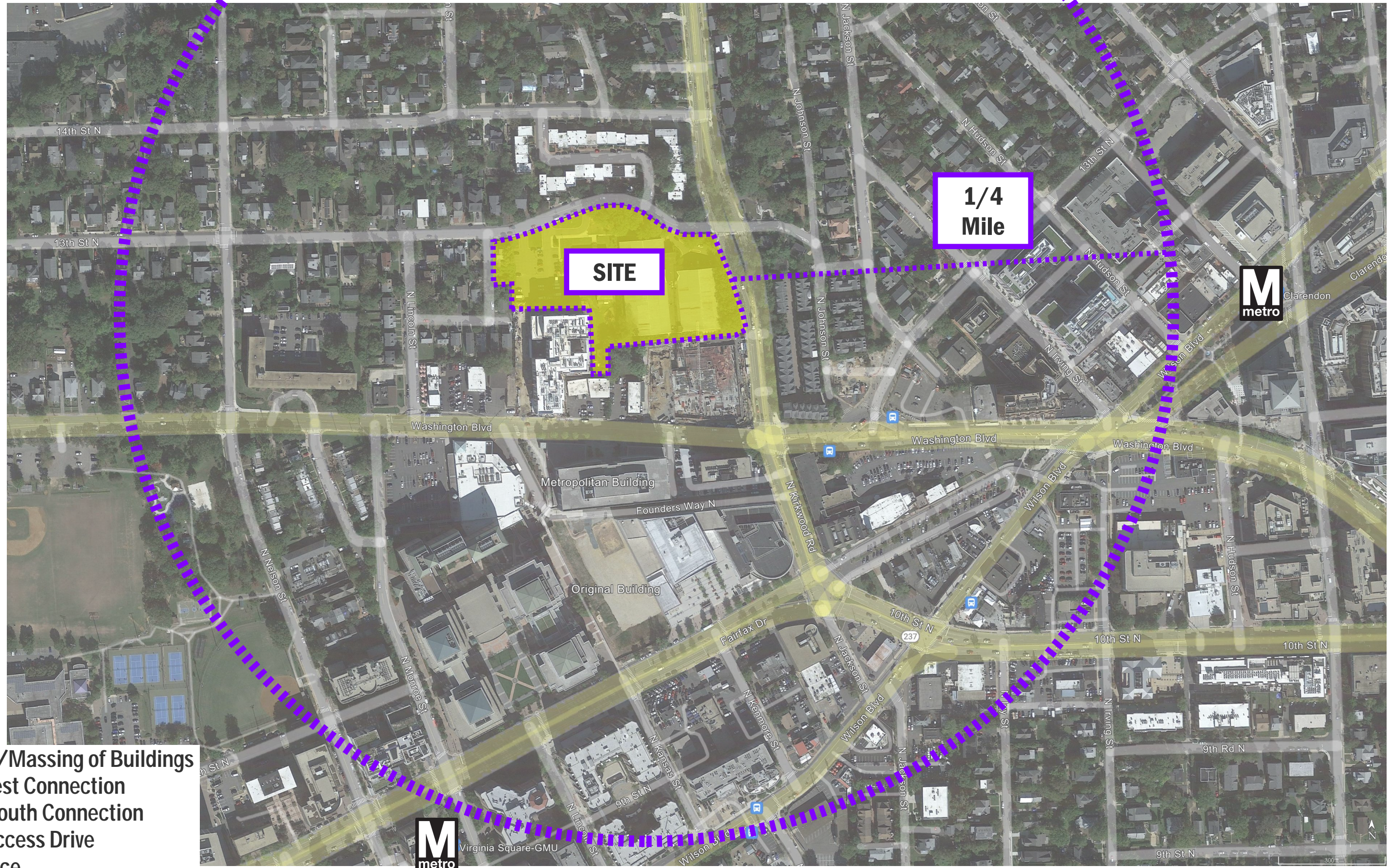
# Agenda

## Revised Concept Plan

- 1 Footprint/Massing of Buildings
- 2 East / West Connection
- 3 North / South Connection
- 4 Shared Access Drive
- 5 Open Space
- 6 Tree Preservation Area



# Vicinity Map



- 1 Footprint/Massing of Buildings
- 2 East / West Connection
- 3 North / South Connection
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# Existing YMCA Building

- Constructed over 60 Years ago
- Approximately 12,000SF
- Outdoor Seasonal Pool
- Fitness Rooms
- Outdoor Basketball Court
- Multipurpose Room



- 1 Footprint/Massing of Buildings
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# The New YMCA Building

- Approximately 54,000sf
- Aquatics Center
- Lap Lanes
- Pickleball
- Multi Purpose Gym (Basketball, Volleyball, etc)
- Spin Studios
- Cardio / Mind Body Room (Yoga, Zumba, Step, etc.)
- Free Weight Room
- Diversity and Inclusion Center



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# Concept Plan - Original



- 1 Footprint/Massing of Buildings
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# Concept Plan - Revised



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# Concept Plan - Comparison

Original Footprint

Revised Footprint

- Significant reductions in building footprints allow building setbacks to increase across site



Align to APAH

- 1 Footprint/Massing of Buildings
- 2 East / West Connection
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20'-0"



# Concept Plan - Comparison

Revised Footprint

Original Footprint

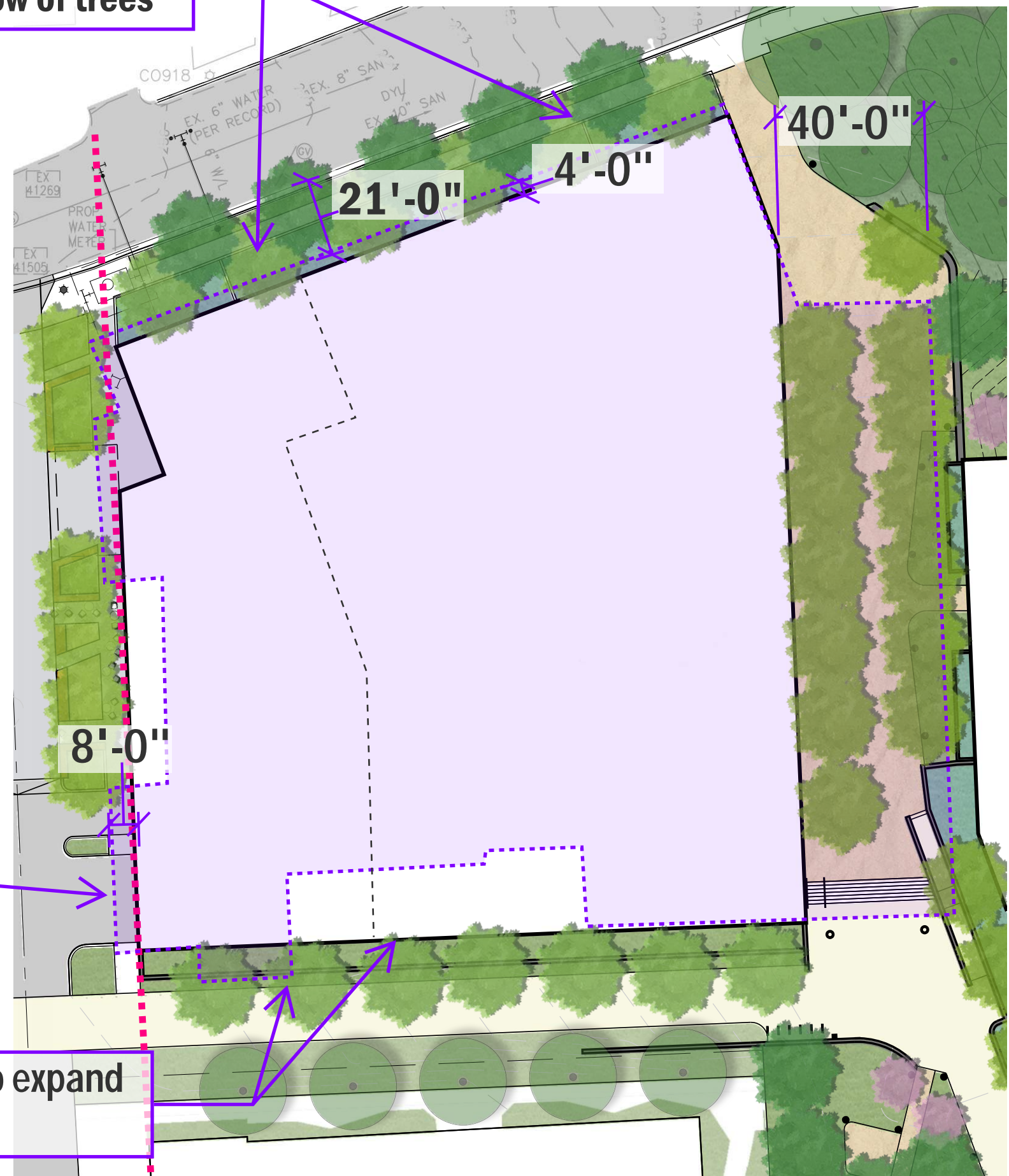
- Overall YMCA footprint significantly reduced
- West façade of YMCA shifted 8 feet to align with APAH
- YMCA pulled back from 13th Street to accommodate second row of trees
- YMCA building footprint reduced 40 feet on eastern side to increase width of North-South Connection

- 1 Footprint/Massing of Buildings
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Added double row of trees

Aligned to face of APAH

Building mass reduced to expand East-West connection









# Massing Comparison - Original

- YMCA Building significantly reduced in height



35'

40'

62'

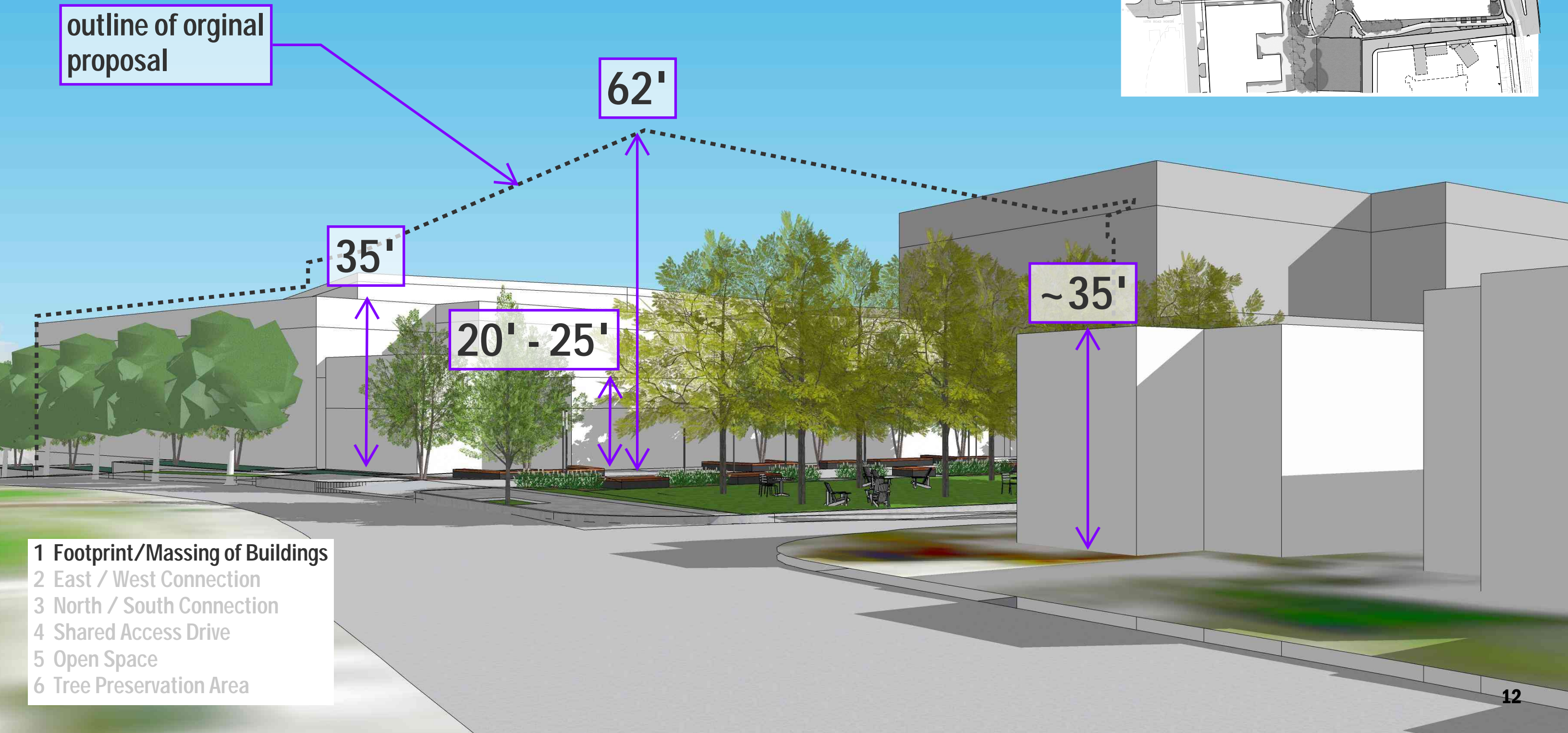
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# Massing Comparison

- Significant reduction in height of YMCA building

outline of original proposal



62'

35'

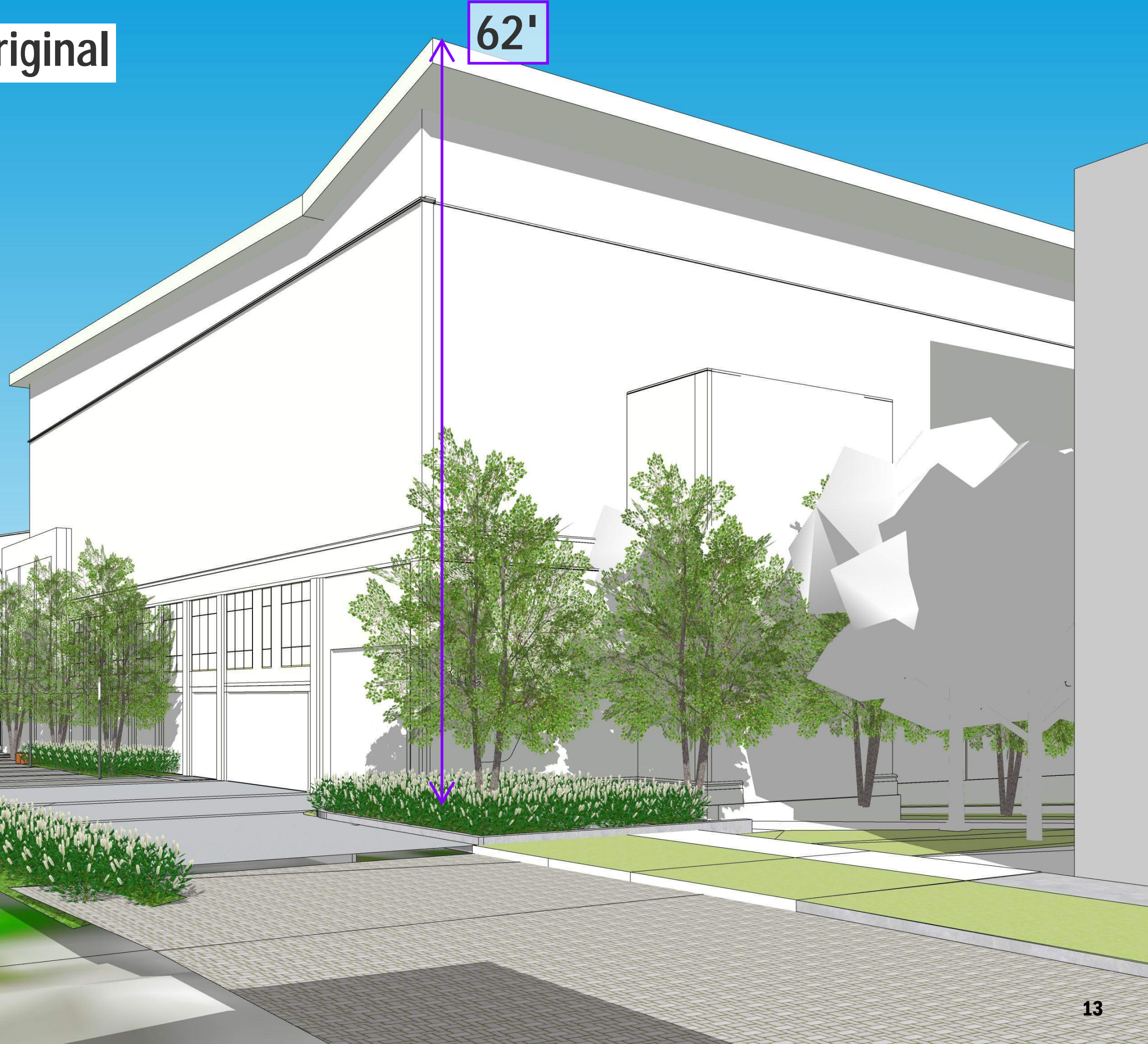
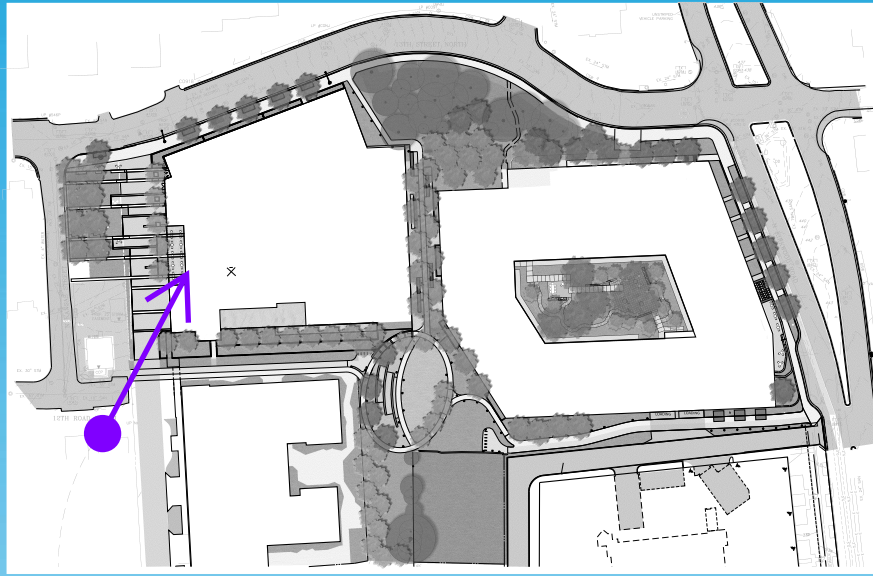
20' - 25'

~35'

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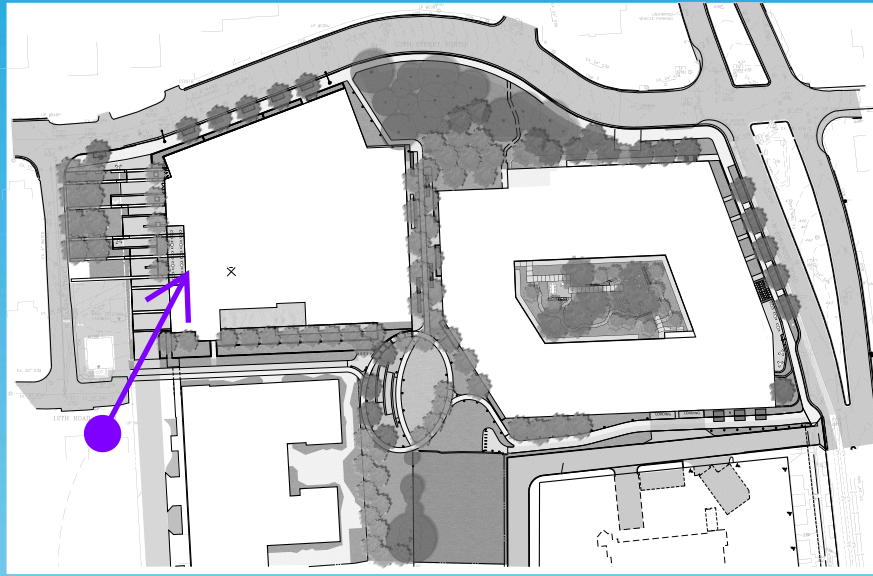
# Massing Comparison - Original



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# Massing Comparison



outline of original proposal

62'

35'-40'

20' - 25'

- 1 Footprint/Massing of Buildings
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Building mass reduced to expand East-West connection



# Massing View 1 - Original



- 1 Footprint/Massing of Buildings
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# Massing View 1 - Comparison



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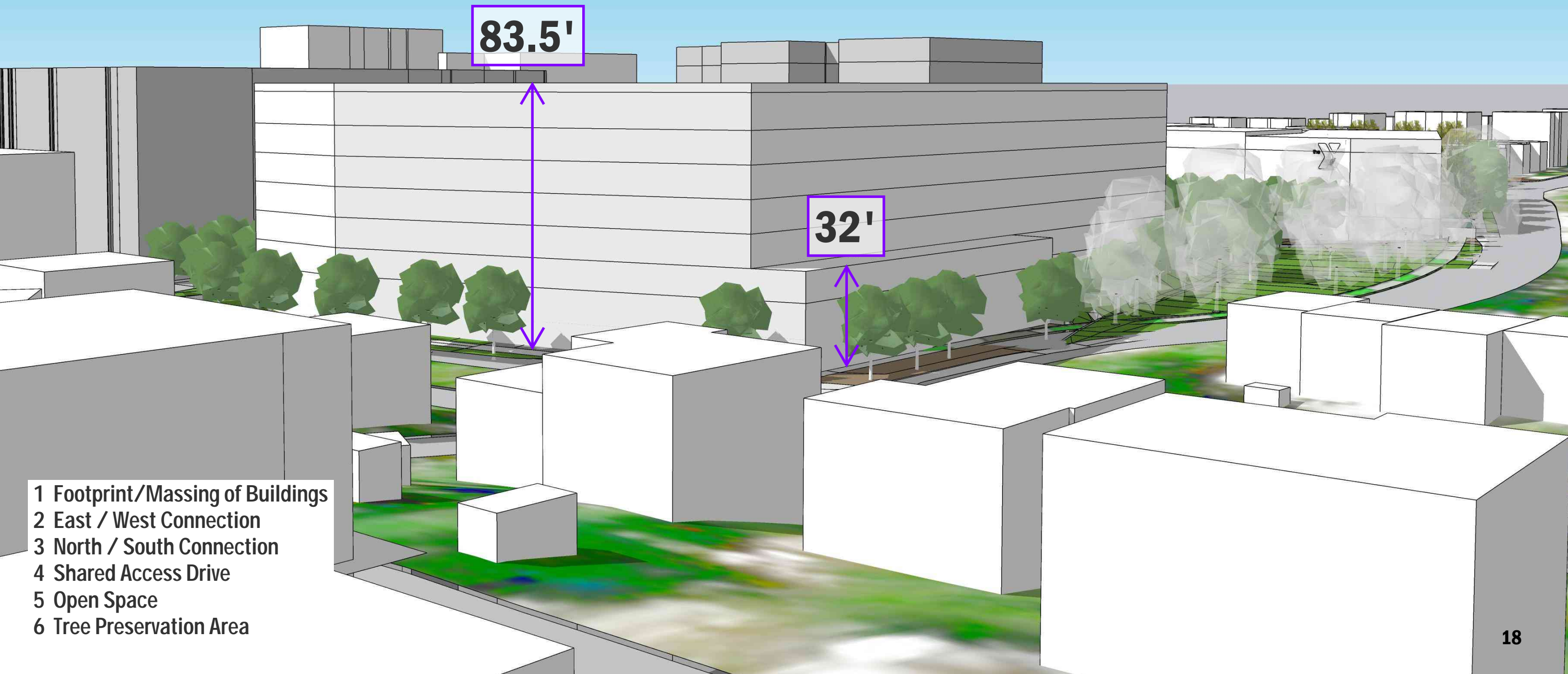
# Massing View 2 - Original



- 1 Footprint/Massing of Buildings
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# Massing View 2 - Comparison



- 1 Footprint/Massing of Buildings
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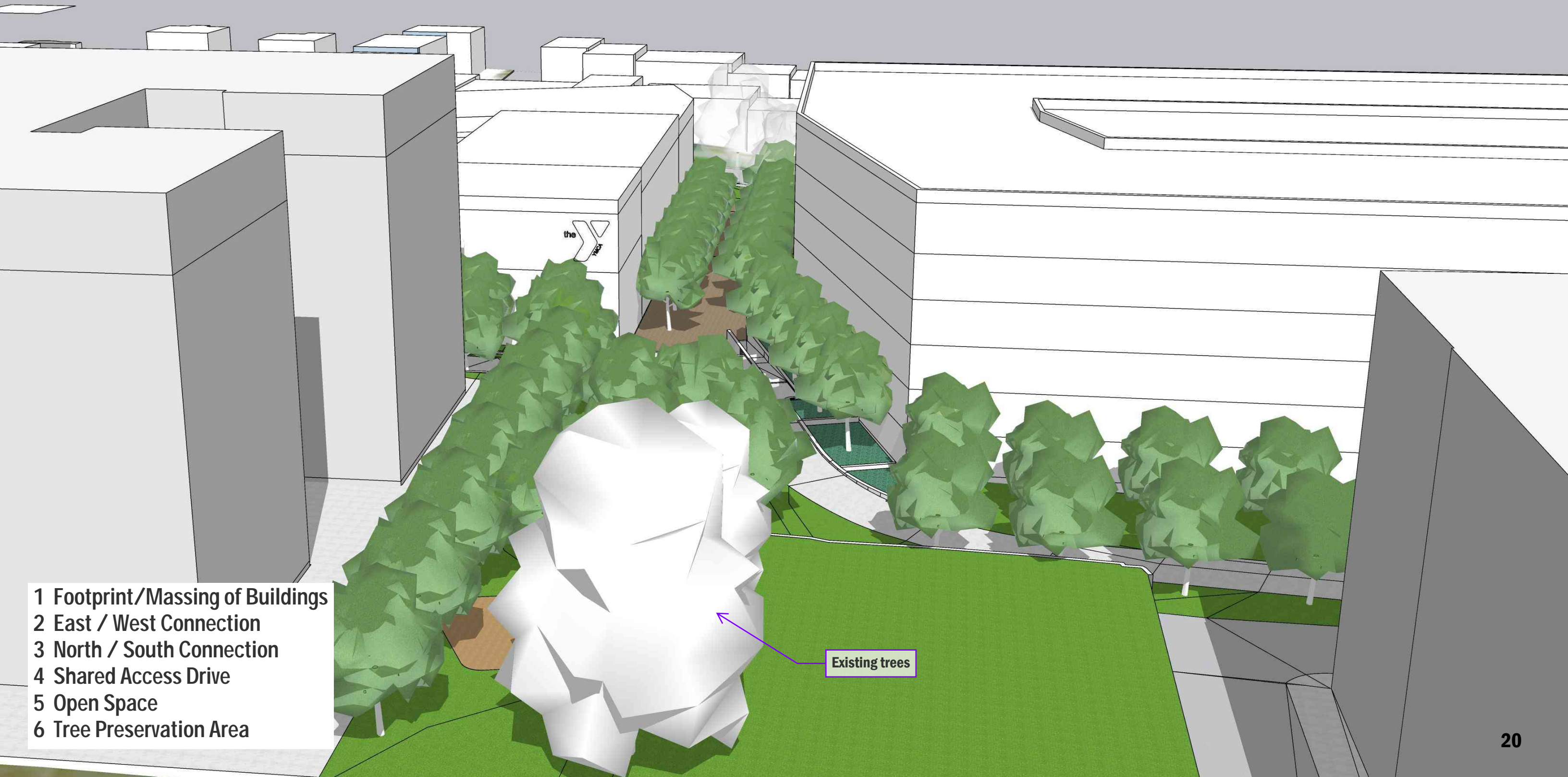
# Massing View 3 - Original



- 1 Footprint/Massing of Buildings
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# Massing View 3 - Comparison

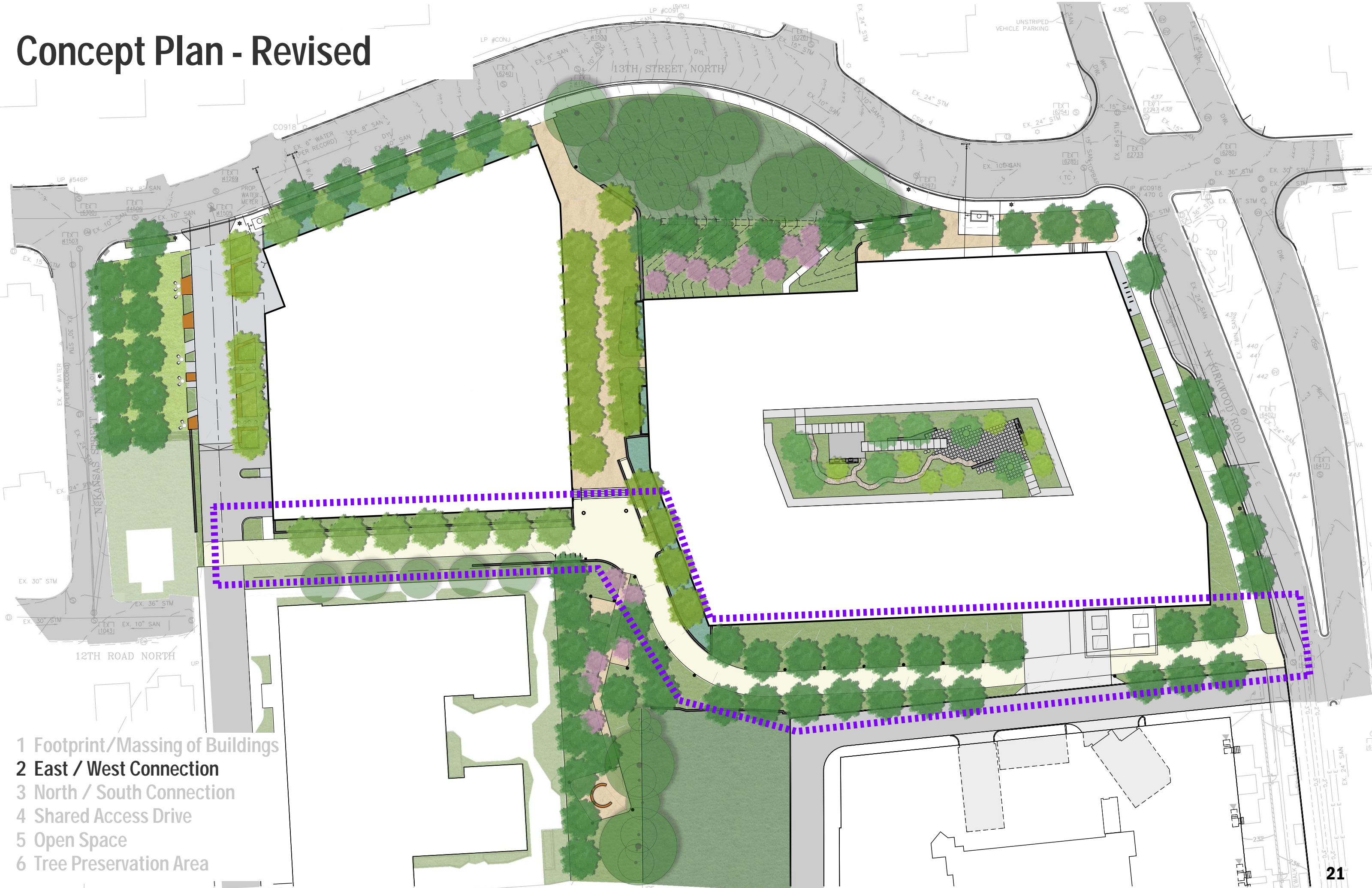


- 1 Footprint/Massing of Buildings
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Existing trees



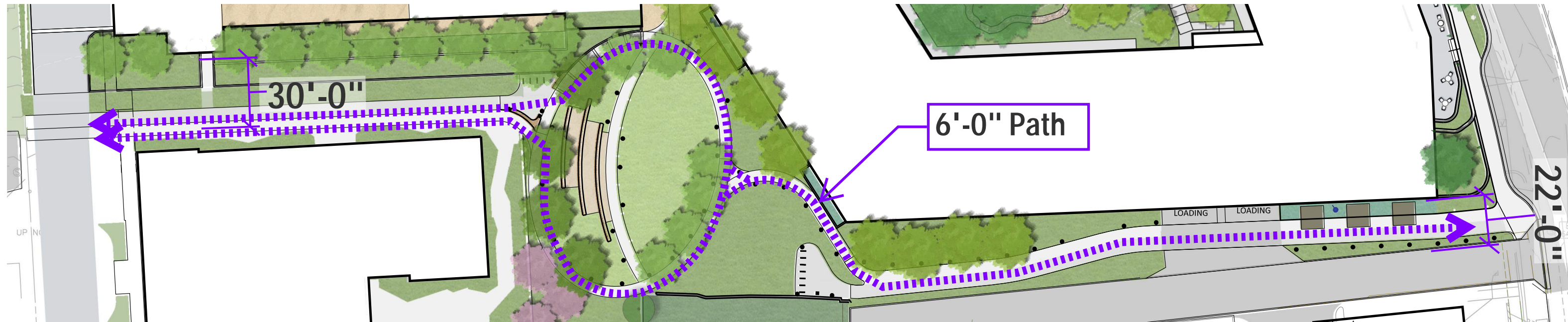
# Concept Plan - Revised



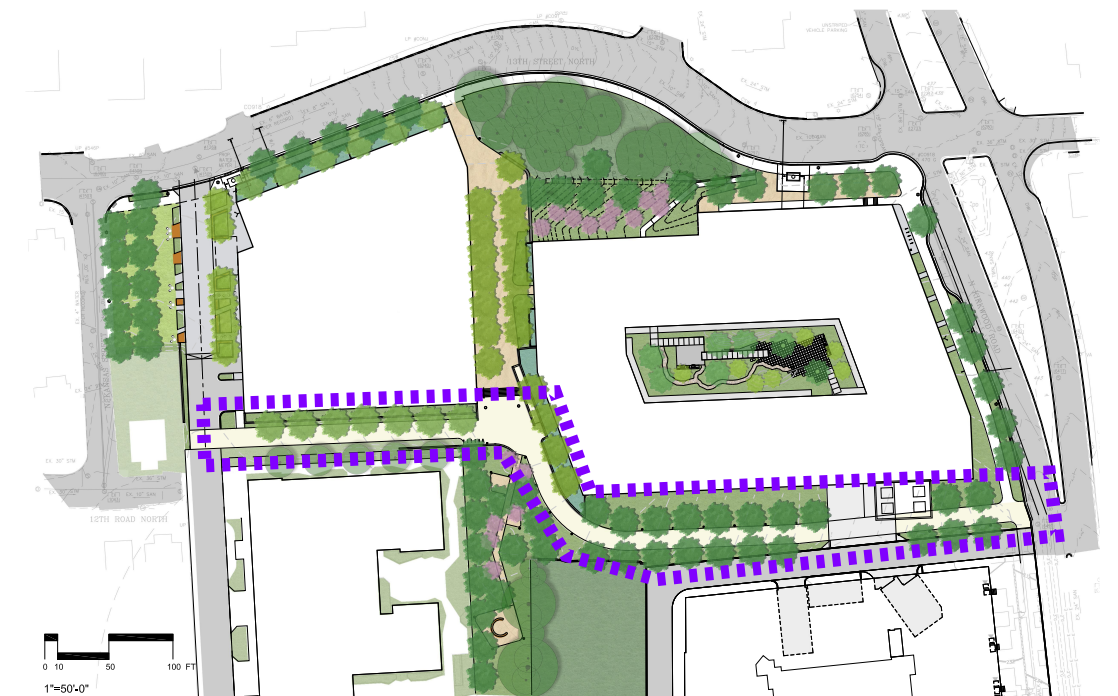
- 1 Footprint/Massing of Buildings
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# East / West Connection - Original

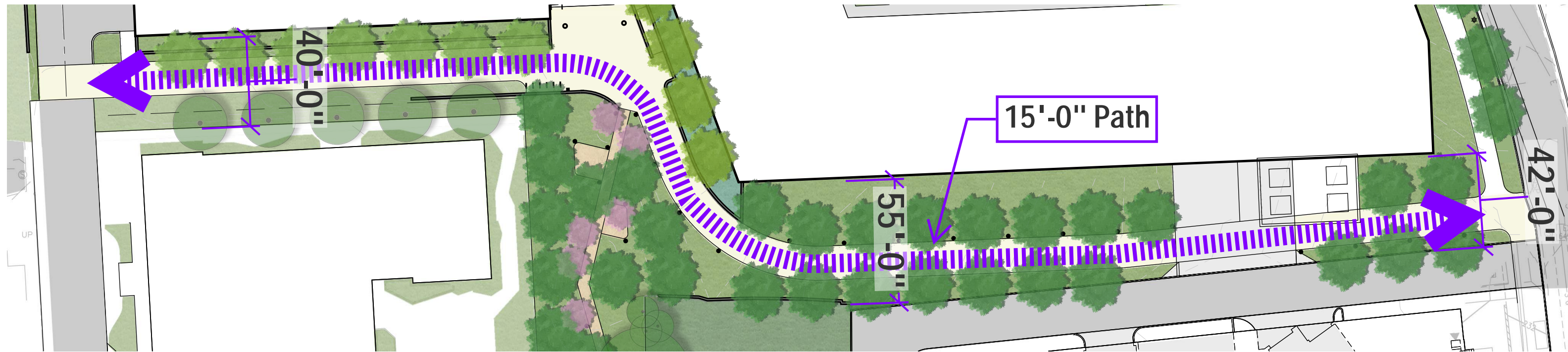


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# East / West Connection - Revised



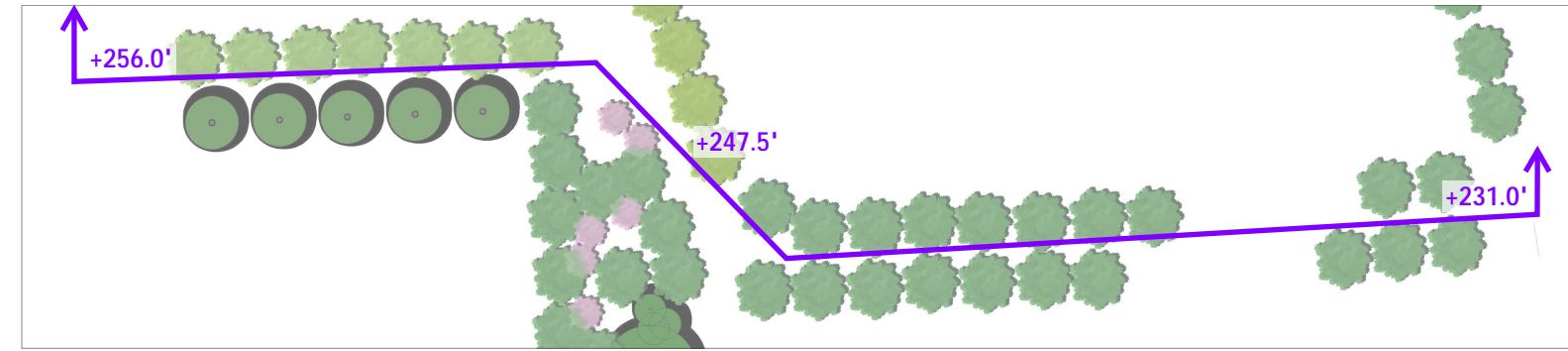
- 1 Footprint/Massing of Buildings
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- 15-foot-wide path
- 40 – 55-foot corridor width
- Double row of trees
- Direct path with clear sightlines
- Meets ADA requirements
- Linear public space





# East / West Connection - Revised



- 1 Footprint/Massing of Buildings
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# Concept Plan - Revised

**Tree Preservation  
10,630SF**

Total Site area 191,108 SF

**West Open  
Area  
7,063SF**

- Increased open space by 18.8%, from 44,700 SF to 53,120 SF.
- Expanded tree canopy to 25% coverage, meeting the GLUP target.

**Lobby**

**Lobby**

**N/S Connection  
9,150SF**

**Loading**

**Parking**

**Central Space  
18,190SF**

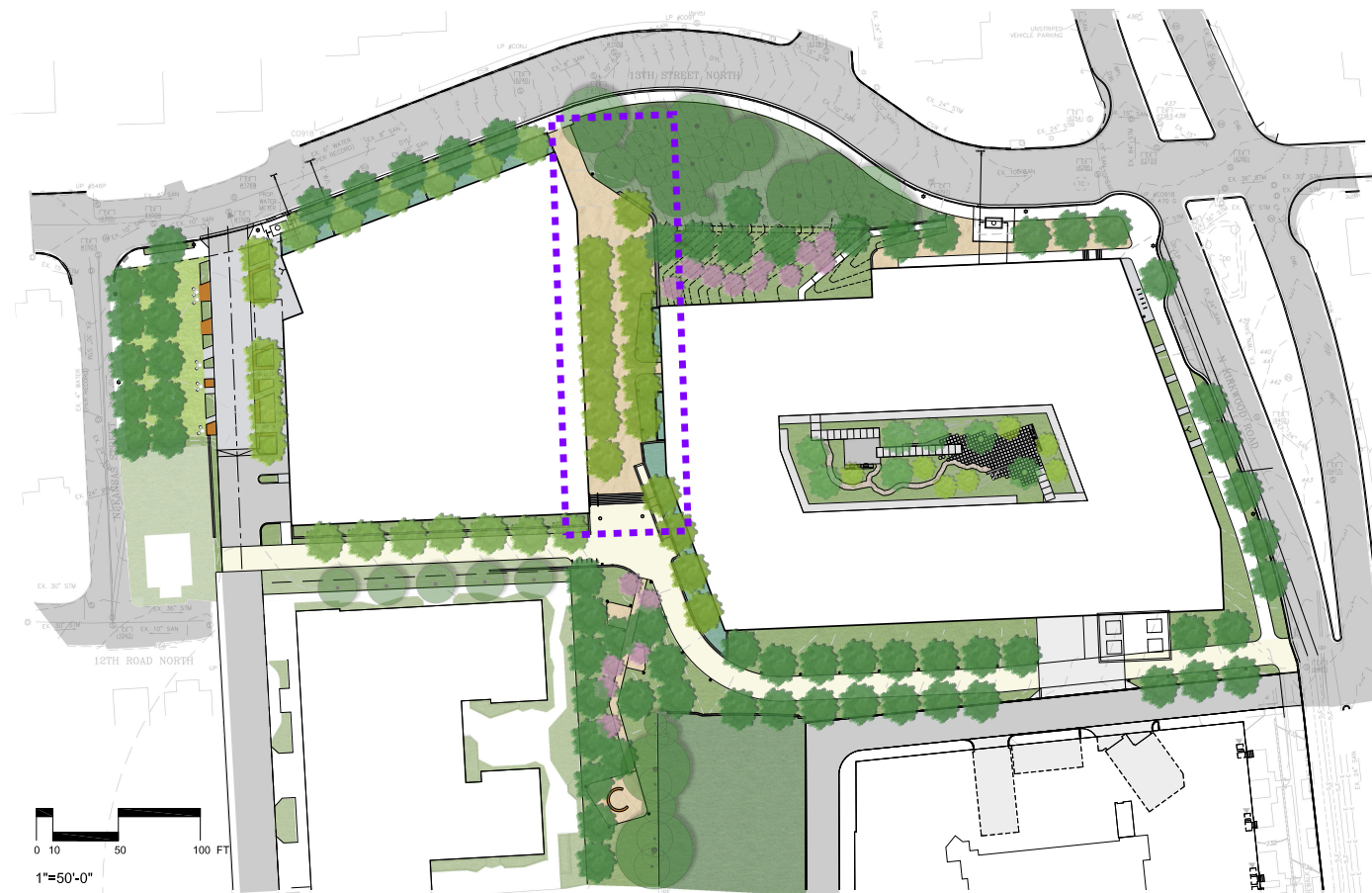
**Parking**

**Loading**

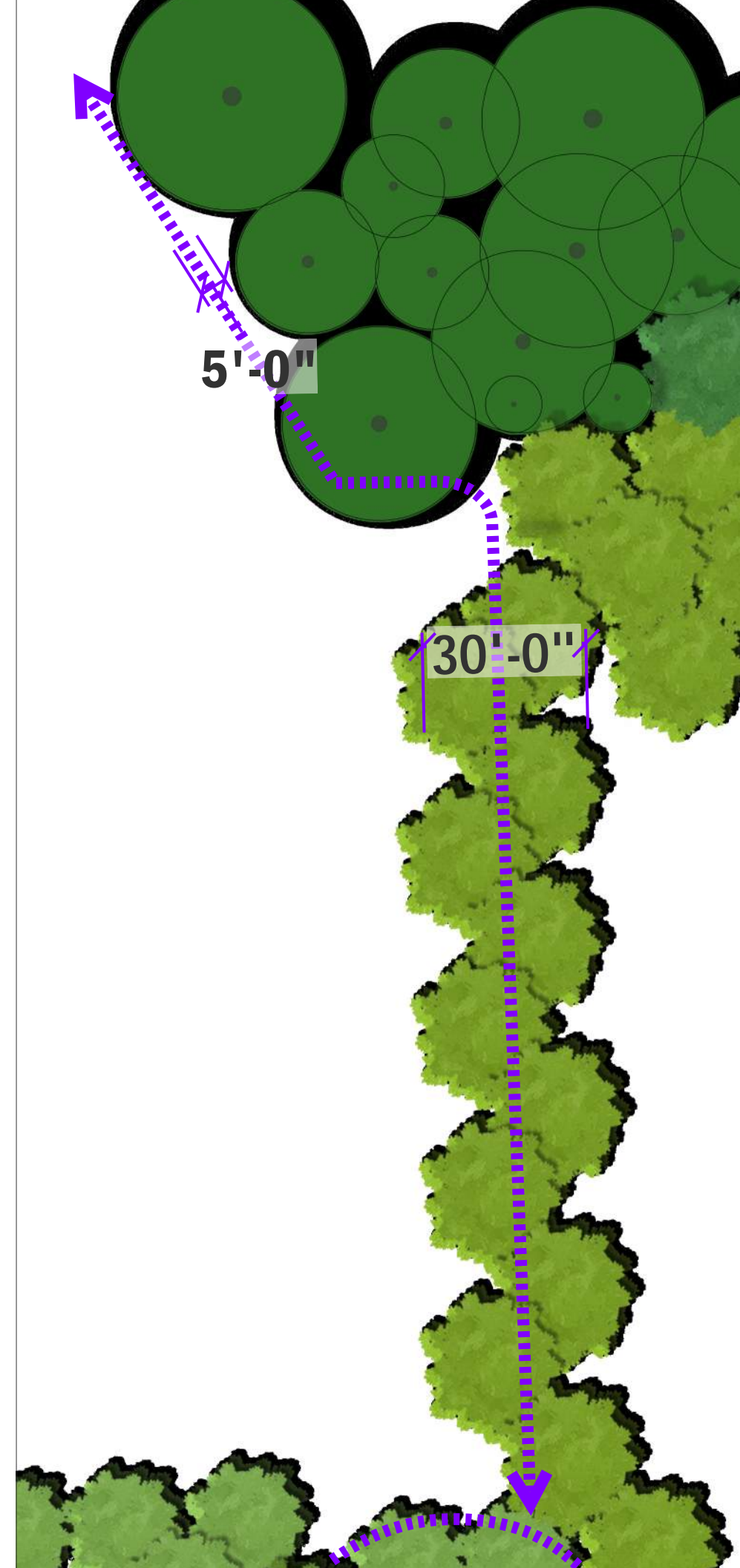
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# North / South Connection - Original

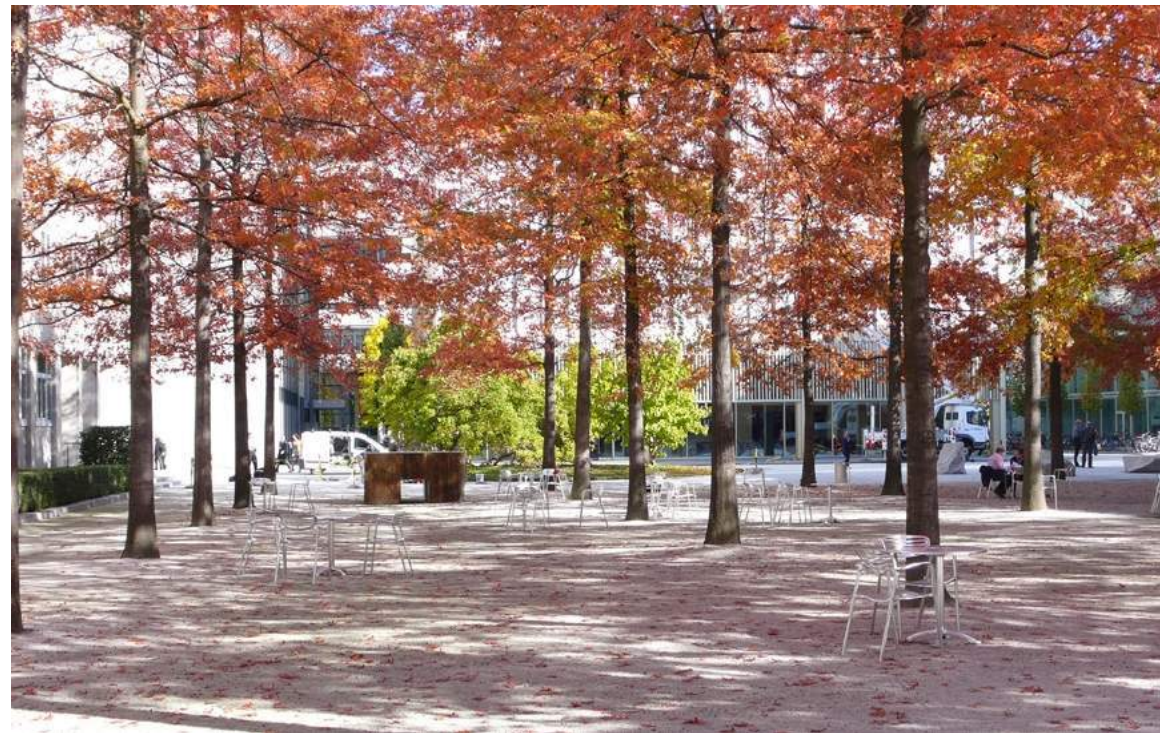


- 1 Footprint/Massing of Buildings
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- 3 North / South Connection**
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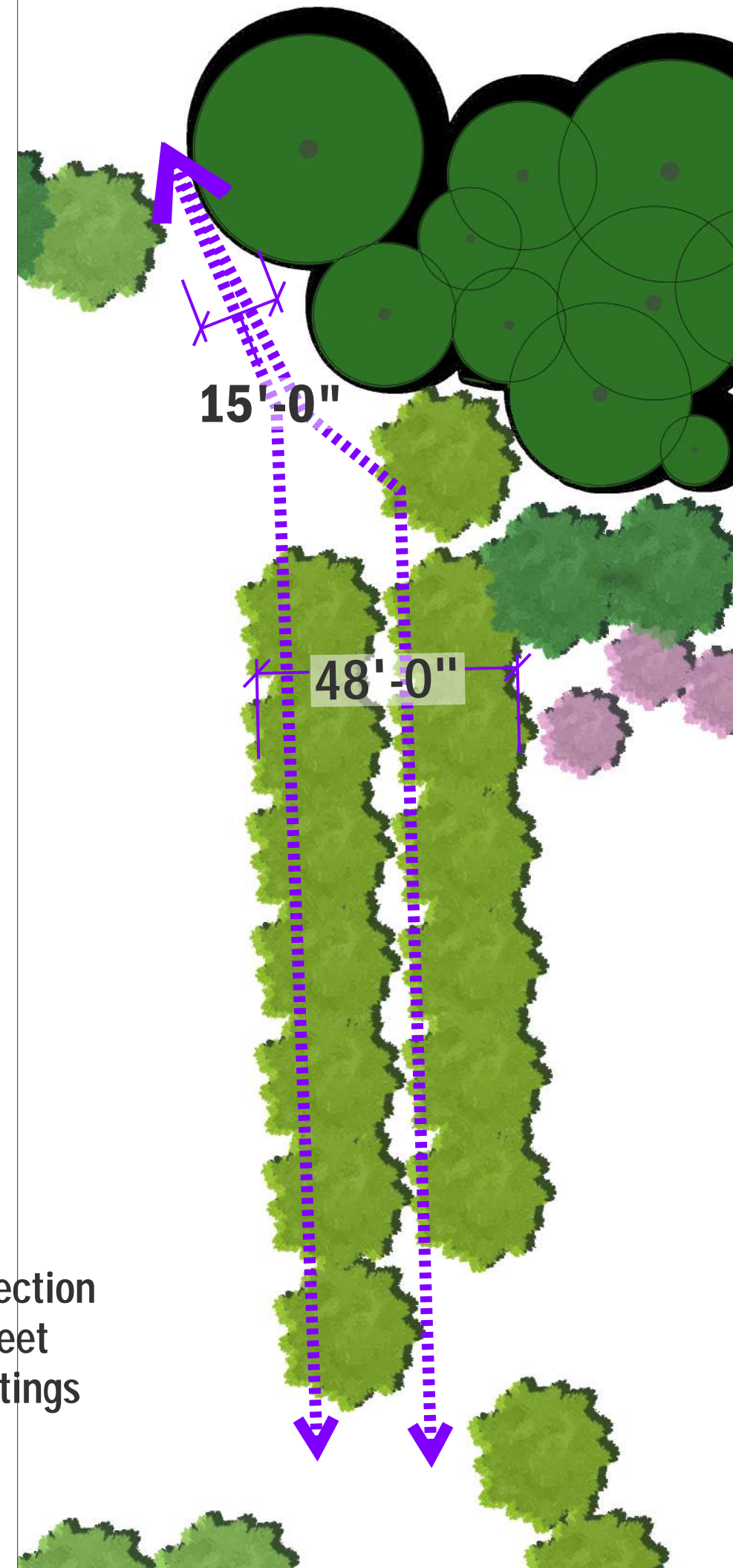


# North / South Connection - Revised



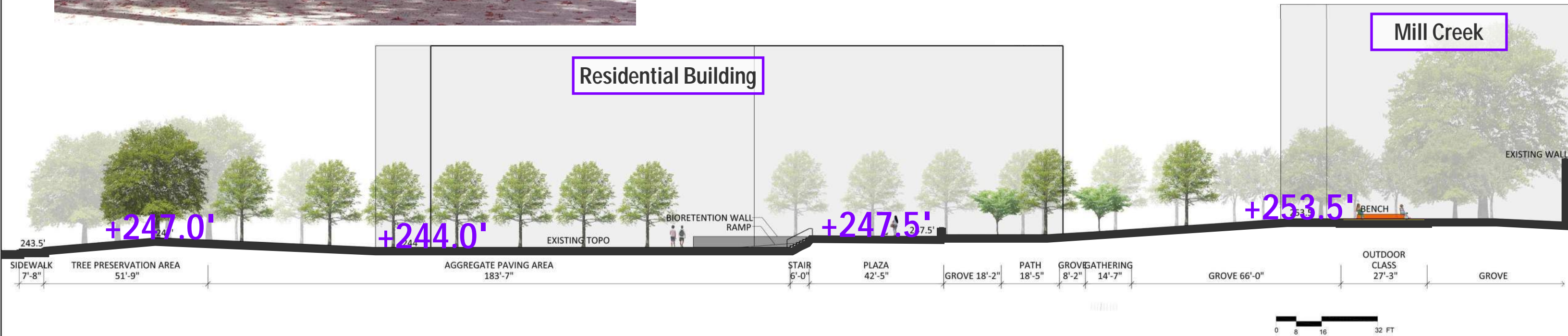
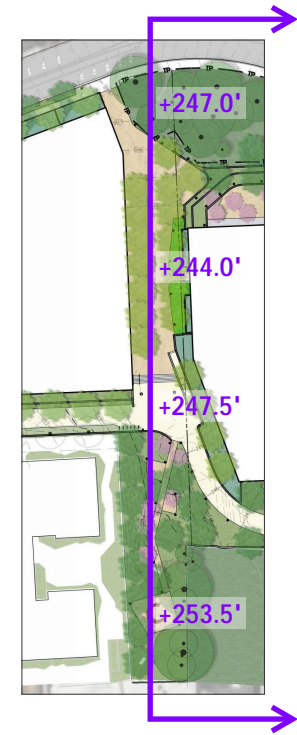
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- 18-foot increase in width of North-South connection
- More visible and direct connection to 13th Street
- Inviting landscape design with additional plantings
- Path shifted to avoid tree preservation area





# North / South Connection - Revised



- 1 Footprint/Massing of Buildings
- 2 East / West Connection
- 3 North / South Connection
- 4 Shared Access Drive
- 5 Open Space
- 6 Tree Preservation Area

- Space between YMCA and residential building widened
- New, more inviting landscape design
- Clearer, more straightforward path from 13th Street
- Enhanced protection of the Tree Preserve area



# Concept Plan - Revised



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# Shared Access Drive - Comparison



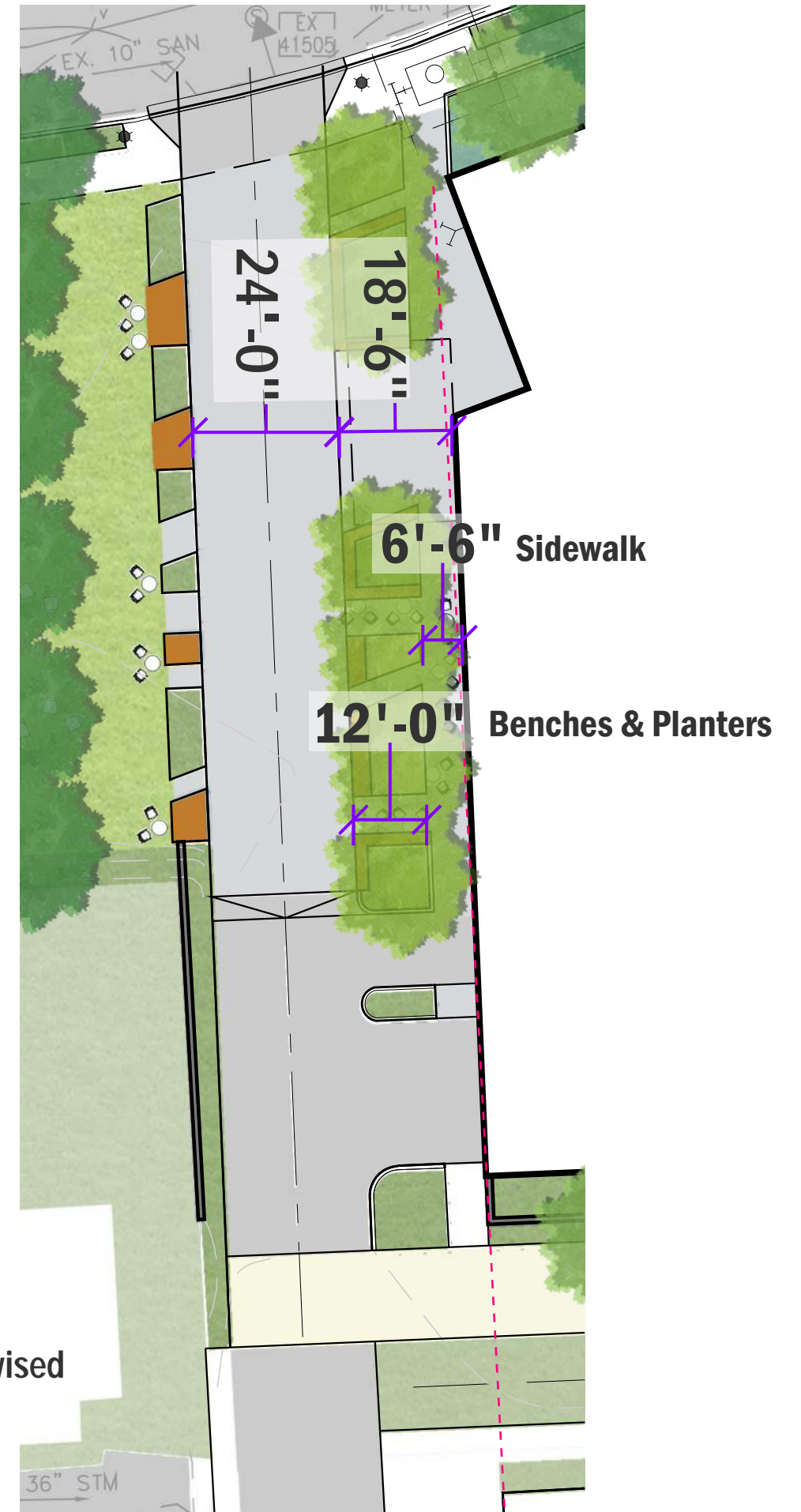
- Wider space to facilitate sidewalks and public access
- Defined sidewalk & drive
- Vehicular area matches paver treatment at New Kansas
- Face of YMCA aligned to face of APAH
- Sidewalk continues through to 13th

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Original



Revised





# Concept Plan - Revised



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# Open Space (West) - Comparison

- Increased tree canopy and open lawn space
- Removed transformer
- Eliminated pavers and reduced hardscape

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Original



Revised



# Open Space (West)



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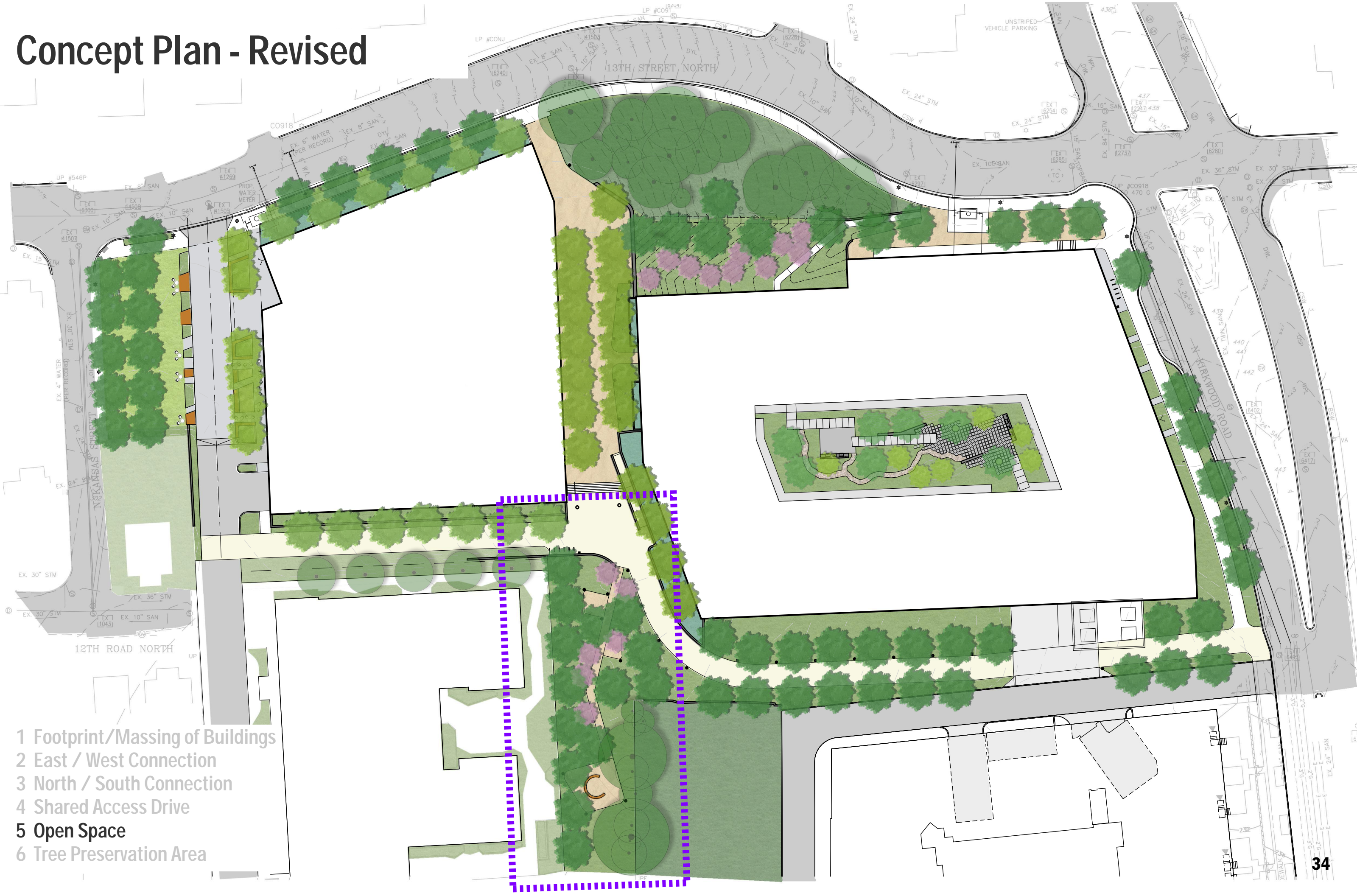
## POTENTIAL ACTIVITIES

- Meditation
- Yoga
- Senior Fitness
- Art

Revised



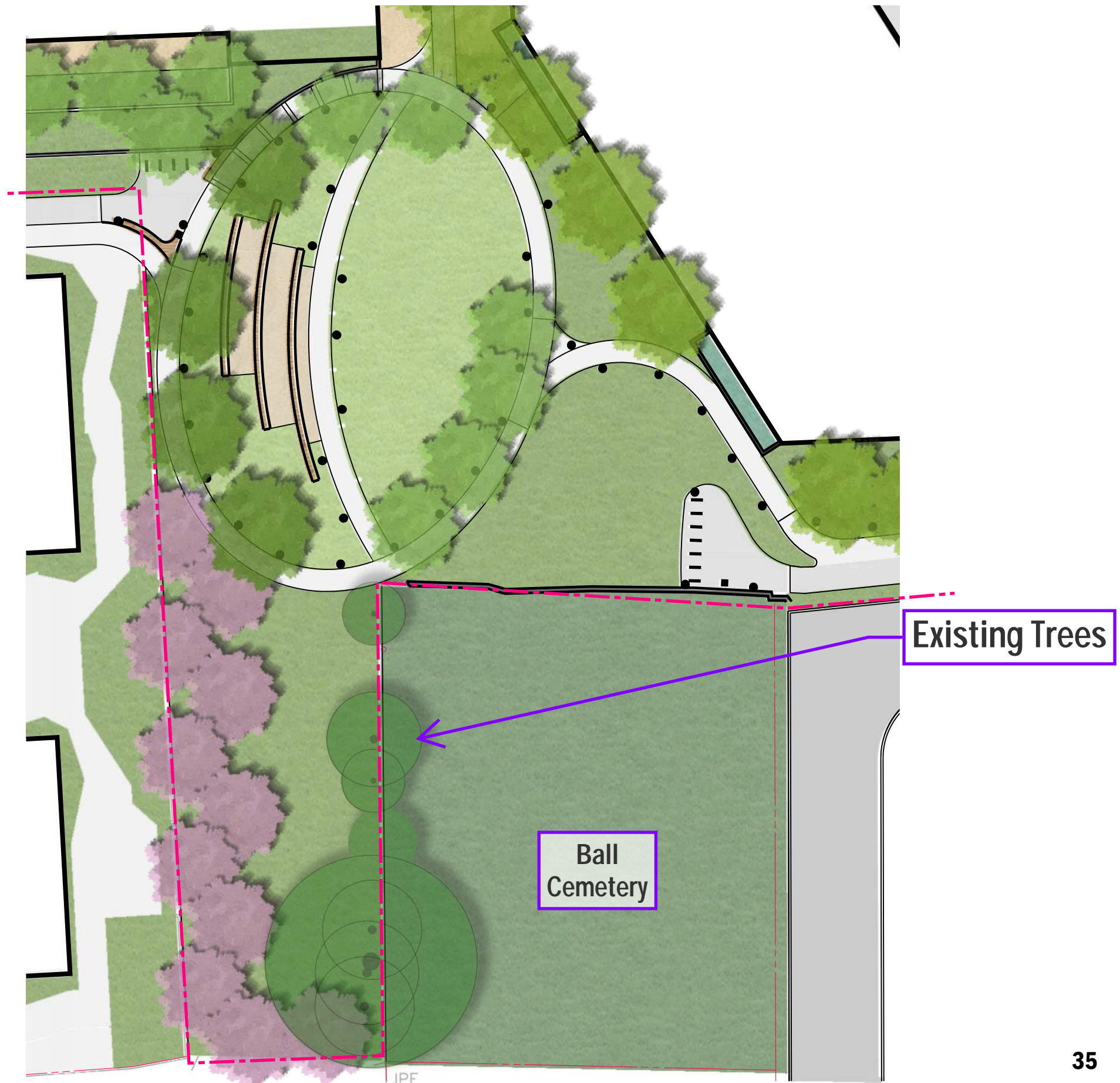
# Concept Plan - Revised





# Central Open Space - Original

- 1 Footprint/Massing of Buildings
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# Central Open Space - Revised

## Environmental Therapy Garden

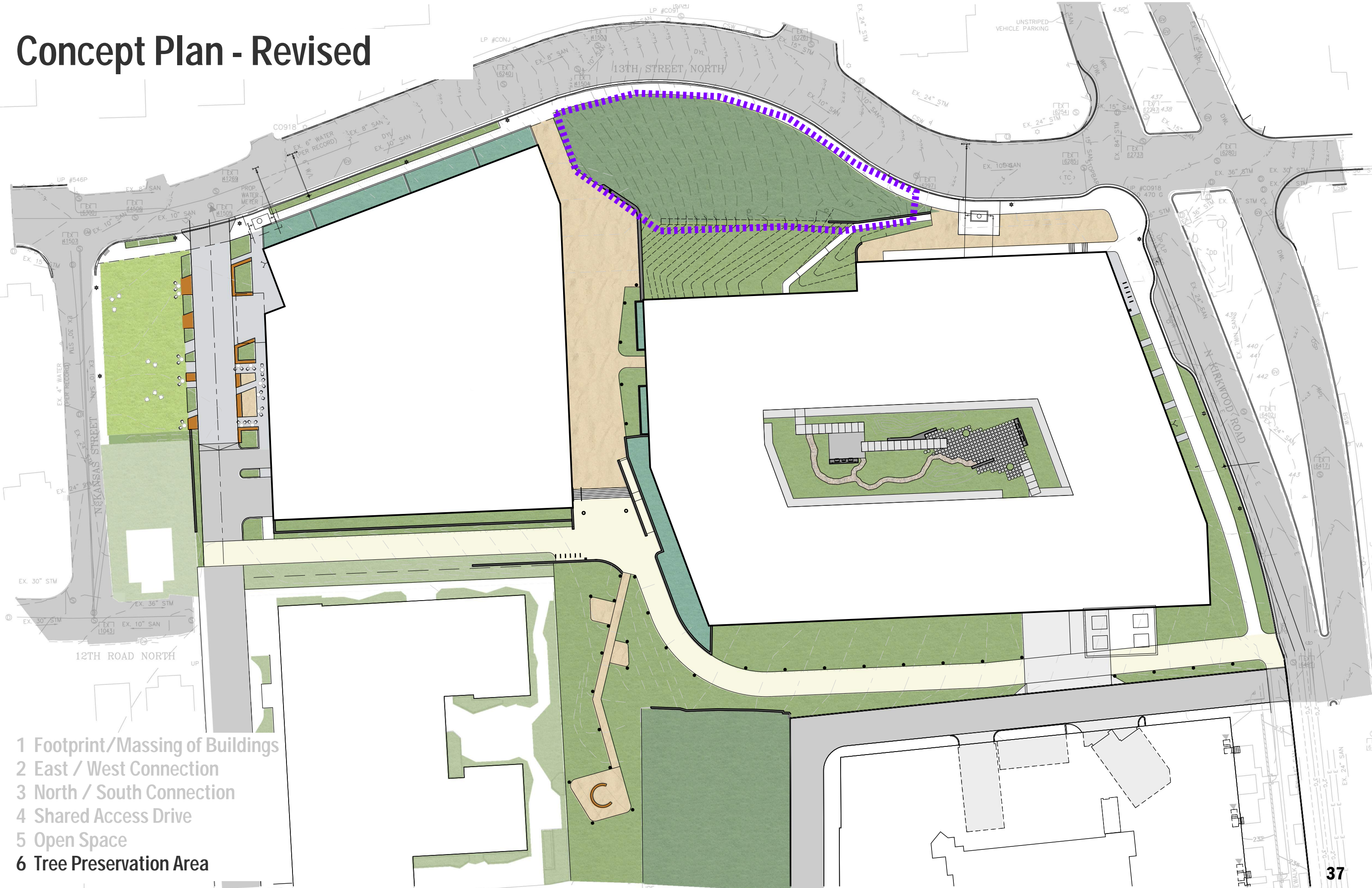


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# Concept Plan - Revised



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# Concept Plan - Original



- 1 East / West Connection
- 2 North / South Connection
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- 4 Footprint/Massing of Buildings
- 5 Tree Preservation Area**
- 6 Open Space



# Concept Plan - Revised



- 1 East / West Connection
- 2 North / South Connection
- 3 Shared Access Drive
- 4 Footprint/Massing of Buildings
- 5 Tree Preservation Area
- 6 Open Space

- Building pulled back from tree preservation area
- Wider more direct path with increased visibility to 13th Street
- Adjusted limits of disturbance
- Removal of 2 diseased trees in consultation with the County
- Added double row of trees along YMCA facade at 13th Street
- Expanded tree canopy between tree preservation area and residential building



## Summary of Revisions

- Reduced building footprint and massing
- Expanded east/west connection
- Expanded north/south connection
- Expanded shared access drive to align with APAH
- Increased open space to 25%
- Increased tree canopy to 25%
- Enhanced tree protection measures for tree preservation area
- Expanded programming of western open space
- Expanded programming of open space adjacent to the Ball Cemetery