

Shirlington Village Special General Land Use Plan (GLUP) Study Plus

Long Range Planning Committee (LRPC)

June 25, 2019

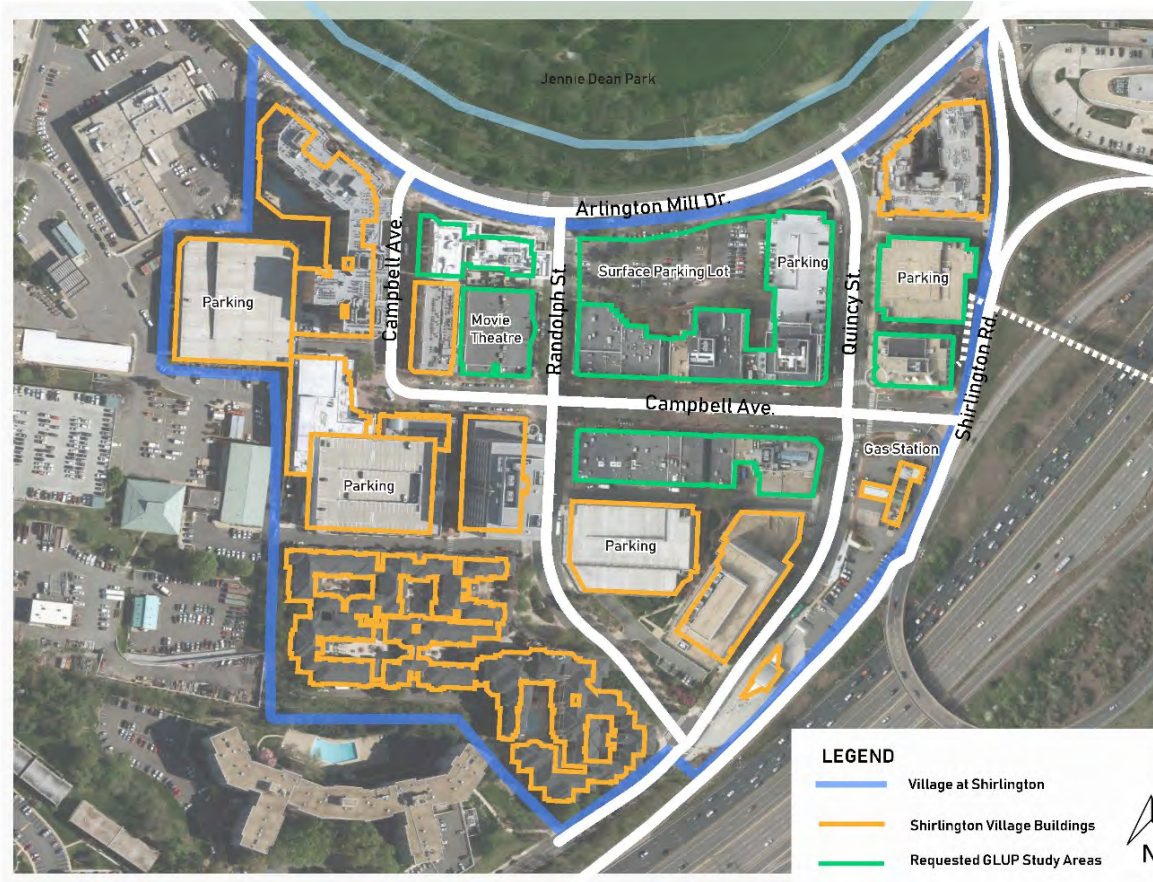
Tonight's Agenda

1. Requested Amendments
2. Special GLUP Study Background
3. History of Shirlington
4. Plan Guidance/Existing Conditions
 - Land Use and Zoning
 - Transportation
 - Parks and Open Space
 - Housing
 - Historic Resources
 - Neighborhood Conservation Plan
5. Proposed Scope and Analysis
6. LRPC Discussion Topics

Requested Amendments

Requested Amendments

- Applicants are requesting a GLUP Amendment from “Low” Office-Apartment-Hotel to “Medium” Office-Apartment-Hotel for the areas shown in green below
 - Associated rezoning from C-O-1.5 to C-O-2.5



- A Special GLUP Study is needed because this requested change is for an area without an adopted plan

Special GLUP Study Background

- “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” adopted in 2008
- Calls for a community review process in those instances where there is no adopted plan or where the GLUP amendment request is inconsistent with the guidance of the relevant adopted plan
- The study evaluates the appropriateness of the requested GLUP change and what GLUP category or categories may be appropriate
- Since 2008, staff has completed 8 Special GLUP Studies – 1 of which was a Special GLUP Study Plus

- Objective is to analyze the site in the context of the surrounding area and obtain feedback from the LRPC on the appropriateness of the requested change – not to evaluate a specific project
- Staff document highlighting study findings and staff recommendations presented to the Planning Commission (PC) as an action item, permitting public comment and a vote with recommendations
- Staff document forwarded to the County Board with a copy of the PC letter
- Request to advertise report recommending or not recommending a GLUP amendment brought to the County Board
- A Plus Study may also involve County Board adoption of additional policy guidance for the area in question
- Authorizing the advertisement would not imply that the County Board supports the proposed amendment, but that is in the realm of consideration

History of Shirlington



Shirlington Context

- 27-acre site adjacent to I-395
- Outside Metrorail corridors; transit station serves 2,000 commuters/day
- Restaurants and retail at street-level, supported by over 1,000 apartments and condominiums, a 142-room hotel and over 500,000 sq. ft. of office space



1940-76: Suburban Shopping Center

- Initially developed by Joe Cherner, a local car dealer
- Original goal was to turn the site into an airport, plans were never approved
- 1940s: First stores open
 - Acme Supermarket, F.W. Woolworth, Singer Sewing Center, Fanny Farmer candy, Firestone, and Shirley Food Store
- 1959: Lansburgh's Department Store
- Mid-1960s: Era of decline with the opening of Alexandria's Landmark Mall and widening of I-395



1976: Redevelopment Plans

- GLUP Amendment (“General Commercial” to “Low” Office-Apt-Hotel)
- Rezoned to C-O-1.5
 - Office/Retail Density: 1.5 FAR
 - Residential Density: 72 Units/Acre
 - Hotel Density: 110 Units/Acre
- The first Phased Development Site Plan (PDSP) for Shirlington was approved



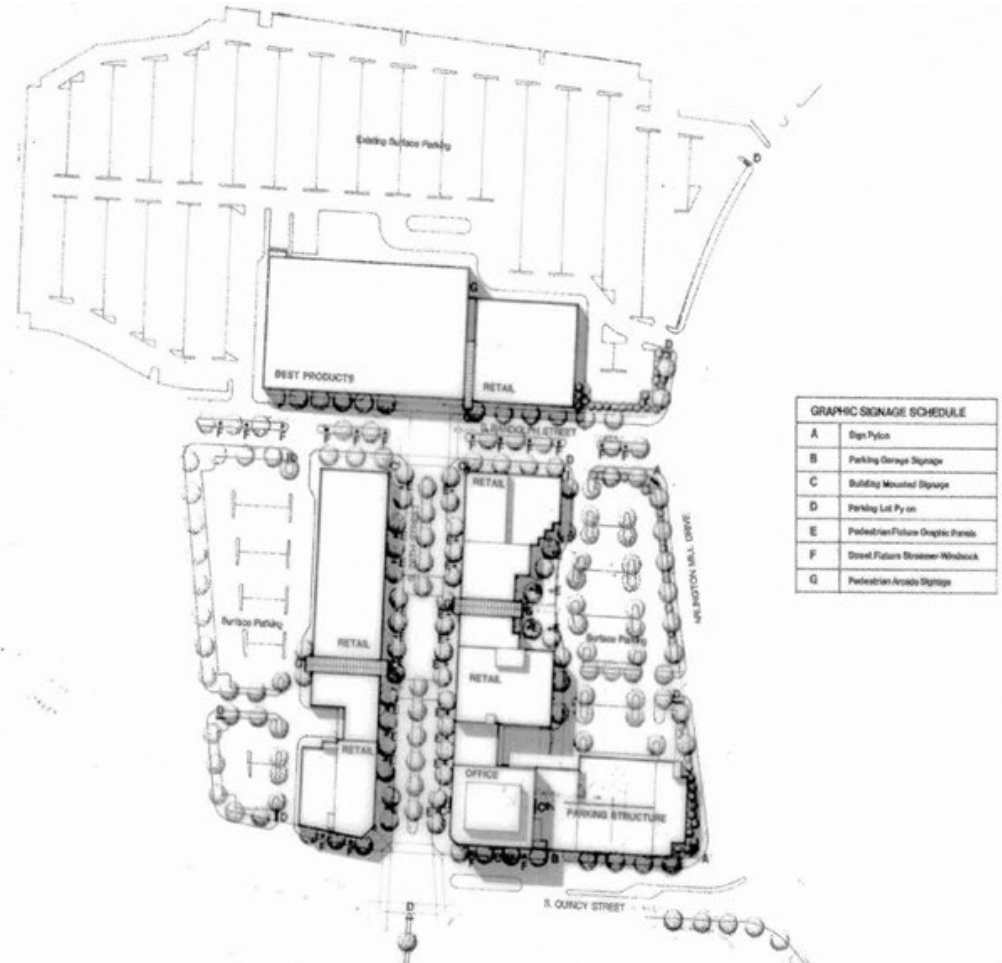
1976: Redevelopment Plans

- 2 million square feet total development
- 85% residential
- Remainder retail and office
- 1981: PDSP approval expires without being built



1982: New PDSP Approval

- 1982: County approves a new PDSP
- PDSP divides the site into five “parcels” and establishes 28th Street South (Campbell Avenue) as Shirlington’s main street
 - 428,000 sq. ft. retail
 - 570,000 sq. ft. office
 - 490 residential units
 - 300 hotel rooms



Shirlington PDSP Parcels



Parcel 1

- WETA office building (built 1989)

Parcel 2

- 2700 S. Quincy St. office building (built 1985)
- Shirlington Tower (2900 S. Quincy St.) office building (built 2001)

Parcel 4

- Windsor Apartments (now The Citizen), a 404-unit building (built 1989)

1982-2000 Redevelopment

- Multiple amendments to 1982 PDSP refine the allocation of uses
- 2000: Only ~ 60% of the approved PDSP development had been built (or was under construction)
- Federal Realty (FRIT) purchased Parcels 2 and 3 in 1996; applied for major PDSP amendment in 1998



2000 PDSP Amendment

- 2000: County approves major PDSP amendment for Shirlington
- Goals:
 - increase daytime population
 - establish critical mass to support retail, especially non-restaurant retail
- Reduces approved retail space and increases residential/hotel
- Extends Campbell Ave. one block north
- Incorporates 2.4 acres of County-owned land (from Trades Center) for shared parking structure



Parcel 1

- IO Piazza, a 422-unit condo building (built 2007)

Parcel 3:

- Harris Teeter/The Delancey, a 241-unit apartment building with grocery store (built 2005)*
- Delancey Flats, a 45-unit apartment building (built 2005)*
- Shirlington Village, a 149-unit condo building (built 2006)
- Shirlington Library & Signature Theatre (built 2007)
- Randolph Square office building (built 2008) *
- Hilton Garden Inn, a 142-room hotel (built 2009)

* *Indicates development with ground floor retail*

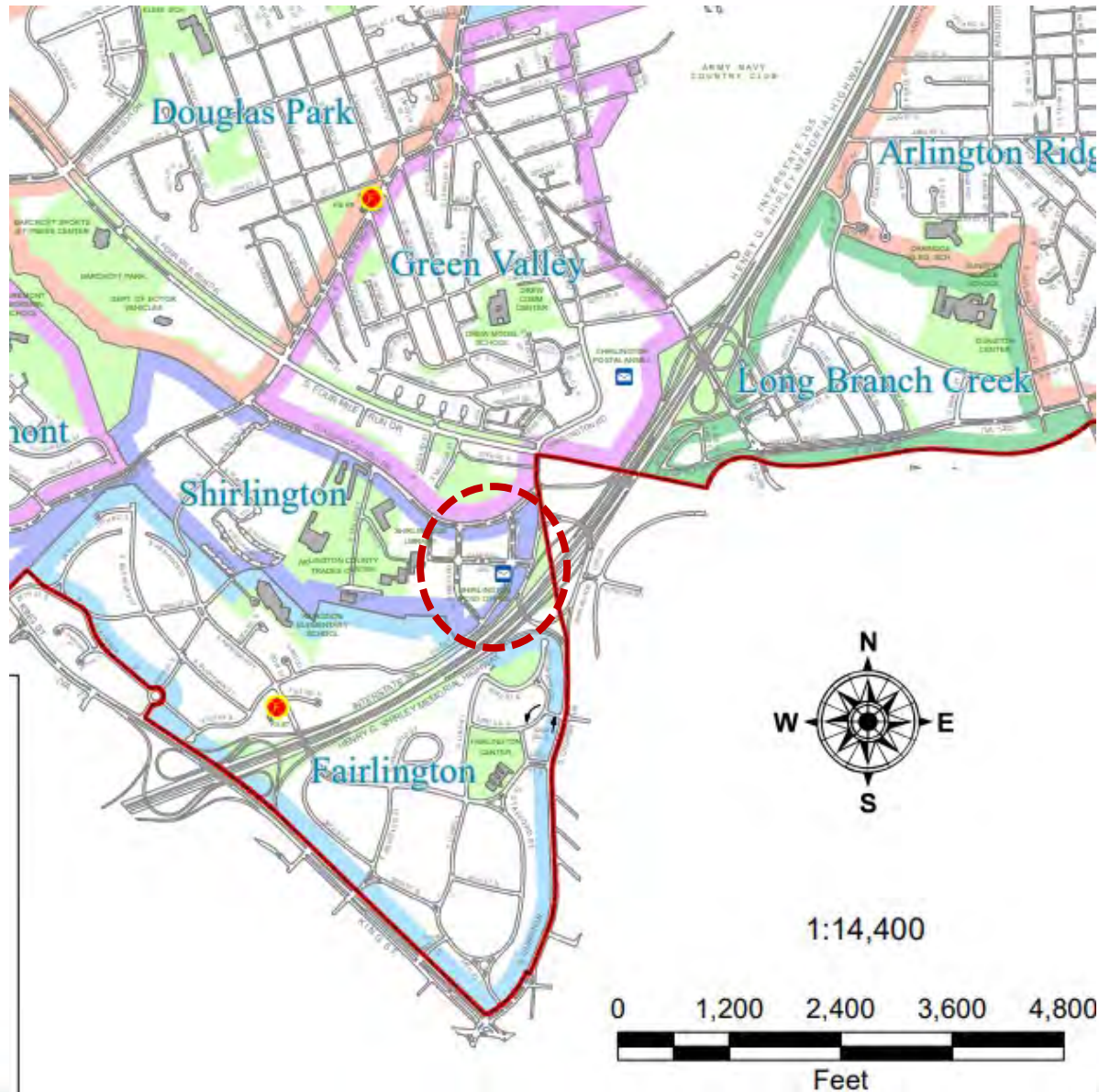
Plan Guidance Existing Conditions

Land Use & Zoning

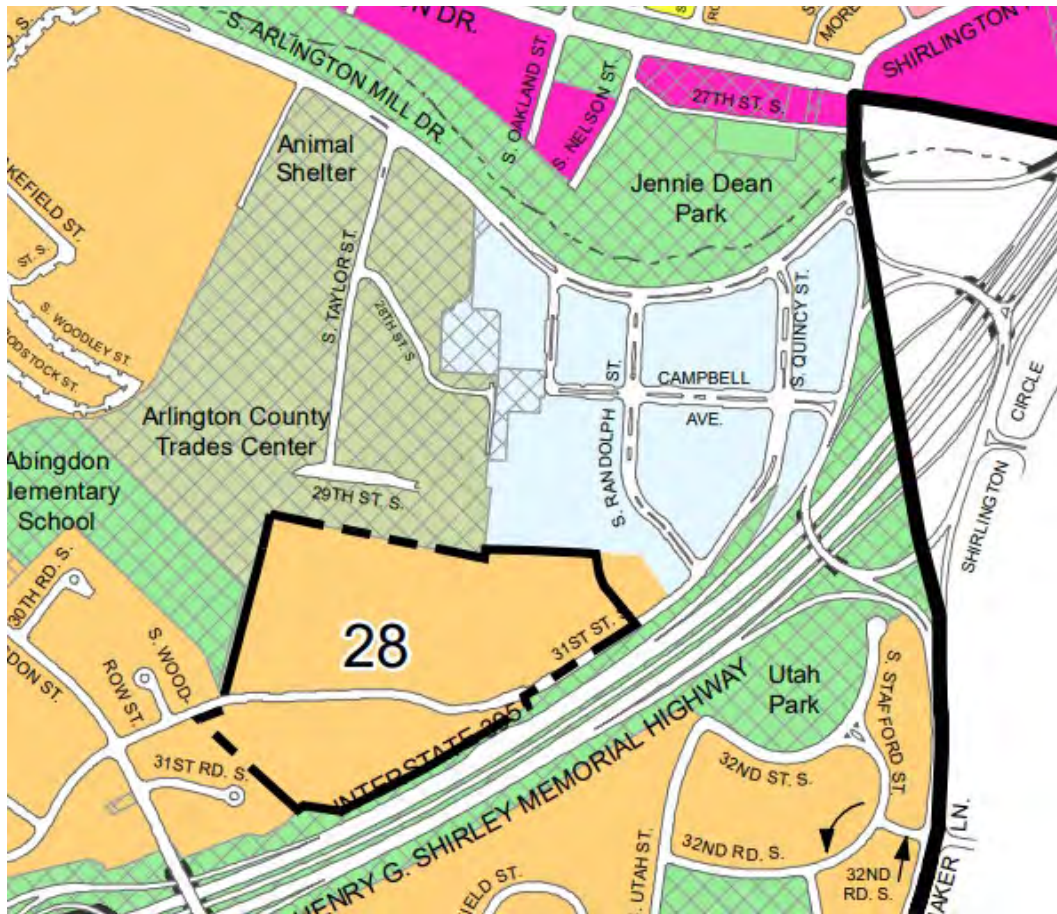
Shirlington Village – Site Context



Civic Association Boundaries



Plan Guidance – General Land Use Plan



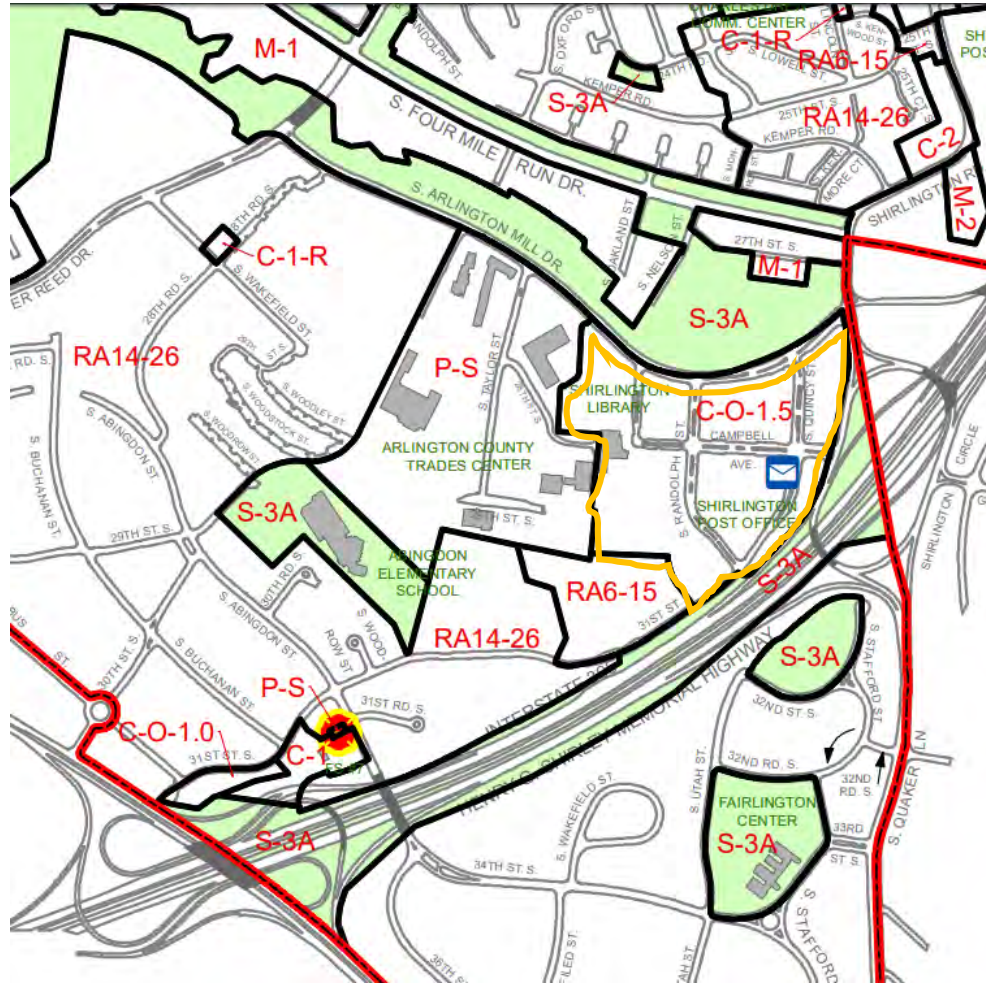
Land Use	Office Density	Apt. Density	Hotel Density
Low, O-A-H	Up to 1.5 FAR	Up to 72 units/acre	Up to 110 units/acre

Land Use	Unit Density
Low-Medium Residential	16-36 units/acre

Legend

Land Use Category**	Range of Density/Typical Use	Zoning*
Residential		
	Low 1-10 units per acre	R-20, R-10, R-10T, R-R, R-6, R-5
	Low 11-15 units per acre	R2-7, R15-30T
	Low-Medium 16-36 units per acre	R15-30T, RA14-26, RA8-18
	Medium Up to 37-72 units per acre	RA7-16, RA6-15, RA H
	High-Medium Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4-8
	High Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn
Commercial and Industrial		
	Service Commercial Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-O, C-2, C-O-1.0
	General Commercial Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.	C-2, C-TH, C-3
	Service Industry Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	CM, M-1, M-2
Public and Semi-Public		
	Public Parks (local, regional, and federal). Schools (public). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.	S-3A, S-D
	Semi-Public Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (predominant use on block).	S-3A, S-D
	Government and Community Facilities County, state and federal administration and service facilities (police, fire, property joint, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	P-5, S-D, S-3A
Office-Apartment-Hotel		
	Low Office Density: Up to 1.5 F.A.R. Apartment Density: Up to 72 units/acre Hotel Density: Up to 110 units/acre	C-O-1.5, C-O-1.0
	Medium Up to 2.5 F.A.R. Up to 115 units/acre Up to 180 units/acre	C-O-2.5
	High Up to 3.8 F.A.R. Up to 4.8 F.A.R. Up to 3.8 F.A.R.	C-O, RA-H-3.2, C-O Rosslyn
Mixed Use		
	Medium Density Mixed-Use Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)	C-R, C-3, MU-VS
	High-Medium Residential Mixed-Use Up to 3.24 F.A.R. including associated office and retail activities.	R-C
	Coordinated Mixed-Use Development District This is a high density mixed-use district with actual density determined by site size. Up to 6.0 F.A.R. with office not more than 3.0 F.A.R.	C-O-A

Existing Conditions – Zoning District



Existing Zoning – C-O-1.5 Site Plan

	Institutional Uses	Office	Multi- Family	Hotel
Density Maximum (units per acre)	-	-	72	110
Height Maximum (stories) sites less than 20 acres	-	8	10	10
Height Maximum (stories) sites more than 20 acres	-	8-12	10-12	10-12
Height Maximum (feet)				
FAR Maximum	1.5	1.5	-	-

NB: Bonus density and height above that shown in table is possible through site plan process.

Existing Conditions – Use Mix and Densities



Approved Uses and Development - with Approved Exclusions and Bonuses Removed from Tabulations

Parcel #	Site Area (Acres)	Office Gross Floor Area (sq. ft.)	Retail Gross Floor Area (sq. ft.)	Hotel Rooms	Residential Dwelling Units
1	2.67	85,895	7,515	-	196
2	8.43	304,216	147,558	-	-
3	10.22	195,000	57,252	142	400
4	5.13	-	-	-	404
5	0.78	-	4,400	-	-
Total	27.23	585,111	216,725	142	1,000

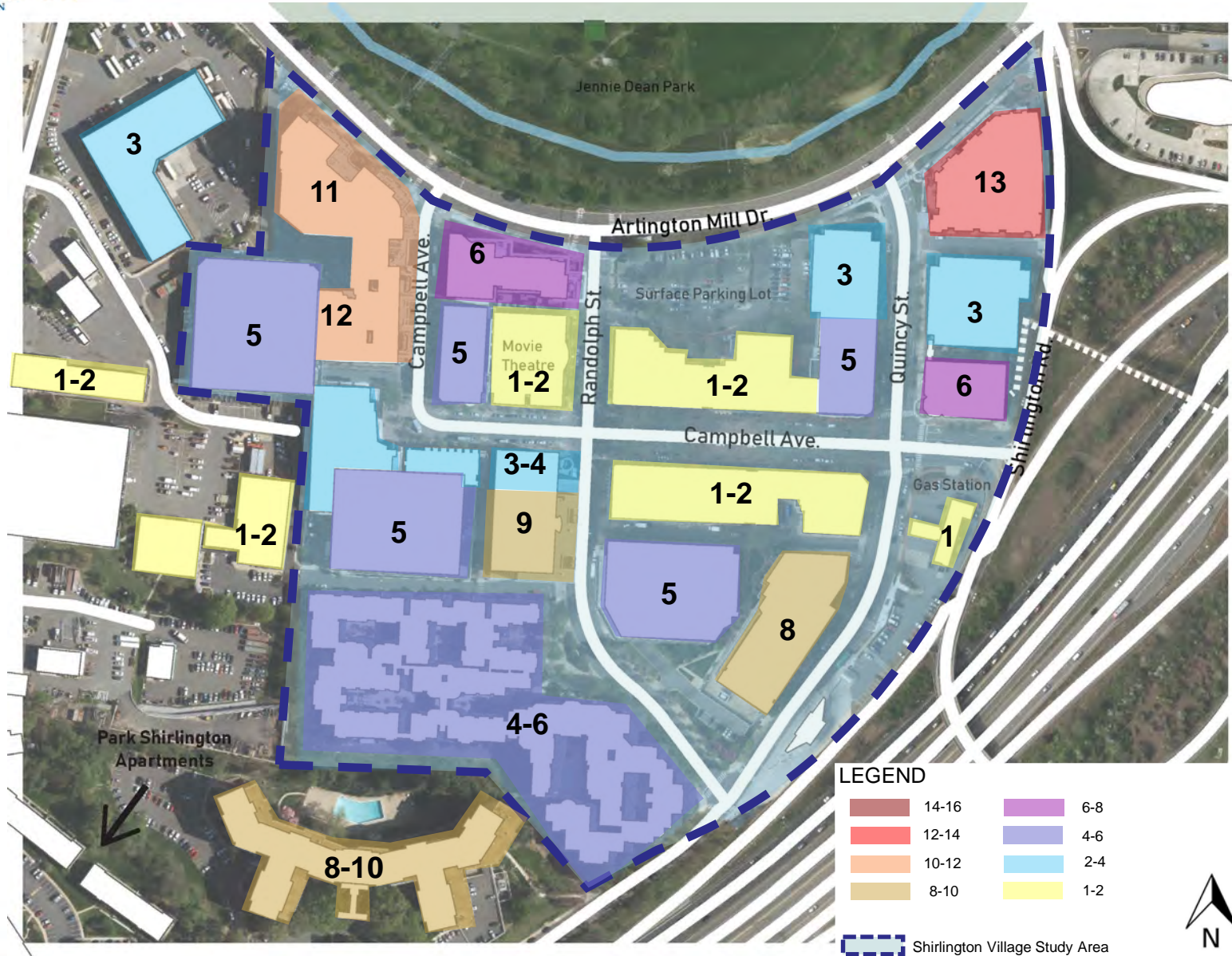
Density exclusions and bonuses:

- Parcel 1: 75,770 sq. ft. of studio space and 49 dwelling units (bonus density);
- Parcel 2: 42,653 sq. ft. of retail basement storage space;
- Parcel 3: 54,396 sq. ft. of library and live theater space;
- Parcel 3: 20,060 sq. ft. of cinema space;
- Parcel 3: 7,880 sq. ft. of grocery store (bonus density).

Currently Approved Densities by Use July 2018

	Site Area	Office/Retail	Hotel	Residential
Approved 2000 PDSP Dev. (as amended)*	27.23 Acres	801,836 sq. ft.	142 rooms	1,000 dwelling units
Acreage Allocated to Each Use	27.23 Acres	12.05 acres 524,898 sq. ft.	1.29 acres	13.89 acres
Approved 2000 PDSP Density	-	1.53 FAR	110 Rooms Per Acre	72 Dwelling Units Per Acre
"C-O-1.5" Maximum Density	-	1.5 FAR	110 Rooms Per Acre	72 Dwelling Units Per Acre

Existing Conditions – Building Heights

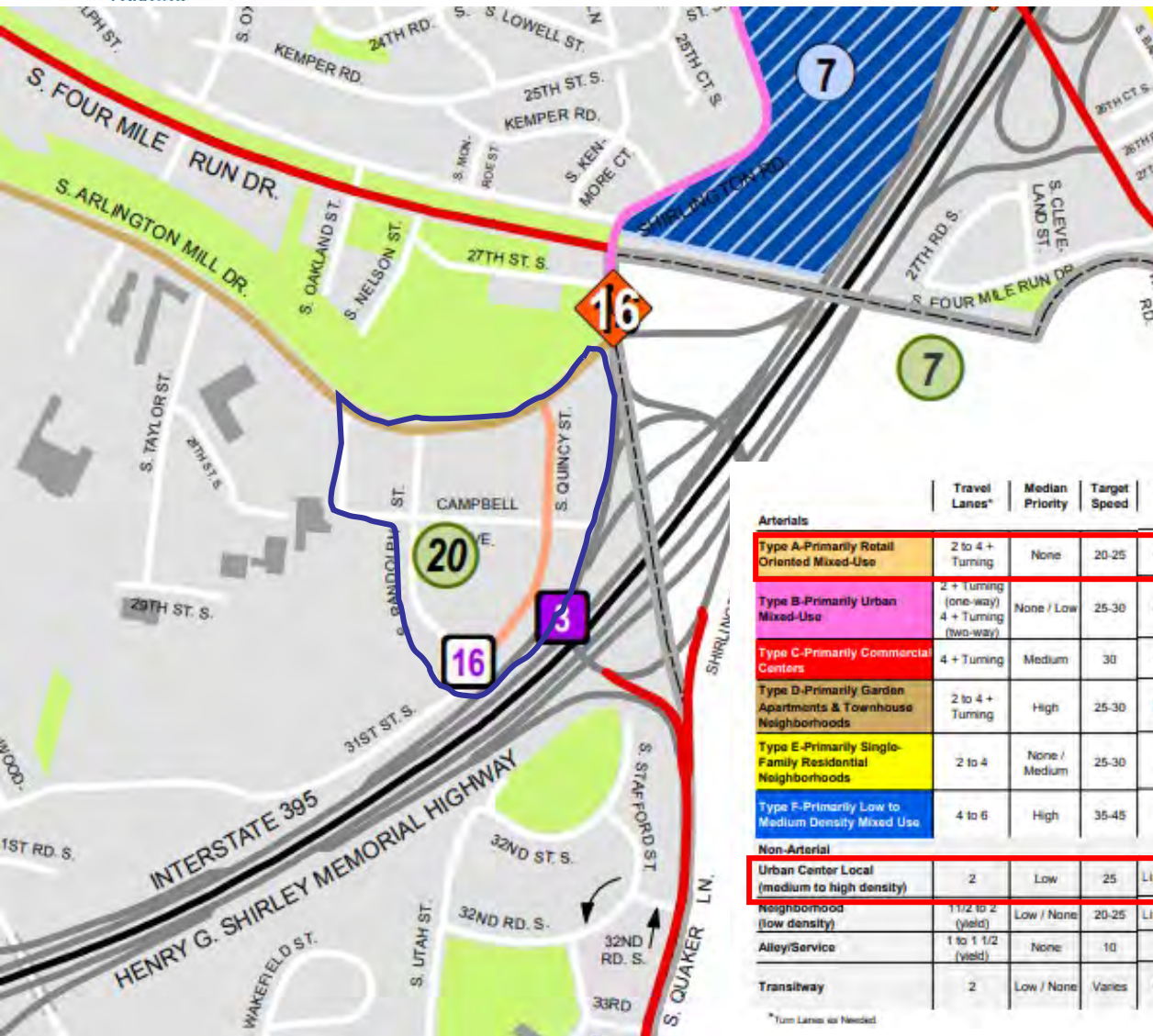


- Four Mile Run Valley Area Plan
 - Adopted 2018
 - Consideration of an Arts and Industry District
 - An implementation element of the Four Mile Run Valley Area Plan
 - Will define a vision for the arts and industrial uses and a study boundary
 - Technical Advisory Panel currently conducting analysis to develop 4 to 6 scenarios for implementing the vision of this plan
 - Next phase of the process will engage the community in a broad evaluation of the proposed scenarios
- Jennie Dean Park Master Plan – see *parks section*
 - Design study anticipated to conclude by 4th quarter 2019; construction anticipated to begin by 1st quarter 2020
- Trades Center Optimization Study
 - Optimization study anticipated to conclude by end of 2019
 - No physical expansion

Transportation

Plan Guidance – Master Transportation Plan

Map Adopted 2007



MTP Features

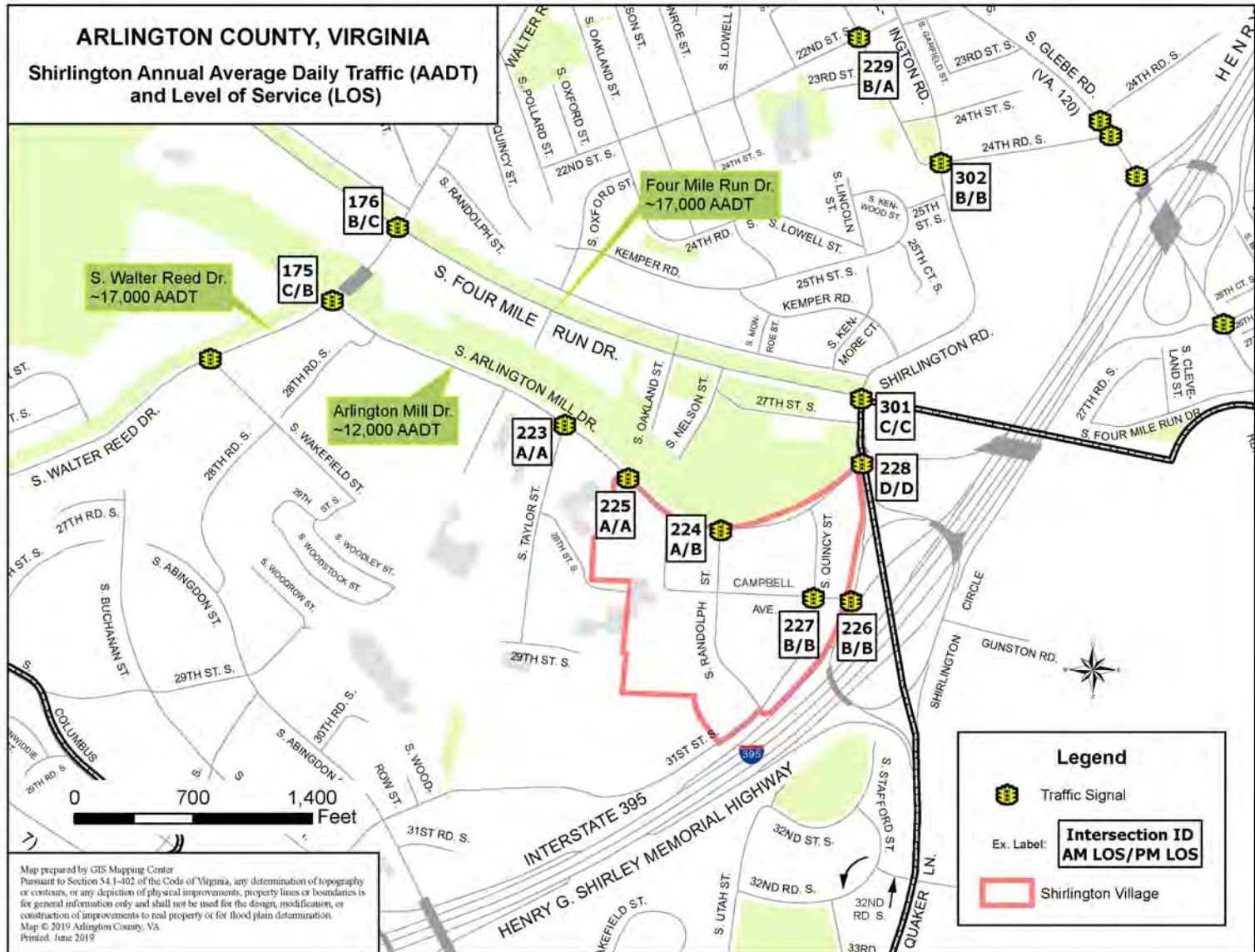
- 20** Bike Share Stations (see MTP Bicycle Element Appendix F for additional detail)
- 7** Four Mile Run Trail Crossing of I-395
- 3** Shirlington Bus Station
- 16** Shirlington Bus Station Expansion
- 16** Shirlington Rd./S. Four Mile Run Dr. bridge replacement
- 7** Nauck Revitalization Area

	Travel Lanes*	Median Priority	Target Speed	Transit Service	Bike Accommodations	Restrict/Limit Driveway Access	On-Street Parking Priority	Pedestrian Way
Arterials								
Type A-Primarily Retail Oriented Mixed-Use	2 to 4 + Turning	None	20-25	Frequent	Bike Lane / Shared Lane	Yes	High	10-12 ft Sidewalk 6 ft Furniture Zone or Tree Pits
Type B-Primarily Urban Mixed-Use	2 + Turning (one-way) 4 + Turning (two-way)	None / Low	25-30	Frequent	Bike Lane / Shared Lane	Yes	High	6-12 ft Sidewalk 6 ft Furniture Zone or Tree Pits
Type C-Primarily Commercial Centers	4 + Turning	Medium	30	Frequent	Bike Lane	No	Low	6-8 ft Sidewalk 6 ft Green Strip
Type D-Primarily Garden Apartments & Townhouse Neighborhoods	2 to 4 + Turning	High	25-30	Moderate	Bike Lane	No	High	6-8 ft Sidewalk 5-6 ft Green Strip w/ Breaks
Type E-Primarily Single-Family Residential Neighborhoods	2 to 4	None / Medium	25-30	Limited	Bike Lane / Shared Lane	No	Medium	5-6 ft Sidewalk 4-6 Green Strip
Type F-Primarily Low to Medium Density Mixed Use	4 to 6	High	35-45	Limited	Dedicated Shared Use Path	Yes	None	6 ft Sidewalk or 10 ft Shared -Use Path 8+ ft Green Strip
Non-Arterial								
Urban Center Local (medium to high density)	2	Low	25	Limited-None	Bike Lane / Shared Lane	No	High	6-8 ft Sidewalk 4-6 ft Green Strip
Neighborhood (low density)	1 1/2 to 2 (yield)	Low / None	20-25	Limited-None	Shared Lane	No	High	4-6 ft Sidewalk 2-4 ft Green Strip
Alley/Service	1 to 1 1/2 (yield)	None	10	None	Shared Lane	No	Low	None/5 ft Sidewalk limited landscaping
Transitway	2	Low / None	Varies	Frequent	Shared -Use Path	Yes	None	10-12 ft Shared-Use Paths on each side 6 ft Green Strip

*Turn Lanes as Needed

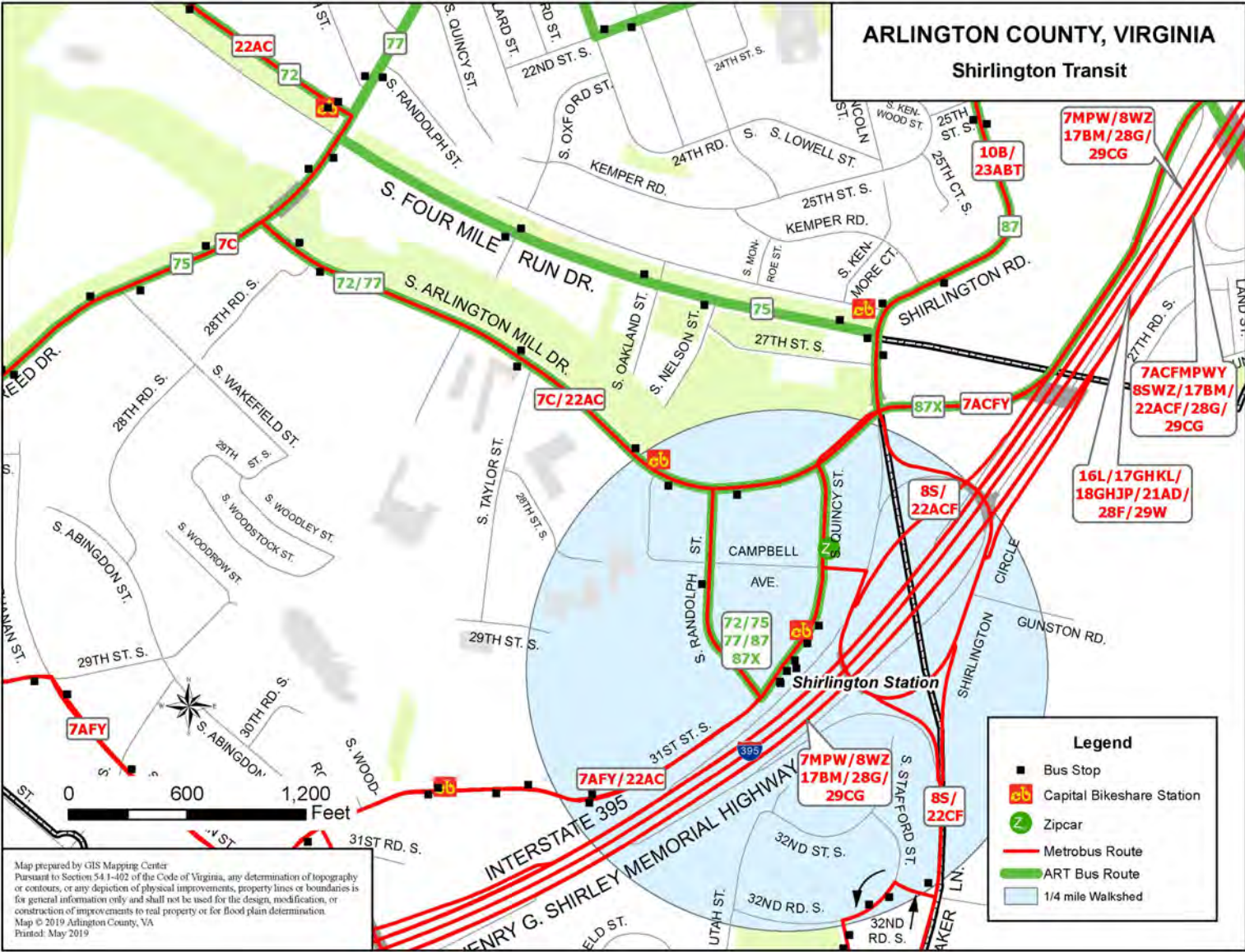
Existing Conditions – Level of Service

Spring 2019



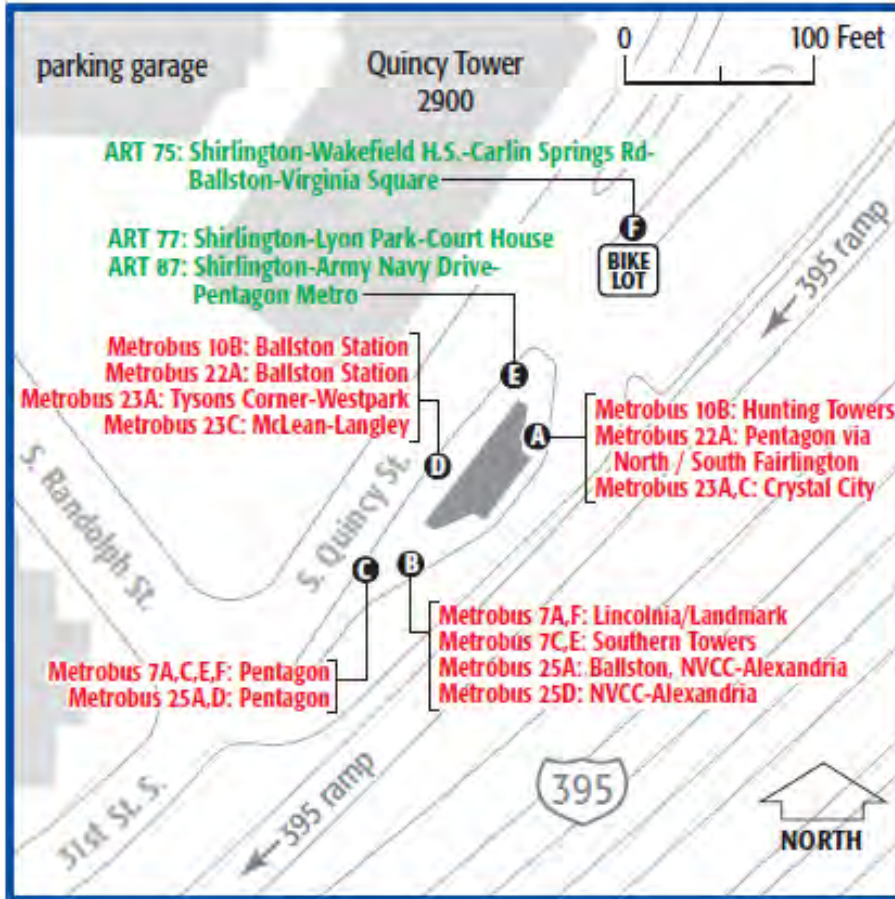
Existing Conditions - Transit Access

Spring 2019



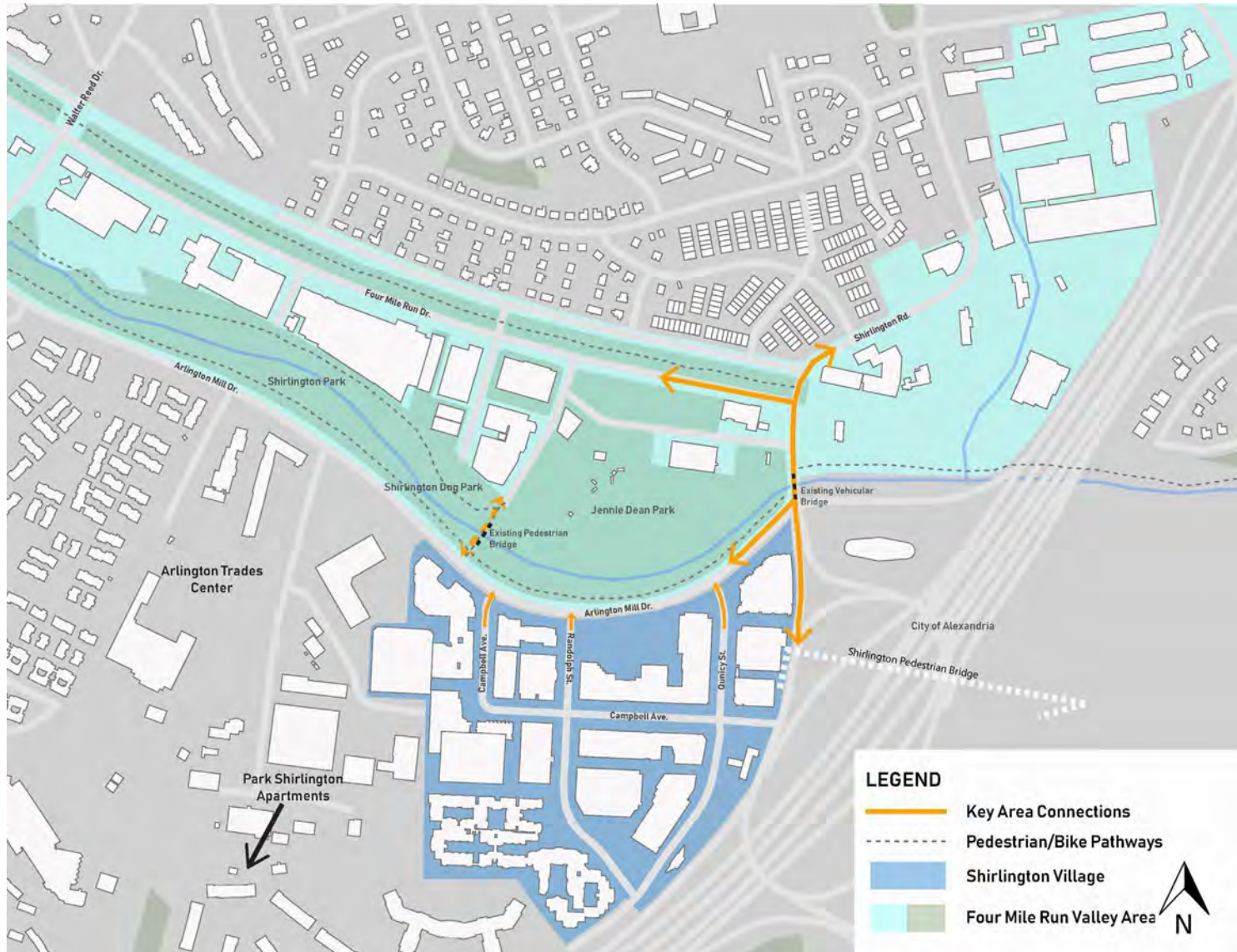
Shirlington Transit Station

Shirlington Bus Transfer Station



- Arlington's only enclosed public bus station
- Principal transfer point for Metrobus and ART bus service in South Arlington.
- More than 2000 commuters use the station each day.
- The station houses a Commuter Store
- Additional bus bay for Alexandria bus rapid transit (BRT) anticipated in 2024/2025

Existing Conditions – Connection to 4MR



Four Mile Run Valley Area Plan – Recommended Improvements

Transportation Enhancements

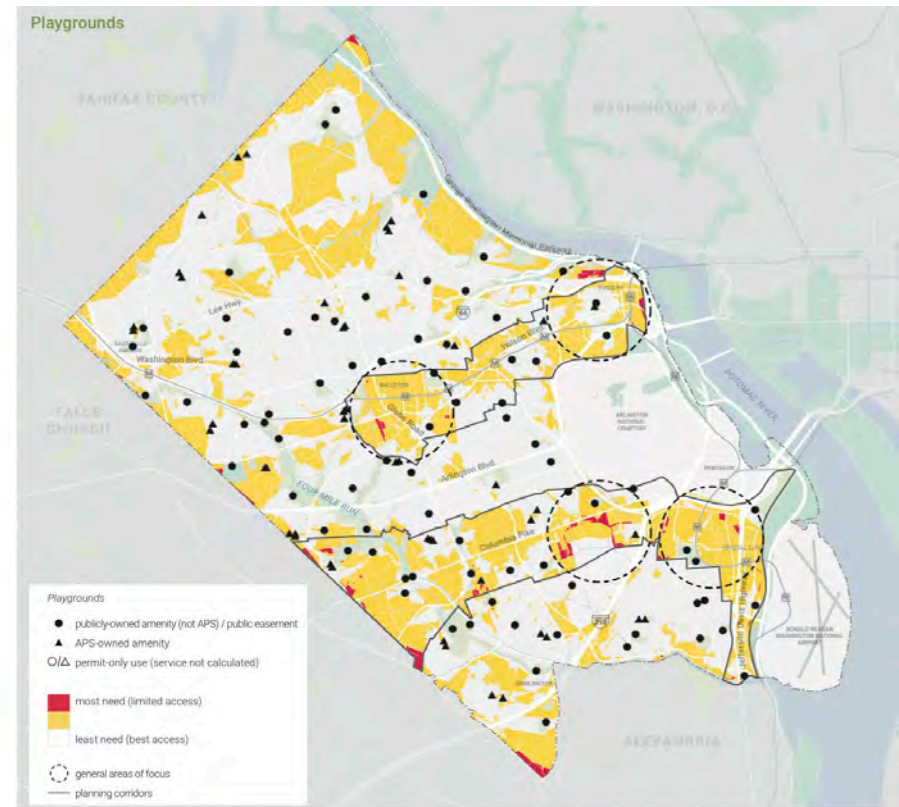
- Additional Parking - On-Street and off-street
- Additional Bicycle/Pedestrian Connections to Shirlington
- Four Mile Run Drive – from 4 lanes to 3 lanes with Angle Parking (Operational Test)



Parks and Open Space

General Guidance

- Privately owned public spaces should comply with the PSMP Design Guidelines
- Improve access and connectivity to existing park and open space amenities
- Consider park and open space amenities based on LOS
- Consider the implementation of casual use space where appropriate and desired by the community

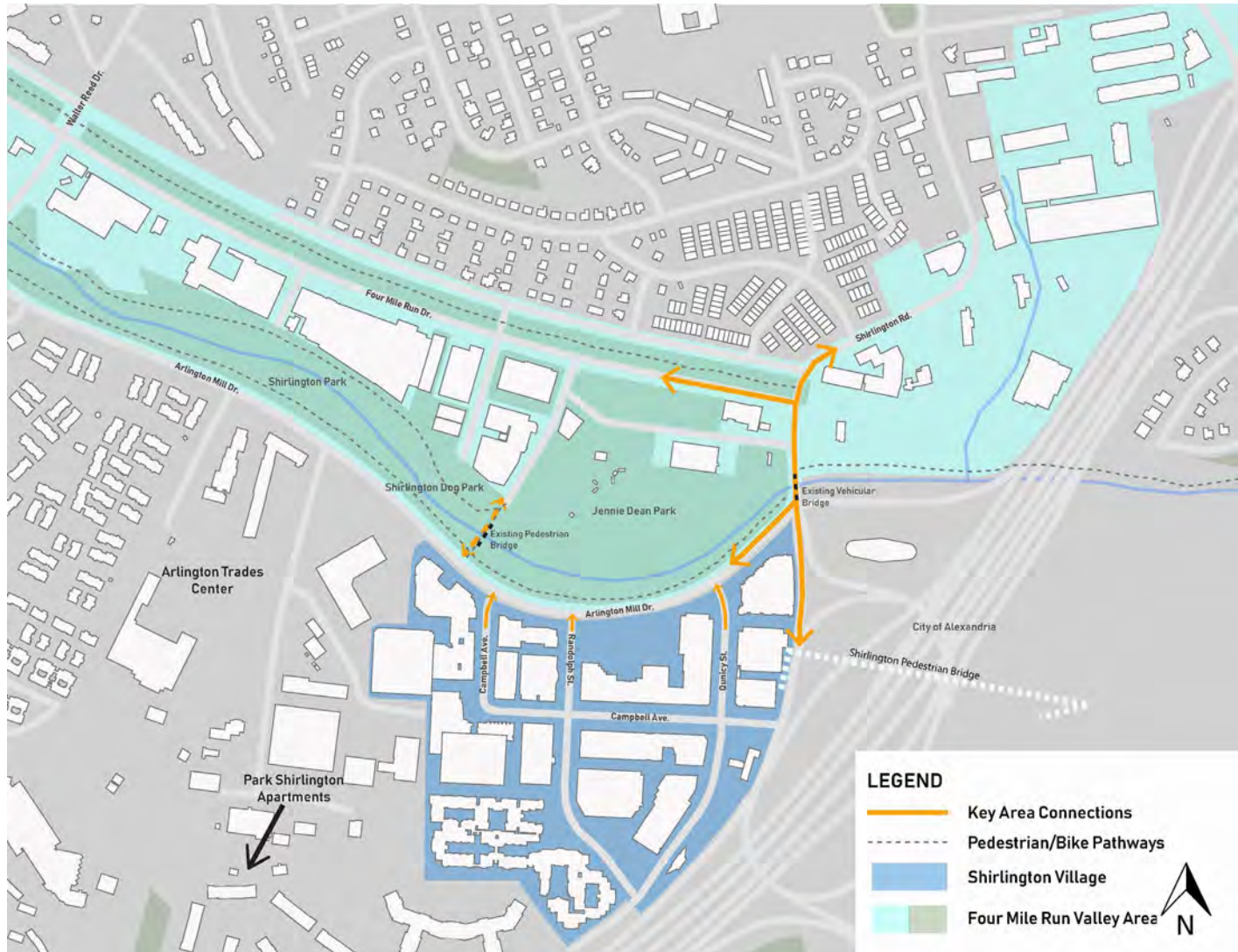


PSMP LOS maps indicate that this area could use better access to:

- Basketball Courts
- Community Gardens
- Multi-use Trails
- Tennis Courts



Existing Conditions – Connection to 4MR Parks



Four Mile Run Valley Parks – Jennie Dean Park, Shirlington Park and Shirlington Dog Park

September 22, 2018 – The County Board adopted the Four Mile Run Valley (4MRV) Park Master Plan and Design Guidelines

Jennie Dean Park

- The final design for Jennie Dean Park is currently underway, incorporating the major park elements established in the Park Master Plan
- End of 2019 – DPR will seek and obtain construction permits and approvals
- Early 2020 – Construction is anticipated to begin and will last approximately 18 months

Shirlington Park

- Future renovations to the park include overlooks, vegetation management, stormwater management, riparian restoration, gateways, wayfinding, riparian access and public art as identified in the Park Master Plan
- Phase One renovations are identified in the CIP for 2026/2027, with the 2nd phase to occur to beyond the 10 year planning period

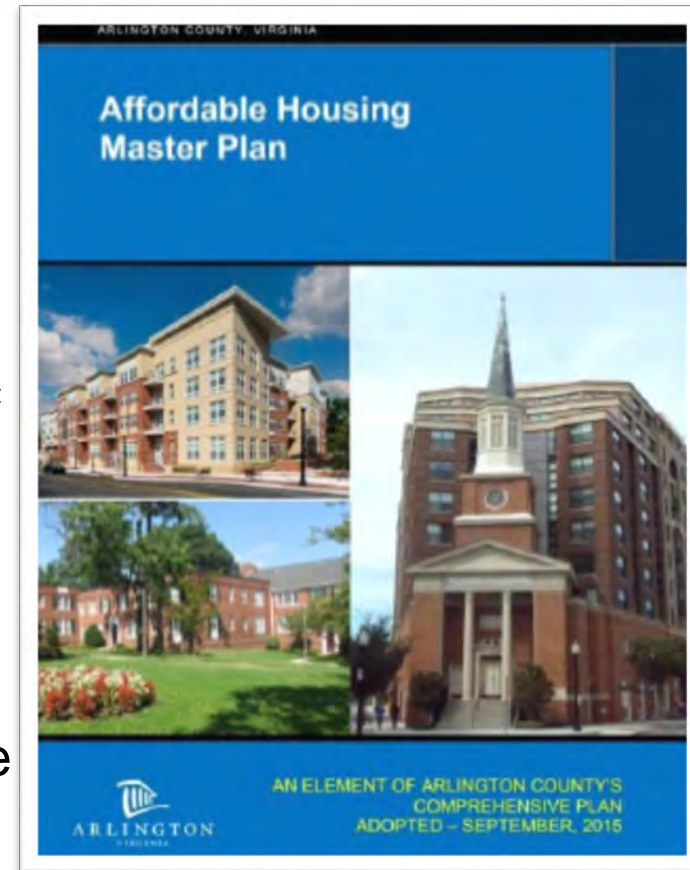
Shirlington Dog Park

- Shirlington Dog Park will keep the same size, location, and character with some short and medium term enhancements that could be accomplished through maintenance and management activities

Housing



- **Objective 3.5:** Ensure that the County's affordable housing goals are integrated into other County plans and policies where appropriate.
- **Policy 3.5.1** Integrate affordable housing goals and policies into County sector plans, economic development strategies, the Master Transportation Plan and other County planning efforts.
- New or updated area and sector plans will address how these plans further the goals of the Affordable Housing Master Plan.



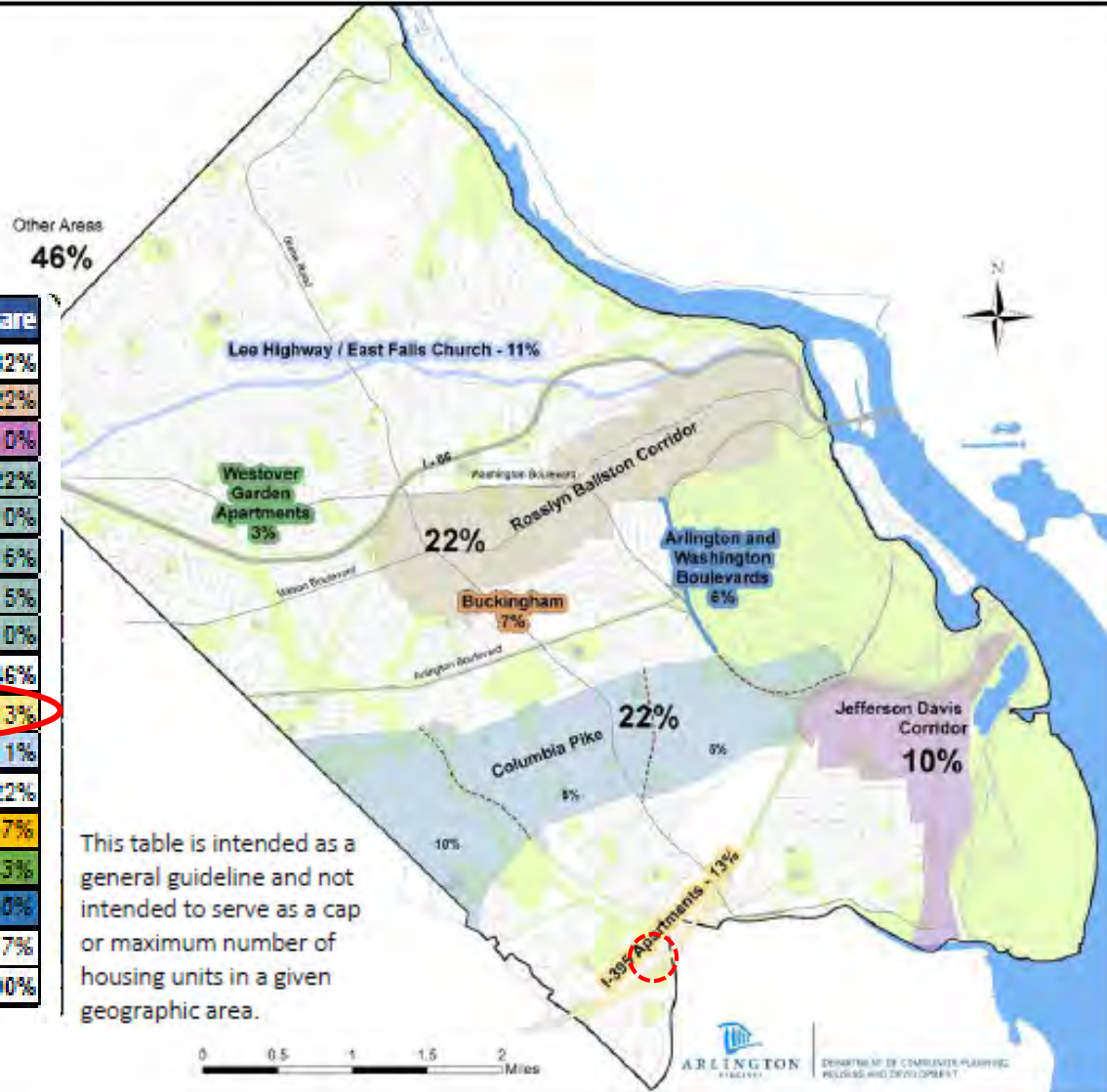
Existing Conditions – Housing

2040 Forecast of the Distribution of Housing Affordable up to 60% AMI (MARKs and CAFs)

Areas	Today	2040	Share
Metro Corridors	2,619	7,200	32%
Rosslyn Ballston	2,131	5,000	22%
Jefferson Davis	488	2,200	10%
Columbia Pike	3,653	5,000	22%
Western Pike	1,608	2,300	10%
Central Pike	1,809	1,400	6%
Eastern Pike	221	1,250	5%
Foxcroft Heights	15	50	0%
Other Areas	4,139	18,800	46%
I-395	640	3,000	13%
Lee Highway/East Falls Church	554	2,300	11%
Remainder	2,945	5,100	22%
Buckingham	1,275	1,500	7%
Westover	753	700	3%
Arlington and Wash. Bivvs	786	1,400	6%
Unidentified*	131	1,500	7%
Total	10,411	22,800	100%

Note: Numbers may not sum due to rounding.
Table does not include units affordable above 60% AMI.

*Unidentified units include accessory dwelling units and units to be allocated through future sector and area plans.



This table is intended as a general guideline and not intended to serve as a cap or maximum number of housing units in a given geographic area.

Existing Conditions – Housing

GLUP Study Area	
Unit Type	# of Units
Market Rate Total	875
Io Piazza	229
Delancey	242
Windsor	404
Committed Affordable (CAF) Total	15
Io Piazza	15
Market Rate Affordable (MARK)* Total	0
Total Rental Units	890

*MARKs are units that are not regulated by the County or any other public agency and have rents up to 80% Area Median Income.

Existing Conditions – Housing

Shirlington and Fairlington Civic Associations	
Unit Type	# of Units
Market Rate Total	875
Io Piazza	229
Delancey	242
Windsor	404
Committed Affordable (CAF) Total	309
Io Piazza	15
Park Shirlington*	294
Market Rate Affordable (MARK) Total	436
Shirlington House*	436
Total Rental Units	1,620

*Both Park Shirlington and Shirlington House are in a component area of the Housing Conservation District.

Historic Resources

Historic Preservation Master Plan establishes priorities, goals and objectives for Arlington’s historic preservation activities, such as architectural surveys, historic designation, and preservation outreach activities.

Creation of a **Historic Resources Inventory (HRI)** was the leading recommendation of the Historic Preservation Master Plan. The HRI is a planning tool used to help balance historic preservation goals with new development and other community benefits.

HRI Goals and Policy Objectives #5 – Promote the preservation of the Important historic buildings in the HRI.

- The County will strive to protect and promote the reuse of those properties listed as Important.
- The County will collaborate with owners of Important properties to preserve the buildings’ historical and material integrity to the maximum extent possible.
- The County will require that new development proposals affecting Important properties be reviewed by the Historical Affairs and Landmark Review Board (HALRB).
- The County will encourage owners of Important properties to take advantage of available financial incentives (e.g., Federal and state rehabilitation tax credits, preservation easements, County real estate tax exemption for rehabilitation).
- The County will encourage owners of Important properties to take advantage of available zoning tools (e.g., site plans and use permits, TDR, local historic district designation).

Shirlington Shopping Center

- South Randolph Street and Campbell Avenue
- Constructed in 1944
- 1944 businesses: Acme Supermarket, F.W. Woolworth, Singer Sewing Center, Fanny Farmer candy, Firestone, and Shirley Food Store.
- Listed as Important in the HRI



Campbell Avenue in the 1990s

Historic Resources Inventory (HRI)

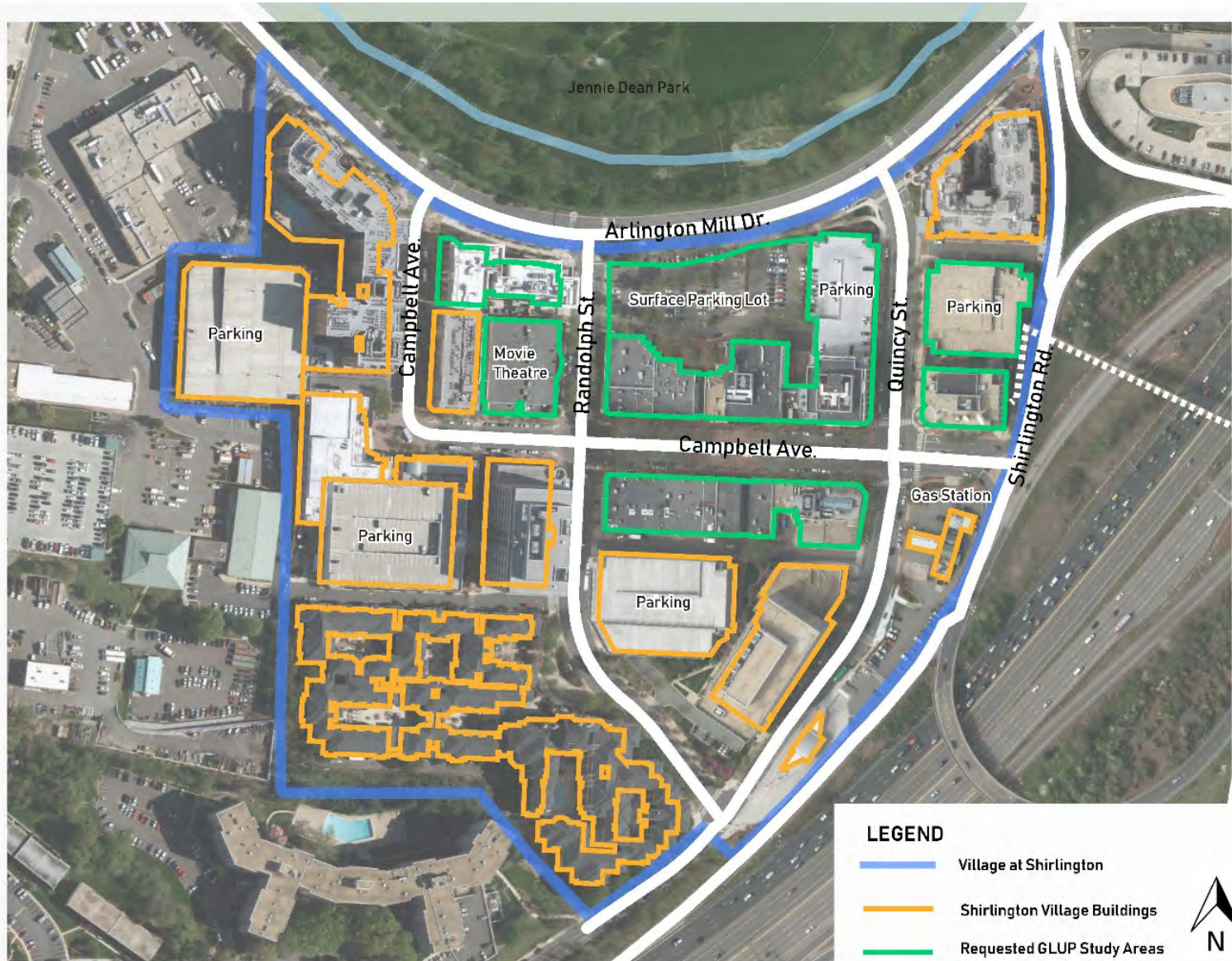
1. Essential	County's top priorities for preservation that include the most significant, best preserved, and key resources that best define Arlington history
2. Important	Central to County's history, but less distinctive than and/or have less physical integrity than Essential
3. Notable	Have historic elements related to County's history, but lack sufficient historic context, integrity, and/or significance compared to Essential and Important
4. Minor	Altered substantially over time and/or not distinctive examples of their building type
5. Altered/Not Historic	
6. Demolished	

Neighborhood Conservation Plan

- Fairlington-Shirlington Neighborhood Conservation Plan
 - Adopted in 1987 and updated in 2013
 - “... recent redevelopment of the Village at Shirlington is an excellent example of a mixed-use, urban village project, which is walkable at street level, not overpowering in height, and in some parts (mainly in shops fronting the street), visually consistent.”
 - “... the community at large will encourage any additional or future construction to incorporate the positive elements of walkability, accessibility and overall residential character.”
 - “... lessen the impact of obtrusive traffic incursion on the neighborhood.”
 - “... limit the impact on the larger neighborhood’s overall residential character.” (p. 20)

Proposed Scope and Analysis

Map of Requested Study Area



Requested Amendments

	FRIT Site (Office Building at Campbell Ave. and Quincy St.; Parking Lot at Arlington Mill Dr. and Randolph St.)	Hilton Site	WETA Site
Current GLUP Designation	"Low" Office-Apartment-Hotel	"Low" Office-Apartment-Hotel	"Low" Office-Apartment-Hotel
Proposed GLUP Designation	"Medium" Office-Apartment-Hotel	"Medium" Office-Apartment-Hotel	"Medium" Office-Apartment-Hotel
Current Zoning	C-O-1.5 Mixed-Use District	C-O-1.5 Mixed-Use District	C-O-1.5 Mixed-Use District
Proposed Zoning	C-O-2.5 Mixed-Use District	C-O-2.5 Mixed-Use District	C-O-2.5 Mixed-Use District
Conceptual Development Program	Conversion of office building at the corner of Campbell Ave. and Quincy St. to residential and development of surface parking lot along Arlington Mill Dr. and Randolph St. and potential development of the parking garage at Quincy Street and Arlington Mill Dr.	Redevelopment of this site is not anticipated at this time.	Possible expansion of building.

Proposed Scope

The scope of work for this study will address the following:

- History of GLUP and Zoning designations for the study site and surrounding area;
- Existing GLUP and Zoning designations for the study site and surrounding area;
- Existing environmental and topographical features, land uses, densities, building heights for study site and surrounding area;
- Recommendations of County plans and policies, as applicable;
- Allowable uses, densities, building heights, etc. for requested GLUP designation and other GLUP designations to be studied;
- 3-D computer modeling of the study site's existing conditions, and various scenarios reflecting requested GLUP designation and other GLUP designations to be studied; and
- Multimodal transportation analysis for the study site and surrounding area, including recommendations for improvements such as new streets and walkways, etc.

Proposed Core Study Area



- Full Study Area - broader area (full PDSP); general principles
 - land use
 - access
 - connectivity
- Core Study Area – more focused area; more detailed analysis
 - height
 - density
 - building form
 - modeling scenarios

Proposed Process Outline

LRPC Meeting	Potential Topics
Meeting #1 (June 25, 2019)	<ul style="list-style-type: none"> ▪ Overview of the Special GLUP Study Plus process; ▪ Background information on the site; ▪ Preliminary site analysis; ▪ Discussion and refinement of process and scope: <ul style="list-style-type: none"> ○ Define the study boundary ○ Define GLUP scenarios to be modeled
Meeting #2 (July 23, 2019 tentative)	<ul style="list-style-type: none"> ▪ Presentation of initial 3-D modeling, with additional information on: <ul style="list-style-type: none"> ○ Initial transportation trip generation report based on initial land use scenarios ○ Initial parks and open space report based on initial land use scenarios; ▪ LRPC discussion and direction on the initial land use scenario models
Meeting #3 (September 25, 2019 tentative)	<ul style="list-style-type: none"> ▪ Staff responses to questions raised at previous meetings; ▪ Presentation of refined scenario(s); ▪ Presentation on multimodal transportation impact analysis report; ▪ Emerging guiding principles; ▪ LRPC discussion and direction
Meeting #4 (November 20, 2019 tentative)	<ul style="list-style-type: none"> ▪ Presentation of final modeling scenario (if applicable); ▪ Presentation of Draft Special GLUP Study Plus Document; ▪ LRPC discussion and direction
Meeting #5 (December 18, 2019 tentative)	<ul style="list-style-type: none"> ▪ Presentation of Final Draft Special GLUP Study Plus Document; ▪ LRPC discussion and direction

Proposed 3-D modeling

GLUP Designation Scenario	Typical Zoning District	Density (maximum)			Building Height (maximum)	Basis for Study
		Office	Res.	Hotel		
"Low" Office-Apartment-Hotel	C-O-1.5	1.5 FAR	72 u/ac	110 r/ac	8 stories (office) 10 stories (res./hotel)	Current GLUP
"Medium" Office-Apartment-Hotel	C-O-2.5	2.5 FAR	115 u/ac	180 u/ac	12 stories (office) 16 stories (res./hotel)	Requested GLUP
TBD with LRPC Input						

Next Steps

Special GLUP Study Document

Provides future land use policy guidance
and informs amendments to the
PDSP and Design Book

Shirlington PDSP and Design Book

Informs the individual
site plans to be filed

Individual
site plans

LRPC Discussion

- Confirmation of study area and core study area boundaries?
- Refinements to scope and process?
- Scenarios to be modeled?
- Questions for staff to address at the next meeting?

The End