

Draft ASF Summary of Special GLUPs/Rezoning (Feb 2024/Revised May 2024)

	Non-profit	non-profit	Non-profit	Non-profit	Non-profit	Non-profit
GENERAL INFO						
Name of business prior to density addition	Clarendon Presbyterian Church	Clarendon Presbyterian Church	Melwood Horticultural & Nelly Custis Park	American Legion/YMCA/low density commercial	Unnamed Church	Church of Redeemer/ + 1 SFDet. home
Property Address (* is non-profit)	*1305 N.Jackson St.	1305 N. Jackson	* 750 23rd st. S.	* Washington & Kirkwood –	* 11th & Vermont (1031 N. Vermont St)	*716 S. Glebe Rd.
Case number						
Applicant	CPC + APAH?	CPC?	Melwood and Wesley Ho	Eleventh Street Develop	NVR Incorporated	Sunrise/Brookside
Proposed future main tenant	APAH + CPC	CPC + APAH?	Melwood and Wesley Housing?	APAH Terwilliger + American Legio+ YMCA + market rate apartments	Jefferson Apt Group	Sunrise/Brookside
Neighborhood	Lyon Village	Lyon Village	Aurora Highlands	Ballston Va. Square	Ballston Va. Square	Alcova Heights
Land Use before redevelopmt	semi-public	semi-public	Public	Service-Comm'l	Low-med res.	Semi-public & low res.
Zoning before redev.	R-5	R-5	C-1 asnd R-6	C-2 (low density comm'l	R-5	R-5, R-6
LOT SIZE						
total number of parcels		4	4			
Size of primary zoned element						
Secondary land use and zoning if applicabl	n/a			low-residential R-5 (YMCA)		
Size of secondary zoned element						
Total size of rezoned parcel(s)	.89 acres	.89 acres	under 3 acres	9.4 acres	under 3 acres	under 3 acres
year main bldg built/hist designn	1924/unknown		at least 1932/unknown			
property status as of Feb 2024	Special GLUP on hold	Special GLUP resubmit	Tier II in process	2/3 of site has been red	site has been redevelop	original church/home st
USE CHARACTERSTICS						
Proposed/amended land use*	low med multifamily	semi-public	Low-med residential	Med-off-apt-hotel	Hi-med-res. Mixed use	Semi-public and Low-residential
actual uses proposed	senior /LGBTQ housing	senior, affordable living, child care center, church				
Proposed/amended zoning*	RA 8-18	S-D	RA 8-18	C-O 2.5	R-C	S-D
Process to add density	Re-GLUP	rezoning	Re-GLUP	Re-GLUP	Re-GLUP	Rezone
First use of site plan?	yes	yes (or special exceptio	yes	yes	yes	yes
date GLUP or rezoning request submitted			May-24			Aug-16
If GLUP, date study doc approved	special GLUP withdraw	n/a				September 15 2022
If rezone, date approved by Board						
GLUP date site plan submitted						
GLUP date site plan approved						
GLUP or rezone date project began						
Number of months bet study doc approval and site plan submission						
Number of months bet site plan approved and project began						
HEIGHTS						
pre-developmt bldg height onsite	2 stories		2 stories	2 stories	2 stories	2-3 stories

Name of business prior to density addition	Clarendon Presbyterian Church	Clarendon Presbyterian Church	Melwood Horticultural & Nelly Custis Park	American Legion/YMCA/low density commercial	Unnamed Church	Church of Redeemer/ + 1 SFDet. home
Property Address (* is non-profit)	*1305 N.Jackson St.	1305 N. Jackson	<u>* 750 23rd st. S.</u>	<u>* Washington & Kirkwood –</u>	<u>* 11th & Vermont (1031 N. Vermont St)</u>	<u>*716 S. Glebe Rd.</u>
Staff recommended height	n/a					
PC recommended height	n/a					
Neighborhood requested height	n/a					
Board approved height*	n/a					
Date Board approval tier II study doc	special GLUP pulled by application May 2024					
date board approval rezoning or site plan	n/a					
HOUSING or Res Units						
Onsite pre-development	0	0	0	0	0	1
Possible onsite bef dev.(max. per by right z	14	14	1-10		16-36	1-10
Proposed/approved max resident'l units/acre or total resid'l unit:	99		16-36+		98 units built on .82 acr	55 units/acre approved
MISC.						
Special affordable housing request						
Special tree request						
Special circumstances	yes (18%)					
2024 Stormwater fees if non-profit	<u>1,393.00</u>	<u>1,393.00</u>	<u>6,192.00</u>			
Other notes/media	Special GLUP on hold 2/24 and withdrawn 5/24				special exception permit	
LINKS						
LRPC video						
Board report or applicant document	https://www.arlingtonva.gov					
NewS coverage	https://www.gazetteleader.com https://www.arlnow.com/2022/12/08/county-says-no-to-densification-in-11th-st-neighborhood/ https://www.arlnow.com/					
board minutes board report and video	https://www.arlingtonva.gov					

* approved either in site plan or "provisionally approved" in study document (SD)

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GENERAL INFO	
Name of business prior to density addition	Non-profit Goodwill Industries/
Property Address (* is non-profit)	Non-profit /index.html?id=00ea7985a519498ba8da3f2b52bd5b43 Ames Center & Arlington Temple UMC Sunrise Assisted Living Office bldg Vacant Lot + 1 story PNC bank Days Inn
Case number	*10 S. Glebe Rd.
Applicant	1820 and 1830 N. Ft. Myer Drive North Glebe Road 2500 Wilson Blvd Courthouse West Pershing Drive
Proposed future main tenant	Snell LLC? Sunrise/Brookside 2636 Wilson LLC and 2601 Clarendon LLC
Neighborhood	Mixed use + goodwill two mixed use 30 story towers Alcova Heights Rosslyn Glebewood Courthouse-Clarendon Courthouse Clarendon Lyon Park
Land Use before redevelopmt	Service comm. High Office Apt Hotel Public low office apt hotel Service Comm'l Service Comm'l and low-med resit'l
Zoning before redev.	R-6, C-2 CO-Mixed use C-1 and R-6 C-O 1.5 C-2 C and RA-6-15
LOT SIZE	
total number of parcels	
Size of primary zoned element	
Secondary land use and zoning if applicabl	
Size of secondary zoned element	
Total size of rezoned parcel(s)	under 3 acres
year main bldg built/hist designn	
property status as of Feb 2024	existing Goodwill buildir no development has occ old sunrise facility still o existing office bldg still (vacant lot undeveloped Old hotel still on site, no
USE CHARACTERSTICS	
Proposed/amended land use*	Service Comm'l, High-Office Apt Hotel, C-O, Rosslyn Mixed Use Rosslyn District low-med residential High-off-apt-hotel High-Office-Apt Hotel Low-Off-apt-hotel
actual uses proposed	
Proposed/amended zoning*	C-O 1.0 C-O rosslyn mixed use re RA-8-18 C-O? C-O (?) C-O 1.5
Process to add density	Rezone Rezone Re-GLUP Re-GLUP Re-GLUP
First use of site plan?	yes no yes no?
date GLUP or rezoning request submitted	June 28 2021 May 1 2021
If GLUP, date study doc approved	May 13 2023 September 17 2022
If rezone, date approved by Board	July 17 2021
GLUP date site plan submitted	
GLUP date site plan approved	N/A
GLUP or rezone date project began	
Number of months bet study doc approval &	
Number of months bet site plan approved a	
HEIGHTS	
pre-developmt bldg height onsite	2 stories 12 stories and 2 stories 2 stories 2 stories

Name of business prior to density addition	Goodwill Industries/	Ames Center & Arlington Temple UMC	Sunrise Assisted Living	Office bldg	Vacant Lot + 1 story PNC bank	Days Inn
Property Address (* is non-profit)	*10 S. Glebe Rd.	1820 and 1830 N. Ft. Myer Drive	North Glebe Road	2500 Wilson Blvd	Courthouse West	Pershing Drive
Staff recommended height					12 stories	8 stories +
PC recommended height					16 stories	
Neighborhood requested height					6 stories	
Board approved height*		30 stories and 31 stories	6-7 stories (*SD approved)		14 stories (in study doc; 8 stories + (* SD phase)	
Date Board approval tier II study doc			May-23		17-Sep-22	
date board approval rezoning or site plan						
HOUSING or Res Units						
Onsite pre-development	0	0	55 senior living units	0	0	0
Possible onsite bef dev.(max. per by right z						
Proposed/approved max resident'l units/ac	128 total units propose	740 (and 225 hotel)	99			251 resid'l onsite (SD p
MISC.						
Special affordable housing request						no
Special tree request						
Special circumstances						
2024 Stormwater fees if non-profit			2.322.00			
Other notes/media	enhanced allowed density			Special GLUP study used from courthouse wes	128 hotel units allowed;	
LINKS						
LRPC video						
Board report or applicant document	us/files/sharedassets/publ	https://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=3951&meta_id=204591				
NewS coverage	/2023/10/10/proposed-ser	https://www.arlnow.com/	https://www.arlnow.com/2021/10/25/aging-senior-living-facility-looks-to-redevelop-along-glebe-road/			
board minutes board report and video	us/files/sharedassets/public/v/1/projects/documents	https://meetings.arlingtonva.us/CountyBoard/Mee	https://meetings.arlingtonva.us/CountyBoard/Docu			

* approved either in site plan or "provisiona

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GENERAL INFO			
Name of business prior to density addition	AMC Theater, parking lot, 1-3 story retail 7-story office bldg		
Property Address (* is non-profit)	Village at Shirlington	2300 9th St. S.	3804 Wilson Blvd. (Staples)
Case number			
Applicant	Federal Realty Investm	AHC	Schupp Cos.
Proposed future main tenant	Mixed use plus resid'l		
Neighborhood	Shirlington	Penrose	Ashton Heights
Land Use before redevelopmt	Low off-apt-hotel	Service comm'l	low-med resit'l
Zoning before redev.	C-O 1.5	C-O mixed use	Ra 8-18 and C-2
LOT SIZE			
total number of parcels			
Size of primary zoned element			
Secondary land use and zoning if applicabl			
Size of secondary zoned element			
Total size of rezoned parcel(s)	5.45 acres		
year main bldg built/hist designtn			
property status as of Feb 2024	no development yet no development yet, ow applicant withdrew spec		
USE CHARACTERSTICS			
Proposed/amended land use*	Med-off-apt-hotel	service comm'l + low-med resid'l	service-comm'l
actual uses proposed			
Proposed/amended zoning*	C-O 2.5	C-O mixed use + R15 3	C-TH (reflects amender
Process to add density	Re-GLUP	Re-GLUP	Re-GLUP; use permit
First use of site plan?	no?	no	yes
date GLUP or rezoning request submitted		Dec-17	May 22 2017
If GLUP, date study doc approved			
If rezone, date approved by Board			
GLUP date site plan submitted			
GLUP date site plan approved			
GLUP or rezone date project began			
Number of months bet study doc approval &			
Number of months bet site plan approved a			
HEIGHTS			
pre-developpmt bldg height onsite	2-3 stories		1 story

Name of business prior to density addition	AMC Theater, parking lot, 1-3 story retail 7-story office bldg		
Property Address (* is non-profit)	Village at Shirlington	2300 9th St. S.	3804 Wilson Blvd. (Staples)
Staff recommended height	5 stories		
PC recommended height			
Neighborhood requested height			
Board approved height*	unclear if board approve		
Date Board approval tier II study doc			
date board approval rezoning or site plan			
HOUSING or Res Units			
Onsite pre-development	0	0	0
Possible onsite bef dev.(max. per by right z			15-36 u/a
Proposed/approved max resident'l units/achase)*	proposed 72 u/a		
MISC.			
Special affordable housing request			
Special tree request			
Special circumstances			
2024 Stormwater fees if non-profit			
Other notes/media	7 AH units planned* (SI proposl would have pre: withdrawn/County appr		
LINKS			
LRPC video			
Board report or applicant document			
NewS coverage	https://www.arlnow.com		
board minutes board report and video	ments/ViewDocument/County Board Regular Meeting 1722 Minutes Packe		

* approved either in site plan or "provisiona