

# Housing Committee of ACCF

Special GLUPs and Rezoning and Housing Impact

June 20, 2024

Presentation by Co-Chair Anne Bodine

## Land Use Tools Adding Housing via re-GLUP and rezonings

- GLUP changes and rezonings are being used to increase housing, including affordable housing;
- AHMP is the main guiding force;
- Is there a comprehensive tool to assess the process?
- Are we tracking outcomes, forging best practices?

### Affordable Housing Master Plan



# Redevelopment Potential of Non-Profits in Arlington

- Religious institutions -- under pressure -- are looking at housing redevelopment (we have about 85 religious institutions here);
- County has also approved new housing at non-profits Goodwill, Melwood, American Legion, and Goodwill;
- Some projects being done w/APAH and Wesley
- County also seeks to use its own land (Arlington Mill apartments)
- Is there a big picture strategy?

## Affordable Housing Master Plan





# Low Density Areas and Non-Profits

## [Melwood 750 S. 23<sup>rd</sup> St.](#) (Special GLUP)

Zoned low residential

Adjacent to area plan that seeks to preserve transition to low density area

Will add 104 residential units on one acre

## [Clarendon United Presbyterian Church](#) (Rezone)

Zoned low residential

Adjacent to area plan that seeks to preserve transition to low density area

Will add approx. 90 units on less than one acre



# For-Profit Special GLUP in Low Density Areas

ARVA/Days Inn project on N. Pershing – “gateway to Lyon Park”

Lies outside “walkability” range parameters to transit corridor

Like many special GLUPs, this one is languishing (is that good/bad/indifferent?)

Are these projects setting precedents?

Do they make more sense on arterials/have we defined that?

[Days Inn at Rt. 50 and Pershing](#) –  
Special GLUP





# High Density Areas – GLUPs and Rezones Arlington Temple and Courthouse West



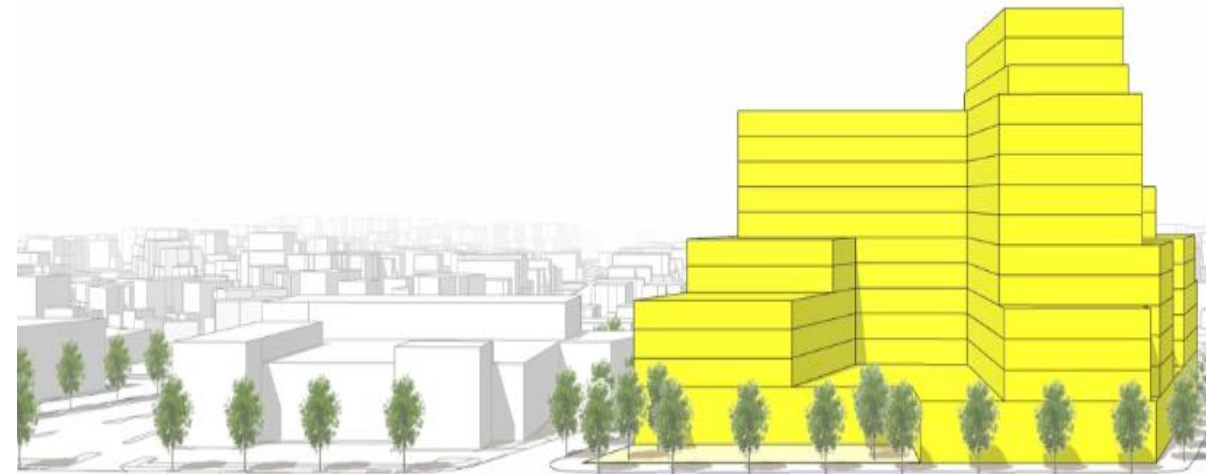
## *Recommended Building Heights Map*

At its September 17, 2022, Meeting, the County Board adopted this Study Document and directed staff to update the document's building height recommendations and guidance to reflect a maximum building height of up to 14 stories, which could support additional housing opportunities in the study area.

## COURTHOUSE WEST SPECIAL GENERAL LAND USE PLAN STUDY

### CHAPTER 3: RECOMMENDATIONS

#### Land Use and Building Design



North Danville Street

North C

# Special GLUPs and Affordable Housing

Re-GLUPping contains an “assumption” of up to 20% Affordable Housing contribution per ACZO 15.5.8.H\*

\*sample language from P. 29 of the [Pershing Drive Special GLUP](#) “Any GLUP amendment enacted to achieve the recommendations . . . will be subject to an affordable housing requirement in addition to the base site plan affordability requirement. This additional affordability would be achieved through on-site affordable units equivalent to 20% of the difference in floor area between the maximum density under the existing GLUP designation and the project’s proposed density under the new GLUP designation.”

SPECIAL GLUP	Total housing units	20% GLUP AH potential	AH promised**
Courthouse West (pending)	290	58	unclear
Terwilliger (AH built)	160	32	160
Melwood (pending)	104	20	104
Arva (pending)	251	50	7
Sunrise N. Glebe (pending)	99	19	0

\*\*Affordable Units promised at Site Plan may be “converted” to AHIF contribution, actual built units will not be confirmed until certificate of occupancy

# What questions Should we Ask

## What Should we do?

## How do we weigh in on County CMR-I effort?

- Is AH the top priority? How/who is tracking the AH component of each project, up through delivery?
- Is there any after-action review? Are projects distributed equally?
- Should we consider max 10-20% density or height increase?
- Do plans respect existing sector plans? Rest of Comp Plan? Neighborhood plans? CA input? (e.g. Courthouse West, 5 CA's OK'd 6 stories, County approved 14, but added benefits were unclear)
- Should hi-traffic roads, even in low density areas, be better targets for infill?
- Can some of the nonprofits be acquired by ArlCo, become parks, libraries, open space? (see p. 10 re 30 acre acquisition in [PSMP goals](#))
- What about non-profits relocating to areas zoned for higher density already, or moving into empty commercial spaces? Do we owe them ways to make profit?