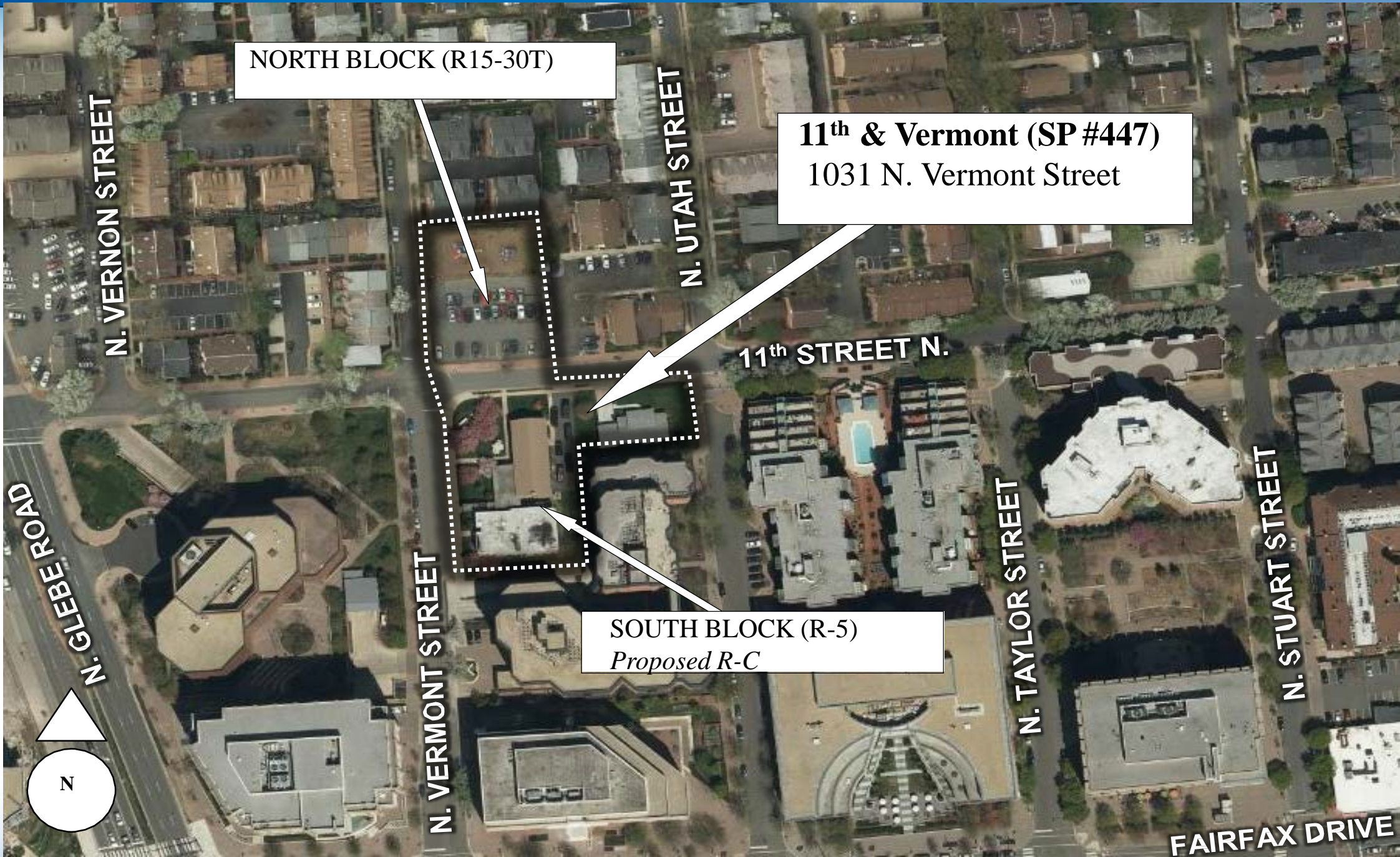


SP #447, 11th & Vermont

GLUP Amendment, Rezoning, and Site Plan



Department of Community Planning,
Housing, and Development
Planning Commission
February 12, 2018



NORTH BLOCK (R15-30T)

11th & Vermont (SP #447)
1031 N. Vermont Street

SOUTH BLOCK (R-5)
Proposed R-C



Background – Existing Conditions



Site Area: 55,667 sq. ft.

- NORTH BLOCK – 18,750 sq. ft.
- SOUTH BLOCK – 36,417 sq. ft.

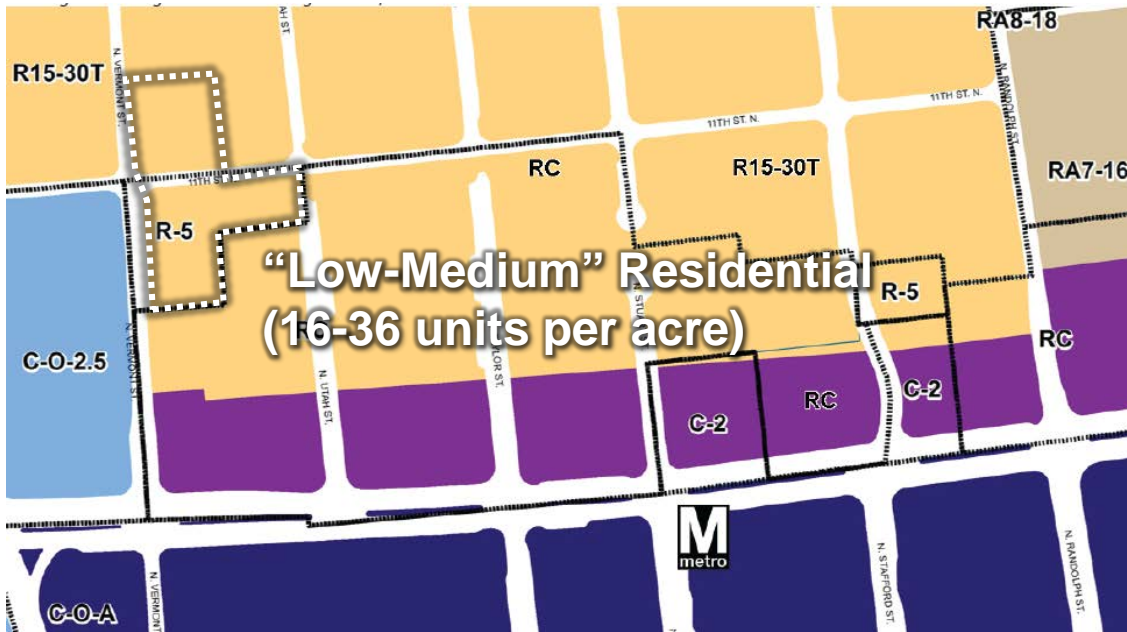
Existing Conditions:

- Church (1976) and Montessori school (2-3 stories)
- surface parking lot and tot lot

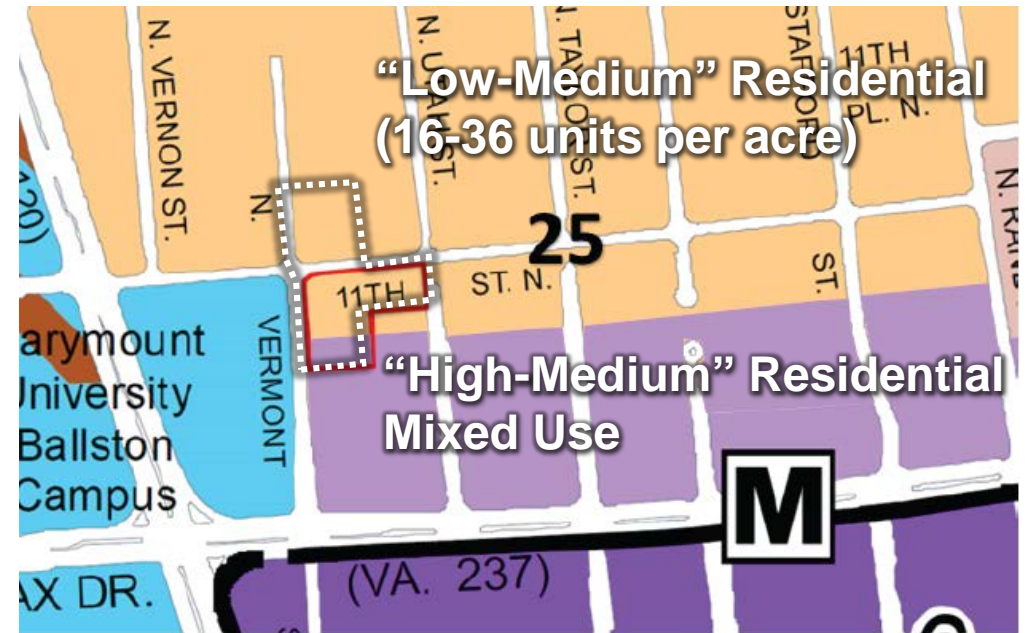


Background – Land Use and Zoning

Existing General Land Use Plan Designation

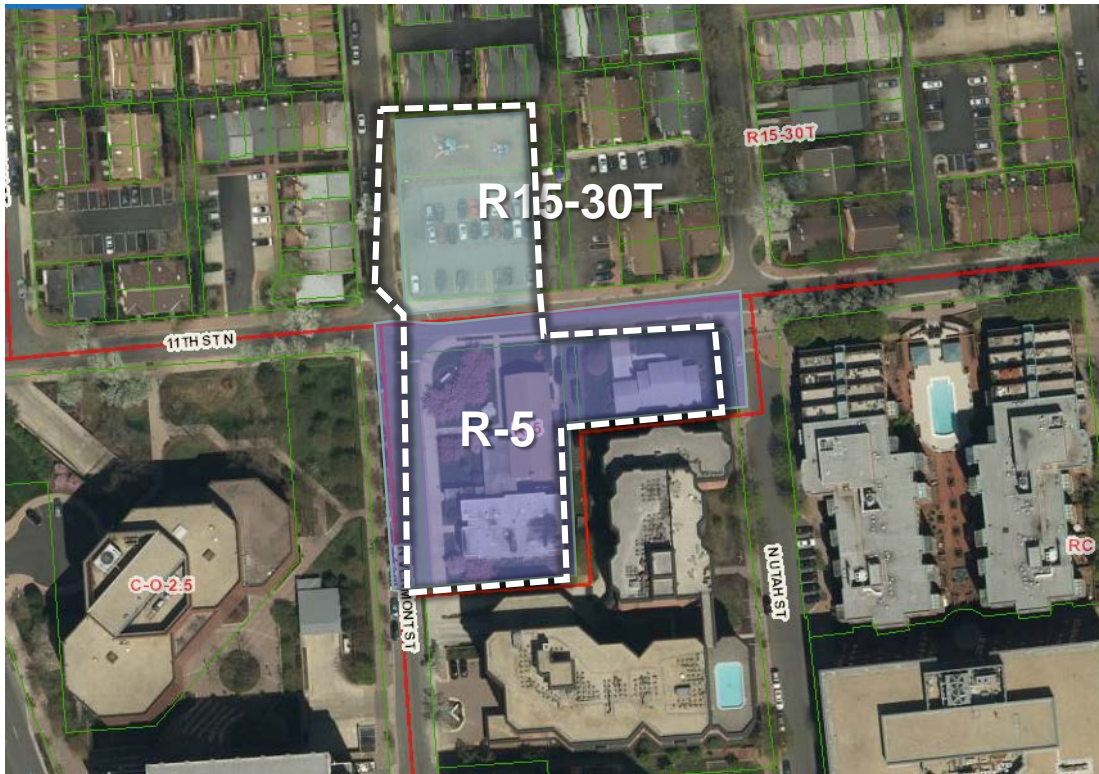


Proposed General Land Use Plan Designation



Background – Land Use and Zoning

Existing Zoning



Proposed Zoning



Redevelopment Proposal

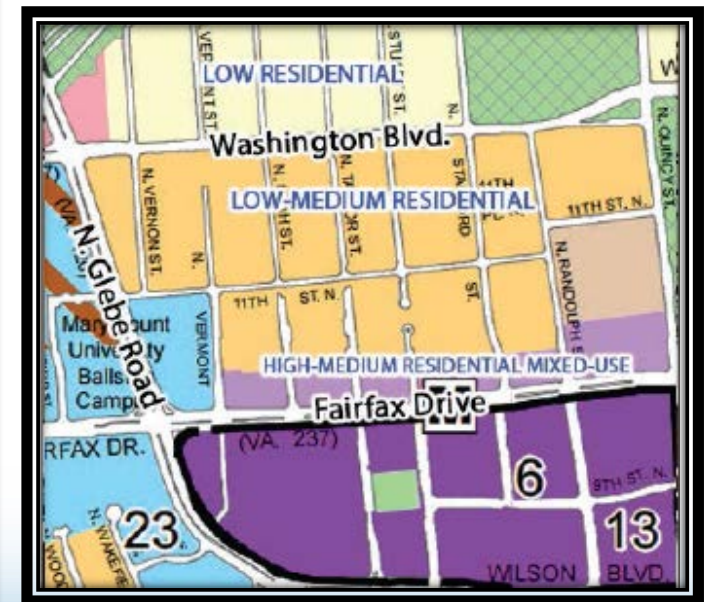
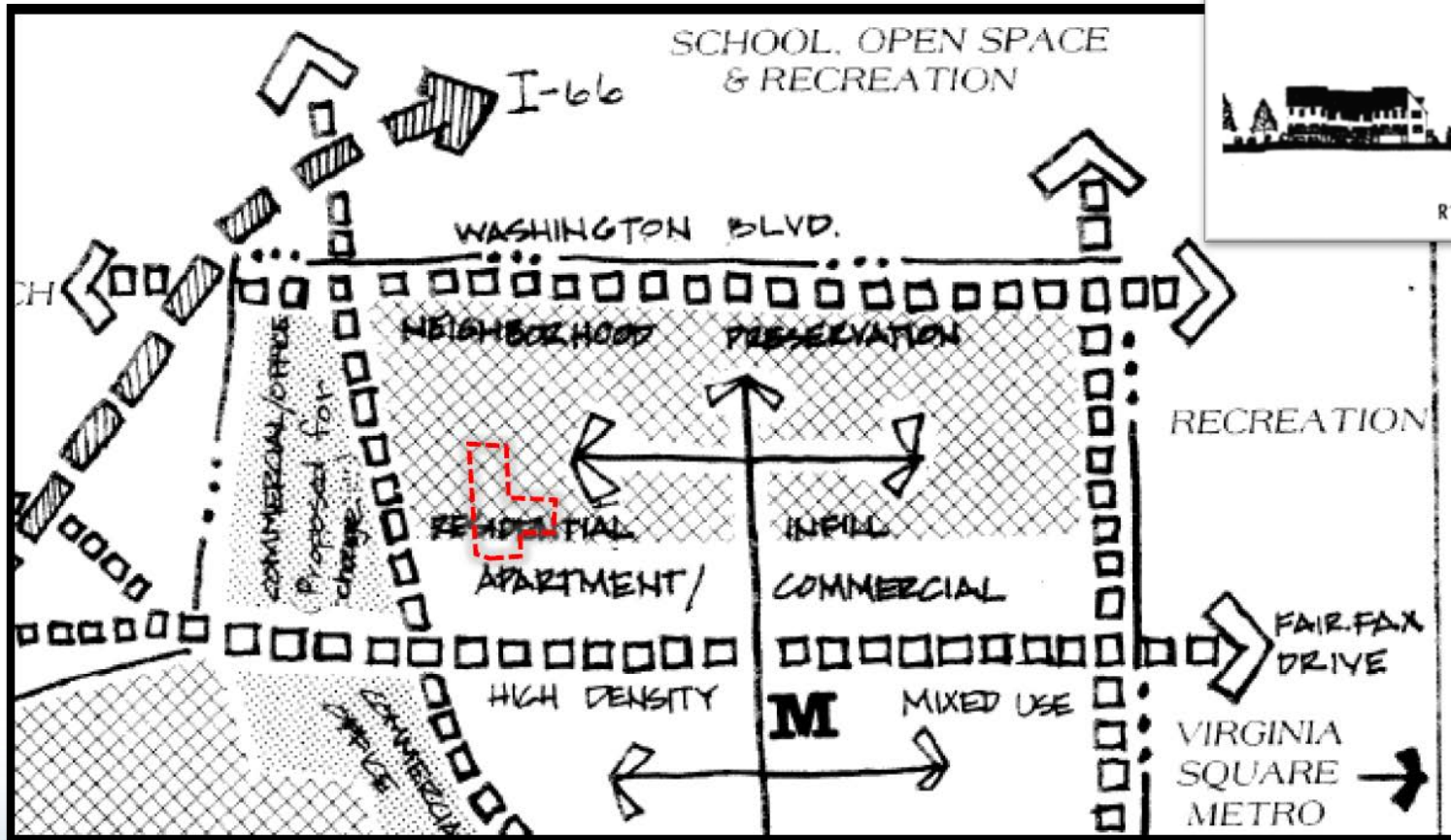
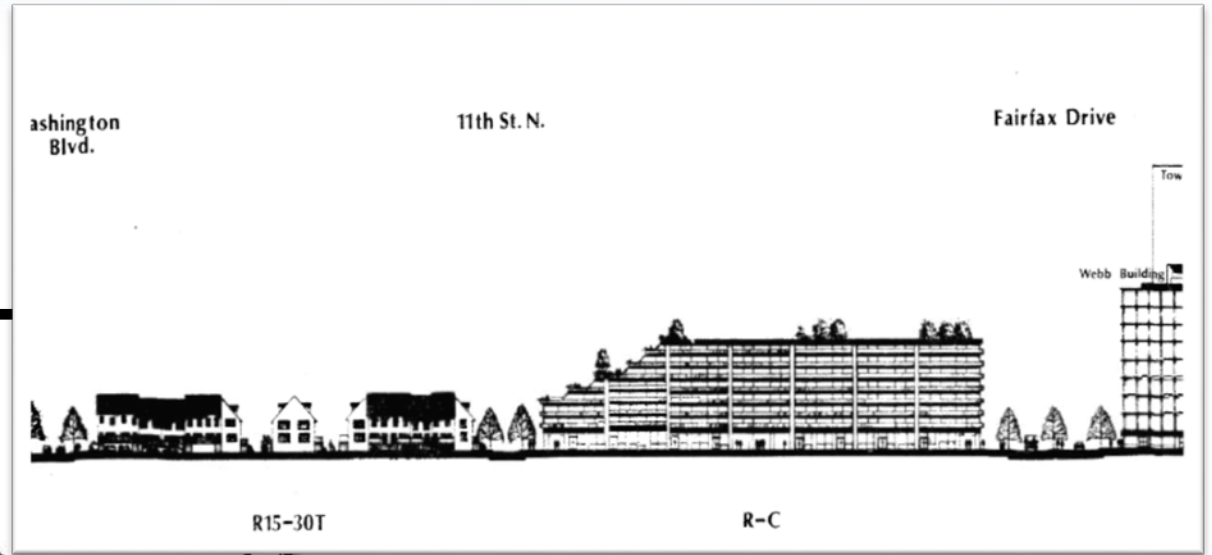
- Reclassify GLUP on south block from “Low-Medium” Residential to “Low-Medium” Residential and “High-Medium” Residential Mixed Use.
 - Part of larger amendment to the GLUP, including Note 25
- Rezone south block from R-5 to R-C
- Final site plan to redevelop the two blocks with residential uses:
 - North Block: 12 townhouse units
 - 16 parking spaces + 2 visitor spaces (8 of spaces are tandem)
 - 27.9 du/ac
 - 4 story townhouses
 - South Block: 72 units (14 townhouse-style units and 58 multifamily units)
 - 110 spaces (14 of spaces are tandem)
 - 2.75 FAR
 - 4 story townhouses + 7 story multifamily building

Ballston Sector Plan – 1980

Top Right: Sample Section – Fairfax Drive to Washington Boulevard

Bottom Right: GLUP Map

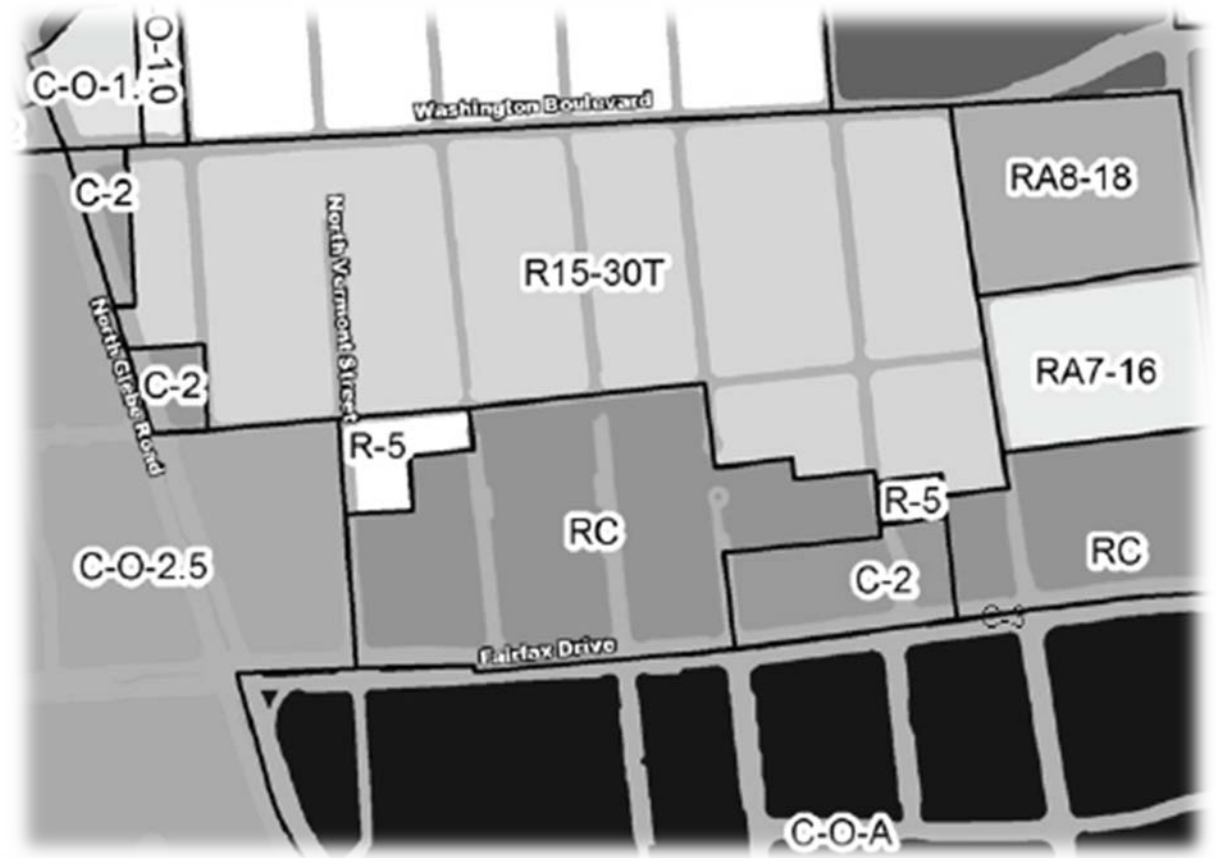
Below: Concept Plan Map (with site outlined in red)



11th Street North and North Vermont Street Special General Land Use Plan Study

Impetus for Study:

- Applicant submitted a rezoning from R-5 to R-C for the south block
- Site not eligible for rezoning to R-C due to 2013 amendment to R-C district preamble
- Adjacent blocks zoned R-C due to unique distribution of GLUP established by Ballston Sector Plan
- Study to evaluate the appropriateness of rezoning the site to R-C
- Study also looked at a wider area in this context in order to determine whether additional changes to the GLUP were warranted



Special GLUP Study

Context of GLUP Study

- Arlington is a growing community
- The GLUP recommends concentrating growth near Metrorail Stations



1. Potential benefits of GLUP change

Sample benefits from potential GLUP change at this site:

1. More households in a transit-rich location supports reduced household driving which can help to lower regional congestion, air pollution, carbon emissions, etc.
2. More people can walk, bike, and take transit, leads to better health, more active lifestyles
3. Transit-oriented housing development may place lesser burden on public service and education costs (*see [ULI Study, right](#)*)
4. Increase Arlington's ability to responsibly address its share of future regional growth
5. Allows the site to be evaluated in manner consistent with previously developed neighboring sites per Ballston Sector Plan

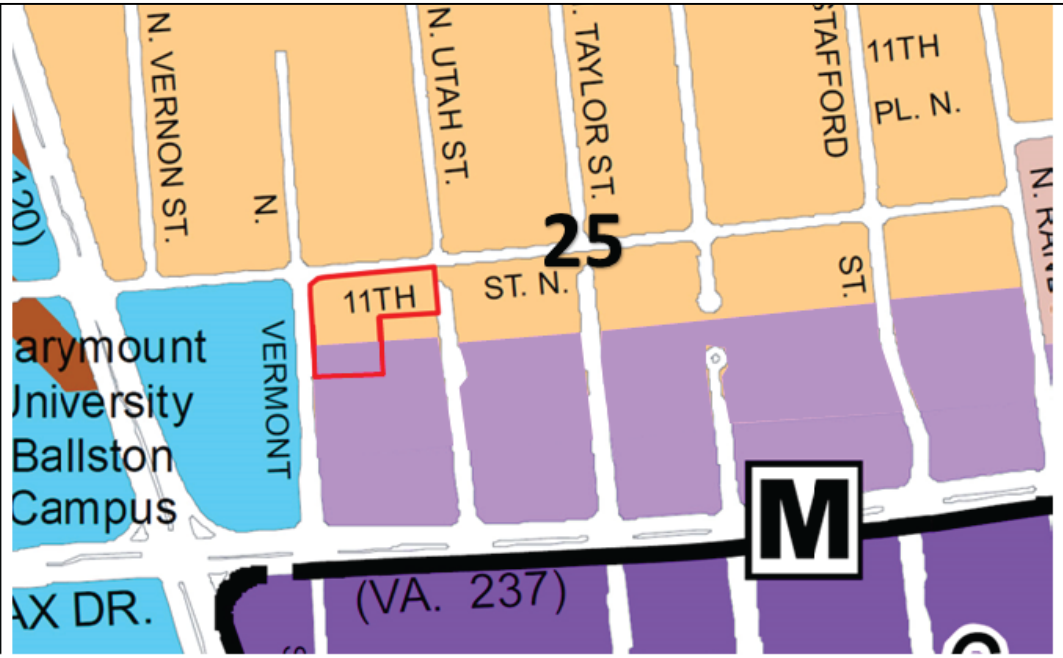


Special GLUP Study

NOTE 25

Development along the south side of 11th Street North between North Vermont and Randolph Streets should complete and reinforce the overall transition envisioned by the Ballston Sector Plan from Fairfax Drive to 11th Street by:

- Limiting building heights along 11th Street to 3 to 4 stories for the first 80' of block depth; and
- Encouraging sufficient separation between buildings on adjacent sites.



Advertised by the County Board June 17, 2017:

- Change GLUP from “Low-Medium” Residential to “High-Medium” Residential Mixed-Use for middle third of blocks between Fairfax and 11th
- Add new GLUP Note #25 describing development form vision for this area:
 - Complete transition from 10 story residential to the south to 3-4 stories to the north
 - Limitation of 3-4 stories for first 80' of block depth
 - Encourage sufficient separation between buildings on adjacent sites

Urban Form and Transition to 11th Street North



- Consistent with Note 25 recommended guidance for height limit of 3-4 stories for first 80 feet of block depth
- Consistent with heights, form, and placement on subject block and surrounding blocks
- Consistent with Ballston Sector Plan and R-C district transition to lower-scale residential development

Separation with Buildings on Adjacent Sites



Top: Existing Conditions perspective

Center: Aerial graphic showing subject block and location of perspective

Background:

- No larger policy guidance on this issue; appropriate setbacks and building separations are determined during site plan review process
- Extensive discussion during Special GLUP Study
- Planning Commission recommended specific separation distances for inclusion in Note 25
- County Board did not affirm specific guidance on distances and instead opted for staff's recommended language of **"sufficient separation with buildings on adjacent sites."**
- Staff's evaluation of the issue included:
 - Prevailing site conditions
 - Applicable code standards
 - Development pattern in Arlington
 - Analysis of purported potential impacts

Building Separation – Proposed



- Minimum 34 feet, 10 inches separation east-west*
- Minimum 22 feet, 10 inches separation north-south

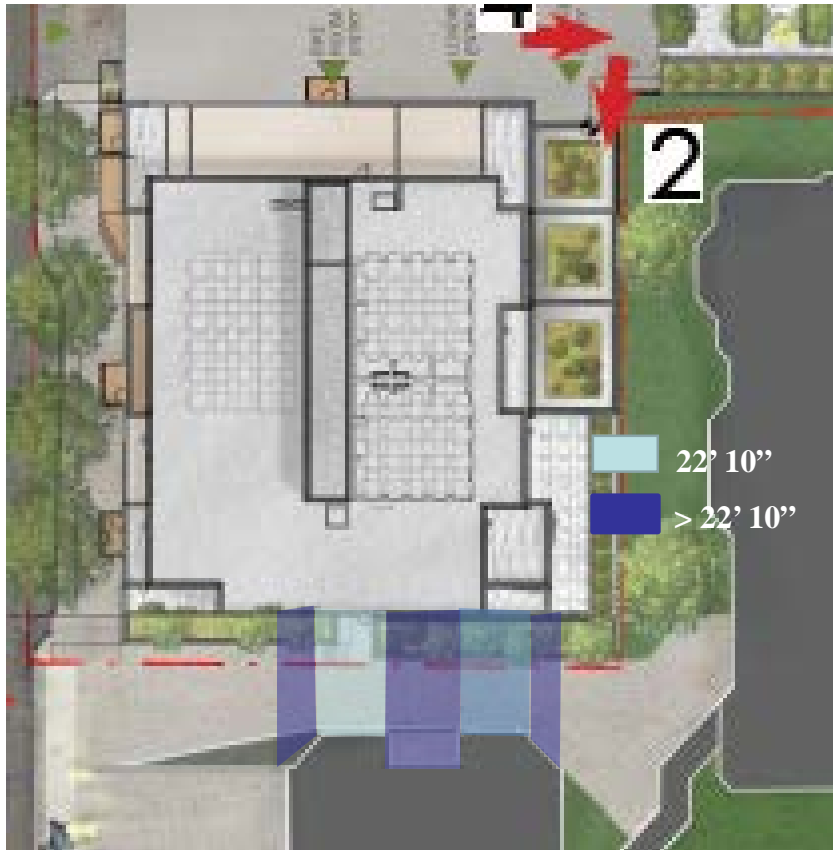
CORNER
SCULPTED
6'-4" X 22'
DEEP

TOP OF PARAPET	357'-6"
06 ROOF LEVEL	348'-6"
07 LEVEL 7	338'-0"
08 LEVEL 6	327'-4"
09 LEVEL 5	318'-8"
10 LEVEL 4	309'-2"
11 LEVEL 3	299'-6"
12 LEVEL 2	284'-8"
13 LEVEL 1	272'-8"



* Garage ramp structure is built to the property line resulting in a minimum separation of 14 feet 2 inches east-west

Building Separation – Site Conditions



Site Conditions Evaluation:

- R-C district does not have a side-yard setback requirement
- Varied separation distance due to existing buildings' footprints
- Existing south Westview building built 55-feet from North Vermont Street right of way
- Existing Westview buildings sited 11 feet, 6 inches from shared property line with the subject property closest to N. Vermont Street; approximately 8 feet from property line closest to N. Utah Street.

Building Separation – Development Patterns

Project	Zoning	Minimum Separation Distance	Height Differential
Westview*	R-C	35 feet	6 stories and 8 stories
Westview*	R-C	34 feet	8 stories and 8 stories
Westview/Arlington Square	R-C	32 feet	6 stories and 8 stories
Windsor Plaza	R-C	31 feet	7 stories and 7 stories
Windsor Plaza/Ballston Station	R-C	32 feet	7 stories and 8 stories
Summerwalk	R-C	19 feet	7 stories and 4 stories
672 Flats	R-C	22 feet	3 stories and 1-6 stories
Jordan Manor	C-O-2.5	25 feet	4 stories and 4-5 stories
Penrose Square	C-O-2.5	28 feet	5 stories and 6 stories
NSTA	C-O-2.5	23 feet	5 stories and 4 stories
Market Common	C-O-1.5	25 feet	7 stories and 3 stories
11 th & Vermont	R-C	22 feet	7 stories and 6 stories

Notes:

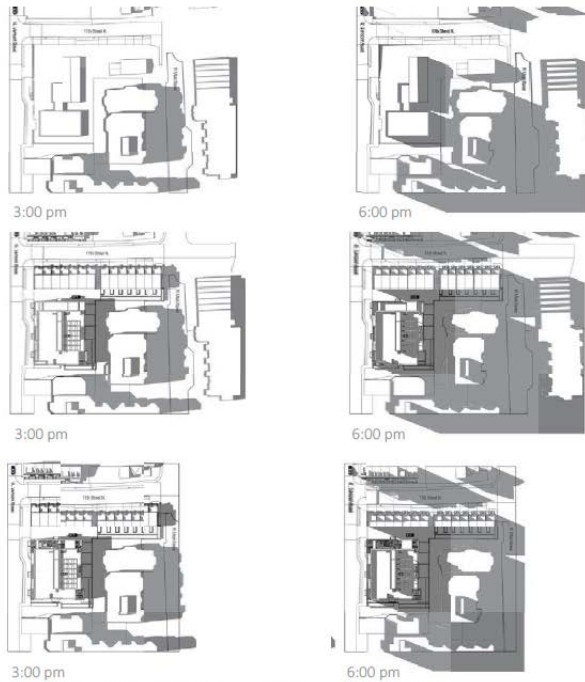
- Sampling of projects in the immediate vicinity of the site and projects with less than a 30-ft separation
Countywide
- *Not intended to be an exhaustive sampling of every separation scenario*

Findings:

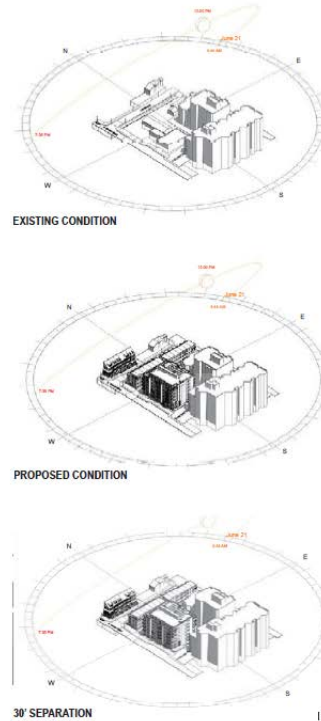
- SP #232 (Westview/Arlington Square) provides for minimum 30' separation
- There are separations less than 30' found in R-C projects elsewhere *and* in the immediate vicinity of the site
- Scale of buildings plays a part in separation; generally speaking the greater the scale, the larger the separation distance provided.

* While the separation between buildings in SP #232 is a minimum of 30 feet, the buildings are situated closer to the shared property lines than would allow for this separation distance.

Building Separation – Potential Impacts



11th & North Vermont - June 21st Summer Solstice 3:00 & 6:00PM



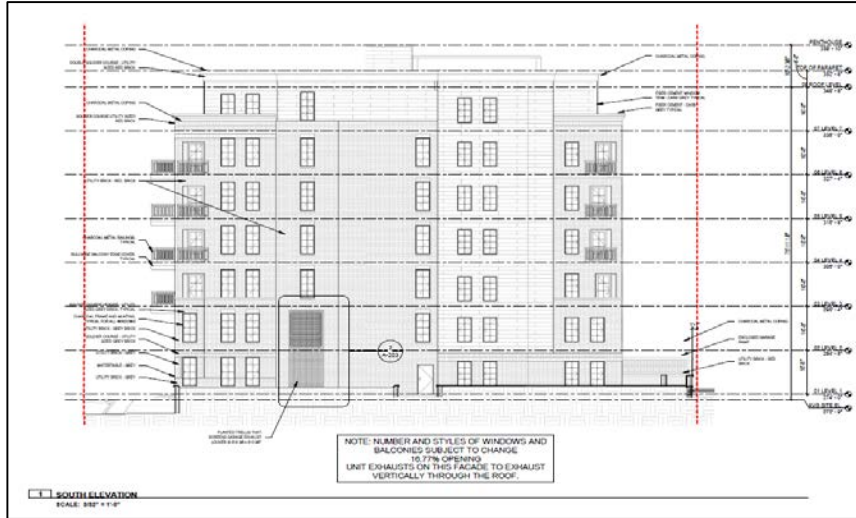
** A note about shadow studies:

1. The County does not have policy regarding shadowing in the context of planning decisions.
2. All buildings cast shadows.
3. The applicant was asked to prepare shadow studies to help provide **context** as to the impacts of setbacks and building placement at this site
4. Staff does not believe that decisions should be made regarding specific shadowing in the absence of comprehensive policy on the matter; rather, shadow studies should be used to evaluate the **contextual** impacts of the proposal and whether the height, scale, and placement is appropriate given all factors

Access to Sunlight:

- The proposed building will be situated north of the existing Westview property.
- There will be new shadows cast south onto existing Westview wing during afternoons during summer months
- There will be new shadows cast east onto existing Westview building during afternoons during much of the year
- The existing Westview buildings will cast shadows north onto the proposed new building
- Shadows largely due to building height rather than placement

Building Separation – Potential Impacts



Privacy:

- The proposed new building's southern facing façade has limited fenestration due to building core/stairwell location

Views:

- Staff does not typically base decisions on private view sheds
- In this case, sculpting the corners of the proposed new building responds to the existing Westview building footprint and allows additional light and air into passageway between buildings
- Proposed sculpting floors 3 – 7
- 6 feet wide x 22 feet deep

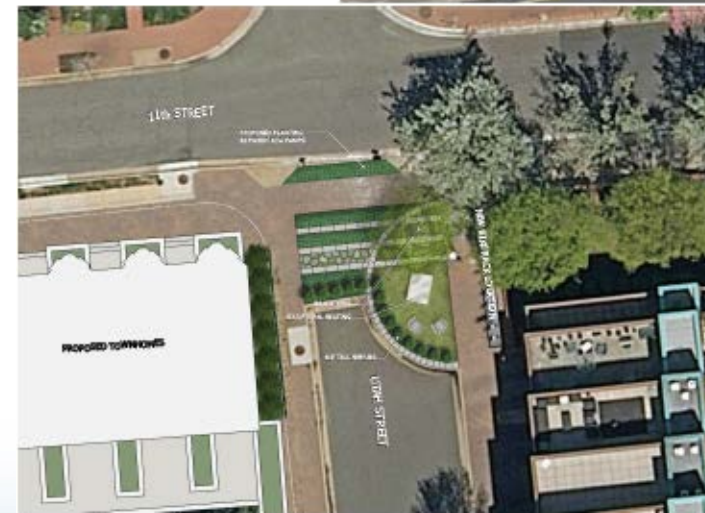
Building Separation – Findings

1. The applicant is responding to a challenging urban infill situation
 - Replicating existing side yard setback established by Westview
 - Providing sculpting of rear façade to ease transition
2. Building separation varies
3. Changes to building siting will not materially impact proposed conditions
4. Sculpting is a more meaningful way to respond to concerns about building placement

Staff finds that the applicant's proposal is consistent with Note 25 proposed guidance for "sufficient separation between buildings on adjacent sites."

Site Plan Benefits and Infrastructure

- LEED Silver
- Public Art Contribution
- Streetscape improvements
- Landscaping treatment at N. Utah St.
- Utility Fund Contribution
- Base ADU Contribution
- On-Site ADU Contribution for GLUP Change – four two-bedroom ownership CAFs



Modification of Zoning Standards

- **Density Exclusions**
 - 4,083 sq. ft.
 - Below-grade storage
 - Below-grade utility rooms
 - Spaces do not contribute to bulk, mass, or height of building
- **Visitor Parking**
 - Relocate 1 required visitor space from north block to south block parking garage
 - Applicant has agreed to condition to require unsold parking spaces in south block garage be made available to visitors
- **Tandem Parking**
 - Eight spaces within north block units are tandem spaces, which are counted as one space but can fit two cars
 - Controlled by one owner, so can be managed
 - Consistent with MTP, Parking and Curb Space Management Element



Public Engagement

Site Plan Review Committee

- Four meetings, incl.
 - Site tour
 - Open house
- Topics of discussion:
 - Overall scale of development
 - Open space
 - Site layout and circulation
 - Building placement and shadowing
 - Architecture and sculpting
 - Parking
 - Deliveries
 - Traffic congestion
 - Pedestrian circulation

Transportation Commission

- Public hearing Feb. 8, 2018
- Recommend approval with no additional amendments

Recommendations

1. Approve advertised GLUP Amendment to adjust line between “Low-Medium” Residential and “High-Medium” Residential Mixed-Use on blocks north of Fairfax Dr.; and new Note 25
2. Approve rezoning of south block site from R-5 to R-C
3. Approve site plan for 12 townhouse units (north block) and 72 multifamily units (south block) with modifications of zoning standards for density exclusions, visitor parking, and tandem parking, and all other modifications as necessary to support the proposed development, subject to the conditions of the staff report

Questions?

§7.3. R-C, Multiple-family Dwelling and Commercial District

§7.3.1. Purpose

- A.** The purpose of the R-C, Multiple-family Dwelling and Commercial District is to encourage high-medium density residential development while also providing for a mixed-use transitional area between higher density development and lower density residential uses. This district is designed for use in Metro station areas as identified on the General Land Use Plan (GLUP), and primarily for sites any part of which is located:

 - 1.** Within a 1/4 mile radius of a Metrorail station entrance and
 - 2.** That are designated "high-medium residential mixed-use" on the GLUP.
- B.** This district may also be considered for other locations in Metro station areas up a 1/2 mile radius of a Metrorail station entrance that are designated "high-medium residential mixed-use" or expressly identified as eligible for rezoning to this district or re-planning to "high-medium residential mixed-use" in adopted County plans.
- C.** Determination as to the actual types and densities of uses to be allowed will be based on the characteristics of individual sites and on the need for community facilities, open space and landscaped areas, circulation and utilities.

Building Separation – Development Patterns



Building Separation – Development Patterns

