



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of April 23, 2022

DATE: April 15, 2022

SUBJECT: Adoption of the following elements associated with the Clarendon Sector Plan Update planning process:

- A. Adoption of the 2022 Clarendon Sector Plan - An Update to the 2006 Clarendon Sector Plan;
B. General Land Use Plan (GLUP) Map and Booklet Amendments; and,
C. Arlington County Zoning Ordinance (ACZO) Amendments to Articles 3, 9, and 18, including Maps 9.2.5 through 9.2.12.

C.M. RECOMMENDATION:

Adopt the following elements associated with the Clarendon Sector Plan Update planning process:

- 1. Attached Resolution (Attachment 1) to adopt the 2022 Clarendon Sector Plan - An Update to the 2006 Clarendon Sector Plan (Attachment 2);
2. Attached Resolution (Attachment 3) to amend the General Land Use Plan Map and Booklet (Attachments 4 and 5); and
3. Attached Ordinance (Attachment 6) to amend, reenact, and recodify applicable provisions of the Arlington County Zoning Ordinance Articles 3, 9, and 18, including Maps 9.2.5 through 9.2.12 (Attachment 7).

ISSUES: The County recently conducted a planning process to update the 2006 Clarendon Sector Plan. Community engagement for this process was primarily managed under the auspices of the Long Range

County Manager: [Signature]
County Attorney: [Signatures]
Staff: Brett Wallace, DCPHD, Planning Division
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39.

Planning Committee (LRPC), occurring between late 2020 and 2021. Through LRPC meeting discussions, written correspondence to the County Board and County staff, and other means, several issues were raised and have been resolved. In addition, interested stakeholders continue to express concerns on proposed historic preservation for the Joyce Motors site and land use scenarios for the County-owned 10th Street site. Further detail and staff responses are provided in the Discussion section of this report and in the Comment/Response Matrix (Attachment 8).

SUMMARY: Staff recommends the County Board adopt the following elements from this planning study, including:

- The *2022 Clarendon Sector Plan - An Update to the 2006 Clarendon Sector Plan* (“2022 Plan”) which includes several updates to policies and design guidelines related to the future development within the study area (Map 1), specifically Building Heights, Receiving Sites, Building Form, Use Mix, Open Space/Public Spaces, and Transportation;
- Amendments to the General Land Use Plan Map and Booklet; and
- Amendments to the Arlington County Zoning Ordinance (ACZO) to revise text and Maps 1-8 for the Clarendon Revitalization District (§9.2.5 - §9.2.12), and Articles 3 and 18, to reflect changes proposed in the *2022 Plan*.

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 the ACZO 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 15 years, including private development projects and major public investments like the Clarendon Circle transportation improvements.

However, certain 2006 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.

Over the past two years, the planning study provided a forum to preview active and pending development proposals together with public facility goals, by evaluating the following:

- How community 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.

The primary objective of the study was to evaluate and develop recommendations for County Board consideration on focused updates to the 2006 Plan’s policy guidance and related Zoning Ordinance regulations to implement these updates. The Plan’s vision statement, overarching goals, and framework elements were outside the study’s scope. Rather, the study considered whether the Plan’s specific recommendations for certain individual sites should be refined to be consistent with both the Plan’s broader goals and policies and current real estate development dynamics.

Elements of the plan that were reevaluated, and associated key recommendations, were focused on a specific subarea of Clarendon and pertain to the following topics:

- (1) *Land uses for private redevelopment (i.e. office, residential, hotel, retail)*: Creating additional flexibility to achieve hotel use;
- (2) *Building height and form*: Adjusting step-back depths and locations, establishing new maximum building heights with transition height levels in select locations where 1:3 Tapering guidance would no longer apply, and establishing façade preservation for one additional building (Joyce Motors);
- (3) *Transportation (new street locations and street dimensions/design)*: Adjusting planned street alignments based on updated planning guidance and awareness of property consolidation for redevelopment and revision to select cross sections to account for updated MTP objectives and design standards;
- (4) *Potential replacement of Fire Station 4*: Inclusion of four potential land use scenarios for the County-owned site along 10th Street North to facilitate replacement of Fire Station 4, on-site or relocated nearby, and public space and/or affordable housing; and
- (5) *Guidance for public space(s) for the land areas described under the 2022 Study Area Boundary (Map 1)*: Reaffirmation of achieving public space at the County-owned site on 10th Street under three land use scenarios, and enhanced public space along Fairfax Drive through a permanent linear park between Kirkwood Road and Clarendon Circle.

As the 2022 Plan has evolved to express updated recommendations, additional changes to the sector plan are proposed to: 1) reflect updated Comprehensive Plan policies adopted by the County Board since 2006 and 2) include editorial changes to reflect recent construction projects and other built conditions, achieve terminology consistent with adopted policies, and present a refreshed plan with several graphic updates. The 2022 Plan also includes references to new techniques and strategies to better respond to planning topics of equity, biophilia, multi-modal transportation, and sustainability.

The 2022 Plan and associated amendments were presented to the County Board at its March 19 public hearing when the County Board authorized advertisement of the April public hearings for final consideration. As part of its deliberations, the County Board approved expansion of the scope of advertisement to incorporate an additional land use scenario for the County-owned property along 10th Street which would include redevelopment of the site with a new fire station co-located with housing. The County Board also requested that staff provide additional information on the nearby public park facilities to inform the discussion of the proposed land use scenarios. Staff has incorporated an additional scenario for the County-owned 10th Street property in the 2022 Plan, with corresponding changes to the proposed map, which reflects the potential for fire station #4 replacement on-site with multifamily housing above. Staff has provided additional information on nearby parks later in the report.

BACKGROUND: The Clarendon Metro Station area has been the subject of three prior planning studies to develop overarching land use policy guidance, starting with the initial 1984 Sector Plan, followed by the 1990 Addendum, and lastly by the 2006 Sector Plan. The 2006 Plan established more specific policies, recommendations, and urban design guidelines than prior adopted plans, focusing on use mix, density, building form, street and sidewalk design, and new open spaces. The 2006 Plan created a framework to guide future development applications through building form, whereby a base density was reestablished (3.0 FAR). In addition, the County Board could consider and approve new development projects with bonus density that fit within maximum building envelopes, when such developments provide extraordinary community benefits such as the provision of open space, community facilities, green buildings, and affordable housing. To achieve these form-driven objectives, a prescriptive set of zoning standards and maps, providing visualized information to articulate important codified requirements, were adopted in the Arlington County Zoning Ordinance. Since 2006, while several site plan applications were approved and built under the Plan's policies and amended zoning regulations, the western side of Clarendon remains largely unchanged. However, several developers recently expressed interest in

pursuing site plan applications in western Clarendon, but noted specific constraints in meeting several Plan policies and zoning requirements. Given also several changed factors regarding the County's Fire Station 4 (in Clarendon) since 2006, a planning process was initiated to complete a targeted review and update. The planning study was publicly initiated in September 2020.

One of the 2006 Plan's recommendations is to relocate three County facilities - Fire Station 4, the Fire Prevention Office, and Clarendon House - from the County property on 10th 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 existing 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 Department of Human Services facilities.

At the time the 2006 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. In 2021, a new Fire Station 10 was completed in Rosslyn as part of a mixed-use, joint development project. 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 near the current site to maintain adequate response times in all directions.

In addition to public safety and park needs for Clarendon, staff understands several property owners of sites between Washington Boulevard and 10th Street North are interested in redevelopment. The owners have submitted site plan applications for the Joyce Motors site and the Bingham Center (Silver Diner) sites on the east side of Wilson Boulevard. A preliminary site plan application for the Wells Fargo/Verizon sites is anticipated to be filed in early 2022. St. Charles Catholic Church also expressed interest in partnering with a developer to redevelop its site. As currently envisioned, these development proposals include elements that do not meet the detailed policy guidance in the 2006 Clarendon Sector Plan. In some cases, the proposed developments would require amendments to Zoning Ordinance provisions for the Clarendon Revitalization District to enable approval by the County Board.

Map 1. Study Area Map, Clarendon Sector Plan Update



Study Area

The update process was directly focused on the study area shown in Map 1 within an area bounded by Washington Boulevard, North Hudson Street, 10th Street North, and Kirkwood Road. Existing uses within this area include those shown in the Table 1 (site numbers correspond to study area map). The properties within the study area are some of the last remaining sites for redevelopment in Clarendon except for several sites on the south side of 10th Street North.

Table 1

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

	<ul style="list-style-type: none"> • Former Clarendon House (3141 10th St. N.)
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DISCUSSION:

The Clarendon Sector Plan Update: The proposed 2022 *Clarendon Sector Plan - An Update to the 2006 Clarendon Sector Plan* (“2022 Plan”), is a guiding yet non-regulatory document for future development in Clarendon. Rather, the Zoning Ordinance is the regulating document. The 2022 Plan is comprised of both macro- and micro-level guidance, ranging from the vision for Clarendon, to specific Policies adopted by the County Board on key elements, to urban design guidelines that provide additional guidance for future redevelopment projects. The vision, concept plan framework, and Policies are included in Chapter 2. Urban design guidelines describing details for elements such as building mass and composition, frontage types, and streetscapes are outlined in Chapter 3. An implementation matrix, in Chapter 4, lists strategies and/or actions that should be taken in the future to implement the Policies, coupled with the lead responsible agency for implementation, timing, and funding sources.

Although the 2020-2022 planning process focused on specific properties in a defined study area, the 2022 planning updates are interwoven in the Plan to correspond with thematic and site-specific policies and recommendations resulting in a comprehensive sector plan that will continue to provide guidance for the broader Clarendon Metro Station Area. The 2022 Plan, if adopted, would continue to provide long-range planning guidance for the entire Clarendon station area, superseding previous guidance within the 2022 study area included in the previously adopted 2006 version of the plan.

Summary of Proposed Updates to the Clarendon Sector Plan: The main areas of change pertain to the public realm, building height and form, and use mix, and are responsive to emerging issues related to the: recommendations for public space and fire station relocation at the County-owned site; ability to achieve viable redevelopment based on awareness of site assemblages and constraints due to existing building height, tapering, and step-back policies and regulations; updated building preservation policy; updated information about critical infrastructure expected to remain; updated transportation policies and guidance; and opportunities for public space, affordable housing, and other community benefits.

Public Realm

- New street alignments/ locations & block structure- Based on new information from development applications, the location of several planned streets were analyzed to consider if alternative locations, alignments, and/or cross section details could be supported. Staff’s recommended changes to the block structure and street locations were analyzed in the context of the Clarendon Sector Plan goals and were discussed with the LPRC and the community through several meetings. Through the process, there was support for adjustments to the street and block structure. Revisions are proposed for eight maps in the Plan to reflect the proposed new block structure and street locations, which are considered to fulfill and remain consistent with the overall vision and goals of the 2006 Clarendon Sector Plan.

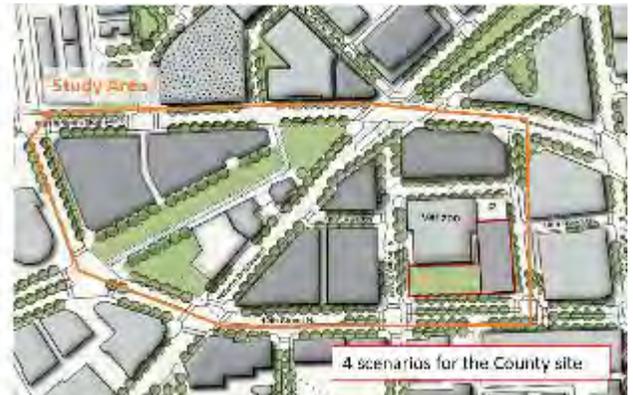
Staff concludes that the revised block structure and street locations proposed within the study area are not detrimental to circulation patterns through Clarendon. These revisions are largely informed by more specific survey/engineering details and property ownership boundaries than fully understood at the time of the 2006 Plan adoption. For example, the Sector Plan envisioned a new street (10th Road North) located approximately mid-block between Clarendon Circle and 10th Street North. At the time, it was unknown exactly how the many parcels within the block would be assembled, including the Bingham Center and Joyce Motors sites. Based on new information provided in two site plan applications, the proposed site assemblage would result in the location of the planned 10th Road North being further north than previously envisioned, and is supported by staff.

The 2006 Sector Plan also envisioned two segments of North Ivy Street providing a connection between Wilson Boulevard and Washington Boulevard. The segment between Fairfax Drive and Washington Boulevard was envisioned to be a two-way local street with on-street parking. However, given the desire to maximize green space in Clarendon while accommodating multimodal priorities along Fairfax Drive, and the need to mitigate negative traffic queuing impacts at Clarendon Circle, staff recommends a narrower, one-way, turn-restricted shared street from Fairfax Drive to Washington Boulevard and east of the St. Charles Catholic Church property (as shown in the updated 2022 illustrative plan shown below).

Staff also recommends a new mid-block connection/enhanced alley through the St. Charles Church block linking Washington Boulevard to the future Fairfax Drive public space. This connection would create a more walkable block scale, create more pedestrian connections to reach the planned public spaces (a goal of the 2006 Sector Plan and Public Spaces Master Plan (PSMP)), and reduce the building massing to maintain pedestrian-scaled development.



2006 Sector Plan Illustrative Plan



2022 Sector Plan Update Illustrative Plan

- New permanent Fairfax Drive Public Space – While the 2006 Sector Plan recommended public space improvements along Fairfax Drive, the concept would allow for temporary use of Fairfax Drive for special events only. The majority of the time, the space would continue to provide street connectivity and parking. In the context of evaluating potential public space changes for the County-owned site along 10th Street North (as described further below), a reconsideration of the planning recommendations for Fairfax Drive occurred during this planning process. The new proposed concept for Fairfax Drive is for a permanent linear park with shared street and enhanced bicycle facility that includes more landscape and biophilic design elements than envisioned in 2006. The 2006 Sector Plan’s vision for Fairfax Drive was a modest expansion of the West End Plaza adjacent to North Side Social, with the remainder of the street envisioned as a flexible space to accommodate both vehicular circulation and parking during the majority of time and allow for occasional markets and community events. The new concept would convert portions of Fairfax Drive into a linear park to strengthen the connections between the Virginia Square and Clarendon station areas and create notable permanent additions to the public park space system.
- Sites identified for existing and future open space retention and expansion (Triangle Park and adjacent properties) – The 1984 and 1990 Clarendon plans called for open space at Triangle Park, but this recommendation was changed with the adoption of the 2006 Plan on the basis that redevelopment of the site may be possible, potentially incorporating the substation facility, and would help generate more mixed-use development with the benefits of more office workers or possibly residents to support businesses. Other planned open spaces would supplement the change in policy. However, through this recent process, the recommendation to create a vision

for public space resurfaces. Staff recommends the retention and potential expansion of the existing Triangle Park at the southeast corner of Fairfax Drive and 10th Street North, a change from the 2006 plan which identified that site for future residential or commercial development.

Overall, with the proposed public space changes, there would be a net increase in public space in Clarendon from what was envisioned in 2006.

- **Multiple land use alternatives for County-owned 10th Street site/Fire Station 4-** Based on feedback received through community engagement, staff recommends amending the Plan to enable increased flexibility for the future use of the County-owned 10th Street properties. Staff is recommending a 2022 Plan Update with four alternative development scenarios:
 - *Fire Station replacement on-site co-located with affordable housing:* If a suitable new site for Fire Station 4 cannot be acquired, a new station should be built on the 10th Street site co-located with a housing development that prioritizes committed affordable housing (CAF) units (Figure 2.16).
 - *Fire Station replacement on-site:* If a suitable new site for Fire Station 4 cannot be acquired, a new station should be built on the 10th Street site with a park of approximately 10,000 square feet (Figure 2.17). Staff recommends that future development endeavor to include rooftop access for public use, largely exterior or unenclosed spaces, considering the additional capital and operating costs and complexity, the demand for public space needs, and compatibility with fire station operations
 - *Fire Station relocation to nearby location:* If the fire station can be relocated to a suitable site, the 10th Street site should be redeveloped with a park of approximately 17,000 square feet and with a housing development that prioritizes committed affordable housing (CAF) units (Figure 2.18). As an interim condition until an affordable housing and public space project can be realized, the existing buildings could be razed, and the entire site could be repurposed as a temporary park (Figure 2.19).
 - *Fire Station relocation to nearby location:* If an affordable housing project is ultimately infeasible, the site could be repurposed as an L-shaped park of approximately 43,000 square feet (Figure 2.19).

Land use alternatives for County-owned 10th Street site/Fire Station 4



Figure 2.16
 • Fire Station co-located with affordable housing



Figure 2.17
 • Stand-alone Fire Station
 • Underground parking
 • ~10,000 SF park
 • Potential rooftop public space



Figure 2.18
 • Fire Station relocated within proximity
 • Affordable housing with approx. 17,000 SF park



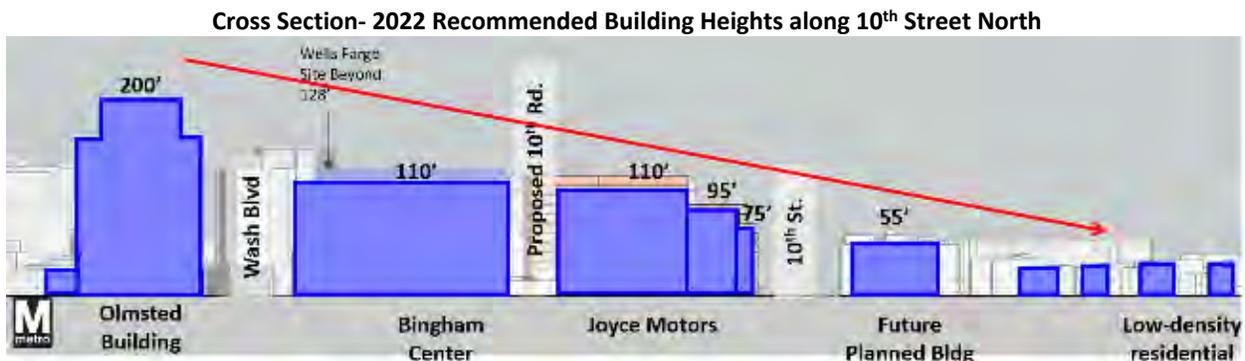
Figure 2.19
 • Fire Station relocated within proximity
 • ~43,000 SF park

 County-owned Property Line

Building Height and Form

- Modified building heights and taper requirements - The 1990 Clarendon Sector Plan Addendum set forth the concept of tapering building heights up at a ratio of 1:3, once beyond 165 feet from the surrounding areas zoned with either “R” or “RA” residential districts. Combined with building step-backs, this concept and formulaic approach for tapering heights presents many challenges that were considered during the Sector Plan Update process, including challenges to developing efficient floorplates. The tapering requirement and its measurement from areas outside the Clarendon Revitalization District is overly complex and does not provide clarity on the allowed building heights for a given building.

With the 2022 Update, staff recommends removing the taper ratio and measurement requirement for the study area sites and proposes instead gradual steps in maximum building heights to achieve an appropriate transition between adjacent lower scale areas and the envisioned medium-density core of Clarendon. This approach of replacing the taper plane with defined maximum height steps was applied in a 2021 Zoning Ordinance amendment for the Clarendon Revitalization District to implement minor height adjustments for the Clarendon West development at Washington Boulevard and 13th Street North. Staff also considered the existing building heights on 10th Street east of the study area and found that these buildings have a range of heights above 55 feet, including heights up to 80 feet and 110 feet, which have provided a successful transition up in height and appropriate building scale along the north edge of 10th Street. Additionally, the 2006 Sector Plan set the maximum height at 75 feet for the County-owned site between North Hudson Street and North Irving Street, consistent with the maximum height allowed by-right under the existing, C-3 zoning. Therefore, the only block remaining to follow the existing 1:3 tapering, plus additional step-back provisions, would be between North Irving Street and Wilson Boulevard, if the proposed changes were not supported, which would unnecessarily constrain the height limit in comparison to other buildings along this street frontage. Specific height maximums are also recommended along the south edge of Washington Boulevard for similar reasons to create height transitions while maintaining viable building floorplates. Staff recommends removing the 1:3 tapering requirements for buildings in the study area and establishing new maximum height limits to impose a well-defined tapering of building heights.



Step-backs - Staff recommends reducing the depth of step-backs from 20-feet to 10-feet and including guiding principles for building form and step-backs in the 2022 Plan. In its analysis, staff considered the width and proportion of the street right-of-way, streetscape design, street trees and ground floor façade treatment and how each element collectively contributes to the pedestrian experience. The Urban Design Guidelines also provide guidance for building

orientation and frontage types that will be used in future design review. Staff recommends maintaining step-backs in order to achieve more sensitive height transitions in several locations including along Wilson Boulevard west of Clarendon Circle to have a comparable scale across from historic buildings (Kirby Garage and Northside Social) and areas where a base, or podium, to create a pedestrian scale and create additional light and air at the sidewalk level is important. Several locations were changed and removed based on updated information, such as the retention of the Verizon Building, which will change the pedestrian experience along North Irving Street and create a more open, and less enclosed, feel at the sidewalk.

Use Mix

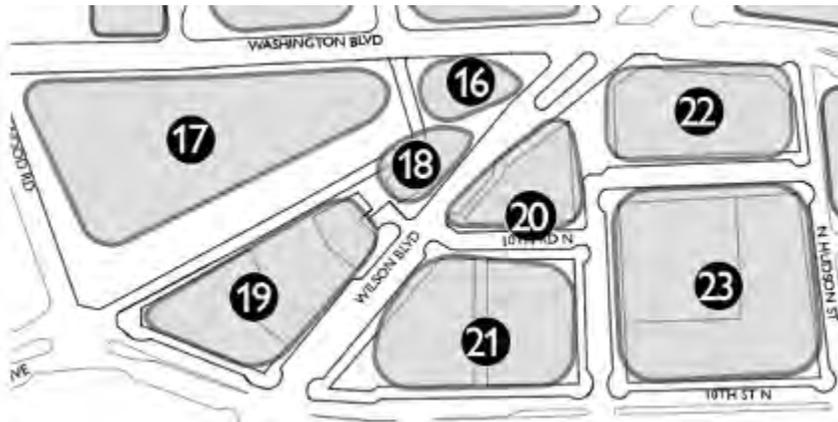
- Changes in land use to allow hotel use on sites designated “Prime Office”- Hotel use is a use envisioned in the 2006 Sector Plan, although not a use, by policy, that could replace office uses on sites designated as Prime Office. Designating Prime Office sites by policy was important to reinforce and continue to create a niche office submarket. The policy has been successful since the Plan’s adoption and approximately 1,655,000 square feet of office exists in Clarendon today. However, one site plan application (Bingham Center) included a proposal to redevelop an area designated as Prime Office instead as hotel. Through the planning process, staff found a hotel use to be an appropriate use for the proposed location on the Silver Diner site. In addition, letters received from civic associations indicated support for a hotel use. Staff considers a hotel use here as an acceptable replacement for an office use as it contributes to daytime and nighttime activities and visitors to support the nearby commercial establishments. Further, there is no hotel currently located in the Sector Plan area and an accessible hotel use is critical to serving the needs of current and future office buildings. Finally, site size and shape constraints that limit the ability of a given site to accommodate efficient office development can more easily accommodate more flexible footprints such as is possible with a new hotel. Therefore, staff recommends removal of the prohibition for hotel use on sites designated as “Prime Office” in the ACZO and as designated on the Use Mix Map 2.5. Other changes to the Use Mix map include designating the potential for a combination of public space and mixed-use development on the County-owned site, should that scenario be determined as the preferred path to replace Fire Station 4 and repurpose the site, and to reflect the vision for mixed-use development for the remainder of the block.
- Retail frontages removed from Use Mix Map - Staff recommends inclusion of a new map that designates specific areas for ground-floor retail and retail equivalents (as shown on Map 2.51) to achieve greater consistency with the 2015 Arlington County Retail Plan policies for retail equivalent locations, and to account for updates to land use and build-to lines.
- Critical infrastructure identified to remain- The Verizon telecommunications facility on North Irving Street and the Dominion Energy Substation on Wilson Boulevard provide critical infrastructure and services to residences and businesses throughout the Rosslyn-Ballston corridor and are expected to remain in place for the long-term. In addition, one of the four expected site plan proposals is for the Verizon property to join under one application with the Wells Fargo property, and by doing so, the Verizon site’s land area and associated development potential would be allocated to a new mixed-use building on the Wells Fargo site with the Verizon building to remain. Therefore, staff recommends identifying these sites as existing utilities on the Sector Plan and ACZO maps with the long-term expectation for the sites to remain without redevelopment.

2006 Adopted Policies

In order to implement the vision statement, goals and conceptual elements, the County Board approved a series of Policies in 2006 that provide guidance for all future development or redevelopment in Clarendon. These Adopted Policies relate to Density; Use Mix; Building Form including Preservation,

Building Heights, Tapers, and Step-backs; Open/Public Spaces; Transportation and Parking and are the Plan's major recommendations. Based on staff analysis and LRPC feedback, staff recommends several updates to the Policies (Attachment 2) as described above in the Summary of Proposed Updates to the Sector Plan.

Block Key Map 2.2- For reference, the Block key map shown below and referenced in the Policies assigns numbers for each block in Clarendon. These numbers are used periodically in the Plan when specific Policies or recommendations are made.



General Land Use Plan Map and Booklet Amendments

To achieve consistency between the GLUP, an element of the Arlington Comprehensive Plan, and the *2022 Plan*, several amendments are proposed as follows and identified in Attachments 4 and 5:

- Adding the triangle open space symbol to indicate a vision for future public/open space 1) along Fairfax Drive, 2) at the Triangle Park and adjacent private property, and 3) at the corner of 10th Street North and North Irving Street;
- Changing the designation from Semi-Public to Public for the area owned by the County and planned as the future West End Plaza to the west of Clarendon Circle;
- Adjusting blocks and street alignments/locations for the planned 10th Road North between North Irving Street and Wilson Boulevard; and at Washington Boulevard, 13th Street North and 12th Street North to reflect recent approvals for the Clarendon West site (former Red Top Cab site);
- Removing the vehicular connection between Wilson Boulevard and Fairfax Drive between Northside Social and T & J Auto Body;
- Narrowing of Fairfax Drive to reflect proposed changes to convert more travel way area to a linear park;
- Update the year of Plan adoption in the Clarendon description on the back of the GLUP Map.

Booklet Amendments include the following:

- Section 5.1.1.3- Clarendon Revitalization District: Adding text to indicate the planning process culminating with an updated *2022 Clarendon Sector Plan*; and
- Additional editorial changes to updated references to the *2022 Clarendon Sector Plan*.

Article §9.2- Zoning Ordinance Amendments (Attachment 7)

The Sector Plan employs a form-based approach in guiding the redevelopment of Clarendon. In 2008, the County amended the ACZO requirements that apply to much of Clarendon. These amendments codified many of the Sector Plan's policies and maps. Staff recommends amendments to the ACZO, Section (§)

9.2 Clarendon Revitalization District, text and Maps 1-8 (§9.2.5 - §9.2.12), to reflect proposed changes based on staff analysis and LRPC and other community feedback.

Proposed text changes:

General Requirements, §9.2.2.B

This section includes provisions that apply to by-right development in the C-3 district occurring within the Clarendon Revitalization District, including requirements to screen parking with structures containing other, liner uses and to provide entry doors every 50 feet along certain streets. In the event that a new stand-alone fire station is constructed on the existing Fire Station 4 site, with C-3 zoning, by-right development would likely be pursued, rather than development by special exception. The unique requirements of a fire station may make it infeasible to comply with the provisions of this section. Therefore, staff recommends adding a provision exempting uses categorized as Government Facilities from these requirements. Under a by-right scenario for a fire station or other public facility meeting this use category, the Public Facilities Review Committee would review and influence the design through a public review process.

The following recommendations pertain to requirements for special exception site plan development:

Use Mix, §9.2.2.D.4(f)

To more broadly enable the potential establishment of a hotel use in the Clarendon neighborhood, staff recommends amending the use mix regulations for Prime Office sites to adjust the treatment of hotel uses. This amendment to the ACZO would allow hotels to be counted as commercial uses as part of the 60% density requirement for commercial uses on Prime Office sites. Through the LRPC process, discussion was focused on a potential hotel for the northern portion of the Bingham Center site which was designated as Prime Office under the 2006 Plan. With more knowledge of site consolidation, location of the planned 10th Road North, and the resulting site area and configuration of the northern development site, this area proves difficult to redevelop with and attract traditional office, and may be an appropriate location for a new hotel. Further, hotel use, which was previously envisioned in the Clarendon neighborhood, is considered a beneficial use and would support nearby commercial, residential, and educational development. For these reasons, staff is supportive of hotel use in this location, and proposes to remove the prohibition for hotel uses as the most efficient way to allow the County Board to consider a site plan application with hotel use.

Design Requirements, §9.2.2.D.9(e)

In connection with the recommendation noted above creating additional flexibility to achieve hotel use in Clarendon, staff recommends three amendments to allow amenities on the roof, which may include indoor/outdoor dining, restrooms or changing rooms, recreational elements, conference facilities, or similar functional spaces. While this would allow occupiable space above the roof, these spaces would be adjacent to, but not taller than, mechanical penthouses nor could mechanical space be constructed above amenity space. To enable this concept, staff recommends adding building height and setback requirements to ensure that rooftop amenity spaces do not exceed 18-feet above the roof surface, which are consistent with existing requirements for mechanical penthouses in the Clarendon Revitalization District. Any rooftop amenity spaces should be associated with a principal or accessory use in the primary building. Additional regulations to enable rooftop amenity space are needed elsewhere in the ACZO (see below for proposed amendments to Article 3 and Article 18).

Step-backs, §9.2.2.D.9(g)

Staff recommends reducing the depth of step-backs from 20-feet to 10-feet and expanding the range of floors where step-backs occur from the third to fifth floors to now also include the second floor.

Introducing a step-back above the ground floor at the second floor level allows more air and light to reach the streetscape creating a human scale and improved pedestrian experience.

Parking Management Plan, §9.2.2.D.8(d)

Staff recommends removing an existing requirement for the submission of a Parking Management Plan by site plan applicants. This requirement was included at a time before a standard site plan condition was introduced to fulfill this requirement, which now provides a uniform way to achieve the appropriate level of review and approval for parking garage operations. Staff considers the zoning requirement no longer necessary and recommends it be removed.

Table 1, Sidewalk Design Guidelines

Staff recommends minor amendments to the Sidewalk design guidelines specified in §9.2.3 to allow a continuous planting/utility strip where sidewalks are 14 feet, 18 feet and 20 feet wide. This is consistent with streetscape and landscape standards where continuous planting strips can be provided when there is no adjacent on-street parking.

In addition, staff recommends removing the table's rows related to street tree species and street tree size. Staff utilizes updated caliper measurements for determining appropriate street tree sizes, which are reviewed for appropriateness by the County's Urban Forestry staff during site plan review. Removal of the Street Tree Map reference is recommended given that the current best practice for determining appropriate tree species relies on the County's Recommended Street Tree list. Allowing more flexibility and diversity will improve the resilience of the County's tree canopy and streetscape.

Additional text amendments:

Article 3 - Density and Dimensional Standards, §3.1.1.6.B

To enable amenity space above the roof surface of a building, staff recommends adding an exception to permit additional height above the maximum building height limits. Rooftop amenity space would be counted towards allowable gross floor area.

Article 18 - Definitions, §18.2

Staff recommends a new term definition for Rooftop Amenity Space.

Proposed ACZO Map (§9.2.5-9.2.12) changes (Attachment 7):

Proposed Map changes are specific to the properties within the Clarendon Revitalization District and are recommended to:

- Reflect proposed street alignments/locations;
- Reflect modified building heights, step-backs and taper requirements;
- Reflect land use alternatives for the county-owned 10th Street site that either relocates the fire station and provides public space and/or affordable housing (see Figure 2.18), or co-locates affordable housing with a new fire station on-site (Figure 2.16);
 - Note: Other alternatives for the County-owned 10th Street site (a stand-alone fire station with public space or only public space, (See Figures 2.17 & 2.19)) would likely be implemented through by-right development, and the special exception provisions of §9.2 described herein would not apply
- Depict the new Fairfax Drive Public Space;
- Depict sites identified for existing & future open space retention and expansion (Triangle Park & adjacent properties);
- Depict sites as remaining as critical infrastructure (Verizon telecommunications facility & Dominion Energy Substation); and,
- Additional Map updates consistent with adopted policies (MTP, Retail Plan, PSMP, etc.).

Map 1, Maximum height limit (§9.2.5). Given the importance of the maximum building heights in the 2022 Plan and the attention they commanded during the 2006 study, the requirements of the maximum heights limits map cannot be modified by the County Board as part of the site plan process. The proposed changes in block structure, street locations and building heights discussed above for the subject properties necessitate changes to the maximum height limit map. Additionally, staff recommends combining the maximum height limit map with content from the existing Map 8, Step-backs (§9.2.12) for ease of use for future review. This approach was used throughout the LRPC review process and reduces the need for an additional map when reviewing building height and form. Staff recommends renaming **Map 1 as Maximum height limit and step-backs (§9.2.5)**



Map 2, Use Mix (§9.2.6). Staff recommends changes to the use mix map to reflect updated land use recommendations for the County-owned properties and other public spaces, including the Fairfax Drive public space and 10th Street park, specifically:

- Designating public space instead of mixed-use development for the Triangle Park site and the adjacent site;
- Designating Verizon telecommunications facility and Dominion Energy substation as existing utilities;
- Reconfiguring and designating public space at the planned West End plaza (west of Clarendon Circle) and along Fairfax Drive;
- Removing retail frontage locations from the ACZO, as these designations will be shown in a new Retail Frontages Map in the 2022 Plan



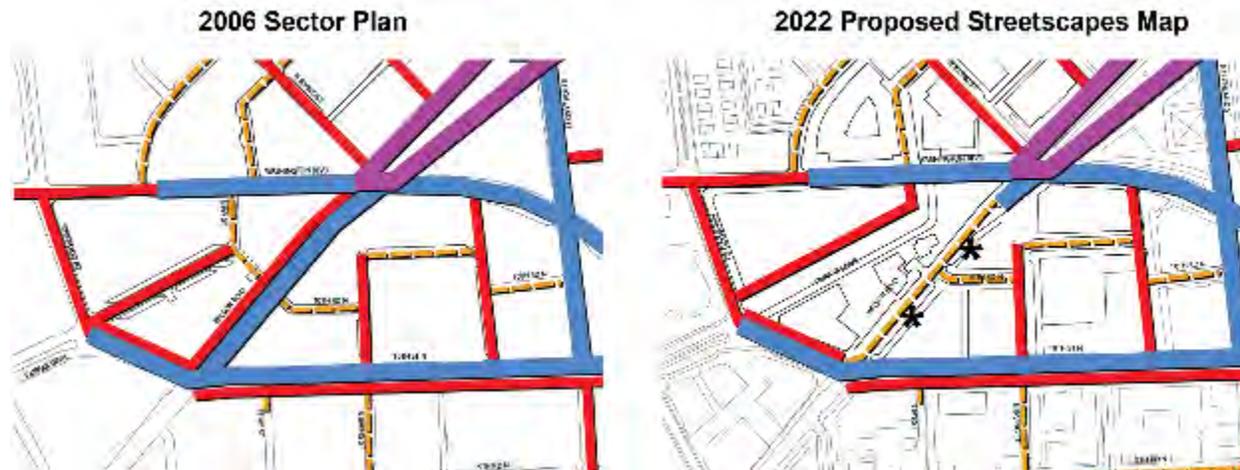
Map 3, Receiving Sites (§9.2.7). The proposed Receiving Sites map includes the removal of the Verizon, Dominion Substation & Triangle Park sites as receiving sites for density. The Receiving Site designation is added to the County site on North Hudson Street where additional building height above the maximum height (up to 128') and additional density above the GLUP may be approved by the County Board.



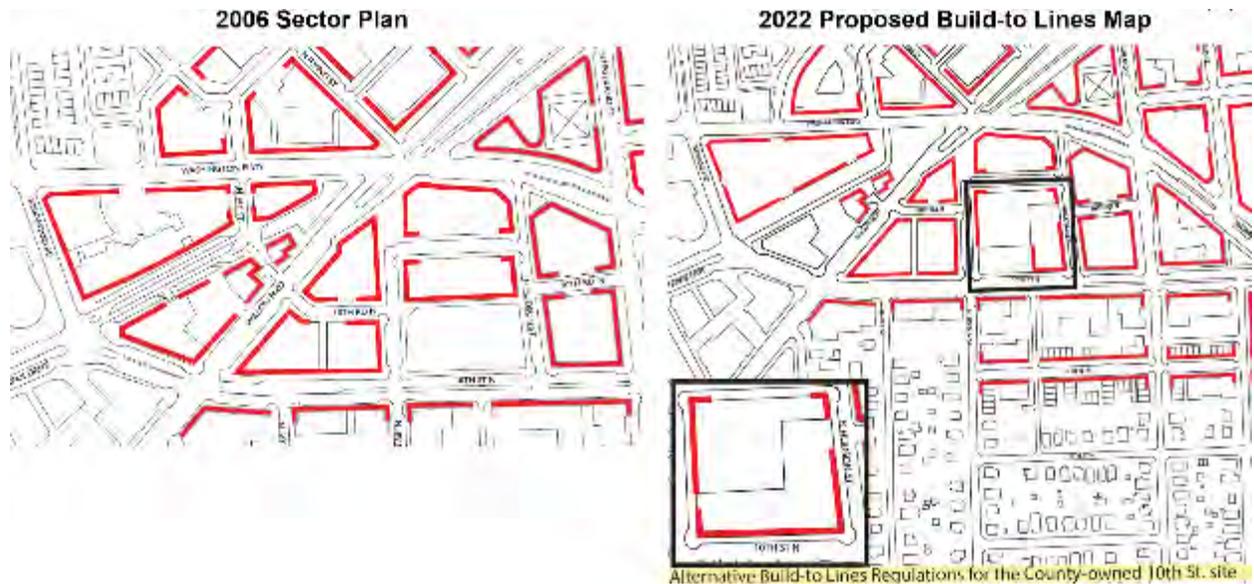
Map 4, Building Preservation (§9.2.8). The proposed Building Preservation map revisions include a marker and symbol for the façade preservation and relocation/ reconstruction of the façade to the block corner's build-to line for the Joyce Motors building, an Essential ranked structure in the County's Historic Resources Inventory (HRI). A step-back at a depth of 10-feet for any new development above the façade would be required, consistent with Façade preservation policy in the Sector Plan and ACZO.



Map 5, Streetscapes (§9.2.9). The proposed Streetscapes map includes a 12-foot-wide streetscape on the north side of Wilson Boulevard. This reduction in width from 14-feet to 12-feet was discussed with the LRPC and the community and is necessary to achieve an improved streetscape taking into account the presence of the existing historic structures and other constraints. On the south side of Wilson Boulevard between Washington Boulevard and 10th St. North the streetscape varies with tree pits interspersed with on-street parking along the curb, creating a sidewalk that ranges from 12’ to 19’ wide. The map changes for Fairfax Drive reflect the current proposal for the building frontage and streetscape fronting on the future public space.



Map 6, Build-to Lines (§9.2.10). The proposed Build-to Lines map includes a break in the build-to lines for the mid-block connection on the St. Charles Church site, where service and loading could occur. A break is also provided on the North Kirkwood Road frontage directly across from loading for George Mason University. Build-to lines are removed on the Triangle Park and Dominion Substation sites as discussed above. An alternative approach to build-to lines along a segment of North Irving Street is also included for the scenario where the County-owned 10th Street site is developed solely with a new fire station co-located with housing.



Map 7, Frontage Types (§9.2.11). The proposed Frontage Types map shows an alley frontage type at the location of the mid-block connection from Washington Boulevard to the future linear park along Fairfax Drive on the St. Charles Church block. The 10th Street frontage type is also adjusted on the County-owned 10th Street site for a potential scenario that solely includes a new fire station co-located with housing. Frontage type lines were removed for the Triangle Park and adjacent sites for future park expansion.



Map 8, Step-backs (§9.2.12). Staff recommends combining the step-back map with the maximum heights map (Map 1) for ease of use. Therefore, staff recommends removal of Map 8, Step-backs from the 2022 Plan and the ACZO.

Public School Student Generation Estimates: County staff has worked with Staff from Arlington Public Schools (APS) to prepare three student generation estimates for private and public land use scenarios (Figures 2.16, 2.18 and 2.19) within the study area. (The fourth scenario, shown in Figure 2.19, is estimated to have the same student generation estimates as Figure 2.17, since both do not include any housing on the County’s 10th Street properties). As presented below, these estimates are generated using the housing characteristics envisioned at the time of the *2022 Plan* and recent student generation factors.

For comparison, estimates are provided using housing characteristics planned in the 2006 Sector Plan. Should these housing unit characteristics or the student generation factors change by the time envisioned future development is completed, then the student generation estimates would also change in the future. For the three scenarios below, based on 2022 boundaries, students residing within the study area would be within the attendance zones for Arlington Science Focus Elementary School, Dorothy Hamm Middle School, and Washington-Liberty High School.

2006 Sector Plan Estimates in Study Area

Arlington Public Schools (APS) staff estimates the planned development would generate 29 elementary school students, 30 middle school students, and 48 high school students.

2022 Sector Plan estimates in Study Area under multiple land use scenarios for the County owned 10th Street site include:

Land use scenario with a fire station co-located with affordable housing and approximately 260 CAFs on the County’s 10th Street site (Figure 2.16)

Arlington Public Schools (APS) staff estimates the proposed development would generate 90 elementary school students, 49 middle school students, and 88 high school students.

Land use scenario with affordable housing and approximately 214 CAFs on the County’s 10th Street site (Figure 2.18)

Arlington Public Schools (APS) staff estimates the proposed development would generate 81 elementary school students, 45 middle school students, and 81 high school students.

Land use scenario with a stand-alone fire station or an approximately 43,000 square foot park on the County’s 10th Street site (Figures 2.17 and 2.19)

Arlington Public Schools (APS) staff estimates the proposed development would generate 26 elementary school students, 24 middle school students, and 42 high school students.

PUBLIC ENGAGEMENT: This study was primarily informed by community engagement through the Long Range Planning Committee (LRPC) study process, augmented with participation from other commissions, civic associations, and property owners. Participants represented at each of the LRPC meetings included representatives within or abutting the study area from the Clarendon-Courthouse, Ballston-Virginia Square, Ashton Heights, Lyon Park and Lyon Village civic associations. Other representatives from advisory commissions and committees also participated and included:

- Emergency Preparedness Advisory Commission
- Historical Affairs and Landmark Review Board
- Joint Facilities Advisory Commission
- Park and Recreation Commission
- Pedestrian Advisory Committee

- Transportation Commission
- Urban Forestry Commission

Between September 2020 and December 2021, the process included six LRPC meetings and one ZOCO meeting, as well as multiple online and virtual engagement tools. Over the course of 16 months, various topics were discussed and were focused within the study area, and included updates on Fire Station 4, Public Space, Building Height and Form, Transportation, Use Mix and Historic Preservation. While these public engagements occurred virtually, they were well attended and yielded significant feedback from the broader community.

Staff also established a project web page to support the LRPC process. The web page provides a summary and brief background on the impetus for the study, while also providing full access to meeting materials including recordings, staff presentations and analyses. The web page also provided a means of making the process and study progress more accessible to those unable to attend the virtual meetings. The web page also provides access to pertinent written correspondence.

Advisory Commission Review Prior to Advertisement

Zoning Committee (ZOCO) of the Planning Commission: Staff presented draft zoning text and maps to ZOCO on February 8, 2022. Commissioners present at the meeting expressed general support for the text and maps as presented.

NAIOP Northern Virginia (Commercial Real Estate Development Association): Staff presented the study recommendations to the NAIOP Chapter's Arlington Government Relations Subcommittee on February 23, 2022. Subcommittee members were pleased with the update and did not provide any specific comments.

Planning Commission: The Planning Commission considered this item at its meeting on March 9, 2022 and voted unanimously (11-0) in support of authorizing advertisement of the 2022 Clarendon Sector Plan Update and the associated GLUP and ACZO amendments, following a discussion of key questions/ topics. Three public speakers provided testimony including: an attorney representing an applicant for a redevelopment site who spoke in favor of the proposed Plan updates, and the Ashton Heights community representative to the LRPC process, as well as a neighbor from the same civic association, who both made requests to maintain the 2006 sector plan recommendations to achieve the public park space at the County-owned property along 10th Street and the importance of sufficient space to meet existing and future resident needs.

In addition to the main motion noted above, the Planning Commission also voted to recommend that staff incorporate a recommendation in the *2022 Plan* for full frontage preservation in situ for the Joyce Motors building, a building ranked as Essential in the HRI. It was noted that there are other places where historic buildings are preserved in situ with creative solutions, and creative solutions to integrate preservation and new construction are possible but have not yet been explored. The motion passed 7-4.

Discussion also focused on the draft land use scenarios for the County's 10th Street site (Figures 2.17, 2.18, & 2.19). Several Commission members acknowledged the importance and need for more public open space in Clarendon as envisioned in 2006, similar to comments from some community members. The Commission encouraged staff to consider alternatives with rooftop public spaces above the fire station (Figure 2.17) if that option is pursued. Staff indicated that future opportunities to explore rooftop public spaces is included in the draft *2022 Plan* and would need further coordination with the fire department to ensure the space is safe and accessible. Following discussion, there was an additional

amendment to the main motion to make clear preference in the Sector Plan for use of public land as government facilities, community facilities, or other services provided by the County, including rooftop and co-located amenities (e.g. parks, fire station, community garden, tennis, basketball courts). Preference for other scenarios with public space (Figures 2.17 & 2.19) were favored over the housing scenario (Figure 2.18). The motion passed unanimously 11-0.

The Commission was generally supportive of staff's recommendations for updates to transportation, building heights and step-backs.

Housing Commission: The Housing Commission considered this item at its meeting on March 10, 2022 and voted 7-1 in support of the update. The motion to support the draft Plan was contingent upon the Plan supporting affordable housing at the County-owned 10th Street site. The commissioner who voted against the motion cited the difficulty of fitting housing on the County-owned 10th Street site due to the parcel size and configuration.

County Board Consideration of the Request to Advertise

On March 19, 2022, the County Board unanimously authorized advertisement of public hearings in April by the Planning Commission and the County Board, to consider the *2022 Clarendon Sector Plan Update* and the associated GLUP and ACZO amendments. In doing so, the Board adopted the County Manager's recommendation, with further direction for staff to amend the advertisement to include a scenario for the County's 10th Street property that co-locates housing with a fire station, including providing alternative maps 9.2.5, 9.2.6, 9.2.7, 9.2.10, and 9.2.11 in the Zoning Ordinance, and any other provisions in the zoning ordinance affected by this alternative scenario.

Following reports from the Planning Commission and Housing Commission representatives there were five public speakers that provided testimony including: a community representative to the LRPC process from Ashton Heights, as well as a neighbor from the same civic association, who both made requests to maintain the 2006 sector plan recommendations to achieve the public park space at the County-owned property along 10th Street. They also expressed opposition to the scenario with affordable housing (Figure 2.18) and suggested that affordable housing should be provided in the neighboring private developments to preserve space on 10th Street for the 2006 planned park space. A representative from the Alliance for Housing Solutions (AHS) also provided testimony and noted that the neighborhood would be further enhanced with the inclusion of affordable housing and expressed support of the recommendation of the Housing Commission that the Clarendon Sector Plan guidance include the co-location of committed affordable housing on the 10th Street site.

Following public testimony, the County Board discussion focused largely on exploring why a scenario for co-location of a fire station and housing on the 10th Street property was discarded from consideration earlier in the planning process. Board Members also requested more information regarding PSMP guidance that might further influence recommendations for public space in Clarendon, when considering other existing public spaces in the vicinity.

Fire Station Scenario co-located with housing- As noted earlier in the staff report, the 2006 Sector Plan included two options for the County site on 10th Street: (1) the relocation of public facilities to achieve the 10th Street Park, and (2) the potential for the County to partner with a developer to provide public facilities co-located with affordable housing. During the *2022 Plan* update process, staff explored a co-location option and heard general support from the LRPC, although some expressed concern for the potential loss of the planned park space. The scenario for co-location was presented to the LRPC in December 2021 as a potential option to be included in the *2022 Plan*, along with an overview of the Fire Department's operational and program requirements. The new fire station, whether in the current location or a new site, should meet the following criteria:

- Less than 1 minute change in response time from the current Fire Station 4 site (located approximately 4-6 blocks from the current site);
- Located along an arterial street with adequate distance from major intersections;
- Able to accommodate pull-through apparatus bays and turning movements for ingress and egress;
- Minimum of 4 apparatus bays, including decontamination space on the ground floor;
- Front or rear apron at a depth of 50 feet, open to the sky;
- Approximately 32,000-40,000 total square feet, with approximately 18,000 square feet of interior ground floor space, plus outdoor apron space;
- Interior layouts that meet operational requirements, with an emphasis on service response and health and safety of first responders; and
- Adequate parking for staff's personal vehicles.

In addition, an on-site replacement fire station co-located with housing would require a temporary fire station facility be provided to continue emergency response services during construction. If an appropriate off-site option for the temporary station cannot be secured, the temporary station would need to be placed on the County's 10th Street property during construction.

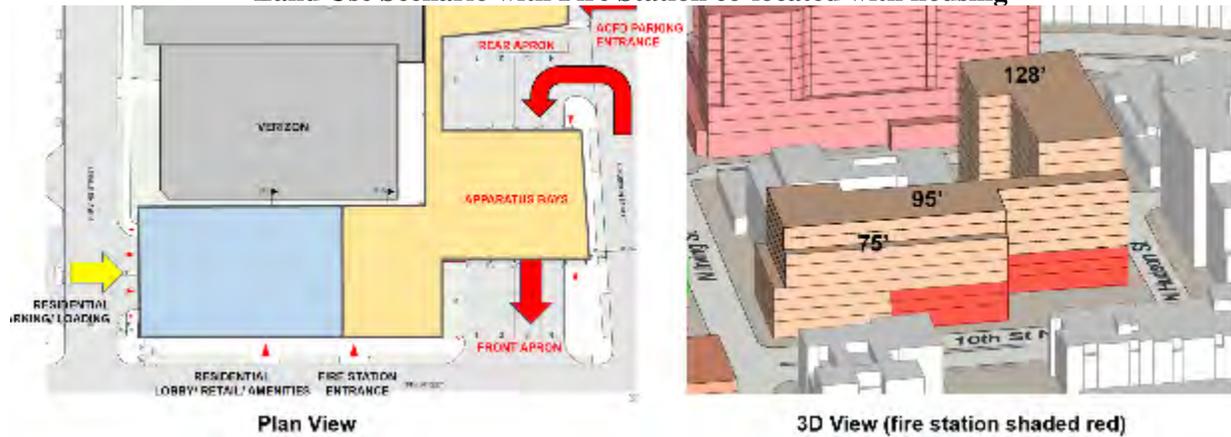
Considering these requirements, staff studied an alternative that would co-locate housing with a fire station on-site, paying particular attention to accommodating the necessary ground floor program and space requirements for both uses. When applying the Fire Department's operational and program requirements to siting a potential fire station on the site, several design challenges affecting the co-location opportunities are highlighted, including:

- Based on site geometry and the existing street network, access to the fire station bays is most likely to be provided from North Hudson Street, with egress out to 10th Street North;
- This access and egress pattern would require much of the ground floor along North Hudson Street to comprise the rear and front aprons, leaving limited space there for anything beyond a parking entrance for fire department staff;
- Beyond the apparatus bays, the fire department's requirement for other ground floor programming would need to extend westward towards North Irving Street;
- The concentration of fire department ground floor uses closer to North Hudson Street would likely require any residential lobby entrance, parking access/egress or loading bay to be along and/or near North Hudson Street;
- As a result, residential access originating at North Irving Street (where space permits) for housing units above the fire station on North Hudson Street would be a significant distance away from the elevator core and service/loading area; and
- Vertical clearance for both the front and rear fire station aprons (with one of them being open to the sky) would further reduce the potential number of housing units located closer to North Hudson Street.

In assessing the design challenges discovered through these studies, staff found that the ground floor program and space requirements for both the fire station and residential uses, if co-located on this site, would make it difficult to also achieve meaningful public space in this scenario. These challenges, along with stated concerns by the LRPC and community members regarding the loss of public space, led staff to remove this scenario prior to advertisement. However, in further considering the direction received at the March County Board meeting, and to provide greater flexibility in the *2022 Plan*, staff recommends including a fourth scenario for the County site with a fire station co-located with affordable housing, that does not depict any public space (Figure 2.16). To accommodate this scenario, staff also recommends including alternative maps 9.2.5, 9.2.6, 9.2.7, 9.2.10, and 9.2.11 in the Zoning Ordinance (Attachment 7),

which would keep a fuller range of options open when more detailed planning and funding occurs for Fire Station #4 replacement and ultimate improvements for the County's 10th Street properties.

Land Use Scenario with Fire Station co-located with housing



Conceptual Ground Floor Plan with Fire Station co-located with housing



PSMP guidance and summary of existing public spaces in the vicinity of the study area

There are 10 County-owned parks and 5 privately-owned public spaces within a 0.5-mile radius of the study area. These public spaces offer a wide range of amenities that support both recreational and casual use activities from athletic fields and courts to playgrounds, picnic shelters and casual use spaces. (see map below).

Gunnell Park – 0.3 Acre
Casual Use Space

Hayes Park – 3 Acre
2 Tennis courts
Basketball court
Picnic shelter
Pre-school and school age playgrounds
Sprayground

Herselle Milliken Park – 0.47 Acre
Casual Use Space

James Hunter Park – 0.75 Acre
Casual Space
Dog Park

Kirkwood Road Neighborhood Park – 0.58 Acre
Casual Use Space



Manly Park – 1 Acre
Casual Use Space
2 Tennis courts
Art play sculpture

Oakland Park – 0.92 Acre
Casual Use Space
Public Art

Quincy Park – 4 Acre Park
6 Tennis courts
Basketball court
Baseball/softball fields
Sand volleyball court
Reservable shelters
Playground

Triangle Park – 0.19 Acre
Casual Use Space

Zitkala Square – 0.98 Acre
Basketball court
Playground
Casual Use Space
Picnic shelter

Privately Owned Public Spaces

121st St. N. and N. Denzelle St. Park – 1.01 Acre
Clarendon and North Darville Apartments – 0.1 Acre

Clarendon Market Commons – 0.53 Acre
Lyon Park – 2 Acre
Virginia Metro Square Plaza – 0.45 Acre

The PSMP, access-based Level of Services (LOS) is a planning tool that evaluates access across the County to certain park amenities and highlights general areas where access could be improved.

In the Study area, the LOS Maps (Attachment 9) indicate limited or moderate access to Community Gardens and Multi-Use Trails. Additionally, the LOS Maps indicate moderate access to several other amenities, including Basketball Courts, Diamond Fields, Picnic Areas, Playgrounds, Rectangular Fields, Tennis Courts and Volleyball Courts. (See Attachment 9)

The PSMP includes over 200 specific recommendations on ways to improve the public space system. Priority Action Step 1.1. calls for adding at least 30 acres of public spaces (both publicly and privately owned) over the next ten years (beginning with plan adoption in 2019). The PSMP supports securing or expanding the public spaces envisioned in sector, corridor and other plans adopted by the County Board, as recommended by Priority Action 2, 1.1.2. Action Step 1.5.12. recommends exploring opportunities to add or relocate recreational amenities above structured parking and on roofs and walls of County buildings. Additionally, Priority Action 1.3. recommends ensuring access to spaces that are intentionally designed to support casual, impromptu use and connection with nature.

The PSMP identifies the Verizon site as a potential future land acquisition site to create the park on 10th Street consistent with the vision stated in the 2006 Sector Plan (see PSMP- Recreation and Leisure Acquisition Areas map below).

RECREATION AND LEISURE ACQUISITION AREAS



Advisory Commission Review Following Advertisement

Transportation Commission (TC): The Transportation Commission considered this item at its meeting on March 28, 2022, and voted unanimously (11-0) to adopt the 2022 *Clarendon Sector Plan Update* and the associated GLUP and ACZO amendments. There were no public speakers.

In addition to the main motion noted above, the Transportation Commission also voted unanimously to recommend that staff include on the Streets Map 2.10 a desired bike and pedestrian connection between the Northside Social and T & J Auto Body buildings similar to the connection currently included in the 2006 Clarendon Sector Plan, but with a bike and pedestrian character rather than an alley character. The commission also recommended that staff indicate the need for a mid-block crossing in the 2022 *Plan* on Wilson Boulevard aligned with the proposed 10th Road on the opposite side of the street.

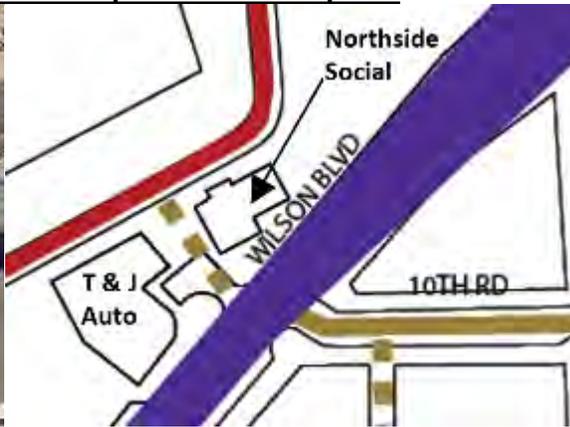
The Northside Social (former Clarendon Citizens Hall) and T & J Auto Body (former Kirby Garage) buildings are identified for Full Building Preservation in the 2006 Sector Plan. Additions to these buildings are not envisioned. However, the County Board with HALRB guidance may allow minor alterations or modest additions if the overall preservation of these full structures is not diminished. In addition, the entire parcel of Northside Social (building and setting) is listed as a Local Historic District and any alterations to the parking lot to provide a defined pedestrian or bicycle connection would need a Certificate of Appropriateness from the HALRB. Several other implementation constraints exist that would also need to be addressed to make this connection and crossing possible. Due to the number of lanes and traffic volume across Wilson Boulevard, a midblock crossing would need to be signalized. This will require removing utility conflicts along Wilson Boulevard and making room for ADA-compliant pedestrian ramps and signal infrastructure at the new crossing location. From staff's perspective, a future determination for public access at this location with a mid-block crossing on Wilson Boulevard should be deferred until a specific proposal for adaptive reuse of the buildings is considered. The proposed Streets

Map 2.10 shown below has been revised to show a connection between the buildings, and staff has included language in the *2022 Plan* that describes this potential connection as an alley with multimodal access and character.

Existing Conditions



2022 Proposed Streets Map 2.10



Planning Commission (PC): The Planning Commission considered this item at its meeting on April 6, 2022 and voted unanimously (9-0) in support of adoption of the 2022 Clarendon Sector Plan Update and the associated GLUP and ACZO amendments, when accounting for several additional, amended motions, following discussion of key questions/ topics. Eight public speakers provided testimony including:

- A resident from the Buckingham neighborhood who expressed concerns about the planned *West End Plaza* and the need for more parks and natural space (not plazas) in this part of Clarendon, and further suggested changing the name of the *West End Plaza* to West End Park.
- A member from the Arlington Chamber of Commerce spoke in support of the *2022 Plan* and recommendations as it will facilitate redevelopment of this portion of Clarendon.
- A member from the Alliance for Housing Solutions spoke and noted the opportunity to expand the County's housing supply and noted that the neighborhood would be enhanced with affordable housing. The speaker is supportive of the County Board directive to include a fourth scenario for the County site with the fire station co-located with affordable housing.
- The developer for the Joyce Motors site provided background for their preservation approach for the Joyce Motors façade and noted that they consulted with historic preservation staff with their site plan application to preserve the essential features of the structure by incorporating it into the new development rather than preserving the building in situ. He also spoke to the land swap arrangement with the Bingham Center developer to the west of the Joyce redevelopment site; if the building were to be preserved in situ, it would endanger the developability of the proposed buildings on the remainder of the block which could have substantive issues to the overall block circulation proposal and building layouts.
- A resident from Ashton Heights provided further reasons to support a park at 10th Street and that the Sector Plan is envisioned to be a walkable place and referenced the PSMP guidance for the area.
- The Chairman of the HALRB expressed strong support for the PC motion made during its March 2022 hearing to preserve the Joyce Motors building in situ as it is one of the final examples of the porcelain lined services stations that once were common across the country and in Arlington. A suggestion was made for a new building that could be built while preserving the Joyce Motors building in place, and a public space can be provided between the sidewalk and the face of the building.

- The LRPC representative from Ashton Heights noted that all civic associations participating in the process have expressed interest in a large contiguous open space within the study area. It was noted that the LRPC considered several options for retaining a recommendation for recreation space on the 10th Street site. He expressed sympathy for the concerns raised by the Housing Commission but stated that the goal of housing should not set against the goal of open space.

Following public testimony, the discussion was focused primarily on the County-owned 10th Street site and historic preservation of the Joyce Motors building in situ. Following discussion, the PC voted unanimously (9-0) to adopt the Plan and associated GLUP and ACZO amendments, contingent on the County Board accepting changes to the Plan reflecting the Planning Commission's amended motions related to the land use scenarios for the County site and historic preservation and transportation recommendations.

- Planning Commission recommended that the County Board direct staff to include a desired bike and pedestrian connection between Wilson Blvd and Fairfax Drive between North Side Social and the Kirby Garage site (Map 2.10), similar to the connection included in the 2006 Plan, but with a bike and pedestrian character rather than an alley character and furthermore recommended that staff note the need for a mid-block crossing across Wilson Blvd at the intersection with the new 10th Rd North. (Motion carried 9-0)
- Planning Commission recommended removal of any alternatives from the final plan for the County-owned 10th Street site that would envision stand-alone fire facilities. (Motion failed 4-5)
- Planning Commission recommended removal of the land use alternative for the County-owned 10th Street site labeled Figure 2.16, specifying fire station replacement onsite with co-located housing/affordable housing. (Motion carried 8-1)
- Planning Commission recommended that the sector plan be updated to require the co-location of other public uses above any fire station that is rebuilt on County-owned 10th Street site. (Motion carried 9-0)
- Planning Commission recommended full frontage in situ protection for the Joyce Motors building, listed as one of Arlington's Essential Buildings on the HRI. (Motion carried 5-4)
- Planning Commission recommended the County Board reject staff recommendations to the Clarendon Sector Plan regarding the lack of in situ protection for the Joyce Motors building. (Motion carried 5-4)
- Planning Commission recommended an amendment to the main motion that the Planning Commission recommend the County Board approve the updates to the Clarendon Sector Plan subject to the motions passed by the Planning Commission regarding the colocation of public uses on a newly constructed fire station and the Joyce Motors building site. (Motion carried 9-0-1)
- Planning Commission recommended that the County Board direct the County Manager to begin a process of reviewing the Historical Resource Inventory and provide clear options available to the county for ensuring preservation in-situ for all remaining undeveloped Essential properties in the commercial inventory. (Motion carried 9-0)

County 10th Street Site and Historic Preservation

The Planning Commission voted to recommend removal of the land use scenario included by the County Board at its March public hearing for the purposes of advertisement, for a fire station co-located with housing (Fig. 2.16) as this option would not specifically include public space at the ground level, and does not specify the addition of rooftop public space, which were two key components discussed during LRPC and promoted by stakeholders. The Planning Commission voiced concerns about creating a scenario where one desired element may be set against other desired elements. Additionally, an amended

motion was introduced proposing removal of any alternatives for the County-owned 10th Street site that would envision stand-alone fire facility to emphasize the proximity to transit and a stand-alone facility should not be the default scenario where co-location opportunities are high. The amended motion failed 4-5.

The PC recommended that the County Board approve the updates to the Sector Plan subject to the motions passed regarding the requirement for co-location of public uses above the replacement fire station on the existing site similar to the motion made in March 2022 (motion passed 8-0-1), and only support for preservation in situ of the Joyce Motors building, also similar to the motion made in March 2022, (motion passed 5-4), with a specific rejection of the staff proposed recommendation for façade preservation, relocated to the block corner build-to line (passed 5-4). Staff has confirmed that Sector Plan and Zoning Ordinance changes requiring preservation in situ would be outside the scope of advertisement for the April County Board meeting.

The PC also recommends that the County Board direct the County Manager to begin a process of reviewing the HRI inventory to provide clear options for the County for ensuring preservation for all remaining undeveloped commercial properties ranked as Essential. The motion passed 9-0.

Transportation

The PC recommends that the County Board direct that staff include on map 2.10 a desired bike & pedestrian connection between Wilson Blvd and Fairfax Drive between North Side Social and the Kirby Garage site, similar to the connection currently included in the Clarendon Sector Plan, but with a bike & pedestrian character rather than an alley character and furthermore recommends that staff note the need for a mid-block crossing across Wilson Blvd at the intersection with the new 10th Rd North. Staff concurs with the TC and PC recommendations and has incorporated the changes to the Streets Map 2.10 and in the draft Sector Plan text.

Park and Recreation Commission (PRC): The Park and Recreation Commission will consider the subject items at its meeting on April 19, 2022.

Outreach Methods:

Public notice will be given in accordance with Code of Virginia § 15.2-2204, with notices for the Planning Commission and County Board public hearings placed in the Washington Times on March 22, 2022, and March 29, 2022, for the April 4, 2022, Planning Commission Meeting and the April 23, 2022, County Board Meeting.

In addition to the above legal requirements, announcements and other process updates have been and will continue to be shared on the project webpage and through email distribution.

Additional Updates to the 2022 Clarendon Sector Plan

Since the version released with the March County Board report, staff has continued to make technical, clarifying updates to the 2022 Clarendon Sector Plan and reflect revisions based on community and advisory commission feedback. An Addendum accounting for the subsequent changes is presented in Attachment 10.

Community Feedback Following the March Advertisement: Following the public hearings to request to advertise in March, certain interested stakeholders continue to express concerns on the following topics. Further detail regarding earlier community input and staff responses were provided in the [County Board Report on this item for its March 19, 2022, meeting](#), where it authorized advertisement of public hearings. This earlier input and staff responses are also shown in Attachment 8, which may be amended further subject to additional feedback provided through public hearings scheduled in April 2022.

PUBLIC SPACES AND FIRE STATION 4

To allow flexibility for the future use of the site, staff recommends amending the Plan to allow for four alternative development scenarios (Figures 2.16, 2.17, 2.18 and 2.19).

Important Considerations:

- Sector Plan guidance for fire station should be flexible to account for on- and off-site options that may arise in the future.
- FS4 must remain in Clarendon, with arterial street frontage, at or no farther than 4-6 blocks from the current site.
- On-site fire station is the only option within the County’s control.
- Off-site acquisition options and costs are unpredictable.
- The following table compares the overall development and public space recommendations for the study area in the 2006 Sector Plan with the 2022 Update recommendations, including varying scenarios for the County’s 10th Street site as described above.

Summary of Land Use Scenarios for Study Area

Scenario	Residential GFA (sq ft)	Housing Units	Hotel			Other GFA (houses of worship, facilities, etc., sq ft)	Total GFA	Planned Dedicated Public Space (sq ft)	Planned Convertible Public Space (sq ft)
			Office GFA (sq ft)	GFA (sq ft)	Retail GFA (sq ft)				
2006 Sector Plan	1,332,610	1,211	166,769	0	105,600	0	1,604,979	74,000	30,000
Staff Recommendations									
10th St. Figure 2.16- Fire Station co-located w/ housing	1,419,723	1,291	68,985	141,679	48,513	263,355	1,936,575	74,000	15,000
10th St. Figure 2.17 - Stand-Alone Fire Station with Public Park	1,144,723	1,041	68,985	141,679	42,633	263,555	1,661,575	84,000	15,000
10th St. Figure 2.18 - Public Park and Affordable Housing	1,376,723	1,245	68,985	141,679	42,633	223,555	1,853,575	91,000	15,000
10th St. Figure 2.19- Public Park Only	1,144,723	1,041	68,985	141,679	42,633	223,555	1,621,575	117,000	15,000

- While none of the recommended 2022 Update scenarios for the 10th Street site would result in the full 50,000 square feet public space previously envisioned for the combined County and Verizon sites, all scenarios would provide as much as or more permanently available, for a comparable residential population and total development potential.

Indoor and Outdoor Public Space Above a Stand-Alone Replacement Fire Station on 10th Street

- Community members continue to express support for providing public space on the rooftop of a new stand-alone fire station, if that option is pursued.
- The Public Spaces Master Plan (PSMP) supports exploring opportunities to add or relocate recreational amenities above structured parking and on roofs and walls of County Buildings, as recommended by Action Step- 1.5.12.
- The PSMP discourages smaller dispersed community centers and supports consolidation of indoor recreation facilities into fewer, larger recreation centers to allow for greater capacity in programming and other operational efficiencies. (PSMP Action Step – 1.5.3.) The small size of a potential indoor recreation center on the rooftop on the 10th Street site would require significant investment and would have limited capacity for programming, therefore it would not meet the intent of the PSMP policy and is not recommended by staff at this time.
- Staff has included language in the draft 2022 Plan that encourages further exploration of rooftop recreational amenities above a replacement fire station through feasibility and master planning

processes. However, staff recommends the Sector Plan not go as far as introducing specifics on the size and type of park amenities as those details are more appropriately determined in a future facility master planning process.

Affordable Housing on the County-owned 10th Street Site

- The Planning Commission and the five civic associations continue to express opposition to land use scenarios that include residential uses on the County's 10th Street site.
- The Clarendon Metro Station Area has the fewest Committed Affordable Housing (CAFs) units in Arlington's two Metro corridors.
- There are 82 CAFs in Clarendon which represents just 3% of the total CAFs in the Rosslyn-Ballston Corridor.
- If Fire Station 4 can be relocated nearby, staff recommends repurposing the County-owned site on 10th Street to advance multiple community objectives, particularly public space and affordable housing.
- Achieving CAFs co-located with a new public space on the FS4 property would support Affordable Housing Master Plan (AHMP) policies.
- A development scenario for the County's 10th Street site with affordable housing (Figs. 2.16 & 2.18) could potentially yield between 214-260 CAFs in this transit-rich part of Clarendon.
- Combined with public space (proposed to be approximately 17,000 square feet and more than the scenario with a stand-alone fire station), this scenario could fulfill multiple County goals for equity, inclusion, housing, and public space.

Historic Preservation

- The HALRB and Planning Commission continue to express concerns on recommendations in the 2022 Update to allow the relocation and reconstruction of the façade for the Joyce Motors building, a structure ranked Essential in the County's Historic Resources Inventory (HRI).
- The site plan applicant followed the 2006 Sector Plan recommendations, which did not specify preservation; however, they have indicated their intent to restore and reuse the façade panels as part of the 10th Street/Irving Street corner façade and have communicated the environmental constraints of preserving or reusing other portions of the building.
- Staff supports allowing the building facade to be reconstructed at the block corner, which would provide a glimpse into what the Joyce Motors business once provided to the community, while also creating a build-to line at the block corner and framing the planned open space across North Irving Street at the County-owned site.
- A step-back at a depth of 10-feet for any new development above the façade will be required and is consistent with the Façade preservation policy and ACZO. Preserving the building in its current location, as recommended by HALRB, would be inconsistent with the Sector Plan's urban design objectives to locate building facades at the edge of the streetscape and to discourage surface parking lots along 10th Street, and would significantly limit the redevelopment potential for this site.



Existing Photo- Joyce Motors



Joyce Motors Applicant Rendering

CONCLUSION: Based on staff's analysis and the pertinent Planning Commission (inclusive of LRPC and ZOCO), Housing Commission, Transportation Commission, and other community engagement processes and input provided throughout the study, staff recommends that the County Board adopt the proposed 2022 *Clarendon Sector Plan (An update to the 2006 Sector Plan)*, General Land Use Plan amendments, and Zoning Ordinance amendments to reflect focused changes to policies and design guidelines for properties in the Study Area, and a number of other editorial and style changes reflecting consistency with adopted policy since 2006 and to reflect built conditions.

Attachment 1

RESOLUTION TO ADOPT THE 2022 CLARENDON SECTOR PLAN – AN UPDATE TO THE 2006 SECTOR PLAN

WHEREAS, the County Board of Arlington County has been presented with a proposed 2022 Clarendon Sector Plan (“the Plan”) to serve as the long-range planning guide for the redevelopment of multiple parcels generally located between Washington Boulevard, Kirkwood Road, 10th Street North, and North Hudson Street; and

WHEREAS, in September 2020, a planning process was initiated to develop updates to policies and design guidelines and other recommendations to be implemented for the study area; and

WHEREAS, the fulfillment of the proposed Plan will help transform this area of Clarendon to a more walkable, vibrant mixed-use area that includes an enhanced public space network, private redevelopment, and increased affordable housing; and

WHEREAS, the County Manager has recommended adoption of the 2022 Clarendon Sector Plan; and

WHEREAS, the Park and Recreation Commission has reviewed the 2022 Clarendon Sector Plan; and

WHEREAS, the Transportation Commission has recommended adoption of the 2022 Clarendon Sector Plan; and

WHEREAS, the Housing Commission has recommended adoption of the 2022 Clarendon Sector Plan; and

WHEREAS, the Planning Commission has recommended adoption of the 2022 Clarendon Sector Plan subject to the incorporation of revised recommendations for preservation in situ for the Joyce Motors building at N. Irving Street and 10th Street North, and the required co-location of public uses with any fire station #4 replacement on County-owned property along 10th Street North.; and

WHEREAS, the County Board of Arlington held a duly advertised public hearing on the 2022 Clarendon Sector Plan on April 23, 2022.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington finds that the proposed 2022 Clarendon Sector Plan, dated April 2022, set forth in Attachment 2 should be, and is hereby, adopted.

Attachment 2- 2022 CLARENDON SECTOR PLAN – AN UPDATE TO THE 2006 SECTOR PLAN

See document in separate [link](#).

Attachment 3: GP-354-22-1

**RESOLUTION TO ADOPT AMENDMENTS TO THE GENERAL LAND USE PLAN
(GLUP) MAP AND GLUP BOOKLET**

WHEREAS, the County Board of Arlington County has been presented with proposed General Land Use Plan (“GLUP”) Map and Booklet, which are part of the County’s Comprehensive Plan, to:

1. Add the triangle symbol to indicate the general location of future public spaces on Fairfax Drive between 10th Street North and Wilson Boulevard, at the northwest corner of 10th Street North and Fairfax Drive, and at the northeast corner of 10th Street North and North Irving Street;
2. Change the land use designation for a site located to the west of Clarendon Circle intersection, between Washington Boulevard and Fairfax Drive, now County-owned, from Semi-Public to Public;
3. Adjust blocks and street alignments, locations, and widths and remove previously planned street segments within the Clarendon Revitalization District to reflect the recommendations of the 2022 Clarendon Sector Plan;
4. Revise GLUP Booklet to reflect the adoption of the 2022 Clarendon Sector Plan

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

WHEREAS, the Planning Commission recommends adoption of the proposed GLUP amendments; 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

WHEREAS, the County Board of Arlington held a duly advertised public hearing on the 2022 Clarendon Sector Plan on April 23, 2022.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations, and all public comments, the County Board of Arlington County hereby adopts the proposed amendments to the GLUP set forth in Attachments 4 and 5.

Attachment 4- General Land Use Plan (GLUP) MAP AMENDMENTS

See document in separate [link](#).

Attachment 5 General Land Use Plan (GLUP) Booklet Amendments

See document in separate [link](#).

Attachment 6- ZOA- 2022-02

ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE AS FOLLOWS: ARTICLES 3, 9, AND 18 (AS SHOWN IN ATTACHMENT 7), TO: ALLOW FOR RELIEF FROM CERTAIN BY-RIGHT DESIGN REQUIREMENTS FOR GOVERNMENT FACILITIES; REVISE STEP-BACK DIMENSIONS; CHANGE A MAP TITLE TO REFLECT COMBINED REQUIREMENTS FOR MAXIMUM HEIGHTS AND STEP-BACK REQUIREMENTS ON ONE SINGLE MAP; ESTABLISH NEW DEFINITION FOR ROOFTOP AMENITY SPACE; PERMIT ROOFTOP AMENITY SPACES ABOVE THE MAXIMUM HEIGHT LIMIT WITH SPECIFIC USE, HEIGHT, AND STEP-BACK DIMENSIONS IN THE CLARENDON REVITALIZATION DISTRICT; AND INCORPORATE UPDATED MAPS TO GUIDE REDEVELOPMENT CONSISTENT WITH THE PROPOSED SECTOR PLAN'S POLICIES FOR MAXIMUM BUILDING HEIGHT AND STEP-BACKS, USE MIX, RECEIVING SITES, BUILDING PRESERVATION, BUILD-TO LINES, STREET FRONTAGE TYPES, STREETSCAPES, PLANNED STREET ALIGNMENT, INCLUDING ALTERNATIVE REGULATIONS TO GUIDE MAXIMUM BUILDING HEIGHT AND STEP-BACKS, USE MIX, RECEIVING SITES, BUILD-TO LINES, AND STREET FRONTAGE TYPES DEPENDING ON THE PREFERRED LAND USE SCENARIO FOR THE COUNTY-OWNED PROPERTY ALONG 10TH STREET NORTH, AND TO MAKE OTHER EDITORIAL CHANGES FOR PURPOSES OF CLARITY, FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY, ENCOURAGE ECONOMIC DEVELOPMENT, AND FOR OTHER REASONS REQUIRED BY PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as set forth below, §9.2 Clarendon Revitalization District, in order to allow for relief from certain by-right design requirements for government facilities; revise step-back dimensions; change a map title to reflect combined requirements for maximum heights and step-back requirements on one single map; and incorporate updated maps to guide redevelopment consistent with the proposed Sector Plan's policies for maximum building height and step-backs, use mix, receiving sites, building preservation, build-to lines, street frontage types, streetscapes, planned street alignment, including alternative regulations to guide maximum building height and step-backs, use mix, receiving sites, build-to lines, and street frontage types depending on the preferred land use scenario for the county-owned property along 10th street north, and to make other editorial changes for purposes of clarity; §3.1.1.6.B Density and Dimensional Standards, in order to permit rooftop amenity spaces above the maximum height limit with specific use, height, and step-back dimensions in the clarendon revitalization district; and §18.2 Definitions, in order to establish new definition for rooftop amenity space; and to facilitate the creation of a convenient, attractive and harmonious community, encourage economic development, and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

Attachment 7- Proposed Zoning Ordinance Amendments

See document in separate [link](#).

Attachment 8- Comment/ Response Summary Matrix

See document in separate [link](#).

Attachment 9- Public Spaces Master Plan- Level of Service Maps

See document in separate [link](#).

Attachment 10

Summary of Revisions to the 2022 Clarendon Sector Plan (Attachment 2) since advertisement of public hearings by the Planning Commission and County Board

Chapter 1- Introduction

Chapter 2- The Clarendon Plan

Map Revisions to reflect alternative land use scenario for the County's 10th Street site.

- Maps 2.3, 2.4, 2.5, 2.7, 2.9,

Page 15- 10th Street Corridor

- Text revised to include a fourth land use scenario for the County's 10th Street site for a fire station co-located with housing (Figure 2.16)
- Exhibits revised to include Figure 2.16

Page 27- Public Space Policies

- Policy #31- Block 23
 - 2nd bullet- Text revised to indicate that the approximately 10,000 square foot public space opportunity could be achieved only for the land use scenario (Figure 2.17) with a stand-alone fire station.

Page 33- 10th Street Park

- Text revised to indicate that the approximately 10,000 square foot public space opportunity could be achieved only for the land use scenario (Figure 2.17) with a stand-alone fire station.

Page 45

- Text added to indicate potential multimodal connection from Wilson Boulevard to Fairfax Drive located between the Northside Social and T & J Auto Body buildings with a mid-block crossing on Wilson Boulevard.

Chapter 3- Urban Design Guidelines

Map Revisions to reflect alternative land use scenario for the County's 10th Street site.

- Maps 3.1 and 3.2

Chapter 4- Implementation Matrix

Public Space Policies (page 158 in 2006 Sector Plan)(pages 119-120 in Attachment 2)

- Policy #31- Block 23

- Text revised to indicate that the approximately 10,000 square foot public space opportunity could be achieved only for the land use scenario (Figure 2.17) with a stand-alone fire station.

Additional List of Revisions to the 2022 Clarendon Sector Plan

Note: The following list of items will be revised by staff post- County Board adoption as the Plan is reformatted in booklet form for publishing. Other graphic design updates will be included as needed.

General Updates:

- All aerial imagery to be updated with current aerial imagery
- Existing conditions photos (as needed)
- Table of Contents
- List of Figures, Tables & Maps
- Update Base Maps
- Precedent/ Example Images in Chapter 3- Urban Design Guidelines

Page	Revisions/ Updates
Cover	<ul style="list-style-type: none"> ▪ County Logo ▪ Add “2022 Update”
Inside	<ul style="list-style-type: none"> ▪ Adoption date ▪ Arlington County Board Members names ▪ County Manager name
Acknowledgements	<ul style="list-style-type: none"> ▪ Update names
28	<ul style="list-style-type: none"> ▪ Figure 2.11- replace or remove rendering
29	<ul style="list-style-type: none"> ▪ Figure 2.12- replace or remove rendering
37	<ul style="list-style-type: none"> ▪ Figure 2.18- replace or remove rendering
45	<ul style="list-style-type: none"> ▪ Table 2.1- update Use Mix Tabulations
109	<ul style="list-style-type: none"> ▪ Table 2.2- Parking for Structures Recommended for Preservation
Photo Credits	<ul style="list-style-type: none"> ▪ Updates as needed
Project Credits	<ul style="list-style-type: none"> ▪ Update Management and Project Team names
Back Cover	<ul style="list-style-type: none"> ▪ County Logo