# A NEW ARLINGTON YMCA OCTOBER 7, 2020

**REPUBLIC-MICHAELS YMCA LLC** 



# **A REIMAGINED ARLINGTON YMCA**

# About the Y

History, Engagement, Impact

**Background and Approach** • Existing Conditions, GLUP Study, Partnership

# The Vision

Demographics, Growth, Precedents

# The Place

Guiding Principles, Site Plan, Massing Studies

Discussion



At the Y, strengthening community is our cause. We believe that positive, lasting personal and social change can only come about when we all work together to invest in our kids, our health and our neighbors.

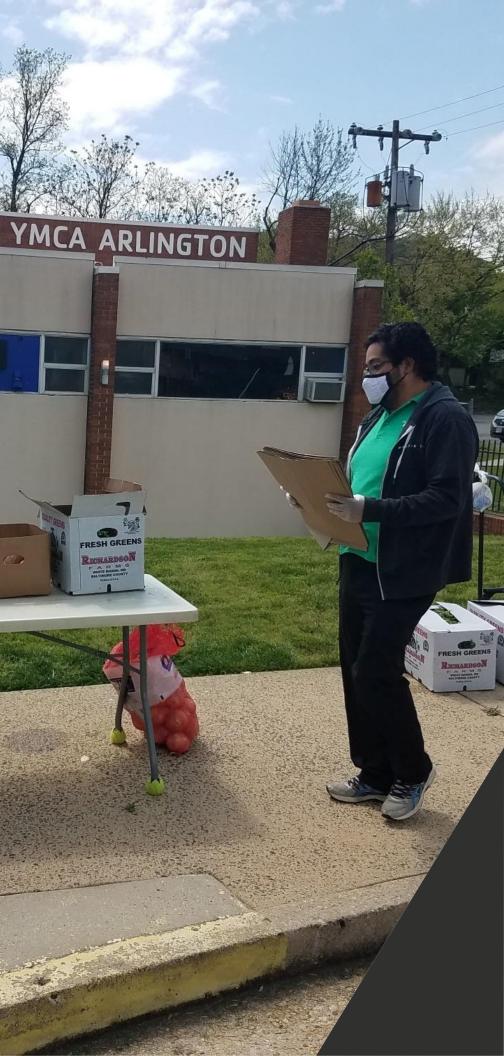
# **YOUTH DEVELOPMENT HEALTHY LIVING SOCIAL RESPONSIBILITY** FOR ALL



# **ABOUT THE YMCA**

## THE YMCA IN ARLINGTON

- BRANCH OF THE YMCA OF METROPOLITAN WASHINGTON, OPENED ITS DOORS IN 1944 AND HAS SERVED THE DIVERSE AND GROWING ARLINGTON COMMUNITY AS A TRUSTED COMMUNITY PARTNER FOR ALMOST 80 YEARS.
- WELLNESS CENTER AND THE TENNIS AND SQUASH CENTER SERVE 4,600 CHILDREN AND ADULTS.
- FINANCIAL ASSISTANCE OVER THE PAST DECADE -- \$1M TO SUPPORT THE ARLINGTON COMMUNITY.



# **ABOUT THE YMCA**

## **COMMUNITY PARTNERS**

- ARLINGTON PUBLIC SCHOOLS -MODEL GENERAL ASSEMBLY AT 6 HIGH SCHOOLS
- ARLINGTON COUNTY
   DEPARTMENT OF PARKS AND
   RECREATION
- ARLINGTON OUT OF SCHOOL TIME COUNCIL
- RED CROSS



# **ABOUT THE YMCA**

YMCA COMMUNITY RESPONSE

- FOOD DISTRIBUTION
- CHILD CARE SERVICES
- BLOOD DRIVES
- SENIOR CHECK-INS
- VIRTUAL PROGRAMMING
- VOLUNTEER
   OPPORTUNITIES



# **BACKGROUND & APPROACH**

# **Existing Conditions. GLUP, Partnerships**



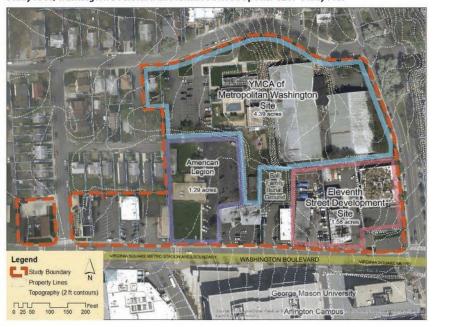


# **EXCERPT FROM GLUP STUDY**

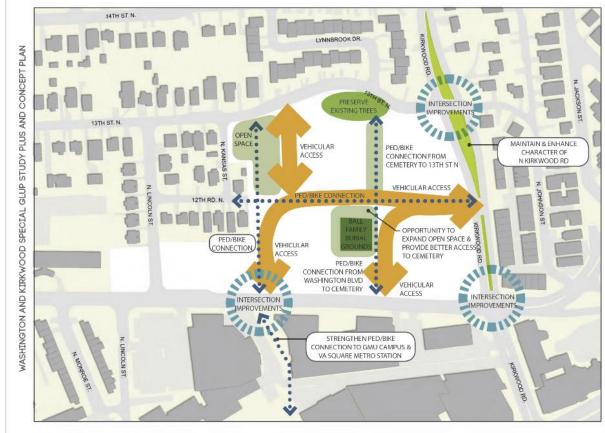


### **BUILDING HEIGHT AND FORM CONCEPT MAP**

In June 2016, Eleventh Street Develop ment, LLC, submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for an assemblage of land parcels fronting Washington Boulevard and Kirkwood Road, located outside and immediately north of the Virginia Square Metro Station Area. In Septembe 2016, the YMCA of Washington, submitted to the Arlington County Zoning Office a formal application for a Special General Land Use Plan (GLUP) Study for properties associated with its Arlington Campus, fronting 13th Street North and Kirkwood Road. In December 2016, the Arlington Partnership for Affordable Housing (APAH) submitted to the Arlington County Zoning Office a formal application for a General Land Use Plan (GLUP) Study for the American Legion property fronting Washington Boulevard. The location and extent of these sites



### CIRCULATION AND PUBLIC SPACE CONCEPT MAP



### LAND USE CONCEPT MAP



Map 1. Study Area, Washington Boulevard and Kirkwood Road Special GLUP Study Plus

**APPENDIX 1** 

Study Process and Scope

Washington Boulevard and Kirkwood Road Special General Land Use Plan (GLUP) Study Plus Scoping Document

BACKGROUND Applications are depicted in Map 1.

) The map depicted here is conceptual only and final ocations of all elements will e determined with final site plan approval with the exception of preserved open spaces and trees.

2) Creation of new streets providing vehicular access may need to be phased over time, and segments located along shared property lines may be achieved one-half at a time, concurrent with respective development projects.

3) Areas of Vehicular Access should be limited to Master Transportation Plan typologies of Alleys, Shared Streets, and Pedestrian-Priority Streets.





Residential/Office/Hotel Residential

> Retail or Retail Equivalents on Ground Floor (See Note 2)

Open Space

Connectivity between Open Spaces (See Note 3) \*\*\*\*

- Civic, institutional, or semi-public uses may be considered for any location within the study area, and are especially encouraged to remain as part of redevelopment projects for sites currently home to such uses
- Per the Arlington County Retail Plan, retail equivalents may include uses that have similar characteristics as retail (storefront design transparency, hours of operation, etc.) and provide visual interest and create an active street life Retail equivalents can include: child care centers, conference facilities, schools and other educational facilities, maker spaces, medical uses, civic and government uses.
- For purposes of providing cor nectivity between open spaces, the area depicted on the map is gen-eral and flexible in its exact location provided there is a north/south connection. Given the topography, this connection could be built atop building and/or parking structures.



# PARTNERS

## **REPUBLIC PROPERTIES**

- 40 YEARS OF EXPERIENCE
- 27,000,000 SQUARE FEET OF REAL ESTATE
- MULTI-FAMILY, OFFICE, HOTEL, RETAIL, AND INSTITUTIONAL
- OVER \$7 BILLION INVESTED

## **MICHAELS ORGANIZATION**

- 35 STATES + DC & USVI
- 422 COMMUNITIES
- **55,000 UNITS DEVELOPED**
- **\$575 MILLION LARGEST BOND** DEAL



# THE VISION

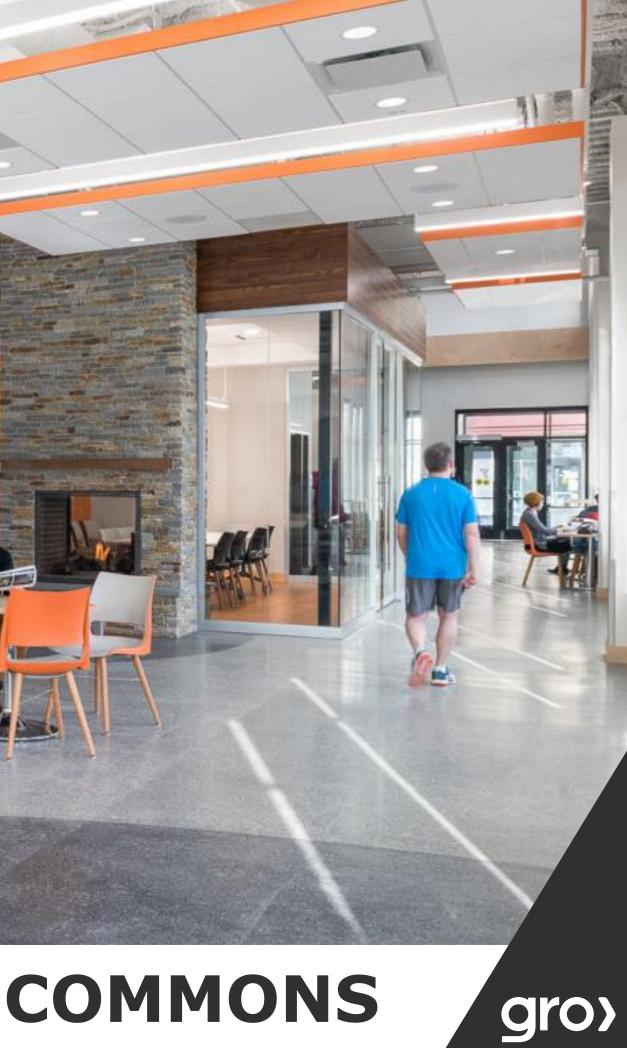
## **Demographics. Growth. Precedents.**













# PALMER'S TEACHING KITCHEN

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# **COMMUNITY KITCHEN**







### **Public Places Master Plan:**

### Arlington County 2016 Parks and Recreation Needs Assessment Survey

Swimming pools are the most needed indoor facility with 63% of households indicating a need, a 5% increase from 2008.



# **MEETING COMMUNITY NEEDS**

YMCA 20

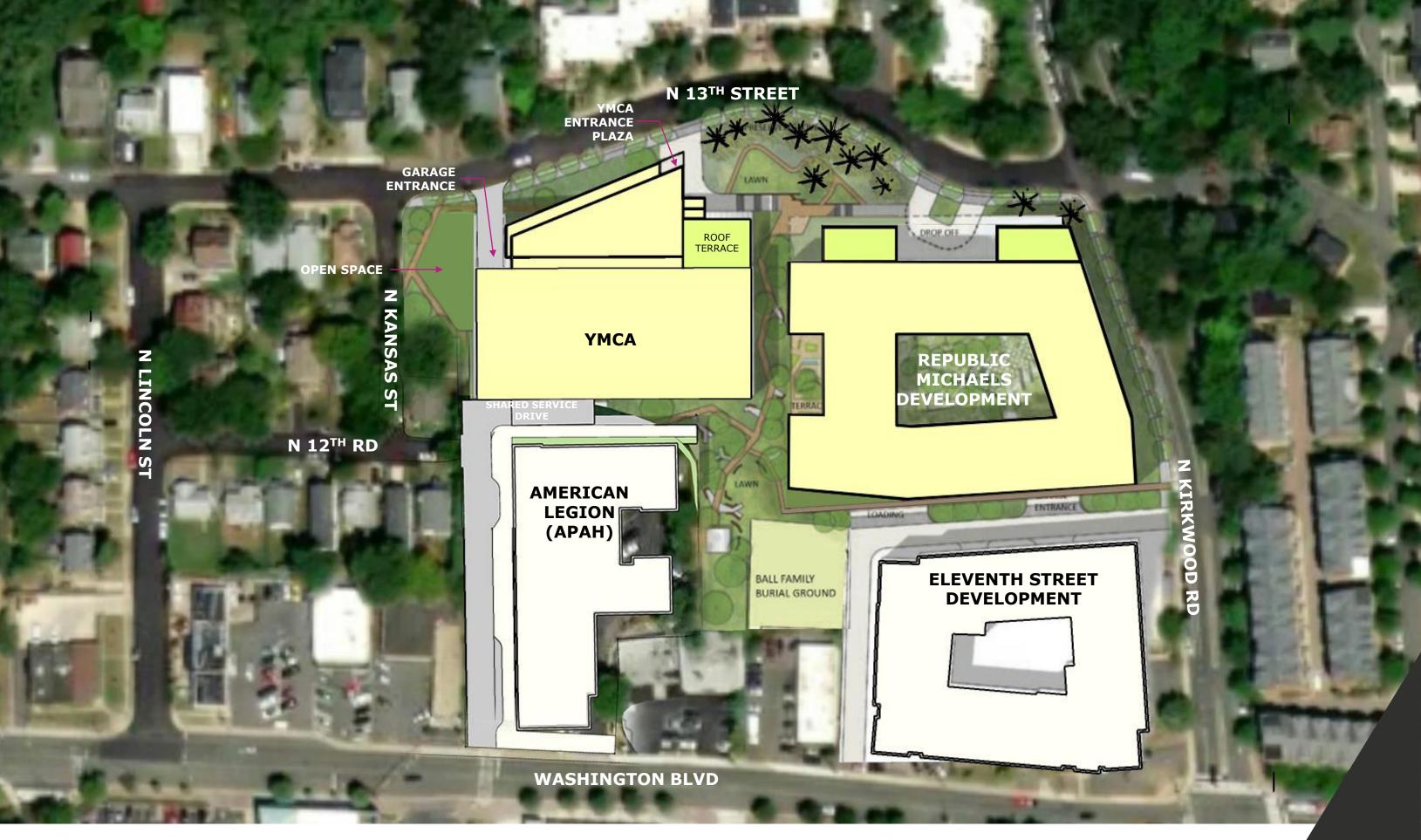


# THE PLACE

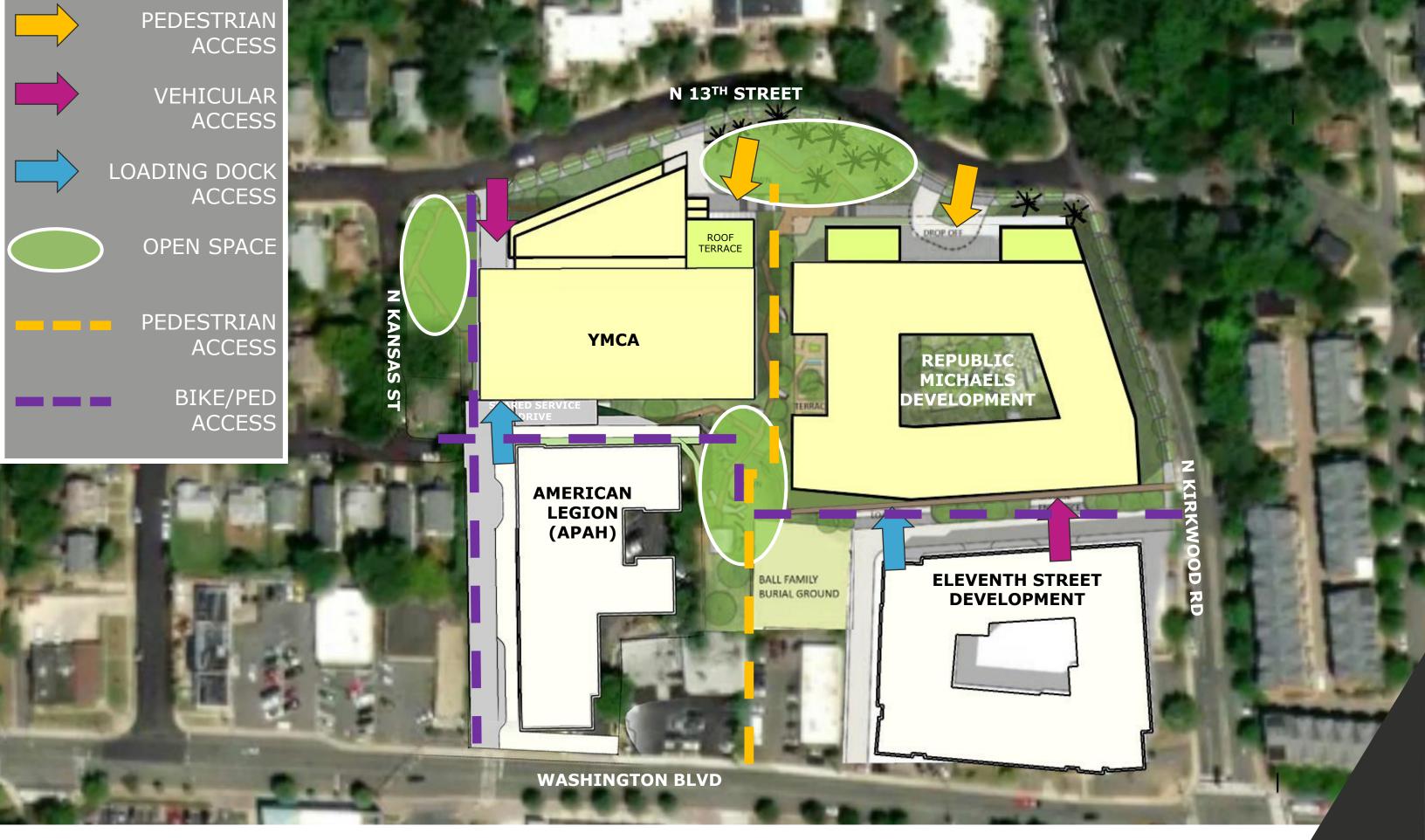
# Site Plan. Massing Studies. Sections.



# **PROPOSED SITE PLAN**



# **PROPOSED SITE DIAGRAMS**





## **RESIDENTIAL HIGHLIGHTS**

## •374 market-rate apartments Mix of unit types: micro, studio, 1 bedroom, and 2 bedroom Right-sized parking at 331 spaces below grade, .88 per unit

PRESERVED **GROVE OF MATURE TREES** 

# **PROPOSED MASSING**

YMCA 24

**OPEN** SPACE

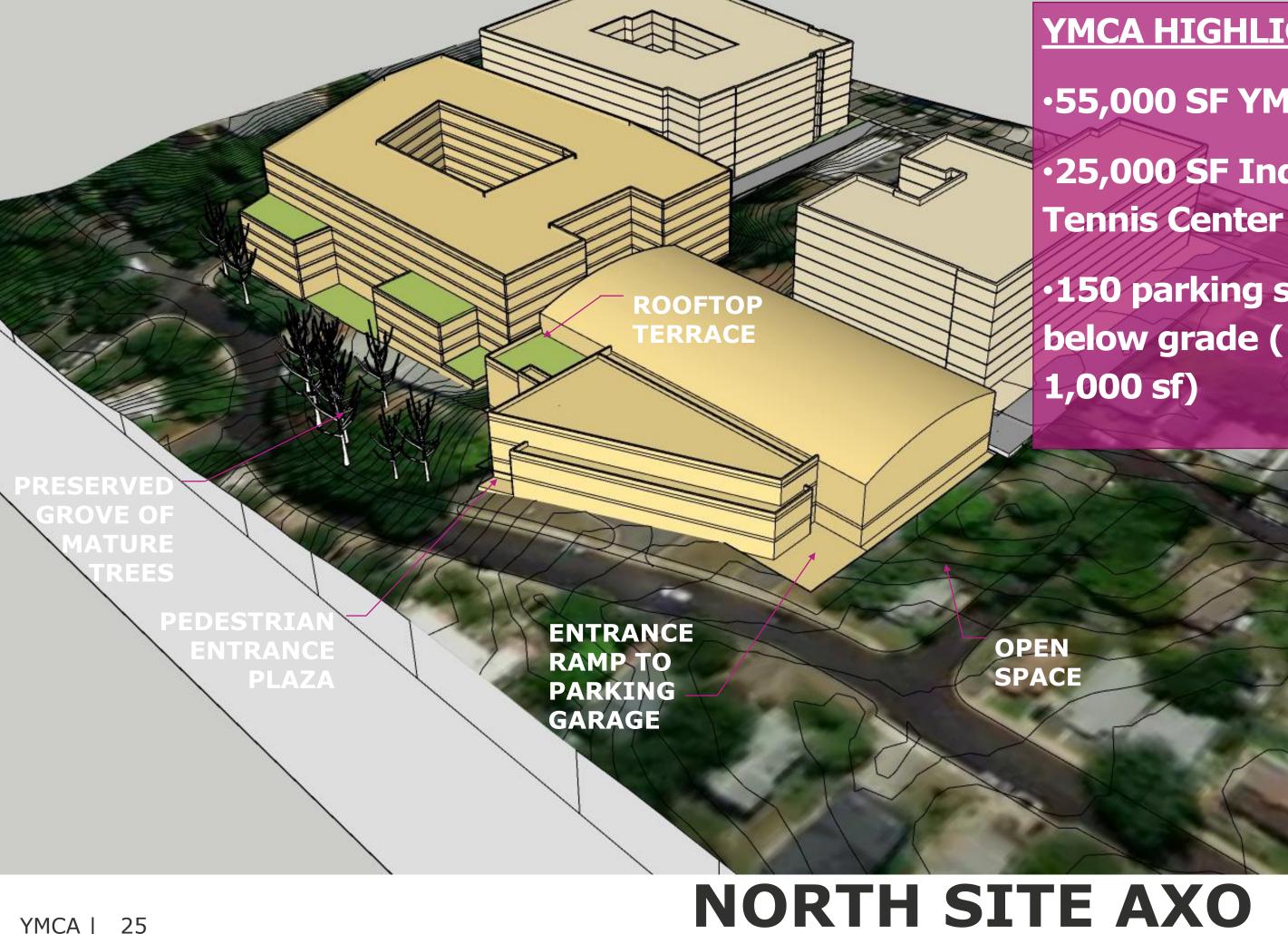
ENTRANCE RAMP TO PARKING GARAGE





ROOFTOP

ERRACE



## YMCA HIGHLIGHTS

## •55,000 SF YMCA

•25,000 SF Indoor

# •150 parking spaces below grade (1.875 per



# **STREET VIEW FROM NORTHEAST**

YMCA | 26



### PEDESTRIAN ENTRANCE PLAZA

### PRESERVED GROVE **OF MATURE TREES**



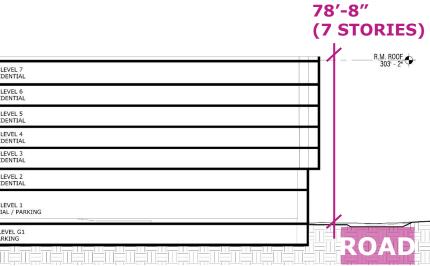
# **EAST WEST SITE SECTIONS**



### **SECTION B-B**

	45′-0″ (3 STORIES) ↓ HIGH ROOF 300°-0°						
	◆ HIGH ROOF 300' - 0" ↓ LOW ROOF 292' - 0"						RM LEVEL RESIDENT
						6 8 10 1 N	RM LEVEL RESIDENT
~	-\$\overline{\begin{bmatrix} LEVEL 3 \\ 278' - 0"		YMCA LEVEL 2 TENNIS CENTER				RM LEVEL RESIDENT
	- <u> <u> LEVEL 2</u> <u> 264' - 0"</u> </u>		TENNIS CENTER				RM LEVEL RESIDENT
		YMCA LEVEL 1 PARKING		YMCA LEVEL 0.5	YMCA LEVEL 0.5		RM LEVEL RESIDENT
	250° + 0° LEVEL 0.5 POOL 246° = 0°		PARKING RAMP	- LOCKER ROOMS			RM LEVEL RESIDENT
							RM LEVEL RESIDENTIAL /
							RM LEVEL PARKING





APAH PARAPET 339' - 6"

