

Online Engagement Opportunity

September 30 to October 10, 2024

Hotel Pentagon Site

(SPLA23-00053)

Major Site Plan Amendment (SP #111)

2480 S. Glebe Road (RPC #31-034-024, -025)



Project Webpage: <https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2480-South-Glebe-Road>

Agenda

- Proposal
- Zoning & Policy Guidance
- Topics:
 - Land Use & Density
 - Site Design & Layout
 - Building Height, Form & Architecture
 - Parking & Loading
 - Transportation
 - Open Space & Landscaping
 - Green Building & Sustainability
- Process & Next Steps



Rendering View Looking South on South Glebe Road

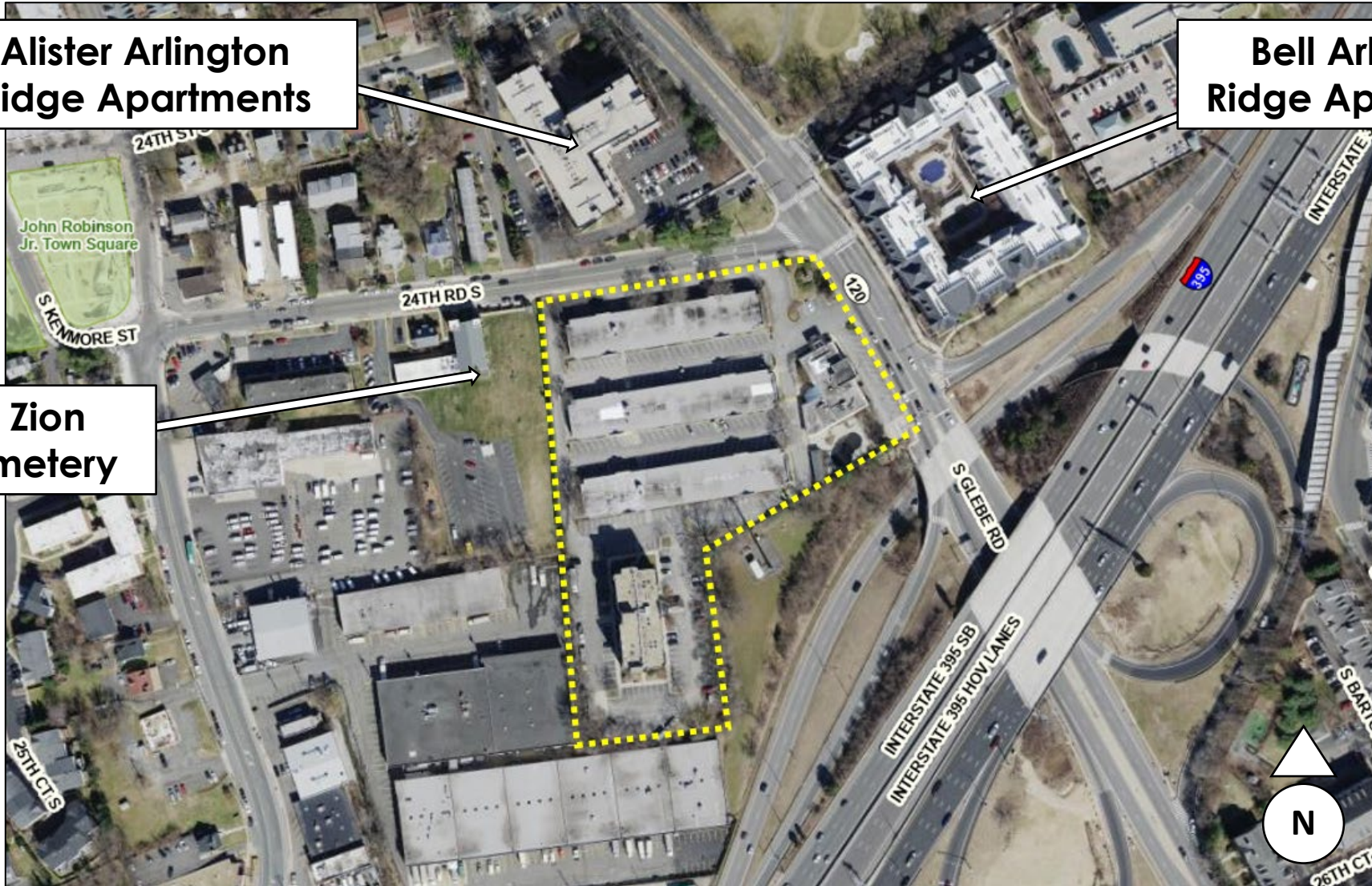


Site Location

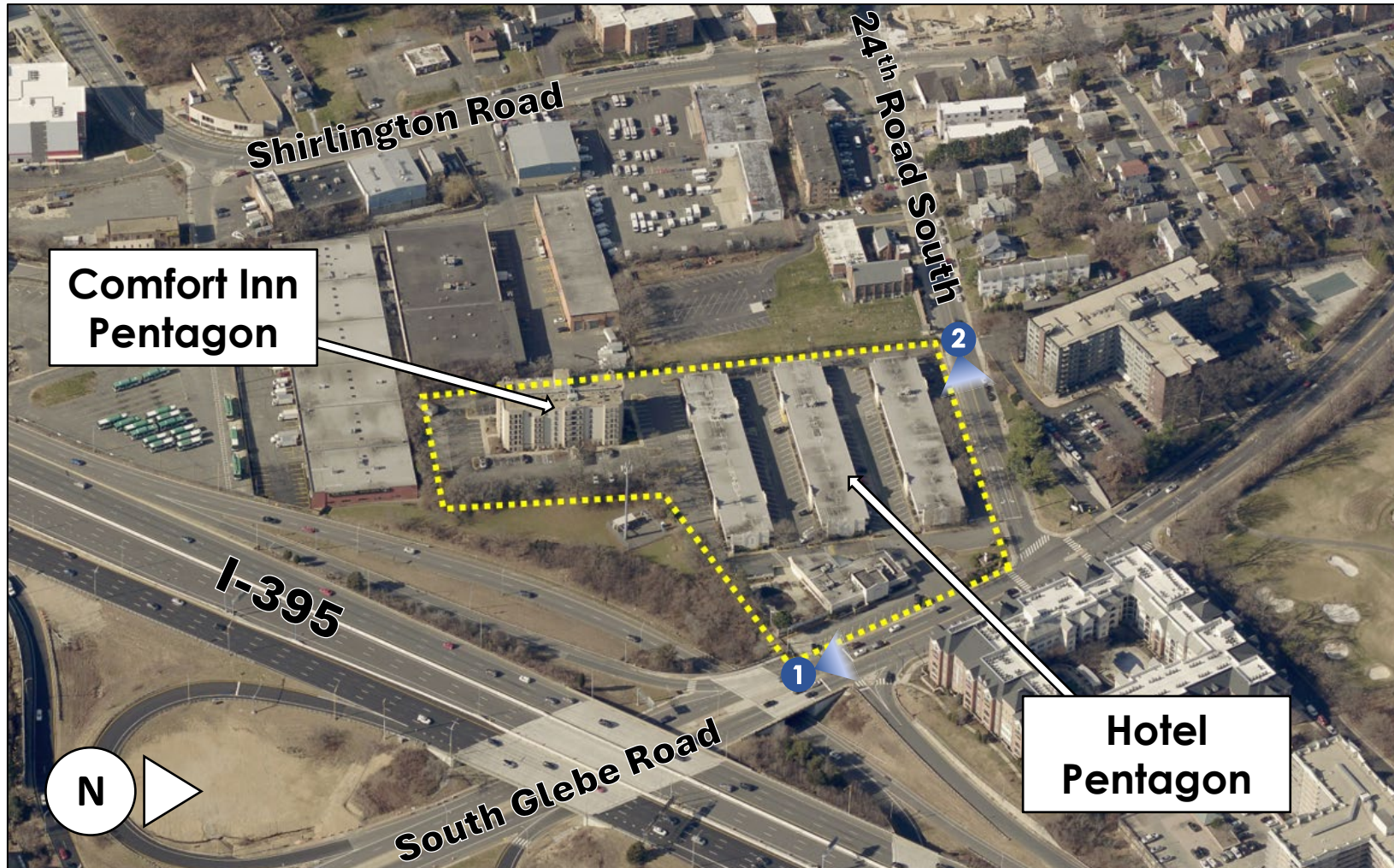
**Alister Arlington
Ridge Apartments**

**Bell Arlington
Ridge Apartments**

**Lomax AME Zion
Church & Cemetery**



Existing Conditions



View Looking North on South Glebe Road



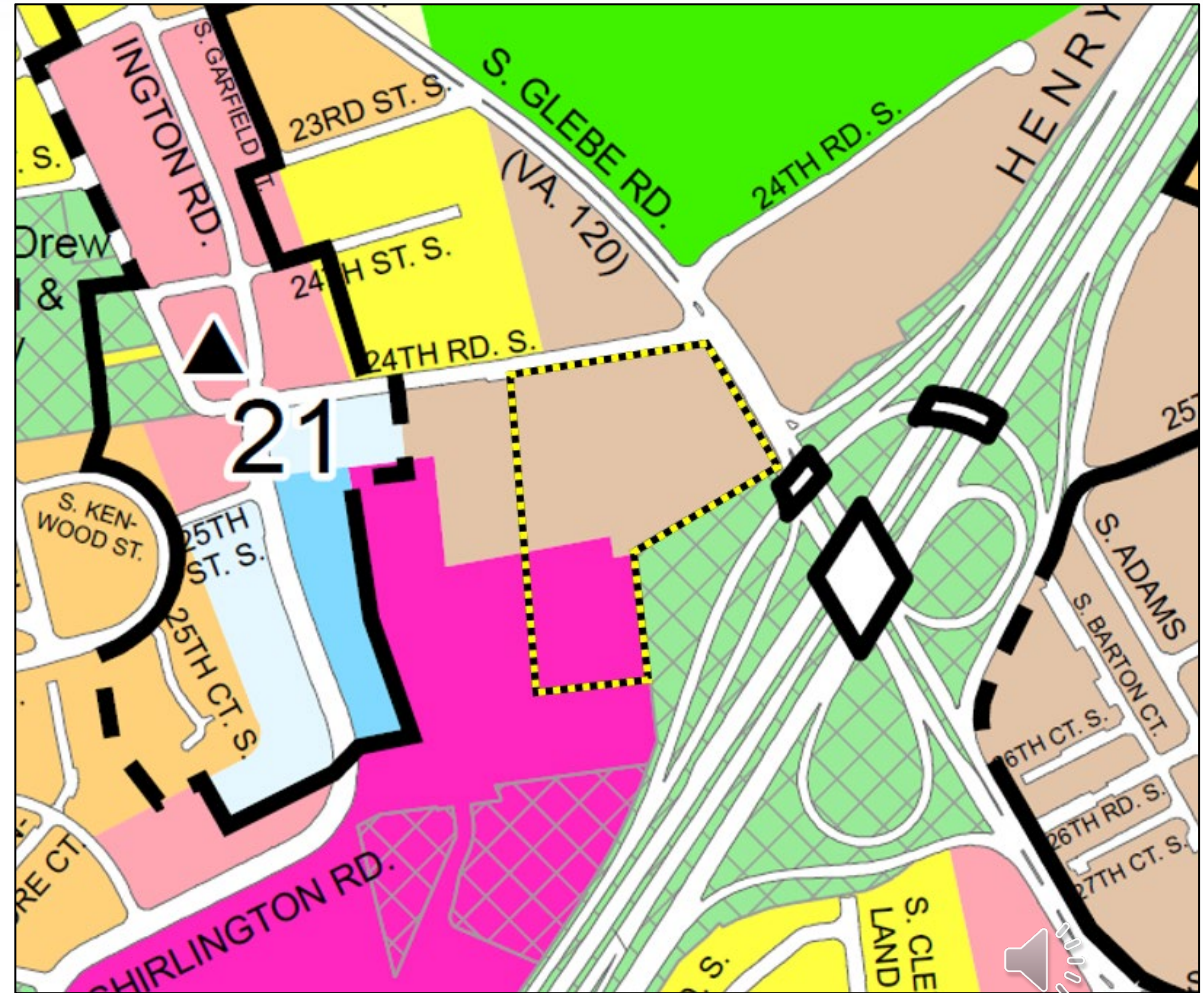
View Looking East on 24th Road South

Land Use

General Land Use Plan (GLUP):

- “Medium” Residential
- Service Industry

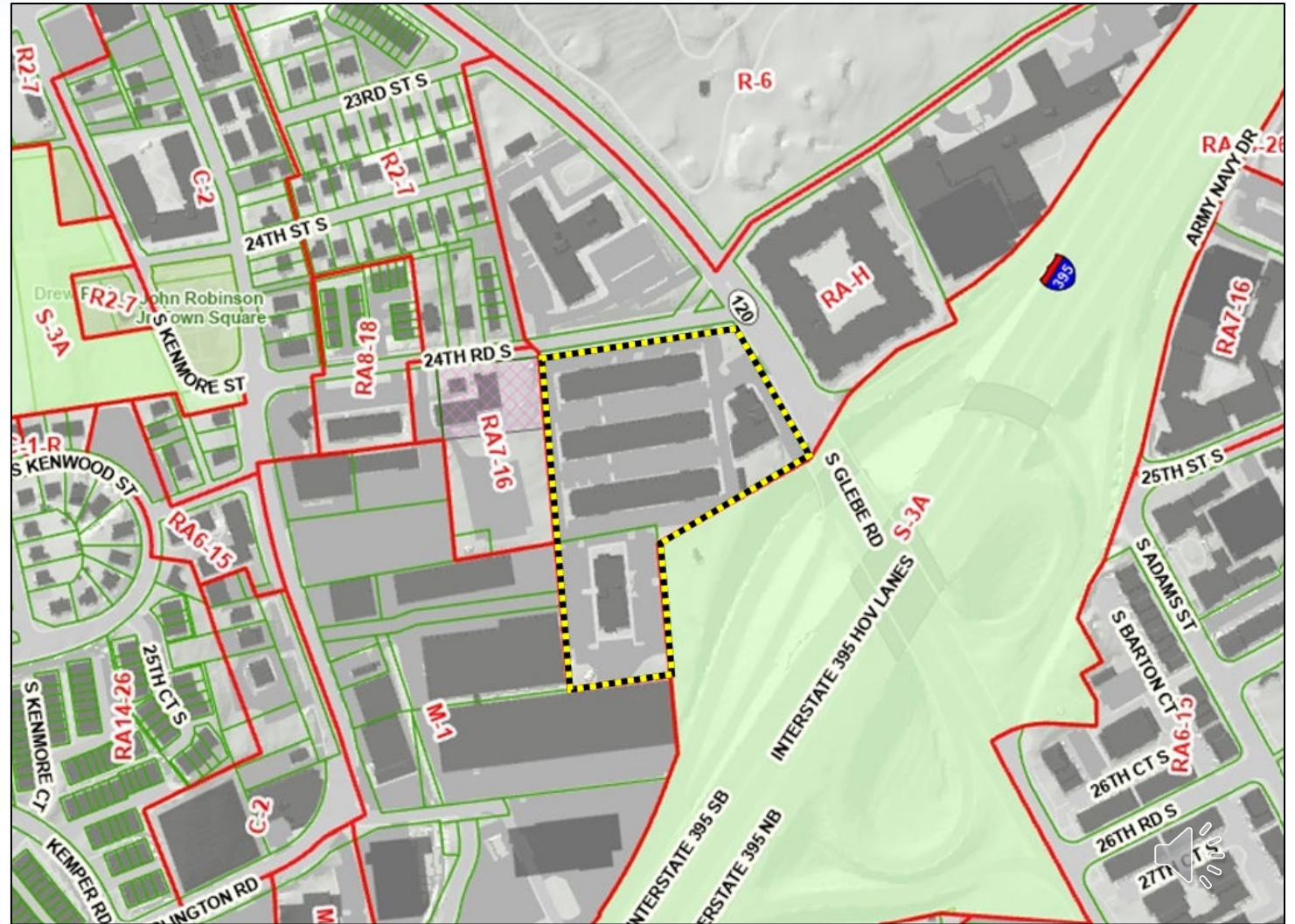
Land Use Designation*	Range of Density/Typical Use	Zoning**
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, R15-30T
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn
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
Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	CM, M-1, M-2



Zoning

Existing Zoning:

- “RA-H” Hotel District
- Consistent with “Medium” Residential GLUP designation

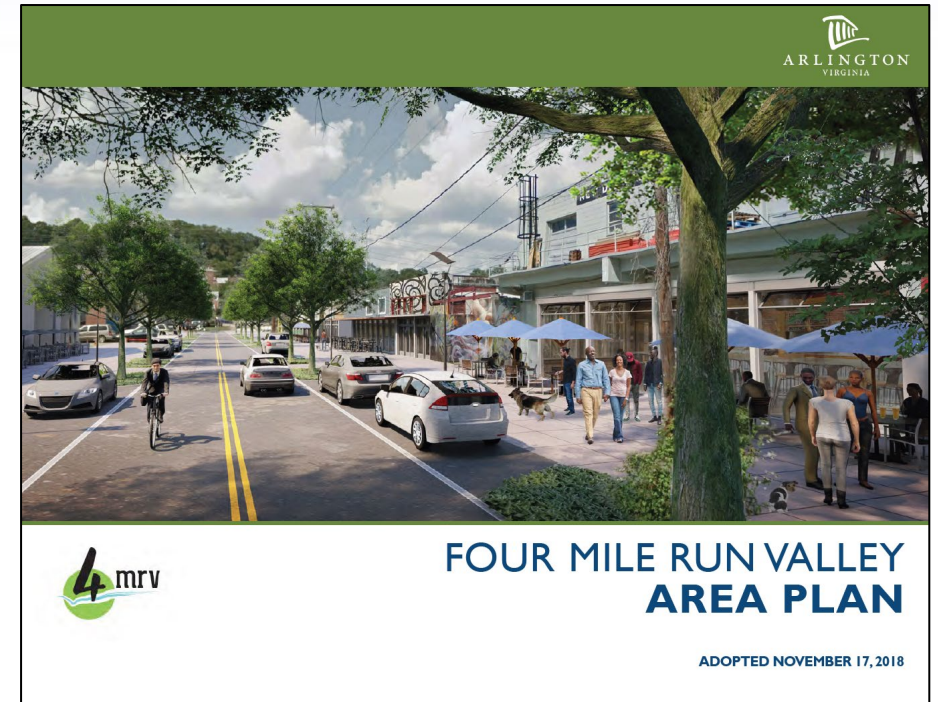


Four Mile Run Valley Area Plan

- Reducing **stormwater impacts** and flooding;
- Expanding **transportation** options and increasing safety;
- Addressing parking needs; integrating aesthetic improvements to **streetscapes**;
- Expanding **open space** and recreational resources, incorporating **public art**; and
- Preserving existing **land uses** while providing flexibility for **new arts and cultural uses**.

Design Guidelines

- Reflect the industrial character of community
- Incorporate materials such as brick, concrete or stone masonry, and metal and glass windows and entrances
- Contribute to safe and more inviting streetscapes



Four Mile Run Valley Area Plan

FIGURE 3.13: FUTURE LAND USE MAP

LEGEND

- Planning Area Boundary
- Parks Master Plan Boundary
- Industrial / Service Commercial / Public
- Industrial / Service Commercial / Public + Arts (Flex Industrial / Retail)
- Mixed Use (Flex Industrial / Retail / Office / Residential / Public)
- Hotel / Multifamily Residential
- Open Space (Recreational / Casual Use / Natural Areas)
- Semi-public
- Public; uses to be determined
- County Operations / Potential Community Facility

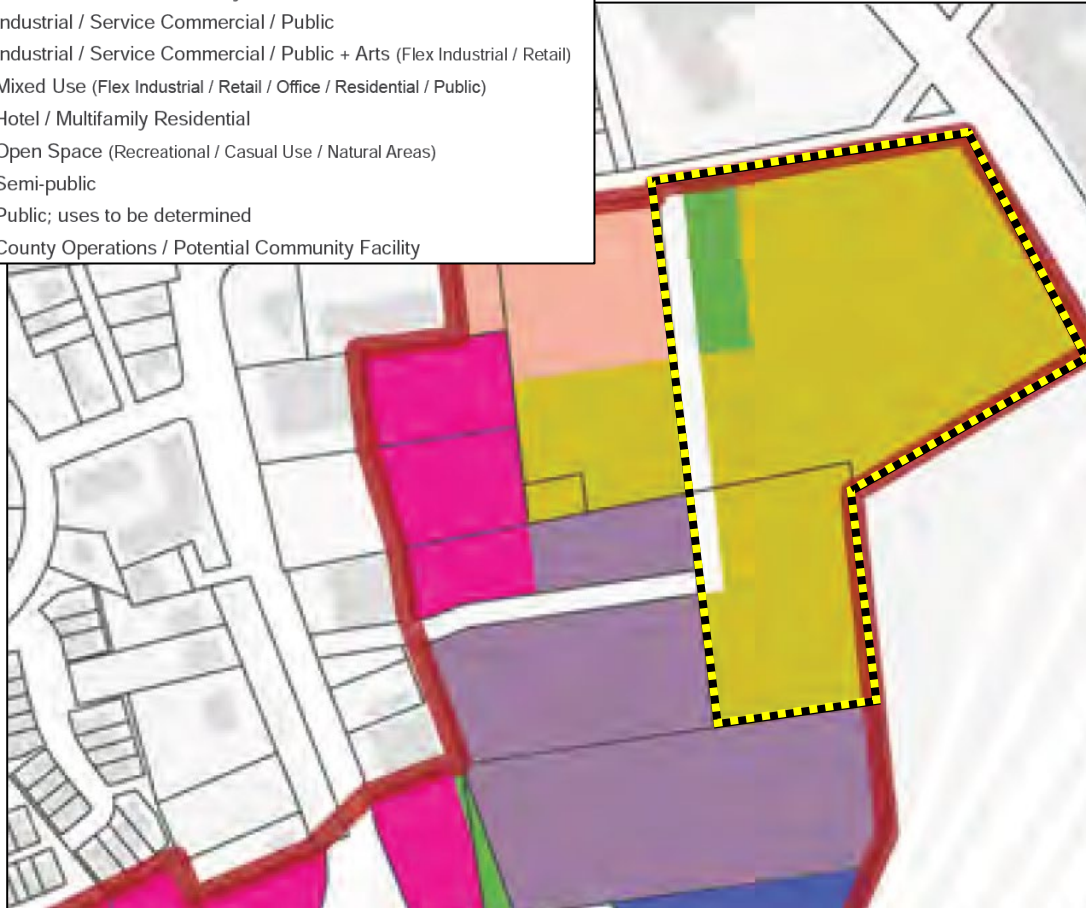


FIGURE 3.14: BUILDING HEIGHT MAP

LEGEND

- Planning Area Boundary
- Parks Master Plan Boundary
- 45' Maximum Building Height
- 75' Maximum Building Height
- 120' Maximum Building Height
- Transitional Height Area: Limit height to 45'



Proposal

- 9-story multifamily building and four 4-story townhouse-style buildings
- 532 total units
 - 495 units in the multifamily building
 - 37 units in four townhouse-style buildings
- New street
- Open space
- 545 total parking spaces (1.02 spaces/unit)
- ACZO modifications:
 - Additional density (including 0.25 FAR via GBIP)
 - Lot coverage
 - Lot area per unit
 - Reduced residential parking ratio
 - Loading
 - Density exclusions



Rendering View of Multifamily Building



Rendering View of Townhouse-style Buildings

Land Use & Density

Density	Proposed
Multifamily Building GFA	539,908 sf
Townhouse-style Buildings GFA	81,408 sf
Density Exclusions	8,320 sf
Total GFA	621,316 sf (96.4 du/ac)
Base Density	400 units (72.5 du/ac)
Additional Density	132 units (23.9 u/ac)
Site Area	5.52 acres

Building Units	Proposed
Multifamily	495 total units
Studio	13 units
1-bed	368 units
2-bed	105 units
3-bed	9 units
Townhouse-style	37 total units
3-bed	37 units
Grand Total	532 total units



Site Design & Layout

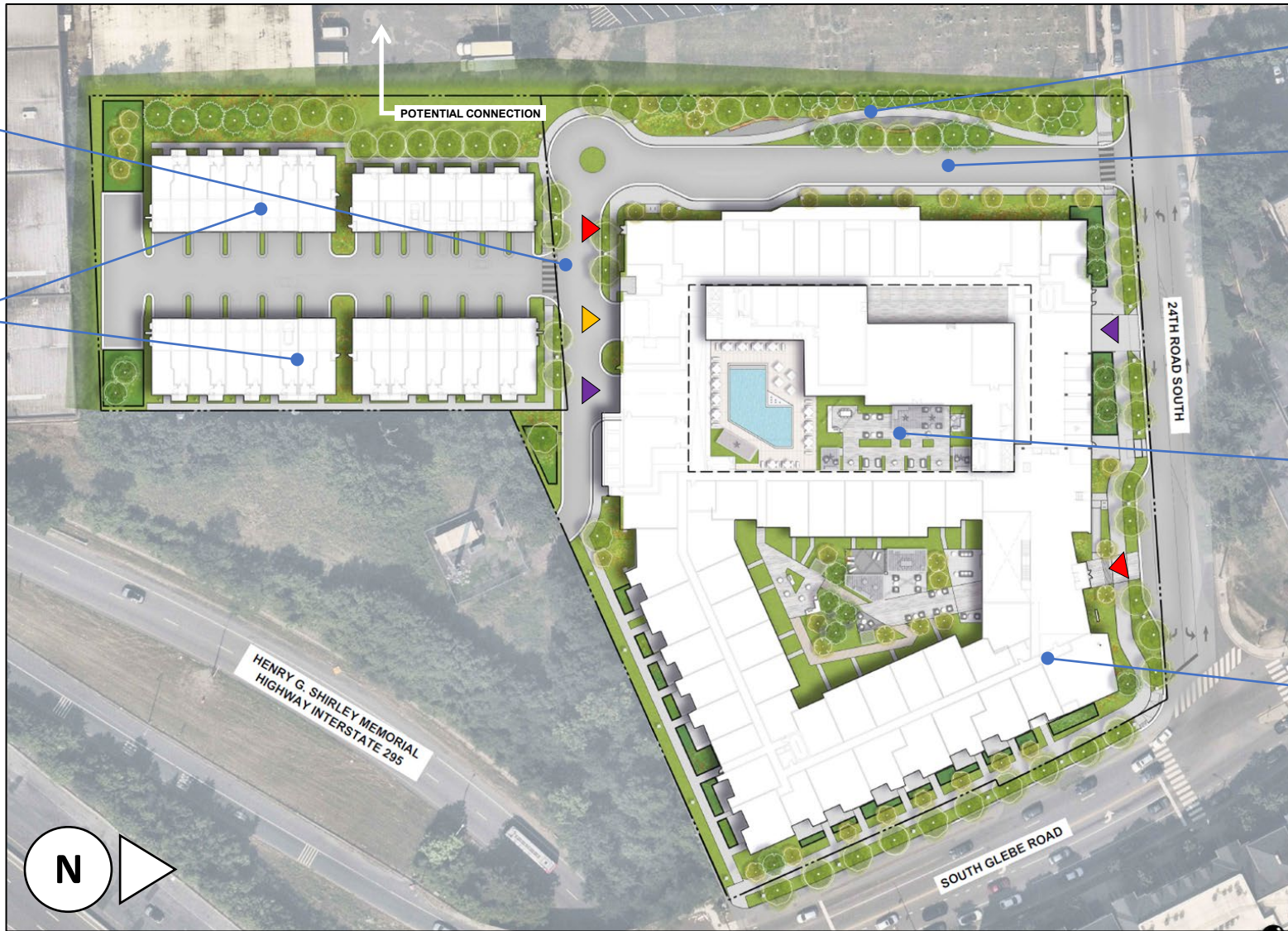
Private access drive

4-story townhouse-style buildings

▶ Residential entrance

▶ Parking garage access

▶ Loading



Open space

New street

8-story parking garage with rooftop amenity

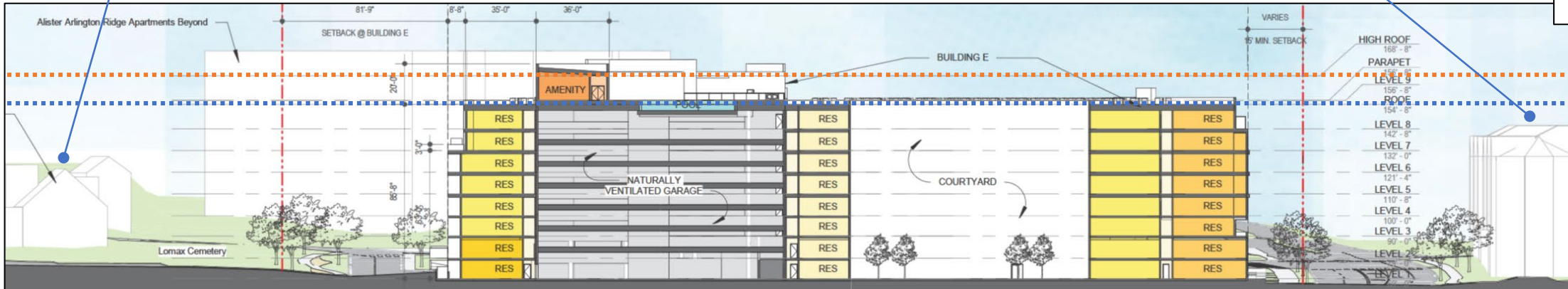
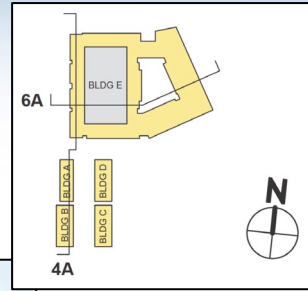
9-story multifamily building



Building Height, Form & Architecture

Lomax AME Zion Church & Cemetery

Bell Arlington Ridge Apartments



98'-6" AMENITY ROOF
84'-6" 8th FLOOR ROOF

Section 6A

Alister Arlington Ridge Apartments



AMENITY ROOF
8th FLOOR ROOF

Section 4A

Building Height, Form & Architecture



Rendering View from 24th Road South



24th Road South Façade



Rendering View from South Glebe Road

Building Materials & Features

- Gray stone and brick base
- Gray and brown brick façade
- Fiber cement façade
- Balconies with metal railings
- 7th and 9th floor stepback along the western edge



Building Height, Form & Architecture



Rendering View of Townhouse-style Buildings



Townhouse-style Buildings Façade



Rendering View of Townhouse-style Buildings

Building Materials & Features

- Gray, black and brown brick façade
- Fiber cement façade
- Balconies with metal railings
- Front stoop
- Rear single-car garage with tandem driveway space



Parking & Loading

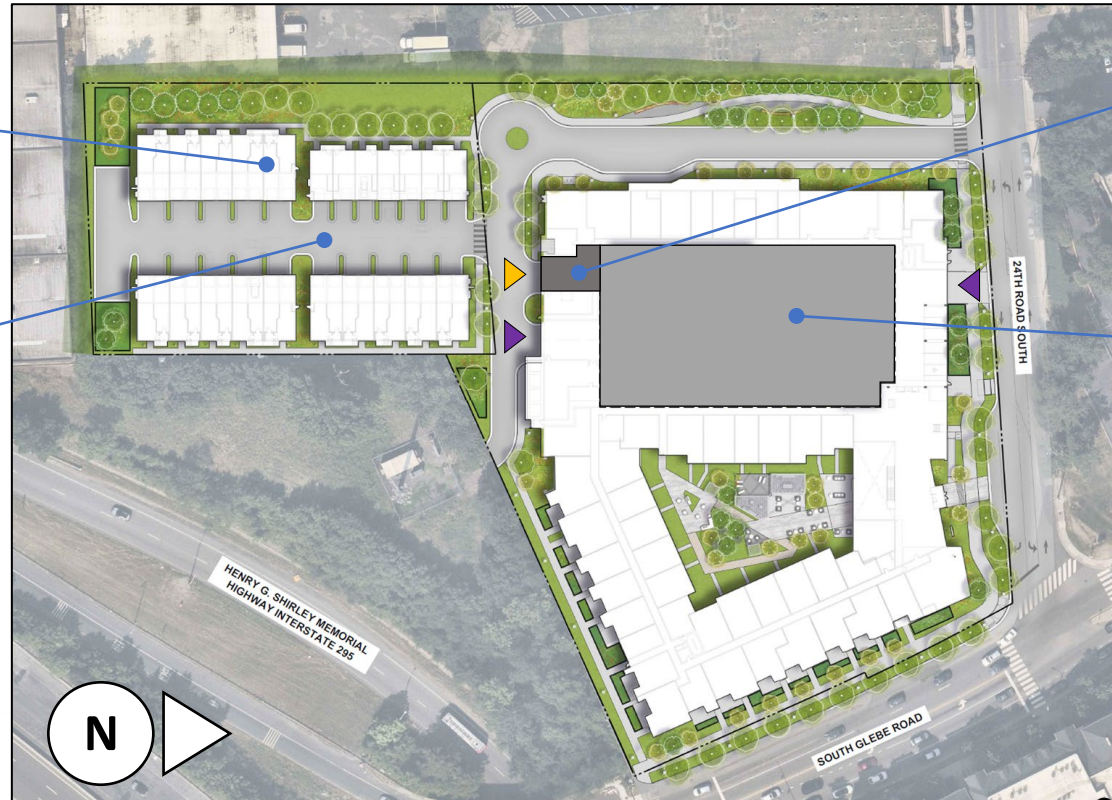
Required Parking: 557 total spaces (1.125 spaces/unit + 1 space/unit)

Proposed Parking: 545 total spaces* (1.02 spaces/unit)

* Excludes 37 tandem parking spaces

37 spaces located in private single-car garages

37 tandem spaces located in shared driveway



1 loading space

508 spaces located in 8-story above-grade parking garage

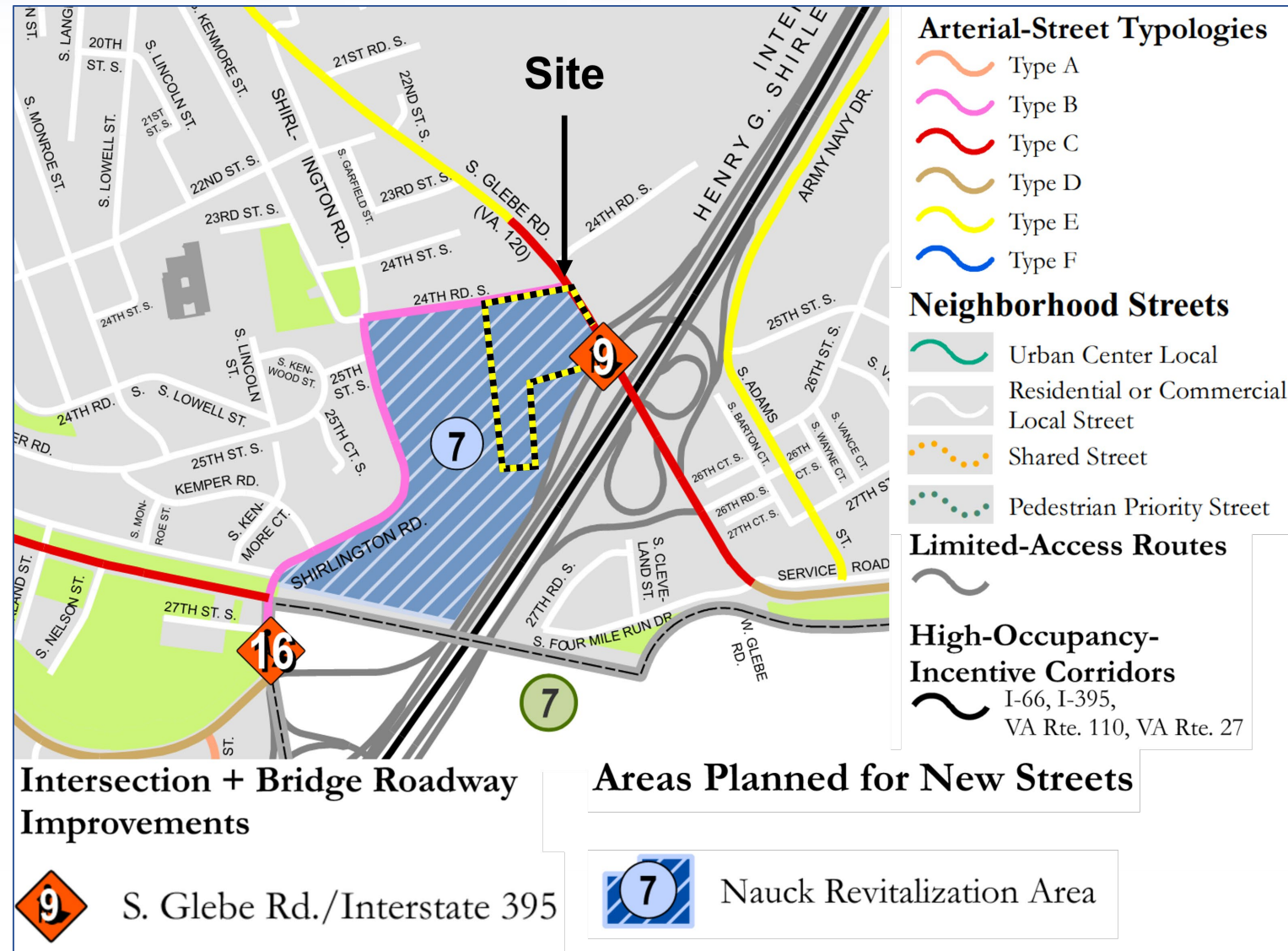
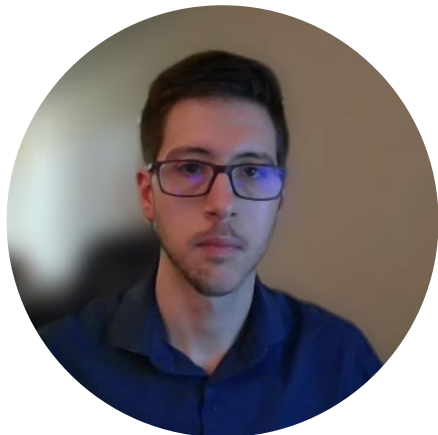
▶ Parking garage access

▶ Loading



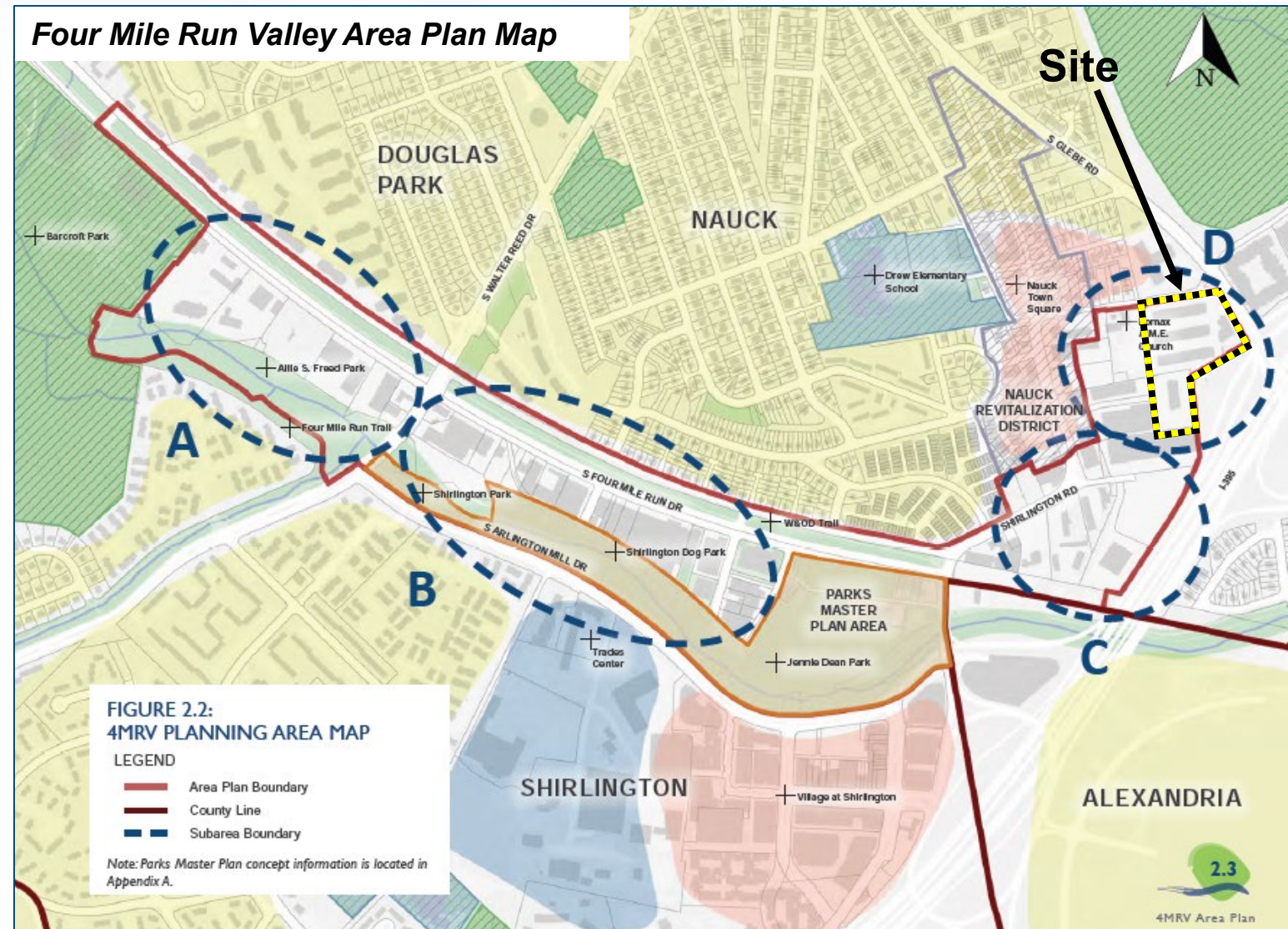
Transportation

- Site is supported by multimodal options
- Bus stops on 24th Road South
- Capital Bikeshare
 - 24th Street South and South Kenmore Street



Plan and Policy Guidance

- Master Transportation Plan (MTP)
- Four Mile Run Valley Area Plan
 - Subarea D



Four Run Valley Area Plan – Planned Streets

- Designated for new streets along western property line

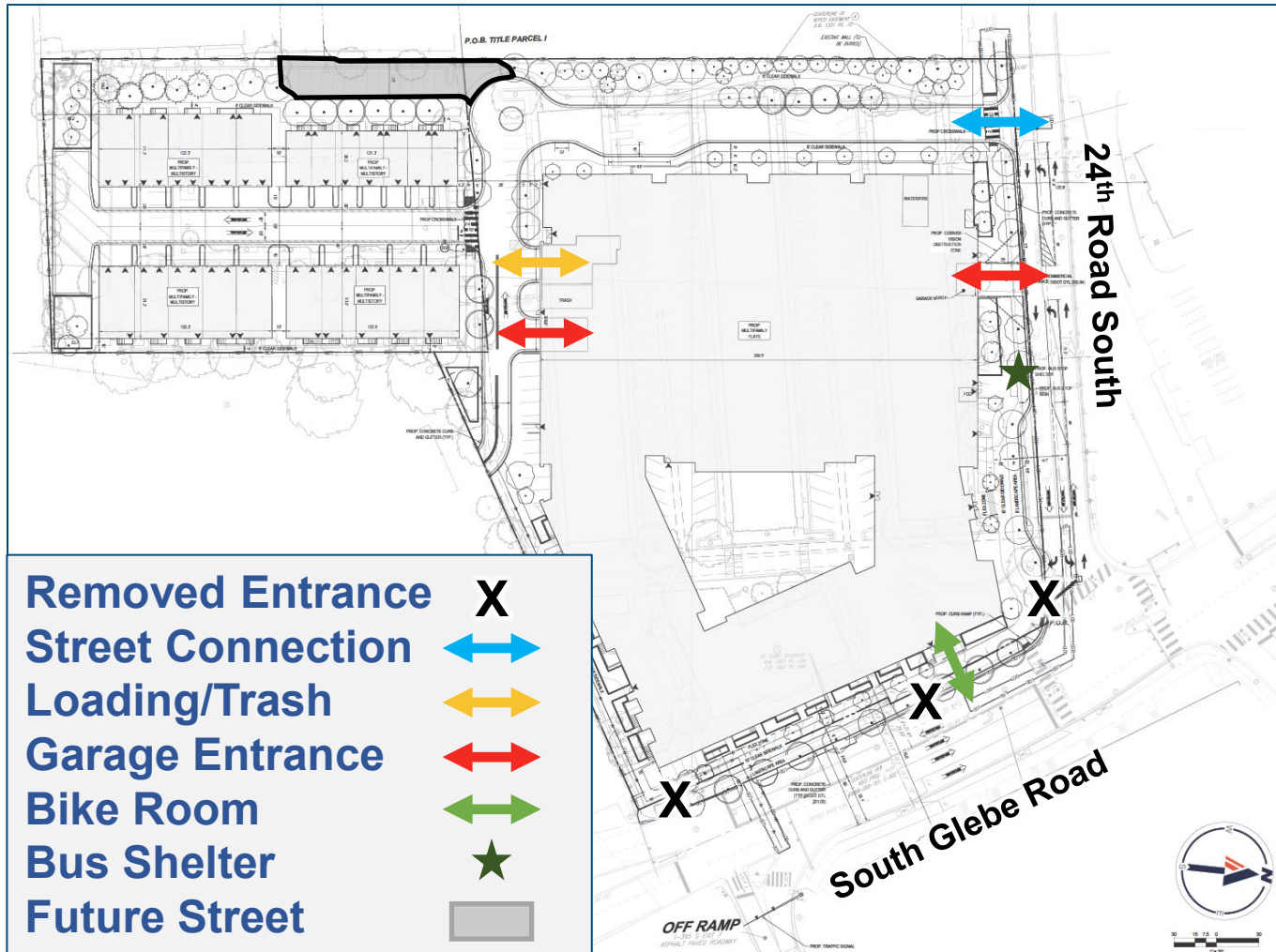
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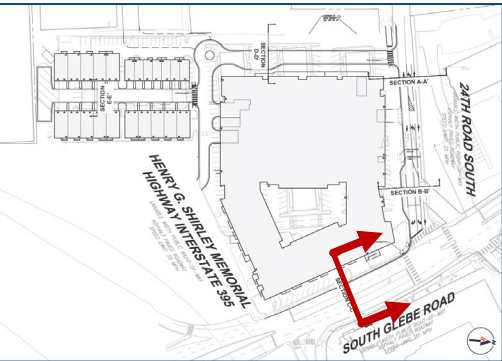


Proposed Conditions – Site Access



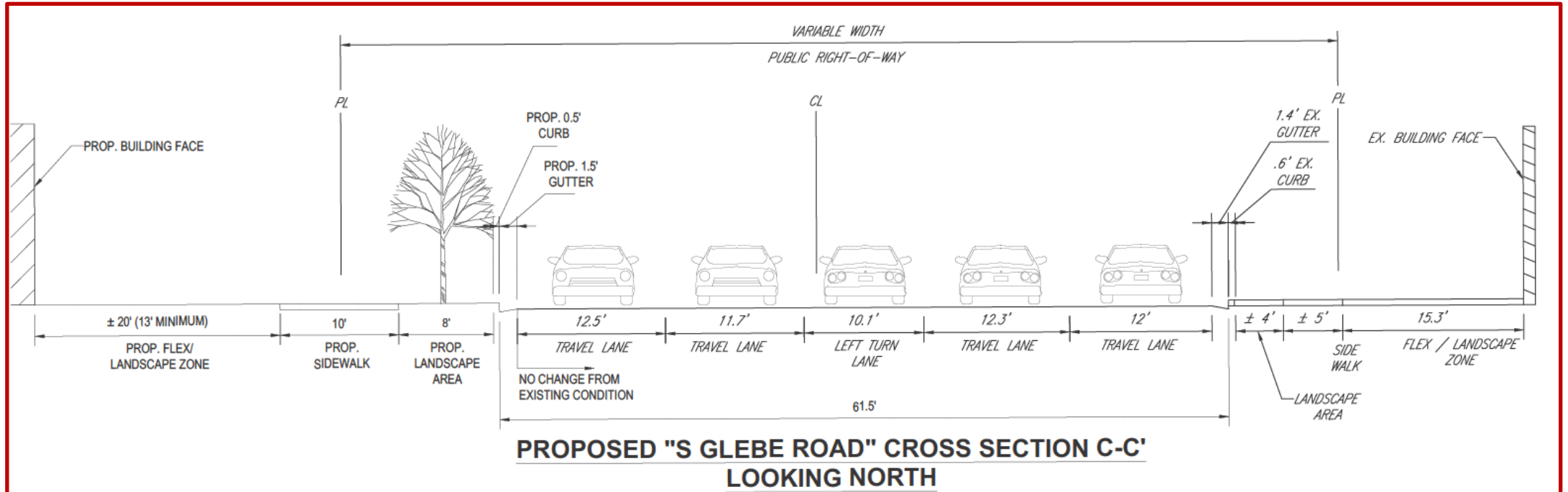
- New street connecting to 24th Road South.
- Loading and trash access to the rear of the 9-story building.
- Garage entrances from 24th Road South and the rear of the 9-story building.
- Bike room accessed from South Glebe Road.
- Bus shelter for an existing bus stop along 24th Road South.
- Easement for future street to be built.

Proposed Conditions – South Glebe Road

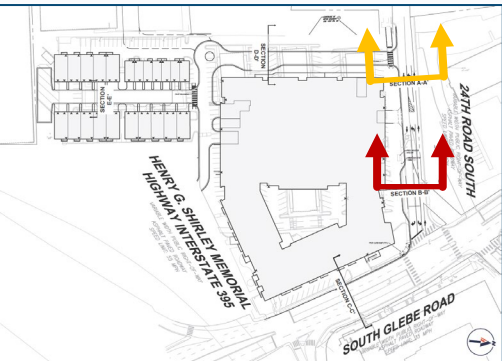


- Streetscapes:**
- 10-ft-wide sidewalks
 - 8-ft-wide planting strips
 - VDOT must approve any changes within right-of-way

- Street:**
- Owned by VDOT



Proposed Conditions – 24th Road South

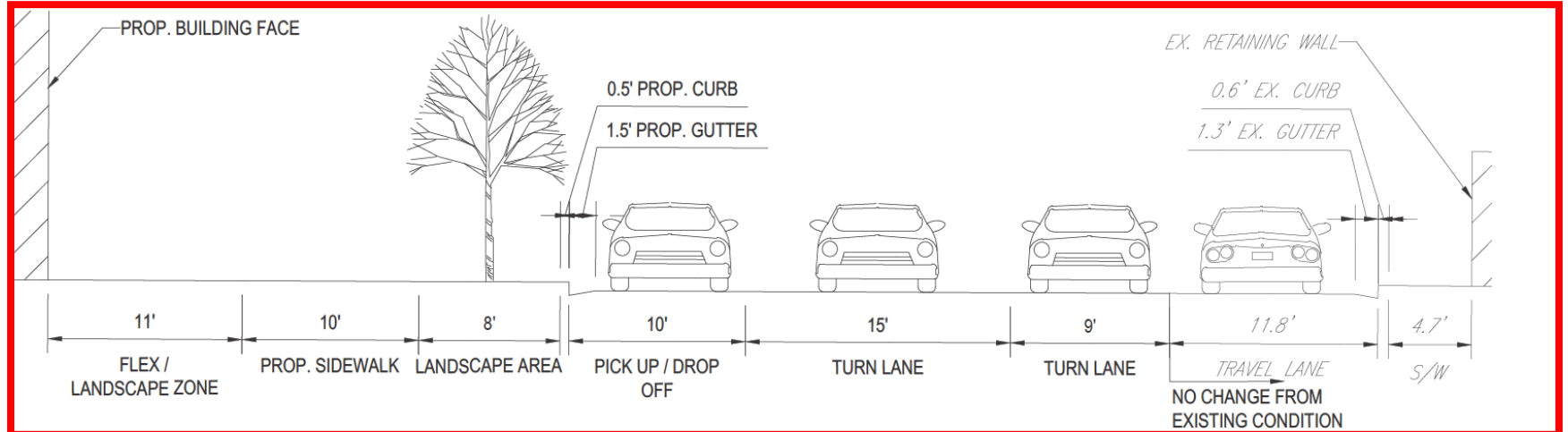
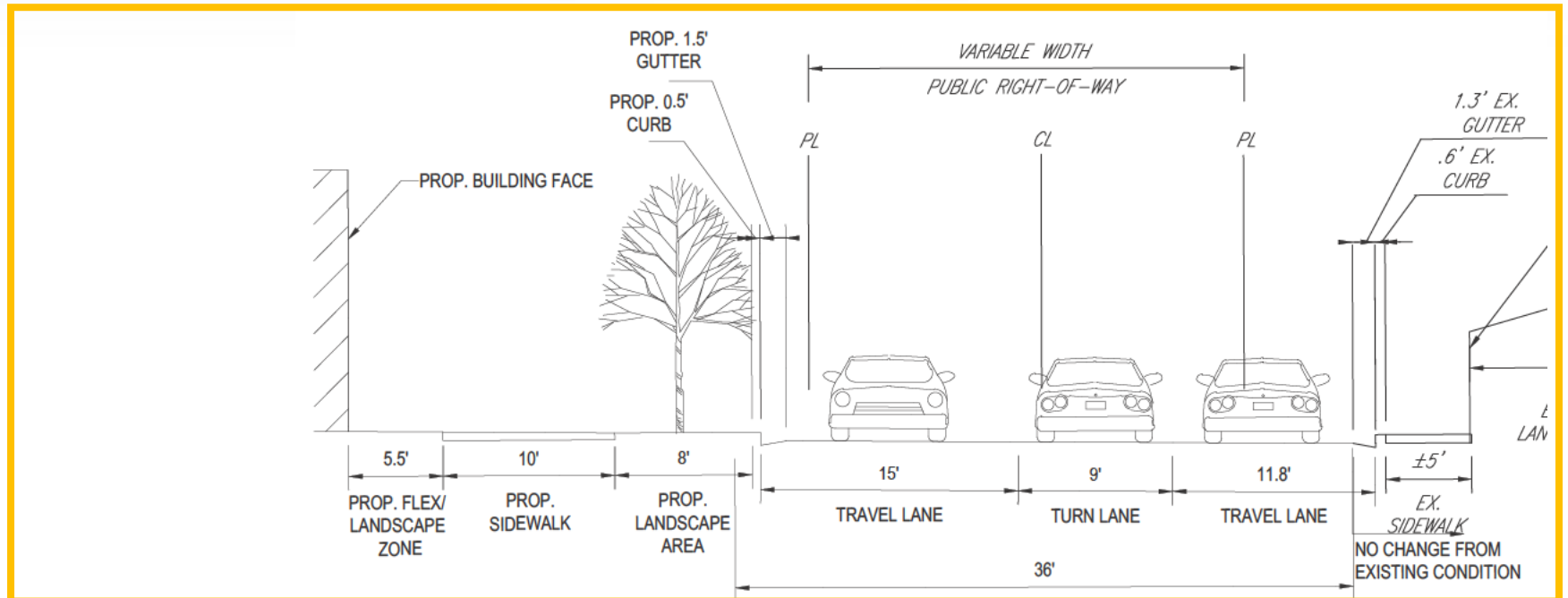


Streetscapes:

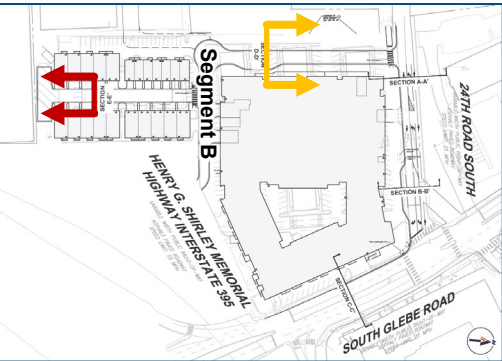
- 10-ft-wide sidewalks
- 8-ft-wide planting strips

Street:

- Pick-up/drop off spaces
- Remove on-street parking



Proposed Conditions – New Streets

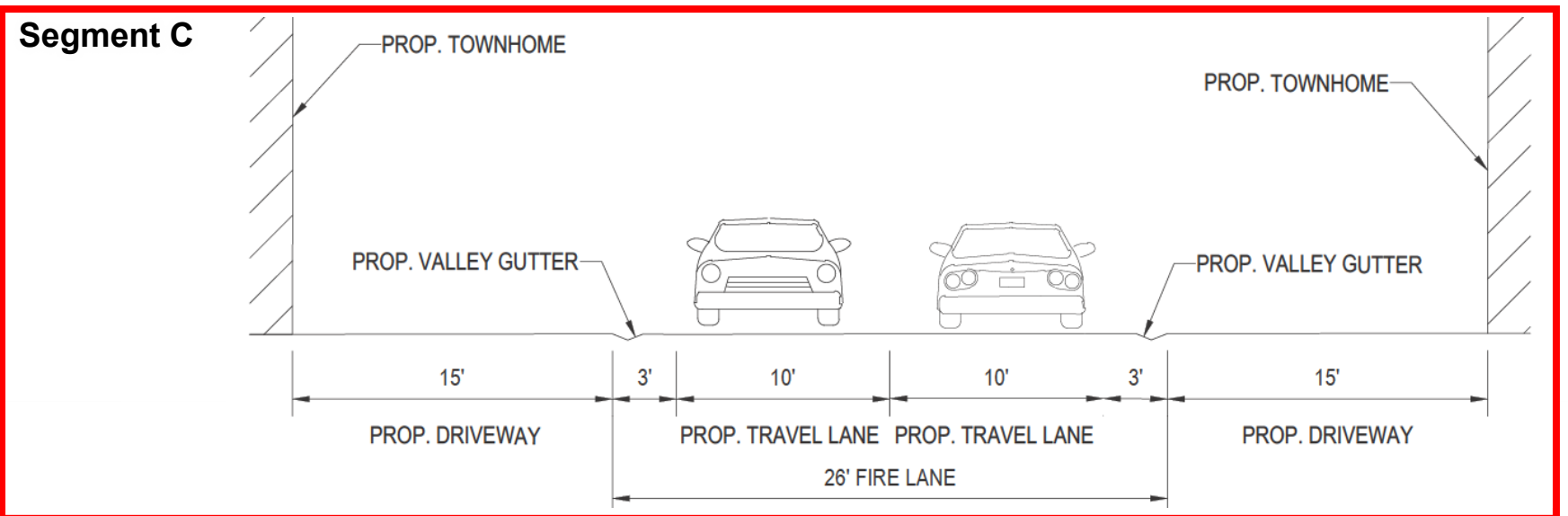
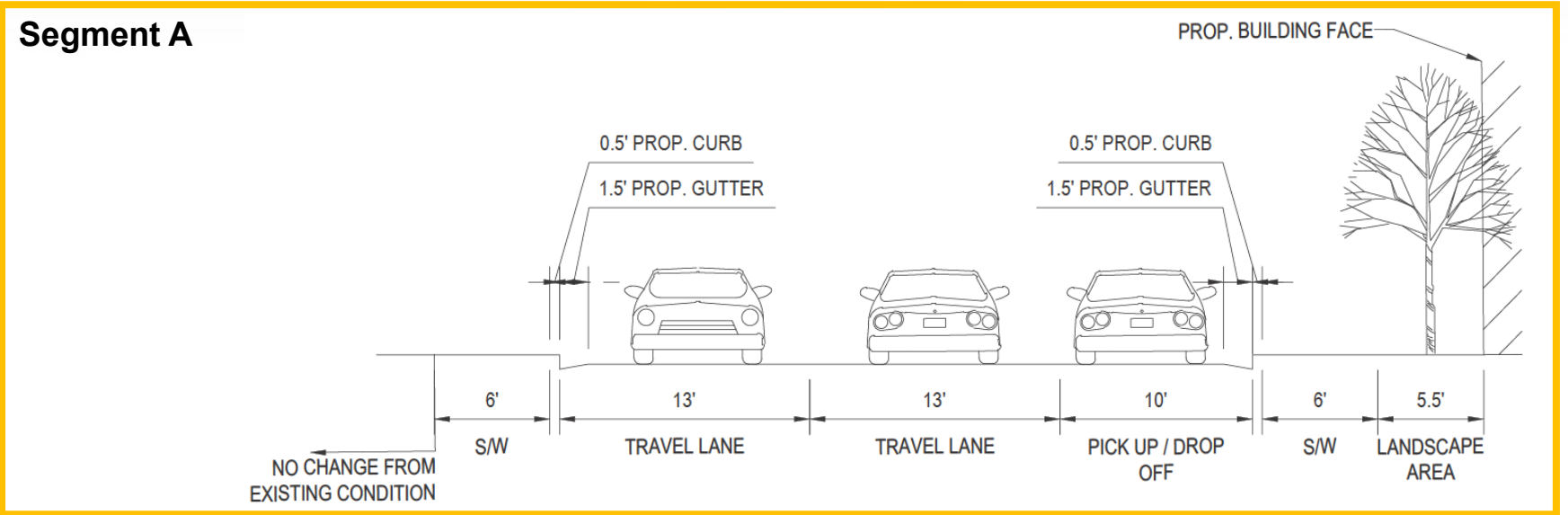


Segment A Streetscape:

- 6-ft-wide sidewalks
- 5.5-ft-wide landscaping

Street:

- Pick-up/drop off spaces
- Connection to 24th Road South



Open Space & Landscaping

Tree canopy coverage: 11.2%

9,500 sf open space area



Bioretention planter bed

Rooftop amenity

Green Building & Sustainability

Green Building Incentive Policy for Additional Density:

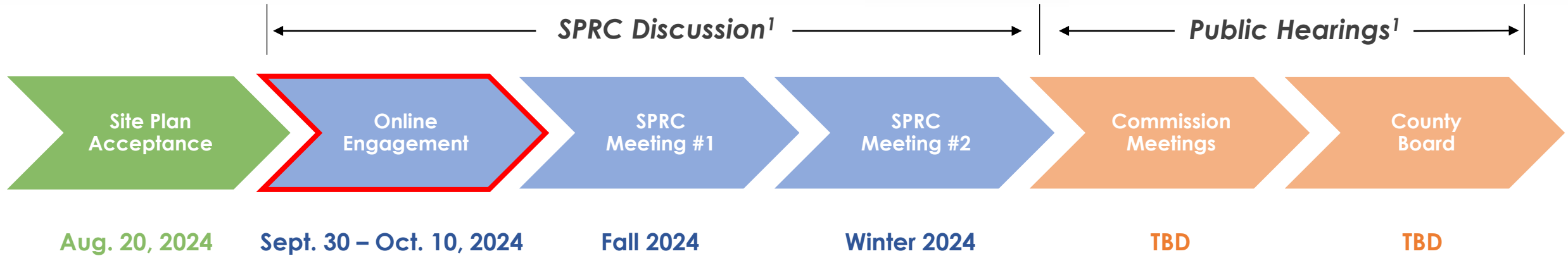
- LEED Gold certification (0.25 FAR level)
- At least 24% energy optimization performance improvement
- At least ENERGY STAR Score of 75

GBIP Baseline Prerequisites:

- Electric vehicle charging
- ENERGY STAR appliances
- WaterSense fixtures
- Bird-friendly glass



Process



Topics:

- Land Use & Density
- Site Design & Layout
- Building Height, Form & Architecture
- Transportation
- Parking & Loading
- Open Space & Landscaping
- Green Building & Sustainability



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/2480-South-Glebe-Road>

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