ACKNOWLEDGEMENTS

Robert E. Brosnan, Chief
Planning Division, Department of Community Planning, Housing and Development

James B. Snyder, Section Supervisor
Current Planning Section, Planning Division, DCPHD

Gabriela Acurio, Master Planning Coordinator
Comprehensive Planning Section, Planning Division, DCPHD

MaryAnne Field, Planner
Comprehensive Planning Section, Planning Division, DCPHD

Douglas Woods, Urban Designer
Comprehensive Planning Section, Planning Division, DCPHD

Eugene Hecking, Graphic Artist
Graphics Section, Planning Division, DCPHD

Other Arlington County Agencies That Contributed:
Department of Public Works
Department of Parks, Recreation and Community Resources
<table>
<thead>
<tr>
<th>Property Area</th>
<th>WEST BLOCK</th>
<th>EAST BLOCK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>s.f.</td>
<td>420,435</td>
<td>288,429</td>
<td>708,864</td>
</tr>
<tr>
<td>acres</td>
<td>9.65</td>
<td>6.62</td>
<td>16.27</td>
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<td>Existing Zoning</td>
<td>572,744 s.f.</td>
<td>239,983 s.f.</td>
<td>812,727 s.f.</td>
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<tr>
<td>Commercial</td>
<td></td>
<td>commercial</td>
<td></td>
</tr>
<tr>
<td>Medium O-A-H</td>
<td>1,261,305 s.f.</td>
<td>245-477 du</td>
<td>1,261,306 s.f.</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternative 1</td>
<td>1,051,088 s.f.</td>
<td>245-477 du</td>
<td>1,051,088 s.f.</td>
</tr>
<tr>
<td>(C-O-2.5)</td>
<td>or 1,109 apts or units</td>
<td>1,109 apts</td>
<td>245-477 du</td>
</tr>
<tr>
<td>Medium O-A-H</td>
<td>1,737 hotel units</td>
<td></td>
<td>1,737 hotel units</td>
</tr>
<tr>
<td>Alternative 2</td>
<td>840,870 s.f.</td>
<td>245-477 du</td>
<td>840,870 s.f.</td>
</tr>
<tr>
<td>(C-O-2.5/C-O-1.5)</td>
<td>902 apts or</td>
<td>902 apts</td>
<td>902 apts or</td>
</tr>
<tr>
<td>Low/Medium O-A-H</td>
<td>1,399 hotel units</td>
<td>1,399 hotel units</td>
<td>1,399 hotel units</td>
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<tr>
<td>Alternative 3</td>
<td>886,080 s.f.</td>
<td>301-586 du</td>
<td>886,080 s.f.</td>
</tr>
<tr>
<td>(Striping east and west blocks)</td>
<td>1,465 hotel units</td>
<td>1,465 hotel units</td>
<td>1,465 hotel units</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medium O-A-H/Medium Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1 Property area does not include North Quincy Street right-of-way.
2 Based on existing "C-2" and "C-M" zoning.
3 Assumes a rezoning of the entire west block to "C-3" as consistent with the current "General Commercial" designation on the General Land Use Plan.
Map G - Alternative 3

RESIDENTIAL

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>LOW</td>
<td>1-10 units per acre</td>
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<tr>
<td>LOW</td>
<td>11-15 units per acre</td>
</tr>
<tr>
<td>LOW MEDIUM</td>
<td>16-36 units per acre</td>
</tr>
<tr>
<td>MEDIUM</td>
<td>37-72 units per acre</td>
</tr>
<tr>
<td>HIGH</td>
<td>4.8 F.A.R. Residential</td>
</tr>
</tbody>
</table>

PUBLIC and SEMI-PUBLIC

- PUBLIC: Parks (local, regional, and federal)
- Schools (public)
- Workways, major unpaved rights-of-way
- Libraries and cultural facilities

Note: General location for new open space

Note: This area was designated a "Coordinated Mixed Use Development District" on 12/6/76.

MIXED USE

- HIGH MEDIUM RESIDENTIAL MIXED USE: Allowable up to 3.24 F.A.R., including associated office and retail activities
- COORDINATED MIXED USE DEVELOPMENT DISTRICT: High Density Mixed Use District with actual density determined by site size. Allowable up to 6.0 F.A.R., with office not more than 3.0 F.A.R.

COMMERCIAL and INDUSTRIAL

- GENERAL COMMERCIAL: Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

OFFICE-APARTMENT-HOTEL

- OFFICE DENSITY: up to 72 units/acre
- APARTMENT DENSITY: up to 110 units/acre
- HOTEL DENSITY: up to 180 units/acre
coordinated redevelopment of the west block under the site plan review process. This second alternative could also provide a tapering of densities if "C-O-2.5" is concentrated along North Randolph Street and "C-O-1.5" is located along North Quincy Street.

As in Alternative 1, the east block would retain the existing "Medium" Residential designation on the General Land Use Plan which does not recognize existing commercial development. The zoning districts consistent with the existing "Medium" Residential designation are "RA7-16," "RA6-15," and "RA-H." Heights permitted by-right under these zoning districts can range from 35 feet (3 and 1/2 stories) to 60 feet (6 stories). By special exception, these zoning districts would allow heights of up to 12 stories. However, heights would also be limited to those shown in the concept plan, which recommends a tapering of heights from 8 to 4 stories for the east block. Maximum development permitted under the existing "Medium" Residential land use designation on the east block could yield 245-477 dwelling units.

Alternative Three

In the third alternative, (Map G) both blocks are designated with a striped pattern of 1/2 "Medium" Office-Apartment-Hotel and 1/2 "Medium" Residential. Most of the east block is currently zoned "C-M" and "C-2" which allow the development "by-right" of industrial and commercial uses. This zoning pattern is inconsistent with the proposed concept plan which recommends the consolidation of residential uses on the east block. This alternative could provide a mechanism to consolidate properties on both sides of Quincy Street and allow for the concentration of commercial density and consolidation of commercial uses on the west block and the consolidation of residential uses on the east block.

The zoning district consistent with the "Medium" Office-Apartment-Hotel land use designation is "C-O-2.5." The zoning district consistent with the existing "Medium" Residential designation includes "RA7-16" and "RA6-15." By special exception, under the "C-O-2.5" zoning district heights of up to 12 stories for office/commercial uses and up to 16 stories for apartment buildings and hotels could be approved. Under the residential zoning districts, heights can range from 35 feet (3 and 1/2 stories) to 60 feet (6 stories) by-right, and a maximum of 10 to 12 stories by special exception. However, these heights would be limited to those shown in the concept plan, which recommends a tapering of heights from 12 to 8 stories on the west block, and from 8 to 4 stories on the east block.

Development under the "Medium" Office-Apartment-Hotel component of this alternative could yield 886,080 square feet of office or 1,465 hotel units, in addition to the 301-586 dwelling units for the "Medium" Residential component. Under the existing land use, potential development is approximately 1.2 million square feet of commercial uses on the west block and 245-477 dwelling units on the east block.

To ensure a proper transition to the existing low-density residential neighborhood, the Concept Plan recommends that commercial/office uses be located on the western block and that the residential component be located on the eastern block. Under this alternative, the intention to retain residential uses on the east block would need to be indicated by a new General Land Use Plan note which would require that new development be compatible with the North Quincy Street Concept Plan. This alternative recognizes the existing commercial uses and existing commercial and industrial zoning pattern on the east block and encourages the consolidation of property located on both sides of North Quincy Street. However, this alternative diminishes the potential commercial density on the west block, and therefore, decreases the possibility of achieving coordinated development through the site plan process.
Map F - Alternative 2

RESIDENTIAL
- LOW 1-10 units per acre
- LOW 11-15 units per acre
- LOW MEDIUM 16-36 units per acre
- MEDIUM 37-72 units per acre
- HIGH 4.8 F.A.R. Residential 3.6 F.A.R. Hotel

PUBLIC and SEMI-PUBLIC
- PUBLIC: Parks (local, regional, and federal), Schools (public), Parkways, major unpaved rights-of-way, Libraries and cultural facilities.
- ▲ General location for new open space

MIXED USE
- HIGH MEDIUM RESIDENTIAL MIXED USE: Allowable up to 3.24 F.A.R. including associated office and retail activities.
- COORDINATED MIXED USE DEVELOPMENT DISTRICT: This is a High Density Mixed Use district with actual density determined by site size. Allowable up to 6.0 F.A.R. with office not more than 3.0 F.A.R.

COMMERCIAL and INDUSTRIAL
- GENERAL COMMERCIAL: Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

OFFICE-APARTMENT-HOTEL
- OFFICE DENSITY APARTMENT DENSITY HOTEL DENSITY
  - LOW 1.5 F.A.R. allow up to 72 units/acre up to 110 units/acre
  - MEDIUM 2.5 F.A.R. allow up to 115 units/acre up to 180 units/acre

Note: 6. This area was designated a "Coordinated Mixed Use Development District" on 12/2/78.
permits a maximum of 0.6 F.A.R. "by-right" compared to the 1.5 F.A.R. allowed "by-right" under the existing "C-M" and C-2 zoning, the additional 1.0 F.A.R. density provided by this alternative may give a substantial incentive for the coordinated redevelopment of the west block under the site plan review process.

The maximum office/commercial density of 2.5 F.A.R., permitted under the "Medium" Office-Apartment-Hotel designation, would not exceed densities allowed on adjacent properties, such as the Ballston Common Mall approved at a density of approximately 2.5 F.A.R., Stafford Place approved at approximately a 6.0 F.A.R. and Ballston Center with approximately a 3.0 F.A.R. The proposed "Medium" Office-Apartment-Hotel designation is consistent with the area across North Randolph Street (Ballston Common Mall).

Under this alternative, the east block would remain designated "Medium" Residential, which does not recognize the existing commercial development at Wilson Boulevard and North Pollard Street (Al's Motors) and along North Quincy Street (WMATA property). This designation is also inconsistent with the existing "C-2" and "C-M" zoning on the east block, and may not provide enough incentive for owners to request a rezoning of the commercially and industrially zoned land to residential. However, retaining the "Medium" Residential designation on the east block would continue to communicate the County's desire to see this area redeveloped with residential uses, and furthermore, would preclude any expansion of the existing commercial and industrial zoning.

The zoning districts consistent with the existing "Medium" Residential designation are "RA7-16," "RA6-15," and "RA-H." Heights permitted by-right under these zoning districts can range from 35 feet (3 and 1/2 stories) to 60 feet (6 stories). By special exception, these zoning districts would allow heights of up to 12 stories. However, heights would also be limited to those shown in the concept plan, which recommends a tapering of heights from 8 to 4 stories for the east block. Maximum development permitted under the existing "Medium" Residential land use designation, on the east block, could yield 245-477 dwelling units.

Alternative Two

The second alternative (Map F) recommends a striped land use pattern for the west block. Since 1974, striping patterns have been placed on the General Land Use Plan with the width of stripes indicating the planned percentage of land uses allowed on the site. The striped pattern recommended for this block is 1/2 "Low" Office-Apartment-Hotel and 1/2 "Medium" Office-Apartment-Hotel, which would provide an overall density of 2.0 F.A.R. This alternative also recommends the retention of the "Medium" Residential designation on the east block.

Zoning for the west block would be determined at the time of redevelopment and would probably include a mixture of "C-O-1.5" and "C-O-2.5." Under these zoning districts, by special exception, heights could be approved with a maximum of 8 to 12 stories for office/commercial uses and 10 to 16 stories for apartment buildings and hotels. However, these heights would be limited to those shown in the concept plan, which recommends a tapering of heights from 12 to 8 stories for the west block.

Potential development could yield approximately 840,870 square feet of commercial/office space, or 902 apartments, or 1,399 hotel units on the west block. Therefore, the potential development on the west block is also greater than what would be allowed under the existing zoning pattern (Table 5). However, the "C-O-1.5" and "C-O-2.5" zoning districts, only permit a maximum of 0.6 F.A.R. "by-right" compared to the 1.5 F.A.R. allowed "by-right" under the "C-M" and C-2 zoning districts. In addition, the additional 0.5 F.A.R. density provided by this alternative may give some incentive for a
Map E - Alternative 1

RESIDENTIAL
- LOW 1-10 units per acre
- LOW 11-15 units per acre
- LOW MEDIUM 16-36 units per acre
- MEDIUM 37-72 units per acre
- HIGH 4.8 F.A.R. Residential
- 3.8 F.A.R. Hotel

PUBLIC and SEMI-PUBLIC
- PUBLIC: Parks (local, regional, and federal), Schools (public), Parkways, major unpaved rights-of-way, Libraries and cultural facilities.
- General location for new open space.

MIXED USE
- HIGH MEDIUM RESIDENTIAL MIXED USE: Allowable up to 3.24 F.A.R., including associated office and retail activities.
- COORDINATED MIXED USE DEVELOPMENT DISTRICT:
  This is a High Density Mixed Use district with actual density determined by site size. Allowable up to 60 F.A.R. with office not more than 30 F.A.R.

COMMERCIAL and INDUSTRIAL
- GENERAL COMMERCIAL: Shopper goods and other mixed commercial uses, including offices. Generally a maximum of seven stories.

OFFICE-APARTMENT-HOTEL
- OFFICE DENSITY APARTMENT DENSITY HOTEL DENSITY
  - LOW 1.5 F.A.R. allow up to 72 units/acre up to 110 units/acre
  - MEDIUM 2.5 F.A.R. allow up to 115 units/acre up to 180 units/acre

Note: 6. This area was designated a "Coordinated Mixed Use Development District" on 12/27/89.

Note: 14. This area has been designated as the "North Quincy Street Coordinated Mixed Use District" on 2/4/95.
APPENDIX A
LAND USE ALTERNATIVES

Prior to the adoption of the North Quincy Street Plan, on February 4, 1995, three land use alternatives, for the study area, were prepared by County staff. These alternatives were reviewed by the community and after a thorough evaluation, the County Board approved Alternative 1. This appendix includes a description of the alternatives.

PROPOSED LAND USE ALTERNATIVES

The three proposed land use alternatives allow for consolidation of commercial uses on the west block, closer to the Ballston Common shopping center and the Metro station. The proposed land use patterns also allow for the consolidation of the residential uses on the east block closer to the lower density residential neighborhood. These alternatives would also facilitate, through the site plan process, implementation of the "main street" character along Wilson Boulevard, landscaped setbacks along North Quincy Street, pedestrian linkages, and provision of open space and focal features.

The three alternatives have been presented to the Ad-Hoc Quincy Street Open Space Working Group as well as the Ballston Partnership, and have been reviewed by the County Board on December 12, 1992 as part of the North Quincy Street Extension Project presentation. It should be noted that all three alternatives propose General Land Use Plan amendments and do not propose changes to the zoning classifications at this time. The property owners will retain their rights to develop their properties under the existing zoning classification. All of the proposed alternatives include a new note in the General Land Use Plan which links development of the study area with the North Quincy Street concept plan and a triangle symbol to indicate the general location of open space. The note requires development of the study area to be consistent with the North Quincy Street concept plan.

Alternative One

In this alternative (Map E), the west block would be designated as "Medium" Office-Apartment-Hotel (2.5 F.A.R. office, up to 115 units/acre apartments or up to 180 units/acre hotel), and the east block would remain designated as "Medium" Residential (37-72 units/acre).

The zoning district consistent with the "Medium" Office-Apartment-Hotel land use designation is "C-O-2.5," which allows, under the site plan provision, maximum heights of 12 stories for office uses and 16 stories for apartment buildings and hotels. However, these heights would be limited to those shown in the concept plan, which recommends a tapering of heights from 12 to 8 stories for the west block.

The "Medium" Office-Apartment-Hotel designation, could allow development of approximately 1.0 million square feet of gross floor area of office space, or 1,109 apartment units, or 1,737 hotel units by special exception. Therefore, the potential development on the west block is greater than what would be allowed under the existing zoning pattern (Table 5). Although, the "C-O-2.5" zoning district, only
3. All lighting on the premises should be shielded, screened and directed away from all adjoining private and residential properties.

4. The design of the building, including materials, textures, colors and details of construction, should be compatible with the recommendations outlined in this document.

5. A maximum of one access/egress point should be permitted along a main street. Access to a drive should not be located on a main street if an alternative location is available on a secondary street.

6. Buildings along main streets should be placed at the back of the sidewalk respecting a build-to-line and framing the street.

7. Main entrance to the building should be oriented to the main street.

8. Parking areas should be located to the rear of buildings, and should be screened from adjacent uses.

9. Parking lots should be landscaped on the periphery and interior of the lot. Parking areas adjacent to residential and open space areas should have appropriate transitions through landscaping, masonry walls and fencing.

10. Retail stores and restaurants' standard architecture should be modified as necessary to project an attractive visual image compatible with the urban character described in this concept plan as well as the Ballston Sector Plan.
Redevelopment of Full-Block/Large Scale Development

1. Full-block development should be designed to maintain pedestrian connections and view corridors along major streets.
2. Horizontal expanse of long facades should be broken into increments that relate to a pedestrian scale and avoid expansive blank walls by using fenestration, architectural detailing, variable setbacks, and roof lines to define a sequence of bays.
3. Building mass should be articulated to create an aggregation of smaller forms as a means of reducing the perception of overwhelming bulk.

Parking

1. Parking required to support mixed-use, office, hotel or higher density residential development should be placed underground.
2. For interim uses, surface parking areas should have landscaped islands throughout the parking area.
3. For interim commercial uses, the periphery of surface parking areas should be landscaped. When a parking lot is adjacent to the public right-of-way a brick wall and landscaping should be used at the build-to-line to reinforce the sense of enclosure.
4. If possible, surface parking areas and structured parking should not be located along main street.
5. Parking located adjacent to residential and open space areas should have an appropriate transition to the neighborhood through landscaping and masonry walls.
6. The street level of a parking structure located on main street or a primary connector should be reserved for retail.
7. Structured parking should be visually compatible with surrounding buildings to achieve continuity through architectural style and detailing, materials, colors, and fenestration.

Design Guidelines For Interim Uses

The following guidelines are designed to provide the framework for better development of uses which may be allowed "by-right" or by special exception, on the subject site. These interim uses could include fast-food restaurants, automobile service centers and repair shops, and other service, office, or retail uses, including restaurants, hardware stores, bookstores, etc.

1. Automobile oriented uses should be screened from abutting public sidewalks and streets by a solid wall or decorative fence and landscaping placed at the build-to-line.
2. All outdoor storage and/or trash areas should be located within an enclosure constructed at the same height as, and made of the same materials as, the adjacent building to which they are appurtenant. This structure should be placed out of the public view.
4. The central place should provide amenities such as vendors, commercial activities, exhibits and entertainment.

Transitions

1. Sensitive transitions in height shall be provided between North Randolph Street and North Pollard Street.
2. The building mass should be broken into increments that correspond to the scale and massing of surrounding buildings through the use of setbacks, and variable roof heights.

Building Placement and Character

1. To provide visual orientation the major focal features should be located at the corners of Wilson Boulevard and North Randolph Street and North Quincy Street and Glebe Road. Additional features should face onto the urban plaza.
2. When designing building corners, give special attention to the role such elements as doors, windows and awnings play in reinforcing the intersection as an activity area and further defining the building edge.
3. In multi-story buildings, differentiate between the pedestrian-oriented uses at the sidewalk level and the office/residential levels above through the use of different texture, scale, and/or materials on the ground level.
4. Maintain compatibility with design features of surrounding buildings, including those in the Buckingham Historic District, to achieve continuity through similar building wall heights, architectural style, materials colors, fenestration, placement and/or shape of buildings.
5. Outdoor spaces should be shaped and defined through the use of plant materials, building features and other landscape and architectural features.
6. The public right-of-way should be embellished with small scale features that connect the interior activities of buildings with the street. The sidewalk and adjacent public spaces should provide opportunities for relaxation as well as pedestrian movements.
7. Buildings should be compatible with adjacent development where appropriate and reinforce the elements that create design linkages. New development should respect a build-to-line, where appropriate to create a consistently developed street edge, reinforce the urban development pattern, and enhance the pedestrian orientation. Building height and massing should be located adjacent to Wilson Boulevard and North Randolph Street.
8. Major building facades and entrances should be oriented to Wilson Boulevard, North Quincy Street, and Glebe Road.
9. Broad paved areas should be provided in open space areas where intense activity is anticipated.

10. In addition to benches, seating can be built into urban plazas in the form of steps, walls, fountains, etc.

11. Trees of substantial size should be provided within public open spaces to help create a sense of scale and provide a canopy of shade.

12. When designing an open space area, the potential for adjacent development to create wind tunnel and down draft effects should be considered.

**Main Street and Pedestrian/Open Space Linkages**

1. Maintain a recognizable enclosure of space along main street, and primary and secondary connectors by placing buildings, walls, and other features at the edge of the sidewalk, respecting the "build to" line.

2. Along main street the retail base on buildings should come out to the edge of the sidewalk helping to create an active pedestrian environment and clearly defining the streetscape.

3. Avoid the formation of pedestrian barriers (physical, visual or psychological) within public rights-of-way.

4. Maintain a 24-hour adequate access route for pedestrian travel connecting activity nodes/local points.

5. In full-block development, locate pathways to preserve existing views and vistas.

6. On main street and primary connectors, protect and reinforce the sidewalk environment by placing street furnishings along the curb.

7. Mark pedestrian areas with strong changes of color, material or texture.

8. For pedestrian safety, crosswalks (either at intersections or mid-block) shall be constructed at the intersection of major pedestrian and vehicular paths. Crosswalks shall have adequate width and different texture and color to identify an interface of pedestrian and vehicular movement.

9. Provide coherent directional signs to Metro Stations and key buildings.

**Commercial Center (west of North Quincy Street)**

1. Buildings shall be located at the back of the sidewalk, making it possible for active ground-level uses to open onto the pedestrian zone.

2. When planning new buildings, develop the ground level with as much public use space as possible and with frequent views and access into internal activity spaces from adjacent sidewalks.

3. Provide physical and visual contact between commercial space and the adjacent sidewalk.
Illustration 3 - Illustrative Plan
V. ILLUSTRATIVE PLAN AND URBAN DESIGN GUIDELINES

Illustrative Plan

The purpose of the illustrative plan is to convey a vision of the area’s potential as a vital, functional and attractive urban environment. The illustrative plan (Illustration 3) identifies development opportunities and suggests desirable spatial relationships between the built environment and open space areas, including transitions into existing neighborhoods. It illustrates fundamental concepts and guidelines by showing how new development should either relate to existing development or proposals in the context of the urban design framework for the corridor, and how, through the coordinated placement of buildings, new open space areas can be created and integrated into the design framework. It also illustrates building orientation and the location of service areas. The intent of the illustrative plan and the urban design guidelines is to guide site plan decisions; it is not an actual development proposal.

Urban Design Guidelines

The North Quincy Street blocks physical setting and the relationships between elements of the built environment establish the area’s sense of place. Streets, sidewalks, buildings and open spaces are the primary components that shape the area’s urban character. Within this framework and complementing existing streetscape guidelines, the following general guidelines are designed to create a quality urban environment:

Urban Plaza

1. The urban plaza should be framed and enclosed by building facades.
2. A focal point element in the form of a water feature, public art, sculpture or monument should be included.
3. Shaded as well as sunny areas should be provided.
4. The central plaza should provide a combination of hard and soft surfaces. The plaza should be extensively landscaped.
5. The design of the plaza should incorporate seating, quality materials, attention to detail, and potential for flexible use, such as concerts, festivals and other social gatherings.
6. All public features should be designed for easy maintenance and cleaning.
7. Urban plazas should have their space clearly defined and set off from the sidewalk space, but should be readily and easily accessible from the sidewalk.
8. New public parks and plazas should offer frequent opportunity for public use and be integrated with the pedestrian network.
This land use approach would also provide the community with the benefit of site plan review through which many of the community goals outlined in the Ballston Sector Plan, the Ashton Heights Neighborhood Conservation Plan and the Report of the Ad-hoc North Quincy Street Open Space Working Group could be achieved. Furthermore, a rezoning of the industrial and commercial zoning districts would take away the threat of an expansion of these types of uses on the east block and would provide the opportunity to achieve development of a medium-density residential area as a transition between the high-density mixed-use core of Ballston and both the low-density Ashton Heights residential neighborhood, and the historic Buckingham apartment complex.

In addition, Note 14 would also link the proposed North Quincy Street Concept Plan to the General Land Use Plan. This link will ensure that future redevelopment of the study area will be consistent with the concept plan included in this document.

**Note 14**

On February 4, 1995, the County Board approved an amendment to the General Land Use Plan to include the following new note:

"14. This area has been designated as the North Quincy Street Coordinated Mixed Use District. Development of this area shall be consistent with the North Quincy Street Concept Plan and Urban Design Guidelines approved by the County Board on February 4, 1995. The area designated "Medium" Office-Apartment-Hotel allows a base density of 1.5 F.A.R. for office/commercial development; up to 72 apartment units per acre; or up to 110 hotel units per acre. A maximum density of up to 2.5 F.A.R. for office/commercial development; up to 115 apartment units per acre; or up to 180 hotel units per acre; would be considered on sites located on the west block, taking into account the development of residential uses on the east block consistent with the concept plan and the "Medium" Residential designation; the implementation of other significant elements of the concept plan; the development of community, cultural, or public facilities; the provision of open space; and/or, the development of affordable/moderate income housing. Approval of additional density (up to the 2.5 F.A.R. limit) may be granted provided that appropriate legally binding mechanisms such as compatible rezoning of "C-2" and/or "C-M" properties on the east block, a consolidated site plan, site plan conditions and/or covenants recorded in the land records, are approved to ensure that the proposed development is implemented in accordance with the concept plan."

**Open Space Symbol**

In 1990 the County Board adopted a General Land Use Plan amendment to include for the first time a symbol indicating the general location for open space. The North Quincy Street Concept Plan recommends the placement of a neighborhood park at mid-block on the east block of the study area, along the North Quincy Street extension. This open space feature was also recommended by the Ad-hoc North Quincy Street Working Group and was included in the Ashton Heights Neighborhood Conservation Plan. Therefore, on February 4, 1995, the County Board approved the addition of this open space symbol on the General Land Use Plan. This symbol does not specify the size of the open space so that a potential expansion of the park can be accommodated. If the County acquires this property for open space, the General Land Use Plan could be amended to a "Public" designation reflecting the open space use and the County ownership.
Use Plan limiting the base density allowed on the west block, planned for "Medium" Office-Apartment-Hotel to 1.5 F.A.R. Additional density, not to exceed a total of 2.5 F.A.R., could be allowed in return for the following:

- a rezoning of "C-2" and/or "C-M" properties, located on the east block, to a zoning district consistent with the "Medium" Residential designation.
- in consideration of the development of community services (which may include a grocery store), public or cultural facilities, provision of open space, development of affordable or moderate income housing.

A similar mechanism has been used in the George Mason University/Virginia Square shopping center site where a base density was established and additional density was allowed in consideration of residential, community services and cultural facilities. This mechanism would be available through the site plan process and would:

- establish a base density (1.5 F.A.R. for office/commercial development; up to 72 apartment units per acre; or, up to 110 hotel units per acre) on the west block;
- encourage consolidation of the existing commercial "by-right" density on the west block;
- provide density incentives (up to an additional 1.0 F.A.R. for office/commercial development; or up to 43 additional apartment units per acre; or up to 70 additional hotel units per acre) in return for the implementation of significant elements of the concept plan.

The incentives would allow an increase of density on the west block up to the maximum density allowed under the recommended "Medium" Office-Apartment-Hotel designation on the General Land Use Plan (Alternative 1). Furthermore, under this scenario, all of the 1.5 F.A.R. commercial density, allowed under the existing zoning pattern on the east block could be moved to the west block, without exceeding the 2.5 F.A.R. limit established by the proposed "Medium" Office-Apartment-Hotel designation.

However, additional density would be considered on the west block, only with the provision of legally enforceable requirements to ensure that the proposal would facilitate the implementation of elements of the adopted North Quincy Street Concept Plan. The amount of additional density allowed would be based on the degree that the proposal meets the goals of this plan. A number of legal mechanisms, such as a rezoning of land on the east block, a consolidated site plan, site plan conditions or covenants recorded in the land records, could be used to ensure that development on a significant or strategic site on the east block conforms with the concept plan and that, in fact, the development would be implemented.

A base density of 1.5 F.A.R. would be less than the density proposed under Alternative 2, expressed as the most desirable land use alternative by the community. The maximum office/commercial density of 2.5 F.A.R., permitted under this scenario, would not exceed densities allowed on adjacent properties, such as the Ballston Common Mall approved at a density of approximately 2.5 F.A.R., Stafford Place approved at approximately a 6.0 F.A.R. and Ballston Center with approximately a 3.0 F.A.R. Tapering of heights would still be provided through the implementation of the concept plan which restricts heights to a maximum of 12 stories along North Randolph Street and 4 stories along North Pollard Street.
In order to create enough incentive for the implementation of the concept plan, including the consolidation of commercial uses on the west block and residential uses on the east block, it was concluded that the most appropriate General Land Use Plan designations for this area were those outlined in Alternative 1 (Map D), provided that it be accompanied by a new note on the General Land Use Plan. This alternative recommended, for the west block, “Medium” Office-Apartment-Hotel, which would support rezonings to “C-O-2.5.” The maximum density allowed “by-right” under this zoning district is 0.6 F.A.R. for commercial/office development, which is less than what is allowed “by-right” under the present zoning districts. However, under this scenario, through the site plan option, densities of up to 2.5 F.A.R. for office/commercial development, 115 apartment units per acre, or 180 hotel units per acre could be achieved (Table 4).

### Table 4

**Approved Land Use Pattern (Alternative 1)**

<table>
<thead>
<tr>
<th>Property Area¹</th>
<th>WEST BLOCK</th>
<th>EAST BLOCK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>420,435 s.f.</td>
<td>288,429 s.f.</td>
<td>708,864 s.f.</td>
</tr>
<tr>
<td></td>
<td>9.65 acres</td>
<td>6.62 acres</td>
<td>16.27 acres</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Zoning¹</th>
<th>WEST BLOCK</th>
<th>EAST BLOCK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>commercial</td>
<td>572,744 s.f.</td>
<td>239,983 s.f.</td>
<td>812,727 s.f.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing GLUP²</th>
<th>WEST BLOCK</th>
<th>EAST BLOCK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Commercial (west block)</td>
<td>1,261,305 s.f.</td>
<td>245-477 d.u.</td>
<td>1,261,305 s.f.</td>
</tr>
<tr>
<td>Medium Residential (east block)</td>
<td>1,737 hotel units</td>
<td>245-477 d.u.</td>
<td>1,737 hotel units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Approved GLUP Changes (Alternative 1)</th>
<th>WEST BLOCK</th>
<th>EAST BLOCK</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium O-A-H (west block)</td>
<td>1,051,088 s.f. office or 1,109 d.u.</td>
<td>245-477 d.u.</td>
<td>1,054,598 s.f. office or 1,109 d.u.</td>
</tr>
<tr>
<td>Medium Residential (east block)</td>
<td>1,737 hotel units</td>
<td>245-477 d.u.</td>
<td>1,737 hotel units</td>
</tr>
</tbody>
</table>

¹ Land area does not include North Quincy Street right-of-way.
² Based on existing “C-2” and “C-M” zoning.
³ Assumes a rezoning of the entire west block to “C-3” which is consistent with the current “General Commercial” designation on the General Land Use Plan.

For the east block, Alternative 1 recommended the retention of the existing General Land Use Plan designation of “Medium” Residential. This designation could support rezonings to “RA6-15,” “RA6-18” and/or “C-O-1.5.” Although inconsistent with the General Land Use Plan designation of “Medium” Residential, the existing zoning pattern could permit the development “by-right” of up to 130,617 square feet of commercial/office uses and up to 141,631 square feet of light industrial/commercial development on the east block. Uses permitted under “C-2” and/or “C-M” include a variety of retail services, office uses, light manufacturing, wholesale businesses and other uses inappropriate to residential or business areas. These uses are also inconsistent with the long-term vision for this area as portrayed in the North Quincy Street Concept Plan.

Therefore, in order to facilitate the implementation of the concept plan, in addition to the land use changes recommended in Alternative 1, the County Board approved a new note on the General Land...
Map D - Approved Land Use (Alternative 1)

RESIDENTIAL

LOW________1-10 units per acre
LOW MEDIUM____6.96 units per acre
MEDIUM____37-72 units per acre
HIGH____4.8 F.A.R. Residential
4.8 F.A.R. Hotel

PUBLIC and SEMI-PUBLIC

PUBLIC: Parks (local, regional, and federal), Schools (public), Parkways, major unpaved rights-of-way, Libraries and cultural facilities.

△ General location for new open space.

MIXED USE

HIGH MEDIUM RESIDENTIAL MIXED USE: Allowable up to 3.24 F.A.R. including associated office and retail activities.

COORDINATED MIXED USE DEVELOPMENT DISTRICT: This is a High Density Mixed Use district with actual density determined by site size. Allowable up to 5.0 F.A.R. with office not more than 3.0 F.A.R.

COMMERICAL and INDUSTRIAL

GENERAL COMMERCIAL: Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

OFFICE-APARTMENT-HOTEL

OFFICE DENSITY ___________ APARTMENT DENSITY ___________ HOTEL DENSITY ___________
MEDIUM____25 F.A.R. allow up to 115 units/acre____ up to 180 units/acre

Note: This area was designated a "Coordinated Mixed Use Development District" on 2/4/95.
IV. LAND USE RECOMMENDATIONS

Development in the study area should continue to follow the sector plans, mid-course review recommendations and concept plan included in this document by providing a transition between the higher density commercial uses at the core of Ballston to the lower density residential uses in the Ashton Heights neighborhood. Heights should also be tapered down towards the residential neighborhood as prescribed in the sector plan and recommended in the concept plan. The current General Land Use Plan designations do not provide the framework for redevelopment of the study area consistent with other adopted land use policy. To achieve redevelopment of the study area consistent with the North Quincy Street concept plan, the Ballston Sector Plan and the mid-course review recommendations, three land use alternatives were prepared and evaluated prior to the development of the final land use recommendations. A description of these alternatives is included in Appendix A.

General Land Use Plan Amendments

On February 4, 1995, the County Board approved the following General Land Use Plan amendments for the study area:

- amendment of the land use designation on the western block of the study area from "General Commercial" to "Medium Office-Apartment-Hotel as recommended on Alternative 1.
- inclusion of a triangle symbol indicating the general location of open space on the eastern block (bounded by North Quincy Street extended, Wilson Boulevard, North Pollard Street, and 5th Street North).
- inclusion of Note 14 which designates the area as a special district.

The County Board decision followed a thorough evaluation of the three alternatives considered. The alternatives were evaluated based on how they could meet and achieve the community goals for the area as envisioned in adopted plans, policies and studies and as illustrated in the proposed North Quincy Street concept plan. These goals include: consolidation of commercial density and commercial uses on the west block; redevelopment of the east block with residential uses; the provision of transitions between the denser commercial core of Ballston and the lower density residential neighborhoods; and, the provision of community amenities, such as open space, grocery store, etc. and, compatibility with the Buckingham historic district.

Approved Land Use Pattern

The existing zoning pattern includes "C-2" and "C-M" on approximately 75% of the study area. Both districts allow development of commercial and/or industrial uses "by-right" with a maximum density of 1.5 F.A.R. Therefore, it was necessary to determine which alternative would actually encourage the rezoning of commercially and industrially zoned properties on the east block without diminishing the incentives to redevelop the west block.
Illustration 2 - Concept Plan, Maximum Heights
would act as an organizing element for the mixed-use development which would front onto the open space providing focal features and first floor retail. Additional passive, urban open space would be in the form of a pedestrian connection that would connect the plaza area with the corner of North Randolph Street and Wilson Boulevard.

**Pedestrian Connectors**
- A unified pedestrian walkway system, which includes walkways along the main streets (Wilson Boulevard, North Quincy Street, and Glebe Road) and neighborhood linkages (North Randolph and North Pollard Streets).
- Provision of a pedestrian linkage connecting the proposed neighborhood park with the corner of Wilson Boulevard and North Randolph Street.

**Transitions**
- Consolidation of densities along North Randolph Street tapering down towards the lower density residential neighborhoods east of North Pollard Street.
- Tapering of heights from North Randolph Street and Wilson Boulevard down to North Quincy Street and Glebe Road; and from North Quincy Street to North Pollard Street, from a maximum of 12 stories to 4 stories (See Illustration 2).

**Special Features**
- Contribution to the “main street” character of Wilson Boulevard by respecting a “build-to-line” and placing retail uses on the ground floor of buildings located along Wilson Boulevard between North Quincy Street and North Randolph Street.
- Provision of a landscaped setback along both sides of North Quincy Street.
- Provision of special streetscape features along neighborhood linkages (North Pollard and North Randolph Streets).
- Provision of a landscaped open space area at the corner of Glebe Road and North Quincy Street that would act as a focal feature. In addition, any structure located behind the landscaped area should include architectural detail compatible with the Buckingham buildings.
- Focal features, such as open space, public art, water features, architectural details, etc., should also be located at the corner of Glebe Road and North Quincy Street.

**Historic Preservation**
- Preservation of the Buckingham building on the corner of North Pollard Street and 5th Street North.
Illustration 1 - Concept Plan

- Mixed Use Development
- Residential Development
- Open Space Linkage
- Build-to-Line
- Landscaped Setback
- Focal Feature
- Retail Frontage

Consolidation of Open Space Through Redevelopment

Scale: 1" = 500'
III. CONCEPT PLAN

Following the recommendations of the Ballston and Virginia Square Sector Plans refined by the 1989 mid-course review, a concept plan has been developed to serve as the urban design framework for the study area (Illustration 1). The purpose of this concept plan is to establish an overall vision for the area so that future development can be designed to fit better within the Ballston Sector Plan's "new downtown" scheme, and provide better transitions to the neighborhoods. This concept plan was presented to and was endorsed by the Ad Hoc Quincy Street Open Space Working Group, the North Quincy Street Working Group and the Ballston Partnership. The concept plan was also presented to and reviewed by the Arlington County Board on December 12, 1992.

Elements of the Concept Plan

The concept plan, portrays the elements that establish the area's organizing structure. The concept plan addresses street patterns, location and type of open space, network of pedestrian/vehicular connectors, and open space linkages. These are the elements that comprise the area's public environment and tie individual projects together to create a coherent whole around which private development and investment should be organized. In addition, the concept plan identifies focal buildings and features, building placement (build-to and setback lines), and the location of required primary retail. The concept plan proposes redevelopment of the study area in the following manner.

Mixed-use development and retail center

- Consolidation of commercial uses on the west block of the study area closer to the Ballston Common shopping center and the Ballston Metro Station, where higher densities and intense uses are concentrated.
- Consolidation of medium density residential uses on the east block of the study area closer to the low-medium density residential uses across North Pollard Street.
- Retail uses, that would serve the adjacent neighborhoods and the larger community, on the first floor of buildings located on the west block, with retail uses fronting on Wilson Boulevard.
- Service access for the commercial and office uses to be located primarily on North Randolph Street.

Urban plaza and neighborhood park

- Provision of a neighborhood park east of North Quincy Street in the center of the block.
- An urban plaza consolidated along the west side of North Quincy Street north of 5th Road North and across from the proposed neighborhood park. This open space
Map C - Property Ownership

1. Shell Oil Company
2. WMATA
3. Arlington County
4. Al's Motors Incorporated
5. Manuel Serra
7. Hardee of Arlington
8. First Union Bank
9. Esposito & Joan Salvatore
10. North Fifth Road Associates
    General Partnership
11. David & Jean Lavezze
12. Four Fifth a Limited Partnership
13. Louis Mann
14. Kinney
15. Ralph & Audrey Gladmon
16. Norma L. Kleiber
17. Ray & Betty Godwin
18. American Service Center Associates
19. Aetna Life Insurance Company
20. Alcoholic Rehabilitation Incorporated

Scale: 1" = 500'
The area northeast of the study area, is designated on the General Land Use Plan as "High-Medium Residential Mixed-Use" (allowable up to 3.24 F.A.R. including associated office and retail activities) and is zoned "R-C." Apartment Dwelling and Commercial District, and "C-2." Proposed development in this area includes Ballston Center, Quincy Crossing and Pollard Gardens.

The area east of North Pollard Street is designated "Low Medium" Residential (16-36 units/acre) with a small area designated "Public" at the intersection of North Pollard Street and 8th Street North. Most of this area is zoned "RAB-18." The area fronting on North Pollard Street contains garden apartments, with single-family homes fronting on North Piedmont Street.

The area across North Glebe Road is designated "High Medium Residential Mixed Use" and "Medium" Residential (37-72 units/acre) on the General Land Use Plan and is zoned "RA6-15" and "C-O-2.5." This area includes the Hyde Park Plaza mixed-use site plan. Approved at 2.65 F.A.R., this project consists of two 9-story office buildings, a 4-story office building, an 8-story elderly residential building, an 11-story residential building, and a 3-story residential building. The zoning is "C-O-2.5" and "R-C."

The pattern of approved site plans in the vicinity of the study area shows that densities and heights decrease from the Ballston Metro Station center going east and south towards the lower density residential neighborhoods. This area includes part of the "Coordinated Mixed-Use Development District" which concentrates high density development near the metro station. On the south side of Wilson Boulevard and continuing southward across North Glebe Road, the approved site plan pattern is designed to provide a mix of uses to buffer higher densities at the core of Ballston. Further south and east along North Glebe Road densities decrease, helping the transition to the lower density residential neighborhoods.

Within the study area the property ownership pattern is fragmented into 11 properties on the western half and 12 on the eastern half of the block (Map C). The Washington Metropolitan Area Transportation Authority (WMATA) owns the largest consolidated site with a total of 4.6 acres of land area, of which approximately 3.7 acres are located on the western half of the block. The second largest property is the Buckingham Apartments site, which contains approximately 2.6 acres. A large portion of this property, however, has been encumbered by the Hyde Park Plaza site plan, and as a result, the potential development associated with this property is minimal. American Service Center owns or leases approximately 3 acres of land, of which 1.8 acres are under their ownership.
### Table 2
Study Area - West Block
Existing Zoning Development Potential

<table>
<thead>
<tr>
<th>Map #</th>
<th>Property Owner</th>
<th>Trade/Use</th>
<th>Zoning</th>
<th>FAR or Units/Acre</th>
<th>Lot Size (sf)</th>
<th>Potential GFA (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Shell Oil Company</td>
<td>Shell Gas Station</td>
<td>C-2</td>
<td>1.5 FAR</td>
<td>28,121</td>
<td>43,681</td>
</tr>
<tr>
<td>2</td>
<td>WMATA</td>
<td>WMATA Bus Yard</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>164,152</td>
<td>246,228</td>
</tr>
<tr>
<td>3</td>
<td>Hardlee of Arlington</td>
<td>Ray Rogers Restaurant</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>23,566</td>
<td>35,349</td>
</tr>
<tr>
<td>4</td>
<td>First Union Bank</td>
<td>American Service Center</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>42,306</td>
<td>63,459</td>
</tr>
<tr>
<td>5</td>
<td>Esposito &amp; Joan Salvatore</td>
<td>Tutto Bene Restaurant</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>11,402</td>
<td>17,103</td>
</tr>
<tr>
<td>6</td>
<td>N. 5th Rd. Asoc.</td>
<td>Reprint Co.</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>6,815</td>
<td>10,222</td>
</tr>
<tr>
<td>7</td>
<td>David &amp; Jean Lavezzo</td>
<td>American Service Center</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>10,810</td>
<td>16,215</td>
</tr>
<tr>
<td>8</td>
<td>Four Fifth Ltd. Partnership</td>
<td>Arlington Auto</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>12,070</td>
<td>18,105</td>
</tr>
<tr>
<td>9</td>
<td>Louis Mann</td>
<td>former C&amp;P Telephone</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>25,626</td>
<td>38,439</td>
</tr>
<tr>
<td>10</td>
<td>American Service Center</td>
<td>American Service Center</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>80,775</td>
<td>121,162</td>
</tr>
<tr>
<td>11</td>
<td>Center Assoc.</td>
<td>Buckingham Apartments</td>
<td>RA6-15</td>
<td>48 du/a</td>
<td>46,309</td>
<td>N/A</td>
</tr>
<tr>
<td>12</td>
<td>Aetna Life Insurance Co.</td>
<td>Buckingham Apartments</td>
<td>RA6-15</td>
<td>48 du/a</td>
<td>46,309</td>
<td>N/A</td>
</tr>
</tbody>
</table>

TOTAL: 451,952 (10.38 ac)

Notes:
1. Land area for proposed right-of-way has been included. Density associated with right-of-way land area is also included.
2. Because this property is part of the Hyde Park Plaza Site Plan there is no potential development associated with this property.

### Table 3
Study Area - East Block
Existing Zoning Development Potential

<table>
<thead>
<tr>
<th>Map #</th>
<th>Property Owner</th>
<th>Trade/Use</th>
<th>Zoning</th>
<th>FAR or Units/Acre</th>
<th>Lot Size (sf)</th>
<th>Potential GFA (sf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>WMATA</td>
<td>WMATA Bus Yard</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>87,070</td>
<td>130,000</td>
</tr>
<tr>
<td>3</td>
<td>All's Motors Inc.</td>
<td>All's Motors</td>
<td>C-2</td>
<td>1.5 FAR</td>
<td>17,702</td>
<td>14 du</td>
</tr>
<tr>
<td>4</td>
<td>RAB-18</td>
<td>S.F. dwelling</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>15,065</td>
<td>12 du</td>
</tr>
<tr>
<td>5</td>
<td>Manuel Sera</td>
<td>Telephone</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>5,384</td>
<td>8,076</td>
</tr>
<tr>
<td>12</td>
<td>Four Fifth Ltd. Partnership</td>
<td>Arlington Auto</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>14,675</td>
<td>22,012</td>
</tr>
<tr>
<td>13</td>
<td>Louis Mann</td>
<td>C&amp;P Telephone</td>
<td>C-M</td>
<td>1.5 FAR</td>
<td>24,582</td>
<td>36,877</td>
</tr>
<tr>
<td>14</td>
<td>David Kinney et al</td>
<td>Larry Buick Body Shop</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>4,600</td>
<td>3 du</td>
</tr>
<tr>
<td>15</td>
<td>R. &amp; A. Gladmon</td>
<td>S. F. dwelling</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>5,175</td>
<td>4 du</td>
</tr>
<tr>
<td>16</td>
<td>Norma L. Kleiber</td>
<td>S. F. dwelling</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>4,600</td>
<td>3 du</td>
</tr>
<tr>
<td>17</td>
<td>Ray &amp; Betty Godwin</td>
<td>S. F. dwelling</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>4,600</td>
<td>3 du</td>
</tr>
<tr>
<td>19</td>
<td>Alcoholi c Rehab. Inc.</td>
<td>Phoenix House</td>
<td>RA8-18</td>
<td>36 du/a</td>
<td>32,399</td>
<td>26 du</td>
</tr>
</tbody>
</table>

TOTAL: 342,342 (147 ac)

Notes:
1. Land area for proposed right-of-way has been included. Density associated with right-of-way land area is also included.
Map B - Existing Zoning

Scale: 1" = 500'

RA8-18

C-O-A
C-2
C-O-2.5
C-2
S-D
C-O-A
C-O-2.5
RA6-15
CM
HD
RA8-18

N. RANDOLPH ST.
9TH ST. N.
9TH RD. N.
N. STUART ST.
N. QUINCY ST.
N. POLLARD ST.
WILSON BLVD.
N. OXFORD ST.
5TH ST. N.
5TH RD. N.
4TH ST. N.
N. GLEBE RD.
N. HENDERSON RD.
N. PEABODY ST.
N. PEABODY ST.
In June 1993, the Arlington County Board designated a portion of the Buckingham Apartment Complex, as a Historic District. Within the study area, the area located at the northwest corner of North Pollard Street and 5th Street North is part of this Historic District. The Buckingham Apartment Complex is considered a nationally significant example of “garden city” planning of a large-scale planned residential community. The apartments were designed to provide affordable housing for the middle class without government subsidy.

There are certain inconsistencies between the current zoning pattern and the General Land Use Plan for portions of the study area. The entire area zoned “C-M” is inconsistent with the General Land Use Plan designations of “General Commercial” and “Medium” Residential. Also, the northeast corner which is zoned “C-2” is inconsistent with the “Medium” Residential designation. In addition, the southwest corner of the study area, west of the proposed North Quincy Street, is zoned “RA6-15,” which is inconsistent with the “General Commercial” land use designation.

Several land use designations surround the site. The Ballston Common Shopping Center, located across North Randolph Street, is designated “Medium” Office-Apartment-Hotel (Office 2.5 F.A.R., Apartments: up to 115 units/acre; Hotel: up to 180 units/acre) on the General Land Use Plan and is zoned “C-O-2.5,” Commercial Office Building, Hotel and Apartment District. This development includes office and retail uses, ranges in height from 65 feet to 182 feet at a density of 2.5 F.A.R.

The area across Wilson Boulevard, west of North Quincy Street, is designated on the General Land Use Plan as a “Coordinated Mixed Use Development District” (high density mixed-use district with actual density determined by site size allowable up to 6.0 F.A.R., with office no more than 3.0 F.A.R.), and is zoned “C-O-A,” Commercial, Office and Apartment District. This district, planned as the downtown for Ballston, allows the highest density development within Arlington. Development in this area includes the Jefferson residential high-rise building, the National Rural Electric Cooperative Association headquarters, the proposed Stuart Park, Stafford Place [a mixed-use site plan project which consists of two 23-story residential buildings and three 12-story office buildings with a total F.A.R. of 6.0], and the Ballston Center which consists of three 12-story office buildings with a total of 3.47 F.A.R.
II. LAND USE AND ZONING

The General Land Use Plan is the primary policy guide for the future development of the County. The Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policy of the County Board to citizens, business owners, developers and others involved in the development of Arlington County. In addition, the General Land Use Plan serves as a guide to the County Board in its decisions concerning future development.

Arlington County first adopted a General Land Use Plan in 1961. Since then, the Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. The Plan is amended either as part of a long-term planning process for a designated area or as a result of an individual request for a specific change. The General Land Use Plan reflects a very long and intensive effort by citizens, staff and County officials, that was initiated during the 1960s, when the concept of a Metro Corridor emerged as a result of Arlington's consideration of the optimum alignment for Metro generally assuming that this would result in significant redevelopment.

Throughout the Rosslyn-Ballston Corridor, the General Land Use Plan:
- concentrates the highest density uses within walking distance of Metro Stations;
- tapers densities, heights, and intensity of uses down to the single-family residential neighborhoods;
- provides for a mix of office, hotel, retail, and residential development.

The study area encompasses approximately 18 acres in one large block, and includes a mixture of service-industrial, service-commercial and residential uses. As shown on Map A, the western half of the study area is designated "General Commercial" (shopper goods and other major mixed commercial uses, including offices; generally a maximum of seven stories) on the General Land Use Plan. This designation has been in place since 1961, when the first Plan was adopted. Likewise, the eastern half of the block was originally designated "General Commercial." In 1976, as part of a comprehensive study of the Ballston Metro Station area, the General Land Use Plan was amended to "Medium Residential (37-72 units per acre) on the eastern half of the block. This amendment took place in anticipation of the planned extension of North Quincy Street and was intended to provide additional opportunities for the development of residential uses near Metro.

Most of the study area (54%) is currently zoned "C-M," Limited Industrial Districts (Table 1). In addition, the subject area contains properties zoned "C-2," Service Commercial-Community Business Districts, along Wilson Boulevard and at the corner of Glebe Road and North Randolph Street, "RAB-18," Apartment Dwelling Districts, along North Pollard Street, and "RA6-15," Apartment Dwelling Districts, at the intersection of North Glebe Road and 5th Street North (Map B). Tables 2 and 3 list the potential density for each parcel under the existing zoning district.
vision for Ballston was to create a "new downtown" in central Arlington. The land use and development guidelines adopted for Ballston sought to facilitate the creation of a dynamic downtown area by ensuring that development would include a mix of commercial, office and residential uses. Initial planning efforts focused on the redevelopment of the Parkington Shopping Center to provide the commercial centerpiece for the station area. In 1986, the construction of the Ballston Common Shopping Mall and associated office development was completed stimulating much of the commercial revitalization occurring in the Ballston area today.

The Ballston Sector Plan recommends that the western half of the study area be redeveloped with mixed-uses including a possible expansion of the Ballston Common Mall. It also envisions the elimination of light industrial uses such as the existing WMATA bus yard. In addition, the Plan recommends that the properties currently zoned industrial should be considered for rezoning after completion of the North Quincy Street extension.

The Rosslyn-Ballston Corridor mid-course review, which took place in 1989, supported the Sector Plan's mixed-use concept by recommending that the WMATA site be developed as a mixed-use showpiece. Specific recommendations for this site included the development of urban design standards for the WMATA site to include guidelines for open space, building height and mass, build-to and setback lines, building-to-building relationships, and streetscape.
I. BACKGROUND

The North Quincy Street study area is located in the Ballston Metro Station area. It is bounded by Wilson Boulevard to the north, North Pollard Street to the east, 5th Street North and North Glebe Road to the south, and North Randolph Street to the west. Fifth Place North and 5th Road North run east/west through the site. This area currently contains a mixture of service commercial uses, industrial uses as well as some residential uses. Specifically, the study area includes the WMATA storage and repair facilities, a Shell gas station and car wash, the Chrysler-Plymouth car dealership, a Roy Rogers fast food restaurant, an Italian restaurant, a printing business, the American Service Center auto repair and body shop, the Phoenix House, a portion of the Buckingham garden apartments complex and five single-family houses.

Planning History

Ballston is one of Arlington’s oldest communities. In the early 1800s, residential and commercial uses were concentrated at the intersection of North Glebe Road and Wilson Boulevard which was known as Balls Crossroads. By the 1900s, Ballston grew into one of several villages along the main line of the Washington, Alexandria and Falls Church Railroad which ran along the present Fairfax Drive right of way.

Subdivision activity began in Ballston in the early 1920s. During the 1930s and 1940s, houses and garden apartments continued to be constructed, including the Buckingham apartment complex. By the 1950s Ballston was largely developed. The construction of the Parkington Shopping Center in 1951, one of the nation’s earliest suburban shopping centers, made Ballston one of the County’s major service and retail centers. With the continued expansion of the region into the outer suburbs during the 1960s and 1970s, Ballston declined in retail importance.

The construction of the Orange Line Metrorail corridor from Rosslyn to Ballston and the extensive land use planning process for Metro station areas provided the catalyst for redevelopment and revitalization of the Ballston area. In anticipation of a new subway line through Arlington, the County studied various development scenarios along the Rosslyn-Ballston Corridor in the document RB ’72: Rosslyn-Ballston Corridor Alternative Land Use Patterns. Soon after, the County Board adopted the Long Range County Improvement Program which set forth County-wide and Metro corridor policies. Two objectives would guide future considerations of development in the corridor. The first objective is the preservation of established single-family and apartment neighborhoods. The second objective is to concentrate high density mixed-use development near Metro stations in “bulls eyes” of approximately 1/4 mile radius. In 1979, Metro’s Orange Line was extended to Arlington with the Ballston Metro station serving as a temporary terminus until the Orange Line was completed to Fairfax County with the opening of the Vienna Metro station in 1986.

The County’s goal and vision for the redevelopment of the Ballston area was outlined in the Ballston Sector Plan, adopted in 1980, which supported the development policies outlined in the Long Range County Improvement Program. The goal was to ensure that high-density development would be effectively linked to the Metro system to maximize the efficiency of the County’s transportation network, and to minimize the effect of new development on established residential neighborhoods. The
INTRODUCTION

The extension of North Quincy Street, through the Ballston area, has been in the Master Transportation Plan since 1960 and on the General Land Use Plan since the first plan was adopted, in 1961. This extension will soon be implemented by the County. In anticipation of this, the County initiated a comprehensive planning process to determine the most appropriate land use pattern for the block which will be bisected by the extension of North Quincy Street. This Plan which provides a conceptual plan for the future development of the area, was adopted by the County Board on February 4, 1995.

The North Quincy Street Plan is divided into five sections. The Background section summarizes the history of planning efforts in the Ballston and Virginia Square Metro Station areas and how these relate to the study area. The second section analyzes current land use, ownership and zoning patterns. The third section describes the concept plan which establishes the overall vision for the area so that future development can be designed to fit better within the Ballston Sector Plan "new downtown" scheme, and provide a better transition to the surrounding neighborhoods. The fourth section, outlines the approved land use recommendations, which were developed to facilitate the implementation of the concept plan. The fifth section, includes an illustrative plan which conveys a vision of the area's potential as a vital, functional and attractive urban environment. This section also includes guidelines designed to create a quality urban environment. The Plan also includes an Appendix which describes the land use alternatives developed, as part of this planning process, for the study area.
TABLE OF CONTENTS

INTRODUCTION 1

I. BACKGROUND 3
Planning History 3

II. LAND USE AND ZONING 5

III. CONCEPT PLAN 13
Elements of the Concept Plan 13

IV. LAND USE RECOMMENDATIONS 17
General Land Use Plan Amendments 17
Approved Land Use Pattern 17
Note 14 21
Open Space Symbol 21

V. ILLUSTRATIVE PLAN AND URBAN DESIGN GUIDELINES 23
Illustrative Plan 23
Urban Design Guidelines 23
  Urban Plaza 23
  Main Street and Pedestrian/Open Space Linkages 25
  Commercial Center (west of North Quincy Street) 25
  Transitions 26
  Building Placement and Character 26
  Redevelopment of Full-Block/Large Scale Development 27
  Parking 27
  Design Guidelines For Interim Uses 27

APPENDIX A: LAND USE ALTERNATIVES 29
NORTH QUINCY STREET PLAN

Adopted:
February 4, 1995