



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
Planning Division

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MEMORANDUM

TO: Long Range Planning Committee (LRPC) of the Planning Commission

FROM: Anthony Fusarelli, Jr., AICP DATE: December 6, 2016

Washington Boulevard and Kirkwood Road Special General Land Use
SUBJECT: Plan (GLUP) Study "Plus"

The purpose of this memorandum is to provide a brief update to the Long Range Planning Committee (LRPC) of the Planning Commission regarding the proposed study area for the Washington Boulevard and Kirkwood Road Special GLUP Study "Plus". The LRPC process for this study was initiated at the October 20, 2016, LRPC meeting, with the next meeting scheduled for December 20, 2016. The update provided in this memorandum should help set the stage and provide a foundation for presentation materials and discussion associated with the next LRPC meeting.

At the October 20th meeting, many comments from LRPC members advocated for expanding the geographic boundary of the study area beyond the two assemblages that were already subject to GLUP amendment applications (Eleventh Street Development, LLC and YMCA) to include more of the block bounded by Washington Boulevard, Kirkwood Road, 13th Street North, and North Kansas and North Lincoln Streets. The LRPC cited a number of reasons to expand the study area, including:

- Providing the ability to take a more holistic approach in evaluating the broader area, particularly as it relates to potential new connections or open spaces, protection of historic resources, and defining potential transitions to abutting properties that might be desired;
- Undertaking one, larger study to address the potential future vision of existing commercial properties edging the north side of Washington Boulevard, as opposed to pursuing numerous, independent studies on a case-by-case basis; and
- Expanding the geographic boundary could be done without necessarily expanding the range of topics to be addressed in the scope of work.

Since the first LRPC meeting, staff has been considering ways in which the study area could be expanded. Meanwhile, on December 1, 2016, the County received an application for a requested GLUP amendment for the American Legion property at 3445 Washington Boulevard, making this the third such amendment requested for properties in this area. The subject request is to amend the GLUP designation from "Service Commercial" and "Semi-Public" to "Medium" Office-Apartment-Hotel, to support a potential future development program encompassing 161 multi-family apartment units and space for the existing American Legion Post 139.

In light of this new application and taking the LRPC advice into consideration, staff is proposing to expand the study area for this process to include all properties currently zoned C-2 fronting the north side of Washington Boulevard between Kirkwood Road and N. Monroe Street, in addition to the YMCA land assemblage. The revised study area as currently proposed by staff is illustrated in Map 1 below. In consultation with the chair, staff will be engaging with the American Legion team to confirm the participation of one identified representative at future LRPC meetings on this study. Also, in conjunction with the decision to revise the study area, staff will be sending letters to the owners of other properties to be included in the study area informing them of the study and indicating how they may get involved.

Map 1. Revised Study Area for Washington/Kirkwood Special GLUP Study



Staff appreciates the LRPC input to date, including comments supporting the expansion of the study areas as proposed and described above. We look forward to continuing the conversation as we begin to review form and massing models at the next LRPC meeting on December 20th.