

# SP #447, 11<sup>th</sup> & Vermont

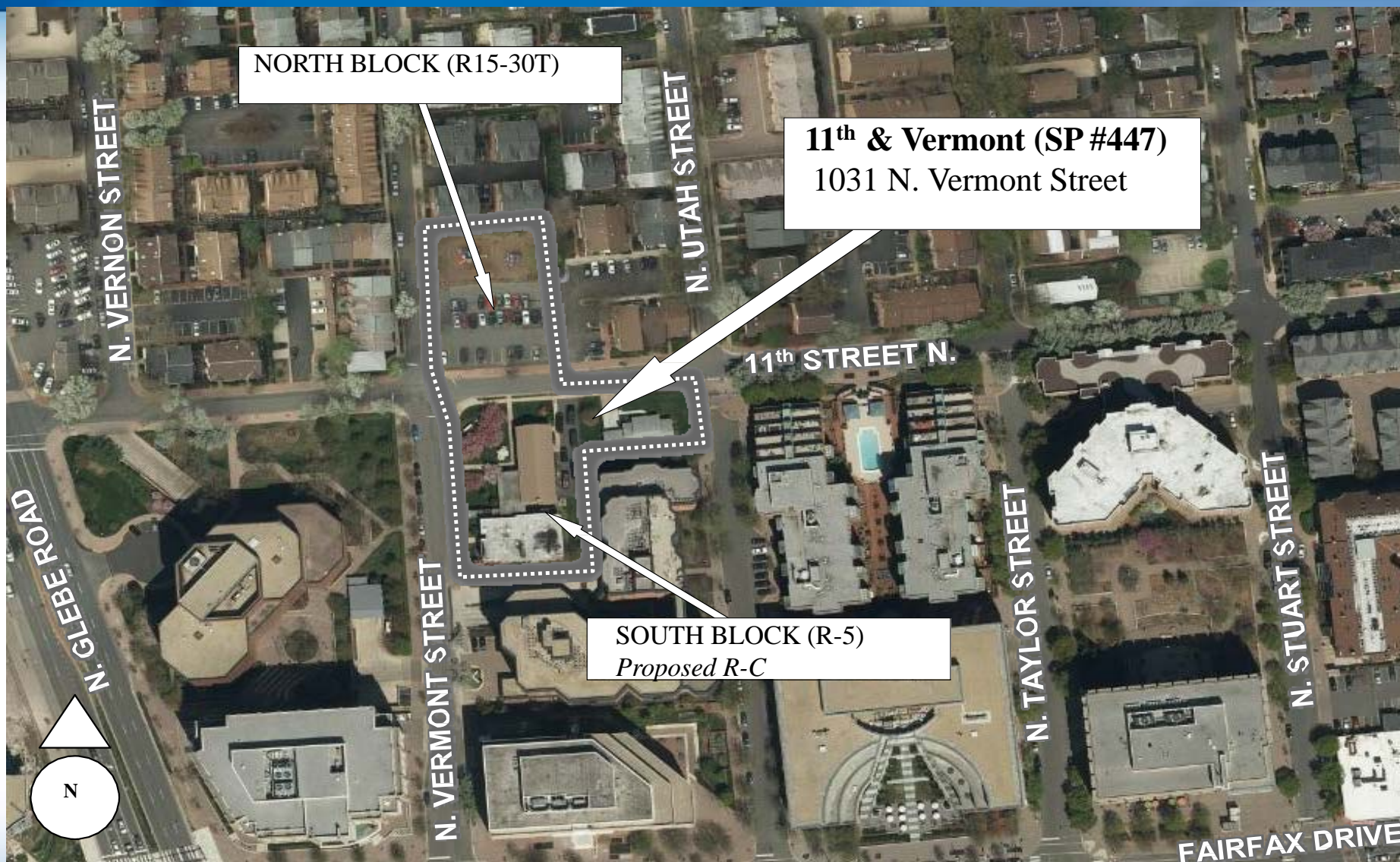
## GLUP Amendment, Rezoning, and Site Plan



Department of Community Planning,  
Housing, and Development

**County Board**

February 24, 2018



# Background – Existing Conditions



## Existing Conditions:

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

Site Area: 55,667 sq. ft.

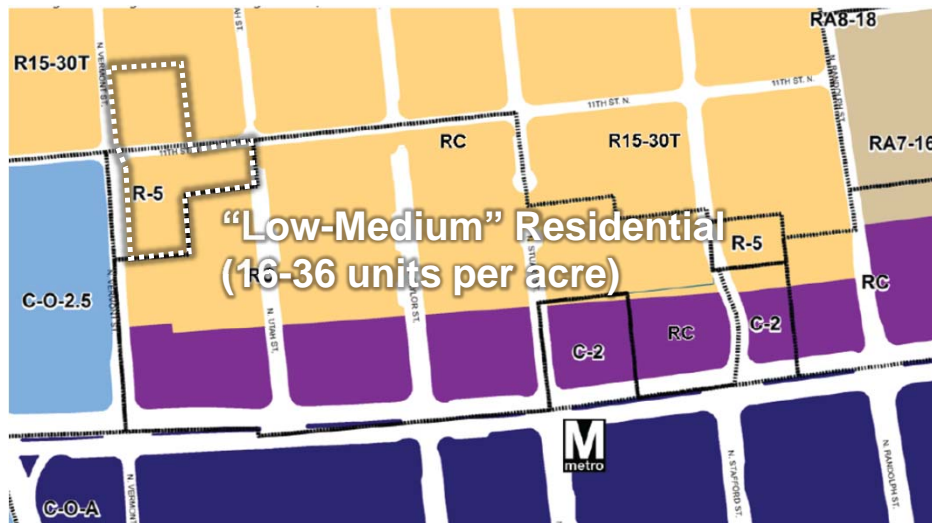
- NORTH BLOCK – 18,750 sq. ft.
- SOUTH BLOCK – 36,417 sq. ft.



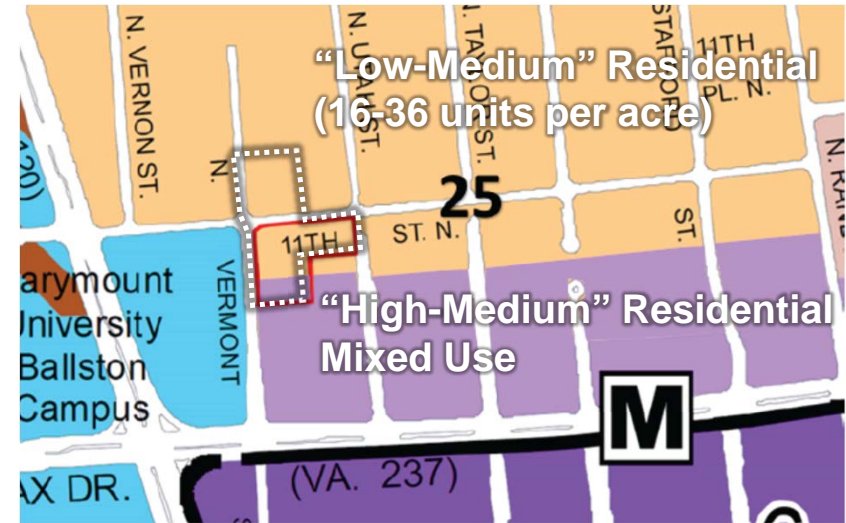


# Background – Land Use and Zoning

Existing General Land Use Plan Designation

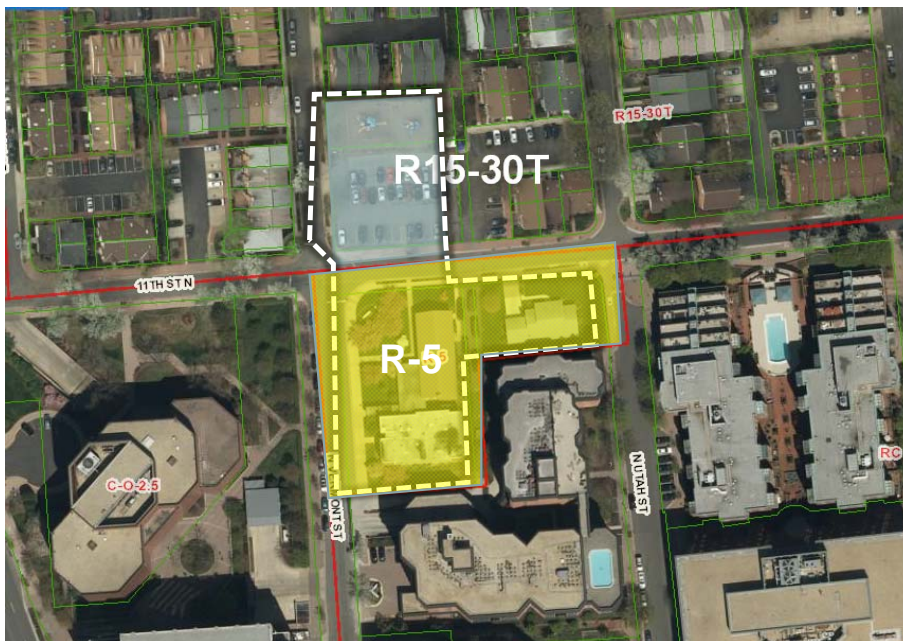


Proposed General Land Use Plan Designation

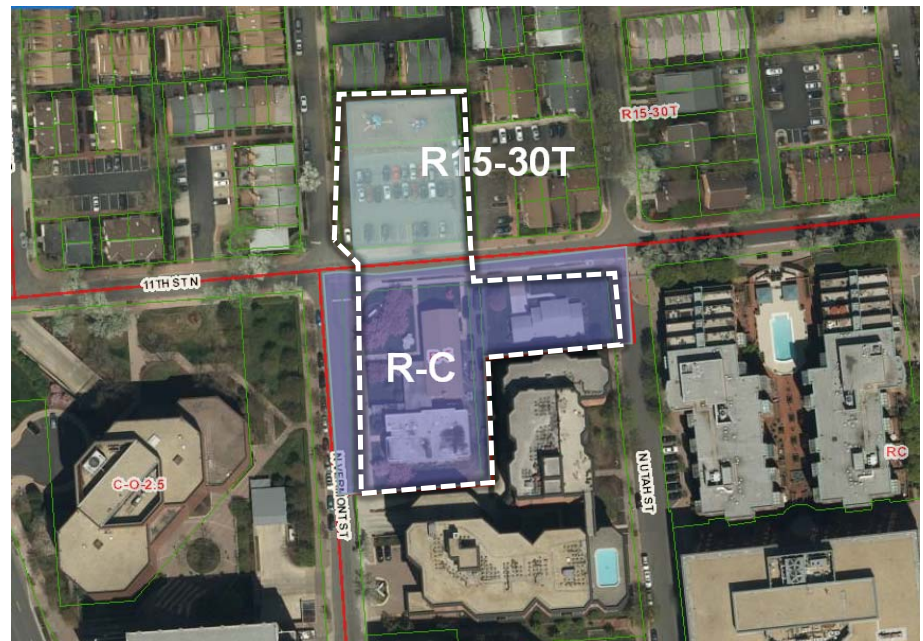


# Background – Land Use and Zoning

Existing Zoning



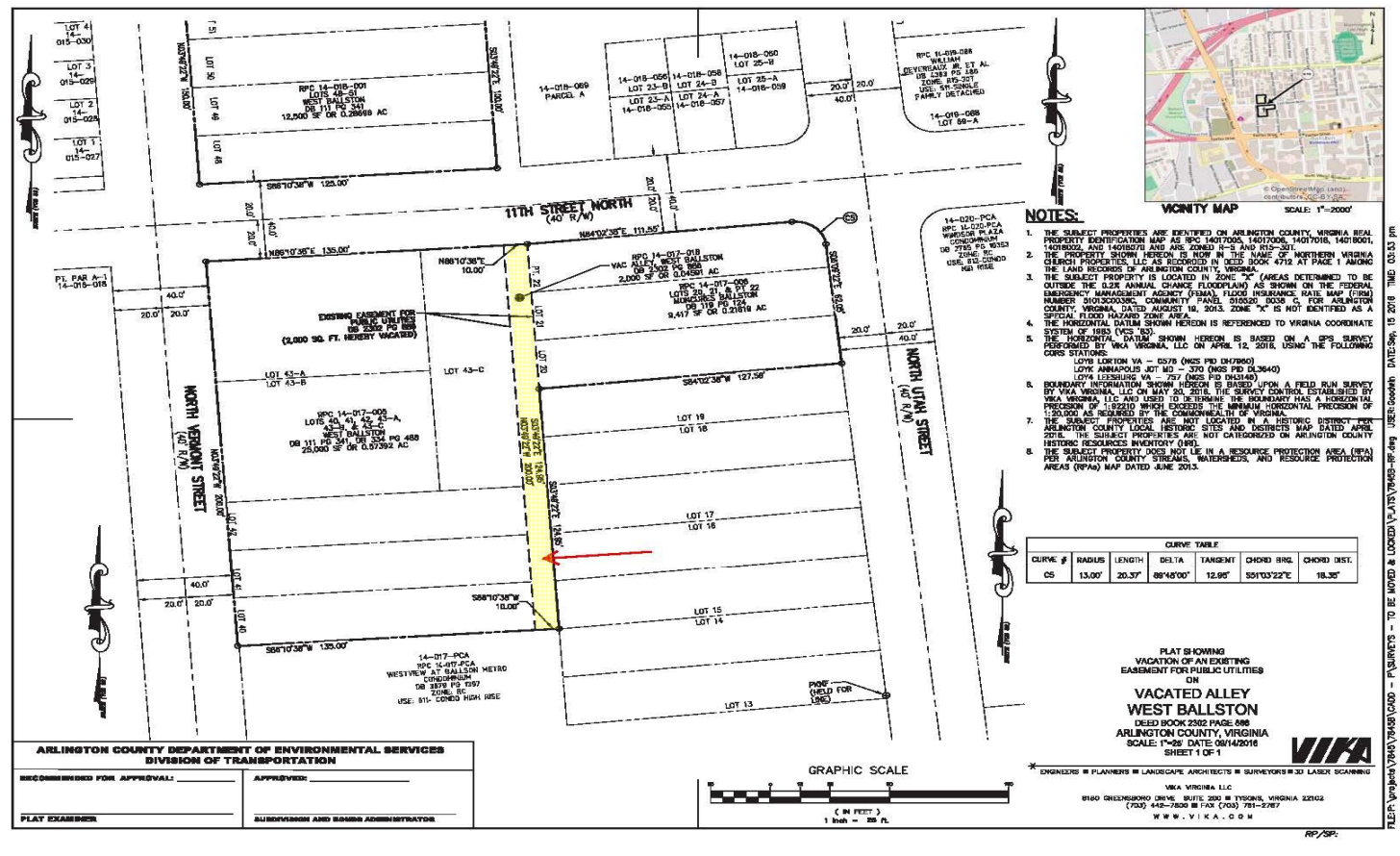
Proposed Zoning



# 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
- Vacation of existing easement for public utilities on the south block

# Vacation of Easement for Public Utilities



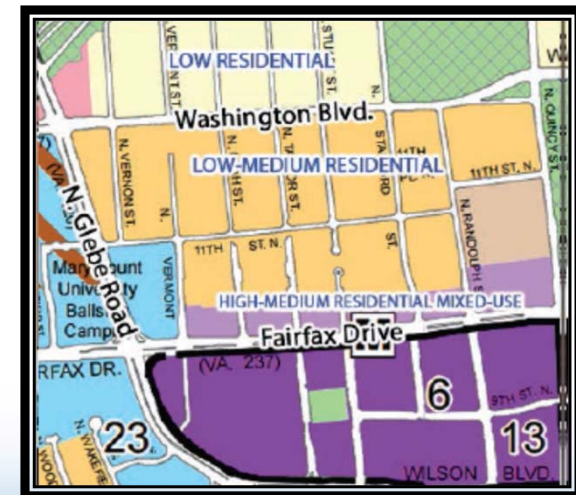
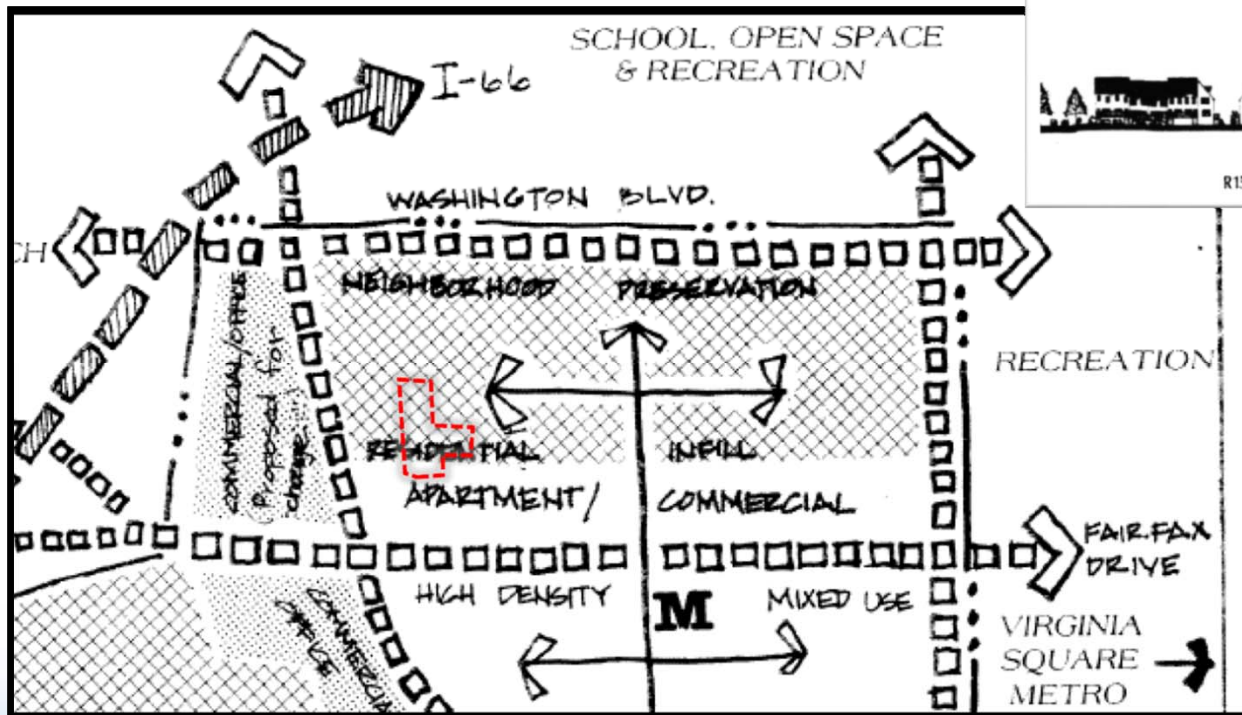
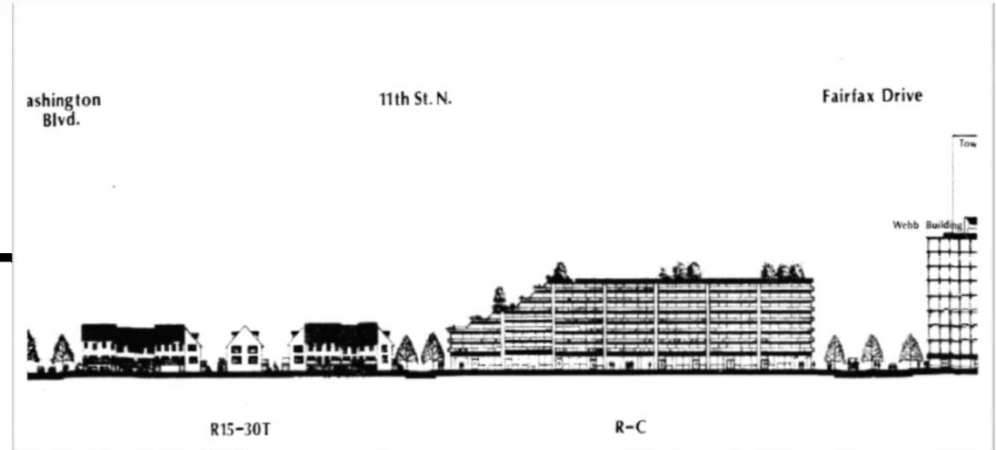


# Ballston Sector Plan – 1980

Top Right: Sample Section – Fairfax Drive to Washington Boulevard

Bottom Right: GLUP Map

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

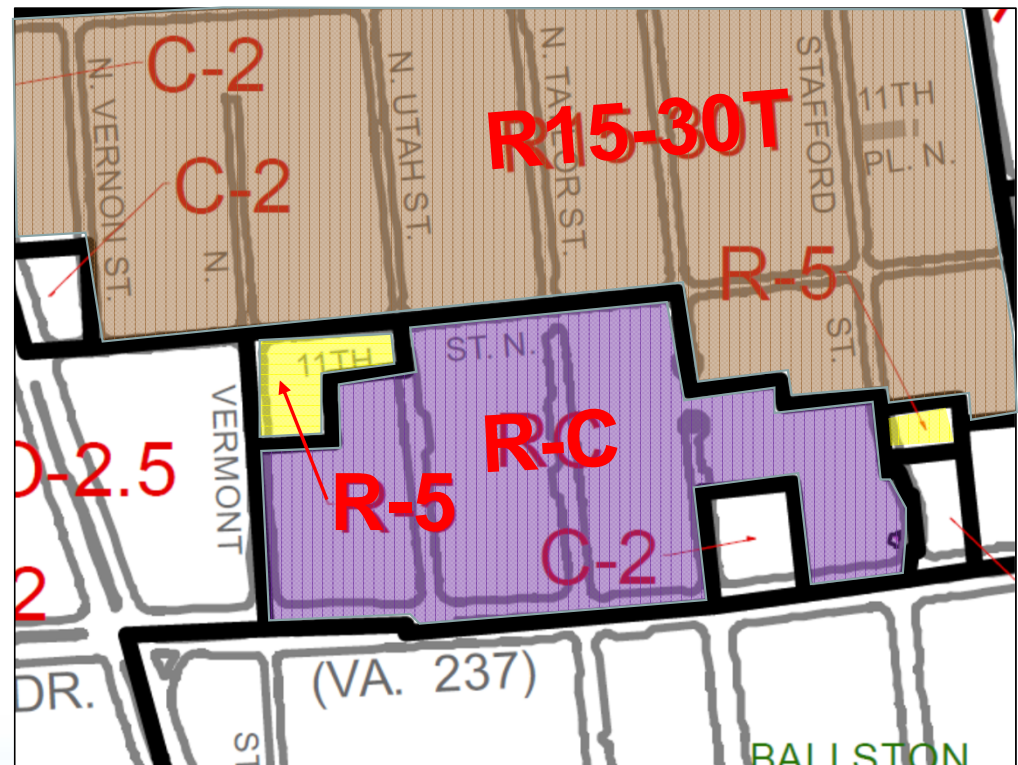




# 11<sup>th</sup> Street North and North Vermont Street Special General Land Use Plan Study

## 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

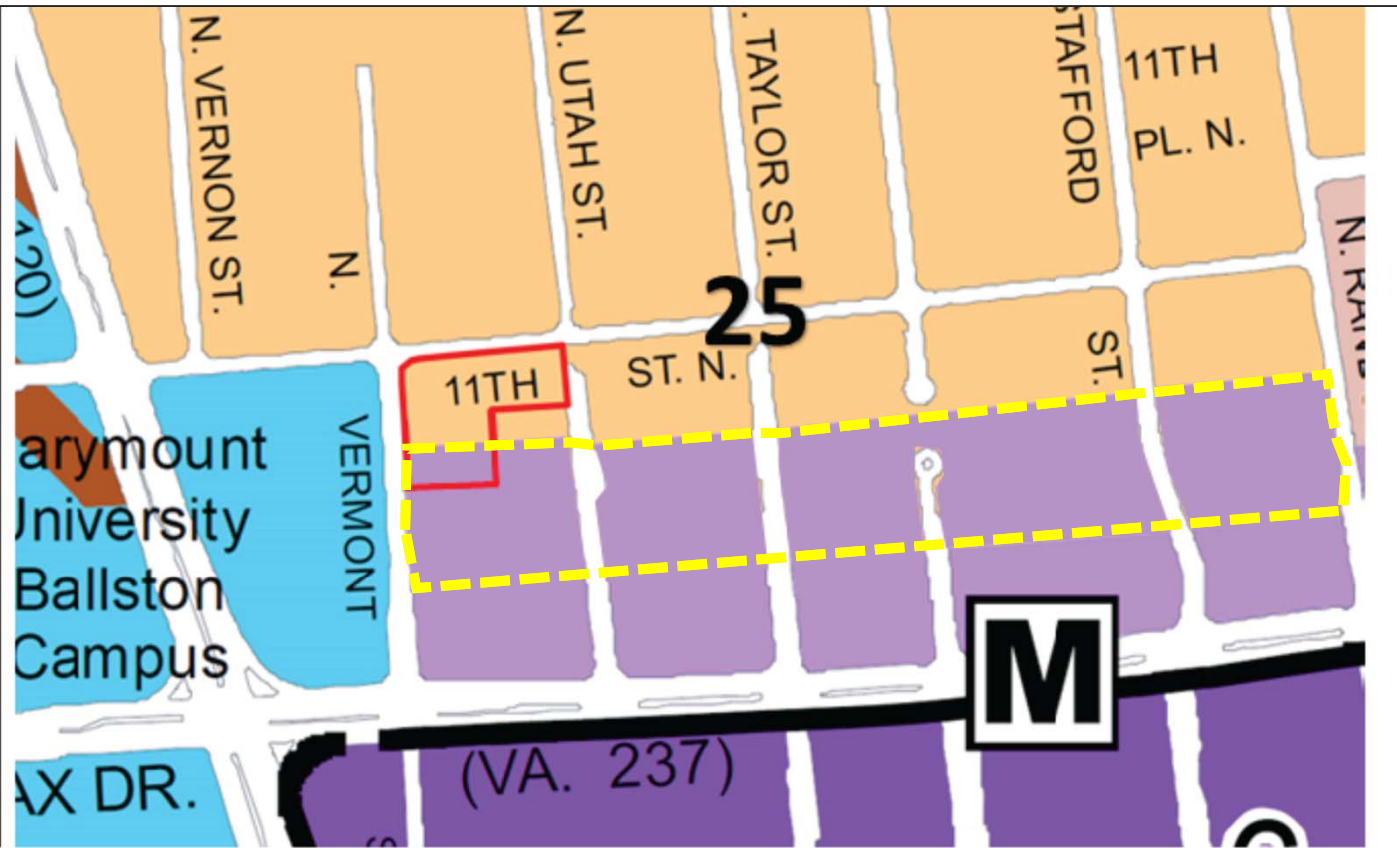


# Special GLUP Study

## NOTE 25

Development along the south side of 11<sup>th</sup> 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 11<sup>th</sup> Street by:

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



# Urban Form and Transition to 11<sup>th</sup> Street North



- 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

**Consistent with Note 25 recommended guidance for height limit of 3-4 stories for first 80 feet of block depth**



# Building Separation

## **Staff's evaluation of the issue included:**

- Prevailing site conditions
- Applicable code standards
- Development pattern in Arlington
- Analysis of purported potential impacts

**The applicant is proposing an infill development that addresses the last portion of the block and completes the transition to 11<sup>th</sup> Street N. :**

- Replicating existing side yard setback established by Westview consistent with applicable zoning and building code standards
- Building separation varies due to existing building footprints
- Providing sculpting of rear façade to ease transition

**Staff finds that the 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
- In-Building Wireless
- Base ADU Contribution
- On-Site ADU Contribution for GLUP Change – four two-bedroom ownership CAFs



# Modification of Zoning Standards

- Density Exclusions
- Visitor Parking
- Tandem Parking





# 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

## Housing Commission

- Public hearing Feb. 15, 2018
- Recommend approval with no additional amendments

# Public Engagement

## Planning Commission

- Public hearing Feb. 12, 2018
- Recommend approval with one amendment to their motion:
  - “Recommend to the County Board that the multifamily building has 30 feet of separation from its building face to the building face of the Westview building.”



## 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
4. Approve vacation of easement for public utilities purposes



# Questions?