



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**



ABOUT THE YMCA

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



ARLINGTON
YMCA



ARLINGTON YMCA
TENNIS CENTER



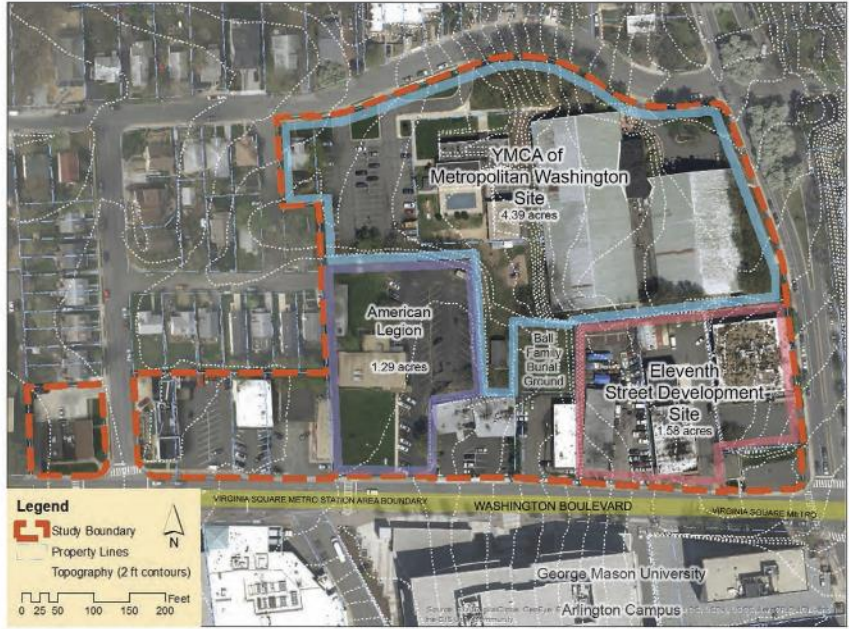
EXISTING SITE

APPENDIX 1

Study Process and Scope

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

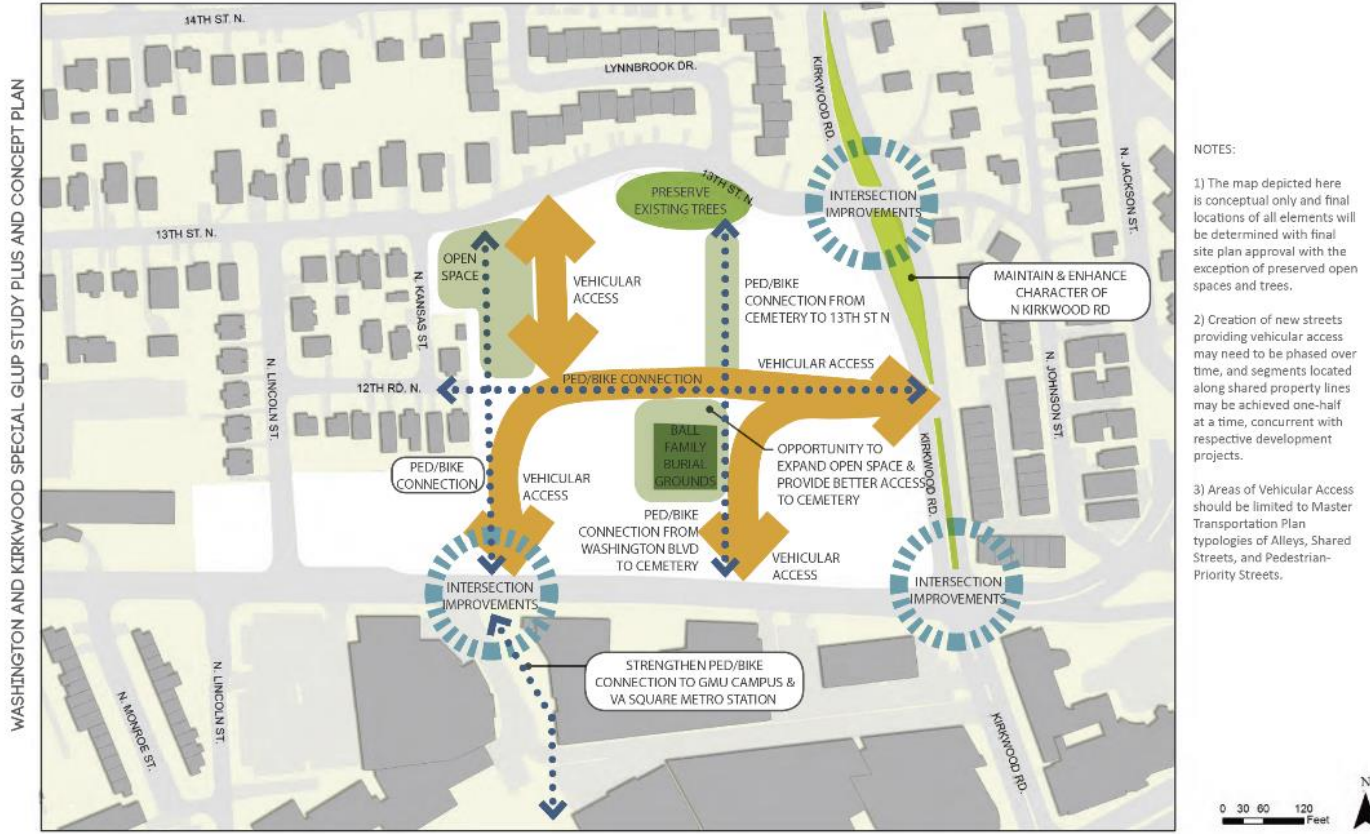
Map 1.
Study Area, Washington Boulevard and Kirkwood Road Special GLUP Study Plus



BACKGROUND

Applications
In June 2016, Eleventh Street Development, 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 September 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 are depicted in Map 1.

CIRCULATION AND PUBLIC SPACE CONCEPT MAP



- NOTES:
- 1) The map depicted here is conceptual only and final locations of all elements will be 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.

BUILDING HEIGHT AND FORM CONCEPT MAP



LAND USE CONCEPT MAP



EXCERPT FROM GLUP STUDY

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.



OUR PRESENT



OUR VISION







COMMUNITY KITCHEN

• VENUES



TEEN CENTER





Public Places Master Plan:

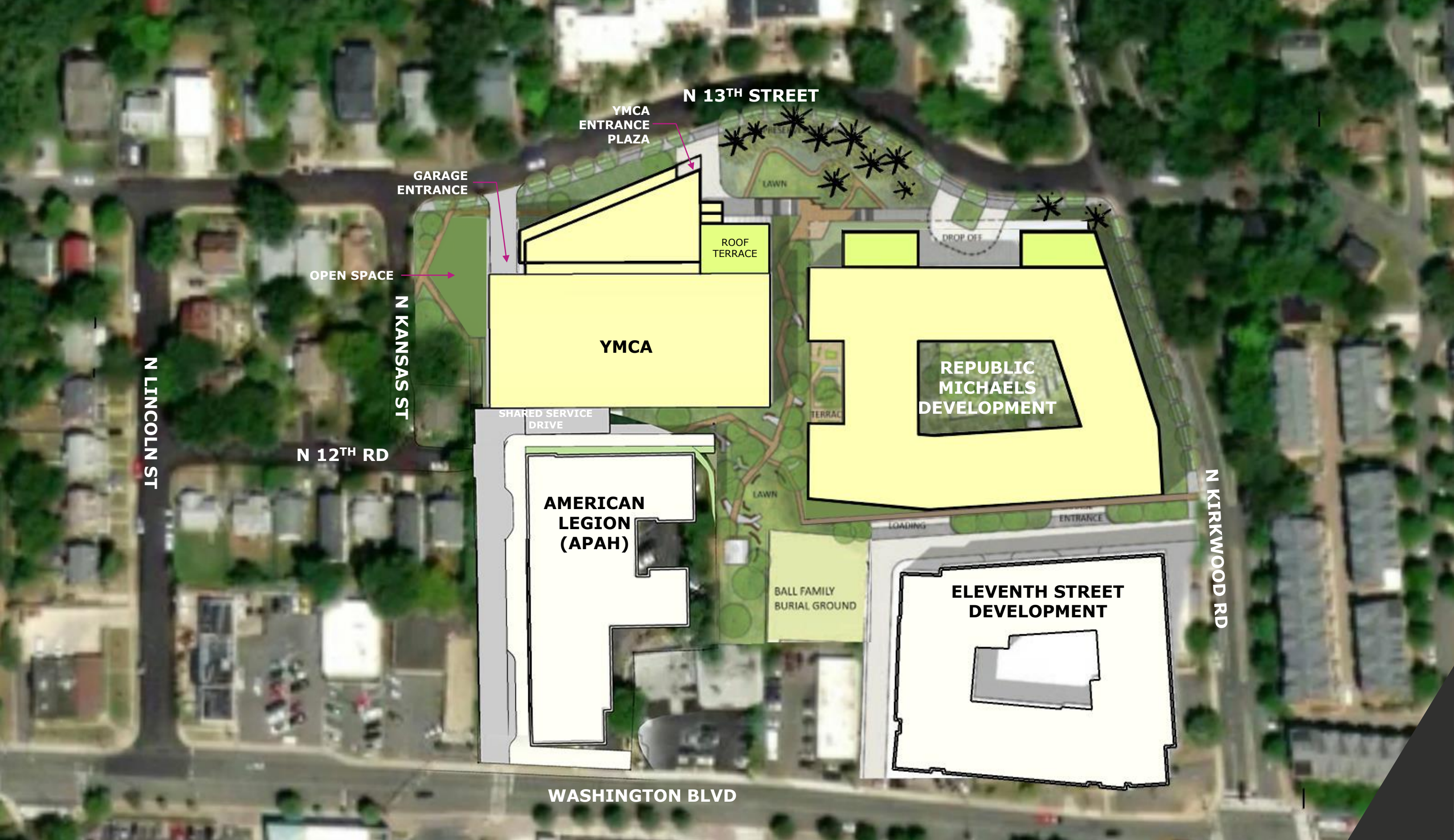
Arlington County 2016 Parks and Recreation Needs Assessment Survey

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

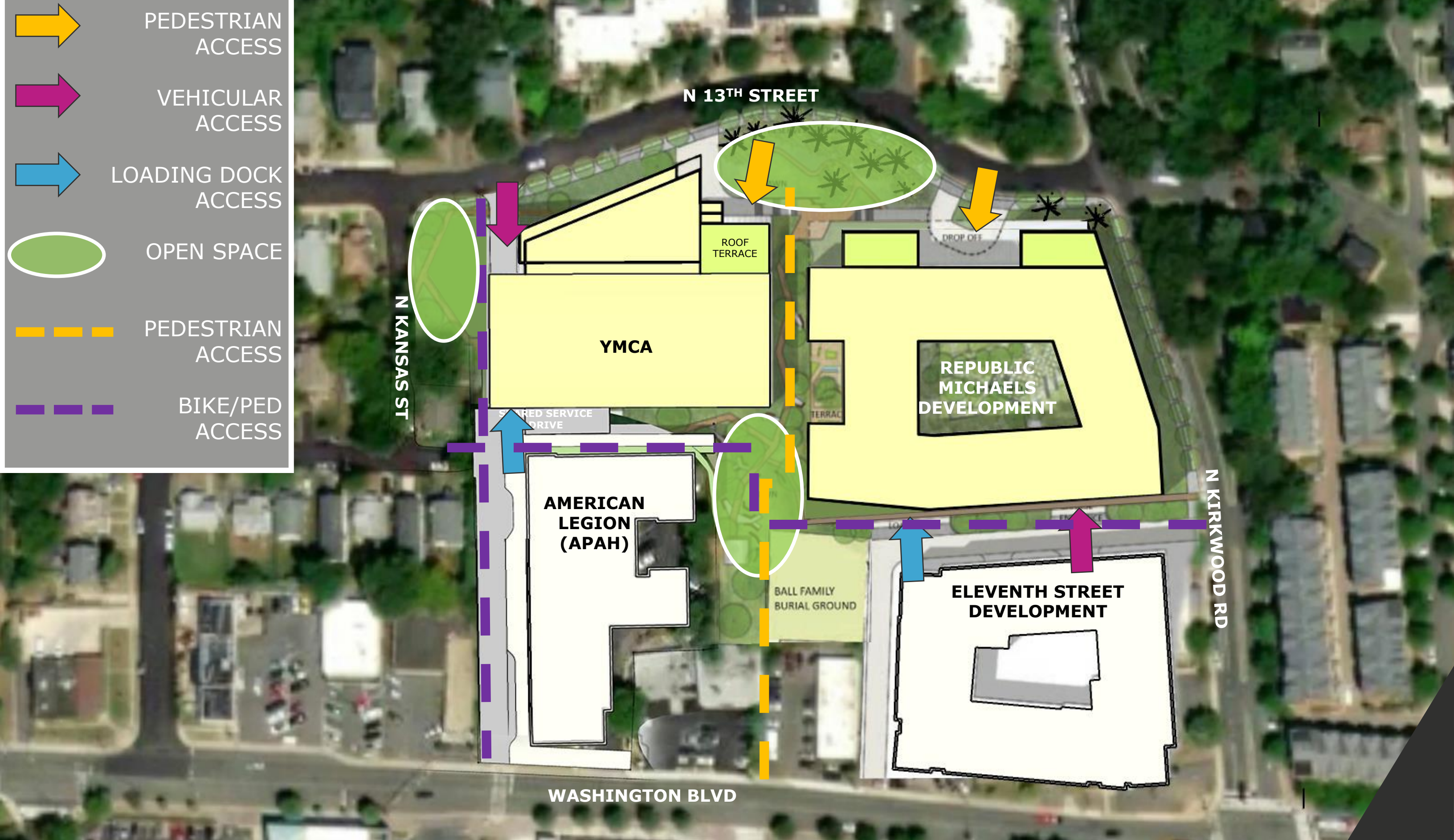
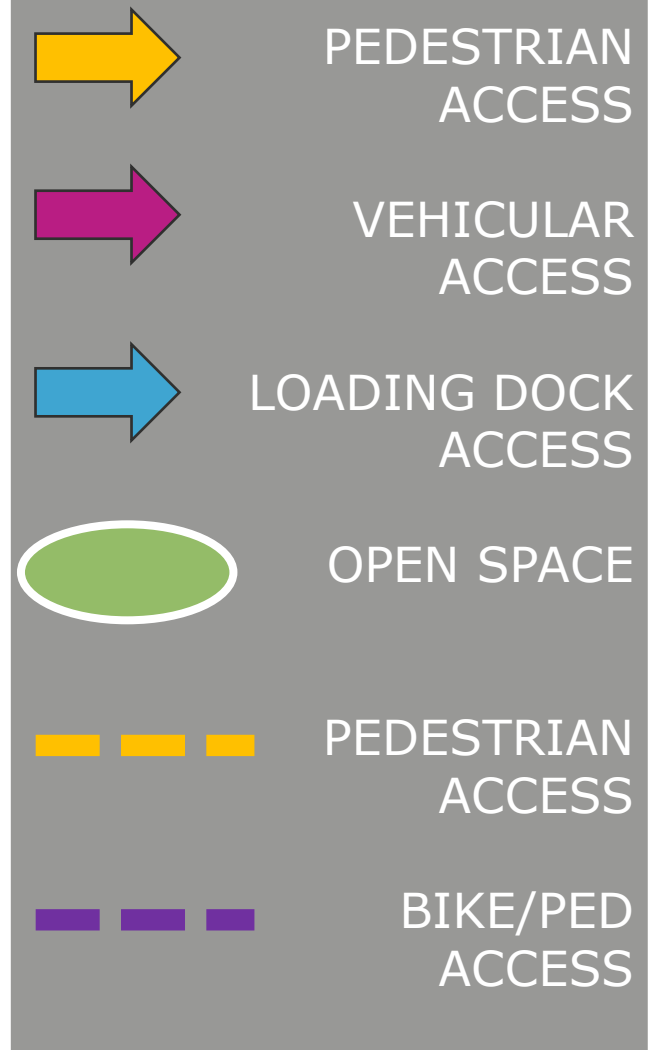


THE PLACE

Site Plan. Massing Studies. Sections.



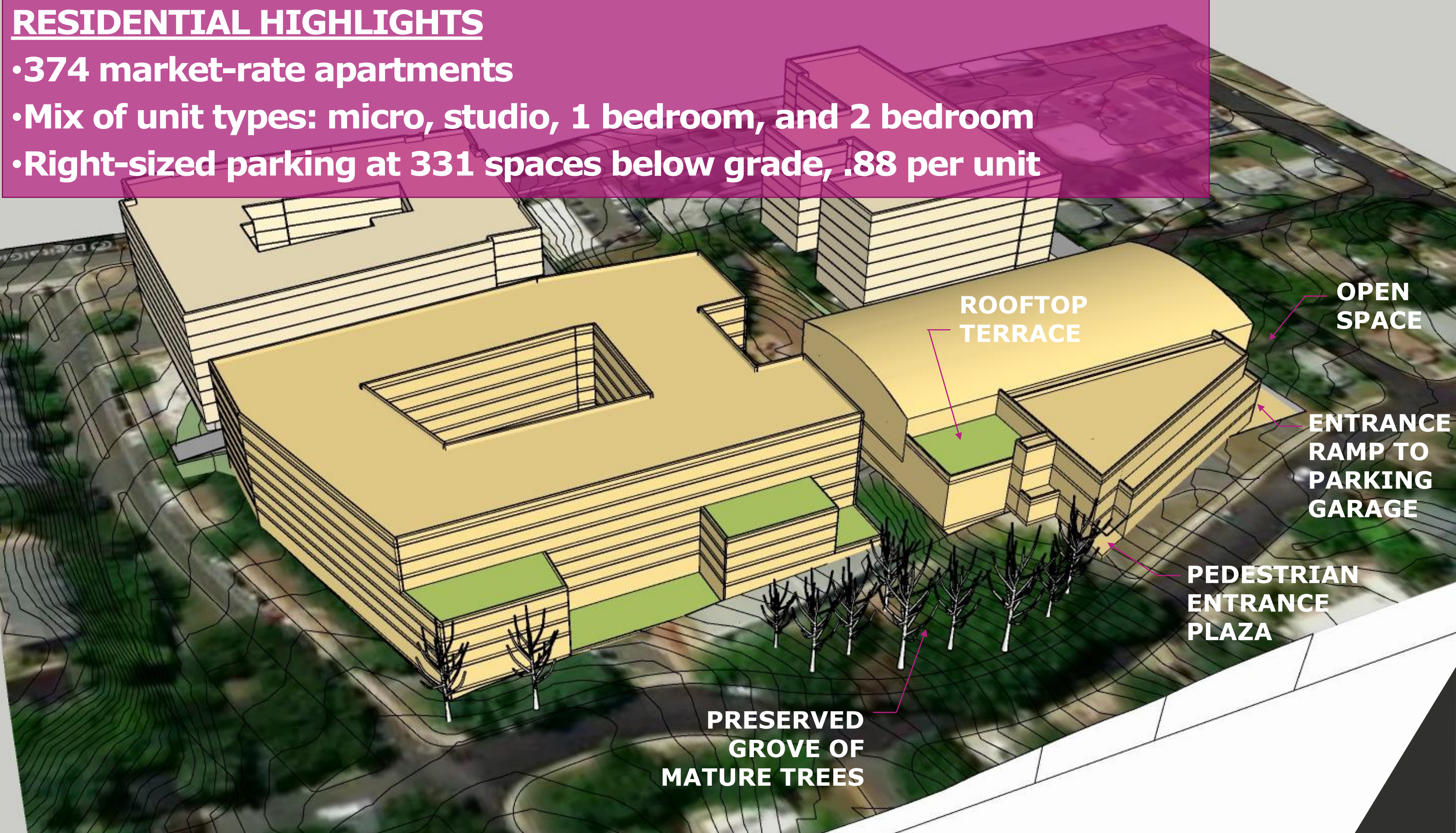
PROPOSED SITE PLAN



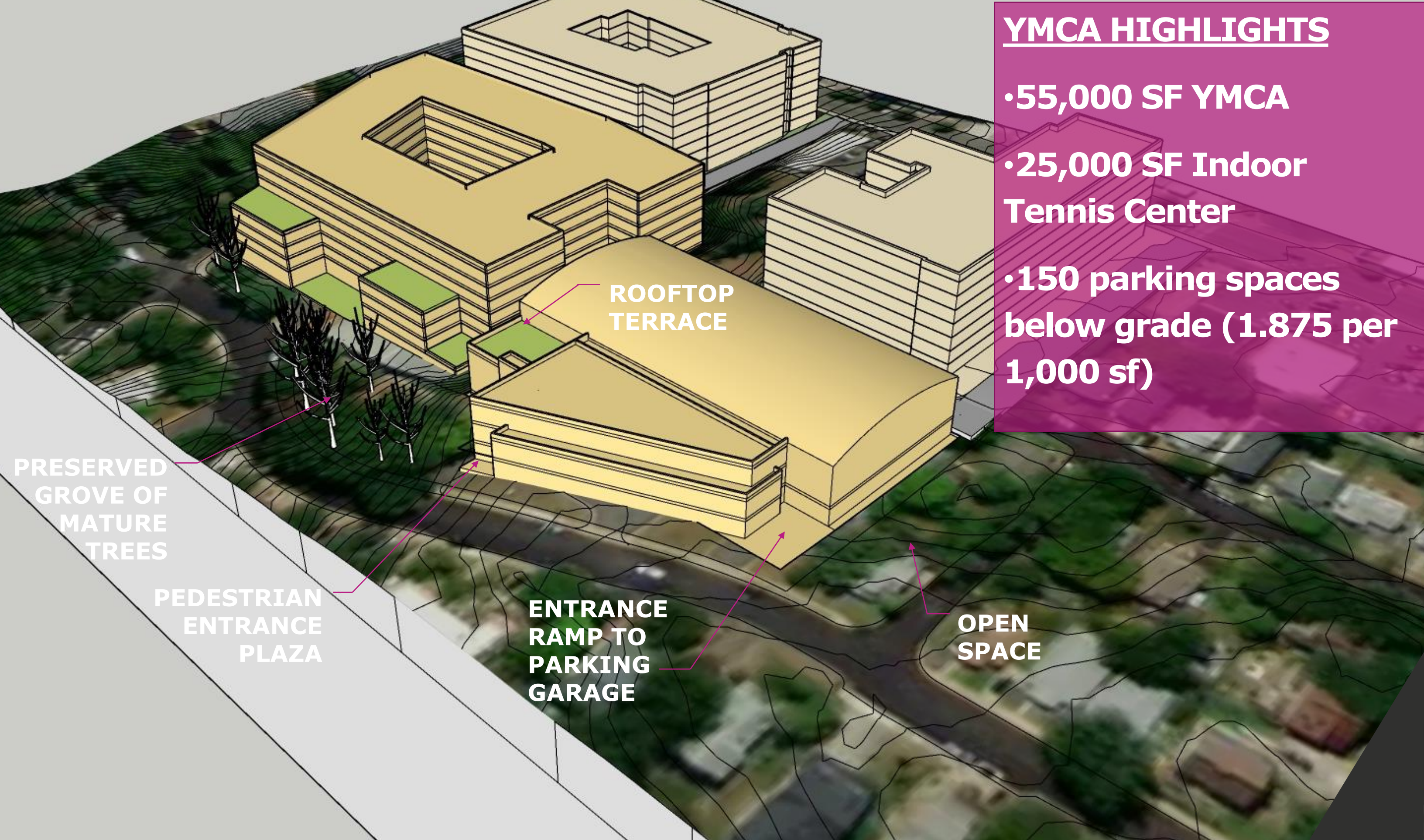
PROPOSED SITE DIAGRAMS

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



PROPOSED MASSING



YMCA HIGHLIGHTS

- 55,000 SF YMCA
- 25,000 SF Indoor Tennis Center
- 150 parking spaces below grade (1.875 per 1,000 sf)

PRESERVED
GROVE OF
MATURE
TREES

PEDESTRIAN
ENTRANCE
PLAZA

ROOFTOP
TERRACE

ENTRANCE
RAMP TO
PARKING
GARAGE

OPEN
SPACE

NORTH SITE AXO

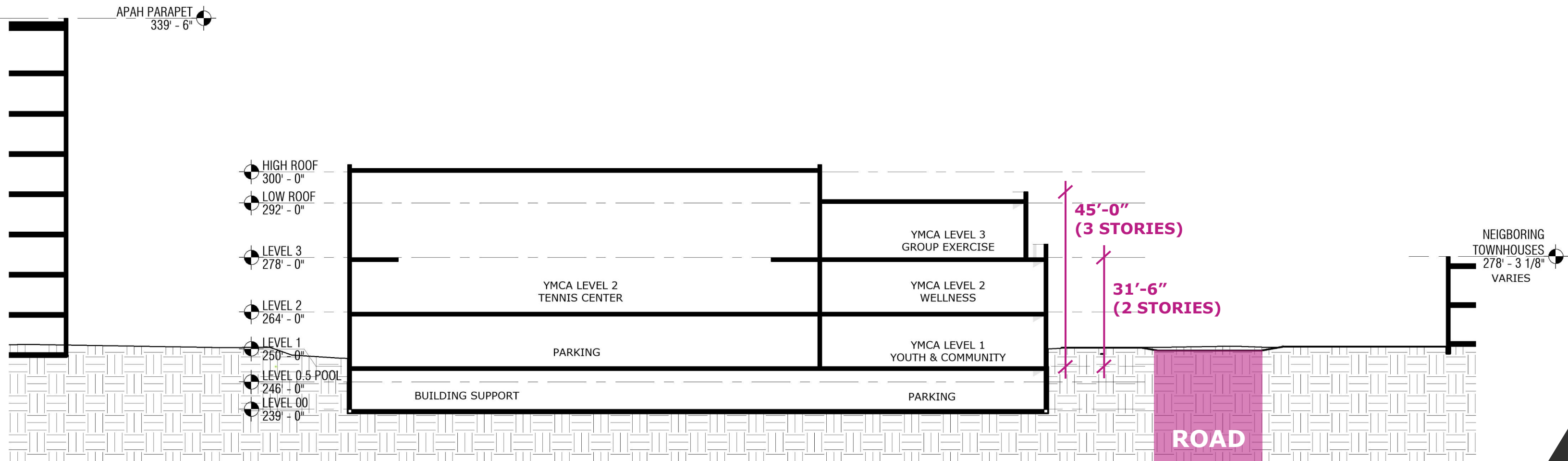
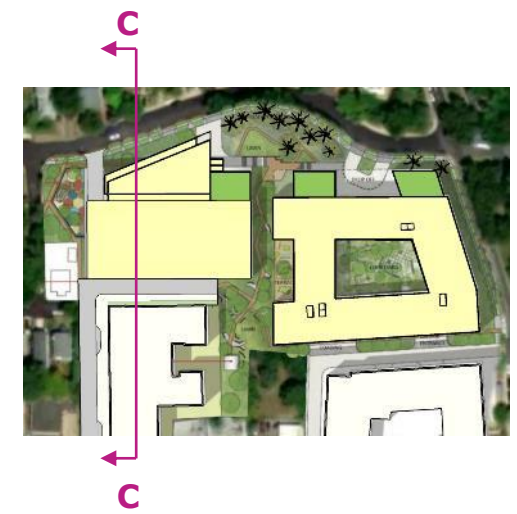


**BUILDING
STEPS DOWN
AS IT
APPROACHES
13TH STREET**

**PEDESTRIAN
ENTRANCE
PLAZA**

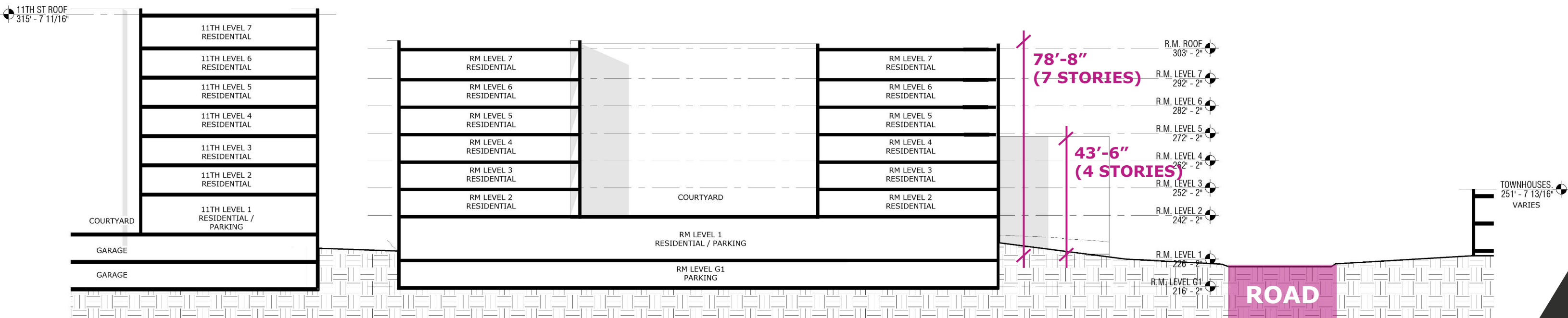
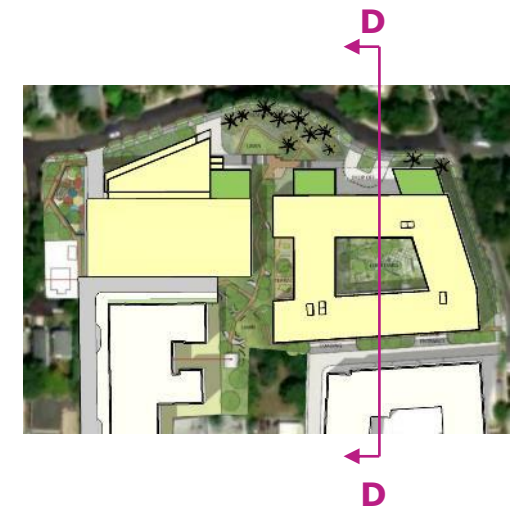
**PRESERVED GROVE
OF MATURE TREES**

STREET VIEW FROM NORTHEAST



SECTION C-C

NORTH SOUTH SITE SECTION



SECTION D-D

NORTH SOUTH SITE SECTION



DISCUSSION