

# Item #38

Request to authorize advertisement of future public hearings to consider GLUP amendments for an area in North Ballston  
*(resulting from the 11<sup>th</sup> Street North and North Vermont Street Special GLUP Study)*



# Outline

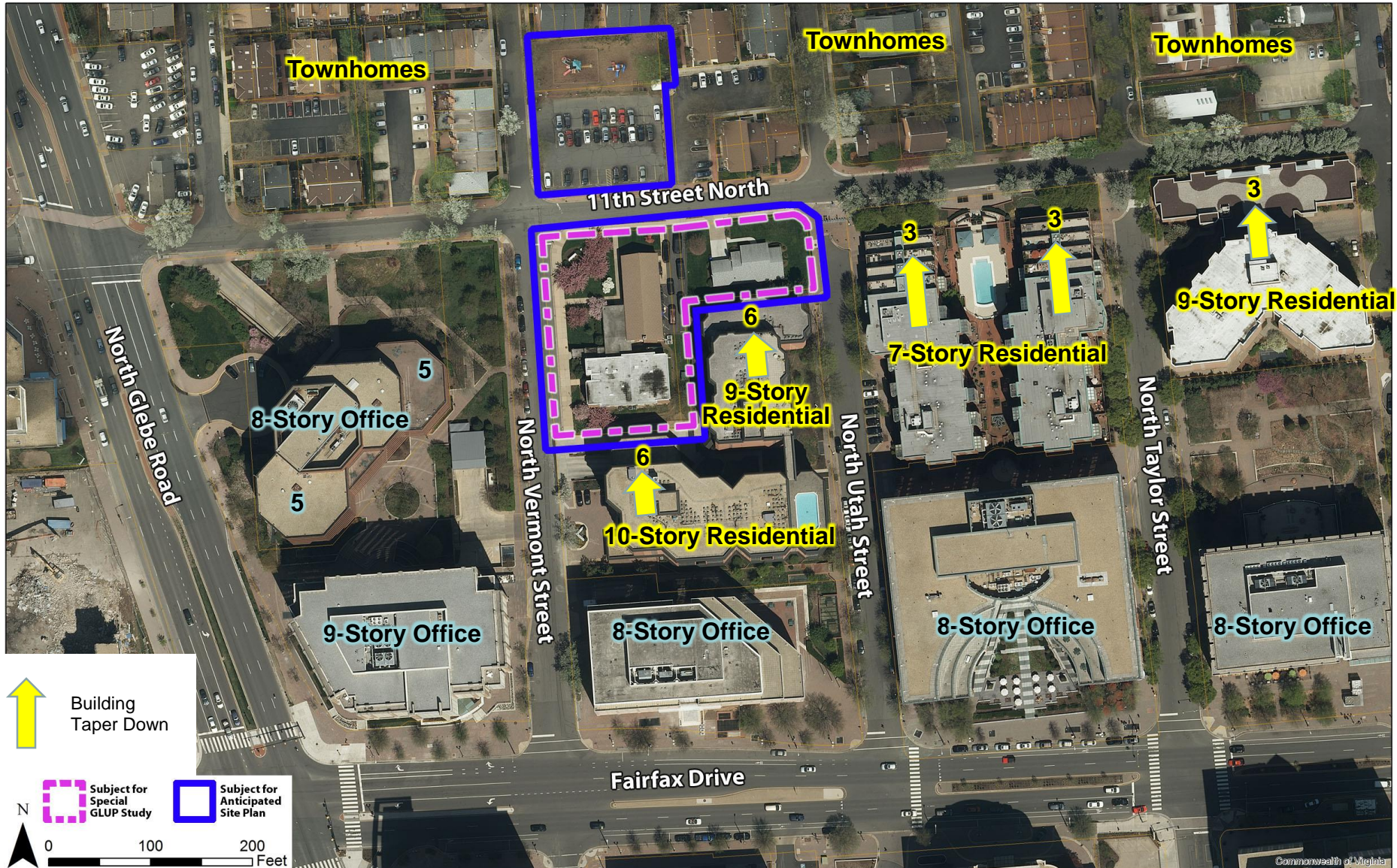
1. Background and Context
2. General Land Use Plan, Zoning, and Development Overview
3. Transportation and Traffic Overview
4. LRPC Review of 3-D Form and Massing Studies
5. Staff Recommendation



# **1. Background and Context**



# 1. 11<sup>th</sup> Street / Vermont Street Site





# 1. 11<sup>th</sup> Street / Vermont Street Site

View of site, looking southeast



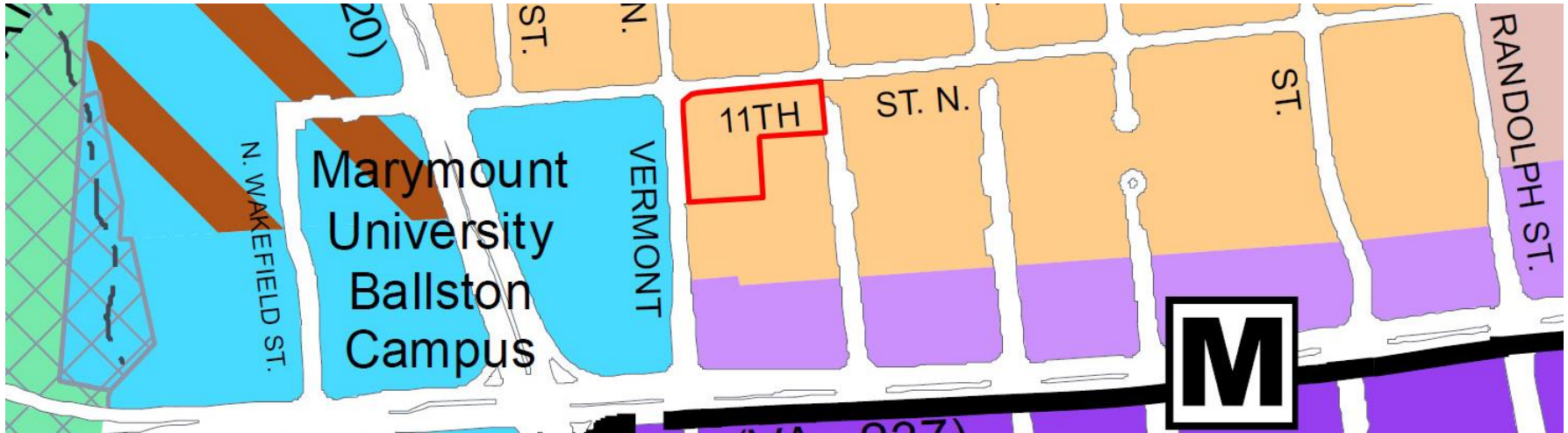
View of site, looking southwest





# 1. Existing and Proposed GLUP Designations

## Existing: "Low-Medium" Residential



## Proposed: "High-Medium Residential Mixed-Use"



# 1. Purpose of Study

**Study Objective:** Determine whether the requested GLUP change is within “the realm of possibility.”

## Existing and Proposed GLUP Designations

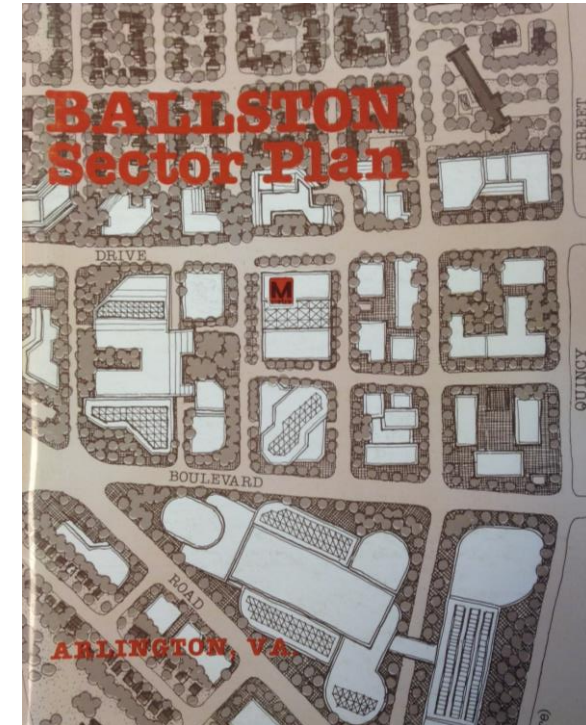
GLUP Designation	Density (planned maximum per GLUP/Zoning)	Estimated Maximum Development Potential
<b>EXISTING:</b> Low-Medium Residential <i>(site area: 35,669 sq. ft., or 0.82 acres)</i>	<b>16-36 units per acre</b>	<b>R15-30T: 25 residential units</b> <i>(@ 30 units per acre)</i>
<b>REQUESTED:</b> High-Medium Residential Mixed-Use <i>(site area: 35,669 sq. ft., or 0.82 acres)</i>	<b>Up to 3.24 FAR</b> <i>(if other uses included, total project limited to 3.24 FAR)</i>	<b>R-C: approx. 115,570 square feet of development</b> <i>(approx. 105 units (est.))</i>

1. These development estimates do not reflect potential bonus density achieved through the site plan approval process.
2. R15-30T is applied in this study as it is the prevailing zoning district for townhouse development in the North Ballston area, recognizing that an alternative district such as RA8-18 would permit maximum density range for this GLUP designation of 36 units per acre.
3. Per existing R-5 Zoning, the site could be developed as of right at eight (8) single family residential units/acre.

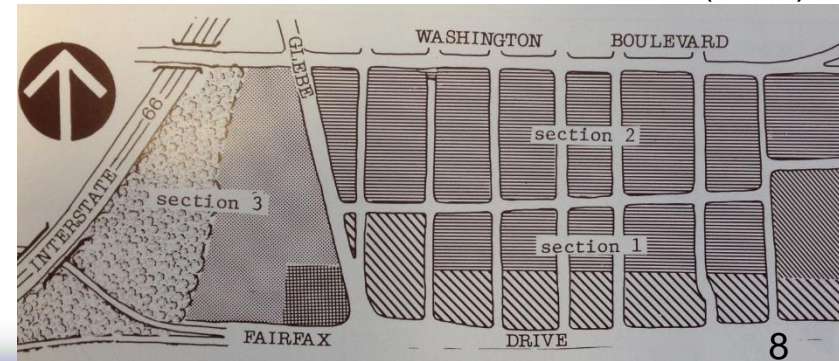
# 1. Impetus for Special Study

## Relevant Plan and Zoning Context

- Ballston Sector Plan provides **flexibility** in delimitating R-C zoning, in relation to GLUP
- 2013 “R-C” zoning text **amendment** inadvertently removes flexibility, making the review of this site different from previous sites nearby
- GLUP Study is an opportunity to evaluate the site and context to advise on potential **appropriate development form(s)** for the site.

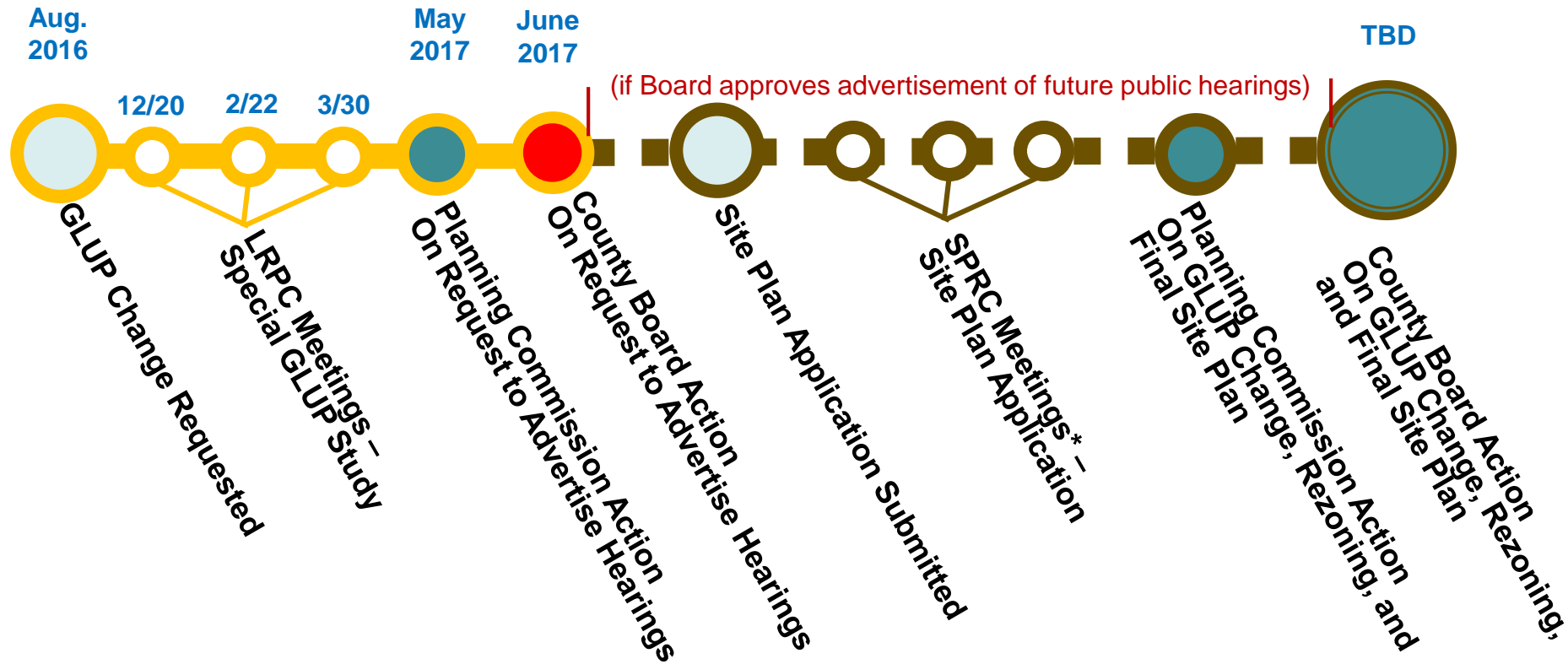


North Ballston General Land Use Plan (1980)





# 1. Special GLUP Study Process



**We Are Here**

**Public Hearings**

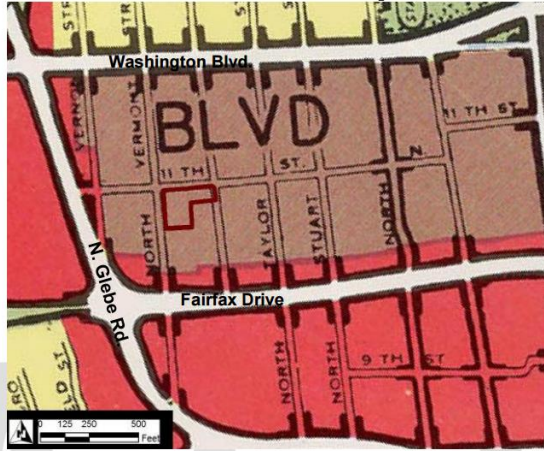
Note\* # of Meetings May Vary

## **2. General Land Use Plan, Zoning, and Development Overview**

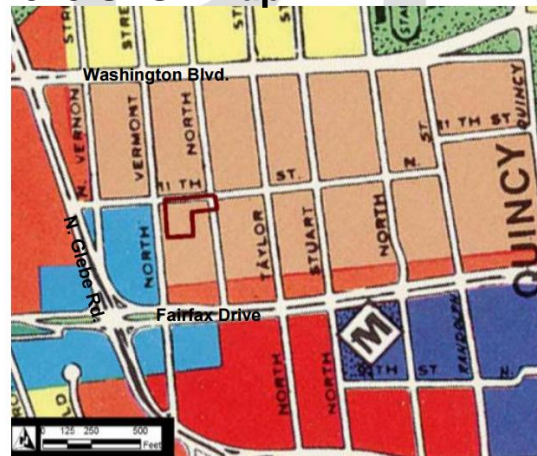


# 2. North Ballston, GLUP Evolution

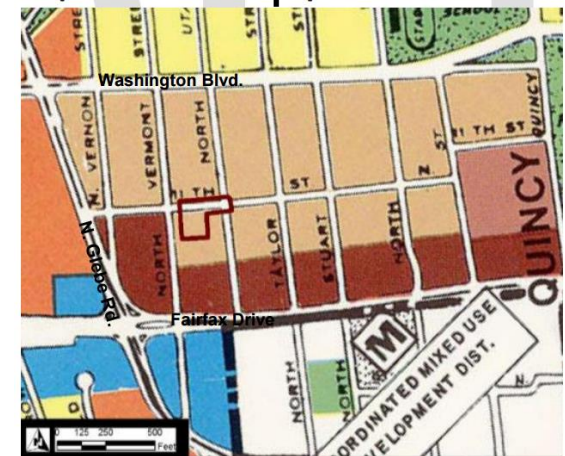
1964, 1967 GLUP Map



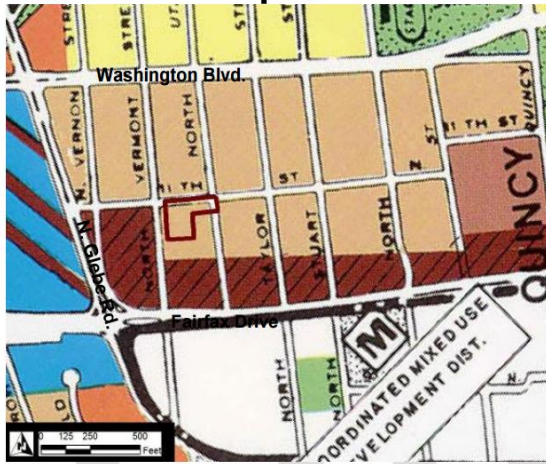
1975 GLUP Map



1979 GLUP Map



1983 GLUP Map



2016 GLUP Map





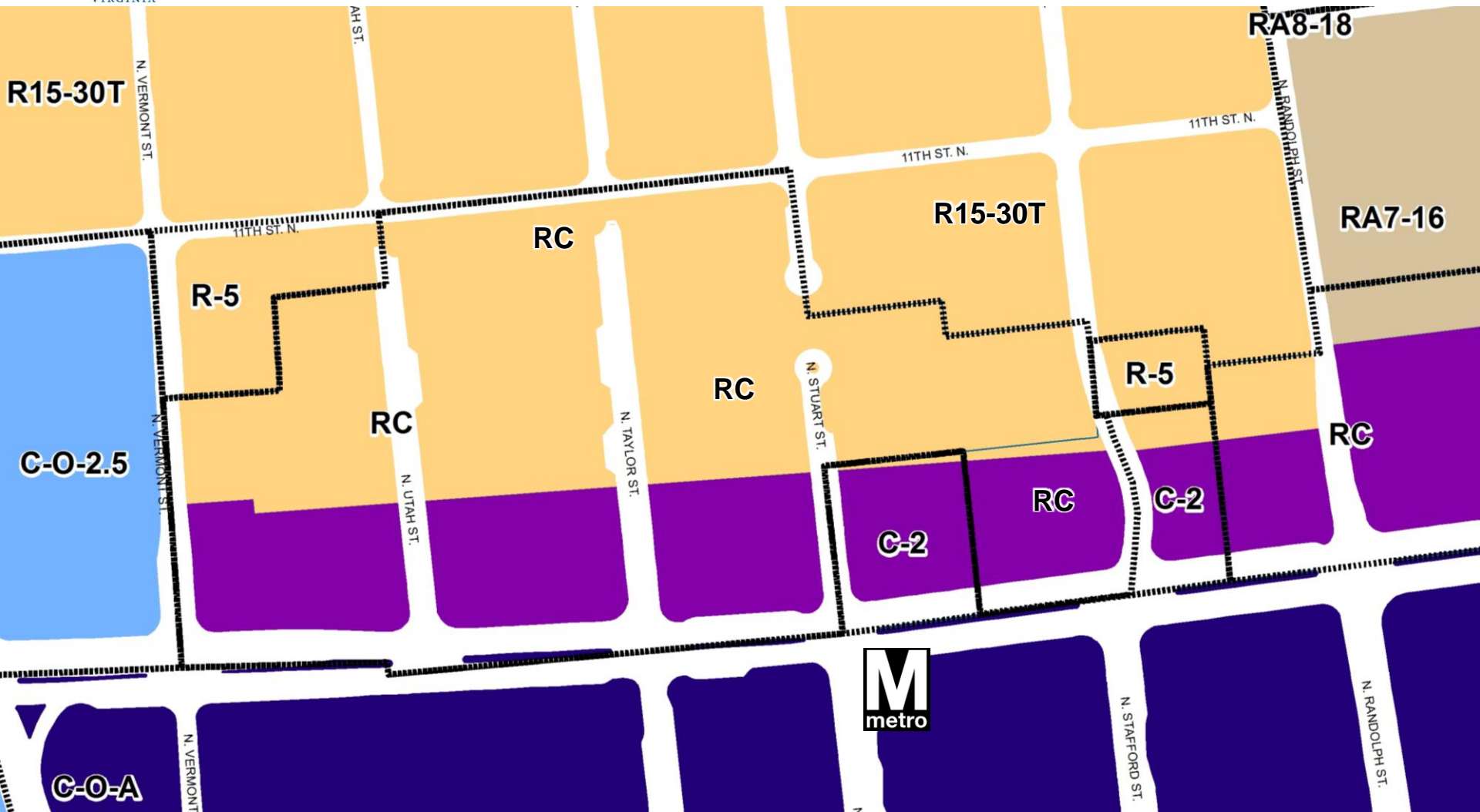
## 2. North Ballston, Development Evolution



1983 - 2015





## 2. Existing GLUP and Zoning

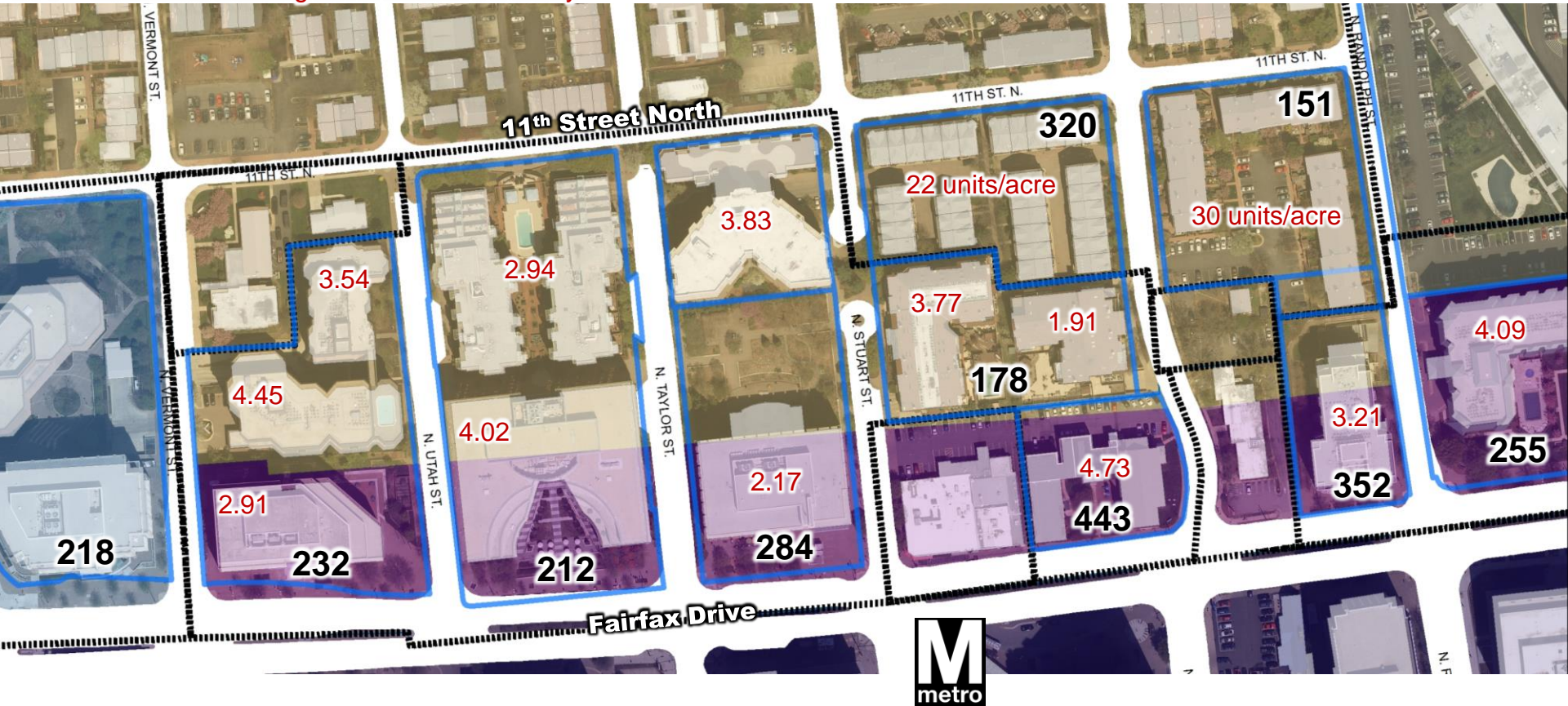


-  High-Medium Residential Mixed-Use
-  Low-Medium Residential

# 2. Site Plan Approvals

Y.YY = Estimated Building Level Effective Density

High-Medium Residential Mixed-Use Low-Medium Residential



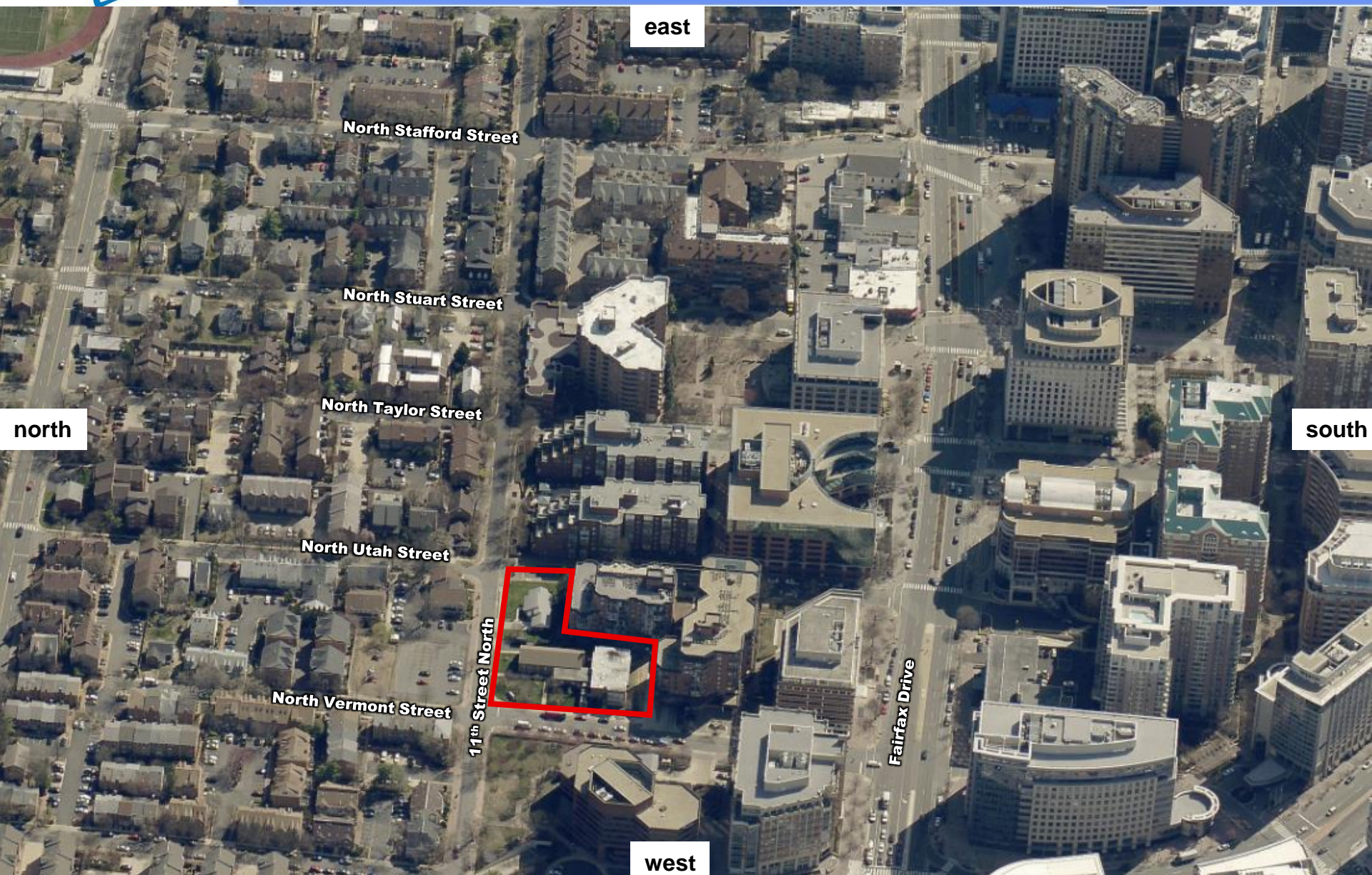
Total Project Density by Site Plan Approval

SITE PLAN	151	178	212	218	232	255	284	320	352	443
TOTAL PROJECT DENSITY	30 units/ac	2.90 FAR	3.49 FAR	2.48 FAR	3.51 FAR	3.50 FAR	3.06 FAR	22 units/ac	3.21 FAR	4.73 FAR





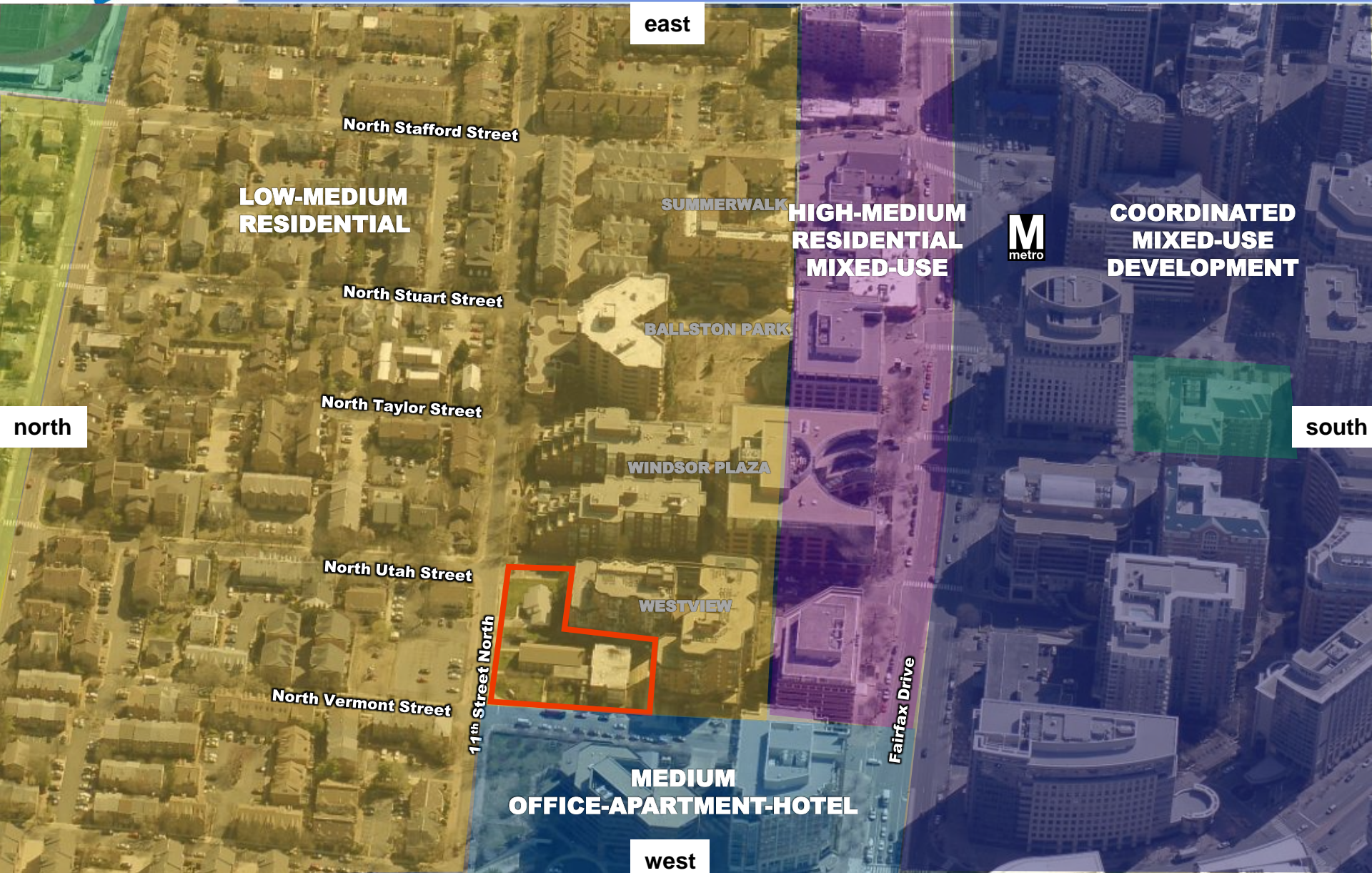
# Bird's Eye View existing- looking east







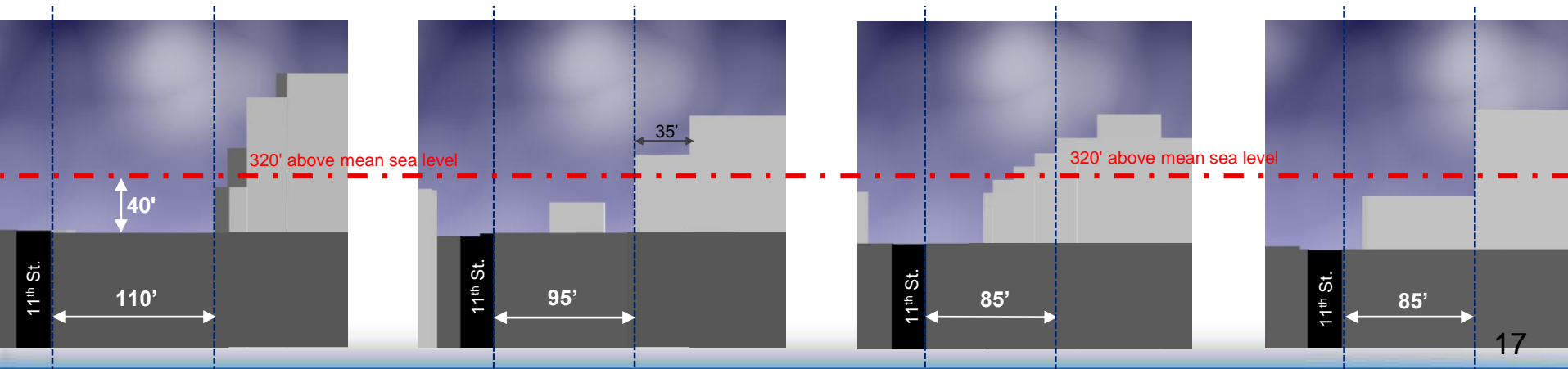
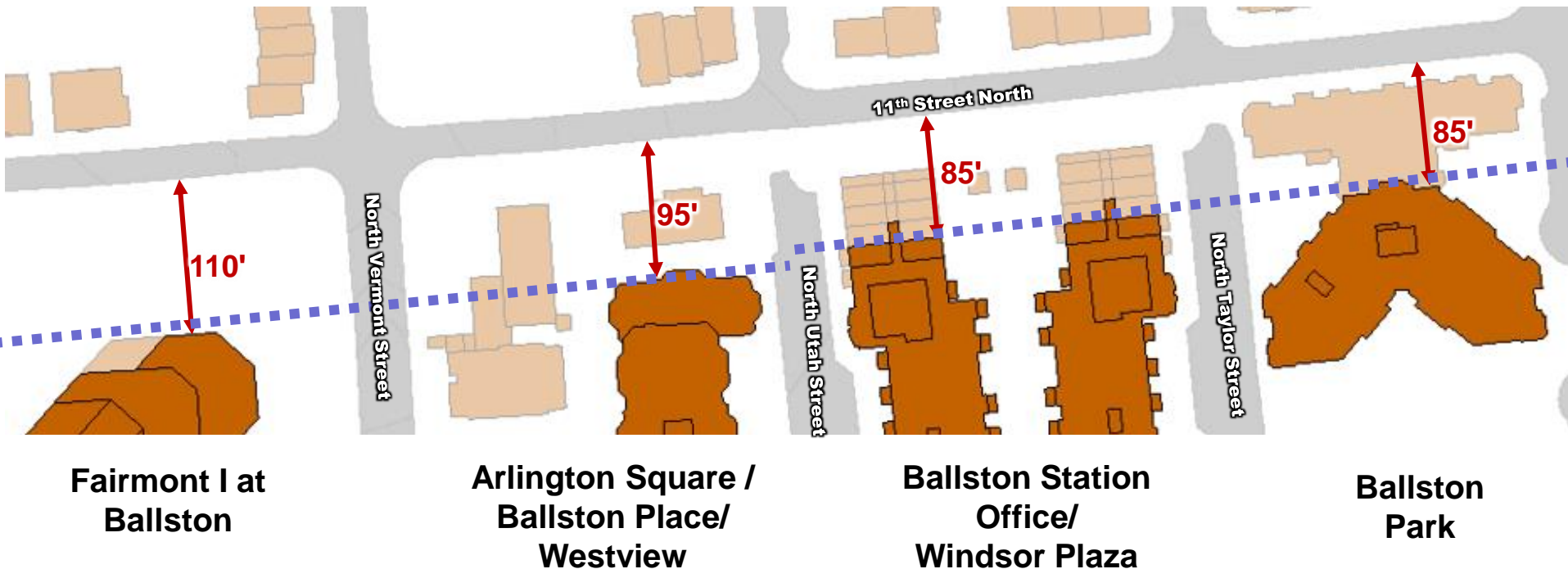
# Bird's Eye View + GLUP existing- looking east





# 3. Building Taper Analysis

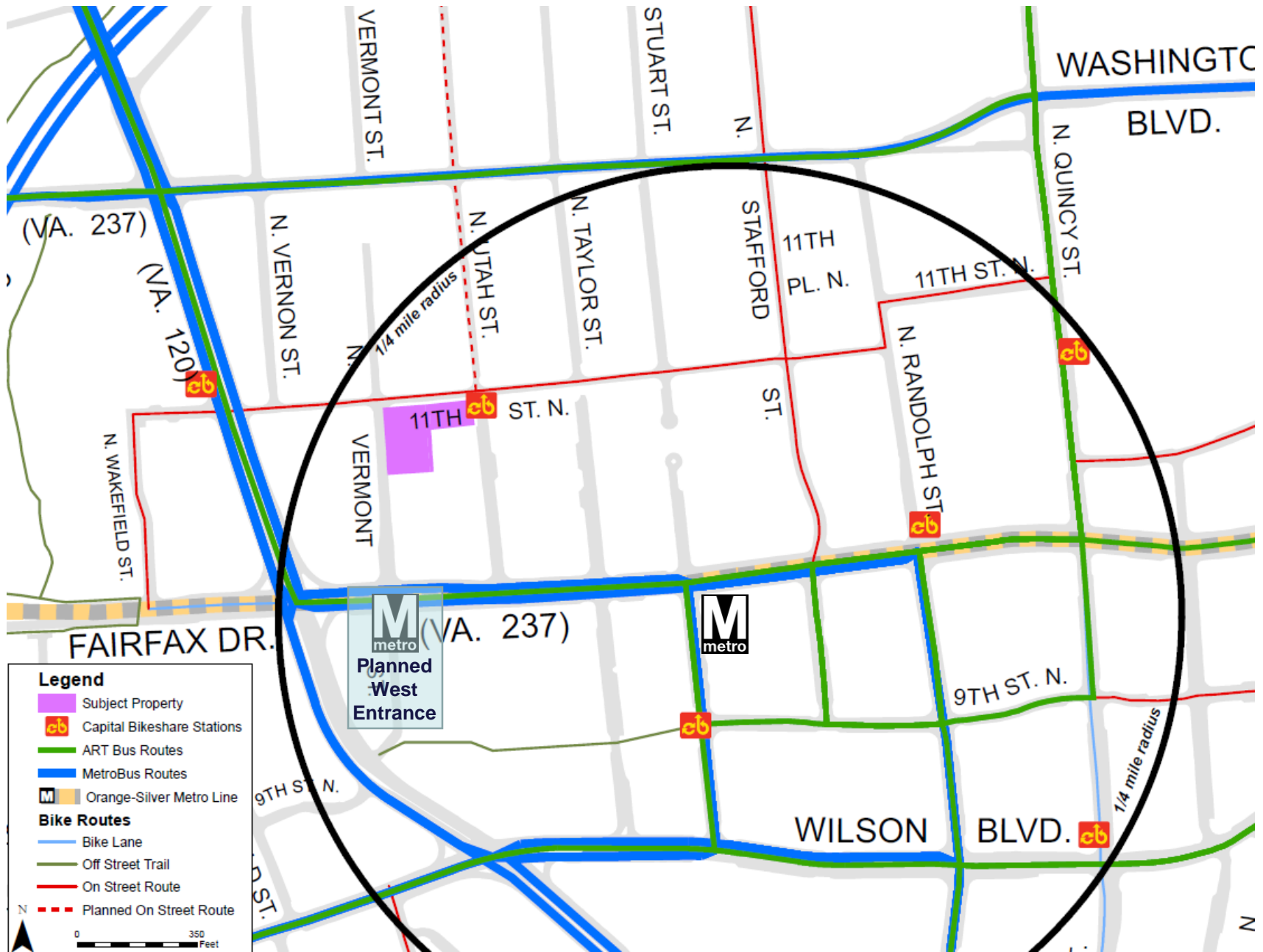
Block depth study | 40-foot frontage along 11<sup>th</sup> Street N. (280'-320' a.s.e.)



# **3. Transportation and Traffic**

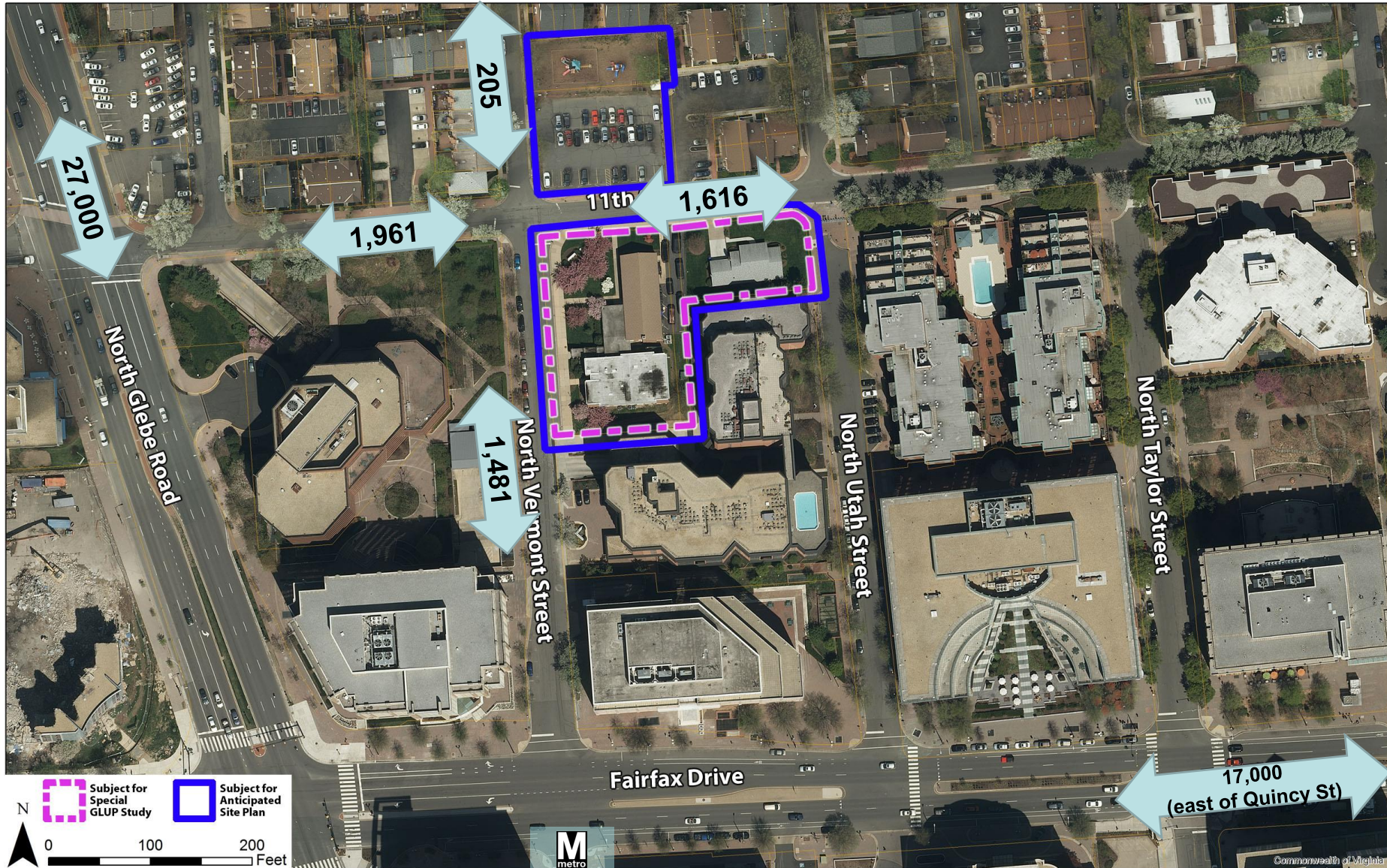


# 3. Multi-modal Access





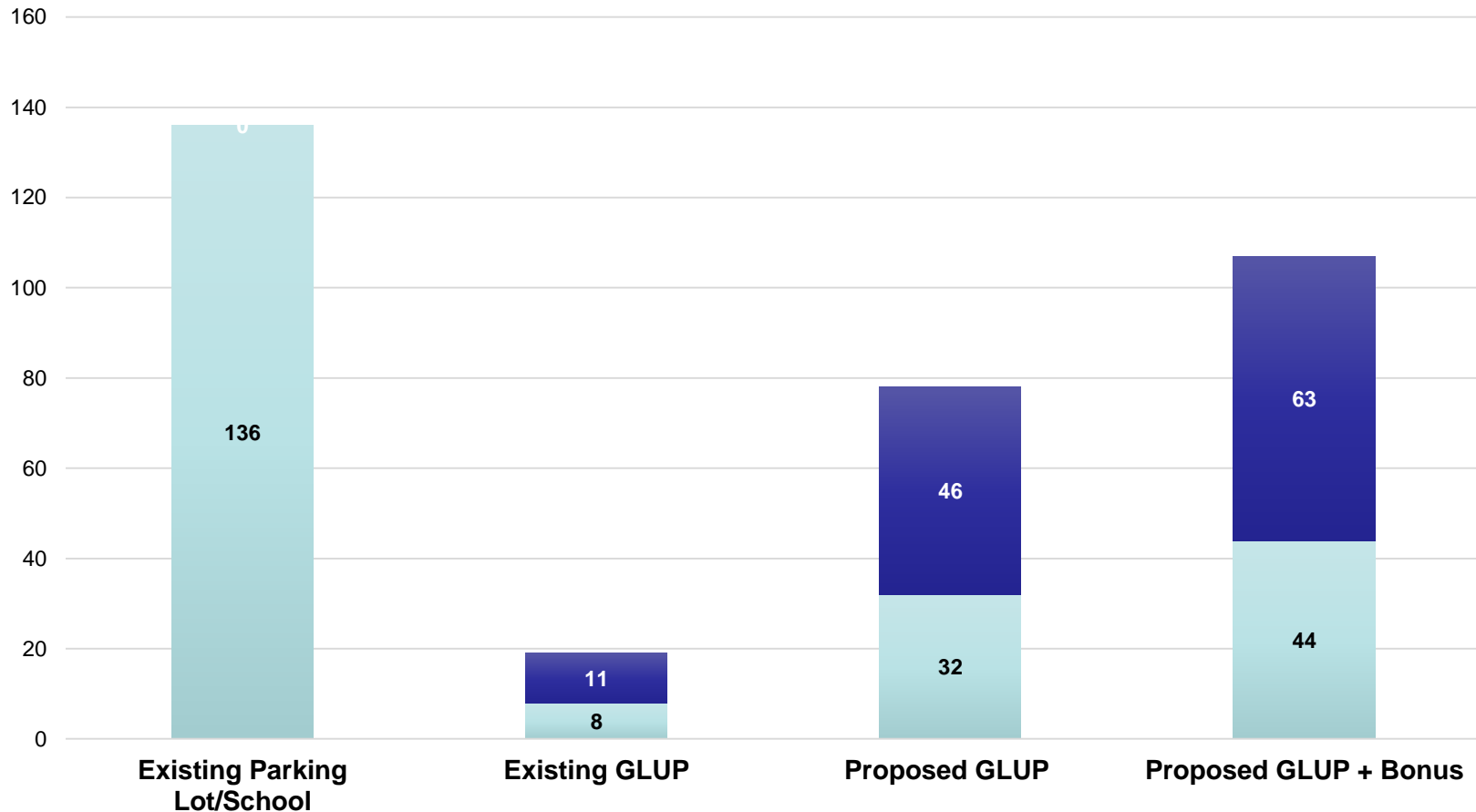
# 3. Average Daily Traffic (2015)







# 3. Total Peak Period Trip Projections

## 11<sup>th</sup>/Vermont – Special GLUP Study Subject Site



 Automobile Total Peak Hour Trips

 Non-Automobile Total Peak Hour Trips

# **4. Review of 3-D Form and Massing Studies**



## 4. Development Assumptions for Modeling

GLUP	Low-Medium Residential	High-Medium Residential Mixed-Use (BASE)	High-Medium Residential Mixed-Use (BONUS)
Applicable zoning	R15-30T	R-C	
Site Area (sf)	35,669	35,669	35,669
Site Area (acres)	0.82	0.82	0.82
Density Max.	30 units/acre	3.24	
Height Max.	45 feet	95 feet	
Units*	<b>25</b>	(105)	(144)
GFA (sf)	-	<b>115,568</b>	<b>158,727</b>
Modeled density	30 units/acre	3.24	4.45

*\*Unit Estimates assume 1,100 gross square feet per unit*

## 4. LRPC #2 Modeling Overview

### Northeast Axonometric Views for LRPC Meeting #2 Models



Low-Medium Residential



High-Medium Residential Mixed-Use (BASE)

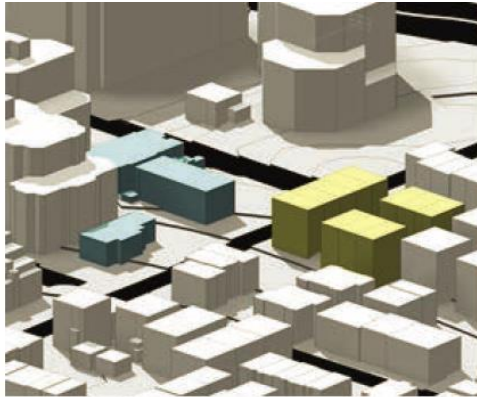


High-Medium Residential Mixed-Use (BONUS)

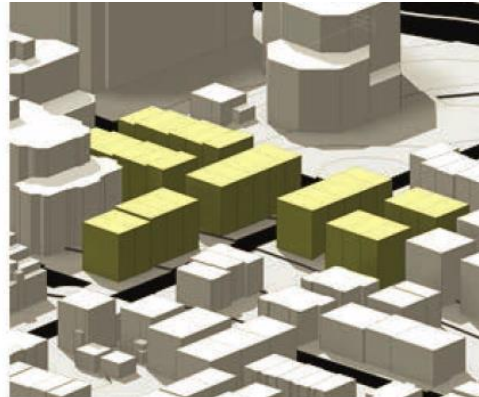
### Meeting takeaway:

- Requested GLUP (bonus) deemed too much for site

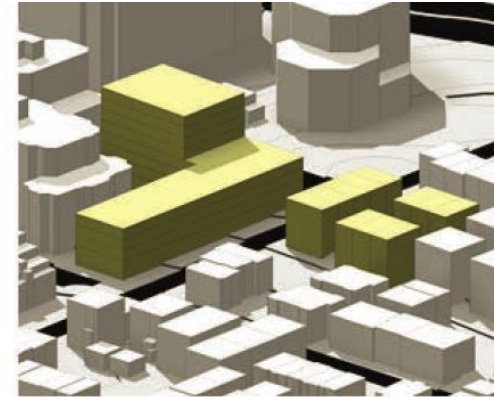
## 4. LRPC #3 Modeling Overview



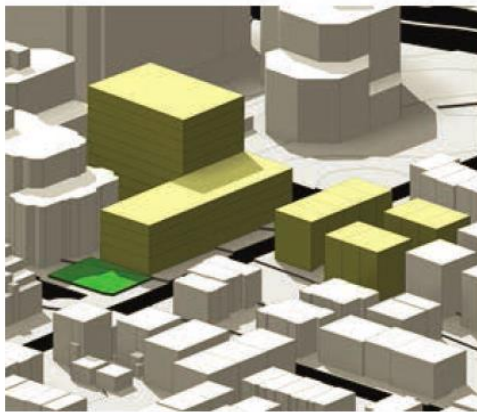
Existing Conditions



Low-Medium Residential



HMRMU | Base 1



HMRMU | Base 2



HMRMU | Base 3



HMRMU | Base 4

### Meeting takeaways:

- Requested GLUP Change is within “Realm of Possibility”
- LRPC requests further study of intermediate scenarios



## 4. LRPC #3 Summary of Input

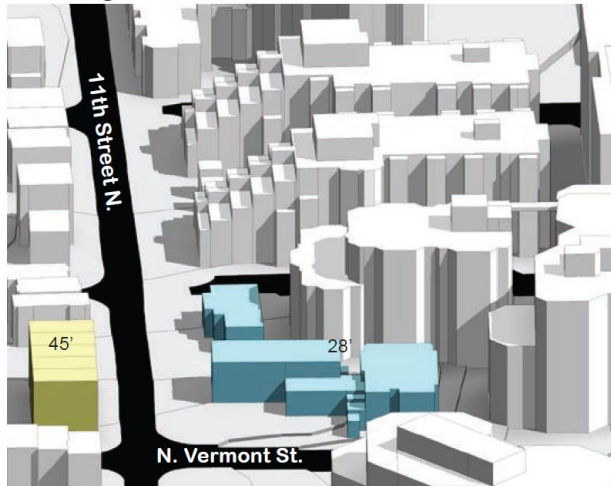
**However, if a GLUP change is to be considered, LRPC would prefer to set certain parameters to better define an appropriate form of development along this edge of 11<sup>th</sup> Street, such as:**

- **Density** should be **limited to 3.24 FAR or below** (i.e. no bonus density);
- Emphasizing that **completing the taper** to 11<sup>th</sup> Street is **essential**;
- Encouraging as **much separation from existing buildings** as possible;
- **Limit heights to 40-feet along 11<sup>th</sup> Street for first 80-100' of block depth**, while considering **maximum building heights up to 6 and 7 stories**; and
- No specific interest in public open space on this site, to help limit heights and allow for sculpting in building form closest to the Westview.

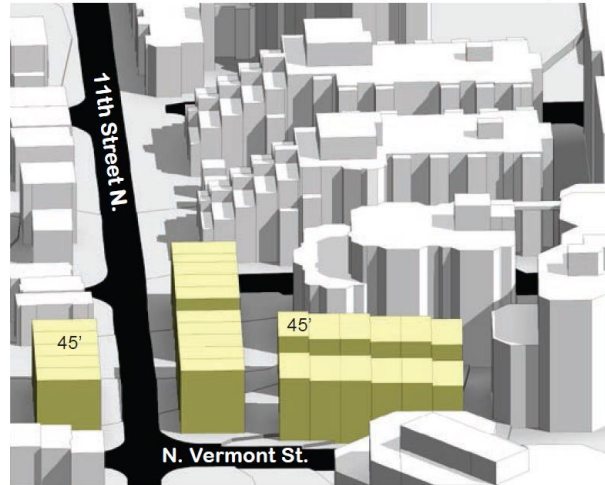
# 4. Planning Commission Model Studies

## Axonometric views from west

Existing Conditions

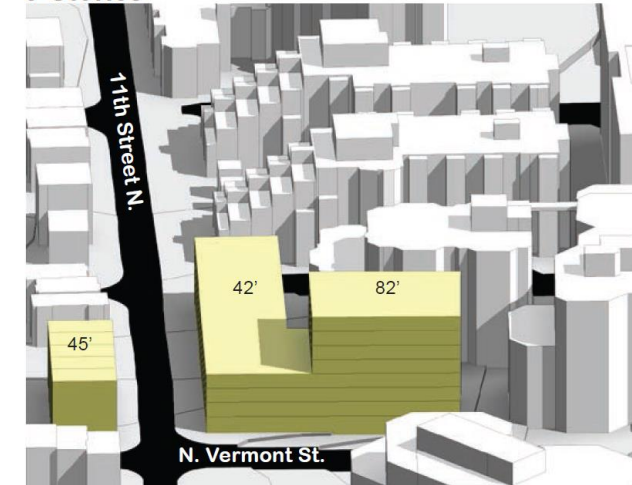


“Low-Medium” Residential (w/ townhomes)



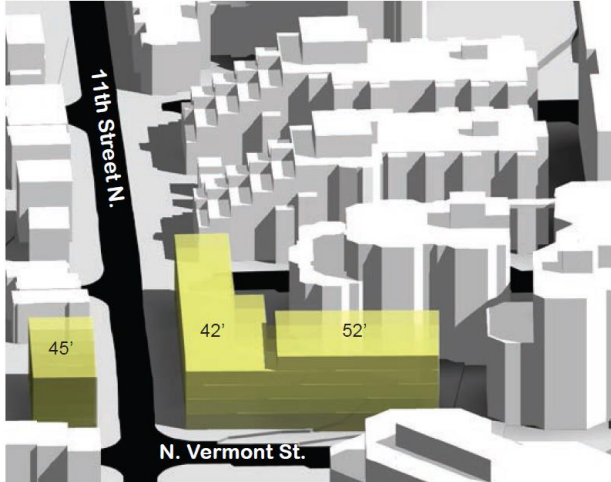
Density: 30 units/acre

“High-Medium Residential Mixed-Use”  
8-Stories



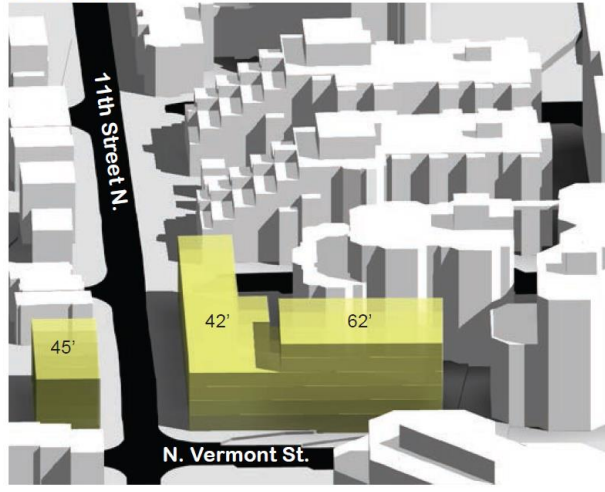
Density: 3.24 FAR

“High-Medium Residential Mixed-Use”  
5-Stories



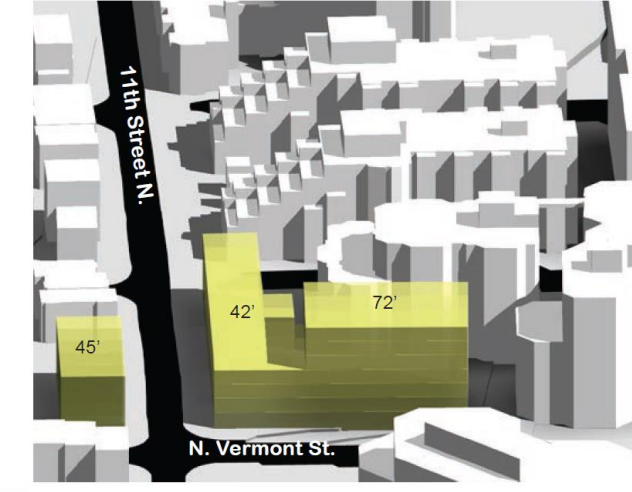
Density: 2.34 FAR

“High-Medium Residential Mixed-Use”  
6-Stories



Density: 2.57 FAR

“High-Medium Residential Mixed-Use”  
7-Stories

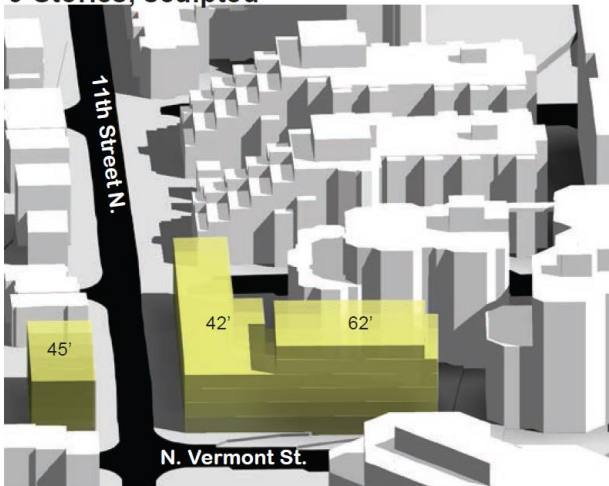


Density: 2.79 FAR

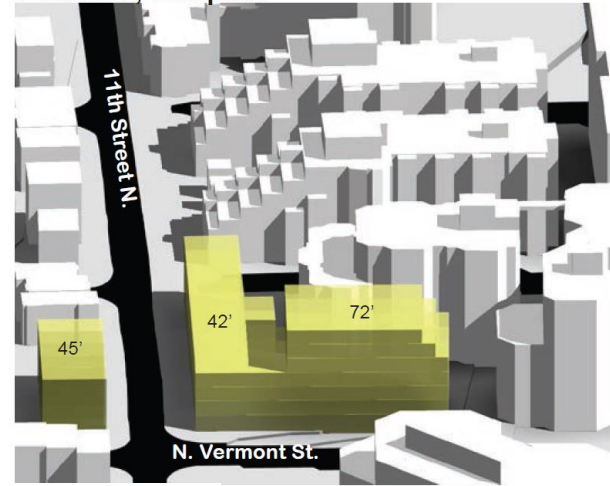
# 4. Planning Commission Model Studies

## Axonometric views from west, sculpted

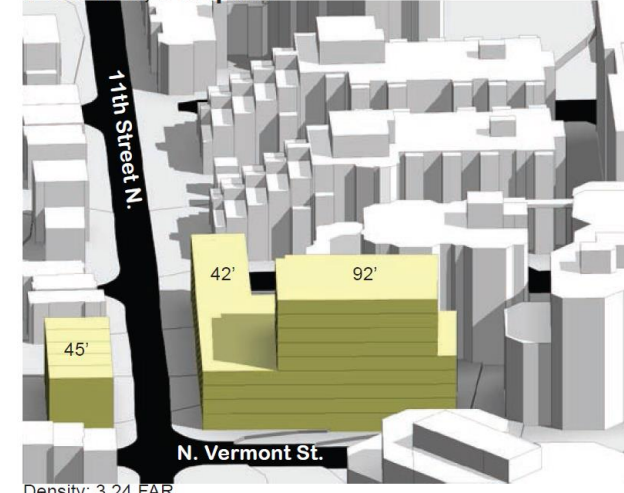
“High-Medium Residential Mixed-Use”  
6-Stories, sculpted



“High-Medium Residential Mixed-Use”  
7-Stories, sculpted



“High-Medium Residential Mixed-Use”  
9-Stories, sculpted



Density: 2.55 FAR

Density: 2.74 FAR

Density: 3.24 FAR

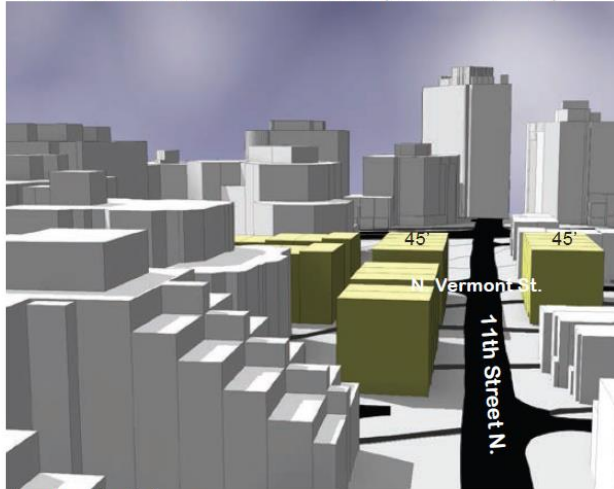
Status/GLUP Designation	Variation	Approximate Density yield, as modeled
Existing Conditions	-	as built
Low-Medium Residential	-	30 units/acre
High-Medium Residential Mixed-Use	8 stories	3.24 FAR
High-Medium Residential Mixed-Use	9 stories, sculpted	3.24 FAR
High-Medium Residential Mixed-Use	5 stories	2.34 FAR
High-Medium Residential Mixed-Use	6 stories	2.57 FAR
High-Medium Residential Mixed-Use	6 stories, sculpted	2.55 FAR
High-Medium Residential Mixed-Use	7 stories	2.79 FAR
High-Medium Residential Mixed-Use	7 stories, sculpted	2.74 FAR



# 4. Planning Commission Model Studies

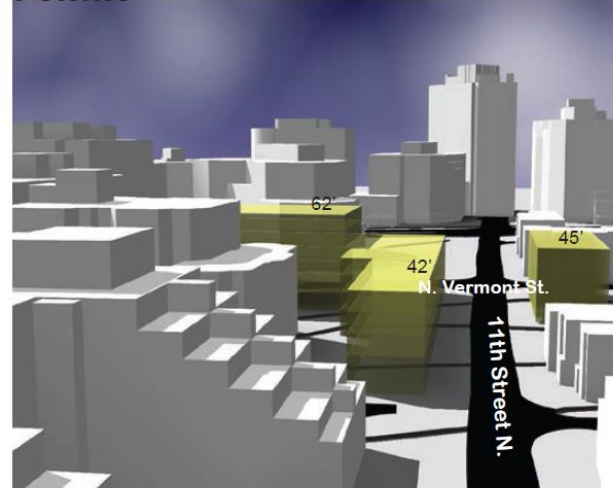
## Perspective views from east (4 - 7 story models)

**“Low-Medium” Residential (w/ townhomes)**



Density: 30 units/acre

**“High-Medium Residential Mixed-Use”  
6-Stories**



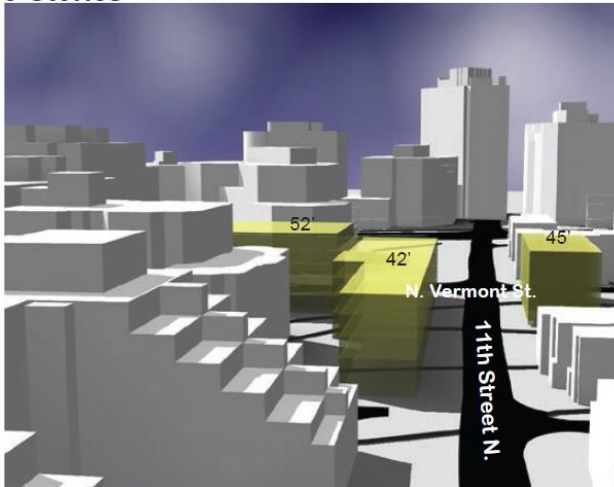
Density: 2.57 FAR

**“High-Medium Residential Mixed-Use”  
7-Stories**



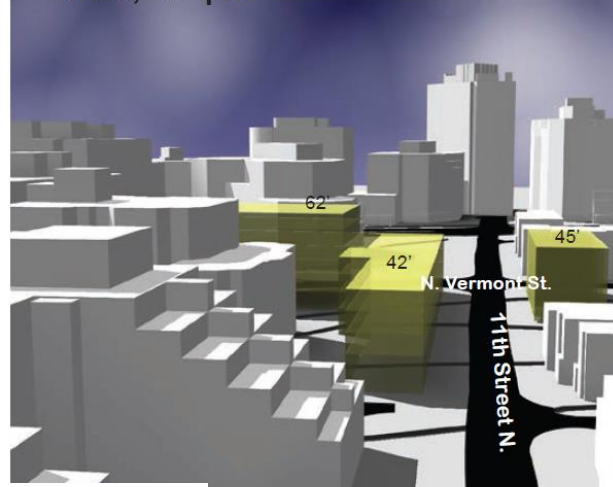
Density: 2.79 FAR

**“High-Medium Residential Mixed-Use”  
5-Stories**



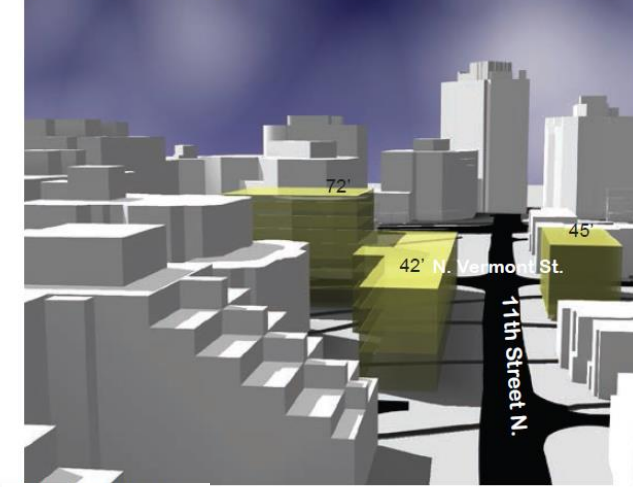
Density: 2.34 FAR

**“High-Medium Residential Mixed-Use”  
6-Stories, sculpted**



Density: 2.55 FAR

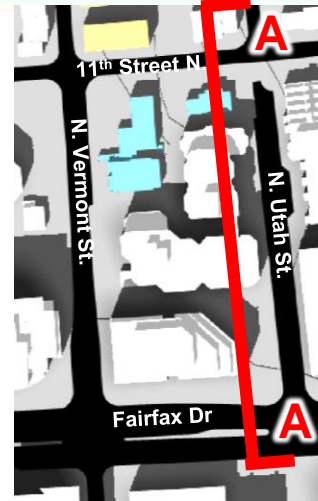
**“High-Medium Residential Mixed-Use”  
7-Stories, sculpted**



Density: 2.74 FAR

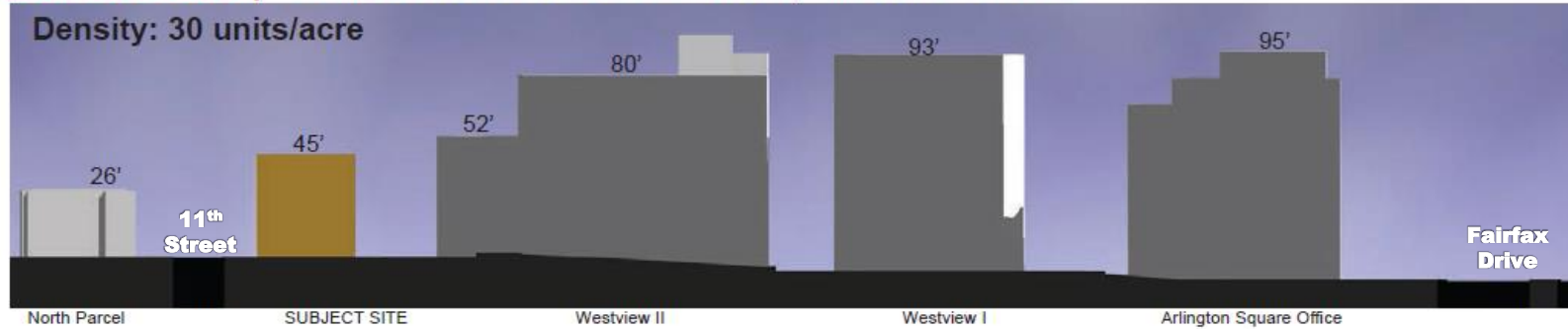
# 4. Planning Commission Model Studies

## North-South cross section (east-half)



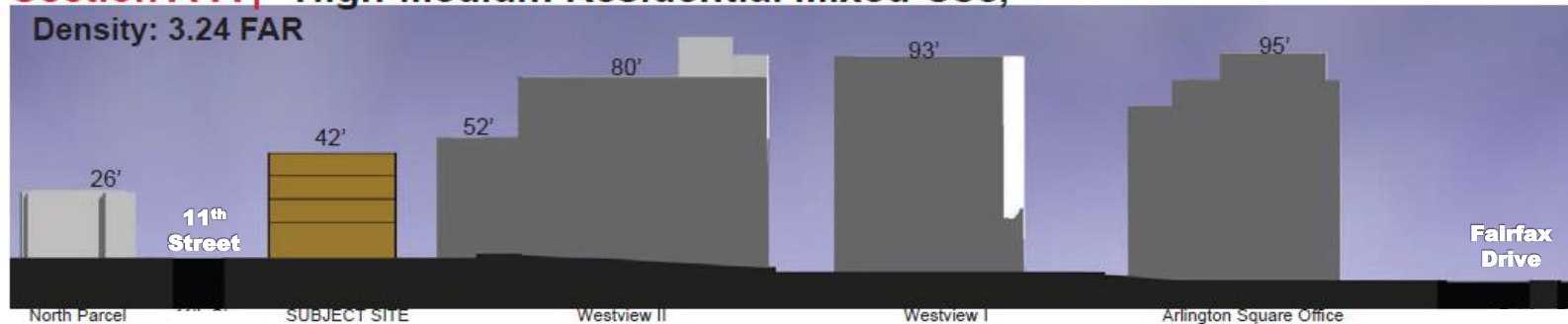
### Section A-A | “Low-Medium” Residential, w/townhomes

Density: 30 units/acre



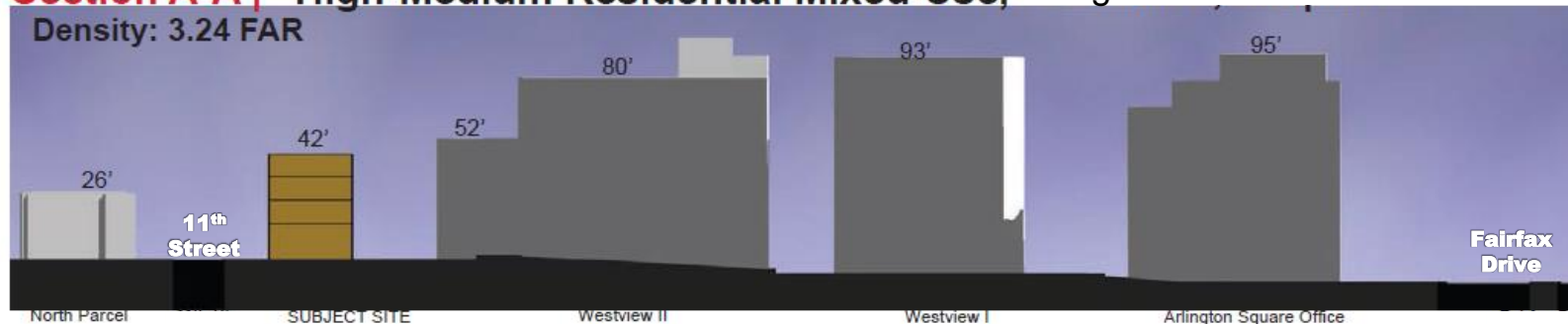
### Section A-A | “High-Medium Residential Mixed-Use,” double-loaded corridor bar

Density: 3.24 FAR



### Section A-A | “High-Medium Residential Mixed-Use,” single-loaded corridor bar

Density: 3.24 FAR





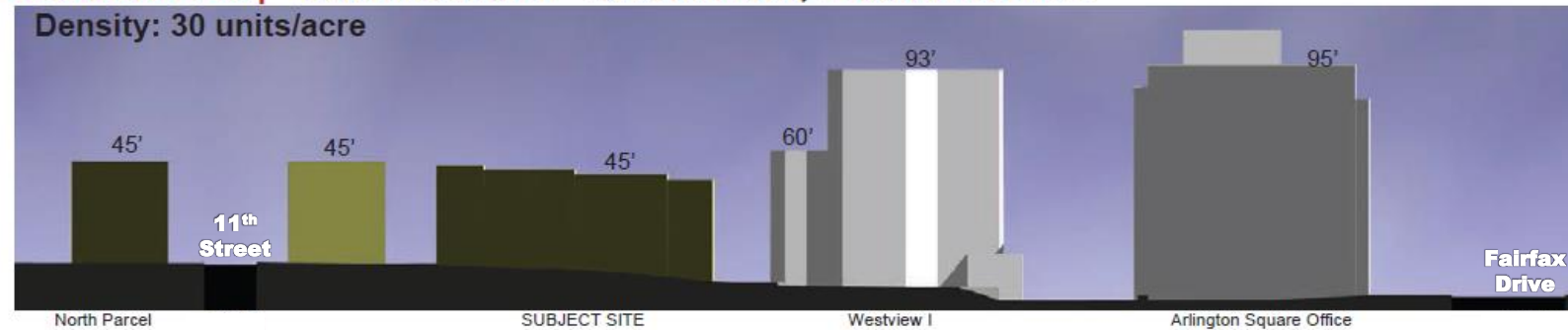
# 4. Planning Commission Model Studies

## North-South cross section (west-half)



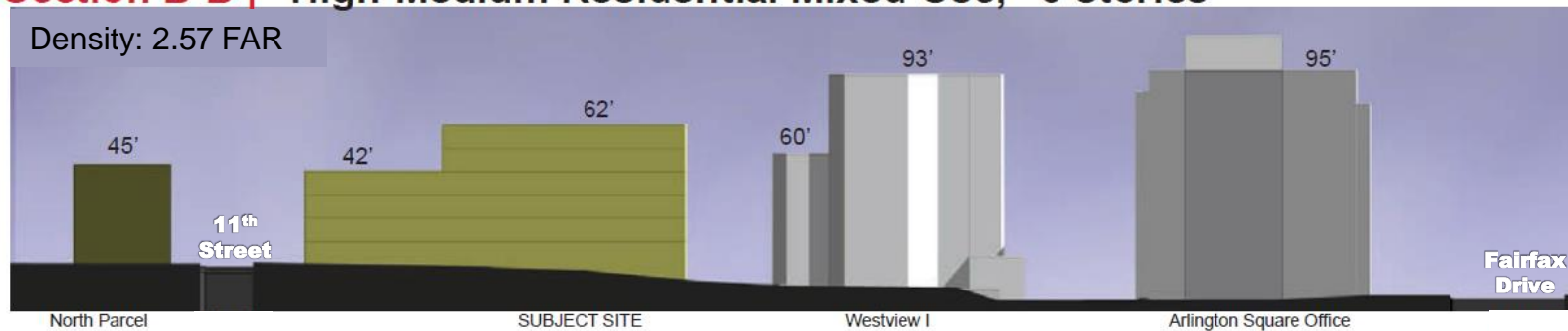
### Section B-B | “Low-Medium” Residential, w/townhomes

Density: 30 units/acre



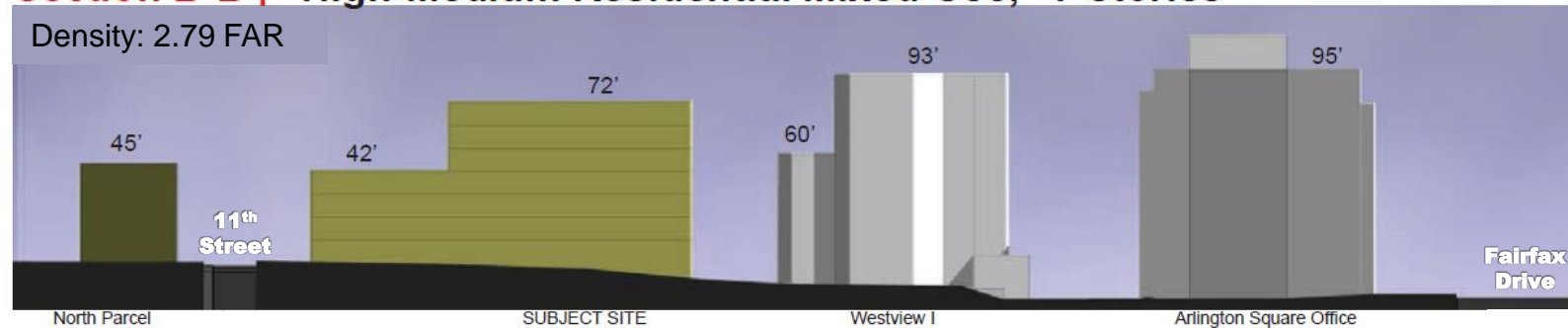
### Section B-B | “High-Medium Residential Mixed-Use,” 6-stories

Density: 2.57 FAR



### Section B-B | “High-Medium Residential Mixed-Use,” 7-stories

Density: 2.79 FAR

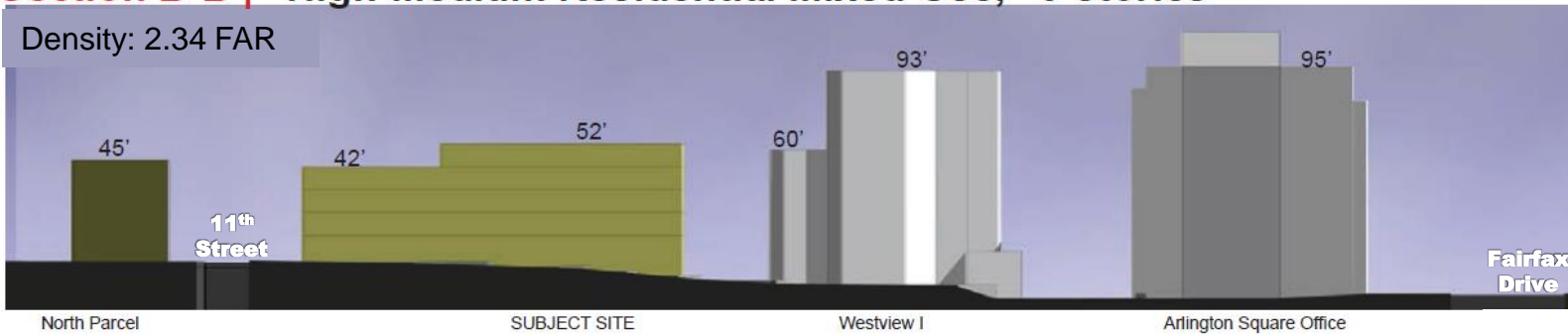


# 4. Planning Commission Model Studies

## North-South cross section (west-half)

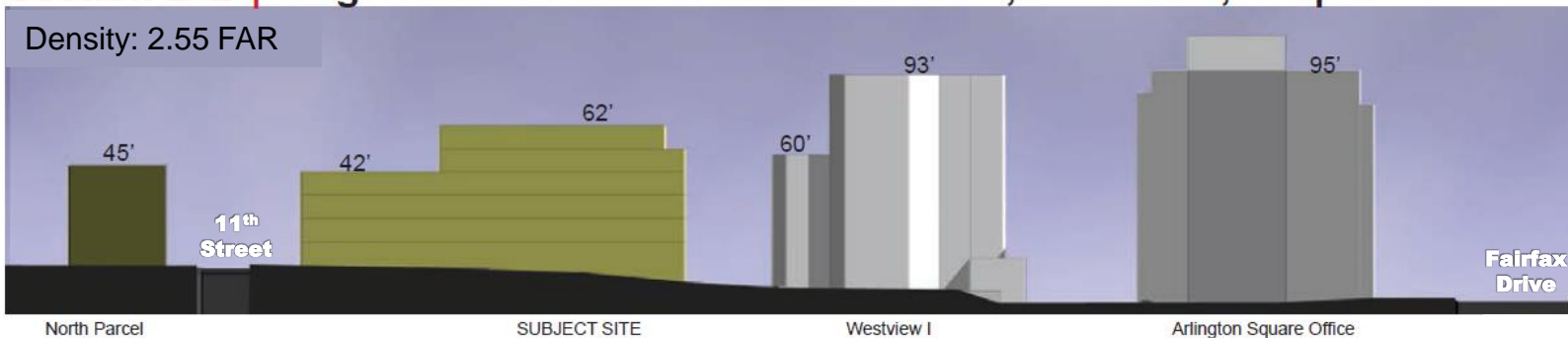
### Section B-B | "High-Medium Residential Mixed-Use," 5-stories

Density: 2.34 FAR



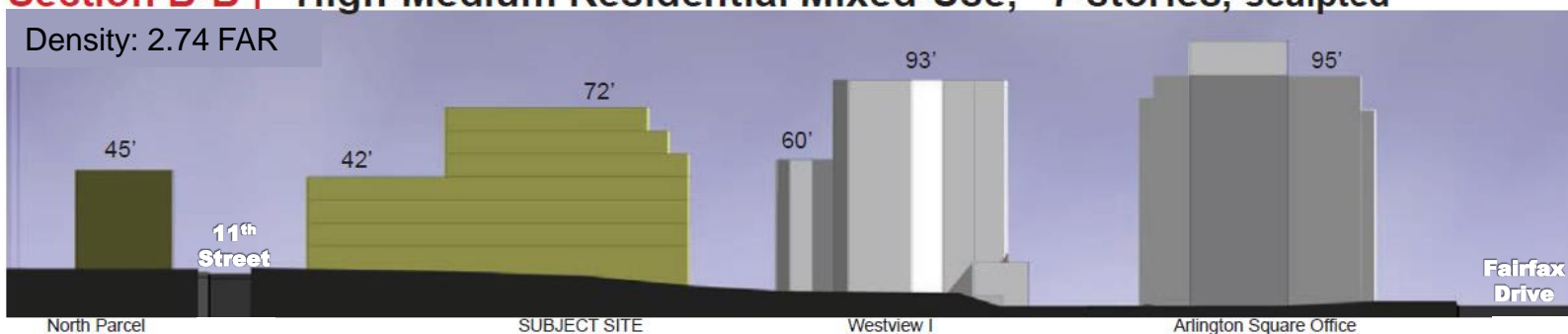
### Section B-B | "High-Medium Residential Mixed-Use," 6-stories, sculpted

Density: 2.55 FAR



### Section B-B | "High-Medium Residential Mixed-Use," 7-stories, sculpted

Density: 2.74 FAR





## 4. Planning Commission Recommendation

**The Commission voted 10-0 to recommend the County Board advertise hearings as recommended in the draft Staff report dated May 4, 2017, for a time concurrent with consideration of site plan application for subject site; and also**

- 1. Recommends that any proposed site plan for the subject site be limited to six stories, sculpted, adhere to GLUP note for 11<sup>th</sup> Street taper, and keep at least 30' north-south separation and 50' east-west separation with Westview buildings; and**
- 2. Recommends that public open space for a tot lot should be found in the area whenever any site plan building requests a major site plan amendment including additional height/density**

## **5. Staff Recommendation**



# 5. Staff Recommendation





Authorize advertisement of public hearings to consider amending the GLUP for an area in North Ballston, concurrent with future hearings for associated site plan and rezoning for subject site, to:

## Request to Advertise, GLUP Amendment


### Legend

#### Land Use Category

##### Residential

-  Low: 1-10 U/A
-  Low-Medium: up to 16-36 U/A
-  Medium: 37-72 Units/Acre
-  High-Medium: 3.24 F.A.R.


##### Public Ownership

-  Background Shading will Vary

##### Public and Semi-Public

-  Public
-  Government and Community Facilities



##### Open Space

-  Open Space

##### Office-Apartment-Hotel

-  Medium

##### Mixed Use

-  Medium Density Mixed Use
-  High-Medium Residential Mixed-Use

