



Virtual SPRC

December 14, 2020

Fort Henry Gardens

Rezoning & New Site Plan

2409 S. Lowell St




Presentation Outline

- Background Information
- SPRC Agenda Items
 - Land Use & Zoning
 - Architecture & Site Design
 - Affordability
 - Transportation
 - Open Space
 - Historic Preservation
- Next Steps

Community Engagement Follow-Up

Public Process		
Timeline	Milestone / Meeting	Materials
<ul style="list-style-type: none"> This project will undergo public review via a virtual Site Plan Review Process. Learn more. The SPRC Chair for the site plan review process is: Nia Bagley niabagley@yahoo.com ✉ 		
2020		
October 13, 2020	Site Plan Acceptance	<ul style="list-style-type: none"> Application materials MMTA Transportation Study Submitted plans <ul style="list-style-type: none"> Architectural Plans Civil Plans Landscape Plans
November 4, 2020	Site Plan Review Process Kick-off	<ul style="list-style-type: none"> Virtual Walking Tour Staff Presentation on Background and Zoning Slides Applicant Overview of the Proposal Slides



Site Plan Review Committee
Community Engagement Comments and Responses
Project – Fort Henry Gardens

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Site Plan Project Information
Project Name: Fort Henry Gardens – 2409 S. Lowell St.
Items Requested: Rezoning, New Site Plan
Engagement Session #1: November 9 – November 15, 2020
Review Focus Topics: Land Use & Zoning, Site Design, Building Architecture, Historic Preservation, Transportation, Open Space/Landscaping

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About this Document
This document contains all the comments received as a part of the Site Plan Review Committee’s (SPRC) online engagement for the Fort Henry Gardens project. A total of 149 comments were received through the online engagement session. The comments are categorized by the topics that were highlighted in this review (land use and zoning, site design, building architecture, historic preservation, transportation, openspace/landscaping) with SPRC member comments appearing first in the document. All comments beyond the review focus topics are categorized as “Other”. Additionally, you can use the table of contents to easily jump to a particular section or click on the “Return to Table of Contents” link at the bottom of each page to return to the first page of this document.

View all comments received and responses at the Project Webpage:

<https://projects.arlingtonva.us/projects/fort-henry-gardens/>



SPRC Agenda Items

Zoning



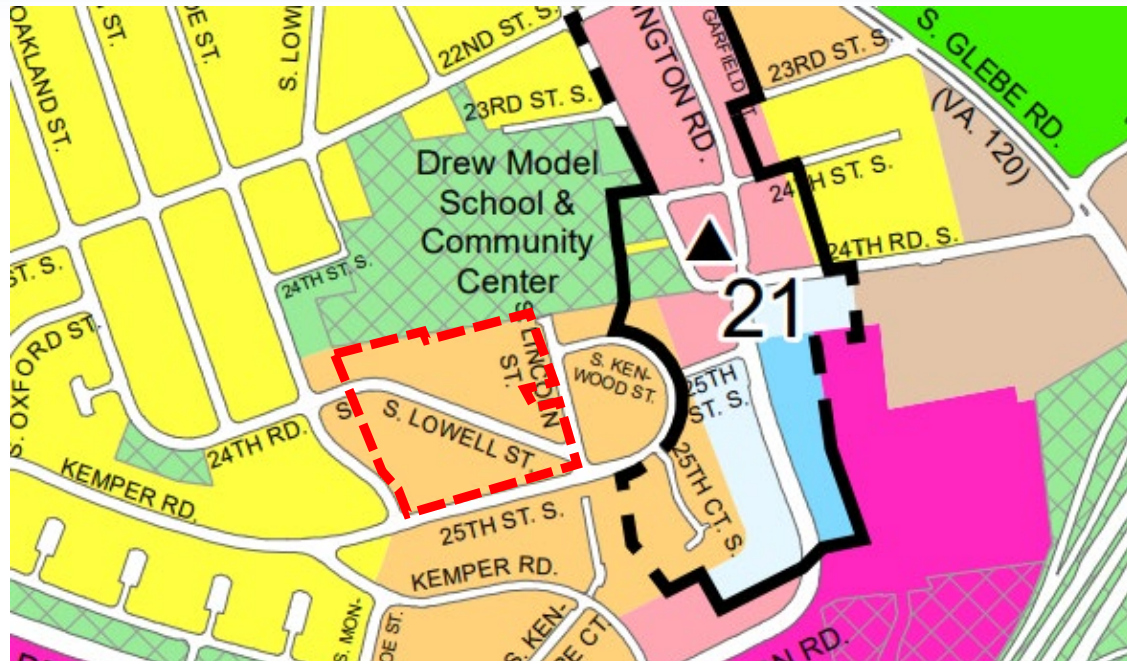
■ Current Zoning:

- RA14-26 “Multiple Family Dwelling District”
- Maximum Height – 60 Feet
- Density – 24 units/acre
 - Subject to additional density through community benefits

■ Proposed Zoning

- RA8-18 “Multiple Family Dwelling District”
- Maximum Height – 60 Feet
- Density – 36 units/acre
 - Subject to additional density through community benefits

Land Use



- **Land Use Designation:**

- “Low-Medium” Residential
- 16 to 36 units/acre

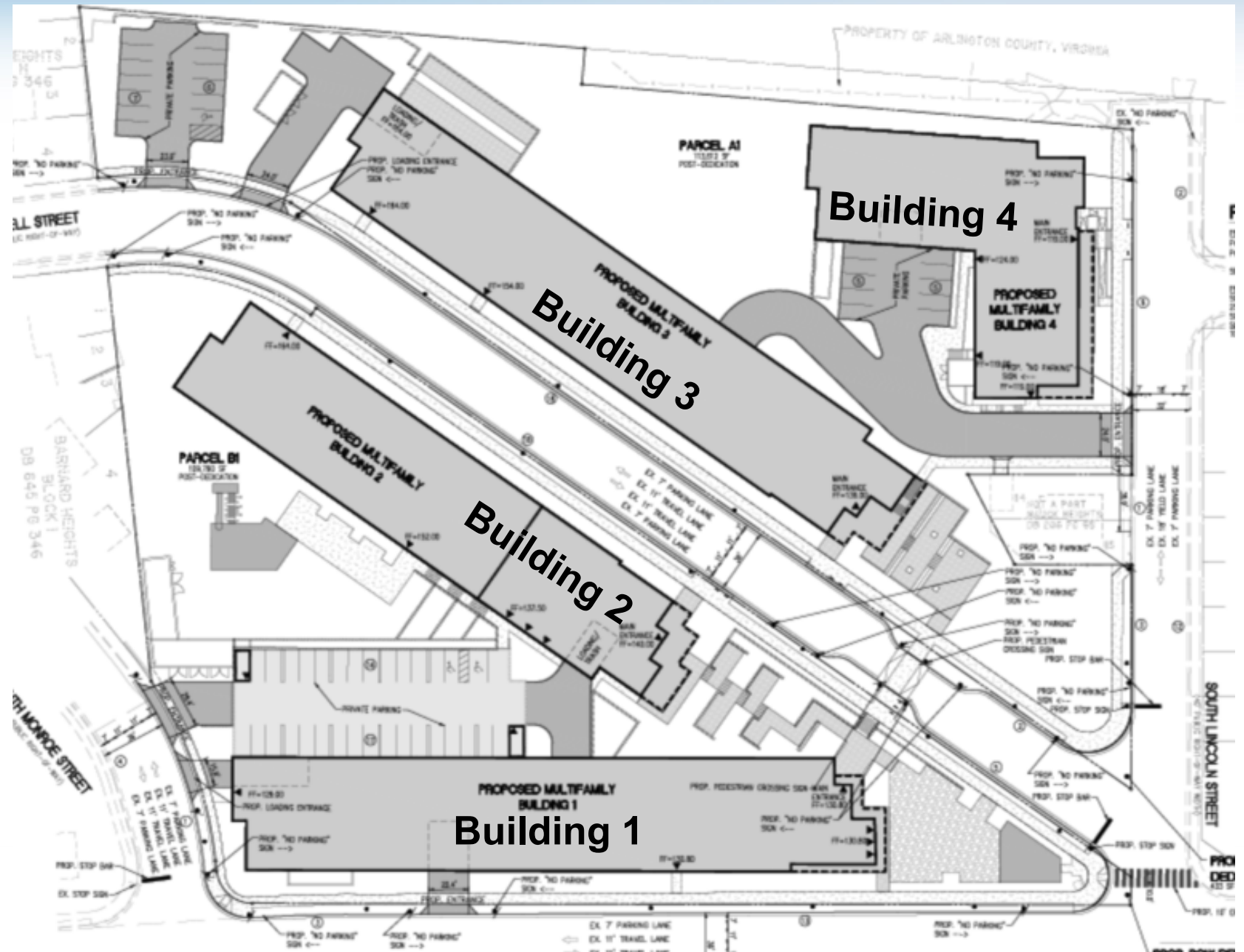
- **Proposal:**

- 58.3 units/acre
- Additional density is possible under Zoning Ordinance Section 15.5 and is reviewed on a case-by-case basis

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

Site Design

- **Buildings:**
 - 4 Multi-family
 - Long buildings along the streetscape
- **Parking:**
 - Surface parking
 - Parking structures



Site Design

- **Buildings:**

- 4 Multi-family
- Long buildings along the streetscape

- **Parking:**

- Surface parking
- Parking structures

Building 3



Building 2



Building 1



Building 4



Parking

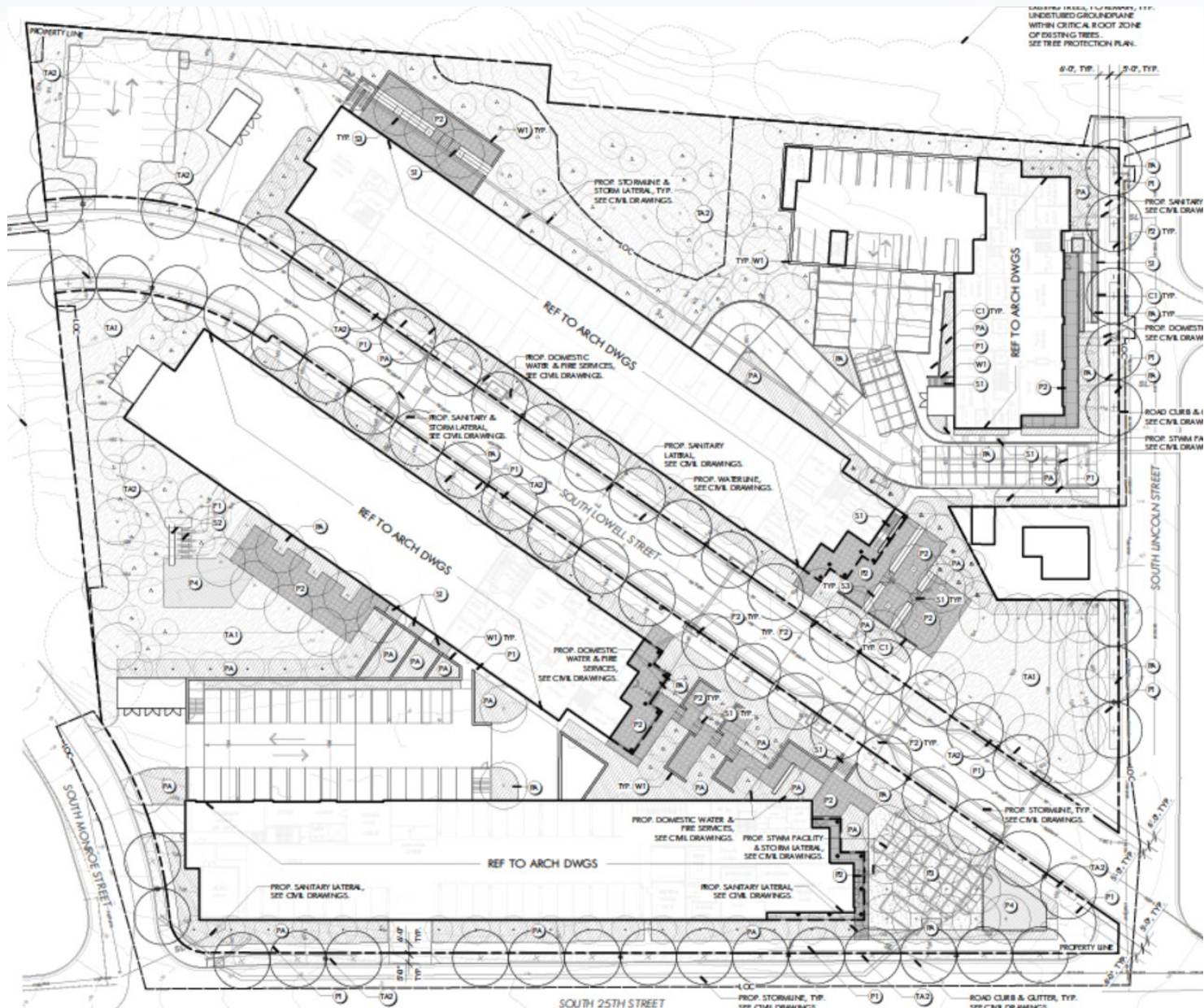
- **Proposed off-street parking:**

- Combination of parking structures and surface parking lots
 - Above & Below Grade Parking Structures – 161 spaces
 - Surface Parking – 23 spaces
- Total of 184 parking spaces

- **Modification Requested**

- 0.61 spaces per unit residential parking ratio
 - Zoning Ordinance requires 1.125 parking ratio, which results in 325 parking spaces

Open Space



Historic Preservation

- **Historic Resource Inventory (HRI):** Planning tool used to preserve historic buildings in Arlington
 - Consists of 6 ranking categories
 - Essential, **Important**, Notable, Minor, Altered, Demolished
- Fort Henry Gardens indicated as **Important** on HRI
 - This necessitates that this project be reviewed by the Historic Affairs and Landmark Resource Board (HALRB)

IMPORTANT

(*) Denotes that the property ranks within the top third of the Important category.

Important -- Garden Apartments

Property Name	Address	Construction Date	Existing Status
Fort Henry Gardens	2409-2488 South Lowell Street; 2424-2440 South Lincoln Street	1940	

Next Steps

Outstanding Issues from Staff

- Scale and Massing
 - Density proposed is still being reviewed by Staff to ensure it is appropriate at this location.
 - Adequate transitions and buffers are needed to mitigate the massing of the buildings. Screening is needed on the above-grade parking under buildings.
- Historic Preservation
 - The site is listed as “Important” on the County’s Historic Resource Inventory, however, there is no preservation being proposed.
- Parking
 - Parking ratio proposed is a significant reduction from the Zoning Ordinance.



Thank You