

ACTION PLAN



Implementation Matrix

The Implementation Matrix for the Virginia Square Sector Plan lists the proposed recommendations, timeframes for accomplishment, agency(s) responsible for implementation (lead agency shown in **bold**), and the mechanism(s) to help achieve the recommendation. **The implementation matrix also identifies recommendations that may have an impact on current and future County budgets. These recommendations may be a combination of funds currently available in the Capital Improvement Program (CIP) (current CIP funding available) and/or additional funds needed for implementation (unallocated funds/future funding). These recommendations show estimates of possible budget requests within a five year period or longer. It is important to note that while the County Manager is not recommending these requests at this time, the requests may be part of future budget cycles for County Board consideration.**

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
Land Use and Zoning Recommendations							
1	Adopt the Virginia Square Sector Plan.	AWP	DCPHD	N/A	N/A		
2	Track sector plan recommendations for implementation and include recommendations in the appropriate CIP cycle. Provide an annual status report to the Planning Commission.	O	DCPHD	N/A	N/A		
3	Encourage the Ballston Partnership, Ashton Heights Civic Association, and Ballston-Virginia Square Civic Association to help in implementation of the recommendations included in this sector plan. Arlington Funeral Home Site:	O	DCPHD/DED	N/A	N/A		
4	a) Change the General Land Use Plan designation from High-Medium Residential Mixed Use to Medium Office-Apartment-Hotel to encourage office or mixed-use development, including cultural and/or educational community uses, and which could also include residential uses as a component of a development project. Add an open space symbol on the GLUP designating an urban plaza to provide an open space and visual connection to Central Library. Any redevelopment project should address all properties on this block. b) Encourage developers to provide community facilities on site, to possibly include a black-box theater through redevelopment. (See recommendations 13 and 14).	a) ST b) WRO	DCPHD DPRGR/DED	GLUP Amendment/ Special Exception Process	N/A		
5	Virginia Square site: Change the General Land Use Plan designation from High Residential to High Office-Apartment-Hotel to encourage development of a mixed-use building with cultural and/or educational uses as a component of the building through redevelopment. Also, add an open space symbol on the GLUP to achieve the Virginia Square plaza adjacent to the building, facing Fairfax Drive. (See recommendations 13 and 14).	ST	DCPHD	GLUP Amendment/ Special Exception Process	N/A		

¹ AWP Adopt with Plan, WRO When Redevelopment Occurs, O Ongoing, ST Short Term (immediately or within 1 year), MT Mid Term (within 3 years), LT Long Term (3 years or longer)

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
6	<p>Maury Park:</p> <p>a) Change the General Land Use Plan designation for residential properties between Maury Park, North Lincoln Street and 8th Street from Low Residential to Public .</p> <p>b) As a long-term goal, acquire the properties from willing sellers as described above and develop a master plan for implementation.</p> <p>c) For commercial properties facing Wilson Boulevard, maintain the Service Commercial GLUP designation and encourage mixed uses, to include art related or other cultural uses, through redevelopment.</p> <p>(See recommendation 66 and 67).</p> <p>Quincy Street Extension Park:</p> <p>a) Change the General Land Use Plan designation at Quincy Street Extension Park from Medium Residential to Public for properties the County currently owns.</p> <p>b) Maintain current zoning designations as C-2 for this park property and for future negotiations to acquire additional park space.</p> <p>c) Move the open space symbol to the north in the areas designated as Medium Residential, adjacent to the County-owned property, as possible properties to acquire in the future for park expansion.</p>	<p>a) ST</p> <p>b) LT</p> <p>c) WRO</p>	<p>DCPHD/DPRCR OSS</p>	<p>GLUP Amendment/CIP/ Special Exception Process</p>	<p>a) N/A</p> <p>b) CIP</p> <p>c) N/A</p>	<p>\$3.9million</p>	<p>\$² Additional funds necessary for design and construction.</p>
7	<p>Georgetown Medical Facilities site: Change the General Land Use Plan designation from High-Medium Residential Mixed-Use to Medium Office-Apartment-Hotel for the property east of North Pollard Street and north of Fairfax Drive. This designation could provide an opportunity for the medical office uses to expand and could provide similar office or mixed-use development along the north edge of Fairfax Drive. The medium-density designation would provide a transition in density and building height from the High Office-Apartment-Hotel designation to the Arlington Funeral Home site and Quincy Library.</p>	<p>a) ST</p> <p>b) O</p> <p>c) ST</p>	<p>DCPHD DPRCR</p>	<p>GLUP Amendment/ Special Exception Process</p>	<p>N/A</p>	<p>N/A</p>	<p>Possible acquisition costs necessary if expansion of the park is desired.³</p>
8	<p>Georgetown Medical Facilities site: Change the General Land Use Plan designation from High-Medium Residential Mixed-Use to Medium Office-Apartment-Hotel for the property east of North Pollard Street and north of Fairfax Drive. This designation could provide an opportunity for the medical office uses to expand and could provide similar office or mixed-use development along the north edge of Fairfax Drive. The medium-density designation would provide a transition in density and building height from the High Office-Apartment-Hotel designation to the Arlington Funeral Home site and Quincy Library.</p>	<p>ST/WRO</p>	<p>DCPHD</p>	<p>GLUP Amendment/ Special Exception Process</p>	<p>N/A</p>		

² 2002 Real Estate Assessment

³ This project could occur through private redevelopment initiatives.

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
9	<p>East End: Designate properties between North Lincoln Street east to 10th Street, and Wilson Boulevard and Fairfax Drive, as a Special Coordinated Development District . Expectations for site plan development under the Special Coordinated Development District include:</p> <ul style="list-style-type: none"> - A mix of housing types and prices, including at least five percent of all new units as affordable housing on-site (see Housing Recommendations 59 and 60). - Quality architecture with building heights that taper down toward Wilson Boulevard and the Clarendon station area - Street-level retail/cultural/educational uses - Generous sidewalks with street tree plantings and other streetscape elements - Public open spaces with public art - Shared parking in office development - Mid-block pedestrian walkways and vehicular access along the 9th Street Corridor <ul style="list-style-type: none"> ▪ Change the GLUP designation to Medium Density Mixed Use with a FAR of 4.0 for these properties. Encourage residential uses on the blocks between North Lincoln Street and North Kenmore Street and commercial or mixed-uses on the blocks between North Kenmore Street to Fairfax Drive/10th Street consistent with the concept plan. ▪ Create a new zoning district to permit development consistent with the expectations listed above and the urban design guidelines for the Special Coordinated Development District in the sector plan. 	<p>a) ST b) ST</p>	<p>DCPHD DPRCR/DPW</p>	<p>GLUP Amendments/ Zoning Ordinance Amendment</p>	<p>N/A</p>		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
10	South Edge of Wilson Boulevard and North Edge of Washington Boulevard: Continue to explore revitalization strategies for commercial areas, including changes to the C2 district, streetscape improvements, site and buffer improvements, and the possible creation of a Special Revitalization District.	O	DCPHD DED/DPW	Special Exception Process/CIP/ Design Guidelines/ Zoning Ordinance Amendments	CIP ⁴	N/A	Additional funding for implementation would be necessary based on the design. ⁵
11	Continue to implement the Quincy Street Plan with a mix of medium-density residential and open space uses.	O	DCPHD DPRCR	Special Exception Process	N/A		
12	Negotiate with FDIC as redevelopment plans proceed to develop an urban campus with pedestrian-oriented buildings and sidewalks; provide shared parking and community facilities (on- or off-site).	O	DCPHD	Special Exception Process	N/A		
13	Implement the recommendations in the Retail Action Plan to generate a variety of types, sizes, and spaces of retail.	O	DCPHD/DED	Special Exception Process	N/A		
Cultural, Educational and Historic Resource Recommendations							
14	Encourage private development of new cultural and educational uses, including a community cultural/performing arts facility, preferably at the Arlington Funeral Home site and the Virginia Square site.	O	DCPHD/DPRCR	Special Exception Process	N/A		
15	Negotiate with GMU, FDIC, WMATA or other major institutions/agencies, as possible public partners in developing cultural and/or educational venues in Virginia Square or other resources that would benefit the Virginia Square and Arlington community. If the County can assist in developing cultural and/or educational venues in Virginia Square, possibly through site acquisition, a development strategy should be explored and the top priority should be the Arlington Funeral Home site. The Virginia Square site should be a second priority.	O	DCPHD OSS/DPRCR	Special Exception Process/ CIP	CIP	N/A	Arlington Funeral Home Site: \$1.5 million ⁶ VA SQ Site: \$2.7 million ⁷ Additional funds would be necessary for planning, design and construction

⁴ This project could be a candidate for future funding as part of the Commercial Revitalization Program.

⁵ This project could occur through private redevelopment initiatives.

⁶ 2002 Real Estate Assessment. This project could occur through private redevelopment initiatives.

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No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
16	Continue to explore the designation of Virginia Square as a special cultural and/or arts district (or similar) with the Arts Commission and how that designation can be used to facilitate additional cultural venues. (See the Arts Commission recommendation for Tier 2 cultural areas in <i>A Vision for the Future January 2000</i>).	LT	DPRCR DCPHD/DED/DMF	Special Exception Process	N/A		
17	As part of a special cultural and/or arts district in Virginia Square, develop incentives and marketing programs to attract cultural- and educational-supportive businesses to Virginia Square in storefront locations such as galleries, art and supply stores, bookstores, photography galleries, architecture and design firms, and live/work space for artists, consistent with the Retail Action Plan. Unique signs and banners at gateways, along the streetscape or attached to buildings could also be used in Virginia Square to mark the station area's cultural identity.	LT	DED DCPHD/DPRCR/DMF	N/A	N/A		
18	Continue to collaborate with GMU on expansion of the Arlington Campus, consistent with the Memorandum of Understanding (MOU). Identify measures to increase transit use and reduce vehicle trips to the campus. Work with the University to permit community use of the campus facilities, such as meeting rooms, parking, auditoriums, and classrooms.	O	DED DCPHD/DPW	N/A	N/A		
19	Maintain the historic character of the Maury School site as park expansion occurs.	O	DPRCR OSS/DCPHD	N/A	N/A		
20	Encourage the use of historic preservation tax credit programs when undertaking renovations to historic resources.	O	DCPHD	N/A	N/A		
Transportation and Circulation Recommendations							
21	Through redevelopment and County initiatives, create readily identifiable and convenient pedestrian connections across streets by redesigning intersections, marking crosswalks and/or installing high-tech pedestrian crossing devices, such as countdown signals. <ul style="list-style-type: none"> Shorten the length of crosswalks by installing rubs in areas of heavy pedestrian traffic and where on-street parking is provided, particularly along Fairfax Drive, Wilson Boulevard and cross streets in the Core Area. 	WRO	DPW DCPHD	Special Exception Process	N/A		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
22	Enhance walkways to entice pedestrian circulation and improve pedestrian safety and visibility consistent with the forthcoming Walk Arlington Plan and Public Art Master Plan. Improvements include widening sidewalks with special paving and installing street trees, streetlights, benches, trash receptacles, and public art and the installation of more-visible crosswalks. Infrastructure, street furniture, and architecture are places that should be considered for public art.	O	DPW DCPHD	Special Exception Process	N/A		
23	Improve pedestrian circulation by limiting the number of curb cuts and minimizing the quantity of portecocheres and drop-off areas. Consolidate garage and/or loading entrances.	O	DPW DCPHD	Special Exception Process	N/A		
24	Redesign Wilson Boulevard from North Lincoln Street to North Randolph Street as a future project with four, through travel lanes (10 feet wide) and wide sidewalks. Align the north and south curb edges for continuous travel lanes and sidewalks. Where feasible, provide on-street parking (8 feet wide) along both curbs and install left-turn lanes at North Quincy Street. Install nubs (projecting approximately 6 feet) at determined intersections to reduce the crosswalk distance. Improve the sidewalks and streetscape along the south edge of Wilson Boulevard to achieve a 13-foot and 8-inch-wide sidewalk. Improve sidewalks and streetscape on the north edge to achieve a 16-foot-wide sidewalk (except for sidewalks that have already been approved to 14 feet). Where constraints exist, such as the Wilson Boulevard Christian Church, construct sidewalks with the maximum width possible.	ST	DPW OSS/DCPHD	CIP	CIP	\$150K (FY97) to design and construct streetscape improvements in front of the Indian Spice shop, Pizza Hut, and Oakland Park	Additional costs to complete streetscape and sidewalk improvements (\$ per linear foot)
25	Redesign Wilson Boulevard from 10th Street North to North Lincoln Street as a future project with four, 10-foot wide through-travel lanes and 13-foot and 8-inch-wide sidewalks along the south side and 12 feet wide along the north side until redevelopment occurs at which time 16-foot-wide sidewalks will be required. Align the north and south curb edges for continuous travel lanes and sidewalks. Where feasible, provide on-street parking (8 feet wide) along both curbs. Install nubs (projecting approximately 6 feet) at determined intersections to reduce crosswalk distances. Where constraints exist, construct sidewalks with the maximum width possible.	ST	DPW OSS	CIP	CIP	\$60K (FY97) to \$500K (FY99) to design and construct streetscape improvements which include 10-foot-wide sidewalks, tree pits, and install street trees	Additional funding needed for design & construction to relocate curb/gutter, build nubs, and to build 12-foot-wide sidewalks instead of the originally designed 10-foot-wide sidewalks.

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
26	<p>As part of the Clarendon Land Use and Transportation Study, undertake a comprehensive evaluation of the transportation network through Virginia Square and Clarendon to ensure safe and efficient movement for motorists, pedestrians and bicyclists. Consider nationwide best transportation practices and possible new street configurations. Implement recommendations made during that planning process.</p> <ul style="list-style-type: none"> Redesign the intersections of Wilson Boulevard and 10th Street, Washington Boulevard and Wilson Boulevard, and 10th Street and Fairfax Drive to facilitate pedestrian use. Rebuild the segment of Wilson Boulevard between 10th Street and Washington Boulevard to improve pedestrian safety and convenience. 	ST/LT	DPW DCPHD	N/A	N/A		
27	<p>Retain Washington Boulevard as a four-lane roadway. Install or improve pedestrian crosswalks from North Quincy Street to North Kirkwood Road, particularly to the GMU campus, Giant grocery store, the commercial uses north of Washington Boulevard, to Quincy Park, and the residences approaching N. Quincy Street. Widen sidewalks to encourage and accommodate pedestrian traffic.</p>	LT	DPW DCPHD	Special Exception Process/ CIP	CIP ⁸	N/A	\$/LF for streetscape improvements
28	<p>Maintain the boulevard concept for Fairfax Drive with four travel lanes, a center median, and on-street parking on both sides of the street where feasible. Install medians, with approval from VDOT when required, at intersections to shorten the crosswalk length, particularly at North Monroe Street and North Nelson Street. Lengthen medians to the crosswalks to create a pedestrian refuge. Plant additional street trees and low vegetation in the medians to gain additional tree coverage and improve the overall appearance of this main street.</p>	O	DPW DPRCR/DCPHD	Special Exception Process/CIP	CIP ⁹	N/A	\$/LF for streetscape improvements

⁸ This project could be a candidate for future funding as part of the Commercial Revitalization Program.

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No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
29	Maintain Monroe Street as a two-lane connector road, providing north-south pedestrian and vehicular access in the central area of Virginia Square. Through redevelopment at FDIC or other nearby projects, narrow Monroe Street north of Fairfax Drive to reduce the width of crosswalks. Move the curb edge toward the centerline to accommodate two 10-foot-wide travel lanes, two 8-foot-wide parking lanes, and a left-turn lane from Monroe Street onto eastbound Fairfax Drive through redevelopment at FDIC or other nearby projects.	WRO	DPW/DCPHD	Special Exception Process	N/A		
30	As part of the Walk Arlington process, redesign 9 th Street, west of North Monroe Street, with special elements which could include periodic open spaces, public art, street furniture and landscape materials. This process should include a block by block analysis and the design should create a more pedestrian-friendly street. Consider center medians, approximately 10- to 15-foot wide, or moving the curb toward the centerline to gain additional sidewalk width and to reduce the total street width.	a) ST (design) b) LT (Implementation)	DPW DCPHD/DPRCR	Operating	a) Operating b) CIP	N/A	Based on design
31	Through redevelopment, create a right-of-way for a public pedestrian and vehicle access along the 9 th Street alignment east of N. Lincoln Street, consistent with the Special Coordinated Development District urban design guidelines in this sector plan and the Walk Arlington Plan. Develop this right-of-way with special elements such as adjacent open spaces, public art, street furniture, shade trees and ornamental plantings, and special paving. This area should be designed as part of the overall site design and should relate to the surrounding architectural details. This right-of-way should offer public pedestrian and vehicular access and should be unlike a typical street section. The space should be created with a higher quality environment for pedestrians, should be developed as an intimate, narrow space, and should be activated by residential entrances, rather than traditional retail. An open space or special feature should be provided at the terminus of 9 th Street.	WRO	DPW/DCPHD DRPCR	Special Exception Process	N/A		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
32	Provide a raised intersection at the intersection of 9 th Street and North Monroe Street to increase pedestrian visibility by the Metro station. Once completed/installed, evaluate the effectiveness of the raised elevation and pedestrian visibility. If determined successful, consider raised intersections, or similar treatment, along 9 th Street from North Pollard Street east to North Kenmore Street (or North Jackson Street if the right-of-way remains) to emphasize the pedestrian walkway along 9 th Street. Design this element in concert with recommendations in the forthcoming Walk Arlington Plan and Public Art Master Plan.	MT	DPW	Special Exception Process/CIP	CIP	N/A	\$150K
33	Relocate 5 th Place between North Quincy Street and North Pollard Street in Ashton Heights to increase the park size of Quincy Street Extension Park and/or facilitate a functional design.	O	DRPCR DPW/OSS/ DCPHD	Special Exception Process	N/A		
34	Install bike lanes on Quincy Street.	MT	DPW	CIP	CIP	N/A	Costs for striping
35	<p>a) Install when warranted and synchronize traffic signals along Wilson Boulevard and Fairfax Drive to improve vehicular flow and pedestrian circulation, especially from the surrounding neighborhoods to the Core Area and Metro station.</p> <p>b) Upgrade traffic signals at Washington Boulevard/13th Street, Washington Boulevard/Quincy Street, and Washington Boulevard/North Kirkwood Road.</p> <p>c) Implement the approved traffic signals when warranted at Wilson Boulevard/North Oakland Street, Wilson Boulevard/North Pollard Street. Evaluate the intersections of Wilson Boulevard/North Kansas Street, Fairfax Drive/North Nelson Street, and Fairfax Drive/North Kansas Street as a top priority for new traffic signals and install once they are warranted.</p> <p>d) In coordination with WMATA, as build-out occurs, continue to study the need and feasibility of additional entrances to the Virginia Square/GMU Metro station on the north side of Fairfax Drive. Evaluate two potential locations: 1) at the Virginia Square block north of the current Metro station entrance; and 2) on GMU/FDIC property near the mid-block pedestrian walkway.</p>	O	DPW DCPHD	Special Exception Process/CIP	CIP	N/A	\$100K per traffic signal (5 new signals proposed)
36	In coordination with WMATA, as build-out occurs, continue to study the need and feasibility of additional entrances to the Virginia Square/GMU Metro station on the north side of Fairfax Drive. Evaluate two potential locations: 1) at the Virginia Square block north of the current Metro station entrance; and 2) on GMU/FDIC property near the mid-block pedestrian walkway.	1) MT 2) LT	DPW DCPHD	Special Exception Process	WMATA		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
37	Maintain the existing bus routes in Virginia Square. Explore bus access to the GMU campus and other primary destinations in Virginia Square, including FDIC, Arlington Funeral Home site, Virginia Square site, and the Arlington Art Center.	O	DPW	N/A	Operating	\$60K/year	\$60K/year
38	Continue a shuttle-bus route (Lunch Loop) looping to and from the Ballston Mall through the Virginia Square station area and returning to Ballston.	O	DPW	N/A	Operating/ Costs sharing	\$60K/year	\$60K/year
39	Explore improvements to fixed facilities along bus routes such as shelters and signals.						
40	Ensure that street-level commercial uses have sufficient on- and off-street short-term parking available to maintain commercial viability. Require street-level retail uses to provide off-street parking within associated parking garage. Provide sufficient parking for cultural and/or educational facilities, for their patrons, for shared use by patrons of other community events, and for other non-commuter uses in Virginia Square.	O	DCPHD/DPW	Special Exception Process	N/A		
41	Maximize on-street parking to support commercial, cultural, educational and recreational uses and other short-term parking needs wherever feasible by maintaining existing parking around all buildings, including secure buildings, and acquiring new on-street spaces.	O	DCPHD/DPW	Special Exception Process	N/A		
42	When planning for new county or other public facilities in Virginia Square, consider additional parking spaces to help alleviate short-term parking needs in the station area.	O	OSS DCPHD/DPW	N/A	N/A		
43	Improve parking efficiency by requiring shared parking in all new office and residential construction throughout Virginia Square, particularly in parking structures. Require shared parking as a condition of site plan approval of commercial office development.	O	DCPHD	Special Exception Process	N/A		
44	Work with property owners to renegotiate parking agreements through the site plan amendment process to accommodate shared parking arrangements.	O	DCPHD	Special Exception Process	N/A		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
45	Consider providing a parking garage (public, private or partnership) in Virginia Square if a County study shows present or expected parking impairment to cultural, educational or commercial activities in the station area. In five years from the adoption of this plan, if a study is warranted, the County should commence a parking study. If additional reviews are required, consider undertaking a similar study every five years thereafter, or concurrent with the CIP cycle.	O	DED/DPW OSS/DMF	CIP	CIP ¹⁰		
46	Improve accessibility inside parking garages for short-term spaces and visitor spaces. Review site plans or other development plans to require visitor and retail parking spaces near parking garage entrances.	O	DCPHD	Special Exception Process	N/A		
Urban Design Recommendations							
47	Adopt the Area-Wide and Site Specific Urban Design Guidelines to help achieve the desired pattern and character of development in the Key Redevelopment Sites and other areas of Virginia Square. Encourage developers to collaborate with artists to generate creative design solutions in any development or redevelopment project. Integrate public art in new development projects or contribute to the Public Art fund, as defined in the forthcoming Public Art Master Plan.	AWP	DCPHD	N/A	N/A		
		O	DCPHD/DPRCR	Special Exception Process	N/A		

¹⁰ This project could be a candidate for future funding as part of the Commercial Revitalization Program. This project could occur through private redevelopment initiatives.

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
48	<p>Retrofit existing gateway or other prominent sites with public art, in accordance with this sector plan urban design guidelines and guidelines recommended through the Public Art Master Plan and Open Space Master Plan processes.</p> <p>a) With redevelopment, promote prominent, significant architecture at the northwest corner of the 10th Street/Wilson Boulevard intersection to create a special entrance into Virginia Square from Clarendon. Maintain compatibility with the existing GMU Law School building.</p> <p>b) With redevelopment, promote prominent, significant architecture on the Arlington Funeral Home site to create a special entrance into Virginia Square from Ballston, and to improve the visibility of and pedestrian connections to Central Library and Quincy Park.</p> <p>c) Promote unique design elements at Quincy Park, especially at the gateway corner of Washington Boulevard and N. Quincy Street.</p> <p>d) Promote high-quality architecture and site design at the corners of N. Kirkwood Road and Washington Boulevard intersection and at the intersection of Wilson Boulevard and North Quincy Street.</p>	WRO	DCPHD DPRCR/DPW	Special Exception Process/CIP	CIP ¹¹		
49	<p>Construct streetscapes consistent with the urban design guidelines and the Walk Arlington Plan, Public Art Master Plan and Open Space Master Plan.</p> <p>Design infrastructure elements, plazas, parks and architecture with public art consistent with the forthcoming Public Art Master Plan.</p>	O	DPW DPRCR/DCPHD	Special Exception Process/CIP	N/A		
50	<p>Analyze the Rosslyn-Ballston Corridor to develop a comprehensive approach to wayfinding signs, brochures, and public parking signs to improve the visibility of each station areas resources, specifically Virginia Square's existing and proposed cultural, educational and recreational resources.</p> <p>Through the Commercial Revitalization Program, develop a program to assist landowners in the revitalization areas identified on the Concept Plan with site and building conditions improvements such as facade revitalization and streetscape.</p>	LT	DPW/DED DCPHD	CIP	Operating/CIP ¹³	N/A	N/A
51	<p>Through the Commercial Revitalization Program, develop a program to assist landowners in the revitalization areas identified on the Concept Plan with site and building conditions improvements such as facade revitalization and streetscape.</p>	O	DED/DCPHD	CIP	CIP	N/A	N/A

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52	Actively enforce code requirements to ensure property owners maintain safe, clean and tidy sites and rights-of-way by removing debris and pruning vegetation on a regular schedule.	O	DCPHD	Zoning Ordinance/ Care of Premises/ Special Exception Process/ Streetscape Program	N/A		
53	Negotiate with developers to complete full block improvements of the streetscape, including utility under-grounding.	WRO	DPW/DCPHD	Special Exception Process	N/A		
54	Consider Crime Prevention through Environmental Design (CPTED) techniques when developing site and landscape plans.	WRO	DCPHD Police Department	Special Exception Process	N/A		
55	Preserve and reinforce views along: 1) Fairfax Drive and Wilson Boulevard to the Olmsted Building in Clarendon and beyond; 2) North Kenmore Street to GMU plaza and commercial areas on Wilson Boulevard; and 3) North Monroe Street to the Arlington Arts Center, Metro plaza, and Virginia Square, as new development proceeds. Provide special architectural elements or open spaces at the termini of views to direct pedestrians and motorists.	O	DCPHD DPW	Special Exception Process	N/A		
56	<p>a) Through the Commercial Revitalization Program, and consistent with the Utility Undergrounding Plan, prioritize utility undergrounding projects in Virginia Square.</p> <p>b) Use County- and developer initiatives to relocate utilities underground on a block by block basis to improve the appearance and walkability of an entire area and eliminate remnant areas remaining with overhead utilities.</p> <p>c) Locate overhead utilities and/or at-grade utilities (i.e., transformer and traffic signal boxes) away from public view, to the greatest extent possible, when utilities can not be relocated underground. Locate these in alleys, areas along rear lot lines, or similar areas with low visibility.</p> <p>d) Underground utilities on all County-owned park properties in Virginia Square.</p>	<p>a) O</p> <p>b) O</p> <p>c) O</p> <p>d) O</p>	<p>DPW</p> <p>OSS/DPRCR/DCPHD</p> <p>Commercial Revitalization & Streetscape Program Task Force</p>	Special Exception Process/CIP	N/A CIP ¹⁴	N/A	N/A
57	Provide signs at parking garage entrances to inform motorists of available parking facilities.	O	DCPHD	Special Exception Process	N/A		

¹⁴ This project could be a candidate for future funding as part of the Commercial Revitalization Program.

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58	Encourage developers to collaborate with artists to generate creative design solutions in any development or redevelopment project. Artists could work as integral members of design teams, or develop art projects that are integrated into either the architectural design or the design of plazas and public spaces associated with the building. Integrated art projects should be easily visible to the public (e.g., on the exterior of buildings rather than in lobbies, or visible from the street and publicly accessible open spaces rather than interior courtyards), through exceptions could be made for transportation facilities like Metro concourses and parking garages. As an alternative to integrated public art projects, contributions to the County Public Art Fund may be made to further enhance art initiatives in Virginia Square's special public places, streetscape, infrastructure, or gateway projects.	O	DCPHD/DPRCR	Special Exception Process	N/A		
59	Incorporate public art into the design of streetscapes, public buildings, parks, transit, infrastructure and other public projects in a manner consistent with the Public Art Master Plan.	O	DPRCR DCPHD/DPW	Special Exception Process/CIP	N/A		
60	Encourage FDIC and GMU to adopt and implement campus-wide public art master plans that overlay their campus planning objectives and the general urban design objectives of the Virginia Square Sector Plan.	O	DCPHD/DPRCR	Special Exception Process	N/A		
61	Public art proposals should be coordinated through the Department of Parks, Recreation and Community Resources, as recommended by the County's Public Art Policy and future Public Art Master Plan.	O	DPRCR	Special Exception Process/CIP	N/A		
Housing Recommendations							
62	Use the Affordable Housing Fund (AHF) to pool affordable housing contributions received through any new Special Exception site plan redevelopment projects in Virginia Square. Prioritize this money for use in Virginia Square specifically for revitalization projects, extending the term length of existing affordable dwelling units (gained through previous special exception site plan projects), and to assure the affordability of existing moderate-rent units to the greatest extent possible. This funding is intended for use in the areas designated as Coordinated Multiple-Family Conservation and Development District (CMFDDD) on the General Land Use Plan (see recommendation 61).	O/MRO	DCPHD	N/A	N/A		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
63	<p>Within the East End Special Coordinated Development District, attain five percent of all new housing units as affordable housing on site and within the building height envelope described in the urban design guidelines. Additionally, a bonus density incentive within the building envelope, up to 25%, may be used if at least an additional five percent of affordable housing units are provided, either on-site or off site within the station area (in designated receiving areas see Recommendation 61). Under either scenario, a contribution may be made to the Affordable Housing Fund in lieu of providing on-site affordable housing units. This contribution amount should be based on the value of the affordable dwelling units (using current County methods to determine value or subsidy) and to be increased to a premium amount as an incentive to attain on-site affordable units or build a meaningful fund of resources for conservation efforts. Further work between staff and the Housing Commission should occur to determine an appropriate percentage increase for this contribution level which should be defined with the new Zoning Ordinance district. (The County Board may adjust this contribution amount in response to future needs). On-site units, or units within the station area, should be viewed as preferable to contributions to the Virginia Square Housing Fund. Two and three bedroom units are preferred over efficiencies and one-bedroom units in new residential development.</p>	WRO	DCPHD	Special Exception Process	N/A		
64	<p>Attain contributions to the Affordable Housing Fund from any new office development in the East End. This contribution is expected to be at least the current contribution level obtained for office construction (currently equals the above-grade square feet x the construction cost/sf x 2%). (The County Board may adjust this contribution amount in response to future needs).</p>	WRO	DCPHD	Special Exception Process	N/A		
65	<p>Preserve existing affordable housing units in Virginia Square, primarily in the Transition Areas. Maintain the zoning and the General Land Use Plan designations for the residential areas south of Wilson Boulevard and west of North Monroe Street. Designate these areas as a CMFCDD to promote the preservation of existing affordable units in garden apartment buildings and/or development of new housing affordable to persons with low and moderate incomes.</p>	O	DCPHD	GLUP Amendments/ Zoning Ordinance Amendments/ Special Exception Process	N/A		

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
66	<p>For other infill redevelopment projects in Virginia Square, encourage on-site or within-station affordable dwelling units in new residential construction, via the special exception process. On-site units, or units within the station area, should be viewed as preferable to contributions to the Virginia Square Housing Fund. Two and three bedroom units are preferred over efficiencies and one-bedroom units in new residential development.</p> <ul style="list-style-type: none"> Encourage the use of the bonus density provision in the Zoning Ordinance to promote on-site affordable housing as part of residential developments. 	WRO	DCPHD	Special Exception Process	N/A		
67	<p>Maintain the existing Low Residential (11-15 du/ac) GLUP designation for properties south of Washington Boulevard, west of North Monroe Street and east of North Nelson Street.</p>	O	DCPHD	N/A	N/A		
Park and Open Space Recommendations							
68	<p>Create new and/or modify existing parks and open spaces consistent with the Open Space Master Plan.</p>	O	DPRCR	N/A	N/A		
69	<p>Continue to develop Quincy Park for active and passive recreation uses. Develop a master plan for the park with comprehensive design improvements, integrating art to attain a more urban character than exists today.</p>	LT	DPRCR	CIP	CIP	N/A	Funding for master plan and implementation.
70	<p>As an ongoing priority, expand Maury Park to North Lincoln Street and 8th Street North for park and cultural facilities. (See Recommendation 6 and 67).</p>	O	DPRCR OSS	CIP	CIP	N/A	2002 Assessments
71	<p>Master plan and design the Central Wilson parks including: Oakland Park, Gumball Park, Herselle Milliken Park, Quincy Street Extension Park, and Maury Park.</p> <ol style="list-style-type: none"> Design Oakland Park as a passive urban park with activating features such as water fountains, public art and seating/observation areas. Develop a master plan for Maury Park. Include active and passive recreation facilities and/or programs. (See Recommendation 6). Design Quincy Street Extension Park as a neighborhood park with active recreation uses. If possible, acquire additional properties to expand the park boundary. (See Recommendation 7). Implement the Central Wilson parks listed above. 	<ol style="list-style-type: none"> MT MT MT LT 	DPRCR DCPHD/DED	CIP/Special Exception Process	<p>\$125K (FY05 Park Bond) for master planning</p> <p>\$500K (FY07) for implementation</p>	<p>Additional funding will be necessary for implementation</p>	

No.	Actions	Timing ¹	Implementing Agency(s)	Mechanism	Public Funding	Current CIP Funding Available	Unallocated Funds/Future Funding
72	<p>Create urban plazas along the streetscape at GMU, FDIC, Virginia Square site, Arlington Funeral Home site, and in the East End of Virginia Square through redevelopment consistent with guidelines in the Walk Arlington Plan, Open Space Master Plan and Public Art Master Plans. See the concept plan and urban design guidelines for additional details on the size and character of these spaces.</p> <p>a) If and when redevelopment of the Arlington Funeral Home site occurs, establish an open space to retain visibility of Quincy Park and Central Library, and create a better connection to these public areas, from Fairfax Drive.</p> <p>b) If and when redevelopment of the Virginia Square site occurs, establish an urban plaza along Fairfax Drive to provide for a central community open space.</p> <p>c) As redevelopment occurs in the East End, establish public open spaces adjacent to the proposed 9th Street alignment east of North Lincoln Street.</p>	WRO	DCPHD DPRCR/DPW	Special Exception Process	N/A		
73	<p>Redesign park signs as part of park master planning processes. Provide opportunities for artist involvement in the redesign of signs</p>	O	DPRCR	N/A	N/A		
74	<p>As part of park and tree master planning processes, identify deficient streetscapes and tree plantings in and near parks to improve the overall walkability and appearance of County rights-of-way/properties. Work with property owners and civic associations throughout Virginia Square to protect the area existing mature tree canopy and start to plant and nurture the next generation of publicly- and privately-owned trees.</p>	O	DPRCR/DPW	N/A	N/A		

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DPRCR: Department of Parks, Recreation and Cultural Resources

DPW: Department of Public Works

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