

Meeting w Susan C & AHCA

2/10/25

GLUP Research to 2008

- Original Resolution – language in GLUP booklet is from resolution – not just guidance, includes NC Area Plans.

[2/10/2025: AURORA HIGHLANDS NOTES: the 2008 GLUP Resolution contained specific language to be added to the GLUP Booklet Pages 13 & 18 – making these sections of the GLUP booklet more than just guidance. Further, the Neighborhood Conservation Area Plan is clearly listed as a long range planning document similar to Sector Plans in this text.]

Page 13 –

Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts:
Adopted June 17, 2008

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Page 18 –

The General Land Use Plan may be amended through two processes: 1) as part of a scheduled **long-range planning process for a designated area** or 2) as a result of an individual request for a specific change. The **first process** includes detailed land use studies which may be undertaken for designated areas of the County at the County Board's directive where conditions warrant a comprehensive framework of policies for community improvement through redevelopment, revitalization or conservation. Alternative land use policies are developed for the area by the Planning staff in cooperation with other County agencies, the Planning Commission, County Board appointed commissions and task forces, neighborhood and civic organizations and the business community. The Planning Commission and the County Board hold public hearings on the various proposals and adopt a series of recommendations for future development that may include extensive changes to the General Land Use Plan. This process was used to develop the **Sector Plans for each of the Metro Station Areas** in the Rosslyn Ballston Corridor. A similar process is used in developing plans for **Neighborhood Conservation Areas** or any other large area of the County requiring comprehensive study.

The **second process** includes an individual request for a change (amendment) to the General Land Use Plan by writing a letter to the Chairman of the County Board identifying the specific area and the General Land Use Plan designation being requested. Upon receipt of such a request, staff will review it and determine whether the “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” applies. If the GLUP amendment policy does not apply, a request to advertise report will be prepared by staff for consideration by the Planning Commission and County Board. If the policy applies, then staff will work with the Planning Commission to develop a special process and meeting schedule to study the site and/or issues related to the requested GLUP amendment. Depending on the GLUP amendment being requested, the scope of the study process could range from a few meetings organized under the auspices of the Planning Commission to review staff analysis, to a more extensive process where a plan with recommendations is developed. At the conclusion of the public review process, staff will prepare a “Request to Advertise” report, which includes the results of the study, for consideration by the Planning Commission and County Board. If the Board decides to authorize advertisement of the proposed GLUP amendment, public hearing dates for the Planning Commission and the County Board will be set and publicly advertised. At the public hearings, which will be set on dates concurrent with hearings for the site plan project, the Planning Commission receives a recommendation from the County Manager and hears public testimony. The Commission makes a recommendation to the County Board regarding the requested amendment.

The Addendum 6-17-08-B – Policy Consideration of GLUP Amendments – Page 4

County Board at its meeting also receives the County Manager's report, hears public testimony, and makes the final decision.

GLUP Research 1st Case 2011

- 1st Amendment post 2008 rejected bc it was in R-6, NC Area

b (SIMILAR TO THE IVEIWOOD SITE.)

Reasons cited in the Study for rejection:

- 1) because of the “GLUP policy to preserve and enhance existing single-family and apartment neighborhoods”
- 2) “only in rare instances has the County changed the GLUP designation of Low Residential to higher designation”
- 3) site was in a “Neighborhood Conservation Area” (Lyon Village)

From the last paragraph on Page 2:

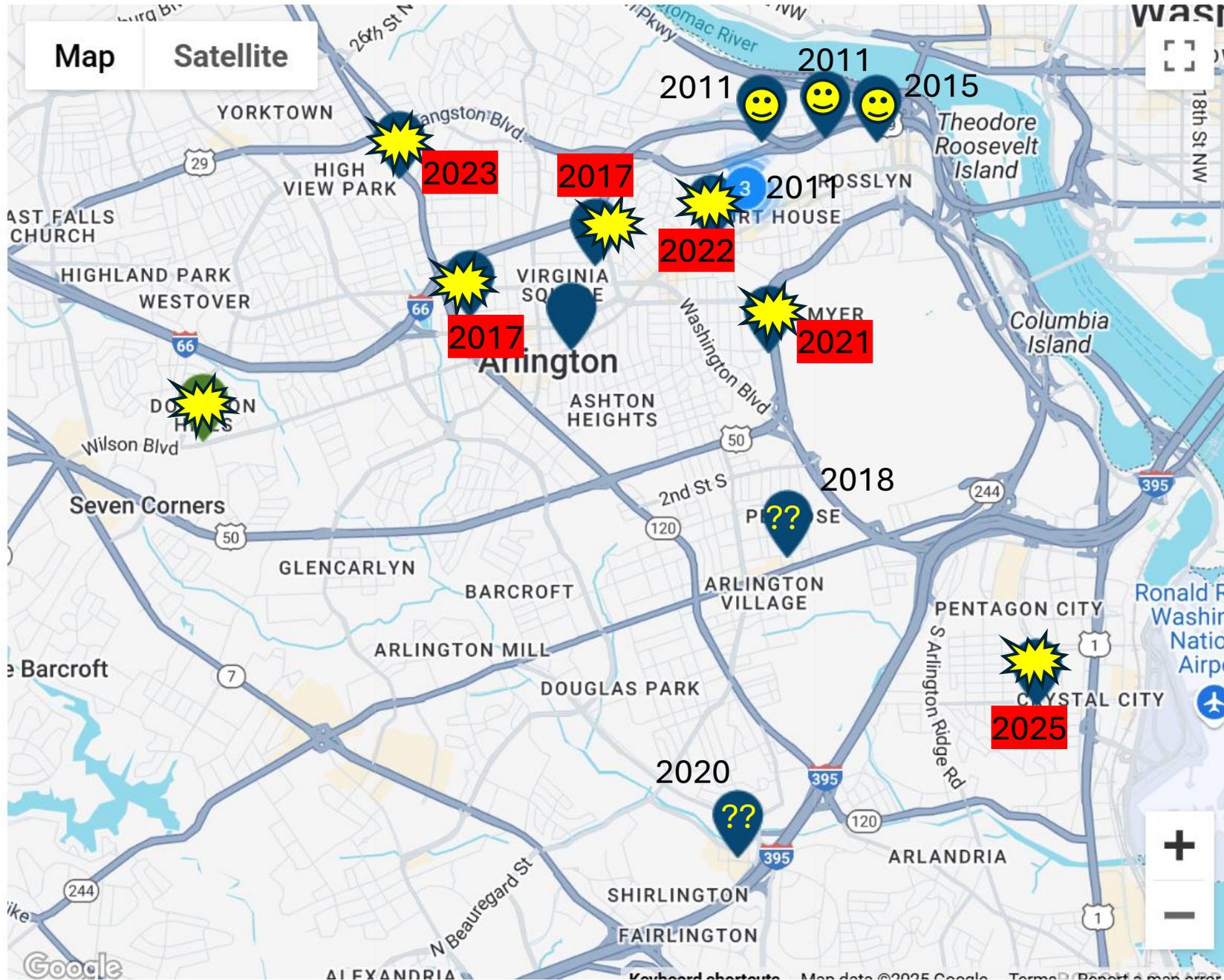
...“staff did not find this amendment within the realm of consideration and consequently recommended that the County Board not advertise this GLUP amendment. The primary issue was the inclusion of the “Low” Residential (1-10 units/acre) land in the proposal. The Courthouse Sector Plan Addendum indicates that the southern portion of the site should remain “Service Commercial” with a transition across the northern portion of the site to the “Neighborhood Conservation” area of Lyon Village. The County also has a stated GLUP policy to “Preserve and enhance existing single-family and apartment neighborhoods.” (p. 4) Additionally, in 1985, the County Board adopted a “Resolution on Neighborhood Consolidations for Sale to Developers.” This policy, while drafted in response to homeowners consolidating their properties for sale to developers, offers relevant guidance for the subject request, which involves the consolidation of three (3) single-family properties. Only in rare instances has the County changed the GLUP designation of “Low” Residential (1-10 or 11-15 units/acre) properties to higher designations. While the applicant proposed that an open space symbol be added to the GLUP on the northern portion of the site, the Courthouse Sector -2- Plan Addendum is calling for a “Neighborhood Conservation Area” in this location, not open space. Thus, with the inclusion of the single-family area in the proposed amendment, staff recommended that the County Board not advertise this proposed amendment.

GLUP Research Trends

- 2008 – 2016 no neighborhood opposition - not in SF neighborhoods
- Post 2017 mostly opposed by SF neighborhoods, starting with 11th & Vermont

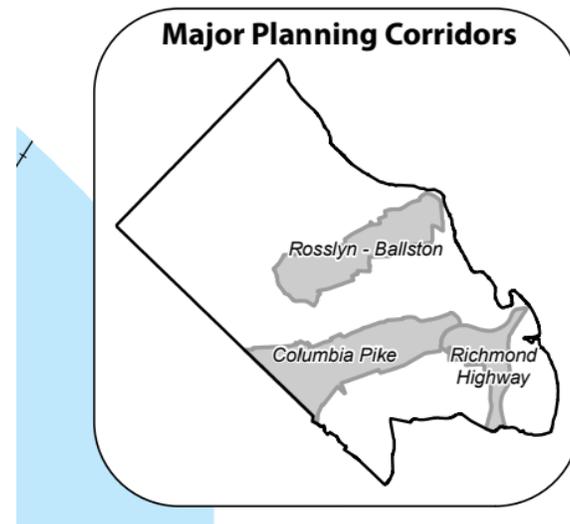
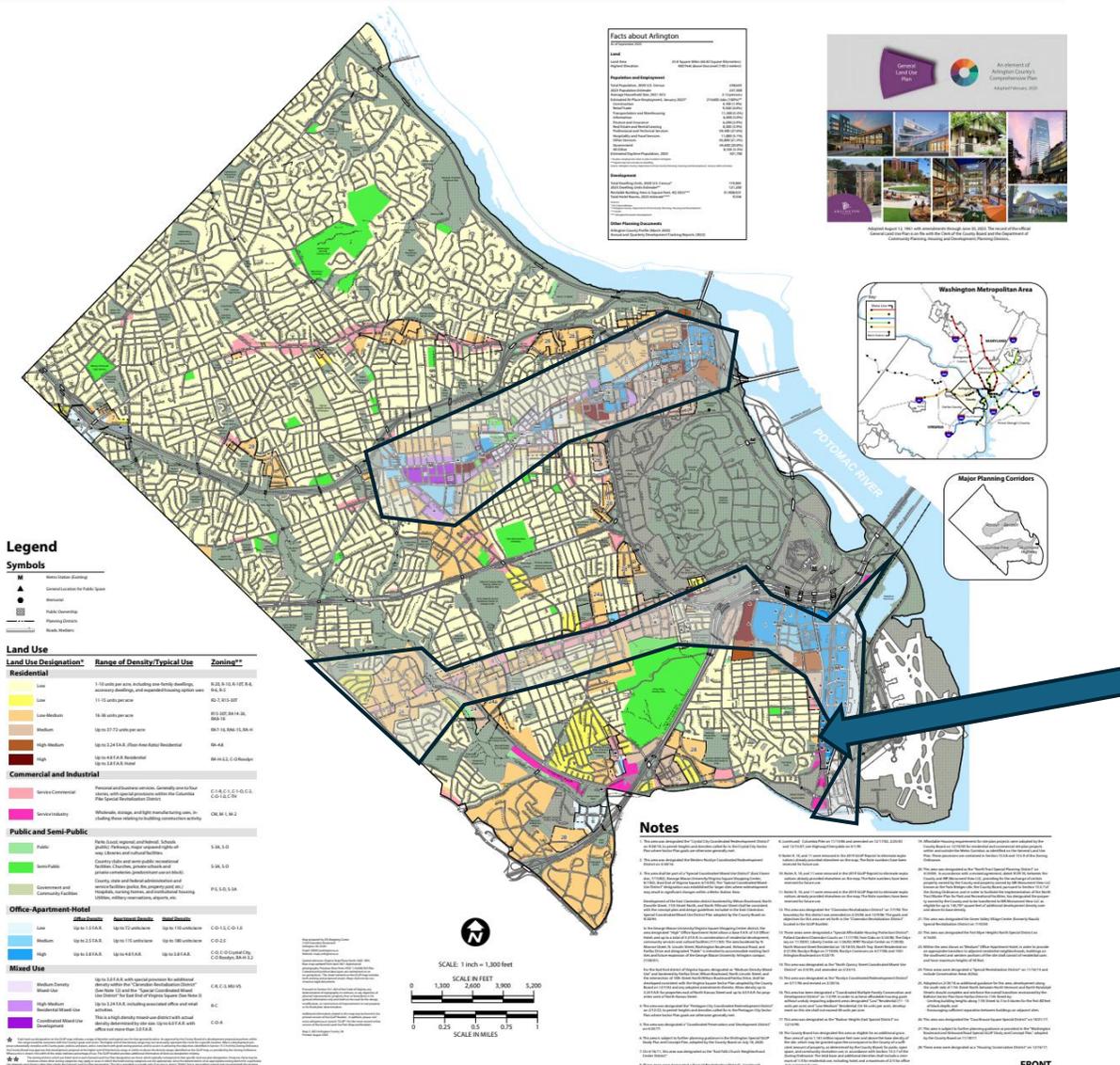
	<u>Status</u>	<u>Year</u>	<u>Sector Plan Issue?</u>	<u>Civic Association</u>	<u>Neighborhood Conservation Plan</u>	<u>Civic Association Support</u>	<u>Fits 2008 Criteria?</u>
2401 Wilson	Approved	2011	Courthouse Sector Plan Addendum Conflict	Lyon Village	NA - Sector Plan Issue	Yes	Yes
Bergmanns Site	Approved	2011	No - but adjacent to the Courthouse Sector Plan	North Highland	None	Yes	Yes
Colony House	Approved	2011	Insufficient info in Rosslyn Transit Station Area Plan	Colonial Village	None	Did not participate	Yes
Washington Vista	Approved	2015	Insufficient info in Rosslyn Transit Station Area Plan	North Rosslyn	None	Did not participate	Yes
Riverhouse	Withdrawn	2015	NA	NA	NA	NA	NA
11th and Vermont	Approved	2017	Proposal is to chane the Ballston Sector Plan	Ballston Virginia Square	Yes, NC plans supports Sector Plan	Comments Recd	No
Wash Blvd & Kirkwood	Approved	2017	No - but adjacent to Virginia Square Sector Plan	Ballston Virginia Square	Yes - NC Plan calls for residential	Comments Recd	No
3804 Wilson - Staples	Withdrawn	2018	NA	NA	NA	NA	NA
2300 9th Street S	Approved	2018	No - in Columbia Pike Revit District / Form Code	Penrose	Yes - NC Plan calls for limiting rental	Comments Recd	??
Village at Shirlington	Approved	2020	No - part of PSDP	Shirlington	Yes - NC Plan calls for walkability	Comments Recd	??
Pershing Drive	Approved	2021	No	Lyon Park	Yes - NC Plan multiple scenarios for site	Comments Recd	No
Courthouse West	Approved	2022	Proposal is change Courthouse Sector Plan	Clarendon Courthouse	Yes- NC plan supports Sector Plan	Comments Recd	No
2500 Wilson Blvd	No Study	2023	NA	NA	NA	NA	NA
North Glebe - Sunrise	Approved	2023	No	GlebeWood	None but in R-6 zoning	Opposed	No
South Eads Residential	Withdrawn	2023	NA	NA	NA	NA	NA
Melwood	TBD	2025	No	Aurora Highlands	Yes - calls for site to remain as is	Opposed	No

GLUP Studies Map



- 2017 11th & Vermont
- 2017 Wash & Kirk
- 2021 Pershing
- 2022 Courthouse
- 2023 Sunrise
- 2025 Melwood

<https://www.arlingtonva.us/Government/Projects/Plans-Studies/General-Land-Use-Plan/Studies>



The General Land Use Plan (GLUP) – Planning corridor overlay approximated – see inset upper right.

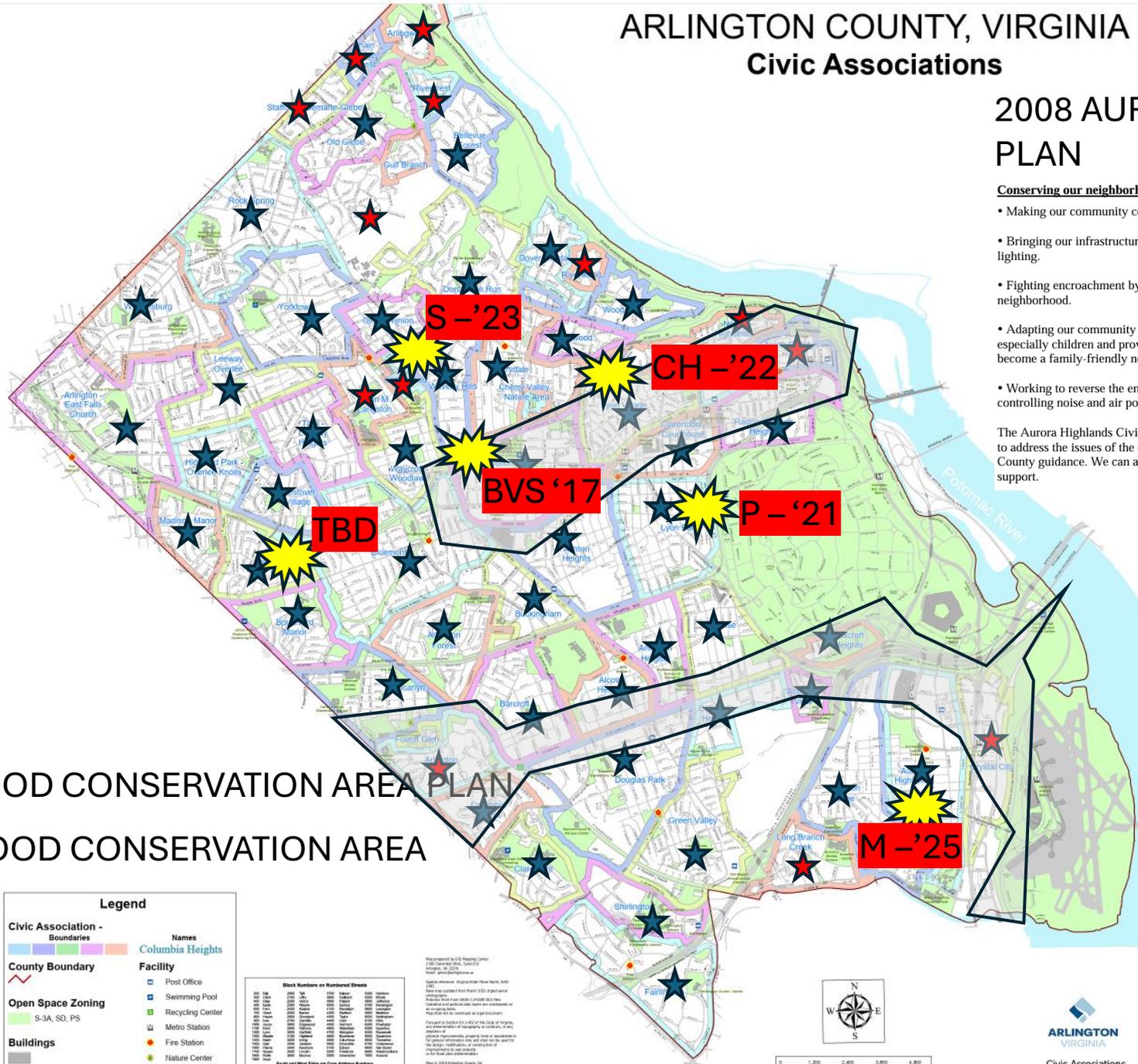
ARLINGTON COUNTY, VIRGINIA Civic Associations

2008 AURORA HIGHLANDS NC PLAN

Conserving our neighborhood -Highlights of Major GOALS

- Making our community center into the cultural "center" of our community.
- Bringing our infrastructure up to Arlington County standards, especially sidewalks and street lighting.
- Fighting encroachment by development; preserving the predominantly single-family neighborhood.
- Adapting our community to the changing population; making streets safe for pedestrians, especially children and providing expanded services for children and families. We want to become a family-friendly neighborhood.
- Working to reverse the environmental deterioration of our neighborhood, including controlling noise and air pollution, and reversing the loss of tree canopy.

The Aurora Highlands Civic Association will continue to provide a voice for the neighborhood to address the issues of the day. We can articulate our goals but reaching them will require County guidance. We can articulate our concerns, but resolving them will require County support.



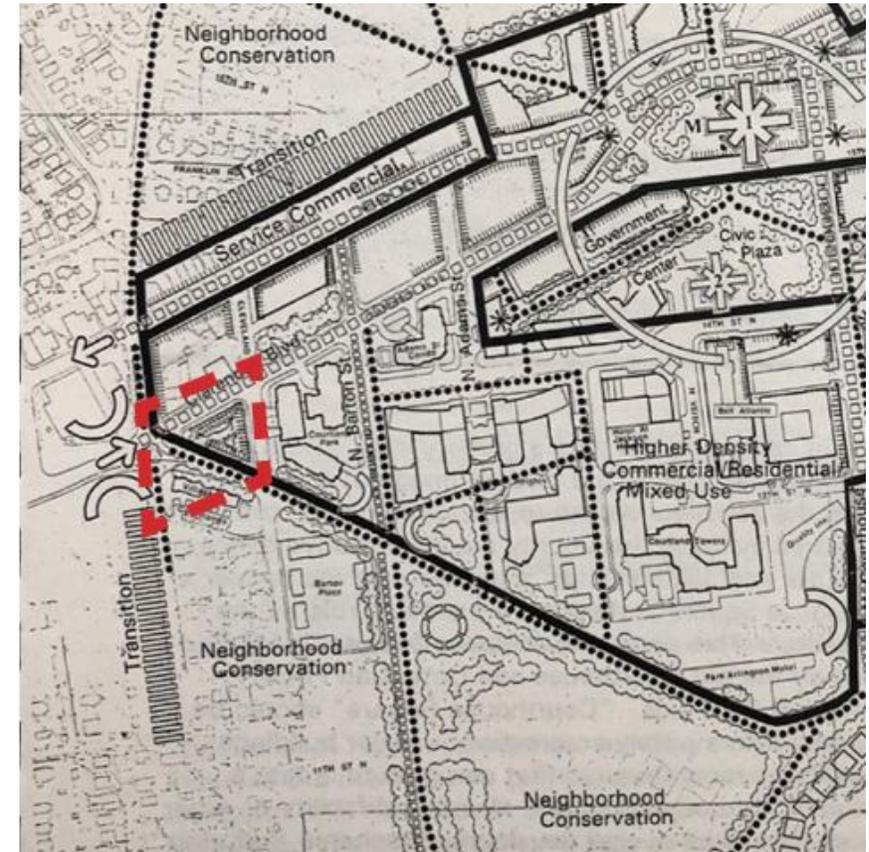
- ★ NO NEIGHBORHOOD CONSERVATION AREA PLAN
- ★ YES NEIGHBORHOOD CONSERVATION AREA PLAN

Legend	
Civic Association - Boundaries	Names
	Columbia Heights
County Boundary	Facility
	Post Office
Open Space Zoning	Swimming Pool
S-3A, SD, PS	Recycling Center
Buildings	Metro Station
	Fire Station
	Nature Center

Block Numbers on Numbered Streets	
1000	1000
1001	1001
1002	1002
1003	1003
1004	1004
1005	1005
1006	1006
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1010	1010
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1200	1200

Research post 2016

- 2017 New CM
- 2017 11th & Vermont & Wash / Kirkwood
 - omitted NC Plan guidance
 - B-VS CA & neighborhood concerns
 - Per telecon w Jvihstadt, who voted against, was not made aware of NC Plan guidance by staff
- 2018 Amazon HQ2 Announcement (Amazon has famous issues with affordable housing in Seattle)
- 2019 GLUP Booklet Posted Online & Began NC Area name change
- 2021 Pershing Drive & 2022 Courthouse West
 - Same issues as 11th & Vermon & Wash / Kirk
 - Courthouse West included that map shows the old NC Area Plan but ignores as guiding document
- 2023 Sunrise Assisted North Glebe
 - No NC Plan, but Glebewood CA opposed
 - 1st one in low-density R-6
- 2025 Melwood
 - NC Plan, historic, CA opposition
 - R-6
 - 1st on 2-lane road 23rd St, vs Glebe, Arl Blvd, Kirkwood etc.
 - Totally inappropriate & should have been rejected



we're gonna be (more) Popular!
 Population has doubled since 2000 &
 growth is not stopping + 67 FROM
MELWOOD

2024

Oakridge

96% capacity including 8 trailers

Gunston

97% capacity including 6 trailers

Wakefield

103% capacity including 6 trailers

2028

Oakridge

132% over including 8 trailers –

**216 PERMANENT SEATS OVER AFTER
 INCLUDING TRAILERS**

Gunston

115% over including 6 trailers

147 PERM SEATS OVER AFTER TRAILERS

Wakefield

115% including 6 trailers

331 PERM SEATS OVER AFTER TRAILERS

SCHOOL	Relocatable Classrooms 2024-25	SY2024-25 Spring Update				SY2028-29 Fall 2023 Enrollment Projections			
		Capacity	Projection PreK-12	Permanent Seats +/-	% Utilized	Capacity	Projection PreK-12	Permanent Seats +/-	% Utilized
Abingdon	4	725	727	-2	100%	725	677	48	93%
Alice West Fleet	0	752	632	120	84%	752	624	128	83%
Arlington Science Focus	6	553	617	-64	112%	553	627	-74	113%
Arlington Traditional	0	684	650	34	95%	684	625	59	91%
Ashlawn	4	684	589	95	86%	684	559	125	82%
Barcroft	8	460	528	-68	115%	460	523	-63	114%
Barrett	4	576	528	48	92%	576	497	79	86%
Campbell	3	436	423	13	97%	436	460	-24	106%
Cardinal	0	747	734	13	98%	747	718	29	96%
Carlin Springs	4	585	614	-29	105%	585	561	24	96%
Claremont (Immersion)	7	599	615	-16	103%	599	588	11	98%
Discovery	0	630	518	112	82%	630	487	143	77%
Dr. Charles R. Drew	0	674	457	217	68%	674	441	233	65%
Escuela Key (Immersion)	8	465	550	-85	118%	465	512	-47	110%
Glebe	4	510	553	-43	108%	510	512	-2	100%
Hoffman-Boston	0	566	607	-41	107%	566	654	-88	116%
Innovation	4	653	528	125	81%	653	612	41	94%
Jamestown	0	597	479	118	80%	597	479	118	80%
Long Branch	4	533	457	76	86%	533	386	147	72%
Montessori Public School of Arl.	0	488	524	-36	107%	488	426	62	87%
Nottingham	5	513	396	117	77%	513	354	159	69%
Oakridge	8	674	659	15	98%	674	890	-216	132%
Randolph	2	484	417	67	86%	484	377	107	78%
Taylor	6	659	535	124	81%	659	459	200	70%
Tuckahoe	4	545	453	92	83%	545	414	131	76%
Integration Station ⁶	0	54	54	0	100%	54	68	-14	126%
ELEMENTARY TOTAL	85	14,846	13,844	1,002	93%	14,846	13,530	1,316	91%
Dorothy Hamm	0	1,000	935	65	94%	1,000	949	51	95%
Gunston	6	992	966	26	97%	992	1,139	-147	115%
Jefferson	0	1,086	1,083	3	100%	1,086	1,121	-35	103%
Kenmore	2	1,045	997	48	95%	1,045	916	129	88%
Swanson	6	948	984	-36	104%	948	1,004	-56	106%
Williamsburg	2	997	787	210	79%	997	695	302	70%
The Heights Building ²	0	265	266	-1	100%	265	269	-4	102%
MIDDLE TOTAL	16	6,333	6,018	315	95%	6,333	6,093	240	96%
Arlington Career Center (Full-Time) ^{3,4}	16	950	611	339	64%	1,319	681	638	52%
Arlington Community High School	0	330	85	245	26%	330	85	245	26%
Langston High School Continuation & New Directions Program ¹	0	150	67	83	45%	150	67	83	45%
Wakefield	6	2,203	2,266	-63	103%	2,203	2,534	-331	115%
Washington-Liberty ⁵	0	2,808	2,648	160	94%	2,808	2,796	212	92%
Yorktown	0	2,189	2,121	68	97%	2,189	2,101	88	96%
The Heights Building ²	0	510	501	9	98%	510	509	1	100%
HIGH TOTAL	22	9,140	8,299	841	91%	9,509	8,573	936	90%
PK-12 Total	123	30,319	28,161	2,158		30,688	28,196	2,492	