I. Overall Comments

II. Urban Design

III. Land Use

IV. Upcoming Meetings – Next Steps
General
Plan Area – Zoning
Urban Design
Block Sizes
Buildings Adjacent to I-395
Buildings Adjacent to I-395
Buildings Setbacks – Streetscape Beauregard
Streetscape Beauregard – On Street Parking
Dora Kelley Park
Founders Park

Holmes Run Park

Dora Kelley Nature Park

William Ramsay Elementary School

Proposed multi-purpose field.
Dora Kelley Park

Proposed expansion of Dora Kelley Park +/- 7.2 acres
Dora Kelley – Park Edge
Dora Kelley – Park Edge
Placemaking – Integration of Neighborhoods
Land Use

Building Heights
Uses
Retail
Open Space
Parking
Building Heights
Building Transitions – Adjoining Neighborhoods

- Building Shoulders
- Setbacks
- Architecture Scale
Building Heights (45 – 55 ft)
Building Heights (70 ft.)
Building Heights (90 to 110 ft)
Building Heights

- Maximum Heights up to 130 ft.
- Minimum Height
Building Heights – Town Center
Building Heights – Elipse
Added Building Shoulder requirement along Rayburn Ave

- Reduced height from 9–12 stories to 6 stories max.
- Reduced height from 6–8 stories to 4–5 stories
- Reduced height from 12 stories (175’ max) to 10 stories (130’ max).

- Added Building Shoulder requirement along Rayburn Ave.
Uses
Land Uses
Retail
Retail

225,000 sq. ft. required retail

Total of 254,850 sq. ft. (optional retail)
Retail (Storefronts and Signage)
Parking
# Parking

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Phase I—Prior to Operational Dedicated Transit</th>
<th>Phase II—Operational Dedicated Transit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>1.75 sp/unit</td>
<td>1.3 sp/unit</td>
</tr>
<tr>
<td>Office</td>
<td>2.5 sp/1,000 sq.ft.</td>
<td>2.25 sp/1,000 sq.ft.</td>
</tr>
<tr>
<td>Townhouse</td>
<td>2.0 sp/unit</td>
<td>2.0 sp/unit</td>
</tr>
<tr>
<td>Retail</td>
<td>4.0 sp/1,000 sq.ft.</td>
<td>3.5 sp/1,000 sq.ft.</td>
</tr>
<tr>
<td>Hotel</td>
<td>1.0 sp/room</td>
<td>.75 sp/room</td>
</tr>
</tbody>
</table>

Notes:
1. A shared parking program is encouraged.
2. Additional visitor parking may be required for residential use(s), up to 15% of the provided parking.
3. Affordable housing units and other types, such as accessory dwelling units, may provide less parking.
Underground Parking

Note: Any above grade parking subject to all applicable requirements and urban design standards and guidelines. Each building (excluding townhomes) is required to provide a minimum of one level underground parking.
Open Space
Open Space

Existing Public Open Space

101.3 acres
Open Space

- Multi-purpose field
- Existing open space
- Dedication or Easements
- Amount of open space
- Restoration
- Tree Canopy
- Community Gardens
Future Meeting Topics & Issues

Transportation

- What are the benefits of the ellipse?
- What are benefits of the HOV/Transit ramp?
- What is the cost of the transportation improvements?
- Are the transit enhancements beyond the cost of the Transitway?
- How will underground parking work?
- Is adequate parking provided?
- Are the roads included in the Plan needed?
- What are the benefits of the enhancement bicycle and pedestrian facilities?
- What are the transportation improvements that will be provided?

Others?
Future Meeting Topics & Issues

Housing

- **Can we find a way to:**
  - provide rents affordable to lower income levels in order to address the needs of existing tenants?
  - provide a longer affordability period, or provide affordability in perpetuity?
  - increase the number of affordable units?
  - Increase the number of larger size units?
  - Secure affordable housing earlier in the process (before 2020)?

- **How was the Buckingham affordable housing financed in Arlington?**

- **Provide information on what units are currently affordable, and what existing affordable units will remain.**

- **Provide clearer information on calculation of voluntary contribution.**

- **What would housing contribution be with by-right development or DSUP development?**

- **What are alternative scenarios (numbers of units, income levels) for the agreed-upon housing contribution?**

**OTHERS?**
Next Steps

Upcoming Meetings:

February 23\textsuperscript{rd} @ 7 PM: Housing Town Hall Meeting
February 27\textsuperscript{th} @ 7 PM: Beauregard Community Meeting
February 29\textsuperscript{th} @ 7 PM: Federation of Civic Associations Meeting
March 6\textsuperscript{th} @ 7 PM: Beauregard Community Meeting
March 7\textsuperscript{th} @ 7:30 PM: Transportation Commission Meeting – Public Hearing
March 8\textsuperscript{th} @ 7 PM: School Board Meeting
March 12\textsuperscript{th} @ 7 PM: Beauregard Community Meeting
March 22\textsuperscript{nd} @ 7 PM: Park & Recreation Commission Meeting – Public Hearing