

2002 VIRGINIA SQUARE SECTOR PLAN
Errata Sheet
Arlington County, Virginia

DATE: July 7, 2006

SUBJECT: In accordance with County Board action on amendments to provide for the achievement of affordable housing objectives in Virginia Square in a manner consistent with new affordable housing zoning ordinance provisions applying to all site plan projects, the following revisions are made to the Virginia Square Sector Plan (Including the 2002 Virginia Square Sector Plan (page numbers underlined and parenthesized) and the companion Site Specific Guidelines booklet [*page numbers italicized and bracketed*]) as detailed below, effective January 21, 2006:

SECTION (Sector Plan page) [Site Guidelines page]	ORIGINAL TEXT (as adopted December 2002)	REVISED TEXT (as adopted January 21, 2006)
Summary (3)	Special emphasis on inclusion of affordable on-site housing units in new residential construction (at least 5 percent of the base density for the east end of Virginia Square)-and retention of existing affordable housing units.	Special emphasis on inclusion of affordable on-site housing units in new residential construction and retention of existing affordable housing units.
Vision (5 & 42)	Residential units will provide for diversity, with at least five percent of new dwelling units in the affordable housing category. Conservation efforts will retain the existing affordable dwelling units in the station area.	Residential units will include a mix of housing types and prices. Conformance with the County’s affordable housing ordinance will be required in site plan projects and the use of additional density incentives established for the East End area to gain additional affordable housing will be encouraged. Conservation efforts will retain the existing affordable dwelling units in the station area.
Goals & Objectives (44)	Of all projected new residential units (approximately 1,500), achieve a minimum of five percent as affordable units for low- and moderate-income residents. Obtain at least five percent of affordable units within the base density in the East End.	Of all projected new residential units (approximately 1,500), achieve affordable housing units through conformance with the County’s affordable housing ordinance. Obtain additional affordable housing units by taking advantage of density incentives available for properties within the East End.
Concept Plan Composite (46)	Medium Density Mixed Use (4.0 F.A.R.)	Medium Density Mixed Use (up to 4.0 F.A.R. west of N. Kansas; up to 3.24 F.A.R. east of N. Kansas)
Housing Recommendations (77) (106) [19]	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” (CMFCDD) on the General Land Use Plan. (See recommendation 6.)	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 area of Virginia Square located south of Wilson Boulevard designated “Low-Medium” Residential (16-36 units per acre) on the GLUP and zoned “RA8-18”. (See recommendation 9).
Housing Recommendations (77) (107) [4]	63. 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 percent, 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	63. Within the East End Special Coordinated Development District a density incentive within the building envelope, up to 5.0 F.A.R., may be used to attain at least ten percent of all units in a residential project as affordable housing units, either on-site or off site within the station area. (In designated receiving areas – see Recommendation 65.) Under either scenario, a contribution may be made to the Affordable Housing Fund in lieu of providing on-site

SECTION (Sector Plan page) [Site Guidelines page]	ORIGINAL TEXT (as adopted December 2002)	REVISED TEXT (as adopted January 21, 2006)
	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.	affordable housing units in accordance with the County’s affordable housing ordinance. On-site units, or units within the station area, should be viewed as preferable to contributions to the Affordable Housing Fund. Two and three bedroom units are preferred over efficiencies and one-bedroom units in new residential development.
Housing Recommendations (77) (107) [4]	64. 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.)	64. Attain contributions to the Affordable Housing Fund from any new office development in the East End in accordance with the County’s affordable housing ordinance.
Housing Recommendations (77 & 78) (107) [19] [35]	65. 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 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.	65. 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.
Land Use and Zoning Recommendations (62) (95) [4]	A mix of housing types and prices, including at least five percent of all new units as affordable housing (See Housing Recommendations 59 and 60).	A mix of housing types and prices, including at least five percent of all new units as affordable housing (See Housing Recommendations 63 - 65).
Land Use and Zoning Recommendations (62) (95) [4]		<i>(New Bullet)</i> At minimum meet the requirements of the County’s affordable housing ordinance within the GLUP and use the density incentives outlined in the Sector Plan, as well as other available tools and resources, to attain additional affordable housing units above the GLUP.
Land Use and Zoning Recommendations (62) (95) [4]	Change the GLUP designation to “Medium Density Mixed Use” with a F.A.R. 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/10 th Street consistent with the Concept Plan.	Change the GLUP designation to “Medium Density Mixed-Use” for these properties. For properties west of North Kansas Street encourage residential uses with a density of up to 4.0 F.A.R.. For properties between North Kansas Street and North Kenmore Street encourage residential uses with a density of up to 3.24 F.A.R. For properties east of North Kenmore Street encourage commercial or mixed-uses with a density of up to 3.24 F.A.R..