



ARLINGTON COUNTY, VIRGINIA

ARLINGTON COUNTY PLANNING COMMISSION

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CLERK

October 4, 2011

Arlington County Board
2100 Clarendon Boulevard
Suite 300
Arlington, Virginia 22201

SUBJECT: 1. **Colony House Special General Land Use Plan (“GLUP”) Study:**
Memorandum recording the findings of a Special General Land Use Plan (“GLUP”) Study of a proposed GLUP amendment request submitted to change from “Low-Medium” Residential (16-36 units/acre) to “Low” Office-Apartment-Hotel (up to 1.5 FAR office; up to 72 units/acre residential; up to 110 units/acre hotel) the portion of the block bounded by Lee Highway to the north, North Quinn Street to the east and reaching halfway across the block west towards North Scott Street and partway across the block south towards the adjacent residential buildings.

RECOMMENDATIONS: Concur with the staff findings of a Special Study of a proposed GLUP amendment request submitted to change the portion of the block bounded by Lee Highway to the north, North Quinn Street to the east, and reaching halfway across the block west towards North Scott Street and partway across the block south towards the adjacent residential buildings, from “Low-Medium” Residential to either “Low” Office-Apartment-Hotel” or “Medium” Residential, which are potentially appropriate designations for the site, subject to an appropriate plan.

Dear County Board Members:

The Planning Commission heard this item at its October 3, 2011 meeting. Margaret Tulloch Rhodes, Planning staff, presented the findings of the Special GLUP Study. Also present were Matt Mattauszek, Planning staff, and Melanie Jesick, DES staff.

Public Speakers

There were no public speakers.

PC #26.

Planning Commission Report

Commissioner Cole reported that the Special Study was the focus for two (2) Long Range Planning Committee (LRPC) meetings. Commissioners present at the LRPC meetings generally concurred with the staff recommendation. Commissioner Cole noted that under the current “C-2” zoning, the property could be redeveloped by-right with a two-story 80,400 square foot big box store over structured parking. Commissioner Cole complimented and thanked Ms. Rhodes and Mr. Tianyao Sun of the Planning staff for their great work. He stated that the question before the Planning Commission is whether it agrees that either of the two (2) General Land Use Plan (GLUP) designations is appropriate for the site.

Planning Commission Discussion

Commissioner Fallon inquired about whether the County Board had ever approved amendments to the GLUP that would facilitate rezoning of “C-2” properties to “C-O-1.5”. He expressed concern for the potential precedent that the subject request would set for “C-2” properties. Ms. Rhodes responded that the Bergman’s site is partially zoned “C-2” and that the County Board recently advertised a GLUP amendment to “Low” Office-Apartment-Hotel. Ms. Wray responded that she was not aware of any recent site plans whereby “C-2” property was rezoned to “C-O-1.5”.

Planning Commission Motion

Commissioner Cole moved that the Planning Commission advise the County Board that it concurs with the staff findings in the memorandum on the Colony House’s Special General Land Use Study that either “Low” Office-Apartment-Hotel” or “Medium” Residential are potentially appropriate designations for the site, subject to an appropriate plan. Commissioner Savela seconded the motion.

The Planning Commission voted 8-0 to support the motion. Commissioners Ciotti, Cole, Fallon, Klein, Malis, Monfort, Savela, and Serie supported the motion.

Respectfully Submitted,
Arlington County Planning Commission



Rosemary Ciotti
Planning Commission Chair



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MEMORANDUM DRAFT

TO: Planning Commission

FROM: Margaret Rhodes, CPHD DATE: September 29, 2011

Colony House Special General Land Use Plan Study

SUBJECT: S-GLUP-3-11

OVERVIEW: This memorandum will serve to record the findings of the recently conducted Special General Land Use Plan (“GLUP”) Study of a proposed GLUP amendment request submitted to change the portion of the block bounded by Lee Highway, North Veitch Street, 20th Street North and the VDOT right-of-way for Interstate 66 from “Low-Medium” Residential (16-36 units/acre) to “Low” Office-Apartment-Hotel (up to 1.5 FAR office; up to 72 units/acre residential; up to 110 units/acre hotel). The proposed GLUP amendment is in conjunction with a rezoning request from “C-2” (Service Commercial - Community Business Districts) to “C-O-1.5” (Commercial Office Building, Hotel and Apartment Districts), consistent with the requested GLUP amendment.

Based on staff’s analysis of the relevant planning documents and adopted policies and the input provided by the Long Range Planning Committee (“LRPC”) of the Planning Commission through a special review process involving two (2) meetings, staff has concluded that the proposed GLUP amendment from “Low-Medium” Residential to “Low” Office-Apartment-Hotel is within the realm of consideration, subject to an appropriate site plan, due to various reasons enumerated further in this memorandum, including its location along Lee Highway and Interstate 66 and its extreme topography which could serve to mitigate potential additional height. In addition, “Medium” Residential could also be a potentially appropriate GLUP category, as this category would also provide for an appropriate form for this site and much of the area surrounding this site, while designated “Low-Medium” Residential, is actually zoned districts associated with “Medium” as opposed to “Low-Medium” Residential.

The Colonial Village Civic Association, in which the site is located, chose not to participate in the LRPC meetings, as did the North Highlands Citizens Association, which is located across Lee Highway and Interstate 66 from the site. However,

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representatives of the North Rosslyn Civic Association, located adjacent to the site, and Rosslyn Renaissance, expressed support for amending the GLUP for this site to “Low” Office-Apartment-Hotel.

BACKGROUND: In 2008, the County Board adopted a new policy regarding GLUP amendments. The “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” calls for a community review process in those instances when a requested land use change is inconsistent with an adopted plan or when the request is in an area without an adopted plan. The policy includes the following language: “. . . a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.” In this instance, the site is located within the Rosslyn Transit Station Area Plan Addendum (1992) area and, while the addendum has little specific guidance for this site on the periphery of the study area, the plan calls for it to remain “residential.” Additionally, the Rosslyn Transit Station Area Study, which predated the aforementioned plan and was adopted in 1977, recommends maintaining the site’s “Low-Medium” Residential GLUP designation.

GLUP Study

As required under the aforementioned policy, staff initiated a review process led by the LRPC (see attached process outline). The applicant submitted its request in May 2011 and subsequently two (2) meetings, one (1) on July 28, 2011 and one (1) on September 15, 2011, were held at which staff presented its analysis of the GLUP amendment request and the LRPC and community representatives discussed this and other related issues.

The objective of the special study was to analyze the site in the context of the surrounding area and to obtain feedback from the LRPC on the appropriateness of the requested GLUP change and to evaluate whether other GLUP categories may also be appropriate. The scope of the study included the history of the GLUP and zoning designations for the subject site and surrounding area; an analysis of the existing GLUP and zoning designations for the subject site and surrounding area, including uses, density, heights, and the like; a summary of the recommendations of relevant plans and adopted policies; an analysis of the proposed GLUP amendment request, including uses, density, heights, and the like; three (3)-dimensional modeling of the existing conditions and what the proposed GLUP designation would theoretically allow; and a preliminary transportation analysis.

ANALYSIS: The applicant is seeking to amend the GLUP to “Low” Office-Apartment-Hotel (up to 1.5 FAR office; up to 72 units/acre residential; up to 110 units/acre hotel) concurrent with a rezoning application to “C-O-1.5” (Commercial Office Building, Hotel and Apartment Districts) and a preliminary proposal for an eight (8)-story, freestanding extended stay hotel . The 53,636 square foot site is currently developed with one (1) commercial building constructed by-right in c. 1957 that was operated until recently as the Colony House furniture store. The proposed “Low” Office-Apartment-Hotel GLUP designation, which corresponds to the C-O-1.5 zoning district, would allow for up to 1.5 FAR for office development, 72 units per acre for apartment development and 110

units/acre for hotel development. The height limit for C-O-1.5 is eight (8) stories for office development and ten (10) stories for apartment or hotel development.

| GLUP Designation | Density/Typical Use | Maximum Potential Development under Corresponding Zoning Districts |
|---|--|--|
| Existing: “Low-Medium” Residential | 16-36 units per acre. | “RA8-18”: 44 residential units. |
| Proposed: “Low” Office-Apartment-Hotel (approximately 55,636 square feet) | Up to 1.5 FAR office density; up to 72 units/acre apartment density; up to 110 units/acre hotel density. | “C-O-1.5”: Up to 80,454 square feet of office density; 88 residential units; or 135 hotel rooms. |

History of the Site

On the County's first GLUP map, which dates to 1961 and postdates the construction of the existing building, the site was shown as "High-Medium" Residential (14-39 units/acre). There were no changes on the 1964 and 1966 GLUP maps. The 1975 GLUP shows the site as "Low Medium" Residential (16-30 units/acre). There were no changes on the 1979 and 1983 GLUP maps. In 1987, "Low Medium" Residential was redefined as 16-36 units/acre. Subsequently, there have been no changes on the 1990, 1996 or 2004 GLUP maps.

General Land Use Plan and Zoning - The GLUP, which is the primary policy guide for the future development of the County, designates the site as "Low-Medium" Residential (16-36 units/acre). The area surrounding the site on all sides is also designated "Low-Medium" Residential. To north of the site are Lee Highway, Interstate 66 and the primarily single-family North Highlands neighborhood. To the south are the mid-rise Rosslyn Vue and Rosslyn Heights (formerly Summit Village) apartment buildings. To the east is the Colonial Terrace apartment and townhouse community and to the west are the Scott Street Bridge and a treed area owned by Summit Village.

There is an inconsistency between the GLUP and zoning designations for the subject site. The Colony House site is zoned C-2 (Service Commercial – Community Business Districts), which typically corresponds to a "Service Commercial" (Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.) GLUP designation, as opposed to R15-30T (Residential Town House Dwelling Districts), RA14-26 (Apartment Dwelling Districts) or RA8-18 (Apartment Dwelling Districts), which are the zoning categories that typically correspond to the site's "Low-Medium" Residential GLUP designation. It should be noted, however, that the Colony House building was constructed prior to the development of the County's first GLUP map.

Inconsistencies between the GLUP and the zoning do occur across the County and there are several in the immediate vicinity of the site. For instance, to the north, east and west of the site, there are properties designated "Low-Medium" Residential that are zoned RA6-15 (Apartment Dwelling Districts), which typically corresponds to "Medium" Residential (up to 37-72 units/acre). South of the site are properties designated "Low-Medium" Residential that are zoned RA7-16 (Apartment Dwelling Districts), which also typically corresponds to "Medium" Residential.

Relevant Plans – The site is located in Rosslyn Station Area. There is, however, limited guidance in both the Rosslyn Transit Station Area Study (1977) and the Rosslyn Transit Station Area Plan Addendum (1992), as this site is not located in central Rosslyn, but on the periphery of the station area. The Rosslyn Transit Station Area Study recommends maintaining the "Low-Medium" Residential GLUP designation for this site and rezoning it from C-2 to RA8-18. The Rosslyn Transit Station Area Plan Addendum calls for this area to be "residential."

Transportation – Staff analyzed the recommendations of the Master Transportation Plan and other relevant transportation policies as part of this special study. The site is located approximately a half mile or 10 minute walk from both the Rosslyn and Courthouse Metrorail Stations (approximately .38 miles from the Rosslyn Metrorail Station and approximately .57 miles from the Courthouse Metrorail Station), which are both stations on the Rosslyn-Ballston Orange Line Metrorail Corridor. The site is also served by both Metrobus and ART Bus. Metrobuses 3A, 3B, 3E, 3Y and 15L run every 15 to 30 minutes during peak hours and every 30 to 60 minutes during non-peak hours. ART Buses 61A and 61B run every 20 to 25 minutes respectively during peak hours. The site is also located across Lee Highway and Interstate 66 from the Custis Trail which links to the Mount Vernon and Washington & Old Dominion Trails. In terms of the surrounding road network, the Master Transportation Plan classifies Lee Highway, North Quinn Street and North Scott Street as “Primarily Urban Mixed-Use Arterials.”

Department of Environmental Services staff analyzed the potential transportation impact of the redevelopment of this site. In exploring “Service Commercial,” “Low-Medium” Residential, “Medium” Residential and “Low” Office-Apartment-Hotel scenarios, the “Low-Medium” Residential townhouse and apartment scenarios generated the least number of trips, while the by-right “Service Commercial” (non-UC/MUD) scenario and the “Low” Office-Apartment-Hotel office scenario generated the greatest number of trips. In general, office and commercial development generate more trips per 1,000 square feet than hotel development, which in turn generates more trips than residential development. This site would generally generate more auto trips than non-auto trips given the distance to Metro. Overall, however, none of the proposed scenarios would generate more traffic than a potential by-right commercial use under the existing C-2 zoning.

Feedback from the Long Range Planning Committee – The purpose of the first meeting was for staff to receive feedback from the Long Range Planning Committee (LRPC) as to whether or not the proposed scope and process for this special study is appropriate and to provide them with sufficient background information for them to identify issues that they would like staff to research for subsequent meetings. The five (5) LRPC members present and the representatives from the North Rosslyn Civic Association and Rosslyn Renaissance, who were invited to sit at the table, then discussed the question of amending the GLUP for this site. Representatives from the Lyon Village and North Highlands Civic Associations were also invited, but did not participate in this meeting.

Comments and questions included the following:

- The commissioners did not voice concerns regarding the proposed scope and process.
- There was a request for staff to look at what RA-H might allow on this site.
- One (1) commissioner requested that staff show the GLUP history of surrounding sites.
- One (1) commissioner requested that traffic counts for hotel, residential and commercial uses be provided at the following meeting.
- More than one (1) commissioner asked for staff to outline why this site is unique or different from other sites, such as the Bergmann’s site and the pawn shop site near Lyon Village.

- One (1) commissioner said that she thought this site was unique because it is geographically isolated in terms of its location and topography and because access to the site is limited.
- One (1) commissioner asked whether or not the County could prohibit curb cuts on Lee Highways through site plan conditions.
- Another commissioner asked if VDOT has intentions to widen Interstate 66 in this vicinity.
- One (1) commissioner indicated that she thought that this site should stay “Low-Medium” Residential, as it is not a “walk-to” site, has difficult access and is in the midst of a “Low-Medium” Residential neighborhood. She added that this is not a good residential site and that the traffic implications of a GLUP change would need to be carefully evaluated.
- Arlington Economic Development staff indicated they could potentially support an extended stay hotel use on this site and that, in terms of retail, this is more of a destination retail site.
- One (1) commissioner said that she did not see any reason why this and other similar sites should not be changed to “Low” Office-Apartment-Hotel. She thought that C-O-1.5 could make this site viable when there appear to be no other options.
- The applicant said that there is substantial topography on this site and that it is one of the worst retail sites in the County. He added that it is hard to find a use for this site and that is why they are interested in an extended stay hotel.
- One (1) commissioner said that a GLUP change for this site could have broader implications for other C-2 sites.
- Another commissioner said that while this is a challenging site, he would be concerned about a change to another GLUP category as there has been clear guidance over time from the County that this site is to be planned “residential.”
- Another commissioner said that he agrees that it is a challenging site, but that he could support a GLUP change in this location.

The purpose of the second meeting was to receive feedback from the LRPC on whether or not the GLUP should be amended and, if so, to which GLUP category or categories. At this meeting, staff presented three (3)-dimensional modeling of various potential redevelopment scenarios and a transportation analysis. The three (3) LRPC members present and the representatives from the North Rosslyn Civic Association and Rosslyn Renaissance, who were invited to sit at the table, then discussed the question of amending the GLUP for this site. Representatives from the Lyon Village and North Highlands Civic Associations were also invited, but did not participate in this meeting.

Comments and questions included the following:

- There was a question about whether or not a shuttle bus service would impact trip generation levels for a hotel use.
- There was a question regarding why hotel development appears to generate more trips than residential development.

- A representative from Rosslyn Renaissance indicated that she would recommend that “Low” Office-Apartment-Hotel be considered as it provides the most flexibility.
- One (1) commissioner expressed concern about the potential heights permitted under C-O-1.5, the zoning category which corresponds to “Low” Office-Apartment-Hotel, however she did indicate that the potential uses permitted under this district could be appropriate for this site.
- A representative of the North Rosslyn Civic Association indicated that she would not want to see the building height extend beyond that of surrounding buildings. She added that the site is unique with its topography, etc. and that a taller building here would not establish a new height precedent for this area, so long as it did not appear taller than the nearby building.
- Another commissioner said that she thought that “Low” Office-Apartment-Hotel is a good option for this site and she does not want to see piecemeal residential development in this area.
- A third commissioner said that because of the site’s location along a busy roadway, it is unlikely that there would be single-family or multifamily residential development here. Thus, providing for potential hotel or office uses through “Low” Office-Apartment-Hotel is a good idea. He added that the site is in a low spot topographically.
- Another representative of Rosslyn Renaissance concurred with the others’ recommendation to consider “Low” Office-Apartment-Hotel for this site.

Community Input – The subject site is located within the Colonial Village Civic Association boundaries and is adjacent to the North Rosslyn Civic Association. Across Lee Highway, is the North Highlands Civic Association. As indicated above in the summary of the LRPC feedback, a representative of the North Rosslyn Civic Association participated fully in the LRPC discussions, as did representatives of Rosslyn Renaissance. Representatives of the Colonial Village Civic Association and the North Highlands Civic Association were contacted and invited to participate in the LRPC process, but did not participate.

Staff Recommendation – As a result of its extensive analysis, staff concurs with the general input of the LRPC, the North Rosslyn Civic Association and Rosslyn Renaissance that “Low” Office-Apartment-Hotel is within realm of consideration. Staff has also concluded that “Medium” Residential is within the realm of consideration. Staff therefore recommends the following:

A GLUP category such as “Low” Office-Apartment-Hotel could be in the realm of consideration, subject to an appropriate site plan, for several reasons. With the appropriate uses, heights, tapering and transitions, which can be addressed through the site plan process, “Low” Office-Apartment-Hotel and the associated C-O-1.5 zoning district could allow for flexibility in redeveloping this site with a mix of uses, including apartment, office or hotel development with or without retail. “Low” Office-Apartment-Hotel could provide for an appropriate form of development at this location that is compatible with surrounding development. Given the site’s location along Lee Highway and Interstate 66 and its extreme topography, additional height could be accommodated

on this site in relation to surrounding sites to make redevelopment through the site plan process more likely. By-right development under the current C-2 zoning is a distinct possibility should other options not be provided, as this site could be used for a large format retail establishment. Staff heard through the process that there is an interest in allowing for hotel or multifamily residential development on this site, as it is located on a major arterial and interstate and such uses could be viable in a busy, noisy location of this nature. A GLUP designation of “Low” Office-Apartment-Hotel would also be consistent with and in keeping with good planning principles that encourage smart growth and sustainable, walkable development close to Metrorail corridors.

“Medium” Residential could also be an appropriate GLUP designation for this site. While the area surrounding the site is designated “Low-Medium” Residential on the GLUP, many of these properties are zoned RA6-15 and RA7-16. These zoning districts correspond to the “Medium” Residential GLUP category, as opposed to “Low-Medium” Residential. “Medium” Residential could also provide for a building form and heights similar to what could be achieved under “Low” Office-Apartment-Hotel and which would be compatible with surrounding development, particularly given its location and the substantial grade change across the site. Under the corresponding zoning district of RA-H, the apartment or hotel uses that were identified as potentially appropriate for this site during the LRPC process are permitted, while office development is not. RA-H allows for 72 units/acre and a maximum height of 125 feet. By site plan, 88 dwelling units or 88 hotel rooms could potentially be achieved on this property. This compares with C-O-1.5 which, as previously stated, allows for 1.5 FAR of office development, 72 units/acre of apartment development and 110 units/acre of hotel development with heights up to eight (8) stories for office buildings and 10 stories for apartments and hotels. By site plan, 80,454 square feet of office space, 88 dwelling units or 135 hotel rooms could potentially be achieved on this property.

The current GLUP designation of “Low-Medium” Residential and its associated R15-30T, RA14-26 and RA8-18 zoning designations provide primarily for townhouse and apartment uses respectively. Mixed-use and ground floor retail would not be possible and it is unlikely that a developer would choose to redevelop the site under these zoning categories, as opposed to the current C-2 zoning category. A “Service Commercial” GLUP designation, which would correspond to the existing C-2 zoning, would similarly not likely result in mixed-use development. By-right, C-2 provides for residential development as permitted in R-6 (One-Family Dwelling Districts), or hotel development at approximately 72 units/acre or commercial uses at 1.5 FAR. C-2 site plan options are only available in special revitalization districts and this site is not located in such a district. There is a mixed use option available under the C-2 Unified Commercial Mixed-Use Development (“UC/MUD”) option, which allows for a maximum of 2.0 FAR of commercial or retail development with residential development or a maximum of 1.5 FAR for commercial-only development. However, it is unlikely that the site would develop under this option, as only six (6) UC/MUD projects have been approved in the County and only the three (3) located in the Nauck Village Center Special Revitalization District, where more flexible provisions are provided, either have been constructed or are under construction. As the retail requirements under UC/MUD are substantial, developers would not likely choose to develop this site under this use permit option due

to its location. In addition, neither the by-right nor UC/MUD options under C-2 allow for heights over 45'.

It should be noted that by site plan C-O-1.5 also allows for the same commercial density as C-2, but by-right allows for even less density than C-2. C-O-1.5 only allows for residential development as under R-6 and commercial development of .4 to .6 FAR based on site size. By site plan, C-O-1.5 also allows for 72 units/acre of apartment or 72 units/acre for hotel, therefore providing for a mix of uses. RA-H allows for only 24 units/acre by-right. By-right development under C-2 is a real possibility for the subject site, and a concern expressed by the adjacent neighborhood, as this site has an existing commercial use and underlying C-2 zoning. Theoretically, up to an approximately 80,000 square foot two (2)-story commercial development could be built by-right on this site.

With regards to concerns about the potential uses and heights permitted by the zoning districts which correspond to "Low" Office-Apartment-Hotel and "Medium" Residential, these can be addressed through the site plan process. In addition, the site can accommodate additional height with respect to other nearby buildings, as there is a significant 40' topography change across the site from 110' above sea level on the northern portion of the site to 150' above sea level on the southern portion of the site. Staff recommends that heights, transitions and tapering be carefully evaluated through the site plan review process, based on the comments expressed by both LRPC members and the community.

In terms of transportation impacts, this site could accommodate additional density. It is located under a half mile, or 10-minute walk, to both the Rosslyn and Courthouse Metrorail Stations and is served by several regular bus routes. The site is also located along a major arterial, Lee Highway, and is proximate to Interstate 66 and the Custis Trail. It therefore has good transit, vehicular, bicycle and pedestrian connectivity.

In terms of implications, each and every request to amend a site to a different GLUP category is carefully evaluated with respect to all relevant adopted plans, the surrounding context and the input of the community and relevant commissions. Should a GLUP amendment be proposed for a site, where the proposal, like this one, is inconsistent with the relevant adopted plan or for a site that is not within a planned area, a Special GLUP Study would be initiated. All Special GLUP Study processes involve extensive LRPC review and there are public hearings at the County Board prior to the issuance of any report recommending or not recommending advertisement of such a GLUP change. All amendment requests are carefully scrutinized on an individual basis, except when they are the recommendations of a broader public planning process, such as a sector or small area planning process.

Furthermore, this specific site can be distinguished from others for several reasons. First, this site is separated from the rest of the surrounding neighborhood by an interstate highway, a major arterial, the North Scott Street Bridge, North Quinn Street and a steep slope divorcing this low spot from the rest of the block. The development located closest to the site are the townhouses situated east of the site across North Quinn Street and behind a screen of trees and the multifamily buildings located south of the site and up the

hill. There is no development directly west of the site, as it is a treed area, and directly north of the site is Lee Highway followed by Interstate 66. Due to its relative isolation in terms of the road network and its topography, this site is generally self-contained.

In addition, because this site is located approximately a half mile from the Rosslyn and Courthouse Metrorail Stations, it is transit-proximate and within an easy 10 minute walk of heavy rail and the shops, restaurants and other amenities located in Rosslyn and Courthouse. The site is also well-served by several Metrobus and ART Bus routes. The site not only has transit connectivity, but is also located on a major arterial, providing vehicular access, and is located on a major bicycle and pedestrian trail.

Furthermore, there is a discrepancy between the existing residential GLUP and existing commercial zoning designations of this site, while most of the surrounding area is shown as residential on the GLUP and is zoned and developed as such. Most of the surrounding area, however, is designated residential on the GLUP and is zoned residential. In fact, there are only six (6) sites in the County that are designated "Low-Medium" Residential on the GLUP, are zoned C-2 and are located within a half mile of a Metrorail station (see attached graphics). These sites are: the subject site; the Bergmann's site located on Lee Highway near North Veitch Street; the commercial and residential properties on the north side of Lee Highway near the Bergmann's site between North Adams and North Daniel Streets; two (2) sites on the east side of Glebe Road near the intersection with Washington Boulevard in the Ballston Sector Plan area; three (3) sites on the south side of Wilson Boulevard near North Piedmont Street in the Virginia Square Sector Plan area; and a site on Wilson Boulevard near the intersection with Quinn Street, which is included in the Colonial Village site plan, and is located in both the Courthouse Sector Plan area and the Colonial Village Coordinated Preservation and Development District. Thus, of these sites, only the Bergmann's site and the parcels along Lee Highway between North Adams and North Daniel Streets are in unplanned areas.

Next Steps

With regards to the next steps in the process, staff will bring this memorandum to the Planning Commission documenting the findings of the study as an action item and send a copy of this memorandum to the County Board. Following the Planning Commission meeting, staff will forward any additional guidance provided by the Planning Commission at its meeting to the County Board, along with a copy of the Planning Commission letter regarding this site. Should the developer be interested in pursuing a site plan for this site which includes a GLUP amendment request, staff will issue a staff report that evaluates the proposed request against the findings of this memorandum and includes a recommendation to the County Board to advertise or not to advertise the proposed amendment. Authorizing the advertisement of an amendment would not imply that the County Board supports the proposed change, but that it is within the realm of consideration.

CONCLUSION: Based on staff's analysis of the relevant planning documents and adopted County policies and the feedback staff received from the Long Range Planning Committee of the Planning Commission and the community, staff recommends that either "Low" Office-Apartment-Hotel or "Medium" Residential are potentially appropriate designations for this site, subject to an appropriate site plan.

COLONY HOUSE SITE – SPECIAL GLUP STUDY PROCESS

BACKGROUND: A General Land Use Plan (GLUP) amendment request has been submitted to change the portion of the block bounded by Lee Highway to the north and North Quinn Street to the east and reaching halfway across the block west towards North Scott Street and partway across the block south towards the adjacent residential buildings from “Low-Medium” Residential (16-36 units/acre) to “Low” Office-Apartment-Hotel (up to 1.5 FAR office; up to 72 units/acre residential; up to 110 units/acre hotel). The proposed GLUP amendment is in conjunction with a rezoning request from “C-2” (Service Commercial - Community Business Districts) to “C-O-1.5” (Commercial Office Building, Hotel and Apartment Districts), consistent with the requested GLUP designation.

This site falls within the boundaries of the Rosslyn Transit Station Area Plan Addendum (1992), which calls for this site to remain “residential.” Consistent with the “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted by the County Board in 2008, a community review process is needed in those instances where a requested land use change is inconsistent with the recommendations of the relevant adopted plan. Below is a description of the scope and process to analyze the proposed GLUP amendment.

OBJECTIVE: The objective is to analyze the site in the context of the surrounding area and obtain feedback from LRPC on the appropriateness of the requested change. With this input, staff will develop a recommendation to the County Board regarding this GLUP amendment request and what GLUP category or categories may be appropriate for this site.

SCOPE: Planning meetings will be led by the Long Range Planning Committee (LRPC) of the Planning Commission (see LRPC meeting process below for more information). The scope of the study includes the following:

- History of GLUP and Zoning designations for the subject site and surrounding area
- Existing GLUP and Zoning designations for the subject site and surrounding area – uses; density; heights; etc.
- Recommendations of other relevant plans and policies
- Proposed GLUP amendment request – allowable uses; density; heights; etc.
- 3-D modeling of existing conditions and what the proposed GLUP designation would allow
- Preliminary transportation analysis for site

LRPC MEETING PROCESS: This planning process is anticipated to comprise approximately two LRPC meetings. Additional meetings could be added if necessary. The LRPC may identify additional groups to participate. The meetings will include:

Meeting #1: (July 28th)

- General background information
- Discussion of and refinement of scope and process

Meeting #2: (September 15th)

- Staff analysis and 3-D modeling

- LRPC discussion and direction

END PRODUCT: This process will generate an analysis that will provide a basis for discussion and recommendations in a report stating the findings of the study, which could include guidance regarding height, density, uses, tapering and the like. This report will also provide staff's recommendations regarding which GLUP category or categories may be most appropriate for this site. Should a site plan application be filed for this site, a staff report, informed by the study report, recommending or not recommending advertisement for the requested GLUP amendment would be provided to the County Board.

Colony House Special GLUP Study

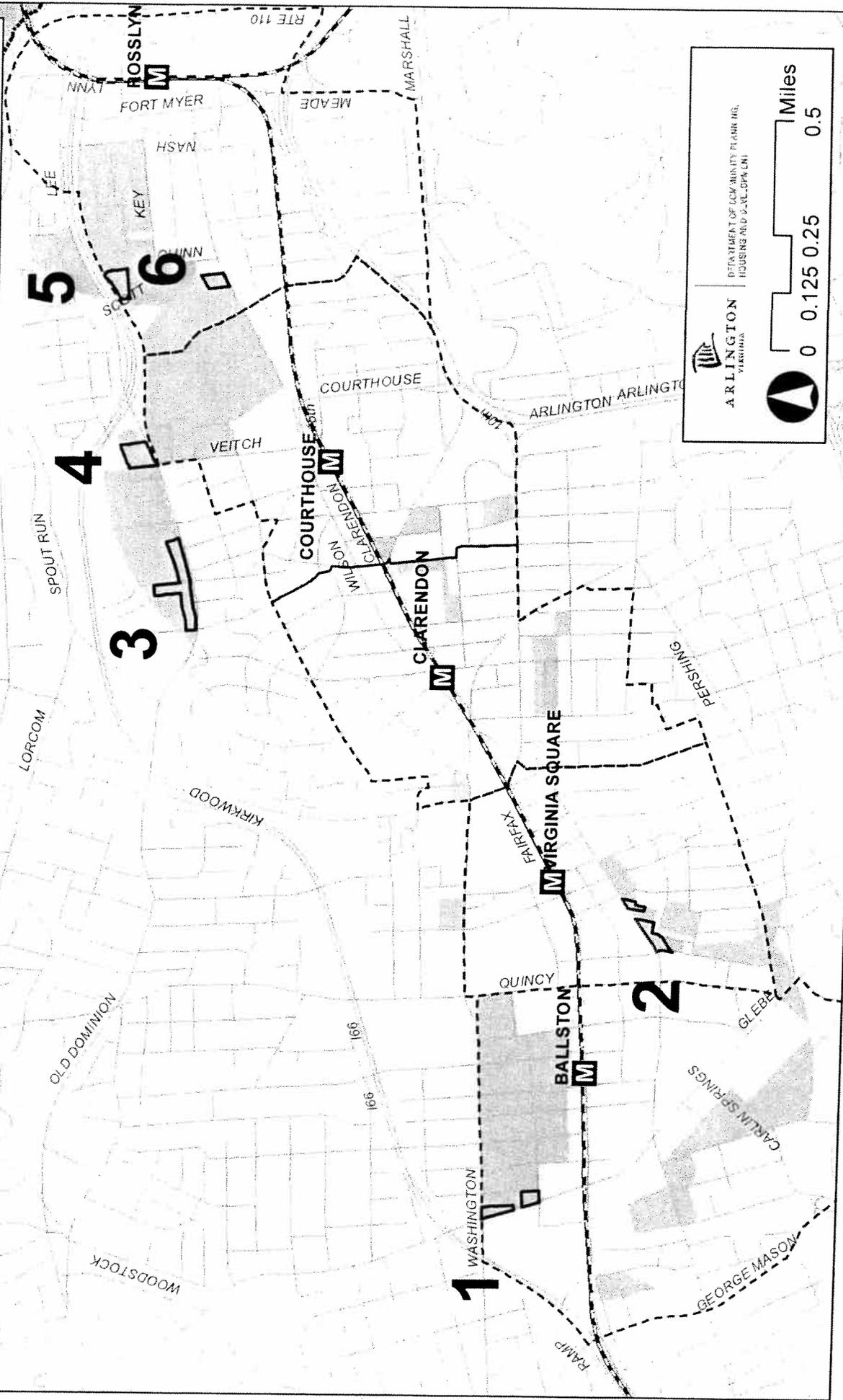
Low-Medium Residential Within
1/2 Mile of Metrorail Stations
with C-2 Zoning

Legend

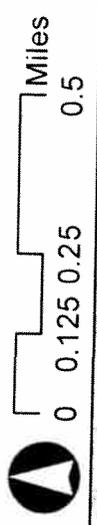
 Metro Station Areas

 C-2 Zoning

Low-Medium Residential Within Half Mile of Metro



DEPARTMENT OF GOVERNMENT PLANNING AND
HOUSING AND DEVELOPMENT



1 Colony House Special GLUP Study

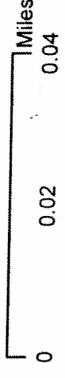
Low-Medium Residential Within

1/2 Mile of Metrorail Stations with C-2 Zoning

Legend

 C-2 Zoning

 Low-Medium Residential Within Half Mile of Metro



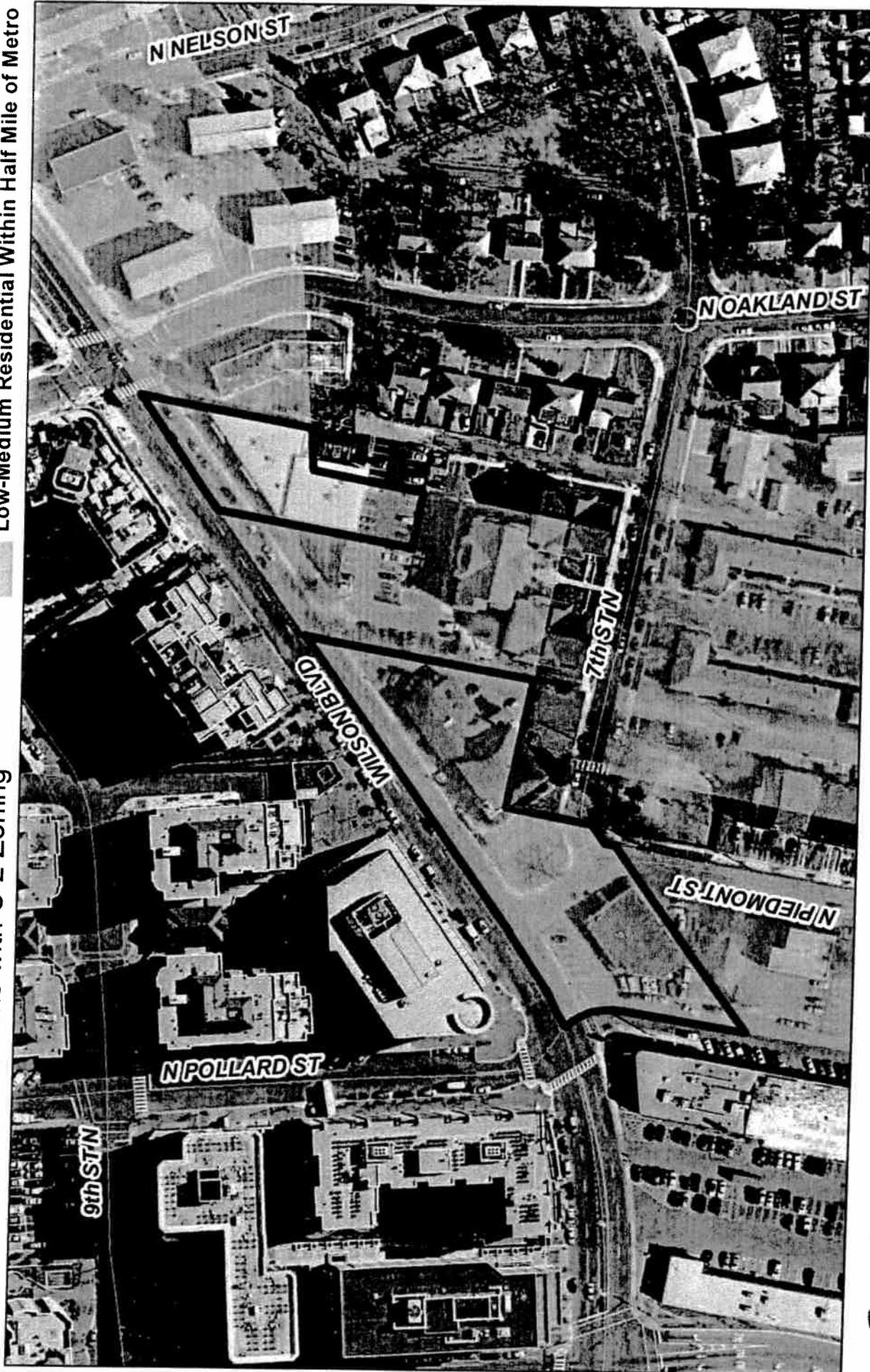
Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

2 Colony House Special GLUP Study

Low-Medium Residential Within
1/2 Mile of Metrorail Stations with C-2 Zoning

Legend

-  C-2 Zoning
-  Low-Medium Residential Within Half Mile of Metro



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DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT



3 Colony House Special GLUP Study

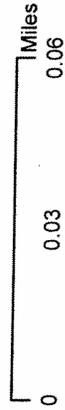
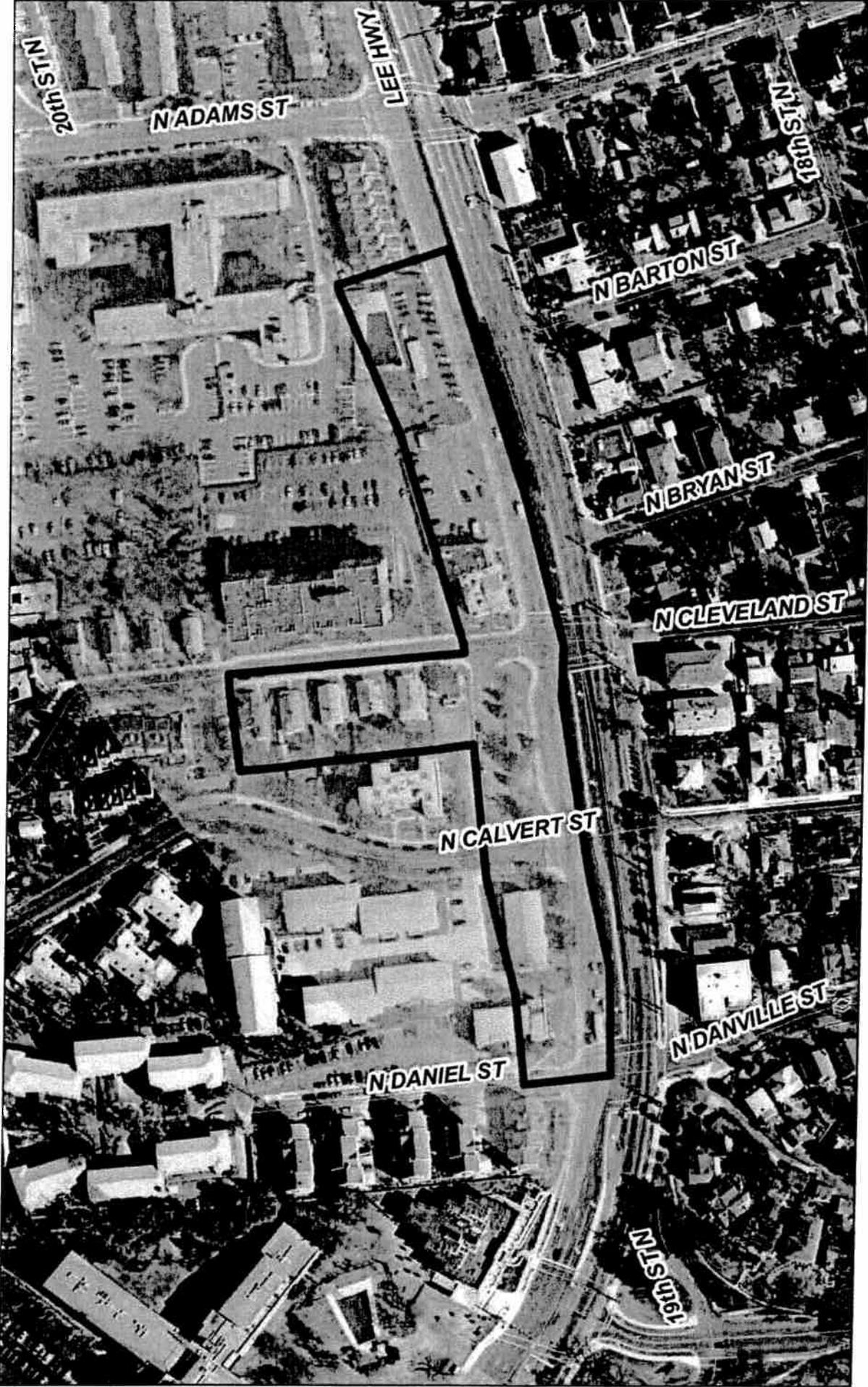
Low-Medium Residential Within

1/2 Mile of Metrorail Stations with C-2 Zoning

Legend

 C-2 Zoning

 Low-Medium Residential Within Half Mile of Metro



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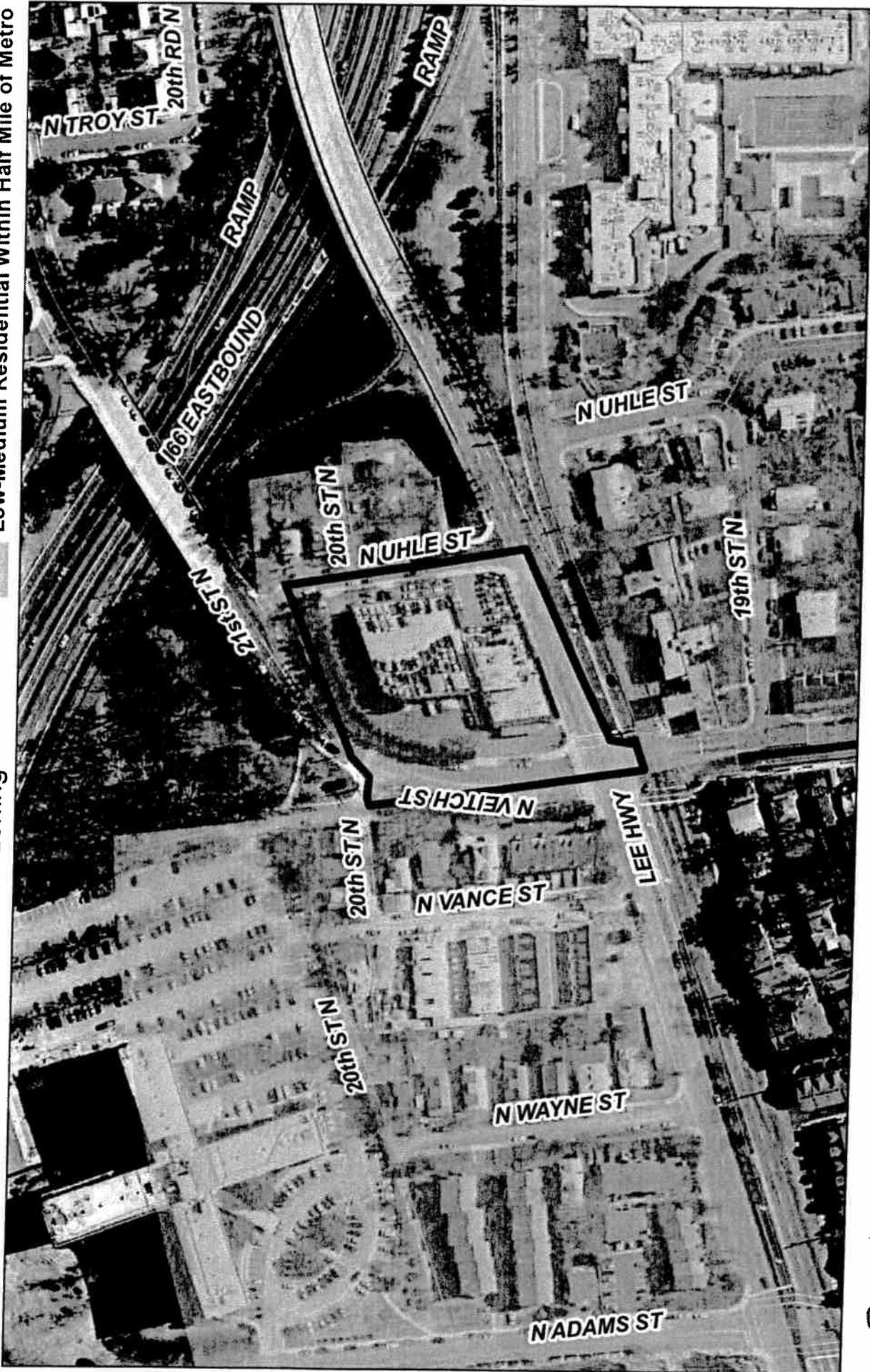
4 Colony House Special GLUP Study

Low-Medium Residential Within
1/2 Mile of Metrorail Stations with C-2 Zoning

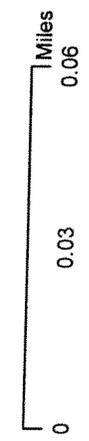
Legend

 C-2 Zoning

 Low-Medium Residential Within Half Mile of Metro



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5 Colony House Special GLUP Study

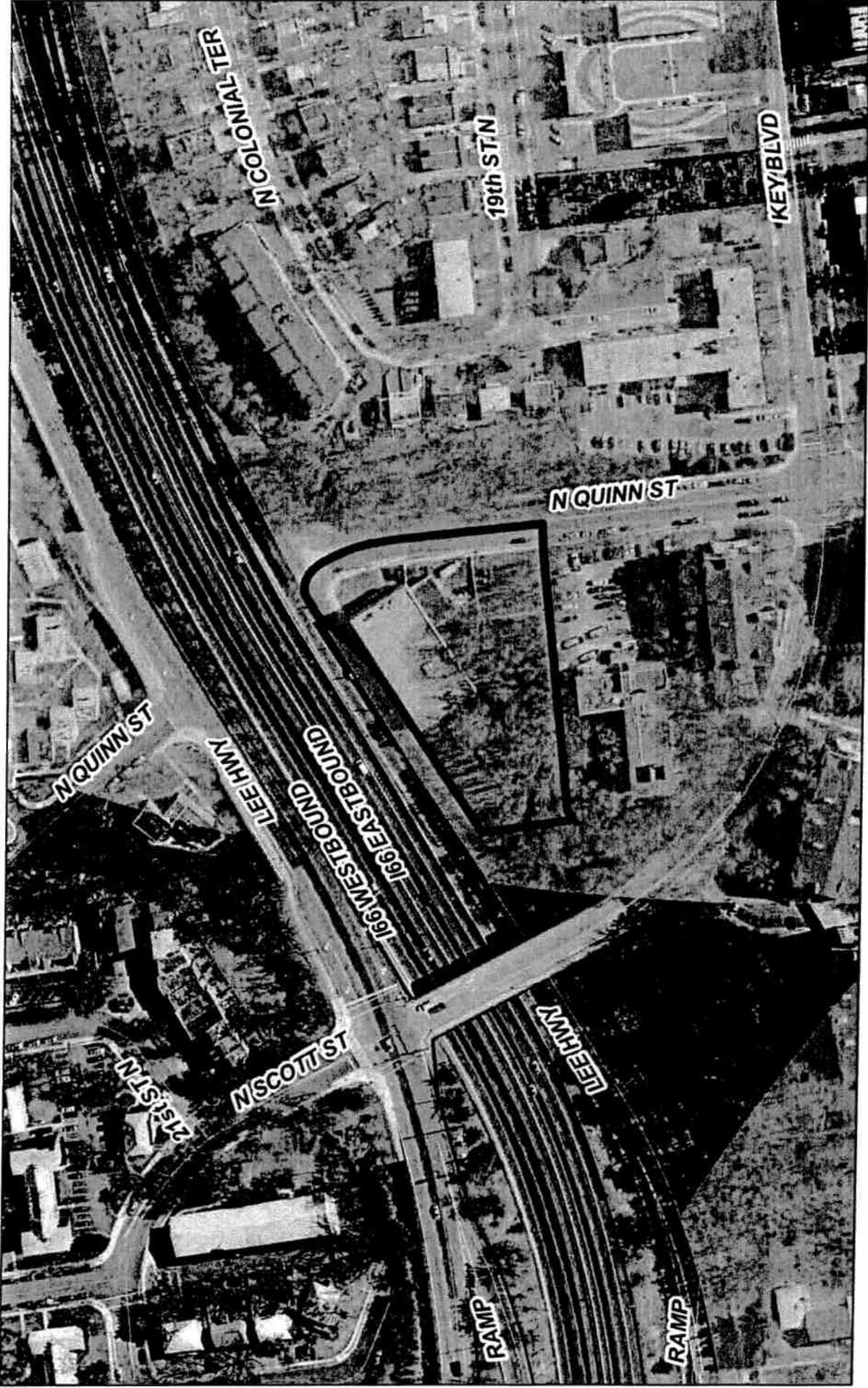
Low-Medium Residential Within

1/2 Mile of Metrorail Stations with C-2 Zoning

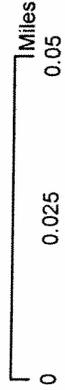
Legend

 C-2 Zoning

 Low-Medium Residential Within Half Mile of Metro



DEPARTMENT OF COMMUNITY PLANNING,
HOUSING AND DEVELOPMENT



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6 Colony House Special GLUP Study

Low-Medium Residential Within
1/2 Mile of Metrorail Stations with C-2 Zoning

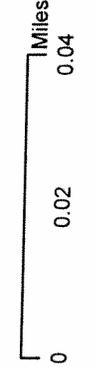
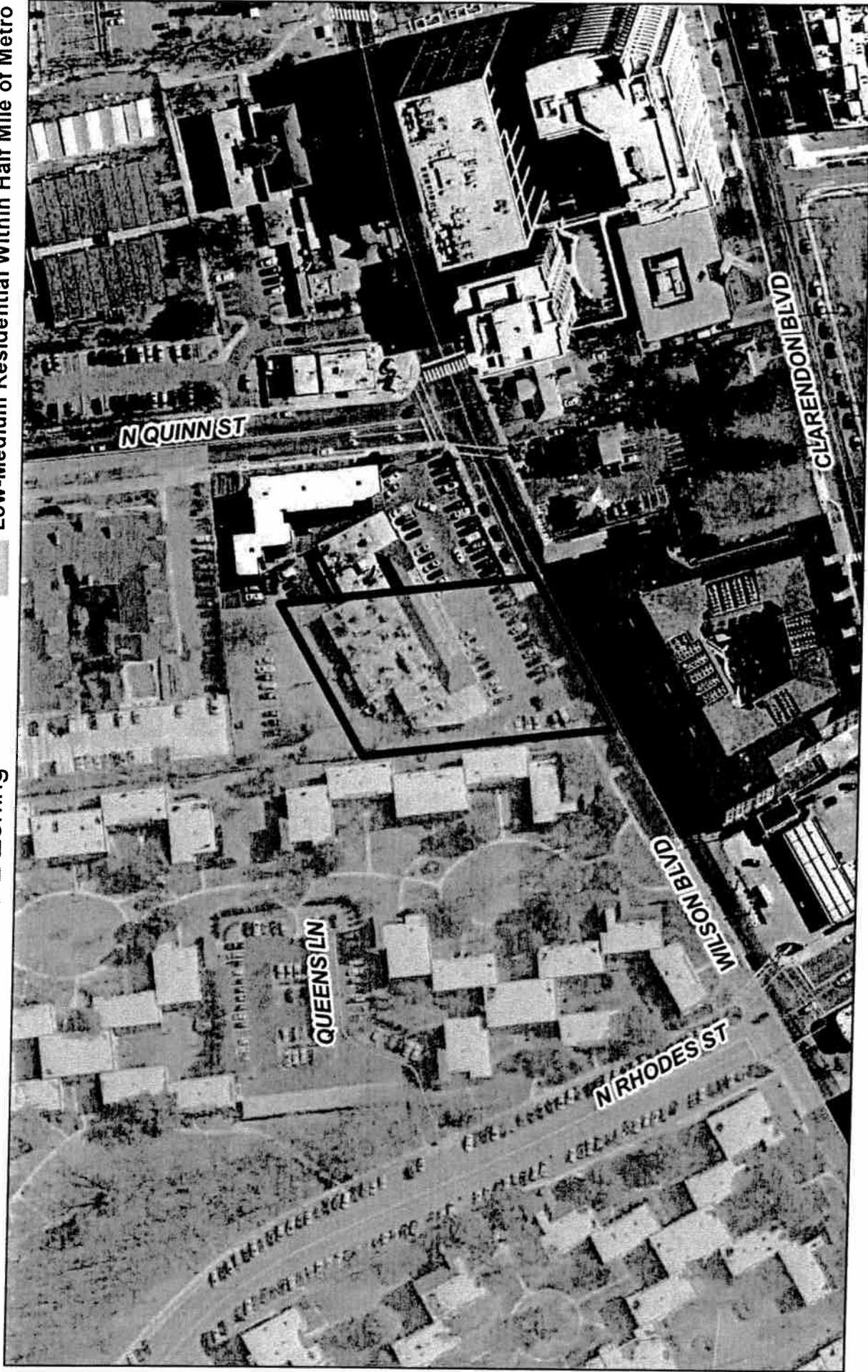
Legend



C-2 Zoning



Low-Medium Residential Within Half Mile of Metro



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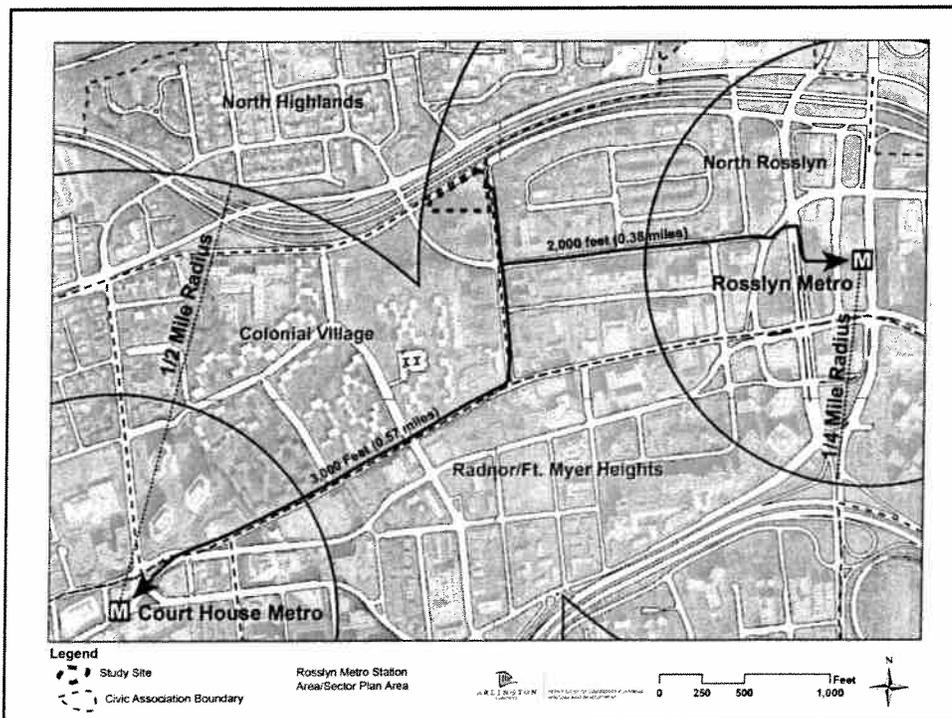
Colony House Special General Land Use Plan Study

Long Range Planning Committee Meeting Presentation Compendium

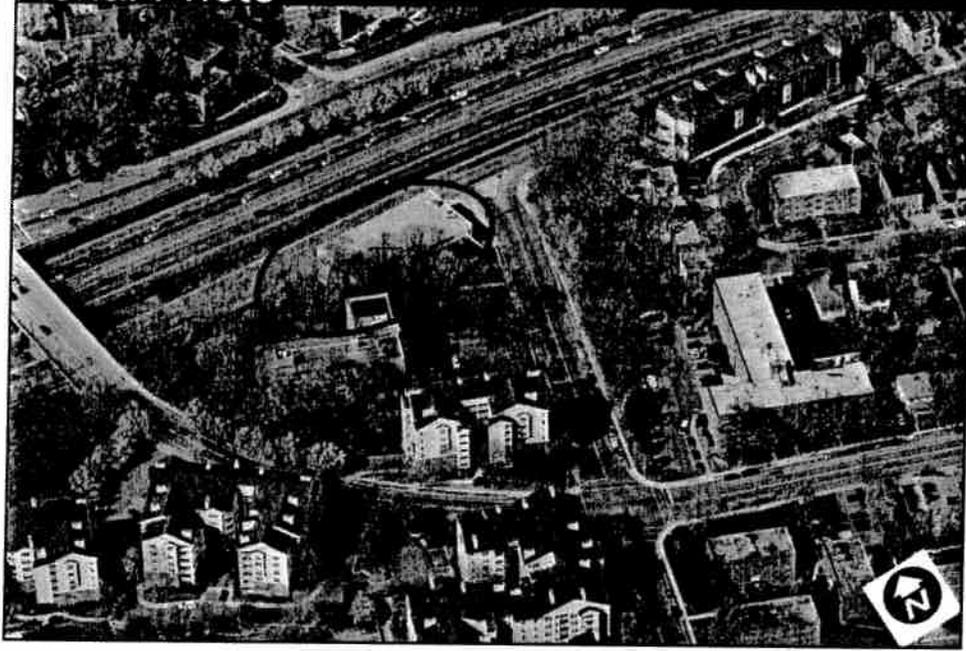
October 3, 2011



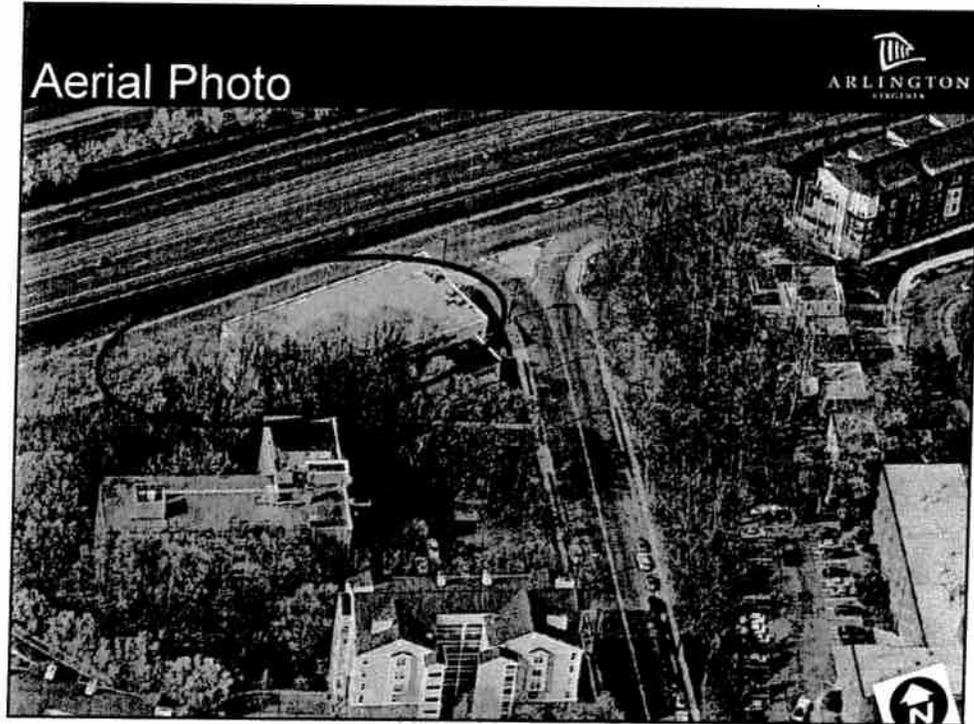
Department of Community Planning, Housing and Development

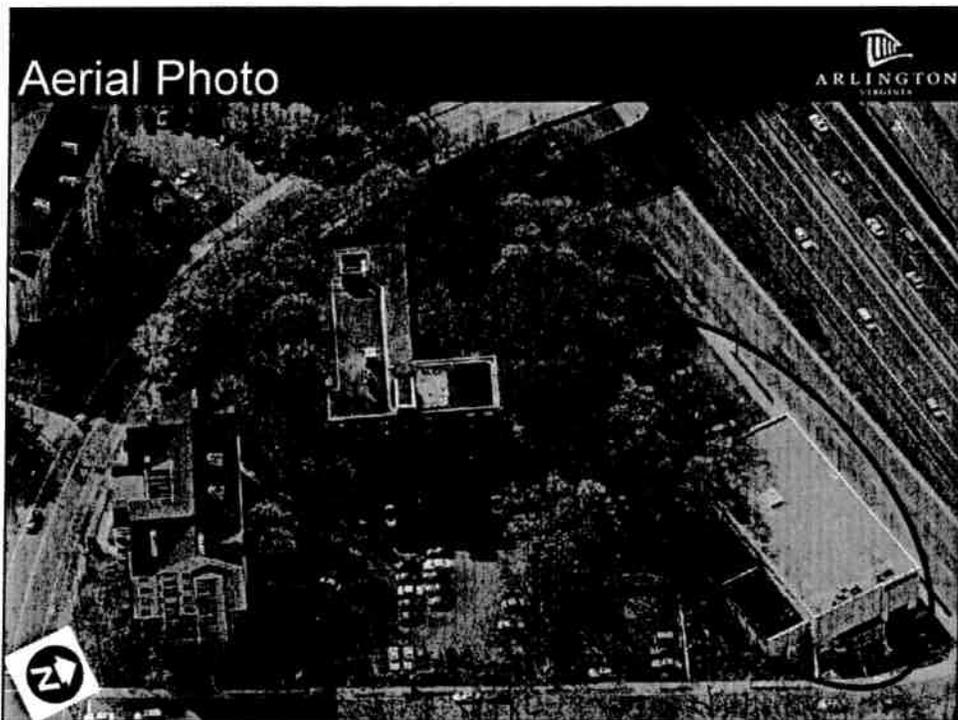
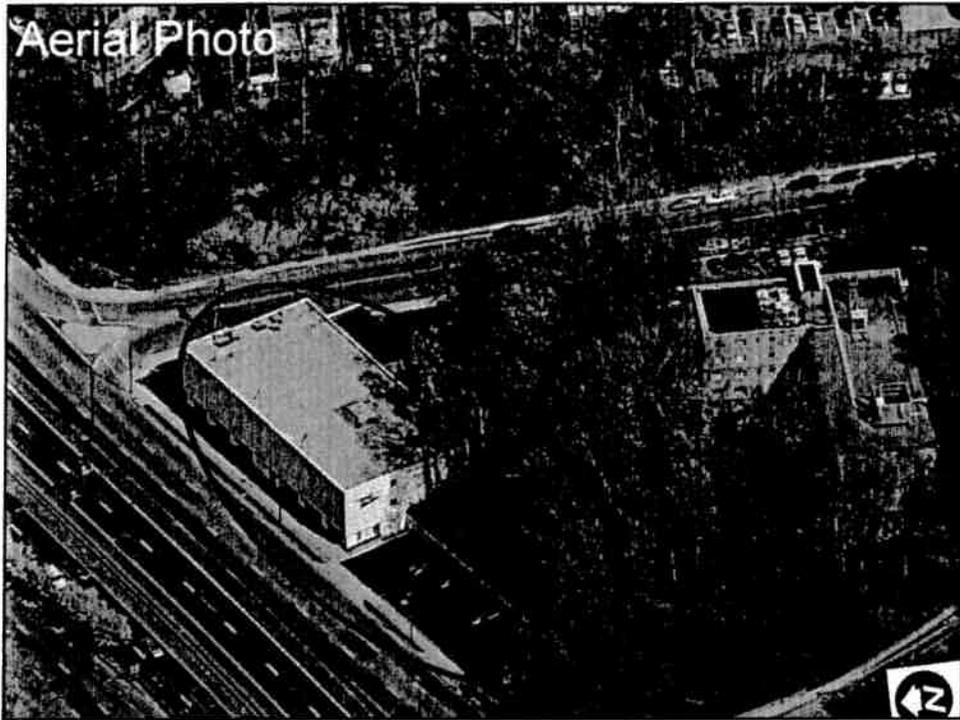


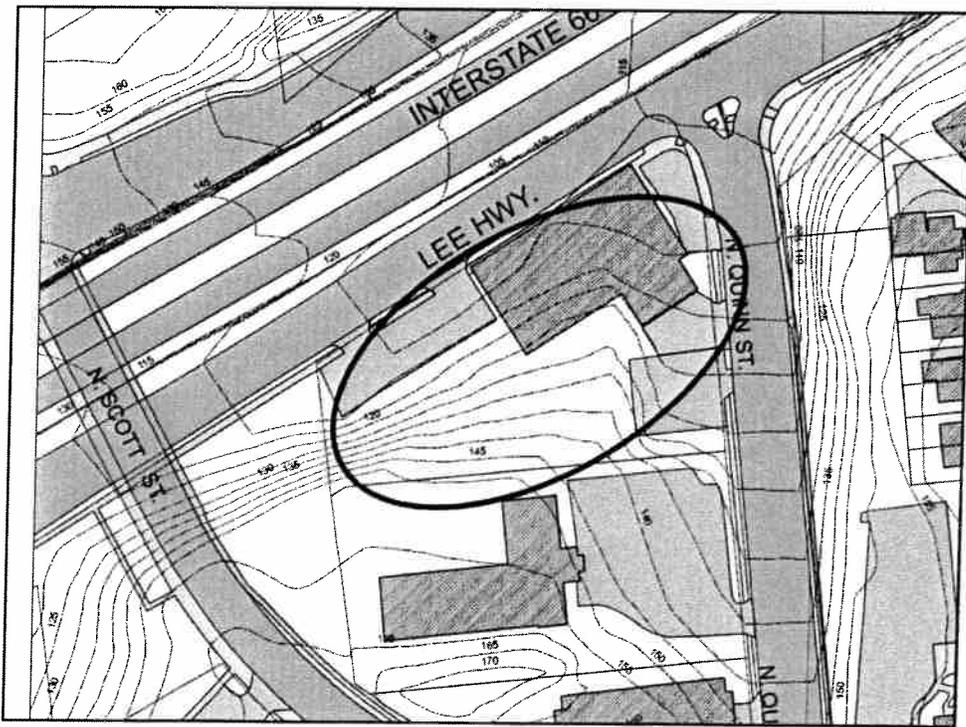
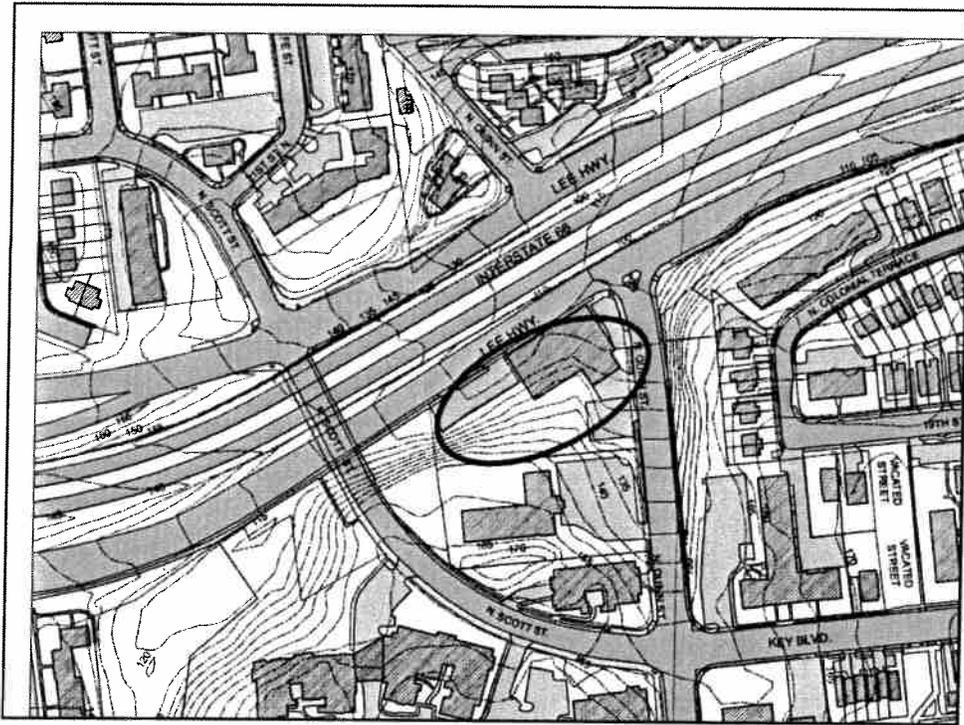
Aerial Photo



Aerial Photo







Amendment/Rezoning Request



- GLUP amendment request from "Low-Medium" Residential to "Low" Office-Apartment Hotel
- Request in conjunction with a rezoning proposed from "C-2" to "C-O-1.5"

GLUP Designations

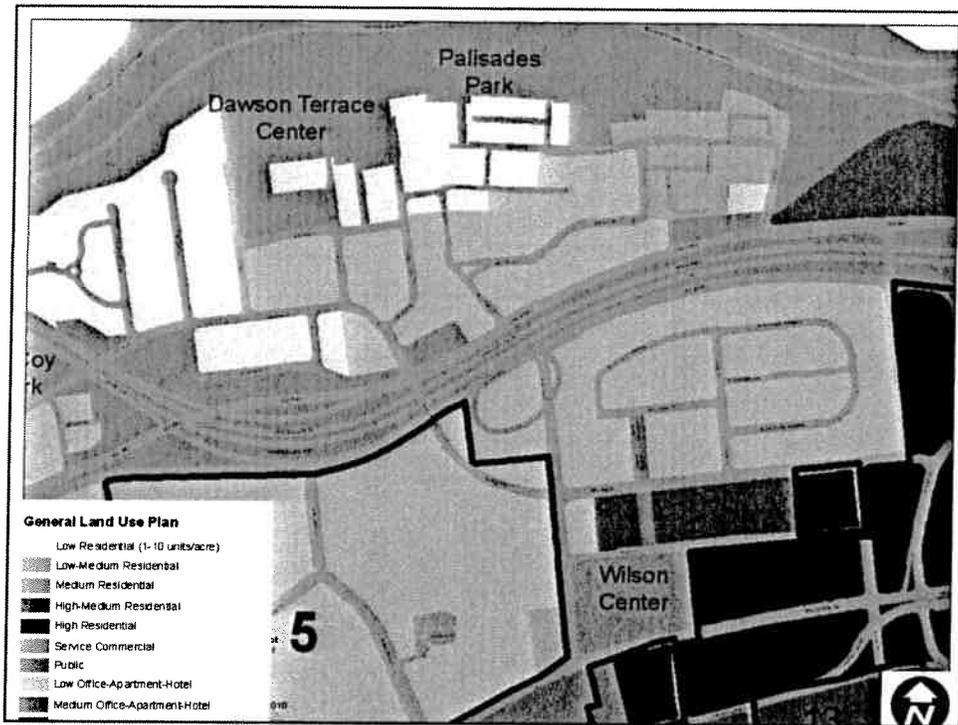


Existing GLUP Category

- "Low-Medium" Residential (16-36 units per acre)

Proposed GLUP Category

- "Low" Office-Apartment-Hotel (up to 1.5 FAR office; up to 72 units/acre apartment; up to 110 units/acre hotel)



| GLUP History of Site | |
|----------------------|--|
| | •1961 - "High Medium" Residential (multi-family) (14-39 u/a) |
| | •1964, 1966 - No Change |
| | •1975 - "Low-Medium" Residential (16-30 u/a) |
| | •1979, 1983 - No Change |
| | •1987- "Low-Medium" Residential (16-36 u/a) |
| | •1990, 1996, 2004 - No Change |

Rosslyn Station Area Guidance



Rosslyn Transit Station Area Study (1977)

- Recommends maintaining "Low-Medium" Residential GLUP designation
- Recommends rezoning from C-2 to RA8-18

Rosslyn Transit Station Area Plan Addendum (1992)

- Calls for this area to be "residential"

Zoning Designations

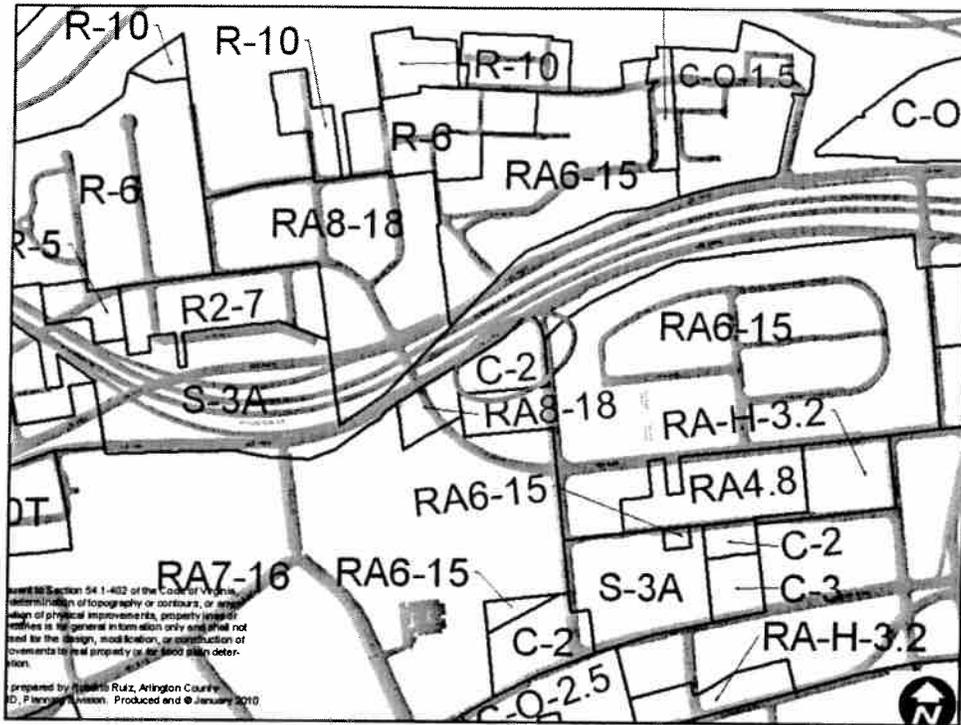


Existing

- "C-2" (Service Commercial – Community Business Districts)

Proposed

- "C-O-1.5" (Commercial Office Building, Hotel and Apartment Districts)



Existing Zoning Designations



| Zoning District | Use | Height | Density |
|-----------------|---------------------------------|------------|---|
| C-2 | residential | 45' max | residential - as permitted in R-6 |
| | hotel | | hotel – min. 600 sq. ft. lot area per room (72.6 u/a) |
| | commercial; office; retail | | other uses – max. 1.5 FAR |
| C-2 UC/MUD | commercial; retail; residential | 45' max | max. 2.0 FAR commercial/retail with residential or max. 1.5 FAR commercial only |

| Zoning Designations Corresponding to Current "Low-Medium" Residential | | | |
|---|-----------------------------------|-------------------------------------|---|
| Zoning District | Use | Height | Density |
| R15-30T | single-family residential | 35' max | 8 u/a (5,000 sf per lot) |
| | site plan – two family; townhouse | 45' max | 15 u/a if GLUP is "Low" Residential (11-15 u/a); 30 u/a if GLUP is "Low Medium" Residential |
| RA14-26 | single-family residential | 35' max | 8 u/a (5,000 sf per lot) |
| | apartment, townhouse | | 24 u/a |
| | site plan – apartment | 6 stories/ 60' max | 24 u/a |
| RA8-18 | single-family residential | 35' max | 8 u/a (5,000 sf per lot) |
| | apartment, townhouse | 40'; 8 stories/ 75' by site plan | 36 u/a |

| Applicant's Proposed Zoning Designation | | | |
|---|--|--------------------------------|---|
| Zoning District | Use | Height | Density |
| C-O-1.5 | by-right: residential; limited professional office | by-right: 35' | as permitted in R-6 |
| | site plan: apartment; hotel; commercial and office | site plan: 8 stories office | site plan: 1.5 FAR office/commercial |
| | | 10 stories apartment/hotel | 72 u/a apartment; 110 u/a hotel |

| Existing and Proposed Development Potential of Site | | |
|---|-----------|--|
| Zoning District | Site Area | Maximum Potential Development |
| C-2 (existing) | 53,636 sf | commercial: 80,454 sf (1.5 FAR) |
| C-O-1.5 (proposed) | 53,636 sf | office: 80,454 sf (1.5 FAR) apartment: 88 dwelling units (72 u/a) hotel: 135 rooms (110 u/a) |



Three-Dimensional Modeling

NB: The models are not intended to represent staff's recommended development of the site, but to represent illustrative examples of a multitude of options.

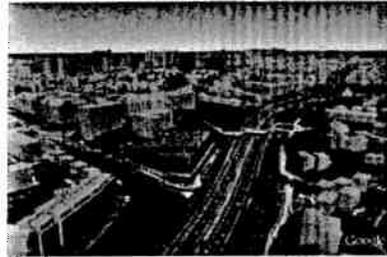
GLUP -- Service Commercial

Zoning: C-2 By-Right-Commercial

1a

Site Area: 53,636 SE

Max Allowed Density: 1.5 FAR Model Density: 1.5 FAR
 Max Allowed Height: 45' Model Height: 40'
 Max Allowed Dev.: 80,454 SF Model Total: 80,454 SF



View 1



View 2

Zoning: C-2 UC/MUD Use Permit -Residential/Retail

1b

Site Area: 53,636 SE

Max Allowed Density: 2.0 FAR Model Density: 2.0 FAR
 Max Allowed Height: 45' Model Height: 45'
 Max Allowed Dev.: 107,272 SF Model Total: 107,272 SF



View 1



View 2

GLUP -- Low-Medium Residential

Zoning: RA8-18 By-Right-Townhome

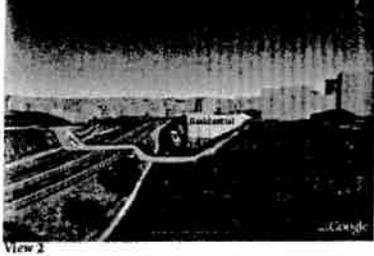
2a

Site Area: 53,636 SE

Max Allowed Density: 36 DUs/Acre Model Density: 15 DUs/Acre
 Max Allowed Height: 40' Model Height: 40'
 Max Allowed Dev.: 44 DUs Model Total: 18 DUs



View 1



View 2

Zoning: RA8-18 By-Right-Apartment

2b

Site Area: 53,636 SE

Max Allowed Density: 36 DUs/Acre Model Density: 36 DUs/Acre
 Max Allowed Height: 40' Model Height: 40'
 Max Allowed Dev.: 44 DUs Model Total: 44 DUs



View 1



View 2

Assumption: 1 Apartment Unit = 1,150 SF

GLUP -- Medium Residential

Zoning: RA6-15 By-Right-Apartment 3

Site Area: 53,636 SF

| | |
|----------------------------------|----------------------------|
| Max Allowed Density: 48 DUs/Acre | Model Density: 48 DUs/Acre |
| Max Allowed Height: 60' | Model Height: 60' |
| Max Allowed Dev.: 59 DUs | Model Total: 59 DUs |

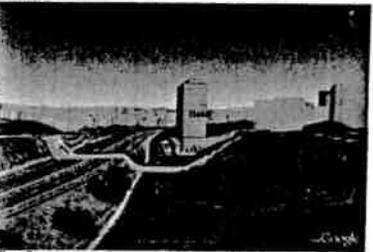


View 1



View 2

Assumption: 1 Apartment Unit = 1,150 SF 3 Sep-15-2011

| | | | | | | | | | | | | | |
|---|----------------------------------|----------------------------|--------------------------|-------------------|--------------------------|---------------------|--|----------------------------------|----------------------------|--------------------------|--------------------|--------------------------|---------------------|
| <p>GLUP -- Medium Residential</p> <p>Zoning: RA-H Site Plan-Apartment 4a</p> <p>Site Area: 53,636 SF</p> <table border="0"> <tr> <td>Max Allowed Density: 72 DUs/Acre</td> <td>Model Density: 72 DUs/Acre</td> </tr> <tr> <td>Max Allowed Height: 125'</td> <td>Model Height: 80'</td> </tr> <tr> <td>Max Allowed Dev.: 88 DUs</td> <td>Model Total: 88 DUs</td> </tr> </table> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>View 1</p> </div> <div style="text-align: center;">  <p>View 2</p> </div> </div> <p>Assumption: 1 Apartment Unit = 1,150 SF 4</p> | Max Allowed Density: 72 DUs/Acre | Model Density: 72 DUs/Acre | Max Allowed Height: 125' | Model Height: 80' | Max Allowed Dev.: 88 DUs | Model Total: 88 DUs | <p>Zoning: RA-H Site Plan-Hotel 4b</p> <p>Site Area: 53,636 SF</p> <table border="0"> <tr> <td>Max Allowed Density: 72 Rms/Acre</td> <td>Model Density: 72 Rms/Acre</td> </tr> <tr> <td>Max Allowed Height: 125'</td> <td>Model Height: 125'</td> </tr> <tr> <td>Max Allowed Dev.: 88 Rms</td> <td>Model Total: 88 Rms</td> </tr> </table> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>View 1</p> </div> <div style="text-align: center;">  <p>View 2</p> </div> </div> <p>Assumption: 1 Hotel Room = 600 SF 4 Sep-15-2011</p> | Max Allowed Density: 72 Rms/Acre | Model Density: 72 Rms/Acre | Max Allowed Height: 125' | Model Height: 125' | Max Allowed Dev.: 88 Rms | Model Total: 88 Rms |
| Max Allowed Density: 72 DUs/Acre | Model Density: 72 DUs/Acre | | | | | | | | | | | | |
| Max Allowed Height: 125' | Model Height: 80' | | | | | | | | | | | | |
| Max Allowed Dev.: 88 DUs | Model Total: 88 DUs | | | | | | | | | | | | |
| Max Allowed Density: 72 Rms/Acre | Model Density: 72 Rms/Acre | | | | | | | | | | | | |
| Max Allowed Height: 125' | Model Height: 125' | | | | | | | | | | | | |
| Max Allowed Dev.: 88 Rms | Model Total: 88 Rms | | | | | | | | | | | | |

GLUP -- Low Office-Apartment-Hotel (Requested By Developer)

Zoning: C-O-1.5 Site Plan-Office

5a

Site Area: 53,636 SF

Max Allowed Density: 1.5 FAR Model Density: 1.5 FAR
 Max Allowed Height: 8 Stories Model Height: 8 Stories
 Max Allowed Dev.: 80,454 SF Model Total: 80,454 SF

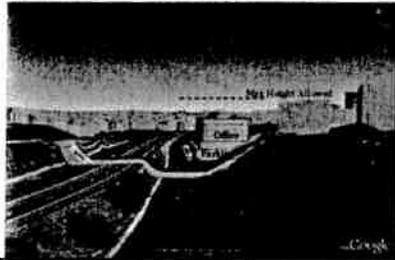


Zoning: C-O-1.5 Site Plan-Office

5a1

Site Area: 53,636 SF

Max Allowed Density: 1.5 FAR Model Density: 1.5 FAR
 Max Allowed Height: 8 Stories Model Height: 5 Stories
 Max Allowed Dev.: 80,454 SF Model Total: 80,454 SF



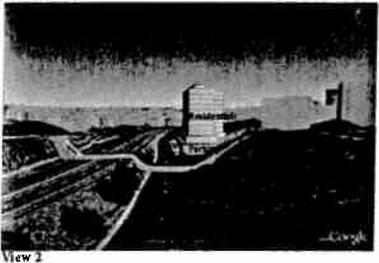
GLUP -- Low Office-Apartment-Hotel (Requested By Developer)

Zoning: C-O-1.5 Site Plan-Apartment

5b

Site Area: 53,636 SF

Max Allowed Density: 72 DUs/Acre Model Density: 72 DUs/Acre
 Max Allowed Height: 10 Stories Model Height: 10 Stories
 Max Allowed Dev.: 88 DUs Model Total: 88 DUs



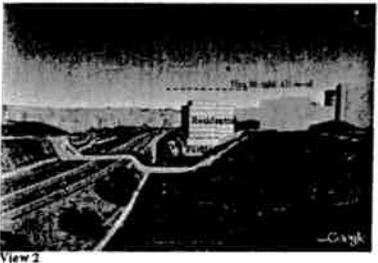
Assumption: 1 Apartment Unit = 1,150 SF

Zoning: C-O-1.5 Site Plan-Apartment

5b1

Site Area: 53,636 SF

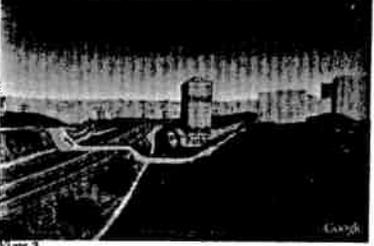
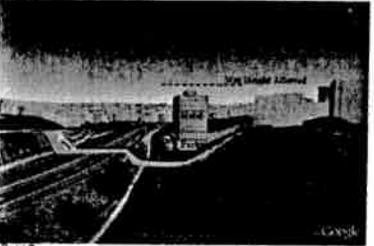
Max Allowed Density: 72 DUs/Acre Model Density: 72 DUs/Acre
 Max Allowed Height: 10 Stories Model Height: 7 Stories
 Max Allowed Dev.: 88 DUs Model Total: 88 DUs



Sep-15-2011

GLUP -- Low Office-Apartment-Hotel (Requested By Developer)

| | | | |
|--|-----------|--|------------|
| <p>Zoning: C-O-1.5 Site Plan-Hotel</p> <p>Site Area: 53,636 SF</p> <p>Max Allowed Density: 110 Rms/Acre Max Allowed Height: 10 Stories Max Allowed Dev.: 135 Rms</p> | <p>5c</p> | <p>Zoning: C-O-1.5 Site Plan-Hotel (Similar to Developer's Proposal)</p> <p>Site Area: 53,636 SF</p> <p>Max Allowed Density: 110 Rms/Acre Max Allowed Height: 10 Stories Max Allowed Dev.: 135 Rms</p> | <p>5c1</p> |
|--|-----------|--|------------|

| | |
|--|---|
| <p>Model Density: 110 Rms/Acre Model Height: 10 Stories Model Total: 135 Rms</p>  <p>View 1</p>  <p>View 2</p> | <p>Model Density: 110 Rms/Acre Model Height: 8 Stories Model Total: 135 Rms</p>  <p>View 1</p>  <p>View 2</p> |
|--|---|

Assumption: 1 Hotel Room = 600 SF

7

Sep-15-2011

Service Commercial



- Modeled "Service Commercial" because it corresponds with existing C-2 zoning and reflects what could be done by-right or by use permit
- C-2 could allow for a "large format sales establishment" on this site
- UC/MUD allows for mixed-use and such projects have been approved, but not built except in Nauck where there are more flexible provisions

Low-Medium Residential



- Modeled "Low-Medium" Residential because it is the current GLUP designation for this area
- This GLUP designation corresponds with R-15-30T, RA14-26 and RA8-18
- Staff modeled a by-right scenario under RA8-18 allows, as the site plan option does not allow for any increase in density over the by-right 36 u/a

Medium Residential



- Modeled "Medium" Residential because it is the GLUP designation that corresponds to the zoning for much of the surrounding area
- This GLUP designation corresponds with RA7-16, RA6-15 and RA-H
- Staff modeled a by-right scenario under RA6-15 as the site plan option does not allow for any increase in density over the by-right 48 u/a
- RA-H allows for both apartment and hotel development

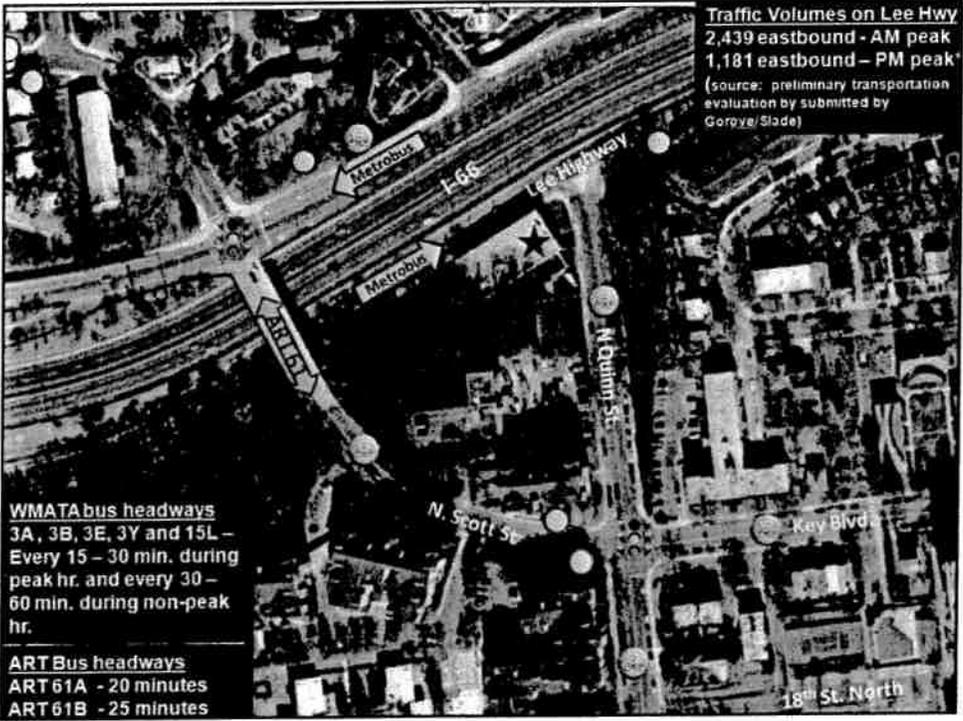
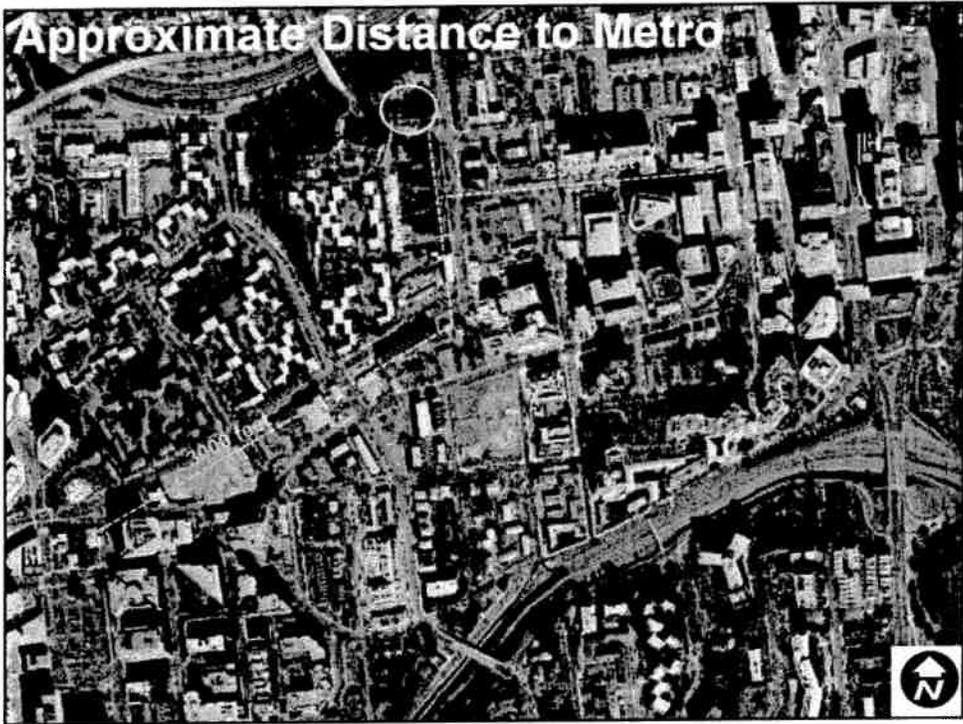
Low Office-Apartment-Hotel



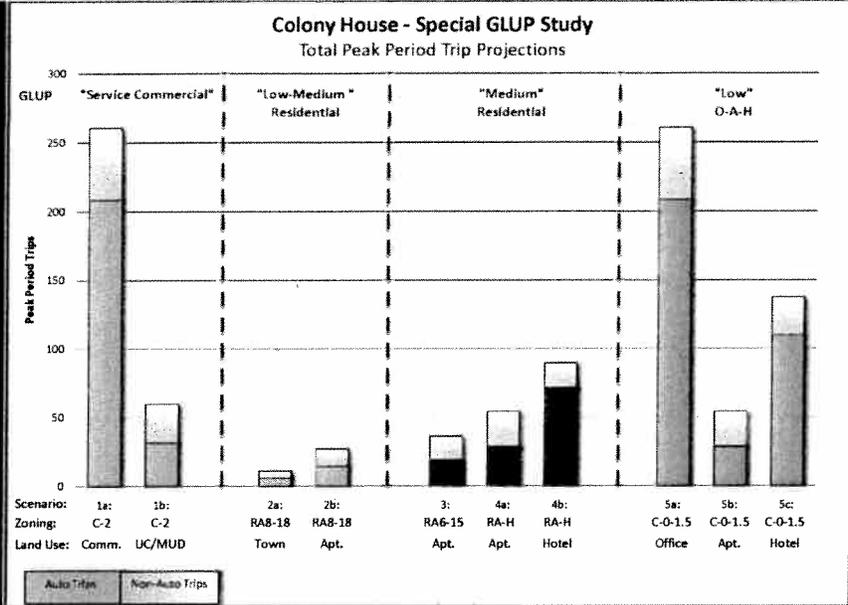
- Modeled "Low" Office-Apartment-Hotel as the applicant's requested GLUP designation
- This GLUP designation corresponds with C-O-1.5 and C-O-1.0
- C-O-1.5 allows for mixed-use development



Transportation Analysis



Transportation Impacts



Transportation Findings



- Trip generation by land use:
 - Office generates more trips than hotel, which generates more trips than residential.
 - Generally, this site would generate more auto trips than non-auto trips, given the distance from public transportation.
- Mode splits by land use:
 - Analysis assumed roughly: 80/20 for office and hotel; 60/40 for residential.
- Overall conclusion:
 - None of the proposed scenarios generate more traffic than a potential by-right commercial use under the existing zoning.

LRPC Discussion

Should the GLUP be amended for this site and, if so, to which category or categories?

