

Site Plan Review Committee (SPRC)

July 27, 2023

YMCA Project

New Site Plan (SPLN22-00005), GLUP Amendment, and Rezoning

3400, 3422, and 3444 13th Street N. (RPC #15-086-022, -023, -024)

Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/3400-13th-St-N-YMCA>

Agenda Topics

1. Developer Presentation
2. Staff Presentation
 - a. How the developer's proposals correspond with the guidance of the Special GLUP Study; and
 - b. Outstanding staff issues on the below topics.
3. SPRC Discussion of the revised site layout, including
 - a. discussion of the revised building separation;
 - b. the revised widths and layouts of the north-south and east-west pathways;
 - c. and the size and programming revised open spaces; and
4. SPRC discussion of the revised building massing and height
 - a. Vision for Y at this location, incl. programming.
5. Public Comment

Site Location/Existing Conditions

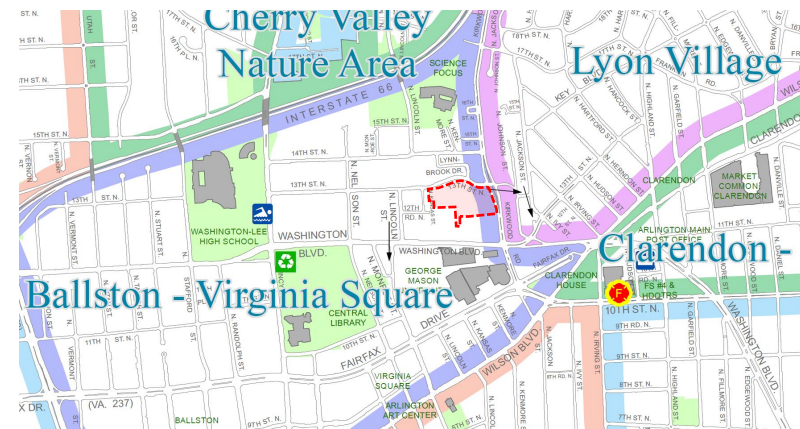
Aerial Image



Existing Conditions



Neighborhood



Background/Site Context

Aerial Image



Site Considerations



Significant changes in grade and coordination with adjacent development



Preservation of existing Ball Family Burial Ground and trees on 13th Street

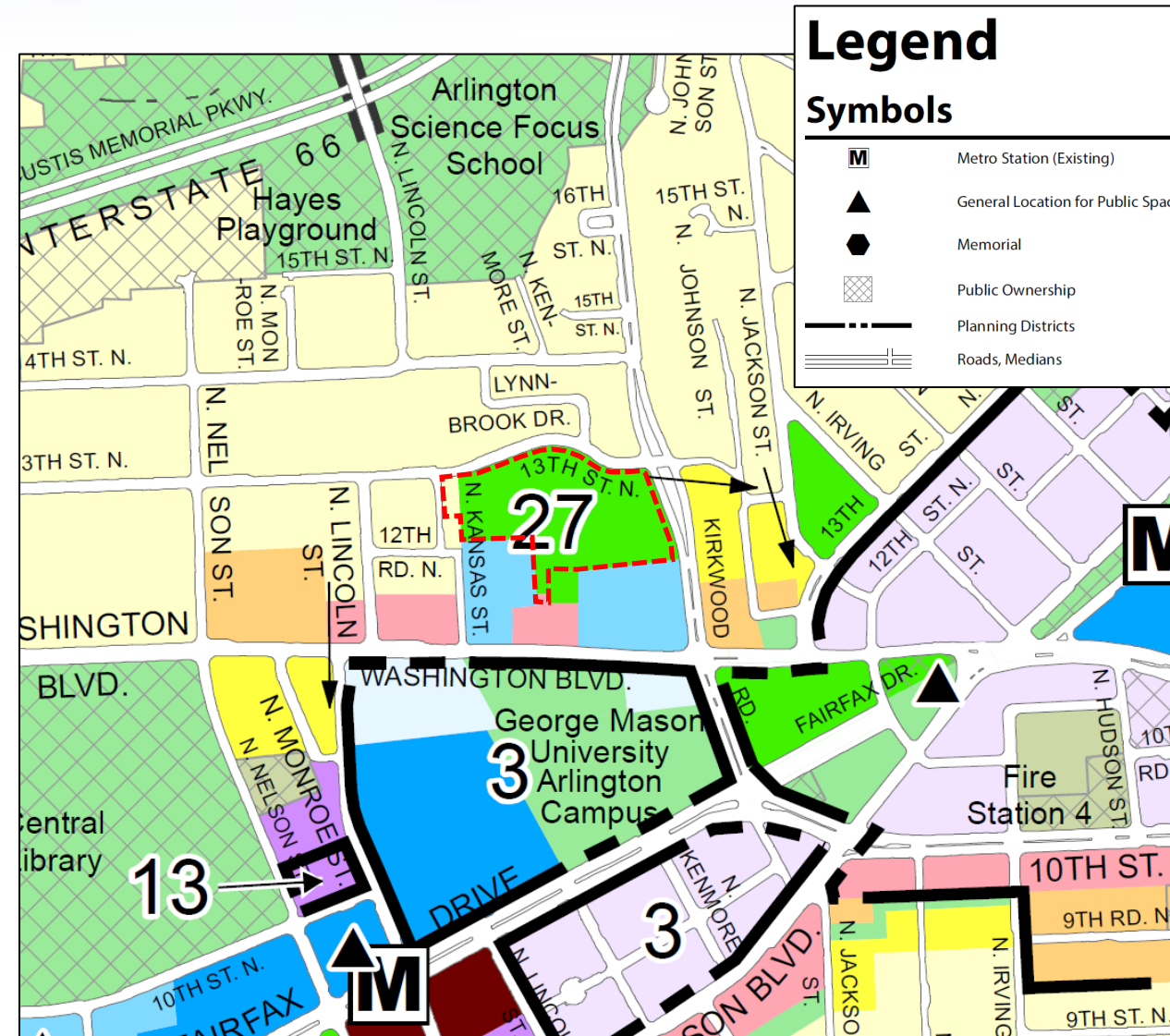
General Land Use Plan (GLUP)

Existing: Semi-Public, "Low" Residential

Proposed: "Low" Office-Apartment-Hotel (Up to 72 units/acre Density)


Land Use Designation*	Range of Density/Typical Use			Zoning**
Office-Apartment-Hotel				
	Office Density	Apartment Density	Hotel Density	
Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.	C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2
Public and Semi-Public				
Public	Parks (Local, regional, and federal). Schools (public). 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 (predominant use on block).			S-3A, S-D
Government and Community Facilities	County, state and federal administration and service facilities (police, fire, property yard, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.			P-S, S-D, S-3A

27. This area is subject to further planning guidance as provided in the "Washington Boulevard and Kirkwood Road Special GLUP Study and Concept Plan," adopted by the County Board on 11/18/17.



Plan and Policy Guidance – Special GLUP Study “Plus”



 Special GLUP Study Boundary

Washington Boulevard & Kirkwood Road SPECIAL GLUP STUDY “PLUS” and CONCEPT PLAN NOVEMBER 2017

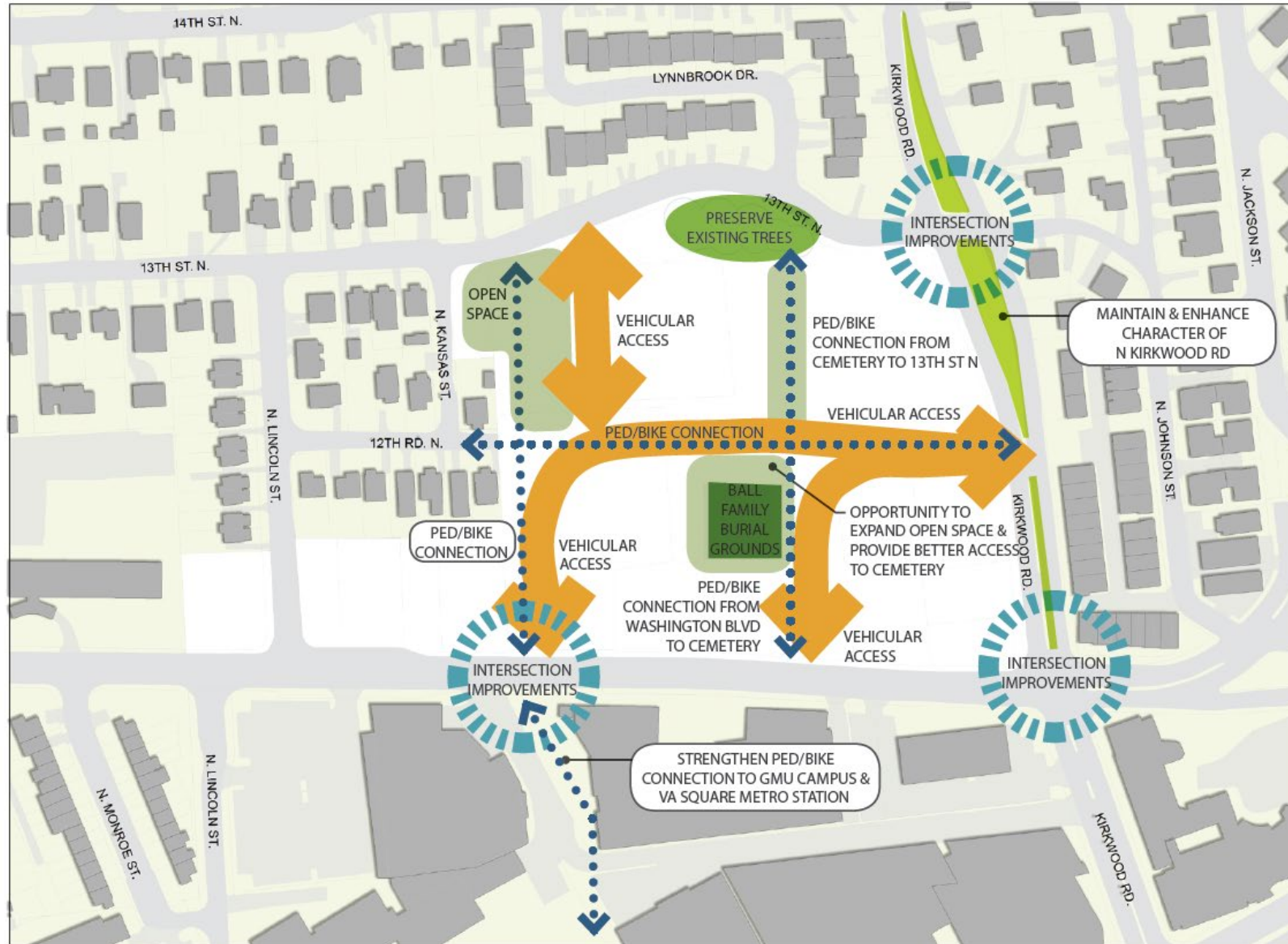


Washington Boulevard & Kirkwood Road Special GLUP Study “Plus” and Concept Plan adopted by the County Board in November 2017

- Authorized advertisement of future GLUP amendments within the Special GLUP Study area, including a change from Semi-Public to “Low” Office-Apartment-Hotel for this site

Plan and Policy Guidance

Circulation and Public Space Concept Map

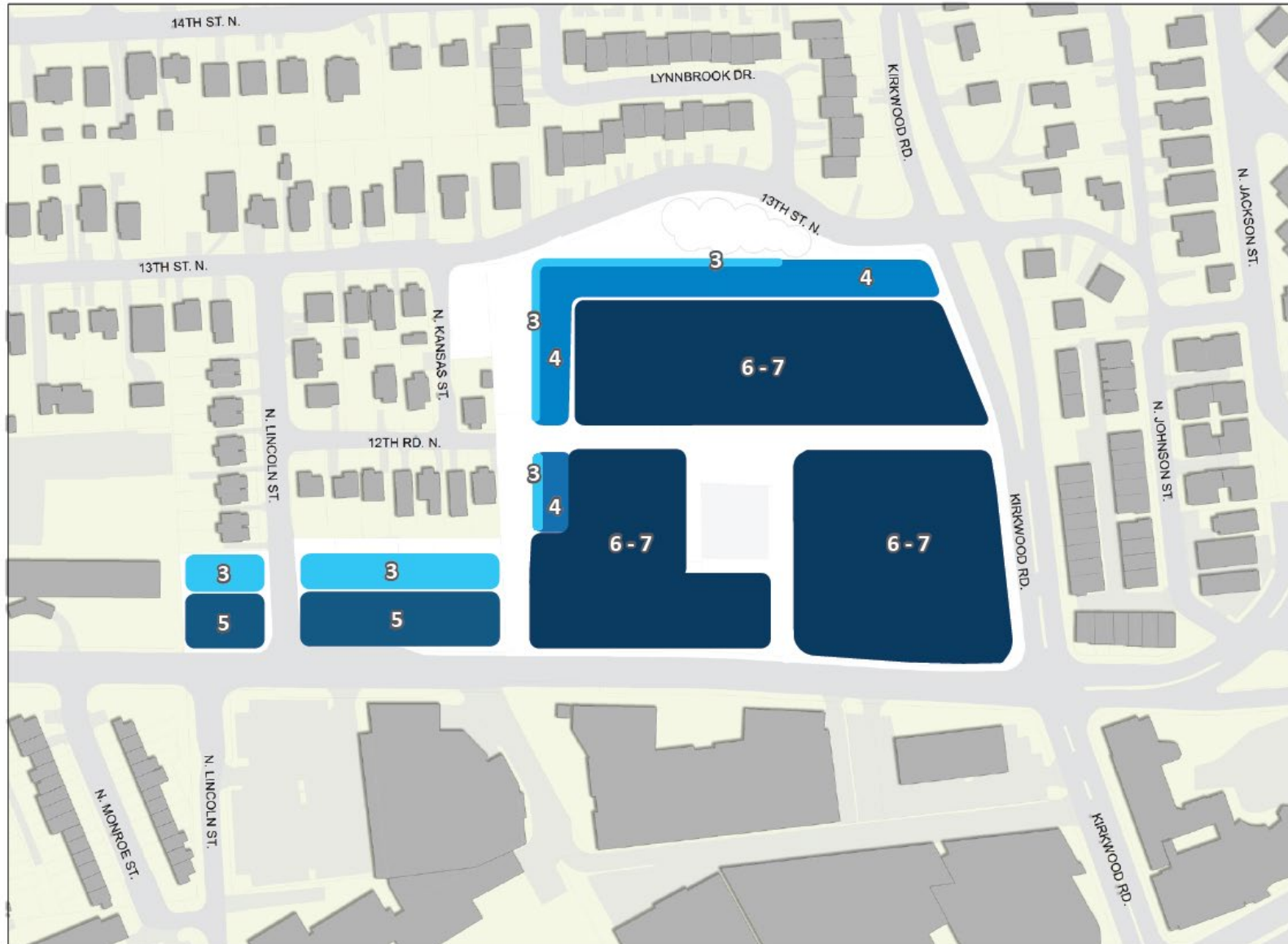


NOTES:

- 1) The map depicted here is conceptual only and final locations of all elements will be determined with final site plan approval with the exception of preserved open spaces and trees.
- 2) Creation of new streets providing vehicular access may need to be phased over time, and segments located along shared property lines may be achieved one-half at a time, concurrent with respective development projects.
- 3) Areas of Vehicular Access should be limited to Master Transportation Plan typologies of Alleys, Shared Streets, and Pedestrian-Priority Streets.

Plan and Policy Guidance

Building Height and Form Concept Map



Building Height Maximums

- 6- to 7- stories, up to 70 to 80 ft, respectively
- 5- stories up to 60 ft
- 4- stories up to 45 ft
- 3- stories up to 35 ft

NOTES:

1. Delimitations of height zones depicted on this map are general.
2. Recommended height maximums are inclusive of any potential bonus density.
3. For planning purposes, these recommended building heights should generally be measured in stories/feet vertically from the average elevation of the sidewalk directly in front of the building to the main roof for each facade.

Plan and Policy Guidance

Land Use Concept Map



Primary Land Use

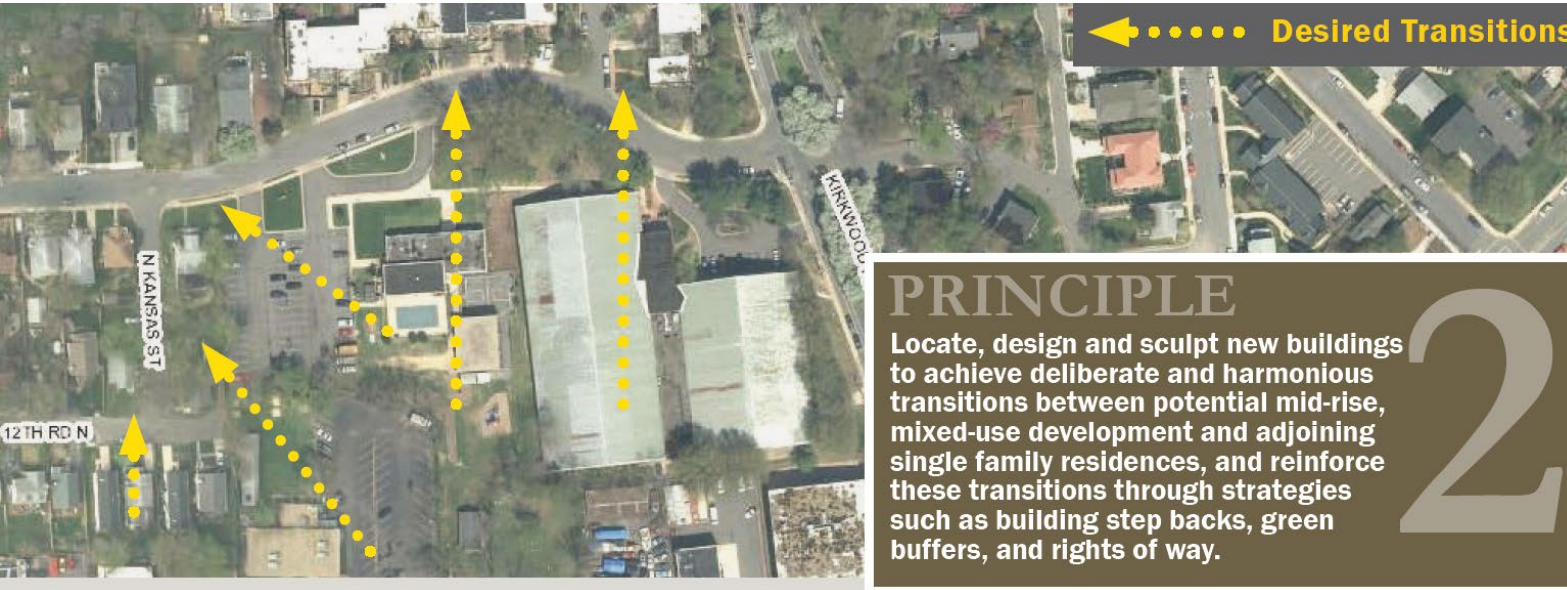
-  Residential/Office/Hotel
-  Residential
-  Retail or Retail Equivalents on Ground Floor (See Note 2)
-  Open Space
-  Connectivity between Open Spaces (See Note 3)

Notes:

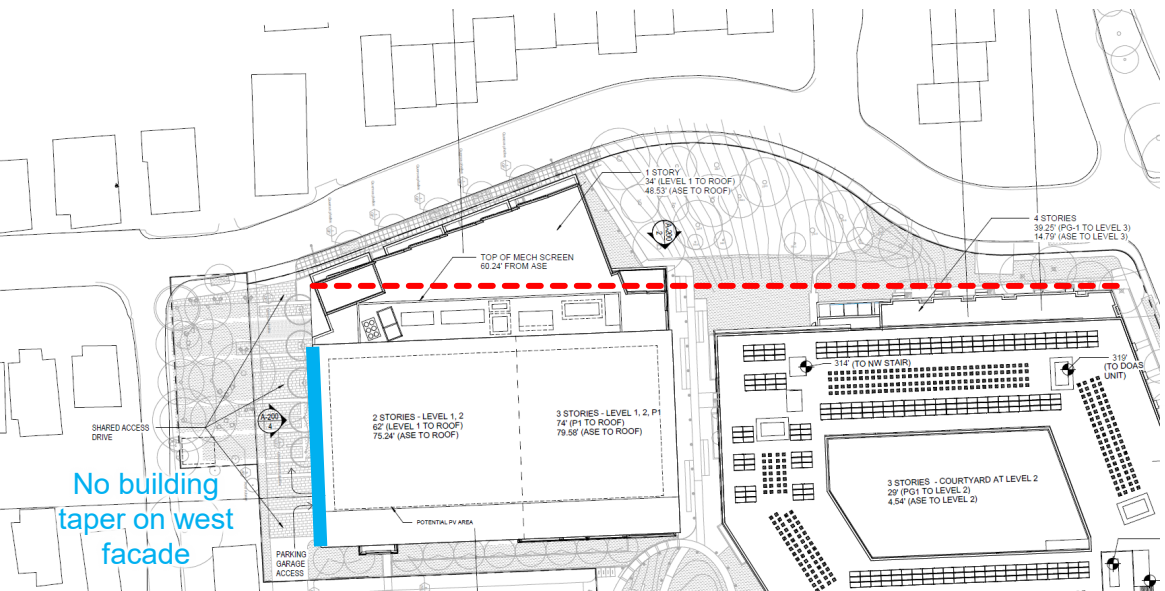
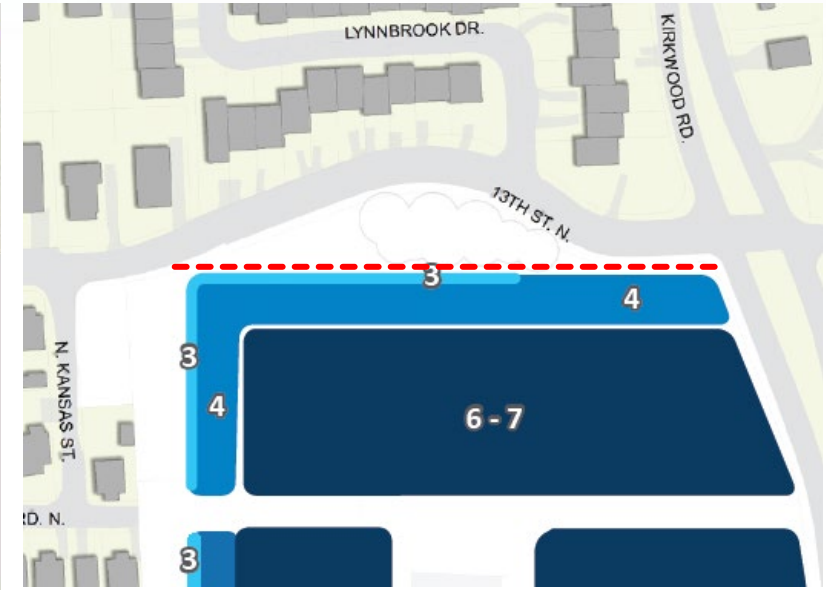
1. Civic, institutional, or semi-public uses may be considered for any location within the study area, and are especially encouraged to remain as part of redevelopment projects for sites currently home to such uses
2. Per the Arlington County Retail Plan, retail equivalents may include uses that have similar characteristics as retail (storefront design, transparency, hours of operation, etc.) and provide visual interest and create an active street life. Retail equivalents can include: child care centers, conference facilities, schools and other educational facilities, maker spaces, medical uses, civic and government uses.
3. For purposes of providing connectivity between open spaces, the area depicted on the map is general and flexible in its exact location provided there is a north/south connection. Given the topography, this connection could be built atop building and/or parking structures.

Staff Comments On Previous (2022) Submittal

Transition to Residential Neighborhood



PRINCIPLE 2
 Locate, design and sculpt new buildings to achieve deliberate and harmonious transitions between potential mid-rise, mixed-use development and adjoining single family residences, and reinforce these transitions through strategies such as building step backs, green buffers, and rights of way.



Path Design and Site Circulation



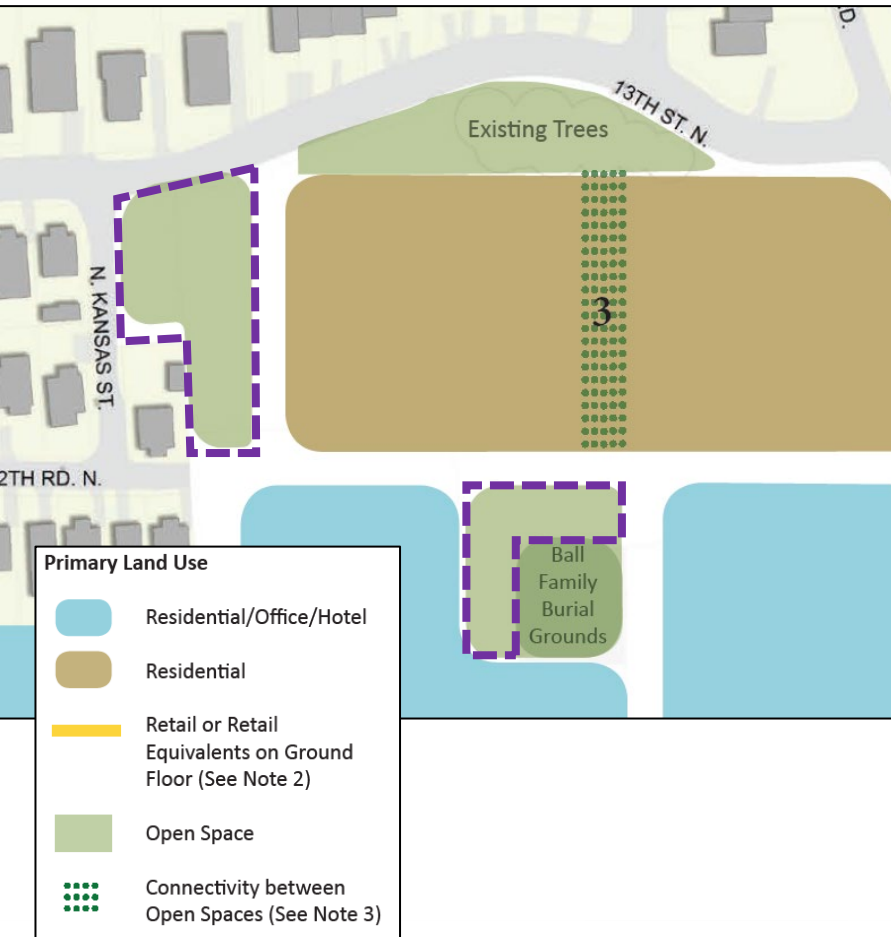
E-W Connection Recommendations

- Pavement material: pavers matching alley/New Kansas Street design or alternative treatment – not simply concrete or asphalt
- Pavement width: minimum **15 feet**
- Total width: **50 feet** (minimum **40 feet** exclusive of Mill Creek building alley)
- Landscaping: trees lining **both** sides of the connection
- Lighting: implement streetlamp style lighting along the connection

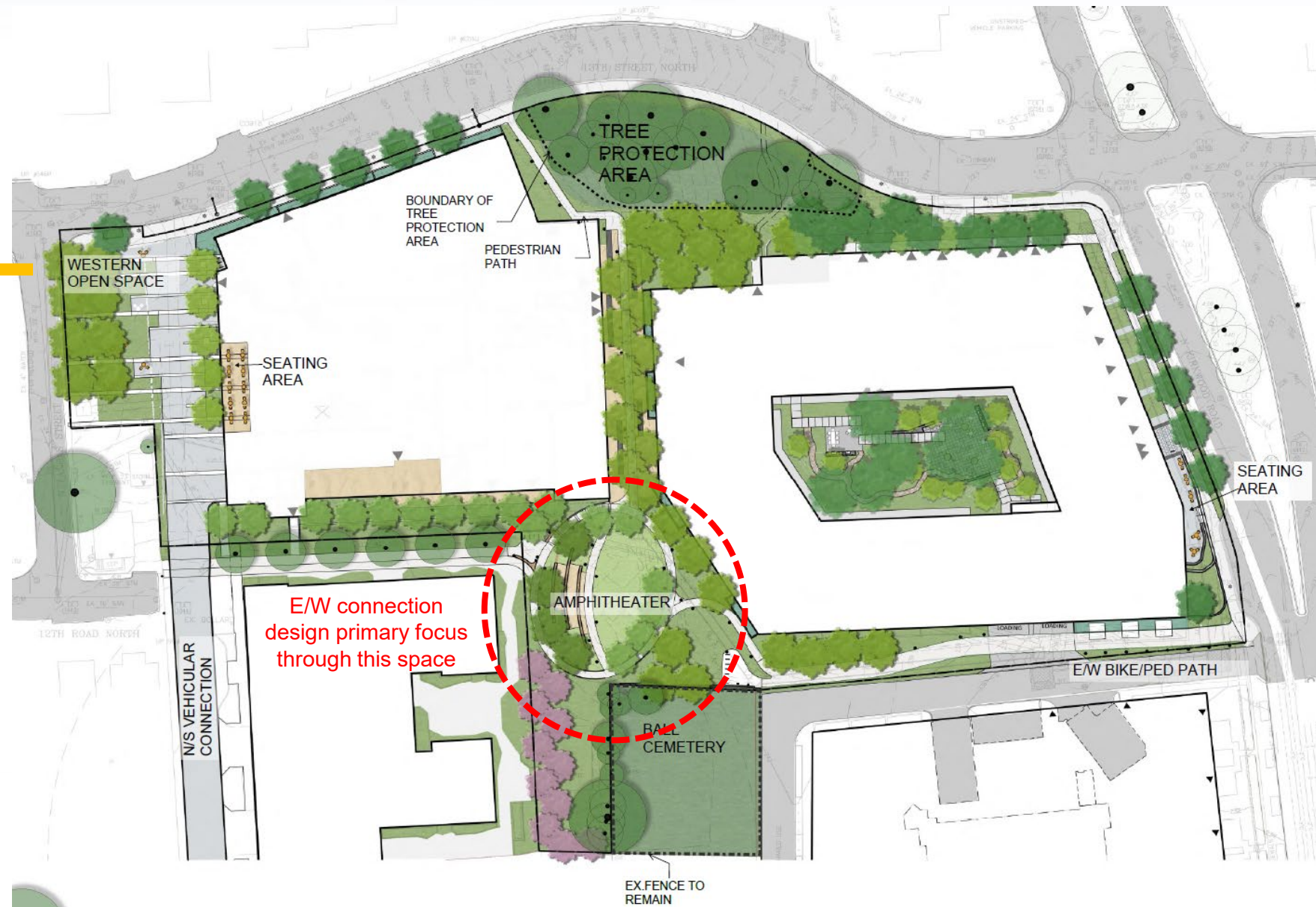
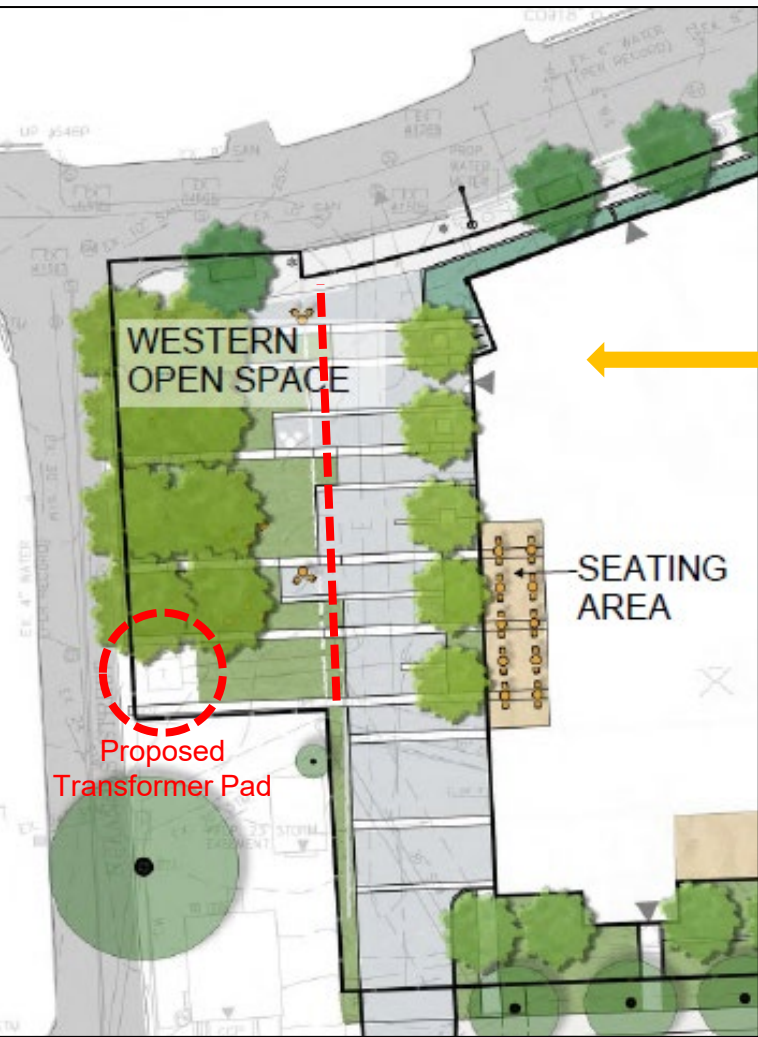
13th Street Connection:

- Provide a minimum **40 feet** of building separation with a 10-foot path lined with trees
- Explore public path alternatives to connect to 13th Street that do not impact mature tree roots

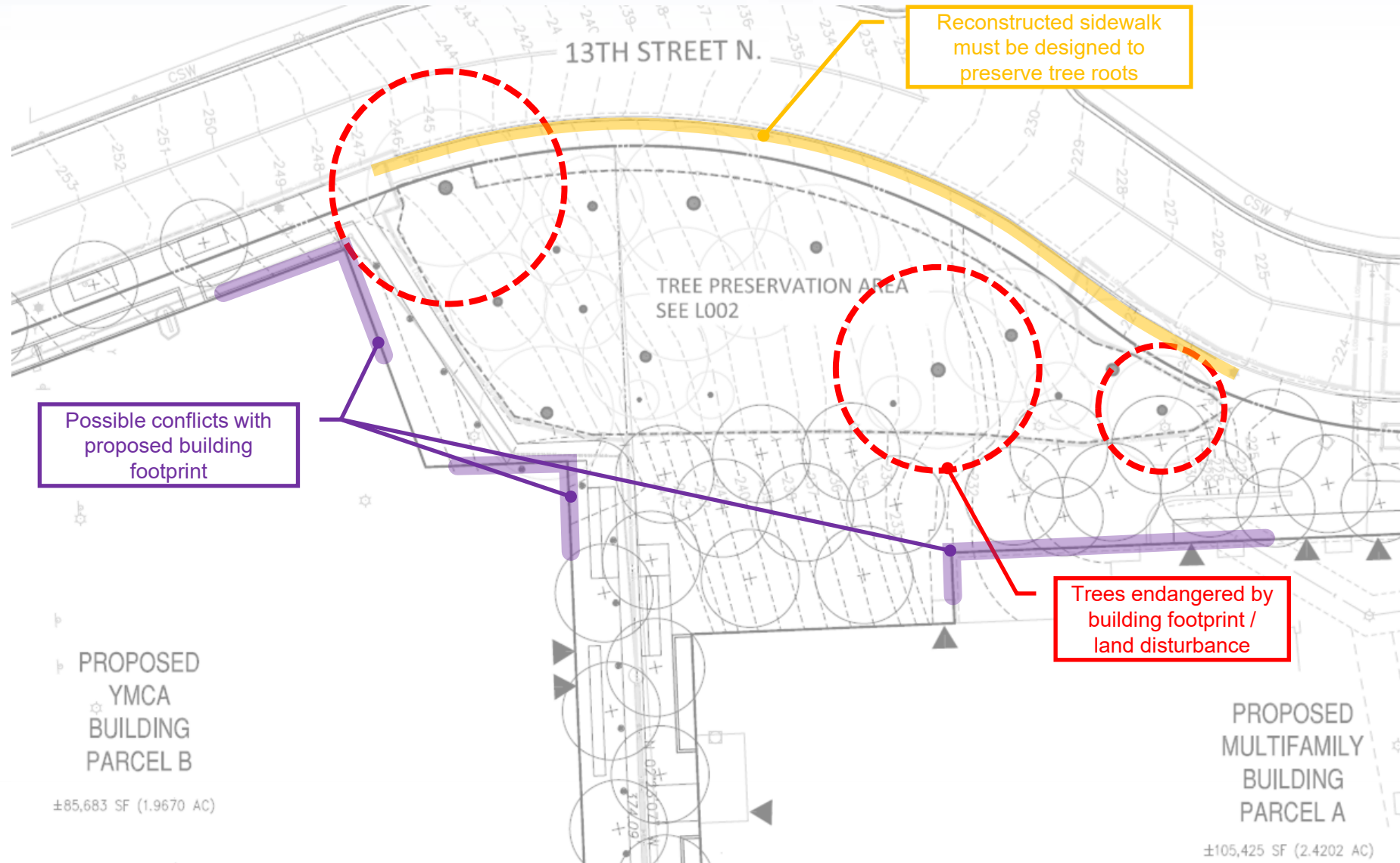
Public Spaces



Public Spaces



Preservation of Existing Trees



Issues Relative to Building Design/Location

Frontages where building footprint conflicts with GLUP Study recommendations (and should be set back further):

- Frontage on New Kansas Street segment
- Frontage on east-west connection for both the residential building and portions of the YMCA building
- Areas that require limits of disturbance that jeopardize preservation of several existing mature trees along 13th Street

Additional considerations:

- The north-south path between buildings appears too narrow for a landscaped public path
- A greater setback for the YMCA building would help mitigate neighborhood transition by providing an opportunity for additional trees between the sidewalk and the building



Staff Density Analysis

Density Analysis - Residential	
TOTAL SITE AREA	191,108 SF / 4.39 AC
BASE DENSITY - C-O-1.5	72 UNITS/ACRE
BASE UNITS	316 UNITS
TOTAL PROPOSED UNITS	374 UNITS
TOTAL RESIDENTIAL GFA	340,151 SF
AVERAGE UNIT SIZE	909.50 SF
BONUS UNITS REQUESTED	58
.35 FAR LEED GOLD BONUS	66,887.80 SF
BONUS DENSITY - .35 FAR LEED GOLD	73 UNITS
EXCESS BONUS DENSITY TO BE RETAINED FOR FUTURE USE	15 UNITS

*87,850 SF (with 7,290 SF of proposed exclusions) YMCA Community Facility proposed additional density requested pursuant to ACZO Sections 15.5.9.B, 7.11.3.F, and 15.5.9.D.

YMCA (SPLN22-00005) Staff Density Analysis (Plan Date: July 28, 2022)	
Site Area (sf)	191,108
Site Area (acres)	4.39
Proposed YMCA GFA (sf)	87,850
Proposed Residential GFA (sf)	340,151
Proposed Residential Units	374
Average Unit Size (sf)	909
Site Area Allocated to YMCA	58,567
Site Area Allocated to Residential	132,541
Maximum Base Community Center Density (FAR)	1.5
Maximum Base Residential Density (du/ac)	72
Maximum Base YMCA (GFA)	87,850
Maximum Base (units)	219
GBI Bonus (FAR)	0.35
GBI Bonus (YMCA GFA)	0.00
GBI Bonus (Resi units)	51
Additional Units to Earn	104

Developer's Current Proposal 2023

Current proposal 2023

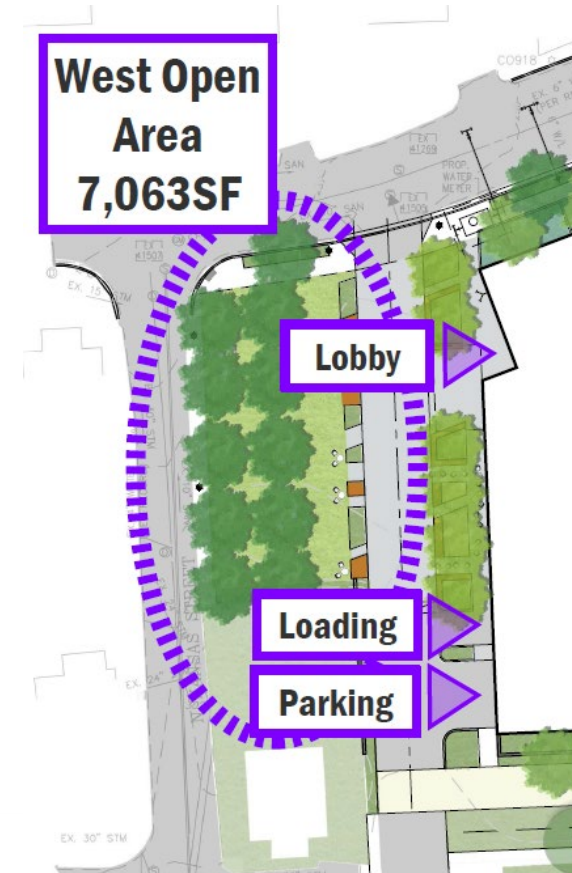
- Staff believes that the developer's current proposal is closer to resolving the issues identified with the 2022 submission

Staff Issues with current proposal

- Size of Western public space: GLUP study anticipated about .5 acre



- As Proposed:



Staff Issues with current proposal

- Principle 12
 - Encouragement of vertical mixed use



These other YMCA projects show the development potential for vertical-mixed use buildings with residential space above institutions. While only YMCAs are shown, this approach could be a possibility for the American Legion site as well.

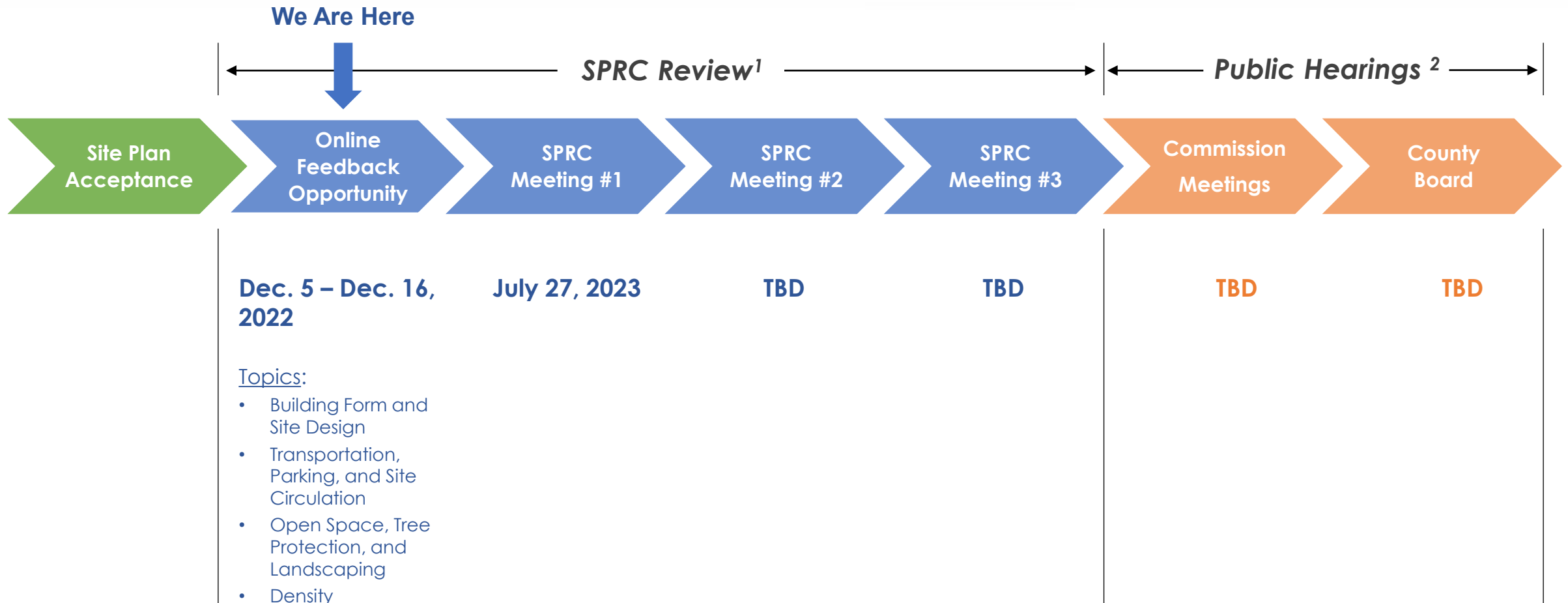


PRINCIPLE

Explore how vertically mixing residential space above institutional uses can most efficiently use limited available space while providing benefits that come with co-location.

12

Review Process



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission
 2. Public Hearings may also include other Commissions such as Transportation, Housing, and Parks & Recreation

Thank You