

Draft ASF Summary of Special GLUPs/REZONES (2017-Feb. 2024)

	Non-profit	Non-profit	Non-profit	Non-profit	Non-profit	Non-profit
GENERAL INFO						
Name of business prior to density addition	Ciarendon Presbyterian Church	Melwood Horticultural & Nelly Custis Park	American Legion; YMCA; misc.	Unnamed Church	Church of Redeemer; home	Goodwill Industries/
Property Address	1305 N.Jackson St.	750 23rd st. S.	Washington & Kirkwood -	11th & Vermont (1031 N. Vermont St)	716 S. Glebe Rd.	10 S. Glebe Rd.
Case number						
Applicant	CPC + APAH?		Eleventh Street Development LLC + YMCA + American Legion	NVR Incorporated	Sunrise/Brookside	
Proposed future main tenant	APAH + CPC		APAH Terwilliger + American Legion + YMCA + market apts	Jefferson Apt Group		Mixed use + goodwill
Neighborhood	Lyon Village	Aurora Highlands	Ballston Va. Square	Ballston Va. Square	Alcova Heights	Barcroft?
Land Use before redevelopmt		Public	Service-Comm.	Low-med residential	Semi-public & low res.	Service comm.
Zoning before redev.	R-5	C-1 and R-6	C-2 (low density comm.)	R-5	R-5, R-6	R-6, C-2
LOT SIZE						
Size of primary zoned element			Low-residential R-5			
Any secondary land use & zoning						
Size of secondary zoned element						
Size of rezoned parcel	under 3 acres	under 3 acres	9.4 acres	under 3 acres	under 3 acres	
Year of main building / historical designation	1924/unknown	at least 1932/unknown				
Status as of Feb. 2024	Special GLUP on hold	Tier II in process	2/3 of site has been redeveloped, YMCA awaiting next steps	Redeveloped; 98 housing units	Original church/home still on site, no redevelopment visible	Existing Goodwill building on site
USE CHARACTERISTICS						
Proposed/amended land use*		Low-med residential	Med-off-apt-hotel	Hi-med-res. Mixed use	Semi-public and Low-residential	Service Comm'l,
Proposed/amended zoning*		RA 8-18	C-O 2.5	R-C	S-D	C-O 1.0
Process to add density	Re-GLUP	Re-GLUP	Re-GLUP	Re-GLUP	Rezone	Rezone
First use of site plan?	yes	yes	yes	yes	yes	yes
Date GLUP or rezoning request submitted				8/1/2016	9/15/2022	
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						
# of months: study doc approval to site plan						
# of months: site plan approved to project start						
HEIGHTS						
Pre-developmt bldg height onsite	2 stories	2 stories	2 stories	2 stories	2-3 stories	2 stories
Staff recommended height						
PC recommended height						
Neighborhood requested height						
Board approved height*			7-8 stories (2 sites built as of 1 2024)			
HOUSING UNITS						
Onsite pre-development		0	0	0	1	0
Possible onsite bef dev. (max. by-right zoning)		1-10		16-36	1-10	
Proposed/approved max resident'l units/acre or total resid'l units onsite*		16-36+		98 units built on .82 acres)	55 units/acre approved	128 total units proposed by rezoning
MISC.						
Special affordable housing request						
Special tree request			yes (18%)			
Special circumstances						
Stormwater fees if non-profit						
Other notes/media	Project on hold as of Feb 2024				special exception permit enhanced allowed density	
LINKS						
Board report (study doc; site plan)						https://www.arlingtonva.us/files/sharedassets/public/v/1/projects/documents/site-plan-projects/sunrise-south-glebe/sunrise-south-glebe-application-materials.pdf
News coverage	https://www.gazetteleader.com/arlington/news/melwoods-development-plan-draws-flak-from-arlington-neighbors-7909641		https://www.arlnow.com/2022/12/08/county-says-ymca-needs-more-community-benefits-to-justify-374-unit-apartment-building/		https://www.arlnow.com/2023/10/10/proposed-senior-living-facility-in-alcova-heights-heads-to-county-board-amid-affordability-sustainability-concerns/	

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

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GENERAL INFO		Non-profit				
Name of business prior to density addition	Ames Center & Arlington Temple	Sunrise Assisted Living	Office bldg	Vacant Lot + 1 story PNC bank	Days Inn	AMC Theater; parking; retail
Property Address	1820 and 1830 N. Ft. Myer Drive	North Glebe Road	2500 Wilson Blvd	Courthouse West	Pershing Drive	Village at Shirlington
Case number						
Applicant	Snell LLC?	Sunrise/Brookside		2636 Wilson LLC and 2601 Clarendon LLC		Federal Realty Investment Trust
Proposed future main tenant	Ames Center (Snell LLC) two mixed use 30-story towers	Sunrise Assisted living			Office/Apt/hotel	Mixed use; residential
Neighborhood	Rosslyn	GlebeWood	Courthouse-Clarendon	Courthouse Clarendon	Lyon Park Service Comm. & low-med residential	Shirlington
Land Use before redevelopmt	High office apt hotel	Public	Low office apt hotel	Service Comm.		Low office-apt-hotel
Zoning before redev.	CO-Mixed use	C-1 and R-6	C-O 1.5	C-2	C and RA-6-15	C-O 1.5
LOT SIZE						
Size of primary zoned element						
Any secondary land use & zoning						
Size of secondary zoned element						
Size of rezoned parcel	under 3 acres					5.45 acres
Year of main building / historical designation						
Status as of Feb. 2024	No development	Old sunrise facility still on site	Existing building still on site	Vacant lot; no site plan filed	Old hotel still on site; no development	No development
USE CHARACTERISTICS						
Proposed/amended land use*	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	Med-off-apt-hotel
Proposed/amended zoning*	C-O rosslyn mixed use rosslyn district	RA-8-18	C-O?	C-O (?)	C-O 1.5	C-O 2.5
Process to add density	Rezone	Re-GLUP	Re-GLUP	Re-GLUP	Re-GLUP	Re-GLUP
First use of site plan?	no	yes	no?	no?	no?	no?
Date GLUP or rezoning request submitted			6/28/2021		5/1/2021	12/1/2017
If GLUP, date study doc approved				5/13/2023	9/17/2022	
If rezone, date approved by Board	7/17/2021		N/A			
GLUP date site plan submitted						
GLUP date site plan approved						
GLUP or rezone date project began						
# of months: study doc approval to site plan						
# of months: site plan approved to project start						
HEIGHTS						
Pre-developmt bldg height onsite	12 stories and 2 stories	2 stories			2 stories	2-3 stories
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 approved	6-7 stories (*SD approved)		14 stories (in study doc)	8 stories + (* SD phase)	
HOUSING UNITS						
Onsite pre-development	0	55 senior living units	0	0	0	0
Possible onsite bef dev. (max. by-right zoning)						
Proposed/approved max resident'l units/acre or total resid'tl units onsite*	740 (and 225 hotel)	99			251 resid'tl onsite (SD phase)*	
MISC.						
Special affordable housing request						no
Special tree request						
Special circumstances						
Stormwater fees if non-profit						
Other notes/media				Special GLUP study used from courthouse west	128 hotel units allowed; 7 AH units planned* (SD phase)	
LINKS						
Board report (study doc; site plan)	https://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=3951&meta_id=204591					
News coverage	https://www.arlnow.com/2021/07/22/county-board-approves-changes-to-ames-center-development-in-rosslyn/		https://www.arlnow.com/2023/05/10/aging-senior-facility-rezoning-request-sows-some-confusion-concern-ahead-of-county-board-vote/			

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GENERAL INFO		
Name of business prior to density addition	7-story office bldg	
Property Address	2300 9th St. S.	3804 Wilson Blvd. (Staples)
Case number		
Applicant	AHC	Schupp Cos.
Proposed future main tenant		
Neighborhood	Penrose	Ashton Heights
Land Use before redevelopmt	Service comm.	Low-med residential
Zoning before redev.	C-O mixed use	RA 8-18 & C-2
LOT SIZE		
Size of primary zoned element		
Any secondary land use & zoning		
Size of secondary zoned element		
Size of rezoned parcel		
Year of main building / historical designation		
Status as of Feb. 2024	No development; owner seems to have changed plans (unclear if study)	Applicant withdrew Special GLUP; County OK'd use permit for a school
USE CHARACTERISTICS		
Proposed/amended land use*	service comm'l + low-med resid'l	service-comm'l
Proposed/amended zoning*	C-O mixed use + R15 30T	C-TH (per amended request by applicant)
Process to add density	Re-GLUP	Re-GLUP; use permit
First use of site plan?	no	yes
Date GLUP or rezoning request submitted	5/22/2017	
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		
# of months: study doc approval to site plan		
# of months: site plan approved to project start		
HEIGHTS		
Pre-developmt bldg height onsite		1 story
Staff recommended height		5 stories
PC recommended height		
Neighborhood requested height		
Board approved height*		Unclear if Board approved study doc.
HOUSING UNITS		
Onsite pre-development	0	0
Possible onsite bef dev. (max. by-right zoning)		15-36 u/a
Proposed/approved max resident'l units/acre or total resid'l units onsite*	proposed 72 u/a	
MISC.		
Special affordable housing request		
Special tree request		
Special circumstances		
Stormwater fees if non-profit		
Other notes/media	Would keep 7-story office, add townhomes; Form-Based Code allows higher	Withdrawn/ County approved new site plan for school in 2023
LINKS		
Board report (study doc; site plan)		
News coverage	https://www.arlnow.com/2024/01/08/staples-in-virginia-square-set-to-close-next-month-making-way-for-spanish-immersion-preschool/	

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