

# Clarendon Sector Plan Update- Housing Commission

March 10, 2022



# Presentation Overview

1. Study Background and Context
2. Summary of Proposed Updates to the Sector Plan
3. Staff Recommendations
  - Associated GLUP & ACZO Amendments (if needed)



An aerial photograph of a city street grid, overlaid with a semi-transparent blue filter. The streets are clearly visible, forming a dense network. A small white letter 'M' is visible on one of the streets in the upper-middle section. The overall image has a monochromatic blue color scheme.

# 1. Study Background & Context

# 2022 Clarendon Sector Plan Update Overview

## **Objective: Consider focused updates to detailed policy guidance in the 2006 Sector Plan and ACZO regulations**

- Refinements to detailed recommendations for sites within the study area
  - Evaluate how conditions and assumptions have evolved since 2006, including public facility and park needs
- Not revisiting vision statement, overarching goals, or framework elements
- Opportunity to review planning issues holistically, prior to project-specific review processes (SPRC, PFRC, Park Master Plans)

## **Plan elements evaluated:**

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

# Community Engagement Stakeholders

- Primarily informed by the Long Range Planning Committee (LRPC) with participation from other commissions, civic associations, and property owners.
- Participants from Clarendon-Courthouse, Ballston-Virginia Square, Ashton Heights, Lyon Park and Lyon Village.
- Other representatives from advisory commissions and committees 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

# Schedule

- ✓ **Oct. 2020- Dec. 2021-** 6 LRPC Meetings & 1 ZOCO meeting with multiple online engagements/ updates
- ✓ **March 9<sup>th</sup>-** Request to Advertise - Planning Commission -
  - ✓ Voted unanimously to approve the RTA, with 2 amended motions re: Joyce Motors preservation and use of County-owned 10th Street property
- **March 10<sup>th</sup>- Housing Commission**
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(Other Commission reviews may be added)

# Study Area



## Sites

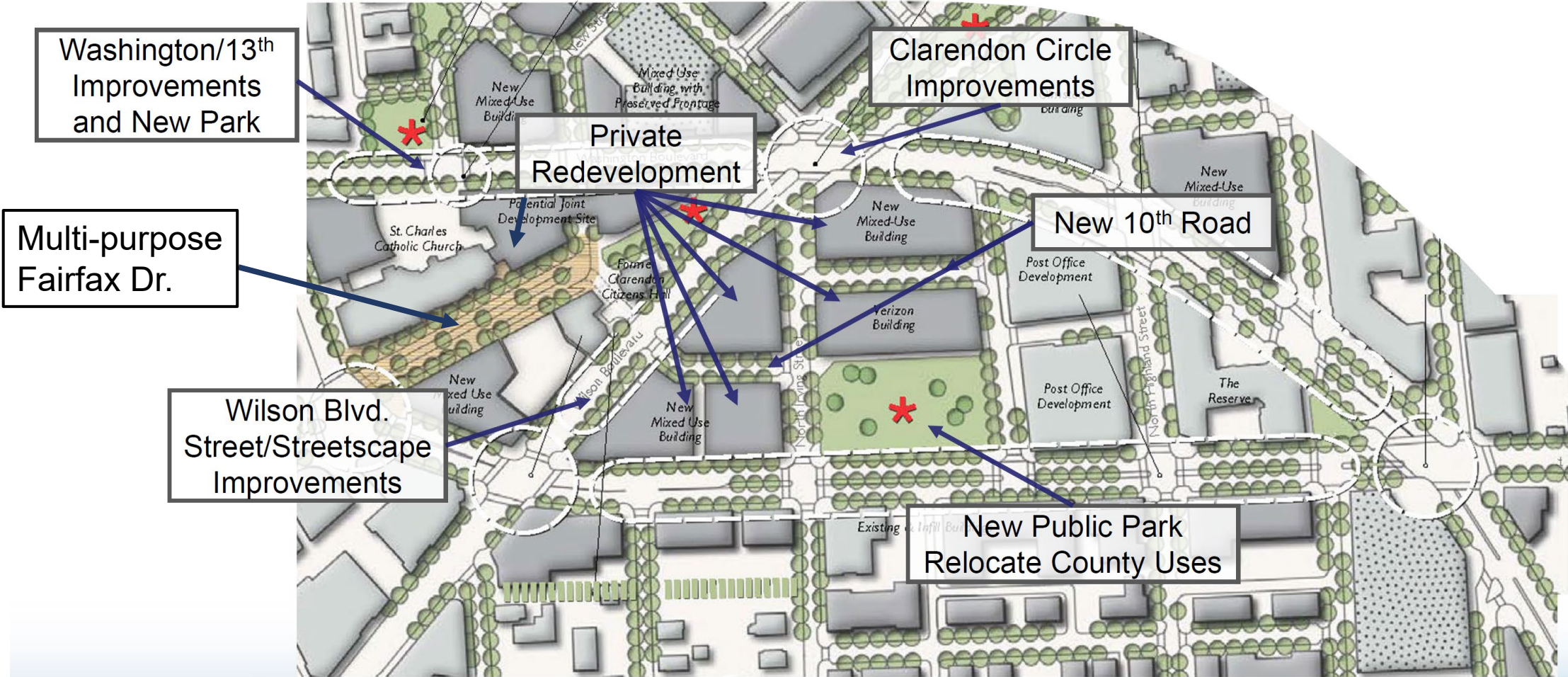
- |                                |                             |
|--------------------------------|-----------------------------|
| 1. St. Charles Catholic Church | 4. Joyce Motors Assemblage  |
| 2. 3200 Wilson Blvd. Block     | 5. Wells Fargo/Verizon Site |
| 3. Silver Diner Assemblage     | 6. County Site              |

# Overview of Private Development Sites in Study Area

Site #	Applicant	Proposal Overview	4.1 Site Plan Status Update
1	St. Charles Catholic Church	<ul style="list-style-type: none"><li>• New Church &amp; Parish Center</li><li>• Residential</li></ul>	Pending
2	Bingham Center (Silver Diner)	<ul style="list-style-type: none"><li>• Hotel (north block)</li><li>• Residential (south block)</li></ul>	Accepted (on hold)
3	Joyce Motors	<ul style="list-style-type: none"><li>• Residential</li></ul>	Accepted (on hold)
4	Wells Fargo/ Verizon	<ul style="list-style-type: none"><li>• Replacement bank</li><li>• Commercial/ Office</li><li>• Residential</li></ul>	Pending

- Proposals seeking relief from Sector Plan and would require amendments to the ACZO prior to County Board approval

# 2006 Clarendon Sector Plan Guidance



An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The map shows a dense network of streets and building footprints. A white letter 'M' is visible on a street in the upper-middle section. The text '2. Summary of Proposed Updates to the Sector Plan' is centered in white, bold font.

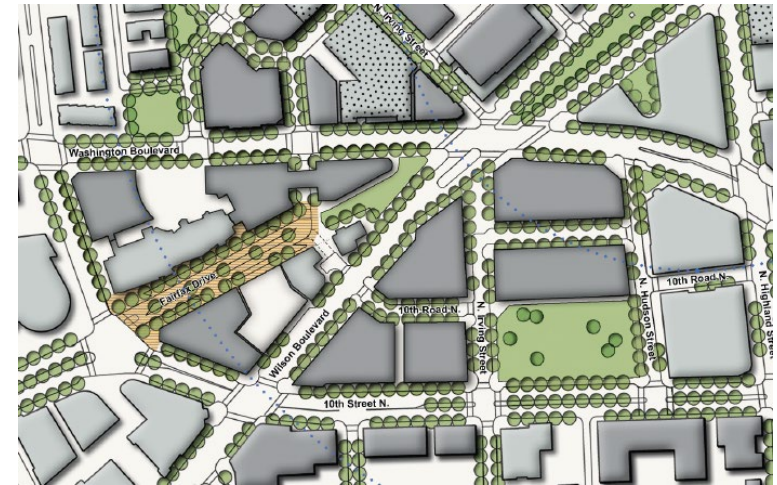
## 2. Summary of Proposed Updates to the Sector Plan

# Summary of Proposed Updates to the Sector Plan

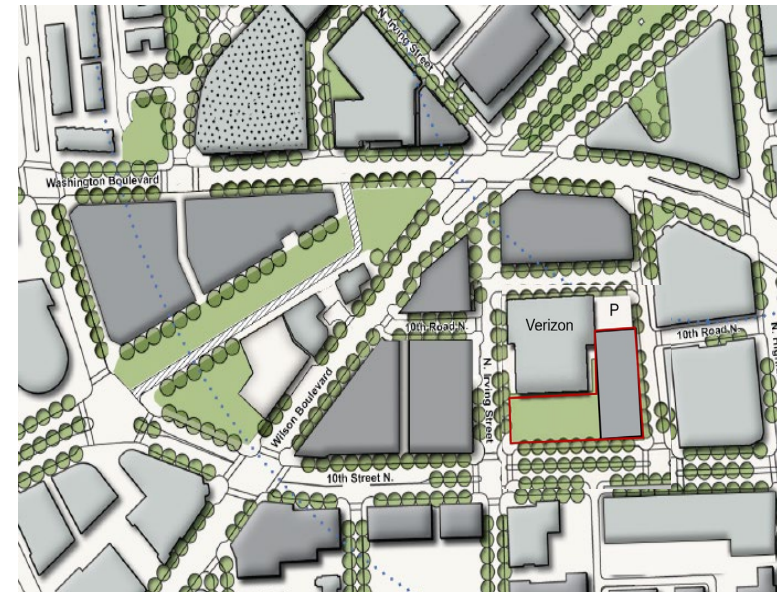
## Main Areas of Change:

### Public Realm

- Building Height & Form
- Use Mix
- Responses to emerging issues:
  - Public space & Fire Station
  - Building Height
  - Building Preservation
  - Critical Infrastructure
  - Transportation
  - Affordable Housing



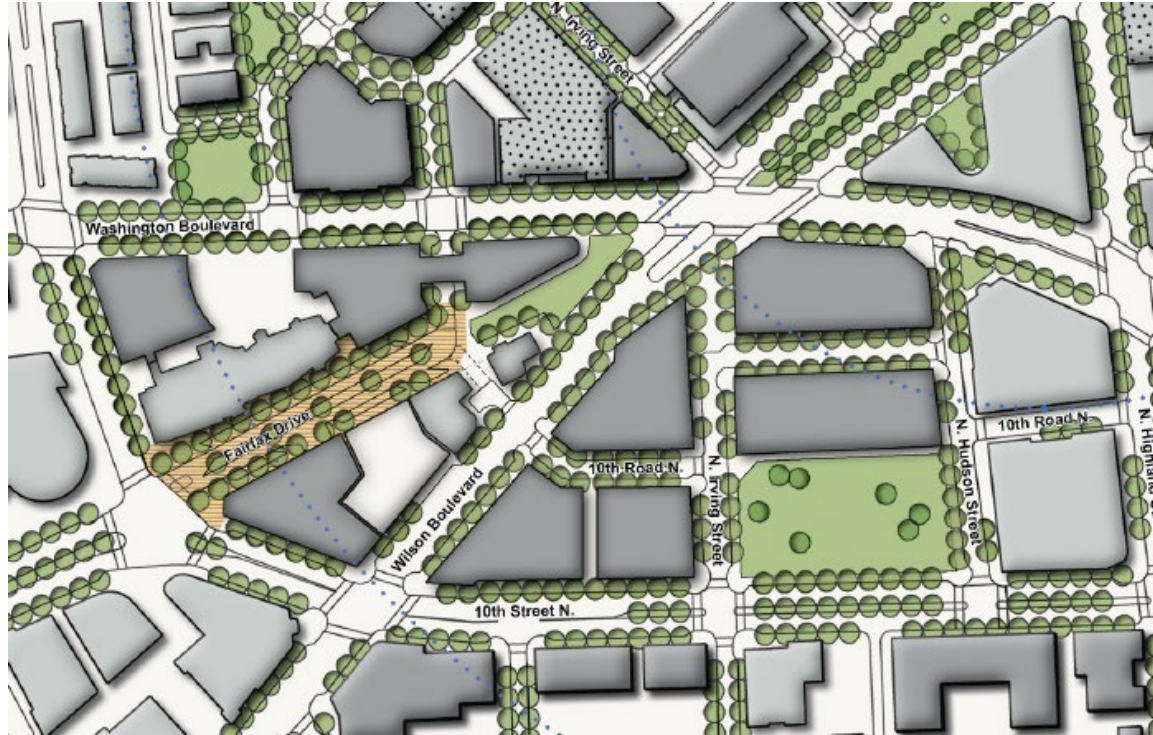
2006 Sector Plan Illustrative Plan



2022 Draft Sector Plan Update Illustrative Plan

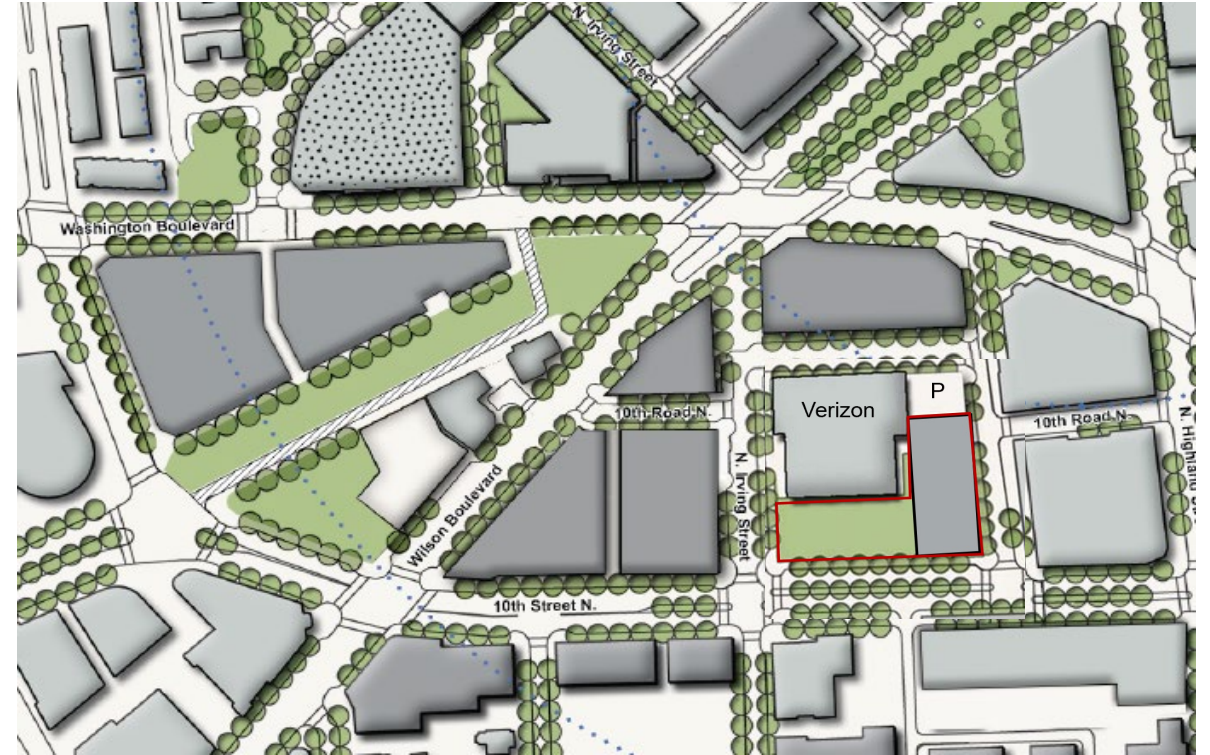
# Public Realm

- New street alignments/ locations & block structure
- New permanent Fairfax Drive Public Space



2006 Sector Plan Illustrative Plan

- Sites identified for existing & future open space retention & expansion (Triangle Park & adjacent properties)
- Alternatives for County-site on 10<sup>th</sup> Street



2022 Draft Sector Plan Update Illustrative Plan

# County-owned 10<sup>th</sup> St. Site- Fire Station 4

## 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
- **Limited choices to site a new station** given Fire response time and staffing/equipment needs
- **On-site fire station is the only option within the County's control**
- Sector plan should recommend a **building form that meets program needs** if FS4 remains onsite
- **Off-site acquisition options and costs are unpredictable**
- Additional planning recommendations may be needed for off-site locations (ACZO & GLUP changes)
- Relocation of FS4 would eliminate the need for a temporary fire station, which increases costs and complexity



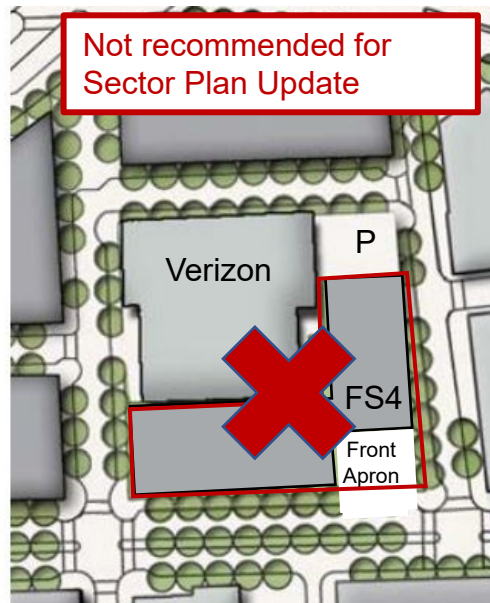
# County-owned 10<sup>th</sup> St. Site- Fire Station 4

## Land Use Scenarios shared with LRPC 12/8/21

- LRPC & community not supportive of Scenarios 1 & 2A- only support options w/ public space
- LRPC & community advocating for underground or off-site FS4 parking & rooftop public space above FS4 for Scenario 2B

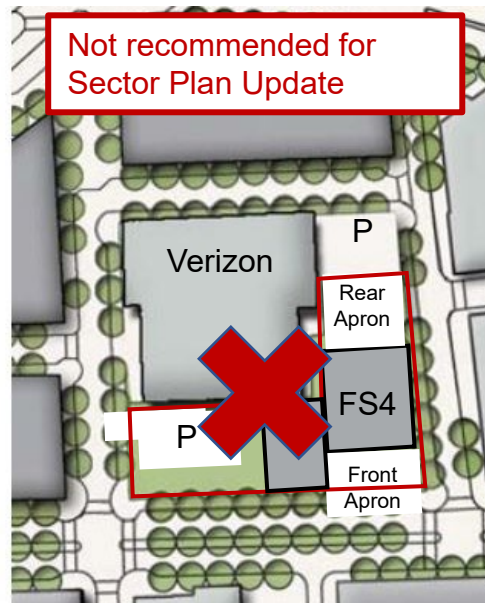
Fire Station On-Site

Fire Station Relocated



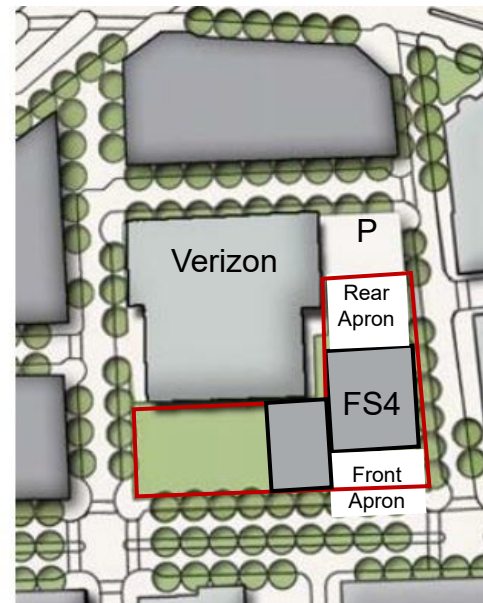
### Scenario 1 \*

- Fire Station co-located with housing



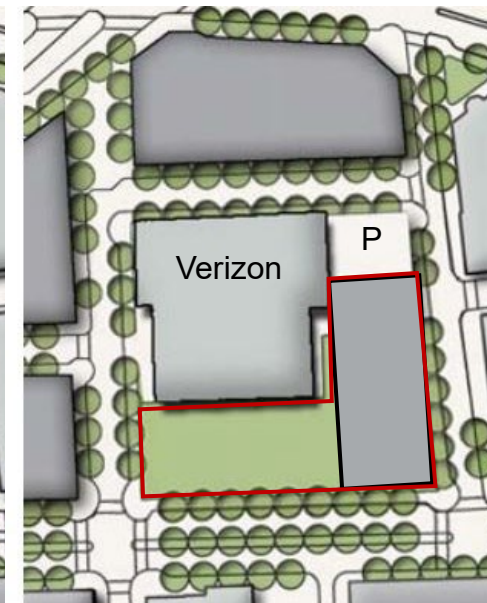
### Scenario 2A \*

- Stand-alone Fire Station
- Surface parking
- Buffer landscaping



### Scenario 2B

- Stand-alone Fire Station
- Underground parking
- ~10,000 SF park



### Scenario 3

- Fire Station relocated within proximity
- Housing with approx. 15,000-17,000 SF park



### Scenario 4

- Fire Station relocated within proximity
- ~43,000 SF park

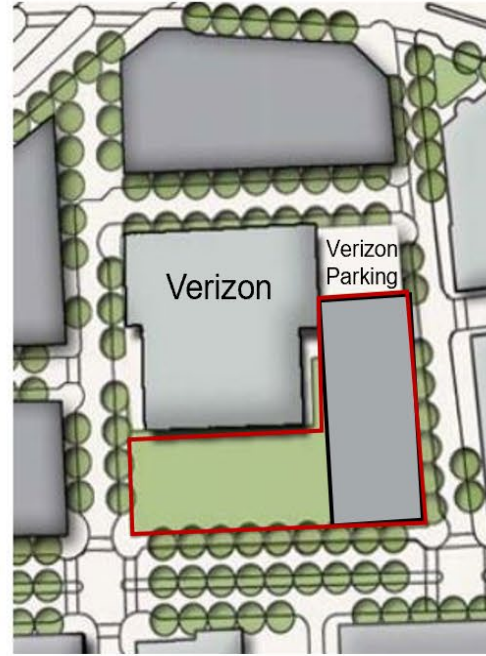
# County-owned 10<sup>th</sup> St. Site- Fire Station 4

## Recommended Land Use Scenarios for Sector Plan Update



**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 opportunity on Hudson St.
- Approx. 17,000 SF park



**Figure 2.19**

- Fire Station relocated within proximity
- ~43,000 SF park

# Summary of Land Use Scenarios for Study Area

Scenario	Residential GFA	Housing Units	Total GFA	Planned Permanent Public Space	Planned Convertible Public Space
<b>2006 Sector Plan</b>	1,333,000	1,211	1,606,000	74,000	30,000
<b>Staff Recommendations</b>					
<b>Fig. 2.17 - Stand-Alone Fire Station with Public Park</b>	1,145,000	1,041	1,663,000	84,000	15,000
<b>Fig. 2.18 - Public Park and Affordable Housing</b>	1,377,000	1,245	1,855,000	91,000	15,000
<b>Fig. 2.19 - Public Park Only</b>	1,145,000	1,041	1,623,000	117,000	15,000



Figure 2.17

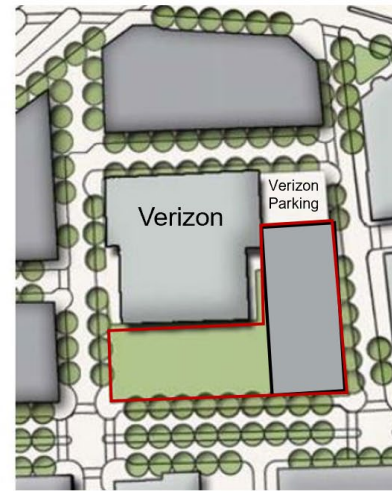


Figure 2.18

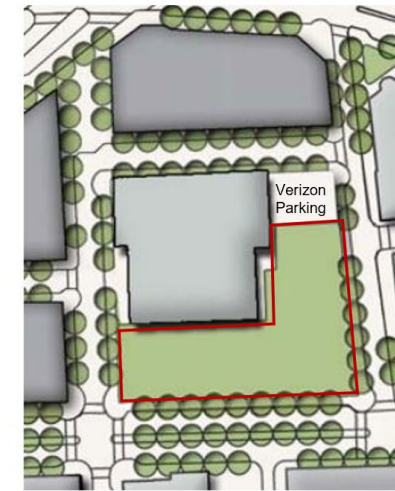


Figure 2.19

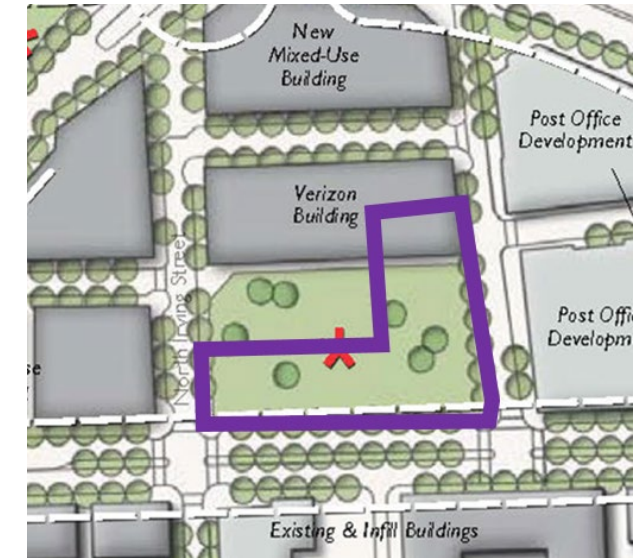
An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets and building footprints. A small white letter 'M' is visible on a street in the upper-middle section. The text 'Affordable Housing' is centered in the image in a white, bold, sans-serif font.

# Affordable Housing

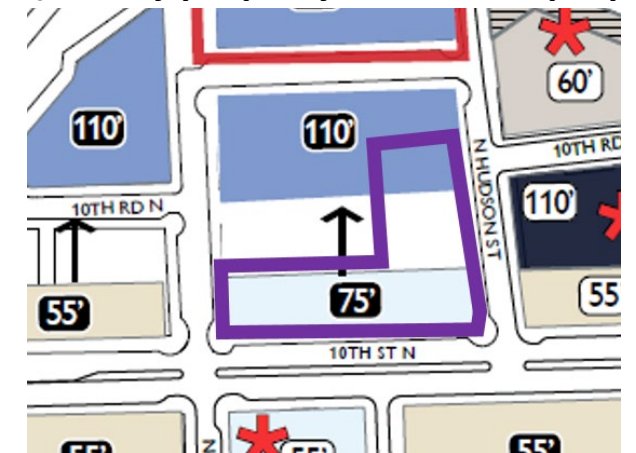
# Affordable Housing- 2006 Clarendon Sector Plan

- **Sector Plan provides two potential future land uses for the County's 10th Street site**
- **Sector Plan Clarendon-Wide Plan Elements for Improved Housing Diversity**

*"If the County pursues the redevelopment of these properties, it could sponsor or collaborate with private or non-profit developers to develop public facilities coupled with affordable housing."*



**Sector Plan Illustrative Plan  
(County property outlined in purple)**

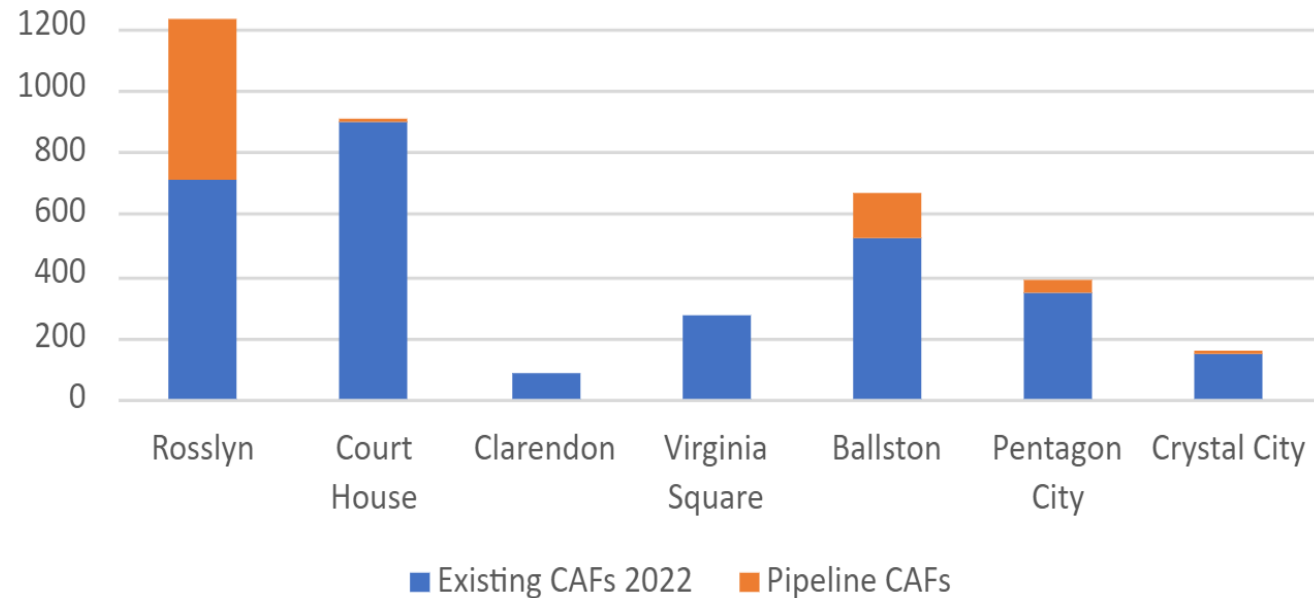


**Sector Plan Building Height Map**

# Affordable Housing- 2022 Sector Plan Update

- **Clarendon has the fewest Committed Affordable Housing (CAFs) units (3% of total CAFs)**

**Committed Affordable Housing (CAFs) in Arlington's Metro Corridors**

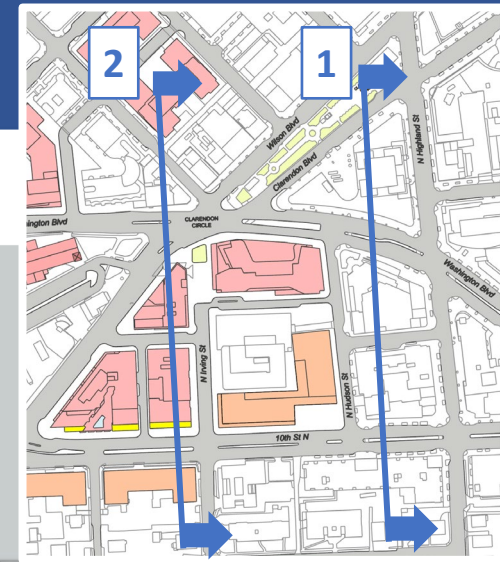


- **A development scenario for the County's 10th Street site with affordable housing (Fig. 2.18) could potentially yield approximately 214 CAFs in this transit-rich part of Clarendon.**

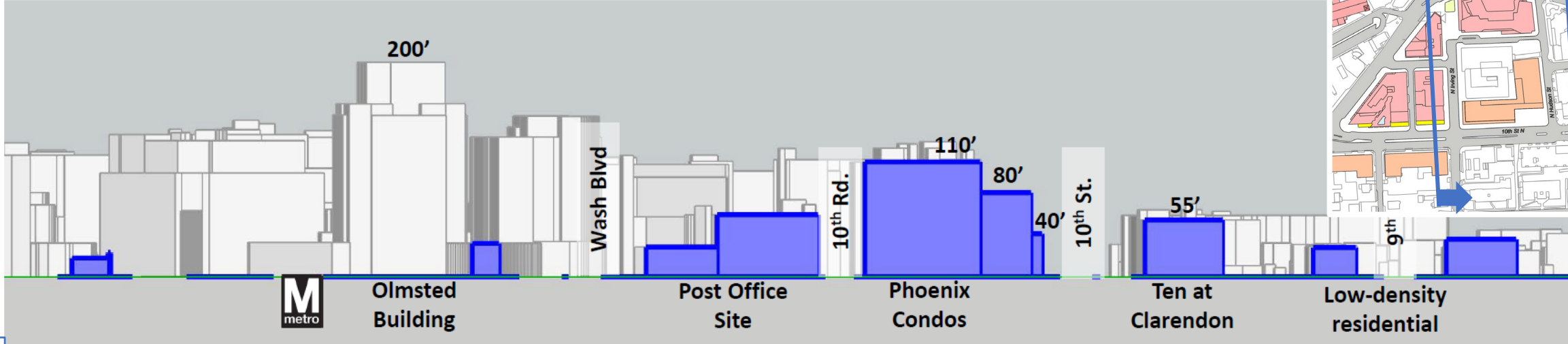
An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The image shows a dense pattern of building footprints, streets, and green spaces. A prominent 'M' marker is located in the upper-middle section of the grid. The text 'Building Heights' is centered over the image in a white, bold, sans-serif font.

# Building Heights

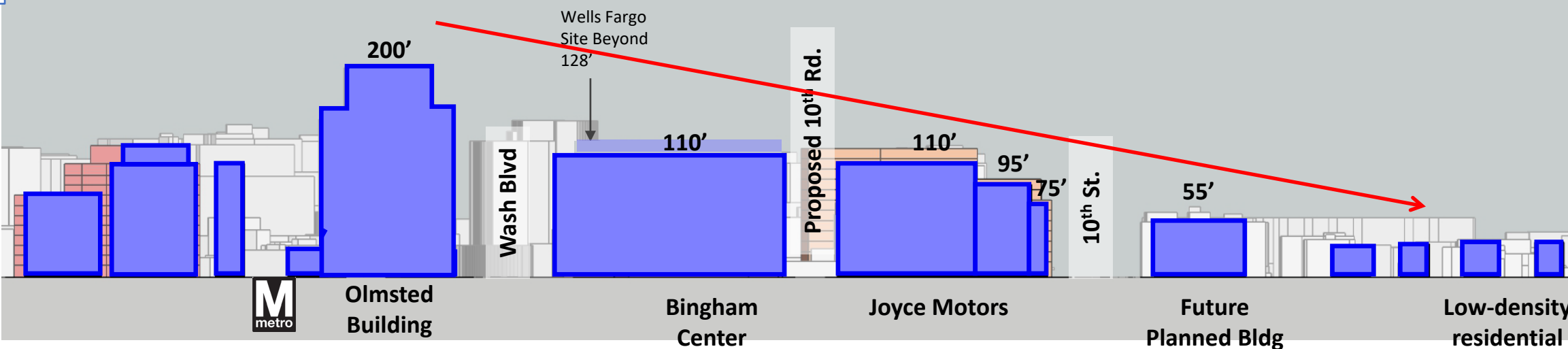
# Building Height & Form- Proposed Heights



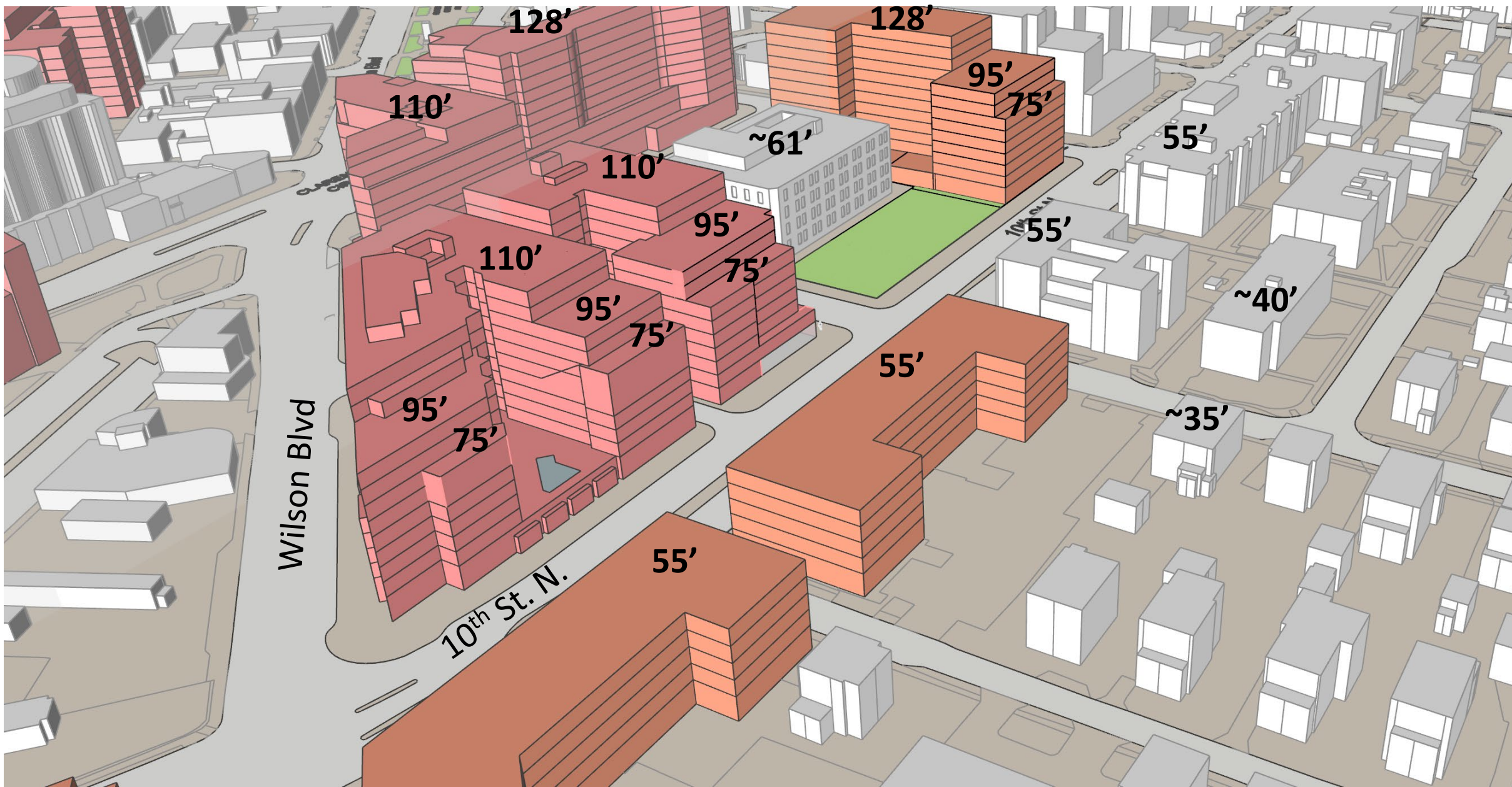
## 1 EXISTING HEIGHTS- N. HUDSON & N. HIGHLAND BLOCK



## 2 PROPOSED HEIGHTS

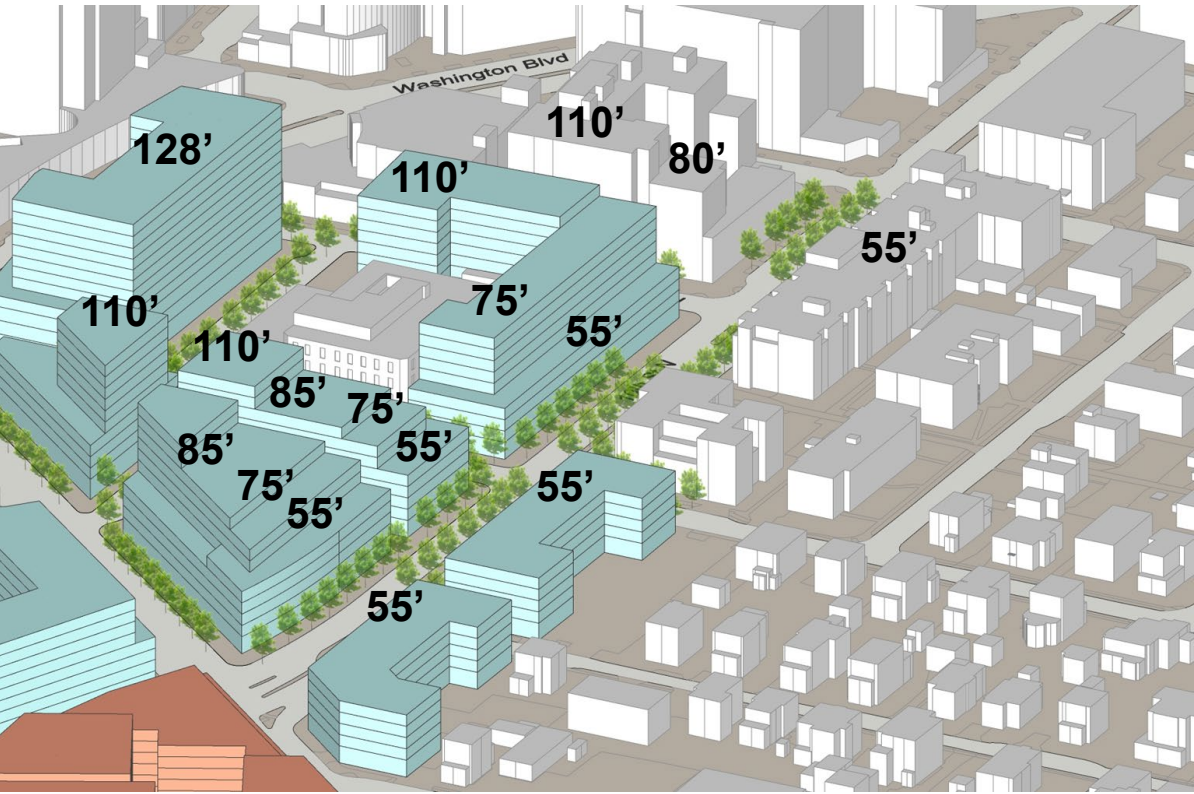


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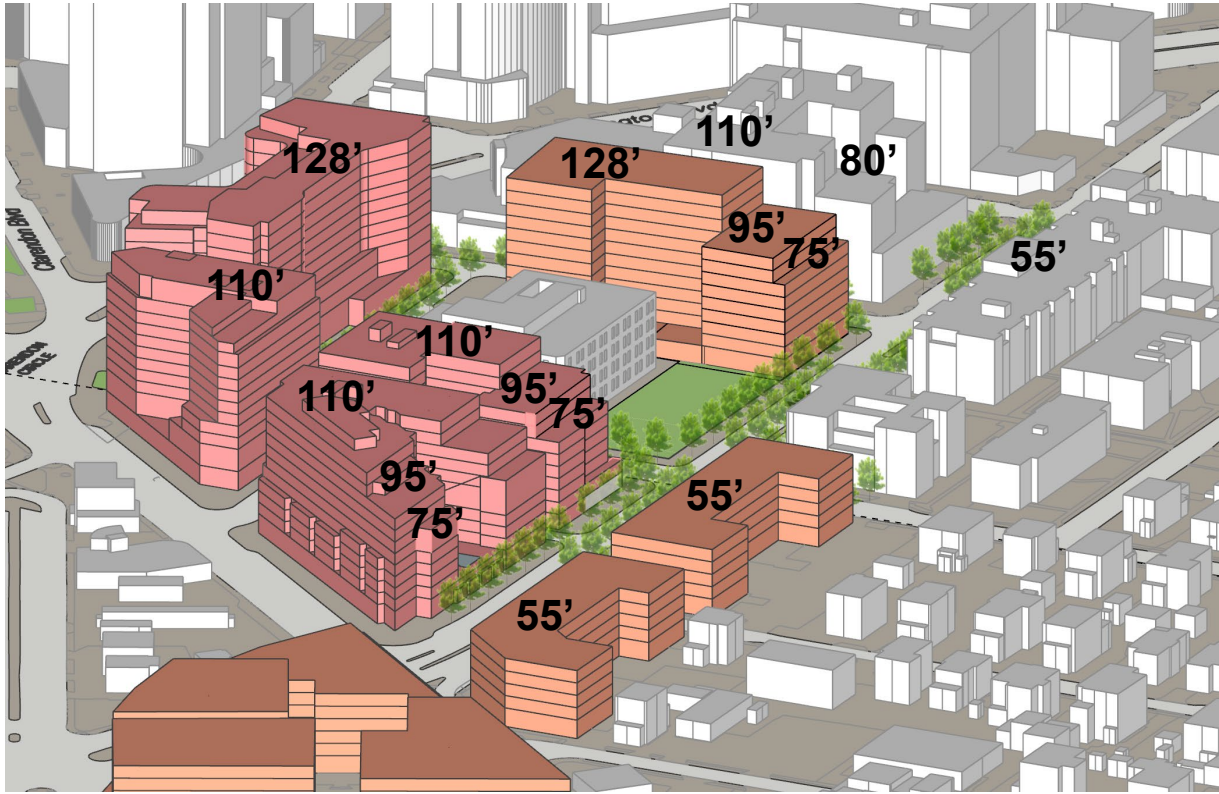


# Building Height & Form- 10<sup>th</sup> Street

## 2006 Sector Plan



## 2022 Proposed Heights



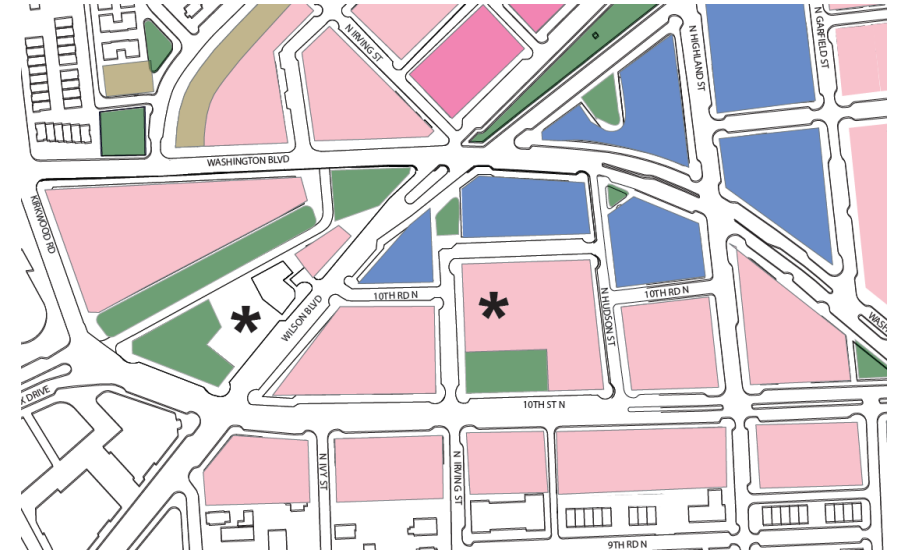


**Use Mix**

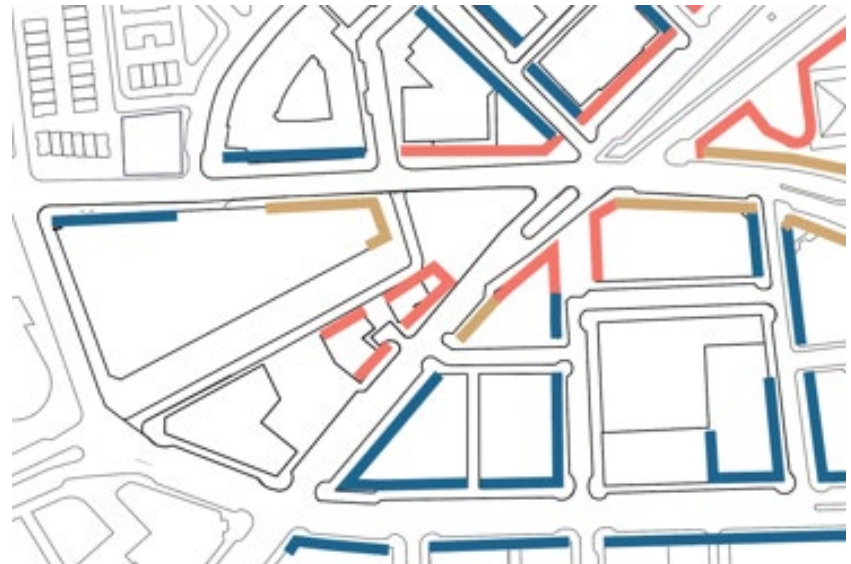
# Use Mix

- Changes in land use to allow hotel use on sites designated “Prime Office”
- Retail frontages removed from Use Mix Map - new map proposed in Sector Plan
- Multiple land use alternatives for County-owned 10th Street site/Fire Station 4
- Critical infrastructure (Verizon telecommunications facility & Dominion Energy Substation) identified to remain

**2022 Proposed Use Mix Map**



**2022 Proposed Retail Frontage Map**



An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The image shows a dense network of streets and building footprints. A prominent street labeled 'M' runs vertically through the center. The text 'Historic Preservation' is centered in white, bold font.

# Historic Preservation

# Historic Preservation

## Joyce Motors

- Ranked Essential in the HRI
- Applicant filed site plan following 2006 Sector Plan (no preservation)
- Applicant proposes to preserve façades on south and east sides & reconstruct at corner of 10<sup>th</sup> St. & N. Irving St.



Existing Photo



Existing Aerial

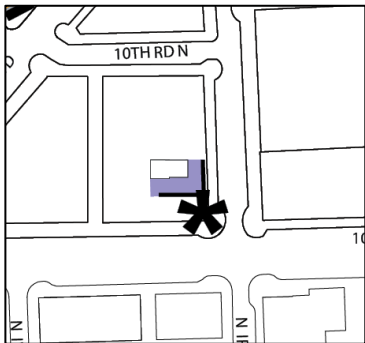


Google

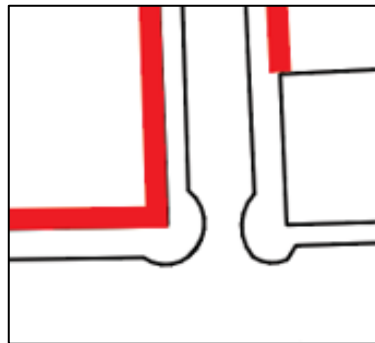
# Historic Preservation

## Staff Recommendation

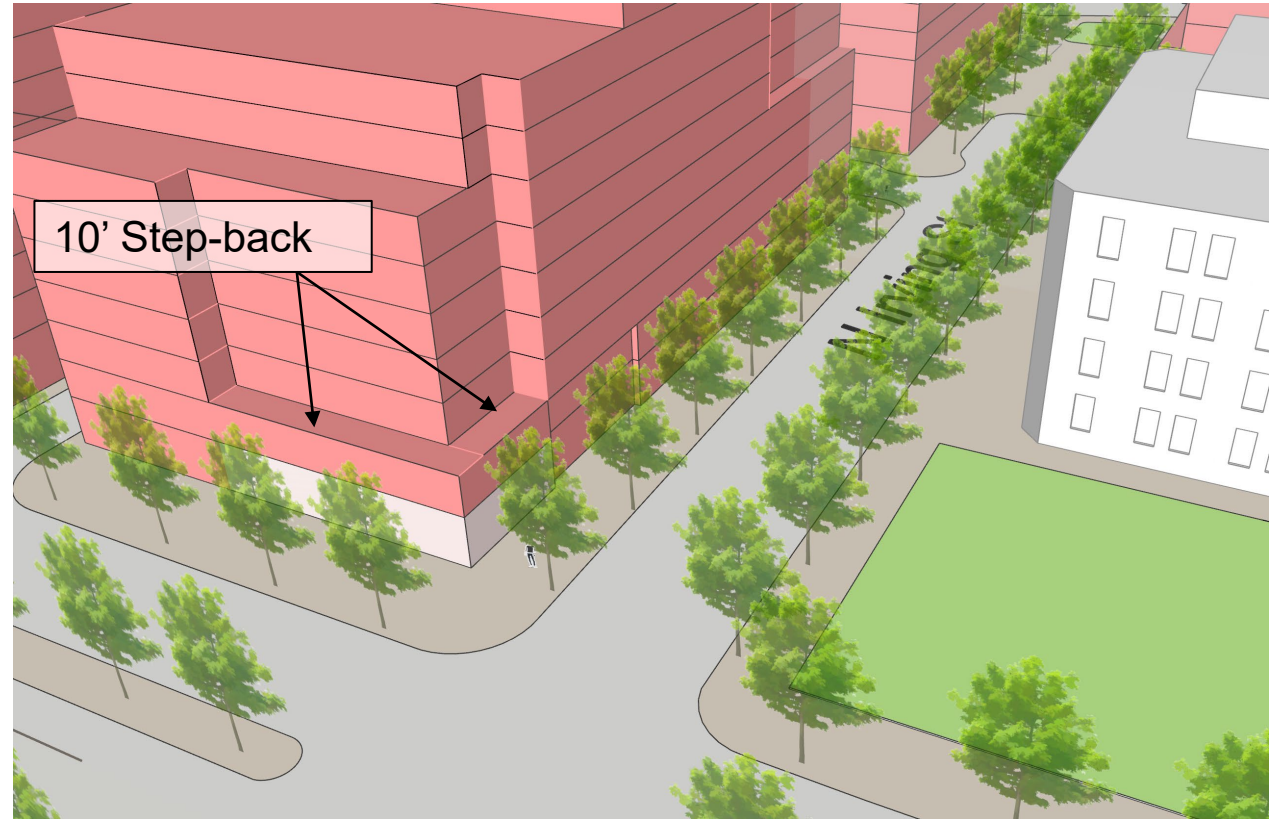
- Addition of Façade Preservation of Joyce Motors to map with 10' step-back
- Added symbol & note in legend for façade relocation to meet build-to lines in Sector Plan
- Establish streetscape & frame future public space on County site



2022 Preservation Map



2022 Build-to Lines Map



3D Model View

An aerial photograph of a university campus, overlaid with a semi-transparent blue filter. The map shows various buildings, streets, and green spaces. A prominent white letter 'M' is visible on a street in the upper-middle section. The text 'Next Steps & Staff Recommendations' is centered in white, bold font.

# Next Steps & Staff Recommendations

# Schedule

- ✓ **Oct. 2020- Dec. 2021-** 6 LRPC Meetings & 1 ZOCO meeting with multiple online engagements/ updates
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**Request to authorize advertisement of public hearings to consider 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.