

Report on Special General Land Use Plan Studies

DEPARTMENT OF
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Executive Summary

Arlington County's Special General Land Use Plan (GLUP) Study process has been in place since 2008. The process was established in response to a County Board policy directing a change in approach to how GLUP change requests tied to site plan proposals are evaluated. This process allows for evaluation and public review of a requested change to the GLUP, and it has continuously evolved in response to feedback from applicants and the broader community. Recently, stakeholders have offered differing and sometimes conflicting critiques and concerns on the Special GLUP Study process. Examples of feedback commonly received include the following:

- Civic and homeowners' associations who participate in the process have asked for greater engagement and influence in outcomes.
- Some participants have noted that the approach of studying individual sites is not comprehensive and is not the appropriate way to determine a land use vision.
- Applicants and other stakeholders have indicated that the process can take too long, adding cost and risk to potential developments.

In response to these differing perspectives on the process, this report seeks to objectively identify the benefits and challenges with the current process and to identify areas of improvement. The core goal of this work in reviewing the Special GLUP Study process remains ensuring an efficient process and addressing identified issues, while providing a substantive review of the land use and continuing to administer the policy set by the County Board in 2008.

Special GLUP Studies are an important planning tool and have allowed for the redevelopment of sites that otherwise would not have a path to redevelopment without a resource-intensive sector or area plan update. This process review has found that, despite critiques, the SGLUP Study process has many benefits and has evolved over time to be both more efficient and inclusive. The report identifies four near-term refinements that can be employed immediately, to advance the core goal of an efficient process with adequate community review:

1. Establish hybrid Tier I-II study process to reach decisions and guidance sooner for sites needing some analysis and community review, but less intensive than full Tier 2 review;
2. Streamline the Special GLUP Study Document to focus on most critical planning guidance, resulting in shorter and more focused deliverables;
3. Refine the process for applicants to appeal staff determinations, if the applicant desires to proceed directly from Tier 1 review to County Board review; and
4. Allow applicants, at their own risk, to proceed with preliminary review of a development application (e.g., site plan) concurrent with the Special GLUP Study process.

Beyond instituting these documented process refinements, staff concludes that any significant restructuring of the overall approach to Special GLUP Studies at this time would be premature. Related to the ongoing Comprehensive Plan Update, staff and County Board discussions would be expected in 2026 regarding future phases of work to consider whether or not an update to the GLUP should also be undertaken. If the County Board directs staff to initiate an update to the GLUP, a reexamination of the approach to considering GLUP amendments may be warranted if the current process, with recommended refinements, is affected by such an update.

Figure 1: Recommended Process Updates

Process Updates for Special General Land Use Plan Studies



A Special General Land Use Plan (GLUP) Study is needed when there is insufficient existing planning guidance for a property—either there is no County Board-adopted plan for the property, or the requested GLUP amendment is inconsistent with guidance in the relevant adopted plan. The County has reviewed and prepared a report on the Special GLUP Study process. The report highlights four updates to the process moving forward.

Hybrid Tier I-II Review

Current Practice

- Only Tier I-only or full Tier I + Tier II reviews
- Tier I-only used when prior Special GLUP guidance applies

Proposed Change

- Add Hybrid Tier I-II review for:
 - Small, single-owner sites with simple conditions
 - Sites at planning district edges with existing guidance
 - Possibly sites under 1 acre
- Includes limited staff analysis, LRPC discussion, some 3-D modeling, and fewer site-specific guidelines
- Introduce a Hybrid Tier I-II application fee

Refined Appeal Process

Current Practice

- Applicants can only appeal if staff decides *not* to advance from Tier I to Tier II

Proposed Change

- Update Administrative Guide to:
 - Allow appeals when staff decides to advance to Tier II
- Gives applicants a way to request County Board input, skip Tier II, and advertise GLUP amendment
- Requires more time and resources if proceeds to Tier II despite appeal

Streamline Study Documents

Current Practice

- Documents have been streamlined over time but still include more detail than needed for some projects

Proposed Change

- Make study documents shorter and focused on key guidance and visuals, including:
 - Desired uses
 - Building design
 - Main redevelopment principles
- Length ultimately depends on project complexity

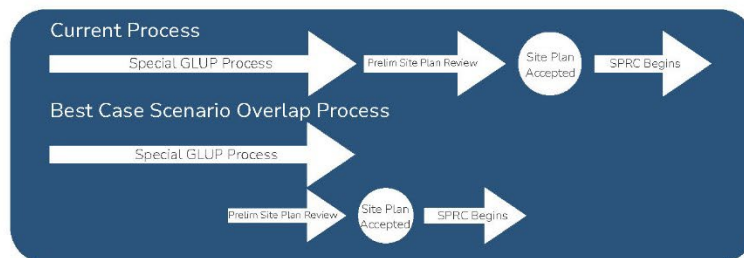
Proposal Review Overlap

Current Practice

- SGLUP Studies and development reviews happen sequentially, lengthening project timelines

Proposed Change

- Allow overlap of Special GLUP Study with *preliminary* development review
- Could save 2–3 months
- Development proposal may influence land use vision
- May lead to costly revisions, at applicant's risk
- County may spend time on applications that don't move forward



Introduction

The [General Land Use Plan](#) is Arlington County's primary policy guide for the future development of the County. It establishes the overall character, extent, and location of various land uses and serves as a comprehensive framework for land use decision-making. The GLUP communicates the policy of the County Board to residents, developers, and other stakeholders involved in the development of Arlington County, providing predictability and consistency in land use decisions and ensuring that the County's growth aligns with its long-term vision and planning principles.

The GLUP can be amended via two primary methods. The first method is a County-led planning process, which implements policies from sector, area, or revitalization planning efforts. The second method allows for amendments at the request of a developer or property owner. When a GLUP amendment request aligns with recommendations of the relevant adopted plan, it is considered concurrently with the associated site plan or use permit development application, along with any potential rezoning request.

Consistent with a County Board policy established in 2008, a [Special GLUP Study](#) is initiated when a GLUP amendment request is made for a property in an area without an adopted plan or when the request is inconsistent with existing plan guidance. The study is a thorough evaluation process that assesses the appropriateness of the requested change and determines what GLUP category or categories may be suitable for the property. This process involves staff analysis and community engagement to ensure that any proposed changes, ultimately decided upon by the County Board, align with Arlington County's planning goals and principles.

The purpose of this report is to provide an overview of the Special GLUP Study policy, the amendment process, its evolution, relevant data, perspectives and tradeoffs, as well as potential process refinements moving forward. This report aims to enhance transparency and understanding of the process among stakeholders, including policymakers, residents and developers.

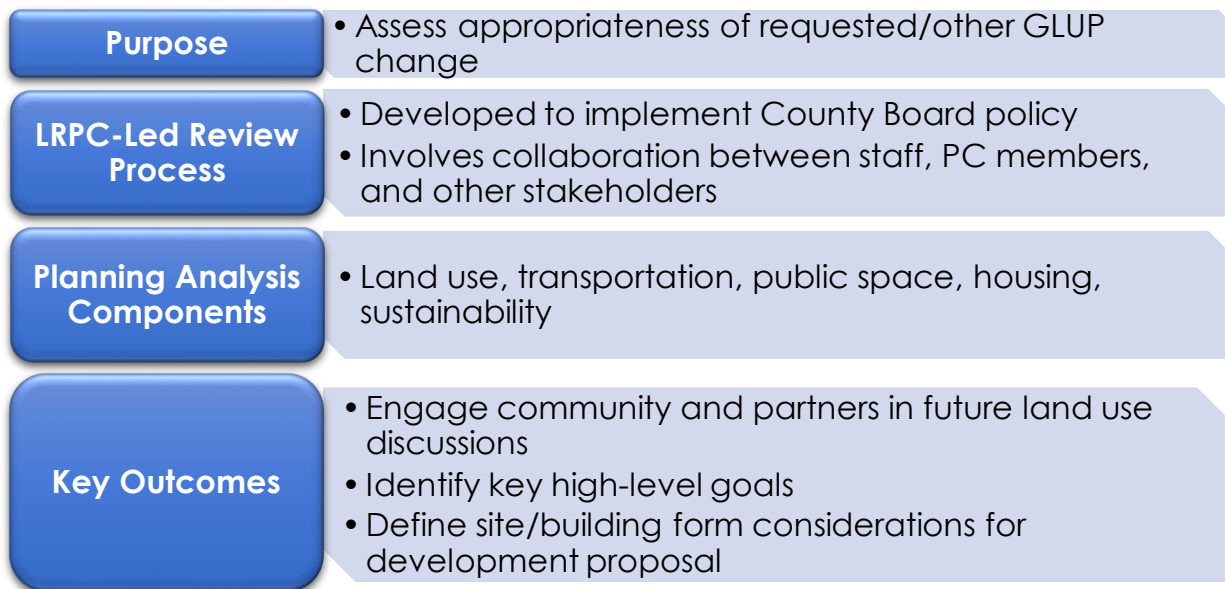
Background

Following the 2007 site plan review process for private property at the northwest corner of the intersection of North Pershing Drive and Arlington Boulevard, which involved a GLUP amendment request in an unplanned area of the County, the Planning Commission recommended that a new review process be developed for developer proposed GLUP amendments in areas without adopted plans. The concern was that the GLUP is a high-level policy guide and that an analysis of whether it should be amended needs to be evaluated free of the influence of a specific site plan project. At the time, these proposed amendments to the

GLUP were evaluated during the [Site Plan Review Process](#) (SPRC), where a specific site plan application was already being reviewed. Reviewing the potential land use change as a part of a site plan project made it potentially more difficult to conduct a comprehensive assessment of the land use implications, since several of Arlington’s GLUP designations allow a range of land use types, beyond the specific use envisioned with the proposed development.

As a result, the Arlington County Board adopted the ["Policy for Consideration of General Land Use Plan \(GLUP\) Amendments Unanticipated by Previous Planning Efforts"](#) in 2008. This policy calls for a community review process in those instances where a requested land use change is inconsistent with the relevant adopted plan or when the request is in an area without an adopted plan. The policy includes the following language *"... a proposed GLUP amendment for any site not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board."* A study of this nature was deemed necessary to assess whether proposed changes to the GLUP are consistent with the County’s long-term planning principles and goals and appropriate for the location.

Figure 2: Special GLUP Study Process Overview



In determining how best to implement the County Board’s new policy, staff worked closely with members of the Planning Commission and other stakeholders through a series of meetings. Staff developed a Long Range Planning Committee of the Planning Commission (LRPC)-led review process that would allow for a high-level review of the proposed amendments to the GLUP separate from and prior to any site plan or use permit development project review. A planning analysis that addresses essential components of the County’s Comprehensive Plan,

such as land use, transportation, public space, housing, sustainability, and other infrastructure and facilities was seen as necessary for a proper understanding of potential impacts.

The typical Special GLUP Study review process initially comprised the following steps:

- The LRPC, composed primarily of Planning Commission members, held a series of meetings at which the following information was presented by staff and discussed:
 - scope and process;
 - background information on the proposal;
 - current and proposed GLUP and zoning designations for the site and surrounding sites including studies on the types and forms of development that could occur under the various land use/zoning scenarios;
 - preliminary transportation analysis (proximity to transit, potential new streets or connections, existing vehicle counts on all frontages, pedestrian counts, etc.); and,
 - other information as necessary.
- Following the LRPC meetings, a “request to advertise” or “not to advertise” GLUP amendment staff report was prepared and presented, along with a presentation compendium summarizing the findings of the study, to the Planning Commission for recommended action.
- The “request to advertise” or “not to advertise” report and presentation compendium was then presented to the County Board for final action, thereby concluding the Special GLUP Study process.
 - Authorizing advertisement, it should be noted, does not imply that the County Board supports the proposed amendment, but that it is in the realm of consideration, subject to an appropriate site plan.
 - Should an appropriate site plan be filed in the future for the subject site, staff would develop a recommendation on any proposed changes to the GLUP and zoning designations informed by the findings of the Special GLUP Study.

Process Evolution

From 2008 to 2019, Arlington County conducted nine Special GLUP Studies.

- Bergmann's Site (2011)
- Colony House (2011)
- 2401 Wilson Boulevard (2009, 2011)
- Washington Vista (2015)
- River House (withdrawn in 2016)
- 11th and Vermont (2017)

- Washington and Kirkwood (2017)
- 3804 Wilson Boulevard (2018)
- 2300 9th St. S. (2018)

Each of these studies followed an established process, ensuring a thorough evaluation and community engagement process to align with the County's long-term planning goals. Over time, the presentation compendia which were attached to the request to advertise staff reports became more extensive written and illustrated Study Documents for each new study, better capturing the analysis, discussion and recommendations of the processes.

Through the completion of these studies, however, staff identified the following issues with the existing process:

- Staff Resources/Costs: There was no dedicated Special GLUP Study fee (2008-2019), and therefore no cost recovery of staff time processing such applications.
- Staff Availability/Projected Timelines: The studies were not planned for as part of staff's established annual work program. The application basis requesting such studies be conducted does not allow for as much advanced planning as part of the Planning Division and other staff work programs as for some other project types, and could either yield unanticipated disruptions to other ongoing work, or involve a waiting period before work would commence on such studies.

Based on these issues and input from Planning Commissioners and other stakeholders, County staff explored and instituted revisions aimed at addressing these issues. A revised process for reviewing Special GLUP Studies was proposed in 2019 and refined over time. The key change proposed to the process was the establishment of a two-tiered review process to allow for the selection and prioritization of applications. Staff also proposed an amendment to the zoning fee schedule to establish a dedicated fee for Special GLUP Studies that aligned with the process revisions. As part of this work, staff additionally proposed an amendment to the ACZO §15.1.5.B.1.d to add the "Study Fees" for Special GLUP Studies and Special GLUP Study Plus projects as reimbursable fees in those instances where an accepted application for a full Special GLUP Study or Special GLUP Study Plus, as opposed to a preliminary application, is withdrawn prior to staff commencing its review.

The updated 2019 process introduced a two-tiered review system, where Tier I is an initial review to determine if a full Special GLUP Study or some other review process is warranted, and Tier II involves a detailed analysis and inclusive community engagement. Significantly, during the Tier I process, the question of whether or not a more fulsome review is appropriate is asked, thereby allowing staff, the LRPC and other stakeholders to opine on whether additional staff time should be expended on this request. A set timeframe for Tier I Reviews, based on a

twice a year review schedule depending on when an application is received, also allowed for greater certainty for applicants regarding the start of their Tier I Review. Tier II Reviews were still scheduled based on the anticipated complexity of the Tier II review and the corresponding availability of interdepartmental staff resources.

The policy encourages public participation through the LRPC, which includes representatives from the Planning Commission, other County commissions, civic associations, and community groups. As before, the study process concludes with a recommendation on whether to advertise a potential GLUP amendment or amendments for Planning Commission and County Board consideration. This structured approach ensures that GLUP amendments are thoroughly vetted, aligning with Arlington County's strategic vision for sustainable and well-planned development.

Since the policy's refinement in 2019, Arlington County staff completed several additional Special GLUP Studies.

- The Village at Shirlington Special GLUP Study Plus (2020)
- Pershing Drive Special GLUP Study (2021)
- Courthouse West Special GLUP Study (2022)
- 2500 Wilson Boulevard Special GLUP Study (2023)
- Sunrise Special GLUP Study (2023)
- S. Eads Street Residential Tier I Review (Tier II application withdrawn in 2023)
- 750 23rd Street S. (Melwood) Tier II Review (2024)
- 6045 Wilson Boulevard Special GLUP Study (2025)
- 1320 N. Courthouse Road Tier I Review (2025)
- 2847 Wilson Boulevard Special GLUP Study (2026)

The importance of conducting Special GLUP Studies and providing land use and site development guidance grew with the Zoning Ordinance amendments approved in 2019 that updated and clarified the standards which allow site plan maximum density limits (as expressed on the GLUP Map) to potentially be surpassed when site plan applicants elect to comply with incentive zoning provisions. The incentive provisions, for example, include commitments to provide affordable housing, community facilities, energy efficient building materials/systems and transportation infrastructure. The resulting changes to the Zoning Ordinance reorganized and restructured the bonus provisions in ACZO §15.5.9 to permit additional height as specified in approved area plans, sector plans, Phased Development Site Plans, or similar County Board-approved planning policies. The changes also removed previously established limits on additional density of 25% for community facilities and/or affordable housing, and specific limits on additional density for green building commitments (although Green Building Incentive Program permitted density increments continue to be set forth in the GBIP policy). The

flexibility gained through these adjustments to incentive density increases are ultimately constrained by building height and other form limitations set forth in applicable planning documents, and through an evaluation of the overall appropriateness of the requested increase. With these changes, Special GLUP Studies provide a milestone opportunity to evaluate if building height limits corresponding to the anticipated zoning district for the site plan proposal are appropriate, or if lesser or potential greater heights allowed through additional height zoning incentives are more appropriate as foundational guidance for areas without adopted plans to ensure that land use amendments and site plan projects comport with the surrounding context.

Furthermore, the aforementioned 2019 Zoning Ordinance amendments have established a dynamic whereby a proposed project may be seeking a total project density that is well above the stated maximum for that GLUP designation, as noted on the GLUP Map. Without the previously established 25% limit in additional density as set forth in the ACZO for features and amenities other than the GBIP, site plan projects may seek additional density sometimes representing a 50%, 75%, 100% increase over the standard maximum, or even more. While ultimately the staff evaluation and/or County Board decision regarding a specific site plan proposal may find that this level of additional density is appropriate for the site (and consistent with any other applicable planning guidance), the level of additional and total density approved for a site may reflect something much greater than that listed as the stated site plan standard maximums on the GLUP Map, or for the applicable zoning district in the ACZO. This dynamic has resulted in less clarity and transparency for the anticipated future land use, which is one of the issues intended to be addressed through prospective updates to the GLUP, if undertaken as part of Phase 2 of the Comprehensive Plan Update.

Following the 2500 Wilson Boulevard Special GLUP Study (Tier I Review - 2022), the process underwent additional updates to address feedback primarily from Planning Commissioners and improve the efficiency and inclusivity of the review process. The previous iteration of the process, while effective in providing a structured framework for evaluating unanticipated land use changes, had been identified as needing refinements to better meet the evolving needs of the community and stakeholders and to address concerns with the timeline for reaching decisions. The updates aimed to streamline the process, reduce the staff time and resources required for detailed planning and site design guidance, and enhance community engagement. This included more equitable and inclusive opportunities for public participation by broadening both stakeholder representation at Long Range Planning Committee (LRPC) meetings and open online engagement sessions, building from virtual participation engagement necessitated during the pandemic. Several hundred responses were collected with each engagement, resulting in greater awareness and participation from more community members about potential GLUP amendments than initial studies.

Additionally, the number of LRPC meetings was reduced and the final Study Documents were streamlined. These Study Documents are now also brought forward for County Board acceptance, as opposed to adoption. Acceptance for Special GLUP Studies allows for one Planning Commission and one County Board hearing. This is a more streamlined approach compared to the previous approach of adoption where staff first brought forward to the County Board a request to advertise potential GLUP amendments and the Study Document. This was followed by a subsequent round of Planning Commission and County Board hearings on the adoption of the Study Document only, as no change is made to the GLUP as part of a Special GLUP Study, only a potential request to advertise an amendment as being in the realm of consideration should there be an appropriate, companion site plan application at a future date. More formal adoption of Special GLUP Study Documents is still recommended for Special GLUP Study *Plus* projects, as these documents are more akin to small area or special revitalization district plans.

These refinements made the process more transparent, efficient, and responsive to community needs, while still maintaining high evaluation standards for proposed GLUP amendments. Both the process and the Study Documents are now more focused on high-level guidance to reach decisions on the appropriate land use with companion guidance on key elements such as building height, massing, transitions, access and the like, and less focused on detailed design guidelines than some previous Special GLUP Studies, allowing those details to be determined during the review of a specific application. In addition, the shift to holding fewer meetings for each study has not meaningfully reduced opportunities for engagement and community input. Finally, in presenting the final studies and associated reports to the Planning Commission and County Board, staff has found these products to be generally well received, despite the more streamlined and efficient process.

The Sunrise Special GLUP Study (2023) was the first to apply these improvements, which have more recently been employed with the South Eads Street Residential Tier I Review (Tier II application withdrawn in 2023), the 750 23rd Street S. Tier II Review (Melwood) (2024) the 6045 Wilson Boulevard combined Tier I/Tier II Review (2025), 1320 North Courthouse Road Tier I Review (2025), and 2847 Wilson Boulevard combined Tier I/Tier II Review (2026). The 6045 Wilson Boulevard and 2847 Wilson Boulevard Special GLUP Studies are examples of how staff further adapted the process to small sites with fairly uniform surrounding contexts. Staff combined the typical Tier I and Tier II Reviews in these instances. While this is something that staff can continue to do in similarly straightforward situations, this truncated approach is not recommended for studies where additional analysis is needed and/or additional community engagement is warranted. The Special GLUP Studies undertaken since 2019 have continued to emphasize community awareness, involvement and detailed analysis to ensure proposed land use changes are appropriately and carefully evaluated.

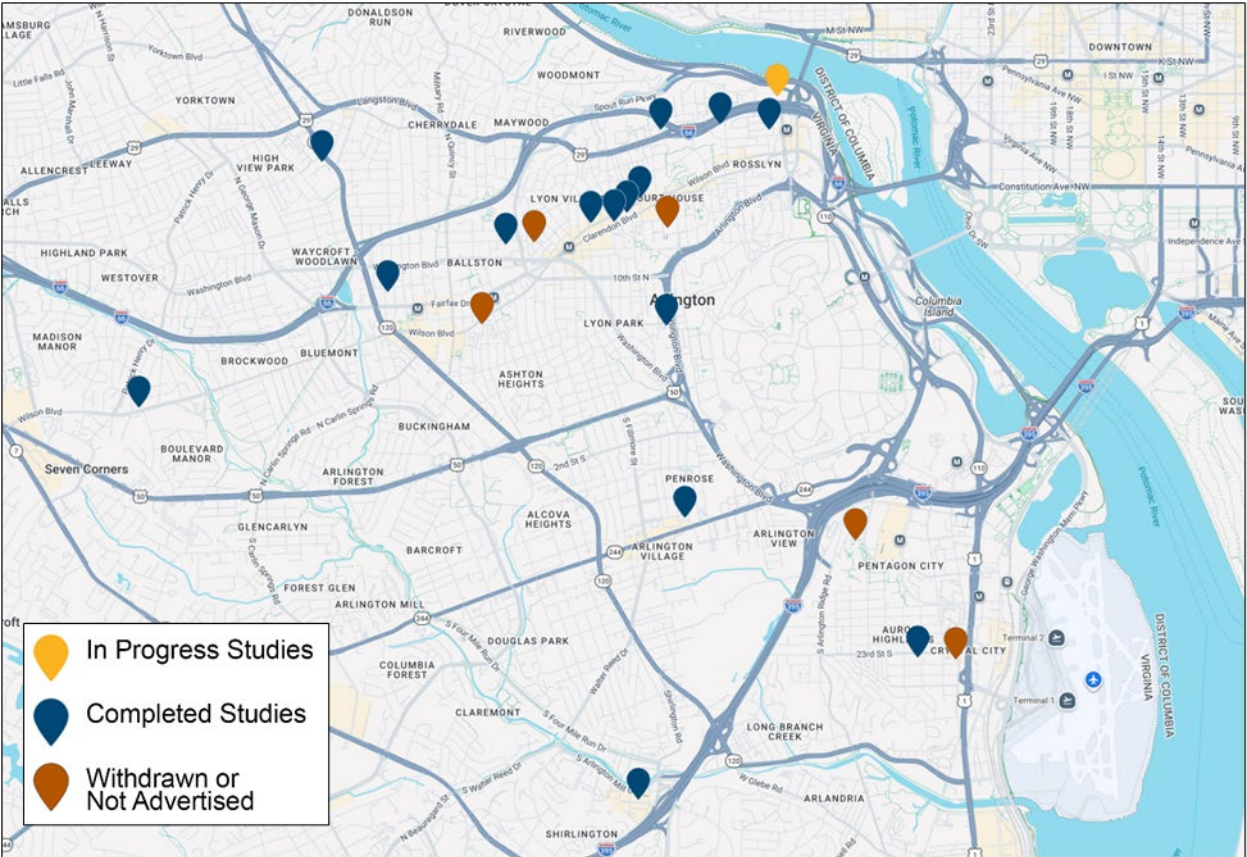
Data

Data on Special GLUP Study applications since the adoption of the 2008 County Board policy is provided in Attachment 1, including submission dates, requested GLUP change, number and dates of LRPC meetings and other public engagement opportunities, date of County Board action, and current status of the project. To date, GLUP amendments recommended through twelve Special GLUP Studies and two Special GLUP Studies “Plus” have been authorized for advertisement, as further detailed in Table 1. Map 1 below indicates the locations of completed studies, a majority of which have been within or along the edges of the Rosslyn-Ballston Corridor. An interactive version of this map can be found on the [Special GLUP Study webpage](#).

Table 1: Summary of Special GLUP Studies by Status, June 2008 – Jan. 2026

Study Type	Special GLUP Studies	Special GLUP Studies “Plus”
Number of Applications/Studies	20	2
Applications Authorized for Advertisement	13	2
Applications Withdrawn or Not Advertised	6	0
Applications In-Progress	1	0

Map 1: Special GLUP Studies: Status as of February 2026



Special GLUP Studies have resulted in eleven approved site plans, seven of which have proceeded to construction.

Site Plan Activity (* Denotes Project within a Special GLUP Study “Plus”) (See Appendices for more information and images.)

Construction Completed:

- Verde Point (2145 Langston Blvd. - Bergmann’s Special GLUP Study)
- Hilton Homewood Suites (1700 Langston Blvd. - Colony House Special GLUP Study)
- Hyatt Place (2401 Wilson Blvd. Special GLUP Study)
- Key & Nash Condominiums (1411 Key Blvd. - Washington Vista Special GLUP Study)
- Modera Clarendon (1122 N. Kirkwood Rd. - Washington and Kirkwood Special GLUP Study Plus) *
- Terwilliger Place (3445 Washington Blvd. - Washington and Kirkwood Special GLUP Study Plus) *
- 11th and Vermont (North and South Blocks – 11th and Vermont Special GLUP Study)

Site Plans Approved, Not Yet Under Construction:

- The Arva (2201 Arlington Blvd. - Pershing Drive Special GLUP Study)
- Melwood (750 23rd St. S. Special GLUP Study)
- Village at Shirlington Streetscape Improvements (Village at Shirlington Special GLUP Study Plus) *
- 2500 Wilson Blvd. (2500 Wilson Blvd. Special GLUP Study)

The process and timing of Special GLUP Studies has evolved over the past 17 years, generally moving in the direction of more efficient processes with fewer LRPC meetings. From 2008 to 2019, most completed studies included three LRPC meetings prior to public hearings. These studies also went through two rounds of public hearings, a request to advertise the Special GLUP Study document, followed by a request to advertise the GLUP amendment. Following process improvements put in place in 2019, studies are typically completed with one or two LRPC meetings with only one round of public hearings that covers both the acceptance of the study document and the request to advertise the GLUP amendment. LRPC meetings for more recent studies have been supplemented by one to two online public engagement sessions.

The duration of Special GLUP Studies has also varied for each project. Factors that influence this timing include the complexity of an application, applicant responsiveness, and staff resources. Regarding staff resources, there have been times where other Planning Division work program priorities took precedence over Special GLUP Studies or when the volume of applications was greater than available capacity, resulting in prolonged timeframes between the receipt of an application and the first LRPC meeting. In recent years, the work program has reserved staff resources for an anticipated one to two studies per year to reduce or eliminate delays due to

competing staffing priorities. Table 2 summarizes the data from Attachment 1 for each study, indicating the total number of LRPC meetings and the approximate duration of the study from the first LRPC meeting (or online engagement, where applicable) to completion.

Table 2: Summary of Special GLUP Studies

Special GLUP Study	Number of LRPC Meetings	Approximate Duration from 1st LRPC or Online Engagement to Completion ¹	Date of County Board Action
2401 Wilson Boulevard (2009 submission)	2	4 months	10/24/09 (no advertisement)
Bergmann's Site (Verde Point, 2145 Langston Blvd.)	3	7 months	9/7/11
Colony House (Hilton Homewood Suites, 1700 Langston Blvd.)	2	5 months	12/10/11
2401 Wilson Boulevard (2010 application) (Hyatt Place)	3	11 months	9/17/11
Washington Vista (Key & Nash, 1411 Key Blvd.)	2	6 months	10/17/15
River House	0	N/A	Withdrawn 9/7/16
11th and Vermont (1031 and 1101 N. Vermont St.)	3	6 months	6/17/17
Washington and Kirkwood Special GLUP Study Plus	5	13 months	11/28/17
3804 Wilson Boulevard (Staples Site)	3	N/A	Withdrawn 6/28/18
2300 9th St. S.	3	7 months	7/14/18
Shirlington Special GLUP Study Plus	6	11 months	7/18/20

¹ Approximate duration does not include staff review and preparation prior to 1st LRPC meeting, typically 2-4 months

Special GLUP Study	Number of LRPC Meetings	Approximate Duration from 1 st LRPC or Online Engagement to Completion ¹	Date of County Board Action
Pershing Drive (The Arva, 2201 Arlington Blvd.)	4	8 months	6/12/21
Courthouse West	Tier I – 1 Tier II – 3	Tier I – 1 month Tier II – 17 months	7/16/22
2000 N. Glebe Road (Sunrise)	Tier I – 1 Tier II – 1	Tier I – 1 month Tier II – 9 months	5/13/23
S. Eads Street Residential	Tier I – 1	N/A	Withdrawn 12/6/23
2500 Wilson Blvd.	Tier I – 1	Tier I – 4 months	5/13/23
750 23rd St. S. (Melwood)	Tier I – 1 Tier II – 1	Tier I – 1 month Tier II – 7 months	5/21/24
Clarendon Presbyterian	Tier I - 0	N/A	Withdrawn 5/28/24
6045 Wilson Blvd.	Tier I/Tier II Hybrid - 1	Tier I/II – 5 months	3/15/25
1320 N. Courthouse Rd.	Tier I - 1	N/A	New property owner requested no further action 7/15/25
2847 Wilson Blvd.	Tier I/Tier II Hybrid - 1	Tier I/II - 4 months	1/24/26

Attachment 2 of this report includes a deeper dive into Special GLUP Study developments that have been completed. These case studies include before and after photos and summaries of pre- and post-development statistics, annual real estate taxes, and highlights of commitments realized through the site plan process. Examples of these commitments include green building achievements, on-site affordable housing, contributions to the Affordable Housing Investment Fund, and off-site public parks and transportation improvements. Without the Special GLUP Study process, these public benefits, along with economic development and placemaking benefits, would not have been realized.

Perspectives

With regards to Special GLUP Studies, staff has received both positive and negative feedback from various groups. As previously mentioned, staff made numerous process improvements in response to input in 2019 and then made additional improvements starting with the Sunrise Special GLUP Study which was completed in May 2023. Feedback received during the Sunrise,

South Eads Street and Melwood Special GLUP Studies from community members included appreciation for the inclusive and broad range of stakeholders invited to participate during the LRPC meetings, as well as criticism that Countywide representatives in the process (i.e., advisory commissions) should give deference to representatives of neighborhood groups (i.e., civic associations, homeowner's associations). Some community members praised the iterative process, while others expressed concern over the length of the process and a "lack of transparency." Some community members also expressed concern about a perceived increase in Special GLUP Studies as a way to potentially change adopted guidance in sector and other adopted plans.

The feedback shared by Planning Commissioners and Board Members has similarly been mixed. One benefit is the multiple opportunities for community input throughout Special GLUP Studies. Another advantage is that urgent issues like housing needs can be handled quickly using Special GLUP Studies, which are faster than traditional planning studies (i.e., area plans) that cover larger geographies. One concern is that Special GLUP Studies are not necessarily the ideal way to update planning guidance for previously planned areas where some advocate for those broader updates to adopted plans. One hope expressed is the current work to update the Comprehensive Plan, particularly the envisioned Phase 2 process to refresh the GLUP, will make the Special GLUP Study more predictable in the future, or perhaps even lessen the need for such studies.

As for the development community, some members have indicated that they appreciate that Special GLUP Studies allow for potential redevelopment of sites outside of lengthier planning processes. Some members of the development community have expressed concern regarding the length of time taken to complete Special GLUP Studies. Although the institution of the tiered review process has led to predictability with regards to the timing of Tier I studies, Tier II studies remain scheduled around interdepartmental staff availability based on the complexity of the study and other work program priorities. Some in the development community have also questioned whether Special GLUP Studies are even necessary, and others have opined on the challenges associated with going through a difficult process twice, in areas where there may be strong neighborhood concerns or oppositions to a proposed development and associated GLUP change request. Dissatisfaction with process outcomes can also sometimes lead to criticism of the process itself.

Benefits of Special GLUP Studies

Sharing how the process refinements instituted over time through this report are responsive to the aforementioned concerns is a first step to ensuring that the current Special GLUP Study process is better understood. Additionally, it is important to communicate several benefits of conducting Special GLUP Studies versus simply reviewing major land use decisions in the

context of a Site Plan review process, where a detailed site plan application is already under review. Advantages of the Special GLUP Study process include:

- Allowing for broad community input to consider the appropriate land use vision;
- Providing a forum to consider high-level planning guidance without the distraction of a site-specific design proposal;
- Evaluating land use and scale, to consider changes to a long-range land use vision;
- Allowing for a thorough planning analysis accounting for basic planning elements reflective in the Comprehensive Plan to make a reasoned recommendation for potential change to the land use;
- Providing for a more streamlined/efficient SPRC process for projects filed following a Special GLUP Study (e.g. the Arva site plan, filed following the Pershing Drive Special GLUP Study); and
- Addressing appropriate building height/form recommendations following the 2019 Zoning Ordinance changes related to eliminating specific limits on requests for additional density.

Special GLUP Studies facilitate the evaluation of comprehensive guidance while minimizing distractions from specific design proposals. A thorough assessment of the land use and surrounding context is necessary to consider adjustments to a long-term land use vision. It is also possible and necessary to ensure a comprehensive planning analysis that integrates essential components outlined in the Comprehensive Plan including land use, transportation, public space, housing, sustainability, and other infrastructure and facilities, for a single site, or few sites for Special GLUP Study Plus, to consider impacts or public objectives or needs when recommending changes to a GLUP designation. The Special GLUP Study process allows for the time and space to conduct this in-depth analysis with the LRPC, the community and other stakeholders. Special GLUP Studies have become even more important following the 2019 Zoning Ordinance amendments related to additional density and building height, by providing this forum for the discussion of the appropriate building height and form and evaluation of whether the zoning district sets the appropriate level for the study site, or if less or more height is more appropriate. Although the County has thoroughly studied four major corridors (i.e., Rosslyn-Ballston, Richmond Highway, Columbia Pike, and Langston Boulevard) and adopted detailed plans and policies, there is no County policy or Virginia Code statute that prohibits reevaluating those policies for compelling reasons, or considering a land use change in an area where an existing GLUP designation was previously set, reflecting existing conditions. In these latter instances, a new vision established through a Special GLUP Study may offer benefits and greater alignment with overarching policy guidance set forth in other elements of the Comprehensive Plan than retaining the status quo. While the positive contributions of the Special GLUP Study are numerous, this is not to say that additional procedural refinements may not be warranted.

Figure 3: Special GLUP Study Process Infographic



Local Jurisdiction Practices

Arlington's Special GLUP Study process is somewhat analogous to processes in the following neighboring jurisdictions: Fairfax County, the City of Alexandria and the City of Falls Church.

Fairfax County: Fairfax County's Comprehensive Plan consists of the Policy Plan, four Area Plans, and a Plan Map. The Comprehensive Plan Amendment (PA) Work Program lists authorized current and future planning studies and amendments and are categorized into [three groups](#):

- Countywide Policy Plan Amendments – changes made for the entire county which address countywide policy guidance and objectives;
- Activity Center or Neighborhood Amendments – changes made to geographic areas designated in the Comprehensive Plan; and
- [Site Specific Plan Amendments \(SSPA\)](#) – proposed changes to the Comprehensive Plan relating to one property or a small area.

[The SSPA process](#) is a bi-annual countywide cycle to review site-specific proposals to change the Comprehensive Plan's land use recommendations. The SSPA accepts proposals from the public, requires property owner permission, and there are no fees. Each SSPA cycle has an eligibility map that displays areas that are excluded from the process. The SSPA process begins with the Nomination Phase, where proposals (nominations) are submitted for review, followed by a Board of Supervisors Action Item to deny or accept nominations to the Screening Phase. Accepted proposals move to the Screening Phase where proposals will be reviewed for consistency with County policies and priorities related to long-range planning activities. The Screening Phase also requires community engagement opportunities and a Planning Commission workshop. The Planning Commission formulates its recommendation for the Comprehensive Plan Amendment Work Program, then the Board of Supervisors will act on the revised Comprehensive Plan Amendment Work Program, concluding the Screening Phase. Nominations added to the Work Program are further evaluated as Plan Amendments. Variables, such as complexity, development timeline, and prioritization, will determine the study's timeline and community engagement model.

The duration of the Nomination and Screening phases is six months. The number of Plan Amendments accepted to the Work Program depends on the number of proposals received, and there is no cap. The SSPA has a tier system to prioritize Plan Amendments accepted to the Work Program. Tier 1 represents a high priority for staff and timing and will proceed first. Tier 2 is typically reviewed with a development application, and Tier 3 is deferred studies that need additional information or studies. The Plan Amendments timeframe varies and does not have to be completed in a two-year period but will be a priority to complete before the new Work Program is adopted.

City of Alexandria: The City of Alexandria’s Master Plan consists of 20 Small Area Plans (SAPs) and does not have unplanned areas. The City adopted the [Criteria for Rezoning Without A Master Plan Study](#) in 2010 to guide rezoning cases without conducting a Master Plan Study. The guidelines were formulated to help staff, community, and applicants on which rezoning applications are assisted by an area-wide planning study and rezoning applications that only need a “reasoned staff recommendation.” The City does not have a formal submission period and requests are reviewed based on guidance from the corresponding SAP to determine if a Master Plan amendment is required. Master Plan amendments are for land use designations, height, and, on occasion, development levels. Master Plan amendments can be processed without a study if they are consistent with the City’s goals or adhere to the [Criteria for Rezoning Without A Master Plan Study](#), such as: “Is the proposal consistent with the small area plan for the area, or is a master plan amendment required?; Is the proposal consistent with the intent of the master plan for the area, even if the zoning needs adjustment?; Will the proposal be inconsistent with or a radical departure from the other existing uses in the area?” A staff-supported Master Plan amendment without a study will proceed with the applicant submitting a justification statement and engagement. The timeline for a Master Plan amendment tied to a development can range from 18 to 24 months. Staff indicated that Master Plan Amendments with a study are not frequently undertaken.

City of Falls Church: Comprehensive Plan amendments may be requested by the Council, Planning Commission, staff, and residents or landowners of the City of Falls Church. The City of Falls Church has a [Development Review Process for Comprehensive Plan Amendment](#), which includes eight (8) stages. The process begins with the pre-application phase, during which the applicant schedules a pre-submission meeting with staff to discuss proposal details and requirements. After the submission and staff review, the public review follows, concluding with the Council vote. After the Council vote, if approved, the last three stages are the Site Plan, Building Permit, and Certificate of Occupancy. The estimated timeframe for each stage varies.

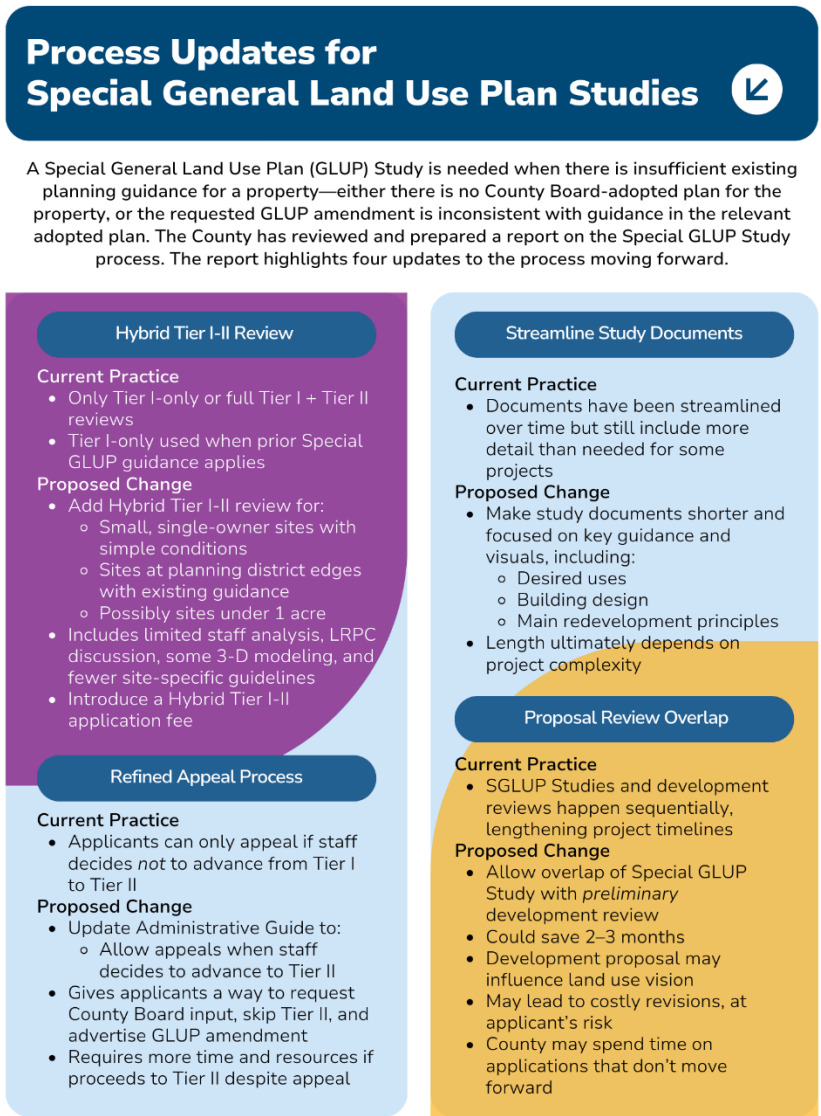
Recommendations for Near-Term Refinements

As previously noted, the Special GLUP Study process has evolved over time, adapting to changing needs and responding to input from the County Board, Planning Commissioners, stakeholders and the community. The Special GLUP Study process has evolved further, in fact, with the most recently completed Special GLUP Study, the 6045 Wilson Boulevard Special GLUP Study. This study was recently completed via a hybrid process combining elements of Tiers I and II. Given the small size of the site and the generally consistent land use in the surrounding context, staff determined that a single LRPC meeting was necessary, yet sufficient, to evaluate the application, site and potential land use options. This meeting was followed by an online comment period for the draft Study Document before hearings by the Planning Commission and County Board, where the County Board accepted the Study Document and authorized

advertisement of the GLUP amendments as part of its Consent agenda. The lessons learned from this successful and adapted process have been used to develop the proposed process refinements that are outlined below. Having a process with an appropriate balance between structure and flexibility allows for studies that are timely, and responsive and tailored to individual project exigencies.

Staff has continued to adapt and innovate the Special GLUP Study process. Ensuring an efficient process, while providing a substantive review of the land use in keeping with the 2008 County Board policy is at the core of the Special GLUP process. Staff’s recommendation is that near-term, staff should continue to adapt and tailor the process on a case-by-case basis and initiate several process refinements. Four near-term refinements that would be implemented with upcoming applications, as appropriate, with further input from the LRPC, are shown in Figure X and described below.

Figure 4: Recommended Process Updates



1. Hybrid Tier I-II Review

Following the completion of two recent studies, one refinement will be to establish a Hybrid Tier I-II review, that combines Tier I and Tier II reviews. Criteria for this study type would include:

1. small, single-owner sites, with less-complex onsite and adjacent conditions (e.g., 6045 Wilson Boulevard);
2. sites, such as those at the edges of existing planning districts, where previously adopted planning guidance exists (e.g., area or sector plans) for nearby sites and can inform or guide a requested GLUP amendment, yet limited review and discussion with the LRPC would be beneficial to further confirm or clarify the intended land use, form, and extent of the proposed GLUP designation (e.g., 2847 Wilson Boulevard); and
3. potentially set a maximum site size (i.e., less than 1 acre, and to-be-further defined during a review of application fees) to inform the different application types.

Hybrid reviews would apply to sites where new staff analysis and LRPC discussion is needed but would involve less analysis than an application needing full Tier I and Tier II reviews. In two recent hybrid reviews, limited 3-D computer modeling was completed, and staff and the LRPC developed fewer site-specific guidelines, unlike a Tier I-Only review with no modeling (e.g. 2500 Wilson Boulevard). Staff will be seeking to introduce a Hybrid Tier I-II review application fee and would confirm this approach as detailed recommendations are prepared for proposed changes to the current Planning & Zoning Fee Schedules. Staff will work with the LRPC Chair in advance of any potential Hybrid Tier I-II reviews to confirm whether the Chair agrees with a hybrid review process prior to the first LRPC meeting or assess if an application would likely need a more fulsome review through a typical Tier II review.

The advantage of this approach is that the abbreviated process would allow site plan applications to move more quickly to the associated SPRC review than if a separate Tier II review was conducted. Additionally, after the hybrid review and development of high-level land use guidance, the procedural step to request to advertise future public hearings on a GLUP amendment and acceptance of a Study Document with key principles to guide an application would still allow for the confirmation of staff's findings by the Planning Commission and County Board, which affords broader community awareness and input without eliminating this step by advancing to site plan review prematurely. Potential disadvantages of this approach include the potential desire on the part of the LRPC, community and/or other stakeholders for more engagement and discussion prior to site plan review.

For clarification, the Tier I-Only review would continue as one option staff explores during a scoping process when an application is submitted for a site adjacent to/nearby another site with a completed Special GLUP Study, and it would be appropriate for the application to apply

the same guidance of the previous Special GLUP Study (e.g., 2500 Wilson Boulevard Special GLUP Study relied on guidance for the adjacent Courthouse West Special GLUP Study).

2. Streamlined Study Document

A second refinement involves a more streamlined Study Document. Although Study Documents have already become more streamlined over time, they could be further streamlined to focus on the most critical planning guidance for a site with the overall length of the document depending on the complexity of issues associated with the application. This approach could further expedite the process, with guidance provided for the desired uses, building form, and several key guiding principles for the site's redevelopment. For example, the Study Document for the Pershing Drive Special GLUP Study (2021) was close to 200 pages in length, whereas all of the more recent Special GLUP Study Documents have been 45 or fewer pages in total. Staff has developed an overall template for Special GLUP Study reports that can be adapted to the specific circumstances for each individual study, thereby further focusing and shortening the length of the Study Documents. In addition, the increased use of visuals to communicate planning concepts and recommendations could help replace descriptive summaries, helping to shorten these documents further. A potential disadvantage of this approach to streamline documents is that there would be less robust and comprehensive guidance to inform future site plan review conversations compared with previous SGLUP Study Documents.

3. Refined Appeal Process

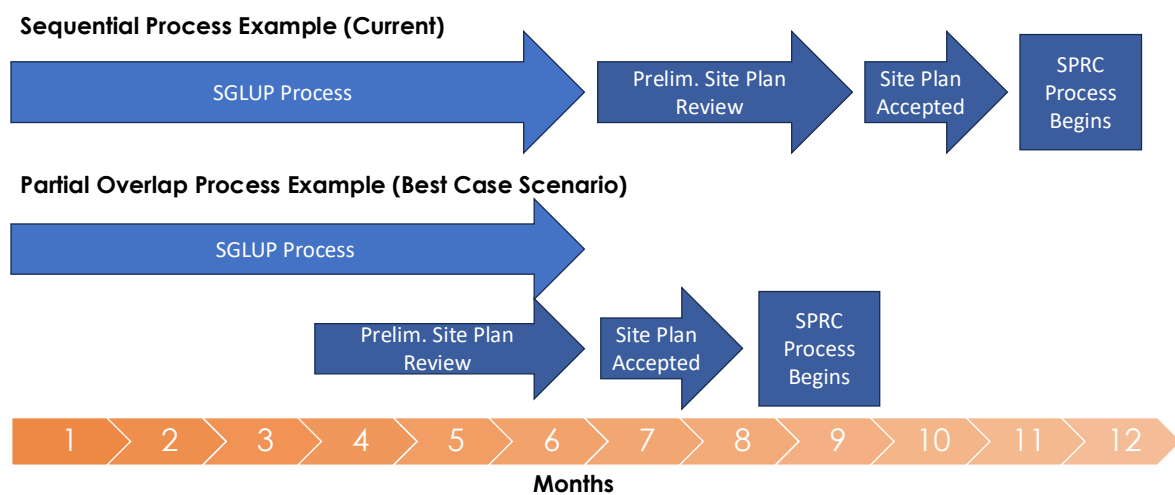
A third process update could include changes to the Administrative Guide to provide a better-defined process for applicants to appeal staff/LRPC determinations regarding advancement from a Tier I to a Tier II application. The existing process allows applicants to appeal to the County Board a staff determination to not advance a Tier I application to Tier II Review, and could result in the County Board direction for staff to conduct the Tier II review. New guidelines could be added to also allow applicants to appeal a staff determination that more study is needed and to advance to a Tier II Review (i.e., applicant desires to move directly from a Tier I to the County Board review of a request to advertise and subsequent site plan review). A benefit for applicants would be the opportunity for them to have a path for seeking County Board input on their appeal request to waive a Tier II Review, and to incorporate this appeal option in the Administrative Guide. However, an appeal would add a step in the process and would require additional staff, community, Planning Commission and County Board resources and time, including additional staff reports and public hearings.

4. Partial Overlap of SGLUP Studies and Preliminary Review of Development Proposals

Lastly, an additional refinement could be allowing for a partial overlapping of an SGLUP Study with the internal review of a preliminary development (i.e., site plan or Unified

Commercial/Mixed Use Development [UC/MUD]) application. This could allow for potential time savings of 2-3 months. **No applicants have yet taken advantage of this opportunity.** A potential drawback to this approach is that the development application could bias the review of the high-level land use vision. Additionally, a risk to the applicants is that the resulting SGLUP Study planning guidance may conflict with the preliminary development application, requiring the applicant to revise the proposal, with added costs. A risk to the County is that staff could allocate resources to conduct the preliminary development application review that does not successfully complete Special GLUP Study process.

Figure 5: Process Overlap Diagram



Concluding Thoughts and Next Steps

Building upon the refinements that staff has pioneered over the years, the aforementioned process refinement options could be employed to further streamline and expedite the Special GLUP Study process near-term. Staff will continue to analyze future completed Special GLUP processes to evaluate the success of these refinements. Success will look like adaptive processes to best meet different application factors, with opportunities for shorter, more predictable, processes while providing a substantive review of the land use and implementing adopted County policies/plans. Success can also be measured by staff's ability to respond promptly to applications, prepare and hold Tier 1 meetings with LRPC in line with SGLUP Administrative Guide timelines, and provide applicants with next steps within approximately 60 days of the Tier 1 meeting. Applicants would have more conclusive input on high level land use guidance to inform how they advance to site plan review.

Longer term, staff expects to reevaluate the process based on the outcomes of the Comprehensive Plan Update. Phase 1 of the Comprehensive Plan Update involves developing a

new introductory chapter, inclusive of new guiding principles that will offer an update to goals from the 1960s and to reflect lived experiences and values of the community and modern-day opportunities, challenges and priorities. Staff will prepare for County Board consideration recommendations on the next phase of the Update that has been proposed as a review and update to the GLUP. It is anticipated that staff and County Board discussion on scope details and timing would occur in 2026. Following future work on the Comprehensive Plan Update, if appropriate, staff would consult with the LRPC to reassess the SGLUP Study process to determine if additional refinements are needed.

Attachment 1: Special GLUP Studies, June 2008 – January 2026

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
2401 Wilson Boulevard (2009 submission)	“Service Commercial” and “Low” Residential (1-10 units/acre) to “Medium” Office-Apartment-Hotel and request to add an open space symbol application submitted on 3/6/09	LRPC #1: 6/23/09 LRPC #2: 7/21/09 10/24/09: County Board did not authorize advertisement	See 2401 Wilson Blvd. (2010 application) below
Bergmann's Site (Verde Point, 2145 Langston Blvd.)	“Low-Medium” Residential to one of three options: 1. “Low” Office-Apartment-Hotel 2. “Low” Office-Apartment-Hotel for the western block and “Medium” Residential for the eastern block “Medium” Residential for both blocks with striping of the western block 80% “Medium” Residential and 20% “Low” Office-Apartment-Hotel application on 1/3/11	LRPC #1: 2/24/11 LRPC #2: 3/10/11 LRPC #3: 5/18/11 9/17/11: County Board authorized advertisement of GLUP amendment to “Low” Office-Apartment-Hotel	Site plan approved 2012 Completed 2015
Colony House (Hilton Homewood Suites, 1700 Langston Blvd.)	“Low-Medium” Residential to “Low” Office-Apartment-Hotel application on 5/13/11	LRPC #1: 7/28/11 LRPC #2: 9/15/11 12/10/11: County Board authorized advertisement of GLUP amendment to “Low” Office-Apartment-Hotel or “Medium” Residential	Site plan approved 2013 Completed 2017

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
2401 Wilson Boulevard (2010 application) (Hyatt Place)	"Service Commercial" to "High-Medium Residential Mixed-Use" application on 8/27/10	LRPC #1: 10/25/10 LRPC #2: 11/18/10 LRPC #3: 2/10/11 9/17/2011: County Board authorized advertisement of GLUP amendment to "High-Medium Residential Mixed-Use" or "Medium" Office-Apartment-Hotel	Site plan approved 2014 Completed 2016
Washington Vista (Key & Nash, 1411 Key Blvd.)	"Low-Medium" Residential to "Medium" Residential application on 1/9/15	LRPC #1 4/28/15 LRPC #2 6/23/15 10/17/15: County Board authorized advertisement of GLUP amendment to "Medium" Residential	Site plan approved 2016 Completed 2018
River House	"Medium" Residential to "Low" Office-Apartment-Hotel application on 6/15/15	9/7/16: Withdrawn before LRPC #1	N/A
11th and Vermont (1031 and 1101 N. Vermont St.)	"Low-Medium" Residential to "High-Medium Residential Mixed-Use" application on 9/8/16	LRPC #1: 12/20/16 LRPC #2: 2/22/17 LRPC #3: 3/30/17 6/17/17: County Board authorized advertisement of GLUP amendment to "High-Medium Residential Mixed-Use" and GLUP Note 25	Site plan approved 2018 North block: completed 2024 South block: under construction

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
Washington and Kirkwood Special GLUP Study Plus	<p>Eleventh Street Development, LLC site (Modera Clarendon, 1122 N. Kirkwood St.): “Service Commercial” to “Medium” Office-Apartment-Hotel application on 6/27/16</p> <p>YMCA of Washington site: “Semi-Public” to “Medium” Residential application on 9/9/16</p> <p>American Legion/APAH site (Terwilliger Place): “Service Commercial” to “Medium” Office-Apartment-Hotel application on 12/1/16</p>	<p>LRPC #1: 10/20/16</p> <p>LRPC #2: 12/20/16</p> <p>LRPC #3: 2/21/17</p> <p>LRPC #4: 5/18/17</p> <p>LRPC #5: 7/25/17</p> <p>11/28/17: County Board adopted the Washington Boulevard and Kirkwood Road Special GLUP Study Plus and Concept Plan; adopted amendments to the GLUP Map; adopted amendments to the MTP and authorized advertisement of GLUP amendments</p>	<p><u>Modera Clarendon</u></p> <p>Site plan approved 2019</p> <p>Completed 2023</p> <p><u>Terwilliger Place</u></p> <p>Site plan approved 2019</p> <p>Completed 2022</p> <p><u>YMCA site</u></p> <p>Site plan on hold</p>
3804 Wilson Boulevard (Staples Site)	<p>“Low-Medium” Residential to “Medium” Residential or “Low” Office-Apartment-Hotel application on 11/2/16; Revised “Low-Medium” Residential to “Service Commercial” application on 3/16/18</p>	<p>LRPC #1: 12/13/17</p> <p>LRPC #2: 2/6/18</p> <p>LRPC #3/ZOCO: 5/16/18</p> <p>6/28/18: application withdrawn</p>	<p>N/A</p>
2300 9th St. S.	<p>“Service Commercial” to “Low-Medium” Residential application on 5/22/17</p>	<p>LRPC #1: 12/13/17</p> <p>LRPC #2: 2/6/18</p> <p>LRPC #3: 3/13/18</p> <p>7/14/18: County Board authorized advertisement of GLUP amendment to “Low” Office-Apartment-Hotel</p>	<p>Form Based Code application approved 2024, under existing “Service Commercial” GLUP designation</p>

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
Shirlington Special GLUP Study Plus	<p>"Low" Office-Apartment-Hotel to</p> <p>"Medium" Office-Apartment-Hotel application on 12/11/17; supplemental application on 5/30/19</p>	<p>LRPC #1 6/25/19</p> <p>LRPC #2: 7/23/19</p> <p>LRPC #3: 9/25/19</p> <p>Community Forum: 11/20/19</p> <p>LRPC #4: 12/11/19</p> <p>LRPC #5: 1/21/19</p> <p>LRPC #6: 2/18/20</p> <p>7/18/20: County Board adopted Shirlington Special General Land Use Plan Study Plus and Concept Plan; adopted amendments to the GLUP Map and Booklet; and authorized advertisement of GLUP amendments</p>	<p>No site plan application (minor amendment for streetscape improvements approved 2025)</p>
<p>Pershing Drive</p> <p>(The Arva, 2201 Arlington Blvd.)</p>	<p>"Service Commercial" and "Low-Medium" Residential to "Low" Office-Apartment-Hotel application on 2/1/19</p>	<p>Online Engagement #1: 10/8/20</p> <p>LRPC #1: 10/27/20</p> <p>LRPC #2: 12/8/20</p> <p>Online Engagement #2: 12/21/20</p> <p>LRPC #3: 1/27/21</p> <p>LRPC #4: 4/28/21</p> <p>6/12/21: County Board authorized advertisement of GLUP amendment to "Low" Office-Apartment-Hotel</p>	<p>Site plan approved 2023</p> <p>Not under construction</p>

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
Courthouse West	"Service Commercial" to "Medium" Office-Apartment-Hotel Tier I application on 5/1/19; Tier II acceptance on 11/26/19	<p><u>Tier I</u></p> <p>LRPC Meeting #1: 11/13/19</p> <p><u>Tier II</u></p> <p>LRPC #2: 2/16/21</p> <p>Online Engagement #1: 12/14/21</p> <p>LRPC #3: 1/26/22</p> <p>Online Engagement #2: 5/13/22</p> <p>LRPC #4: 5/16/22</p> <p>7/16/22: County Board authorized advertisement of a GLUP amendment to "Medium" Office-Apartment-Hotel</p>	No site plan application
2000 N. Glebe Road (Sunrise)	"Low" Residential to "Low-Medium" Residential application on 6/28/21; Tier II acceptance on 12/6/2021	<p><u>Tier I</u></p> <p>LRPC #1: 10/20/21</p> <p><u>Tier II</u></p> <p>Online Engagement #1: 8/22/22</p> <p>LRPC #2: 1/18/23</p> <p>Online Engagement #2: 4/6/23</p> <p>5/13/23: County Board authorized advertisement of a GLUP amendment to "Low-Medium" Residential</p>	No site plan application

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
S. Eads Street Residential	Expand the Crystal City Sector Plan boundary on the GLUP to include the southern parcel of the site application on 6/25/21	<p><u>Tier I</u> LRPC #1: 10/20/21</p> <p><u>Tier II</u> 12/6/23: Tier II application withdrawn</p>	N/A
2500 Wilson Blvd.	"Low" Office-Apartment-Hotel to "High" Office-Apartment-Hotel or "Medium" Office-Apartment-Hotel application on 6/29/22	<p><u>Tier I</u> LRPC #1: 1/31/23</p> <p>LRPC determined that a Tier II meeting was not needed given the guidance for this site in the Courthouse West Special GLUP Study Document and the similarities between the two sites</p> <p>5/13/23: County Board authorized advertisement of a GLUP amendment to "Medium" Office-Apartment-Hotel</p>	Site plan approved 2025 Not under construction

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
750 23rd St. S. (Melwood)	"Public" to "Low-Medium" Residential for two parcels application on 12/20/21; Tier II acceptance on 6/7/22	<p><u>Tier I</u> LRPC #1: 5/12/22</p> <p><u>Tier II</u> Online Engagement #1: 10/24/23 LRPC #2: 11/28/23 Online Engagement #2: 2/12/24</p> <p>5/21/24: County Board authorized advertisement of a GLUP amendment to "Low-Medium" Residential for one parcel</p>	Site plan approved 2025 Not under construction
Clarendon Presbyterian	"Semi-Public" to "Low-Medium" Residential application on 6/29/23	5/28/24: withdrawn prior to Tier I LRPC meeting	N/A
6045 Wilson Blvd.	"Low" Residential (1-10 units/acre)/ "Service Commercial" to "Low-Medium" Residential application on 3/1/24	<p><u>Hybrid Tier I-II</u> LRPC: 10/29/24 Online Engagement: 2/5/25</p> <p>3/15/25: County Board authorized advertisement of a GLUP amendment to "Low" Residential (11-15 units/acre) and/or "Low-Medium" Residential</p>	No site plan application
1320 N. Courthouse Rd.	Expand the Courthouse Sector Plan Addendum: Courthouse Square boundary on the GLUP to include the property application on 5/24/24; application addendum on 11/21/24	<p><u>Tier I</u> LRPC: 12/18/24</p> <p>3/4/25: Staff recommended proceeding to Tier II Review</p>	Site acquired by new owner on 7/15/25, who requested no further action on application

Study	Requested Amendment	Key Dates and Advertised Amendments	Development Status
2847 Wilson Blvd.	Amend the Clarendon Revitalization District boundary on the GLUP to include the entire property and amend the GLUP designation from "Service Commercial" and "Low" Residential (1-10 units/acre) to all "Service Commercial"	<u>Hybrid Tier I-II</u> LRPC: 9/30/25 Online Engagement: 11/10/25 1/27/26: County Board authorized advertisement of a GLUP amendment to all "Service Commercial" and to incorporate the entire site into the "Clarendon Revitalization District"	No Unified Commercial/Mixed Use Development (UC/MUD) application
1401 Langston Blvd. (Tier I Review In-Progress)	Either: (1) Retain the existing GLUP designation of "High-Medium" Residential and the existing C-O-2.5 zoning district, in anticipation of site redevelopment through a Phased Development Site Plan; or (2) Amend the GLUP to extend the Rosslyn Coordinated Redevelopment District to include this site and change the land use designation to "High" Office-Apartment-Hotel, in anticipation of site redevelopment through a site plan application and rezoning to the C-O Rosslyn district; Tier I application filed 12/22/25	<u>Tier I</u> LRPC: 3/18/26 (Scheduled)	N/A

Attachment 2: Highlights of Completed Development Subject to Special GLUP Study Process

Verde Point (Bergmann's SGLUP Study)

Sources: CPHD Development Tracking, County Board Report for site plan approval, DREA Property Search, Pictometry

Address and Site Info:

- 2145 Langston Blvd., 1947 N. Uhle St., 1919 N. Veitch St.
- 1.86 acres
- Site Plan #420, approved 12/8/2012

Pre-Development GLUP/Zoning:

- "Low-Medium" Residential
- C-2 and R-5

Adopted GLUP/Zoning:

- "Low" Office-Apartment Hotel
- C-O-1.5

Pre-Development Statistics:

- Former Bergmann's Dry Cleaning Plant (33,746 sq ft.)
- 5 single-detached houses

Post-Development Statistics:

- 198 housing units
- 13,257 sq. ft. retail (Mom's Organic/Cafecito)

2025 Real Estate Taxes:

- \$997,537

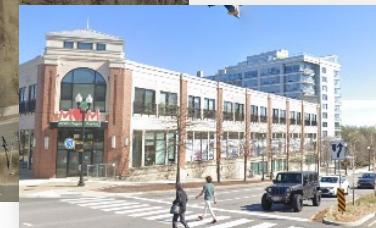
Site Plan Commitments (Highlights):

- LEED Gold
- 11 on-site committed affordable units (CAFs)
- \$150,000 for McCoy Park improvements
- Clean up of environmentally contaminated site
- Off-site transportation improvements

Site Pre-Development (2011)



Site Today



Hilton Homewood Suites (Colony House SGLUP Study)

Sources: CPHD Development Tracking, County Board Report for site plan approval, DREA Property Search, Pictometry

Address and Site Info:

- 1700 Langston Blvd.
- 1.23 acres
- Site Plan #423, approved 6/15/2013

Pre-Development GLUP/Zoning:

- “Low-Medium”
Residential
- C-2

Adopted GLUP/Zoning:

- “Low” Office-
Apartment-Hotel
- C-O-1.5

Pre-Development Statistics:

- Furniture store
(31,644 sq . ft.)

Post-Development Statistics:

- Hotel with 168 rooms
(approx. 129,000 sq.
ft.)

2025 Real Estate Taxes:

- \$471,260

Site Plan Commitments (Highlights):

- LEED Gold
- Langston Boulevard transportation improvements
- Off-site sidewalk improvements
- \$510,000 affordable housing contribution

Site Pre-Development (2015)



Site Today



Hyatt Place (2401 Wilson Blvd. SGLUP Study)

Sources: CPHD Development Tracking, County Board Report for site plan approval, DREA Property Search, Pictometry

Address and Site Info:

- 2401 Wilson Blvd.
- 0.44 acres
- Site Plan #404, approved 3/15/2014

Pre-Development GLUP/Zoning:

- “Service
Commercial”
- C-2

Adopted GLUP/Zoning:

- “Medium” Office-
Apartment-Hotel
- C-O-2.5

Pre-Development Statistics:

- 1-story shopping
center (10,445 sq.
ft. retail)

Post-Development Statistics:

- 168 hotel rooms
(approx. 93,000 sq. ft.)
- 1,280 sq. ft. retail
(Verre)

2025 Real Estate Taxes:

- \$684,651

Site Plan Commitments (Highlights):

- LEED Gold
- \$1.54 million contribution for new elevators at Court
House Metro Station
- \$582,800 affordable housing contribution

Site Pre-Development (2014)



Site Today



Key & Nash Condominium (Washington Vista SGLUP Study)

Sources: CPHD Development Tracking, County Board Report for site plan approval, DREA Property Search, Pictometry

Address and Site Info:

- 1411-1417 Key Blvd., 1541 N. Colonial Terrace
- 0.87 acres
- Site Plan #439, approved 1/28/2016

Pre-Development GLUP/Zoning:

- “Low-Medium”
Residential
- RA6-15

Adopted GLUP/Zoning:

- “Medium”
Residential
- RA6-15 (no change)

Pre-Development Statistics:

- 33 housing units
(former Washington
Vista Apartments)

Post-Development Statistics:

- 63 housing units

2025 Real Estate Taxes:

- \$549,209

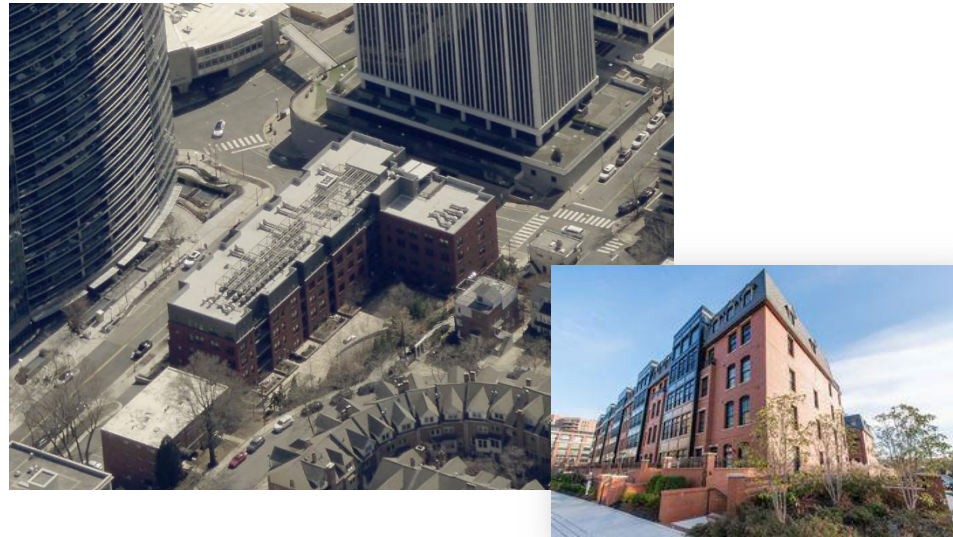
Site Plan Commitments (Highlights):

- LEED Silver
- 4 ownership affordable dwelling units (all 2-
bedroom)
- Public path with bicycle runnel, connecting Colonial
Terrace to Key Blvd.

Site Pre-Development (2016)



Site Today



J Luna at Ballston/Arlington Row (11th and Vermont SGLUP Study)

Sources: CPHD Development Tracking, County Board Report for site plan approval, DREA Property Search, Pictometry

Address and Site Info:

- 1031 N. Vermont St., 1101-1113 N. Vermont St., 4421-4427 11th St. N.
- 1.26 acres
- Site Plan #447, approved 2/24/2018

Pre-Development GLUP/Zoning:

- “Low-Medium” Residential
- R15-30T and R-5

Adopted GLUP/Zoning:

- “High-Medium” Residential Mixed-Use
- R-C

Pre-Development Statistics:

- 3-story church/nursery school
- 1 single-detached house (rectory)
- Surface parking lot
- Tot lot

Post-Development Statistics:

- 98 multifamily housing units
- 10 townhouse units

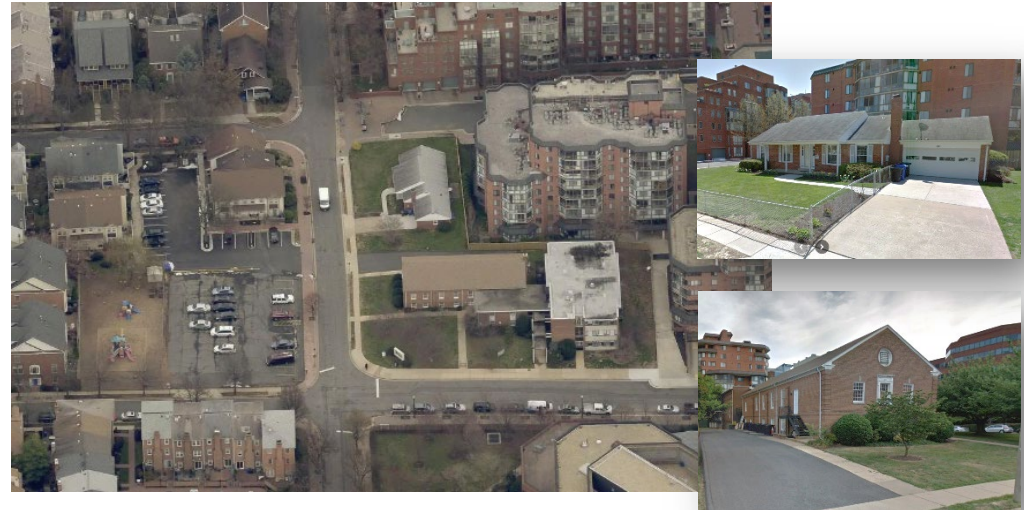
2025 Real Estate Taxes:

- \$488,173

Site Plan Commitments (Highlights):

- LEED Silver (J Luna multifamily)
- Earthcraft Plus Performance Badge (Arlington Row)
- 5 on-site committed affordable units (CAFs)
- Landscaping treatment at terminus of N. Utah Street

Site Pre-Development (2017)



Site Today

