



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting December 9, 2006**

DATE: November 20, 2006

SUBJECT: GP-302-05-2 Adoption of General Land Use Plan Amendments for the Clarendon Metro Station Area:

1. For the purpose of identifying properties where proposed special regulations and incentives are applicable, such as density credits for building preservation, optional increased density provisions, special use permit processes, and limitations on by-right townhouse development, amend the boundary of the "Clarendon Revitalization District" to include the properties (see Attachment 1):
 - a. Designated "Service Commercial" and "Medium Density Mixed-Use" north of Wilson Boulevard between Highland Street and Danville Street;
 - b. Designated "Service Commercial" bordered by North Fillmore Street, Washington Boulevard, and 9th Street North; and
 - c. Designated "Low-Medium" Residential south of 10th Street North between North Irving Street and North Fillmore Street;
2. Amend "Note 2" to remove the information pertaining to the town house style commercial/residential development, reserve this Note number for a future GLUP note, and remove the "Commercial Townhouse District" in the GLUP booklet to allow for subsequent amendments to the "Clarendon Revitalization District" intended to consolidate text regarding the Clarendon Metro station area as well as set forth new policy goals and objectives for this area along the south edge of 10th Street; and
3. Amend the Clarendon Metro Station Area box on the back of the GLUP Map to reflect new goals, objectives and policies.

C. M. RECOMMENDATION:

Adopt the attached resolution to approve General Land Use Plan Amendments for subject items 1 through 3 for the Clarendon Metro Station Area.

ISSUES: None

County Manager: _____

County Attorney: _____

Staff: Jennifer Smith, DCPHD, Planning Division

PLA-4555

SUMMARY: The County Board adopted the Clarendon Sector Plan – Part 1 on June 10, 2006 which established a series of policies for Clarendon originating from the Policy Directives also adopted by the County Board, in February 2006. The Clarendon Sector Plan – Part 2 has been completed (the subject of another staff report) and staff is recommending adoption of Part 2. Once adopted, Part 1 and 2 together will be the new Clarendon Sector Plan. Several implementation actions are necessary, including General Land Use Plan and Zoning Ordinance Amendments, in order to implement the new Clarendon Sector Plan. The County Board adopted several GLUP amendments on February 28, 2006, concurrent with the adoption of Part 1. However, several other proposed amendments were deferred until Part 2 was completed which would provide additional guidance on the vision and policies for areas impacted by the proposed amendments. At this time, staff recommends that the County Board approve the final GLUP amendments described in this report which are consistent with the Policies included in the final sector plan. Staff will continue to prepare Zoning Ordinance amendments for County Board consideration, including modifications to the “C-3” district.

DISCUSSION: The Clarendon Sector Plan Policy Directives, GLUP amendments and Master Transportation Plan amendments were adopted on February 28, 2006 by the County Board. At that meeting, the County Board also deferred action on several GLUP amendments until further clarification of the vision for some areas of Clarendon was determined. Adoption of the final Clarendon Sector Plan – Part 2 (the subject of another staff report), which includes transportation recommendations, urban design guidelines, and an implementation plan should provide additional information to determine the appropriate GLUP amendments. The proposed GLUP amendments are consistent with the Policies set forth in the sector plan and include the following map and text changes:

1. Map changes that would amend the boundary of the “Clarendon Revitalization District” to include three additional areas of Clarendon (see Attachment 1):
 - a. APPROVE: Inclusion of the area designated “Service Commercial” and “Medium Density Mixed-Use” that is north of Wilson Boulevard between Highland Street and Danville Street;
 - b. APPROVE: Inclusion of the area designated “Service Commercial” and bordered by North Fillmore Street, Washington Boulevard, and 9th Street North; and
 - c. APPROVE: Inclusion of the area designated “Low-Medium” Residential that is south of 10th Street.

In order to implement the sector plan policies, including building height and density limits and incentives for historic preservation, as well as urban design guidelines, it is recommended that two additional areas designated “Service Commercial” on the GLUP be included in the “Clarendon Revitalization District” on the GLUP. The areas designated for inclusion in the district are adjacent to the existing district boundaries and have similar conditions that would justify their inclusion, such as commercial zoning and

buildings identified for preservation. However, because these areas are primarily zoned “C-2” Service Commercial – Community Business District or “C-1” Local Commercial District, additional zoning tools would be necessary to implement the sector plan. Staff will continue to evaluate zoning ordinance amendments for use in these areas, such as creating a new Special Exception site plan option in the “C-2” District.

In addition, staff recommends including the area designated “Low-Medium” Residential on the GLUP south of 10th street within the “Clarendon Revitalization District” as this area was analyzed as part of the sector planning process and the plan recommends that lower density residential uses be retained. For this area, however, amendments to the “RA-8-18” zoning district are not proposed and staff would expect that any redevelopment projects would utilize the existing by-right or special exception provisions of this district. If any site plan projects were proposed for this area, the sector plan includes urban design guidelines that would provide a framework for the physical development of the area in a manner consistent with other areas of Clarendon. Developers with by-right projects would be encouraged to follow the urban design guidelines; however, they would not be required.

At this time, staff recommends that the boundary of the “Clarendon Revitalization District” be changed to encompass the areas described as 1a. through 1c. and shown on Attachment 1.

2. APPROVE: The amendment includes text changes to delete the text of “Note 2” on the GLUP map and to add language indicating when the Note was removed. The intent is to consolidate information pertaining to Clarendon in fewer places on the GLUP map and in the booklet, thereby making the GLUP more readable. This Note could be reserved for a future GLUP note, and is proposed to be amended as follows:

~~“The County Board designated this area for town house style commercial/residential development. A new zoning category “C-TH” has been adopted to encourage this type of development. To be eligible for “C-TH” zoning, a site must be located within a Metrorail station area and designated “Service Commercial” or “General Commercial” and be zoned for general commercial use. Former Note 2 was removed on December 9, 2006.”~~

The proposed amendment also would remove the text for the “Commercial Townhouse District” in the GLUP booklet. The existing text was included when a “commercial townhouse” style of development was specifically prescribed for the 10th Street and North Fillmore Street frontages. At this time, the sector plan does not recommend this architectural style and instead indicates building placement, frequency of main building entrances, levels of fenestration transparency, service/parking access locations, modified streetscape conditions, as well as traditional density, height limits, and use mix recommendations. Therefore, staff no longer recommends that this text be included in the GLUP booklet. Instead, the area would fall within the overall note for Clarendon,

Note 12, which was amended by the County Board on February 28, 2006. The following text is proposed to be deleted from the GLUP booklet:

Commercial Townhouse District

~~When the County Board adopted General Land Use Plan amendments for the Clarendon Station Area on July 13, 1982, the Board also directed staff to study the feasibility of a townhouse style commercial/residential zone for the south side of 10th Street North. A new zoning category, "C-TH," was later adopted to encourage townhouse style development and to provide tapering of heights between higher density commercial development and the adjacent residential neighborhoods.~~

3. APPROVE: The proposed amendment would change the language in the Clarendon Metro Station Area box on the back of the GLUP Map to reflect the key features described in the final Clarendon Sector Plan:

"Clarendon

~~**Adopted Plans:** Clarendon Sector Plan, 2006. ~~1984~~; Clarendon Sector Plan Addendum, 1990; East Clarendon: ~~Special Coordinated Mixed Use District Plan, 1994.~~~~

~~**Station Area Concept:** "Urban Village" concept achieved by ~~focusing development around a central block to a~~ high-quality public environment realm, accessible and connected spaces, and a rich mix of uses to give a sense of place and uniqueness to Clarendon.~~

Plan Features:

- Centralized area of medium-density mixed-use development;
- Network of open spaces in the center and edges of Clarendon connected by improved streetscapes;
- Redesigned Central Park lined by revitalized retail, preserved buildings, and sensitive infill development;
- Mix of old and new buildings with incentives for building preservation;
- Tapering up of density and height from to low-density residential areas to the center of Clarendon;
- Maximum building height limits;
- Building frontage guidelines;
- Storefront retail revitalization; and retention and attraction of existing local and independent businesses;

- Washington-Wilson-Clarendon intersection redesign with narrowed crosswalks and lane widths;
- New mid-block streets to provide additional vehicular and pedestrian circulation; and
- Western gateway mixed use development with public market uses and new public plaza.
- ~~Fairfax Drive to serve as gateway into R-B Corridor~~
- ~~Consolidation of open space~~
- ~~Creation of a “festival street”~~
- ~~Townhouse/commercial transition area~~
- ~~Coordinated streetscape treatment~~
- ~~Opportunity and incentives for the preservation of Historic Buildings~~
- ~~Focal point building and Metro Park at the Center of Station Area.~~

Special Planning Districts: “Special Coordinated Mixed Use District”; “Commercial Townhouse District” (along 10th Street North and North Fillmore Street); Clarendon Revitalization District (Clarendon central area).

Neighborhood Conservation Plan Area: Lyon Village (Plan accepted 1978); Lyon Park (Plan accepted 1973); Ashton Heights (Plan accepted 1976 and updated 2001); Clarendon-Courthouse (previously Courtlands) (Plan accepted 1988).”

CONCLUSION: Consistent with the Policies set forth for Clarendon in the final Clarendon Sector Plan, both Part 1 and 2, staff recommends that the County Board adopt the attached resolution to approve GLUP Amendments for subject items 1 through 3 as shown in Attachment 1.

GENERAL LAND USE PLAN AMENDMENTS RESOLUTION

WHEREAS, the County Board of Arlington County has been presented with proposed amendments of the General Land Use Plan (“GLUP”), a part of the County’s Comprehensive Plan, to:

- Change the boundary of the “Clarendon Revitalization District” on the GLUP to include three additional areas: 1) the area designated “Service Commercial” and “Medium Density Mixed-Use” north of Wilson Boulevard between Highland Street and Danville Street; 2) the area designated “Service Commercial” bordered by North Fillmore Street, Washington Boulevard, and 9th Street North; and 3) the area designated “Low-Medium” Residential south of 10th Street (see locations shown at notes 1a.-1c. on Attachment 1).
- Delete text of “Note 2” from the GLUP map and add language indicating when the Note was removed as follows:

~~“2. The County Board designated this area for town house style commercial/residential development. A new zoning category “C-TH” has been adopted to encourage this type of development. To be eligible for “C-TH” zoning, a site must be located within a Metrorail station area and designated “Service Commercial” or “General Commercial” and be zoned for general commercial use. Former Note 2 was removed on December 9, 2006.”~~

- Remove text in the GLUP booklet related to the “Commercial-Townhouse District” as follows:

Commercial Townhouse District

~~When the County Board adopted General Land Use Plan amendments for the Clarendon Station Area on July 13, 1982, the Board also directed staff to study the feasibility of a townhouse style commercial/residential zone for the south side of 10th Street North. A new zoning category, “C-TH,” was later adopted to encourage townhouse style development and to provide tapering of heights between higher density commercial development and the adjacent residential neighborhoods.~~

- Change the language in the Clarendon Metro Station Area box on the back of the GLUP Map to reflect the key features described in the final Clarendon Sector Plan as follows:

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Adopted Plans: ~~Clarendon Sector Plan, 2006. 1984; Clarendon Sector Plan Addendum, 1990; East Clarendon: Special Coordinated Mixed Use District Plan, 1994.~~

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Plan Features:

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- ~~Fairfax Drive to serve as gateway into R-B Corridor~~
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Special Planning Districts: “Special Coordinated Mixed Use District”; “Commercial Townhouse District” (along 10th Street

North and North Fillmore Street); Clarendon Revitalization District (Clarendon central area).

Neighborhood Conservation Plan Area: Lyon Village (Plan accepted 1978); Lyon Park (Plan accepted 1973); Ashton Heights (Plan accepted 1976 and updated 2001); Clarendon-Courthouse (previously Courtlands) (Plan accepted 1988);”

And WHEREAS, the County Manager has recommended that the proposed amendments be approved; and

WHEREAS, after a duly-advertised public hearing, the Planning Commission has recommended that the proposed amendments be approved; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed amendments to the GLUP on December 9, 2006; and

WHEREAS, the County Board of Arlington County has considered the foregoing recommendations and the purposes of the GLUP and the Comprehensive Plan as set forth in these documents, the Arlington County Zoning Ordinance and the Code of Virginia, and the comments and input from the public hearings.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations and all public comments, that the County Board of Arlington County finds that the following proposed amendments to the GLUP should be, and hereby are, approved:

- Change the boundary of the “Clarendon Revitalization District” on the GLUP to include three additional areas: 1) the area designated “Service Commercial” and “Medium Density Mixed-Use” north of Wilson Boulevard between Highland Street and Danville Street; 2) the area designated “Service Commercial” bordered by North Fillmore Street, Washington Boulevard, and 9th Street North; and 3) the area designated “Low-Medium” Residential south of 10th Street (see locations shown at notes 1a.-1c. on Attachment 1).
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