

SPRC Meeting

March 31, 2025

SPLN24-00001 Shirlington House (4201 31st St. S.)

New Site Plan

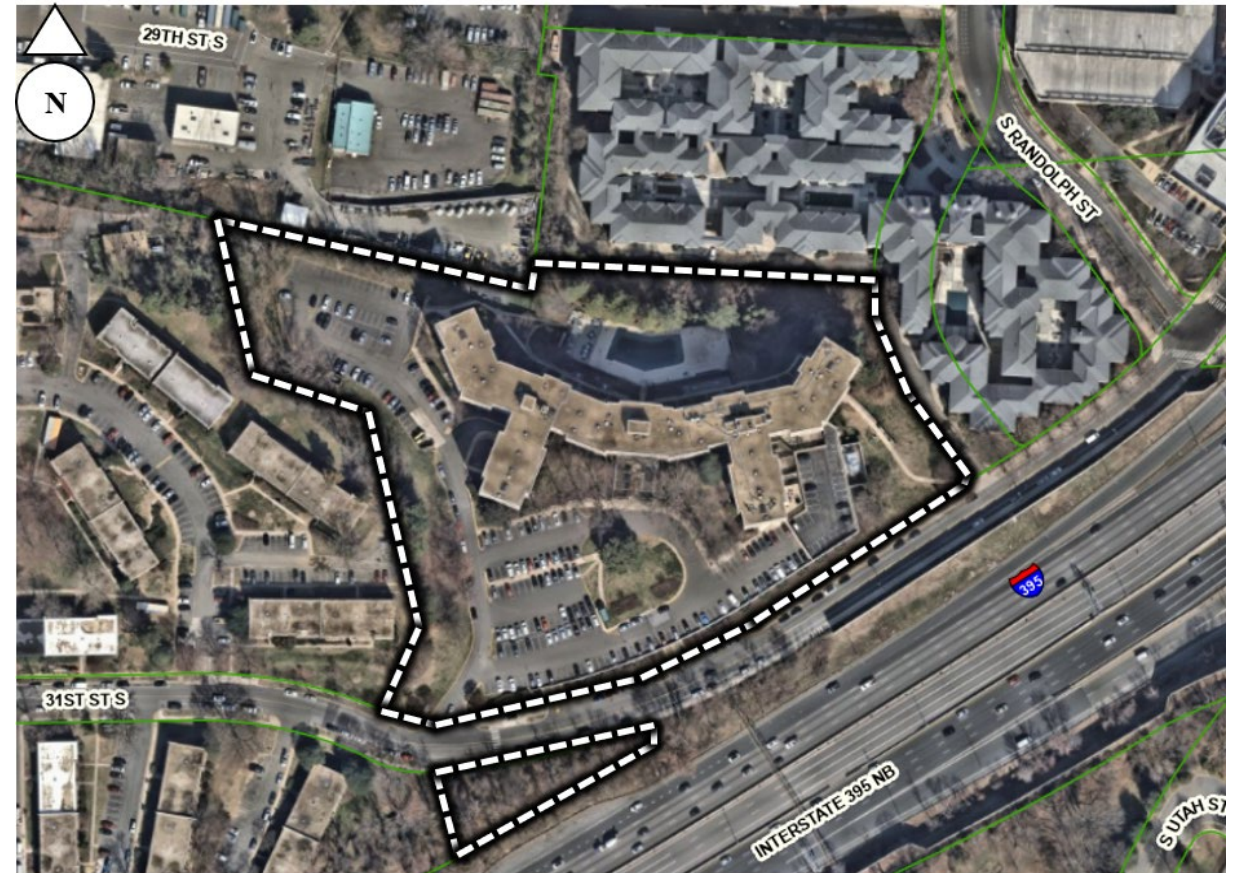
4201 31st St. S. (RPC #29-003-010, -019)

Agenda

- Introductions
- Staff Presentation
- Applicant Presentation
- Topics:
 - Land Use and Density
 - Site Design and Layout
 - Building Form & Architecture
 - Parking
- Public Comment
- Process/Next Steps

Site Location

- Location: 4201 31st St. S.
- Civic Association: Fairlington CA, adjacent to Shirlington CA
- Existing Use: Multi-story Apartment building
 - 436 units
 - 10 stories
 - 567 parking spaces on surface and structure;
 - Constructed by right 1960s



Existing conditions



View looking west to existing apartment and garage from southeastern corner of site.



View looking north to existing parking garage.

Existing conditions



View east (towards Shirlington) on 31st Street sidewalk, I-395 sound barrier to the right



Looking west from the south sidewalk of 31st Street, to adjacent property (Park Shirlington). Driveway accesses Shirlington House's surface parking.

Overview

Following application is requested by applicant:

- A site plan (under existing RA6-15 zoning) for a new infill residential development consisting of:
 - a new seven-story multifamily building of 59 units; and
 - Seven (7) two-unit duplex-type apartments which will line the above-grade garage.
- The existing apartment building and garage and surface parking will remain.

Development Proposal

Multifamily Building and 7 duplexes

- Applicant: Snell Properties
- Site Area: 8.4 acres
- Density
 - 61 units/acre;
 - 509 dwelling units;
- Height:
 - Multifamily: 7 stories
 - Duplexes: 4 stories
- Parking (retaining existing garage and surface parking)
 - 565 Total spaces;
 - 75% compact
 - 1 new loading space.
- Zoning Modifications include
 - Compact Parking ratio
 - Additional density for on-site affordable housing and other amenities per Zoning Ordinance Sec. 15.5.9.



1 CONCEPTUAL RENDERING - MULTIFAMILY EAST BUILDING - BIRD-EYE VIEW



1 CONCEPTUAL RENDERING - LINER DWELLING UNITS - VIEW FROM 31ST STREET LOOKING SOUTH
SCALE: N.T.S.

Policy Guidance

■ Housing Conservation District Policy Framework (2017)

The following HCD objectives provide more detail that will guide the Zoning Administrator's or County Board's review of development applications within the HCD. HCD proposals should strive to:

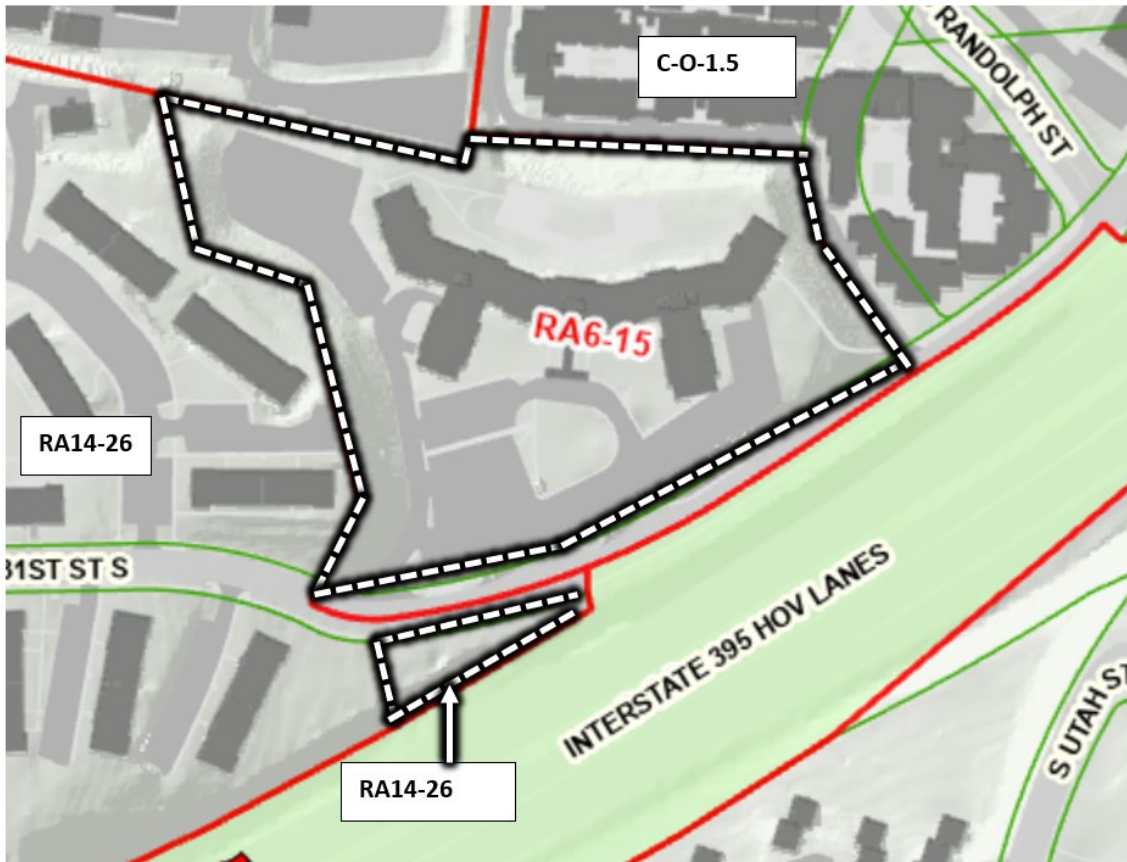
- Preserve market-rate affordable housing up to 80% AMI;
- Provide committed affordable (CAF) rental housing up to 60% AMI and up to 80% AMI;
- Provide ownership housing between 80% and 120% AMI;
- Preserve buildings listed on the Historic Resource Inventory (HRI) or eligible for inclusion on the National Register of Historic Places;
- Incorporate sustainable building practices;
- Encourage renovation and infill development while accommodating redevelopment;
- Ensure projects are compatible to their surroundings;
- Ensure any new density can be supported by existing transportation infrastructure and the transit network;
- Encourage creation of underrepresented housing forms.

Policy Guidance

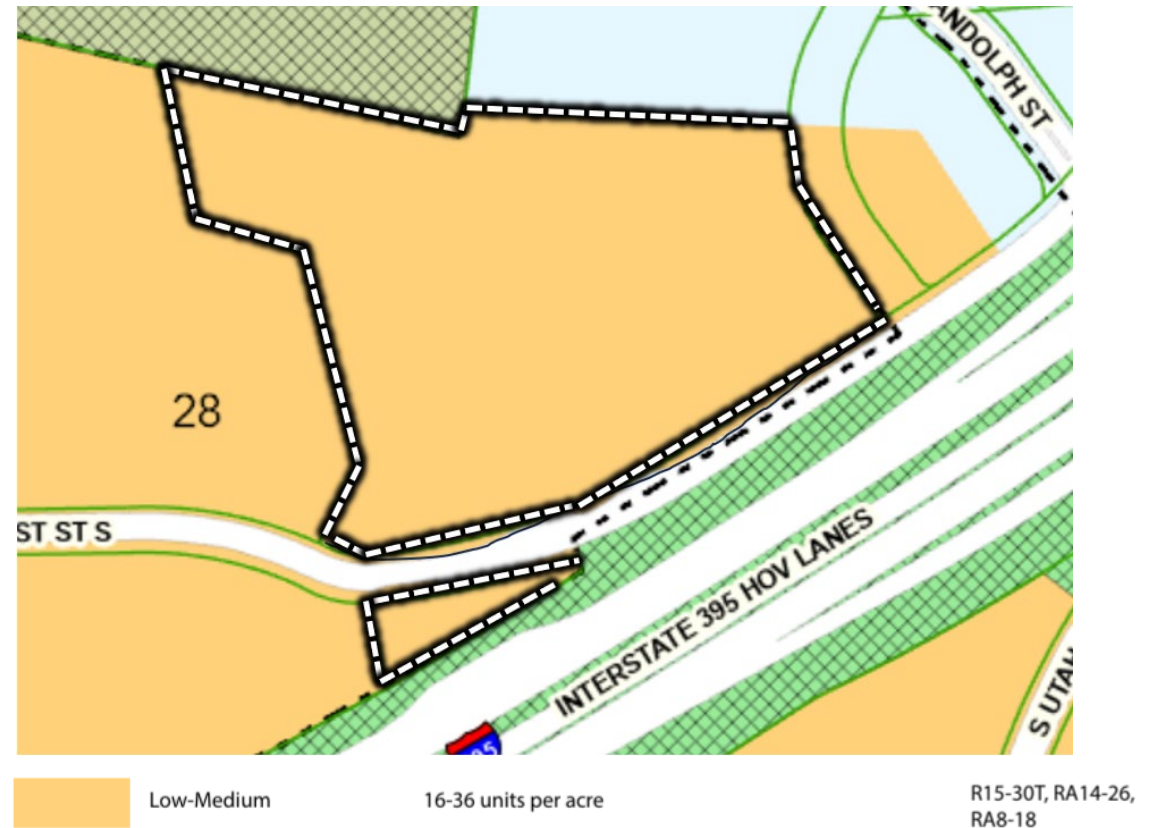
- Also the “RA-6-15” Zoning regulations;
- General Land Use Plan.

Zoning and General Land Use Plan

- RA6-15/RA14-26
 - Density measured in units per acre
 - Height in stories



- Low-Medium Residential (16-36 units/acre)
- Note 28: Housing Conservation District



Land Use/Density

- Land use:
 - Permitted: Multifamily Residential
 - Proposed: Multifamily Residential
- RA6-15 Regulations:
 - Maximum permitted density in RA6-15: 48 units/acre
 - Existing density: 52 units/acre
 - Proposed total density: 61 units/acre.
- Existing building (from 1963) is nonconforming to RA6-15 density regulations due to change in the Ordinance how density is calculated in RA districts in the 1970s, and land taken after construction for I-395 widening.
- BZA approved variance in 1981 to permit existing density of 52 units/acre.
- Applicant is requesting additional density under Section 12.3.7.A. which permits additional density if applicant also provides committed affordable units on site (but not required to be all affordable).
 - Numbers and arrangement of CAFs part of negotiation with applicant.

Site Design/Layout

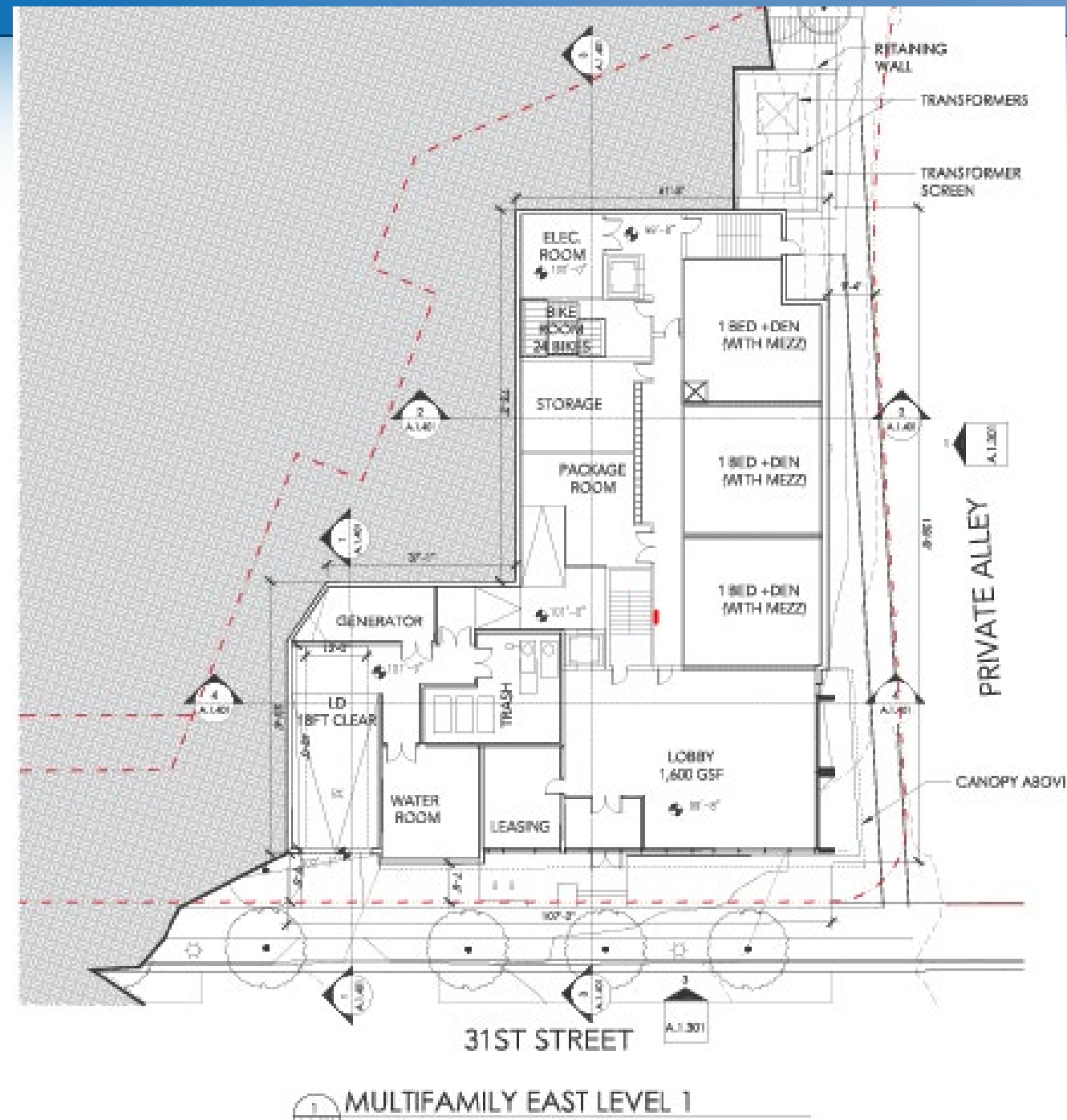


- Requested applicant consider circulation from existing building to bus stops and Shirlington

Site Design/Layout

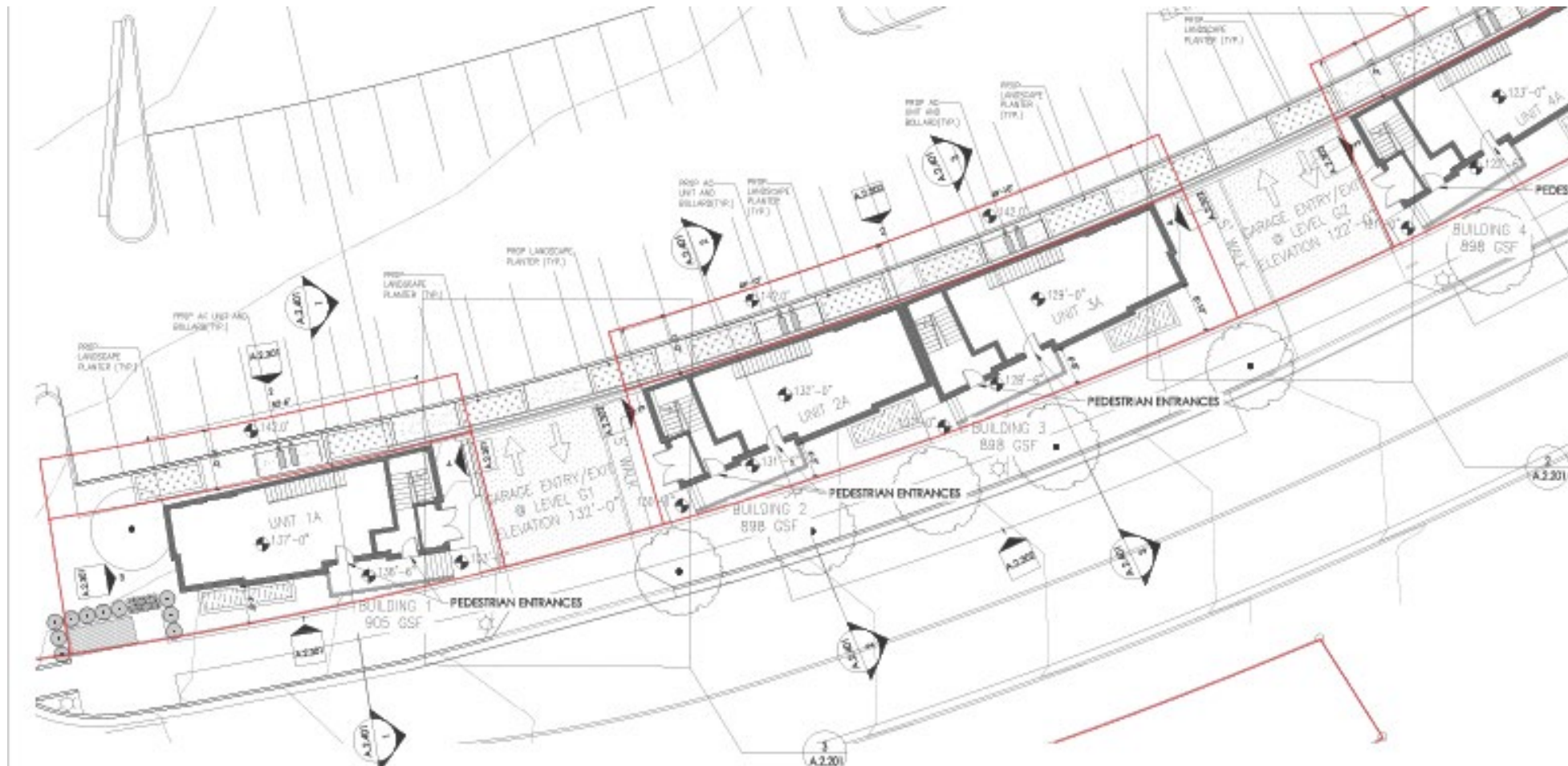
Multifamily building

- New curb cut for loading dock
- Above grade transformers (not visible from public street)
- Private alley belongs to neighboring property, no cross-access easement with Shirlington House owner although Dominion has private easement to service the area.



Site Design/Layout


Duplex units interspersed with existing parking garage entrances



Building Form/Archite

- Multifamily building

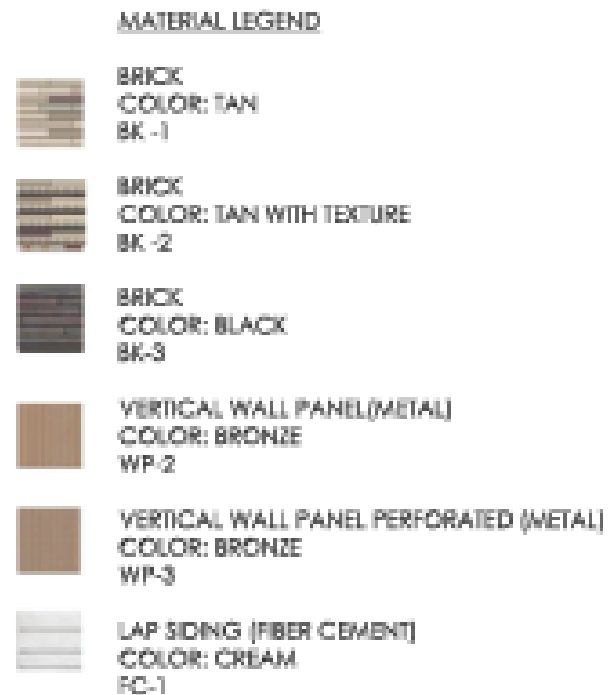
MATERIAL LEGEND

	BRICK COLOR: TAN BK-1
	BRICK COLOR: TAN WITH TEXTURE BK-2
	BRICK COLOR: BLACK BK-3
	VERTICAL WALL PANEL(FIBER CEMENT) COLOR: CREAM WP-1
	VERTICAL WALL PANEL(METAL) COLOR: BRONZE WP-2
	VERTICAL WALL PANEL PERFORATED (METAL) COLOR: BRONZE WP-3



Building Form/Architecture

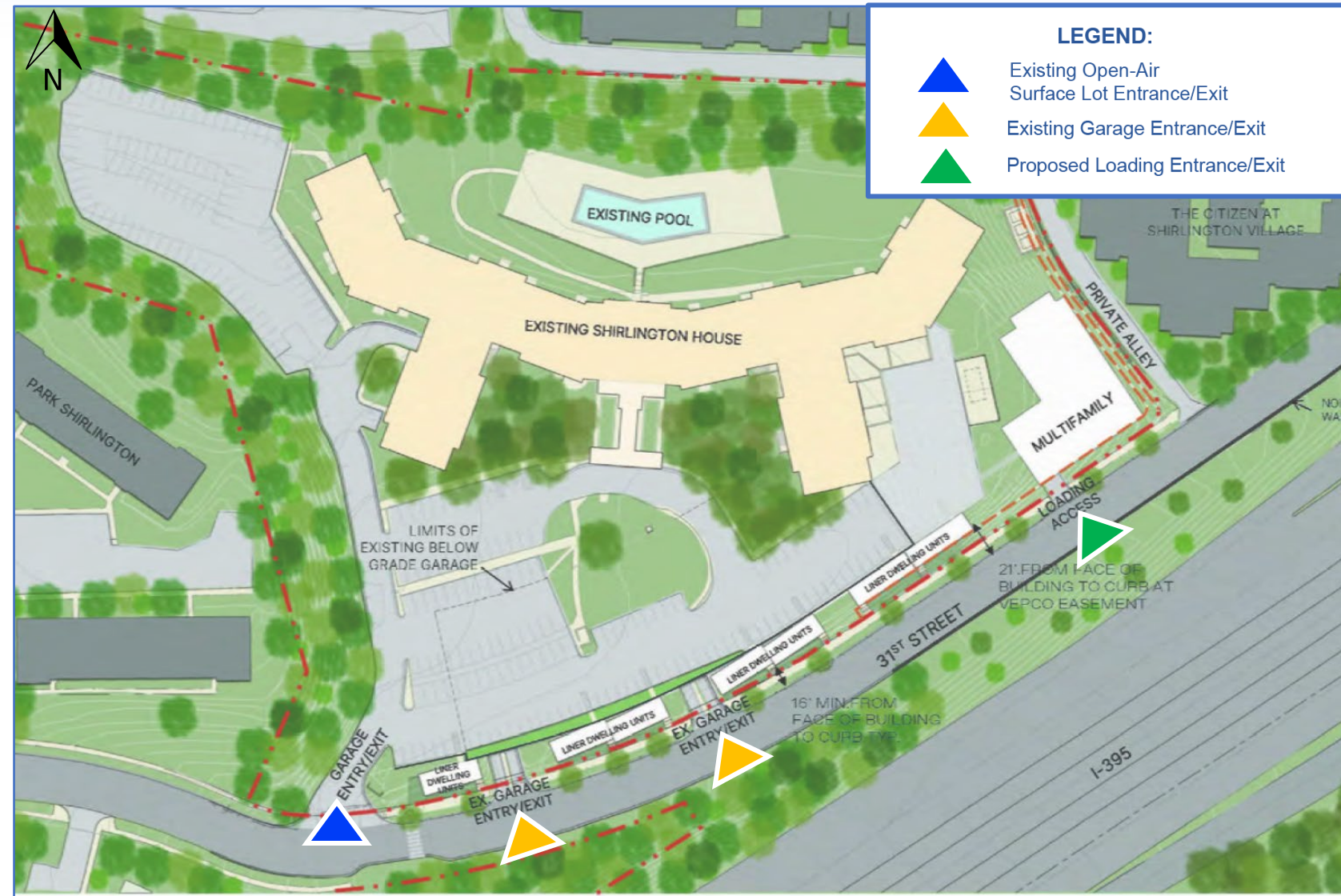
- Duplex units



Existing On-site Parking

- Existing 567 parking spaces exceeds Zoning Ordinance requirements
 - 106 spaces more than required by Zoning Ordinance
- Zoning Ordinance requires 1.125 parking spaces per dwelling unit for first 200 units, plus 1 per dwelling unit above 200
 - Existing Shirlington House dwelling units: 436
 - Existing Parking spaces: 567
 - *Required spaces per formula above: $200 \times 1.125 = 225 + 236 = 461$*

On-Site Parking & Street Parking



- **Access:** Existing entries along 31st Street S provide access to both the parking garage and the above-grade surface lot.
- **Vehicle Parking:**
 - **Existing:** 567 spaces
 - **Proposed:** 565 spaces (*net reduction of 2 spaces*)
 - **Overall Parking Ratio:** 1.11 spaces per unit
- **Bicycle Parking:**
 - **Total New Spaces:** 37
 - ⑩ 31 secure spaces
 - ⑩ 6 on-street spaces
- **On-Street Parking (31st Street S Frontage):**
 - **Existing:** 54 spaces
 - **Proposed:** 19 spaces

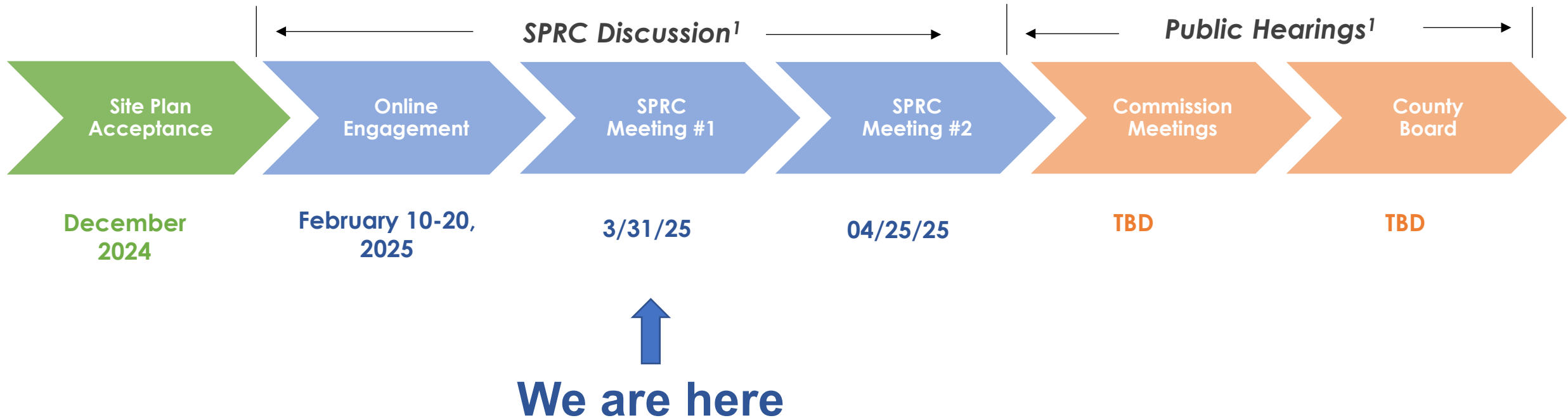
Parking Continued

- 73 new dwelling units, no new parking spaces proposed
- Zoning ordinance requires 534 spaces
- Applicant providing existing 565

Units	Required Parking Spaces	Provided Parking Spaces
Existing: 436	461	567
Proposed: 509	534	565

- Standard site plan conditions require Transportation Demand Management (TDM) strategies
 - On site coordinator
 - Metro card/ bike share/car share membership
 - Separation of parking from rent

Public Process and Schedule



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

For more information visit:

Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/4201-31st-Street-S>

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