

Melwood Site Plan Application

750 23rd Street S, Arlington

Arlington Civic Federation Presentation

11/12/24

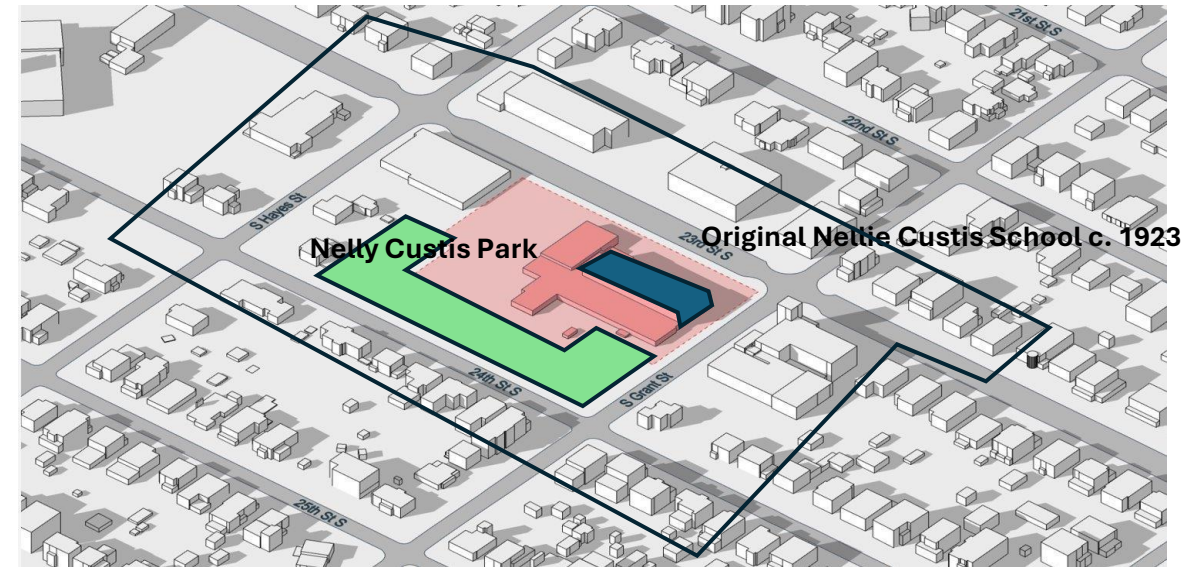
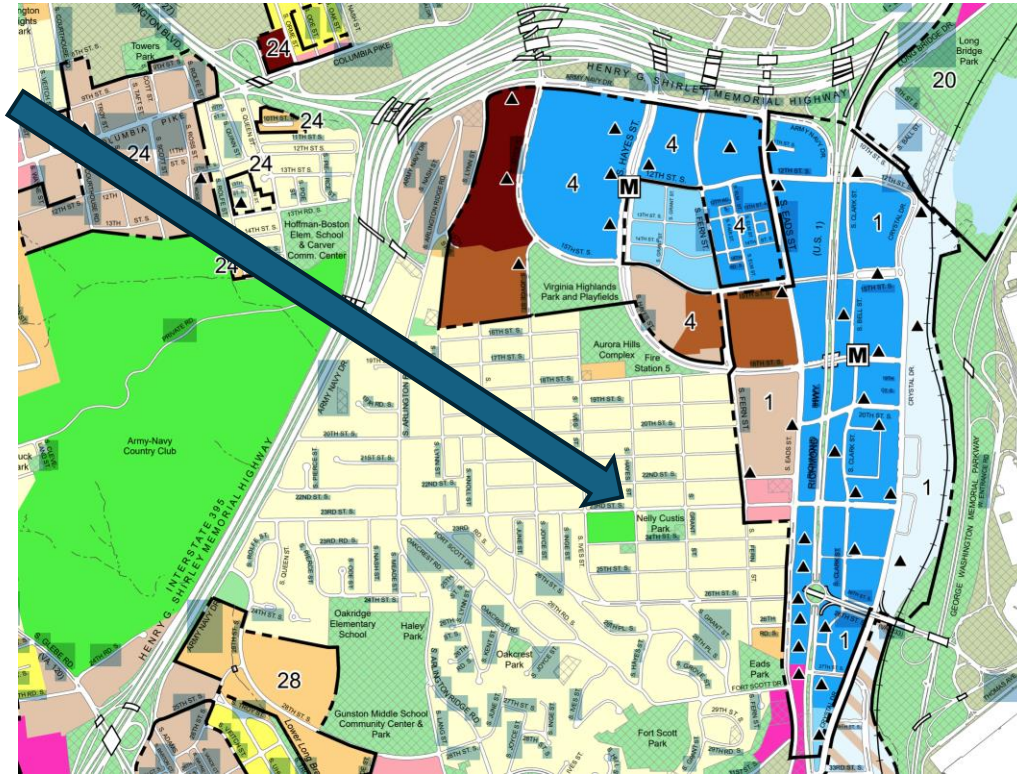
Aurora Highlands / Nelly Custis Park 750 S. 23rd Street, South



View of Nelly Custis School from residential
24th Street and Nelly Custis Park



Typical Aurora Highlands House
on 23rd Street, ~25' tall



Historic Aurora Highlands
Single Family Neighborhood

Land Use proposal At a Glance / AHCA High Level Concerns:

- Ignores existing deed restriction “for school use only”
- Change existing Public use to Residential without county study of alternate uses
- 105 residential family sized units + 18121 SF of Office for Melwood =
- 154,000 SF on 1.79 acres = ~2.0 FAR relies on 2 X Special Exception by County Board equates to High-Medium Density
- Reduced Parking: ratio .71 / unit and 20 spaces for office – at least 100 parking spaces short
- Uses public park space to count for tree coverage

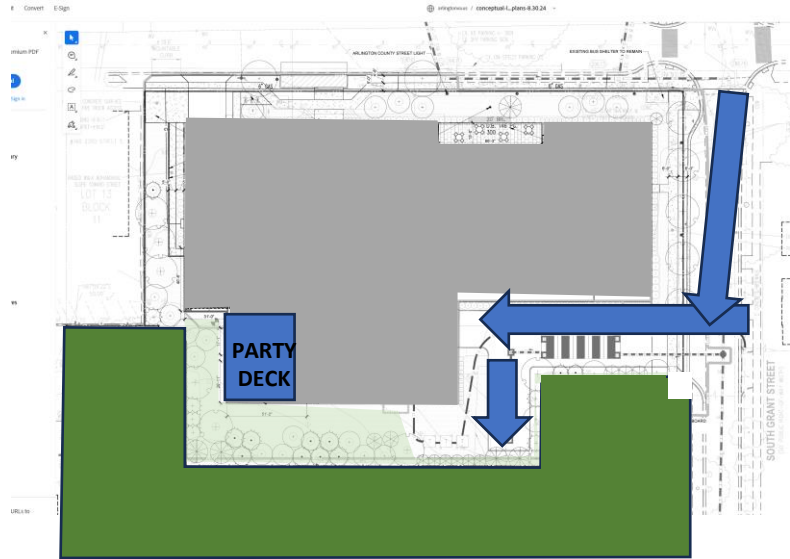


Land Use			
Land Use Designation*	Range of Density/Typical Use		Zoning**
Residential			
Low	1-10 units per acre, including one-family dwellings, accessory dwellings, and expanded housing option uses.		R-20, R-10, R-10T, R-8, R-5, R-5
Low	11-15 units per acre		R2-7, R15-30T
Low-Medium	16-36 units per 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-4.3.2, 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-O, C-TH
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 yard, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.		P-S, S-D, S-3A
Office-Apartment-Hotel			
	Office Density	Apartment Density	Hotel Density
Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre
Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre
High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	Up to 3.8 F.A.R.
			C-O-1.5, C-O-1.0 C-O-2.5 C-O, C-O Crystal City, C-O Rosslyn, RA-H-3.2
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	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

* Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with the County's goals and vision. The higher end of that density range may not necessarily represent the most appropriate use for a specific location. When a development proposal substantially complies with County goals, policies and plans, and is consistent with general principles, the County Board may approve the development proposal at the higher end of that density range or within or above the density range identified on the GLUP map, as provided by the Zoning Ordinance. Where a line is shown, the width of the line indicates percentage of use. The GLUP map provides additional information for land use designations.

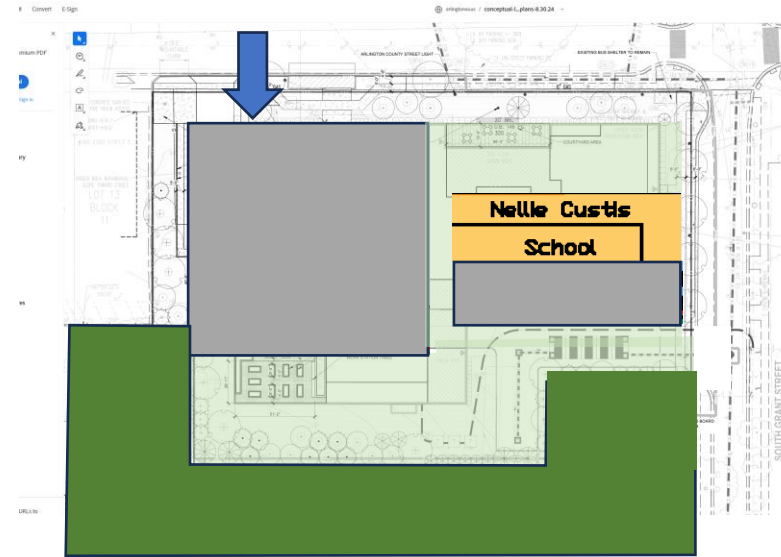
** The zoning districts which are listed next to each General Land Use Plan Designation are those which typically correspond to that specific land use plan designation. However, there may be instances where other zoning categories may apply or cases in which the listed zoning categories are not appropriate, since the determination of an appropriate zoning district for a particular site depends upon factors other than simply the General Land Use Plan Designation. This list is provided as a guide only if an area is shown "Public" but is not publicly owned (not encumbered by the existing zoning of the property and surrounding land uses should determine the development potential of the site).

As Proposed by Melwood 154K SF



- Demo historic school
- Remove 10+ mature trees
- Loading dock by park, consume Grant St. parking
- Min. separation from park, not enough room for tree canopy with loading + transformer field
- 60 -70' + penthouse High-Med density
- 17% tree canopy excluding park
- Inadequate parking - overflow
- Unscreened party deck facing residential neighborhood & park
- Expands into park in NE corner

AHCA Alternative Envelope – half the size, ~80K SF max



- Adaptive reuse of the Nellie Custis School
- Retain mature trees per GLUP Study
- Parking entry and loading off of 23rd Street
- Heavy separation from park – allows for tree canopy
- 35' tall – actually Low- Med density
- 25%+ tree canopy excluding park
- Adequate parking on-site / below
- Solar roof potential

Timeline at a Glance:

December, 2021	Melwood submitted application for Special GLUP Study to County
March, 2022	AHCA nearly unanimous vote to reject land use change sent to county with no response
June, 2022	LRPC Meeting #1 to change land use
November, 2023	LRPC Meeting #2 (delayed due to Missing Middle)
April, 2024	Special GLUP Study published per Melwood requirements
May, 2024	AHCA comments on Special GLUP Study & alternative envelope sent to county with no response
May, 2024	Planning Commission Approval of Special GLUP Study
May, 2024	County Board Acceptance of Special GLUP Study
June, 2024	AHCA vote to support Local Historic District Nomination for Nelly Custis School
June, 2024	HALRB Approval of Local Historic District Nomination (study pending)
August 2024	AHCA comments on preliminary Site Plan Application issues sent to County with no response
October, 2024	County survey & posting of Site Plan Application (incl. demo of school & bigger than included in Special GLUP Study)
October, 2024	Insufficient notice provided to AHCA for online engagement
November 18, 2024	SPRC Meeting #1 (public) on site plan
December, 2024	SPRC Meeting #2 (public)

Pending:

Planning Commission
County Board
HALRB LHD Study



Thank You!!

For questions / comments:

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Get involved! SPRC co-chairs for Melwood:

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