

# Clarendon Sector Plan Update

## Planning Process

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### **OVERVIEW**

The 2006 Clarendon Sector Plan sets forth a vision and goals for the area around the Clarendon Metro Station as a walkable destination with a quality public realm, accessible and connected places, and a rich mix of uses. Within the framework of the vision and broad goals, the plan provides detailed policy guidance for land use and density, transportation, historic preservation, building form, public space and urban design. Subsequent amendments to Arlington County's Zoning Ordinance provided regulations to ensure that private development would closely adhere to this detailed policy guidance. These policies and regulations have shaped the physical development of Clarendon over the last 14 years, including private development projects and major public investments like the Clarendon Circle transportation improvements. However, some sector plan recommendations have yet to be realized, including redevelopment of key sites south of Washington Boulevard, the presumed relocation of Fire Station 4, and a new public park to meet the needs of a growing community.

The Clarendon Sector Plan Update study will provide a forum to preview active and pending development proposals together with public facility goals, by evaluating the following:

- How conditions and assumptions have evolved since 2006, including changes to the office market, and public facility and park needs;
- How current and future service needs for public safety and public spaces can be achieved; and
- Proposed alternatives to detailed sector plan guidance and zoning for private development within the study area to advance the sector plan's vision.

This study will be informed by community engagement through the Long Range Planning Committee (LRPC), augmented with participation from other commissions and civic associations and using multiple online and virtual engagement tools. The deliverable for this study will be staff recommendations to the County Board for refinements to the Clarendon Sector Plan and, given the connection between the plan and zoning regulations, amendments to the Zoning Ordinance. The process will begin in September 2020, and County Board consideration of Sector Plan updates and Zoning Ordinance amendments is anticipated to occur in the third quarter of 2021.

### **BACKGROUND**

One of the recommendations of the Clarendon Sector Plan is to relocate County facilities (Fire Station 4, Fire Prevention Office, and Clarendon House) from the County property on 10<sup>th</sup> Street. The plan further recommends that this property could become an initial phase of a new public park. Implementation of the complete park space would occur with future redevelopment of the Verizon telephone switching station on North Irving Street. In 2015 the County relocated the Clarendon House program to the Sequoia Complex as part of a Countywide consolidation of Human Services facilities.

At the time the sector plan was being developed, the Fire Department was considering combining the Clarendon (Station 4) and Rosslyn (Station 10) fire stations in the Courthouse area. This consolidation did not gain support and was not pursued after the sector plan was

adopted. A new facility for Fire Station 10 is currently under construction in Rosslyn. Fire Station 4, constructed in 1963, operates with a fire engine, ladder tower, and two medic units, responding to a significant amount of emergency incidents between Ballston and Rosslyn. Existing and projected service demands indicate that a new station, built to modern standards, would need to be located within a few blocks of the current site to maintain adequate response times in all directions.

In addition to public safety and park needs for Clarendon, development teams have expressed interest in redeveloping sites located between Washington Boulevard and 10<sup>th</sup> Street North. Developers have submitted site plan applications for the Joyce Motors site (final site plan) and the Wells Fargo/Verizon site (conceptual site plan). Preliminary site plan applications for the Wells Fargo/Verizon sites and an assemblage of sites on the east side of Wilson Boulevard (Silver Diner sites) are anticipated to be filed in the coming months. St. Charles Catholic Church has also expressed interest in partnering with a developer to redevelop its site. As currently proposed, these development proposals include elements that do not meet the detailed policy guidance in the Clarendon Sector Plan. In some cases, the proposed developments would require amendments to Zoning Ordinance provisions for the Clarendon Revitalization District.

### **STUDY OBJECTIVES**

The primary objective of the study is to consider and develop staff recommendations for County Board consideration on focused updates to policy guidance in the 2006 Clarendon Sector Plan and related Zoning Ordinance provisions. The study will not revisit the sector plan's vision statement, overarching goals, or framework elements, which lay a foundation for achieving a long range vision for Clarendon. Rather, the study will consider whether the plan's specific recommendations for individual sites should be refined in a manner that is consistent with the broader goals and policies. Elements of the plan that will be reevaluated include the following:

- Land uses for private redevelopment (i.e. office, residential, hotel, retail)
- Building height and form
- Transportation (new street locations and street dimensions/design)
- A new fire station to replace Fire Station 4
- Guidance for public open space(s)

The expanded LRPC review group will provide input on staff's preliminary thinking about the future of Fire Station 4. If these discussions result in a proposal for Fire Station 4 that would be inconsistent with sector plan guidance (e.g. building height and form), staff would review that proposal with LRPC, either as part of this process, or a follow-on process. The design of a new fire station would also be reviewed by the Site Plan Review Committee (or Public Facilities Review Committee if developed by-right).

**STUDY AREA**



The study area is bounded by Washington Boulevard, North Hudson Street, 10<sup>th</sup> Street North, and Kirkwood Road. Existing uses within this area include the following (numbers correspond to study area map).

Site	Existing Uses
1. St. Charles Catholic Church Block	<ul style="list-style-type: none"> <li>St. Charles Catholic Church (3304 Washington Blvd.)</li> </ul>
2. 3200 Wilson Boulevard Block (north side)	<ul style="list-style-type: none"> <li>North Side Social (former Clarendon Citizens Hall, 3211 Wilson Blvd.)<sup>1</sup></li> <li>T&amp;J Auto Body (former Kirby Garage, 3237 Wilson Blvd.)<sup>1</sup></li> <li>Dominion Electrical Substation (3245 Wilson Blvd.)</li> <li>C&amp;G Imports (3275 Wilson Blvd., 3280 Fairfax Drive)</li> <li>Triangle Park and DPR Maintenance Facility (3282 Fairfax Drive)</li> </ul>
3. Silver Diner Assemblage	<ul style="list-style-type: none"> <li>Silver Diner (3200 Wilson Blvd.)</li> <li>Office/retail buildings at 3240 and 3260 Wilson Blvd.</li> <li>The Lot (3217 10th St. N.)</li> </ul>
4. Joyce Motors Assemblage	<ul style="list-style-type: none"> <li>Joyce Motors buildings (3201 and 3211 10th St. N.)</li> </ul>
5. Wells Fargo/Verizon Sites	<ul style="list-style-type: none"> <li>Wells Fargo bank (3140 Washington Blvd.)</li> <li>Verizon switching station (1025 N. Irving St.)</li> </ul>
6. County Property	<ul style="list-style-type: none"> <li>Fire Station 4 (3121 10<sup>th</sup> St. N.)</li> <li>Fire Prevention Office (1020 N. Hudson St.)</li> <li>Former Clarendon House (3141 10th St. N.)</li> </ul>

<sup>1</sup> This study will not reconsider Clarendon Sector Plan recommendations for full building preservation of the North Side Social and T&J Auto Body buildings.

**PUBLIC ENGAGEMENT PROCESS**

County staff will lead the study, and the LRPC will serve as the primary public review body, with expanded participation to include one representative from each of the following.

Representatives of civic associations within or abutting the study area	<ul style="list-style-type: none"><li>• Clarendon-Courthouse</li><li>• Ballston-Virginia Square</li><li>• Ashton Heights</li><li>• Lyon Park</li><li>• Lyon Village</li></ul>
Representatives of other advisory commissions, as appropriate	<ul style="list-style-type: none"><li>• Emergency Preparedness Advisory Commission</li><li>• Historical Affairs and Landmark Review Board</li><li>• Joint Facilities Advisory Commission</li><li>• Park and Recreation Commission</li><li>• Pedestrian Advisory Commission</li><li>• Transportation Commission</li><li>• Urban Forestry Commission</li></ul>
Property owners/developers within the study area	<ul style="list-style-type: none"><li>• Joyce Motors site and associated properties</li><li>• Silver Diner site and associated properties</li><li>• St. Charles Catholic Church site</li><li>• Wells Fargo/Verizon site</li></ul>

Property owners and development teams participating in the process will be invited to provide concise written statements justifying why they are seeking to update detailed sector plan guidance or Zoning Ordinance requirements. Development teams will also be expected to provide conceptual building footprints, heights, and massing drawings and tabulations to facilitate staff analysis of alternatives to the current sector plan guidance.

Due to the coronavirus pandemic and State and County guidance for virtual commission and in-person gatherings, the public engagement process will be conducted online, with a mix on online engagement tools and virtual meetings at key milestones. The process laid out in this document may evolve over the course of the study in response to future guidance on virtual and in-person engagement. While feedback during the process will be collected from the expanded LRPC, the broader community will also be invited to provide input through online engagement tools. Public feedback received will be shared with LRPC for their consideration.

**Schedule and Agenda Topics**

Online engagement will include public input opportunities for LRPC <sup>2</sup> participants and the broader public. The process is developed to allow feedback via online engagement and hold live discussion at approximately 3-4 virtual meetings before reaching commissions and County Board consideration of updated policy recommendations and potential zoning amendments.

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<sup>2</sup> References to LRPC include expanded process participants as described above.

<b>Timing (tentative)</b>	<b>Engagement Type</b>	<b>Agenda Topics</b>
September 2020	Narrated Staff Presentation (posted online with opportunities for Q&A)	<ul style="list-style-type: none"> <li>• Sector Plan Primer Presentation               <ul style="list-style-type: none"> <li>o Sector Plan Overview</li> <li>o Sector Plan Update Scope and Process</li> </ul> </li> </ul>
	Virtual Walking Tour	
October 2020	Narrated Staff Presentation (posted online with opportunities for input)	<ul style="list-style-type: none"> <li>• Fire Station 4</li> <li>• Public Parks and Open Space</li> </ul>
November 2020	Virtual LRPC Meeting	<ul style="list-style-type: none"> <li>• Agenda Determined by LRPC/Public Input</li> </ul>
December 2020	Narrated Staff Presentation (posted online with opportunities for input)	<ul style="list-style-type: none"> <li>• Overview of Private Development Proposals</li> <li>• 3-D Modeling (Sector Plan Scenarios and Development Proposals)</li> <li>• New Street Locations and Dimensions/Design</li> </ul>
First Quarter 2021	Narrated Staff Presentation (posted online with opportunities for input)	<ul style="list-style-type: none"> <li>• Building Height and Form</li> <li>• Public Parks and Open Space (continued)</li> </ul>
	Virtual LRPC Meeting	<ul style="list-style-type: none"> <li>• Agenda Determined by LRPC/Public Input on Staff Presentations</li> </ul>
	Virtual LRPC Meeting (tentative)	<ul style="list-style-type: none"> <li>• If Follow-Up Needed from Prior Meeting</li> </ul>
	Narrated Staff Presentation (posted online with opportunities for input)	<ul style="list-style-type: none"> <li>• Land Use Mix</li> <li>• Transportation Analysis</li> </ul>
Second Quarter 2021	Narrated Staff Presentation (posted online with opportunities for input)	<ul style="list-style-type: none"> <li>• Draft Tools (Revised Planning Guidance, Policies, Maps)</li> <li>• Revised 3D Modeling Scenarios</li> </ul>
	Virtual LRPC Meeting	<ul style="list-style-type: none"> <li>• Agenda Determined by LRPC/Public Input on Staff Presentations</li> </ul>
Third Quarter 2021	Commission Review and County Board Request to Advertise	<ul style="list-style-type: none"> <li>• Sector Plan Update Report</li> <li>• Zoning Ordinance Amendments</li> </ul>
	Commission Review and County Board Action	<ul style="list-style-type: none"> <li>• Sector Plan Update Report</li> <li>• Zoning Ordinance Amendments</li> </ul>

### Sector Plan Update and Site Plan Applications

Accepted final site plan applications within the study area that are significantly inconsistent with adopted sector plan guidance will not proceed to the Site Plan Review Committee (SPRC) until the LRPC has reviewed and discussed refinements to the relevant sector plan guidance (e.g. building height and form, land use mix, public spaces). Following LRPC review of these topics, staff will consult with the County Manager and County Board members to determine the readiness for applications to be considered for site plan review. SPRC review of applications could begin prior to County Board consideration of the Clarendon Sector Plan Update and related zoning amendments. Staff would continue to process conceptual and preliminary site plan applications within the study area under the standard review procedures and timeframes.