

Clarendon Sector Plan Update- LRPC #6

December 8, 2021



Agenda

1. Introduction
2. Staff Presentation
 - Schedule
 - Overview of Previous Engagements
 - Overview of Text & Map Changes
 - County Site Land Use Scenarios
3. LRPC Discussion
4. Wrap-up/ Next Steps
5. Public Comment



Clarendon Sector Plan Update- Adjusted Schedule

Target Process Conclusion by Q3 FY2022

Draft materials posted online on December 1st

- Sector Plan Text & Map Changes
- Land Use Scenarios for the County-owned 10th St. Site

LRPC #6 - December 8th

Zoning Committee (ZOCO) - January

February

- Request to Advertise - Planning Commission & County Board

(Target) March

- Adoption of Plan - Planning Commission & County Board

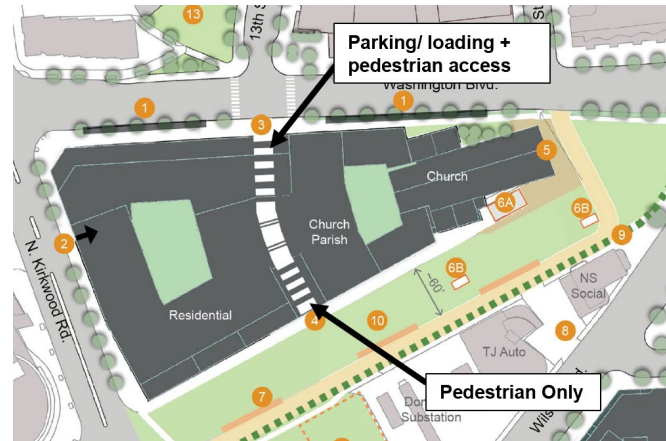
Site Plan Review Committee (SPRC) Process to follow with 4.1 Site Plan Applications

Engagement Overviews- What have we been up to?

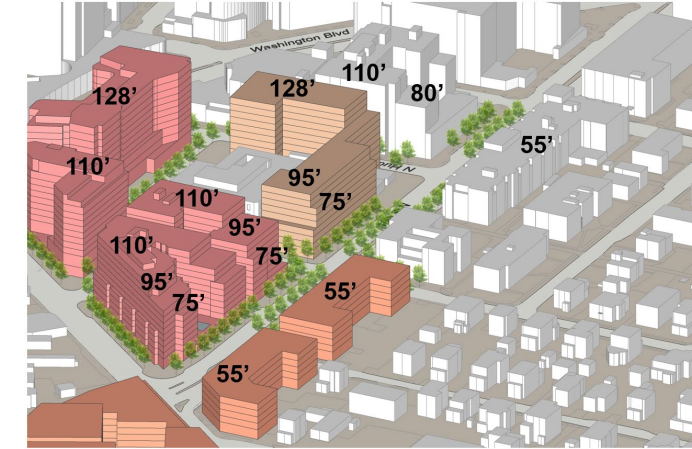
October 5-13 Online Engagement

- Follow-up from July 27 LRPC & Refined Recommendations
 - Building Height & Form
 - Historic Preservation
 - Transportation
- 109 responses- majority advocating for flexibility for the church to bridge over mid-block connection

Mid-block connection



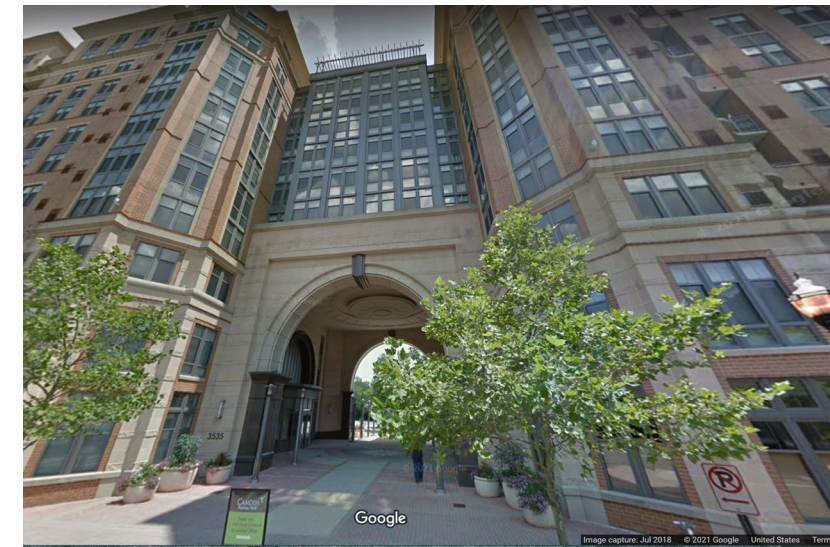
Staff Proposed Heights



October 27 Online Update

- Comment/ Response Matrix
 - Mid-block connection- flexibility with design guidelines
 - Supporting Exhibits- Precedents
 - 10th St. Proposed Heights & Step-backs
 - Historic Preservation- Joyce Motors & Verizon
 - Parking/ loading on Fairfax Drive

Precedents for buildings bridging over public ways



[Link to comment/response matrix & exhibits](#)

The background is a semi-transparent blue aerial photograph of a city street grid. The streets are visible as a network of lines, and building footprints are shown as irregular shapes. The text is centered in the middle of the image.

**Updates to
Sector Plan Text & Maps**

Overview of Proposed Draft Text Changes

Sections with Revisions

- 1. Introduction.....
- A. Introduction.....
- B. Background.....
- C. Study Area.....
- D. Community Process.....
- E. About this Document.....

2. The Clarendon Plan..... **Not revisiting the Sector**

- A. Vision Statement..... **Plan Vision, Goals or**
- B. Goals..... **Framework Plan**
- C. Concept Plan Framework.....

- C.1 Clarendon-Wide Plan Elements.....
- C.2 Area-Specific Plan Elements..... **West End & 10th St Corridor**

- D. Adopted Policies.....
- D.1 Density.....
- D.2 Receiving Sites.....
- D.3 Use Mix.....
- D.4 Building Preservation.....
- D.5 Building Heights, Tapers, and Step-Backs.....
- D.6 Public Spaces/Open Spaces.....
- D.7 Transportation.....
- D.8 Parking.....

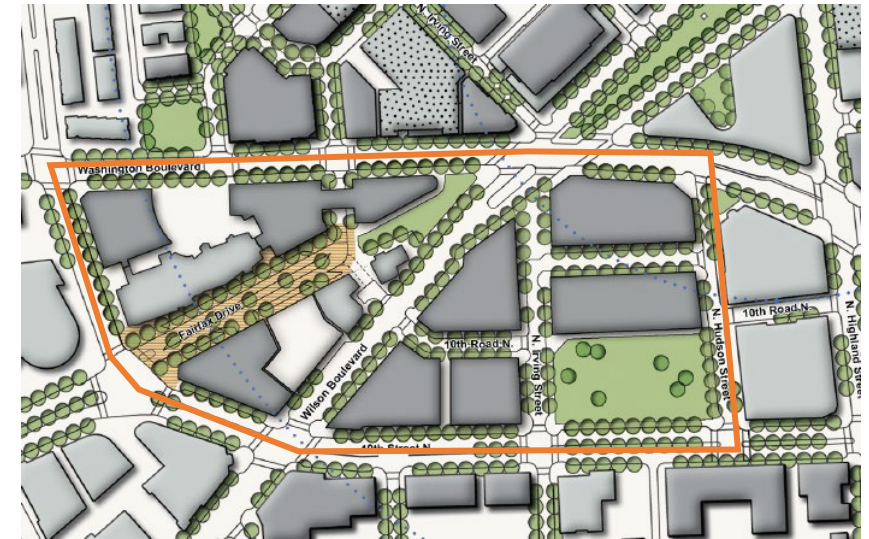
3. Urban Design Guidelines.....

- A. Preamble.....
- B. Introduction.....
- C. Design Context.....
- D. Urban Design Guidelines.....
- D.1 Building Placement.....
- D.2 Building Orientation and Frontage Types.....
- D.3 Building Mass..... **Design Guidelines- Mid-block**
- D.4 Building Design..... **connection/ building bridges over**
- D.5 Lighting..... **public ways**
- D.6 Signs and Awnings/Canopies.....
- D.7 Public Art.....
- D.8 Streetscapes.....

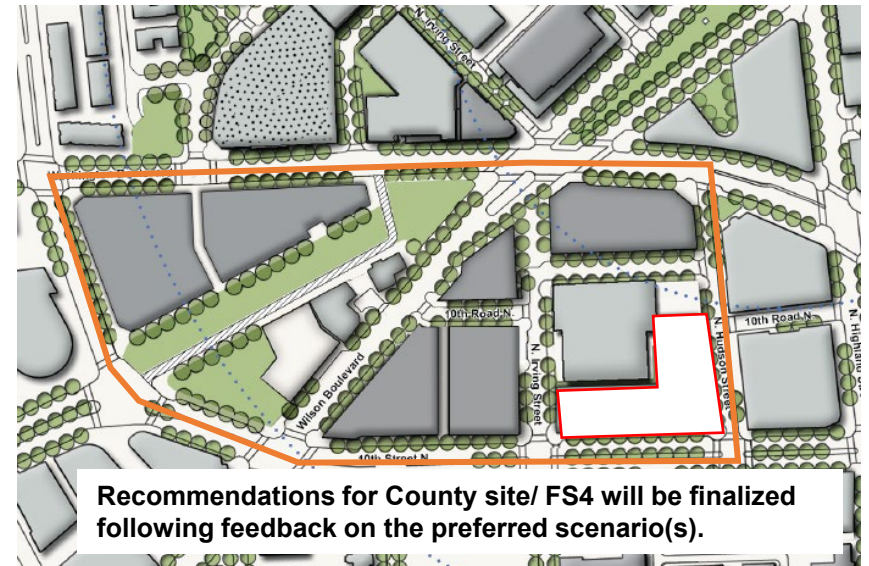
4. Implementation Matrix.....

Overview of Proposed Draft Sector Plan & Map Changes

- 14 CSP maps (10 in Zoning Ordinance)
- Based on staff analysis and LRPC feedback
- Reflects modified heights, step-backs and taper requirements
- Combined Building Heights & Step-backs Map
- Reflects proposed street alignments/ locations (including Red Top Cab site)
- Reflects proposed changes in land use
 - Fire Station #4/Clarendon site- **Recommendations for County site/ FS4 to be drafted following input on alternative scenarios**
 - Fairfax Drive Public Space
 - Text revisions would allow hotel use on Silver Diner site
- Depicts sites remaining as critical infrastructure (Verizon & Dominion Energy Substation)
- Depicts sites identified for existing & future public space retention & expansion
 - Triangle Park & adjacent properties
- Updates consistent with adopted policies (MTP, Retail Plan, PSMP, etc.)



2006 Sector Plan Illustrative Plan



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. In the center, the text 'County-owned 10th St. Site/ Fire Station 4' is displayed in white. A small white letter 'M' is visible on a street in the upper-middle section of the map. The overall scene is a top-down view of an urban environment.

**County-owned 10th St. Site/
Fire Station 4**

County-owned 10th St. Site- Fire Station 4

Land Use Scenarios

- Sector Plan guidance for fire station should be flexible to account for on-site and off-site options that may arise in the future
- Dec 8 LRPC meeting provides opportunity for feedback on alternative scenarios, which will inform guidance to include in the Plan Update (could be multiple scenarios)

Important Considerations:

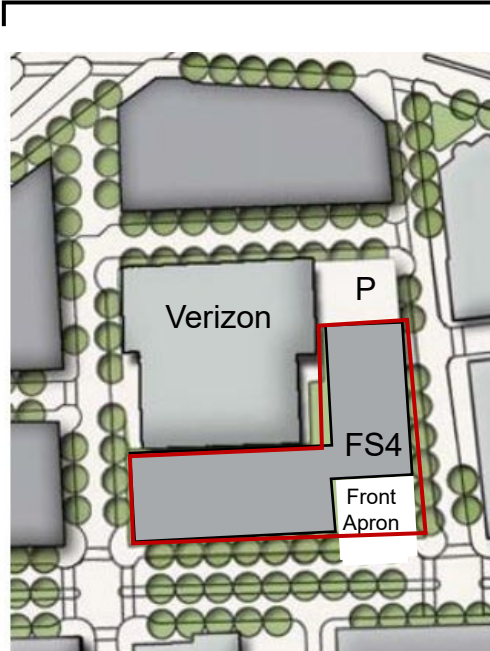
- FS #4 must remain in Clarendon, and be replaced at or in close proximity to current site
 - There are limited choices to site a new station given Fire response time and staffing/equipment needs
 - FS #4 program and siting requirements previously shared with LRPC ([October 2020 Engagement](#), [November 2020 Meeting](#))
- Opportunities to co-locate housing and create public space are possible options in scenarios
- A temporary station would be needed for scenarios that rebuild FS #4 on-site

County-owned 10th St. Site- Fire Station 4

Potential Land Use Scenarios for LRPC Discussion

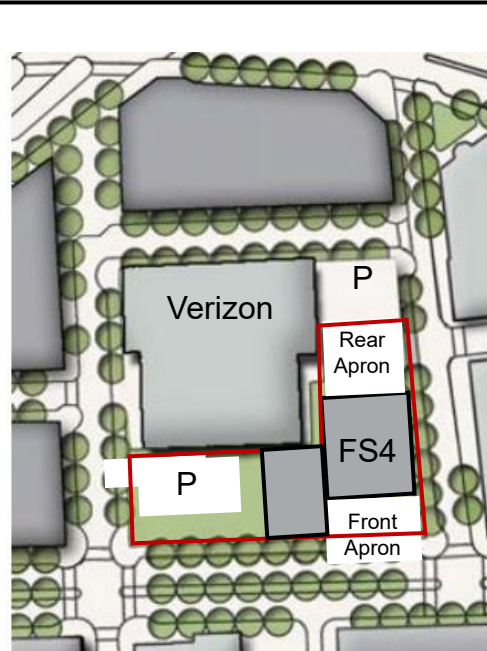
Fire Station On-Site

Fire Station Relocated



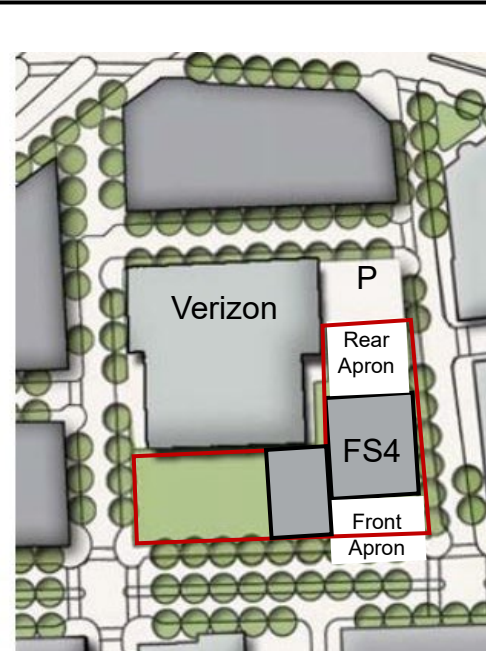
Scenario 1 *

- Fire Station co-located with housing



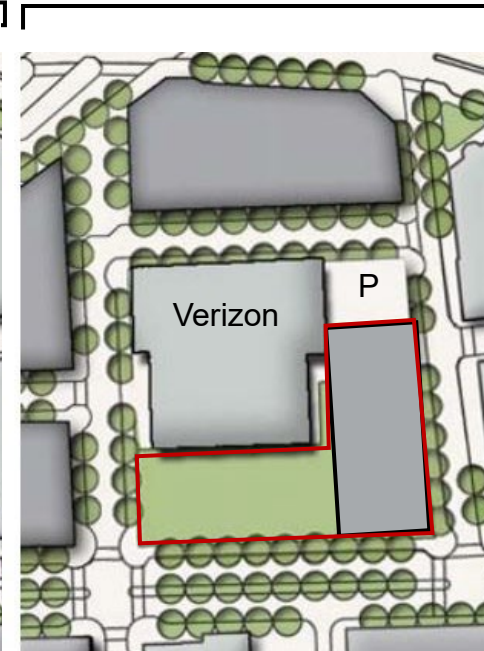
Scenario 2A *

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



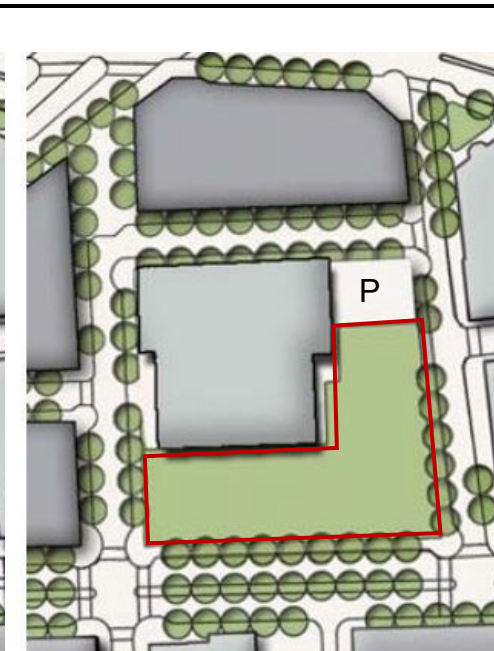
Scenario 2B

- 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

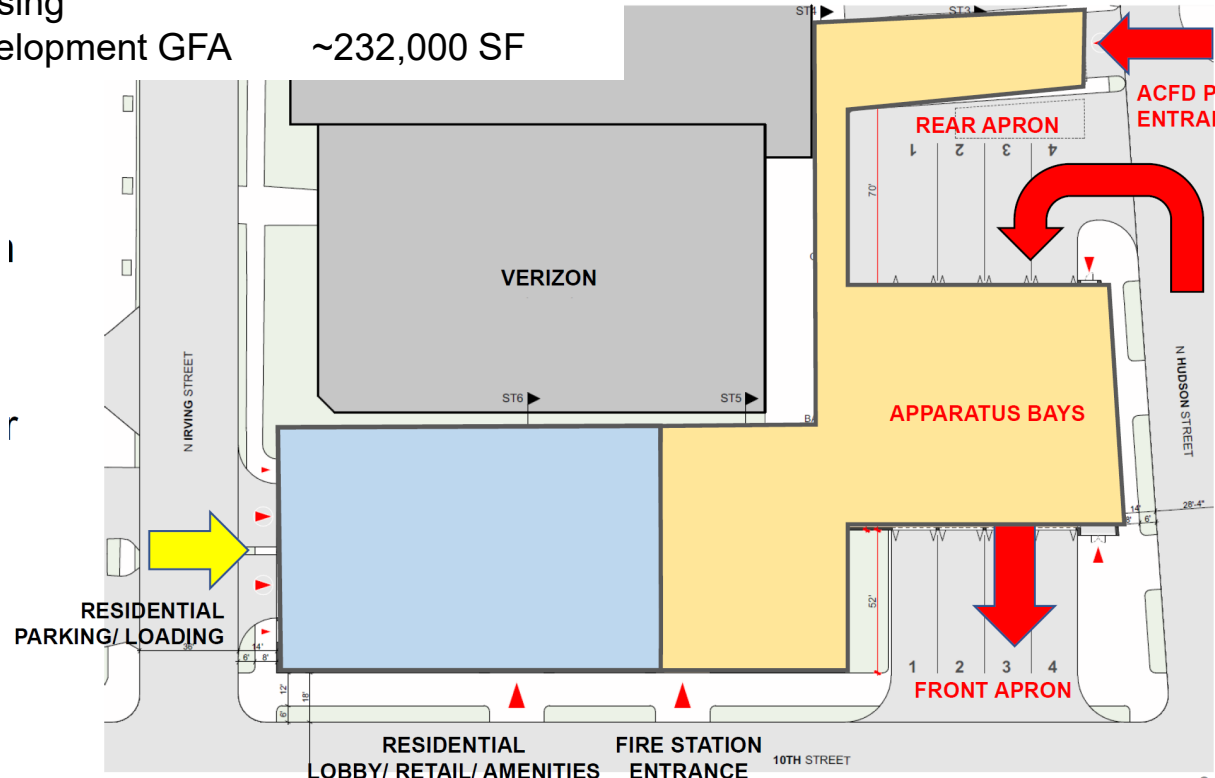
- Fire Station relocated within proximity
- ~43,000 SF park

County-owned 10th St. Site- Fire Station 4

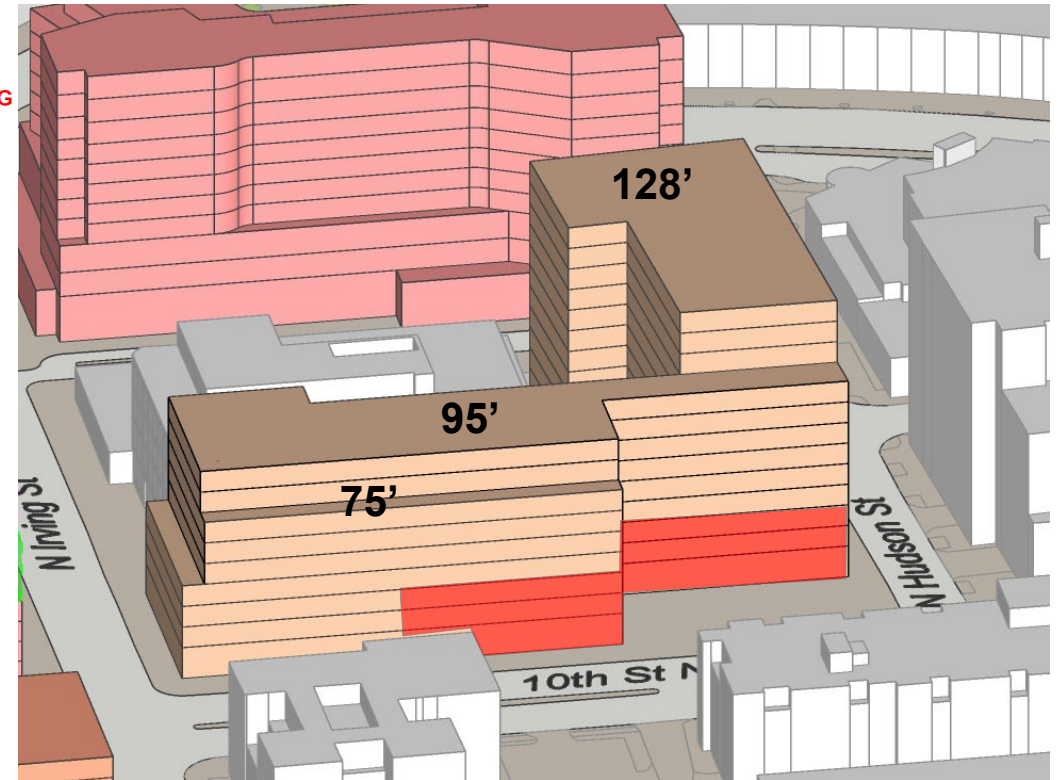
Scenario 1 – County Site with FS#4 Replacement co-located with housing (shared previously w/ LRPC)

Fire Station GFA ~40,000 SF

Housing Development GFA ~232,000 SF



Plan View

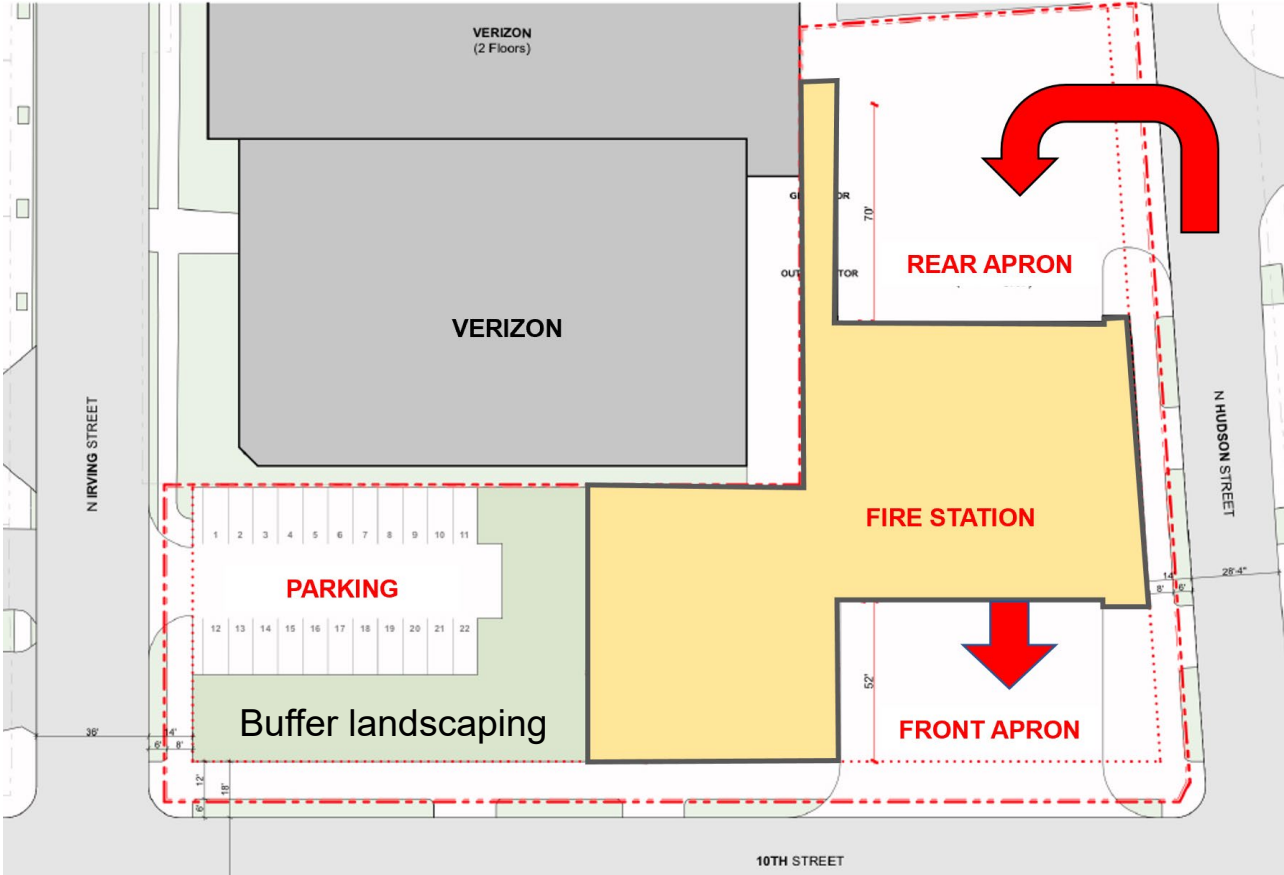


3D View (fire station shaded red)

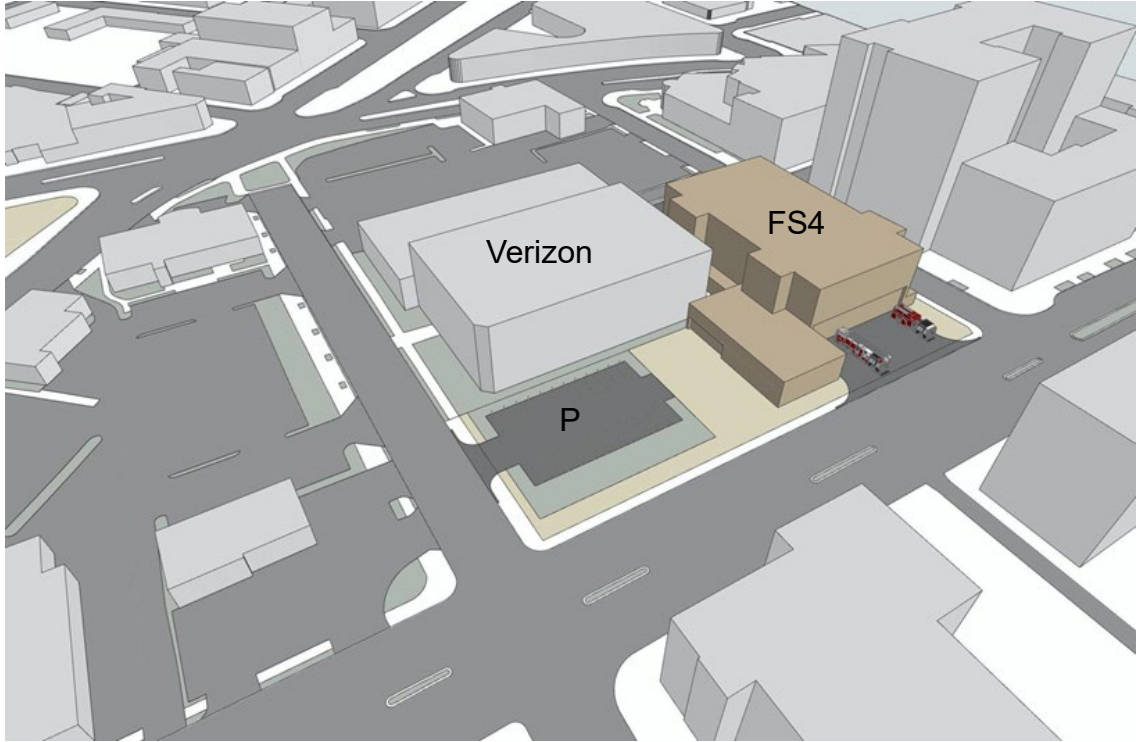
Note: Proposed height of 128' maximum on N. Hudson St. potentially to be shown on updated Heights Map

County-owned 10th St. Site- Fire Station 4

Scenario 2A – County Site with Stand-alone FS#4 and surface parking (shared previously w/ LRPC)



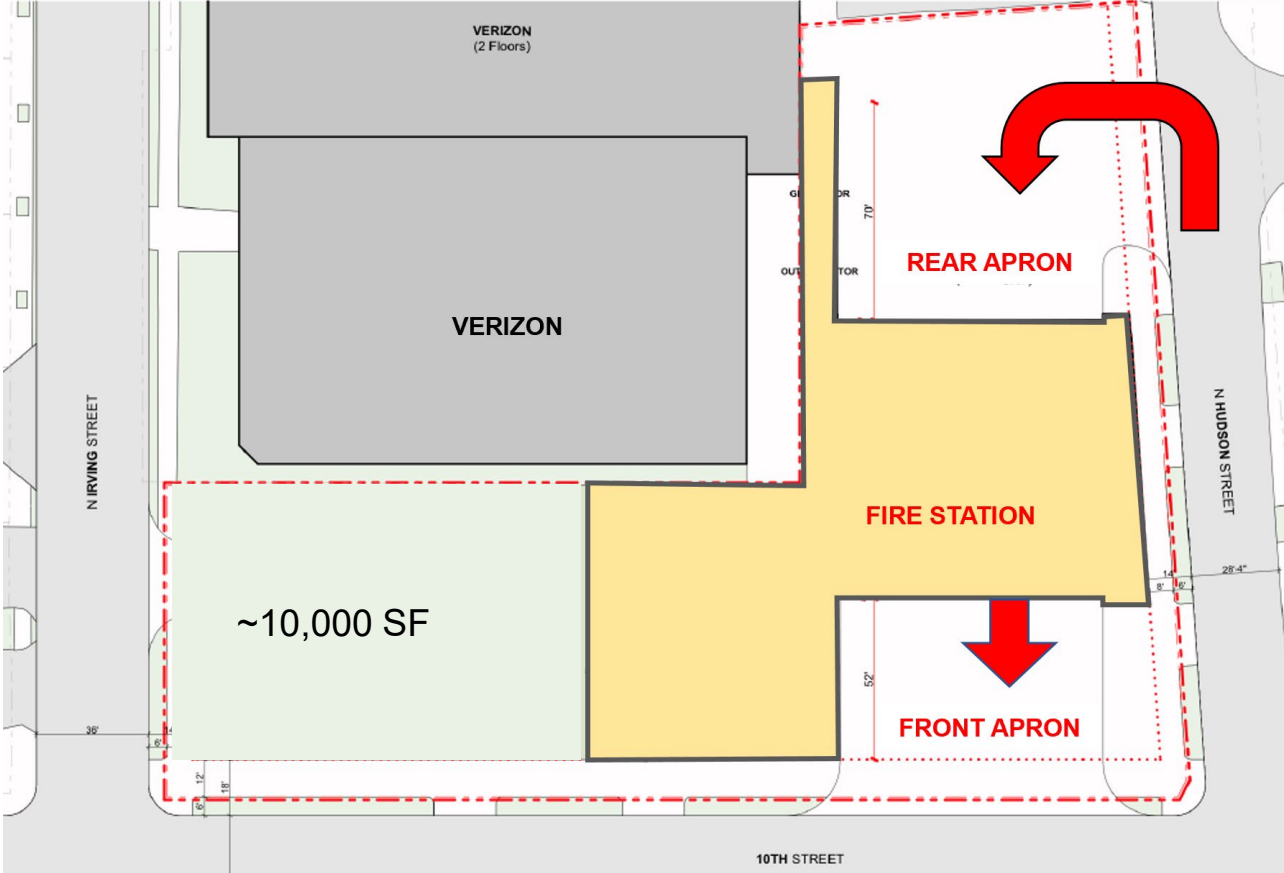
Plan View



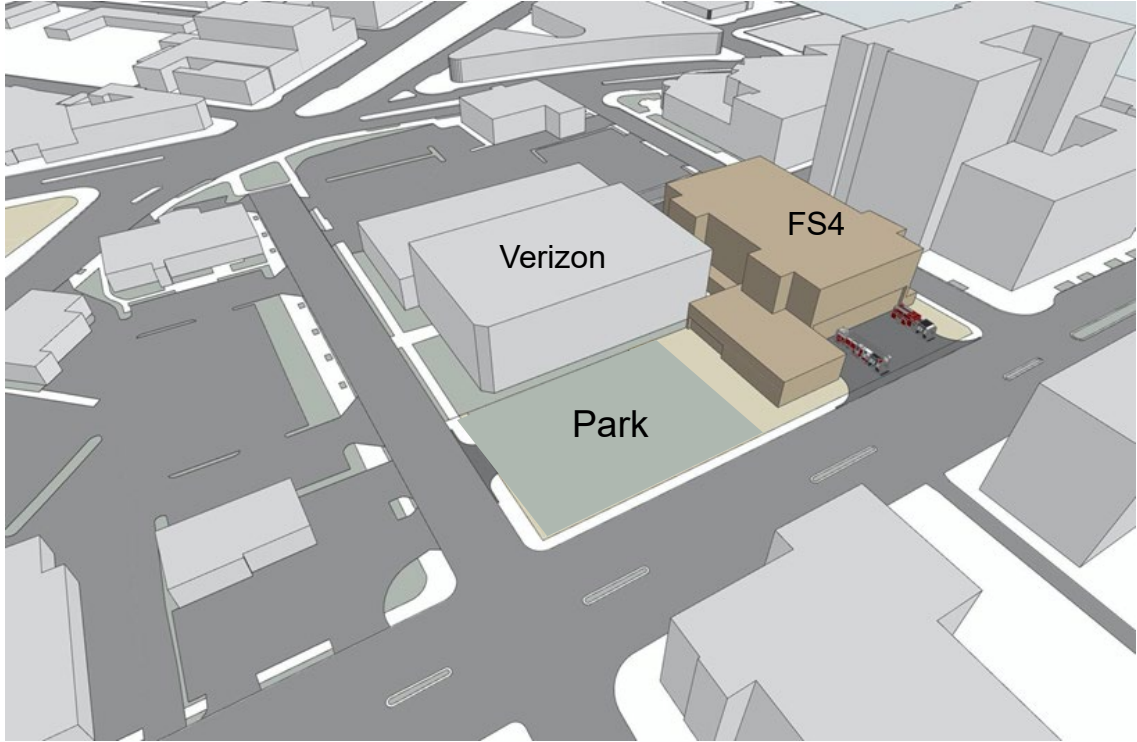
3D View

County-owned 10th St. Site- Fire Station 4

Scenario 2B – County Site with Stand-alone FS#4 and underground parking, approx. 10,000 SF park (new scenario- not previously shared w/ LRPC)



Plan View



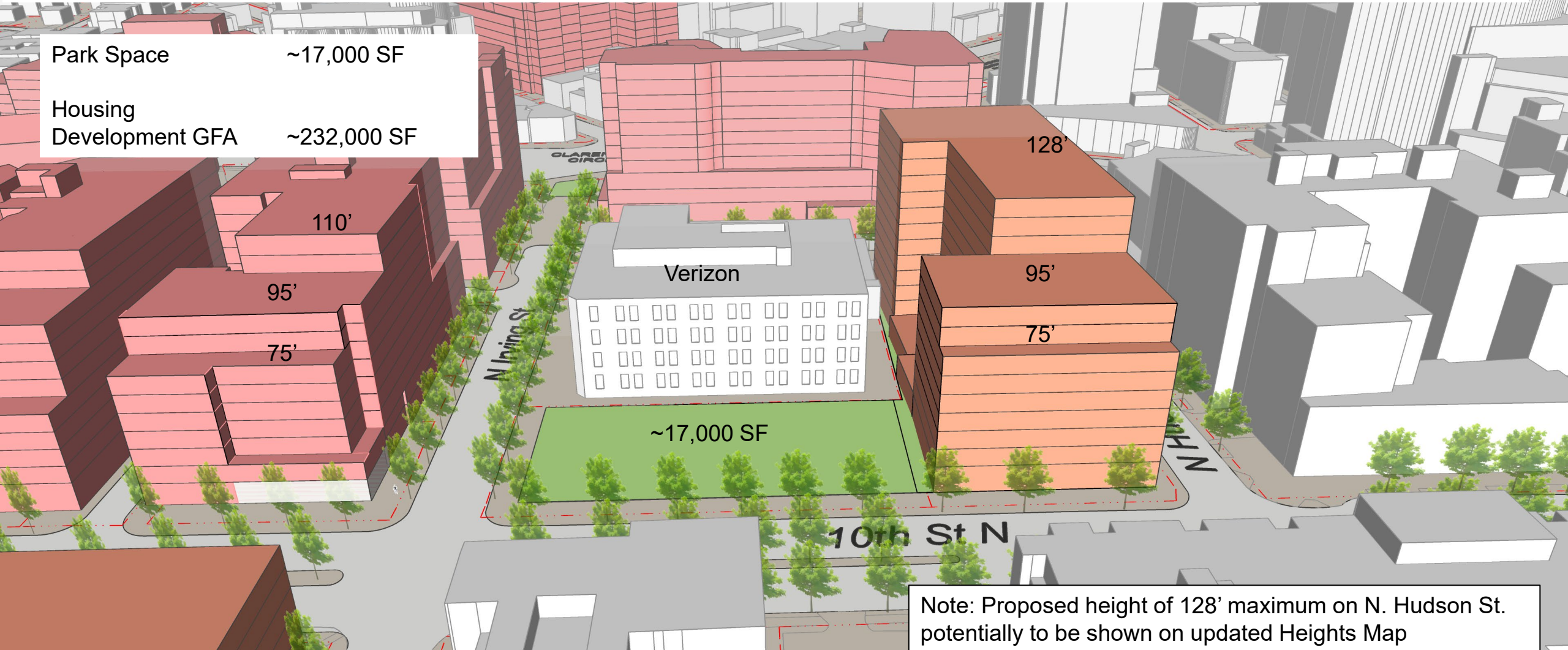
3D View

County-owned 10th St. Site- Fire Station 4

Scenario 3 – County Site with FS#4 Relocated and approx. 17,000 SF park (new scenario- not previously shared w/ LRPC)

Park Space ~17,000 SF

Housing Development GFA ~232,000 SF

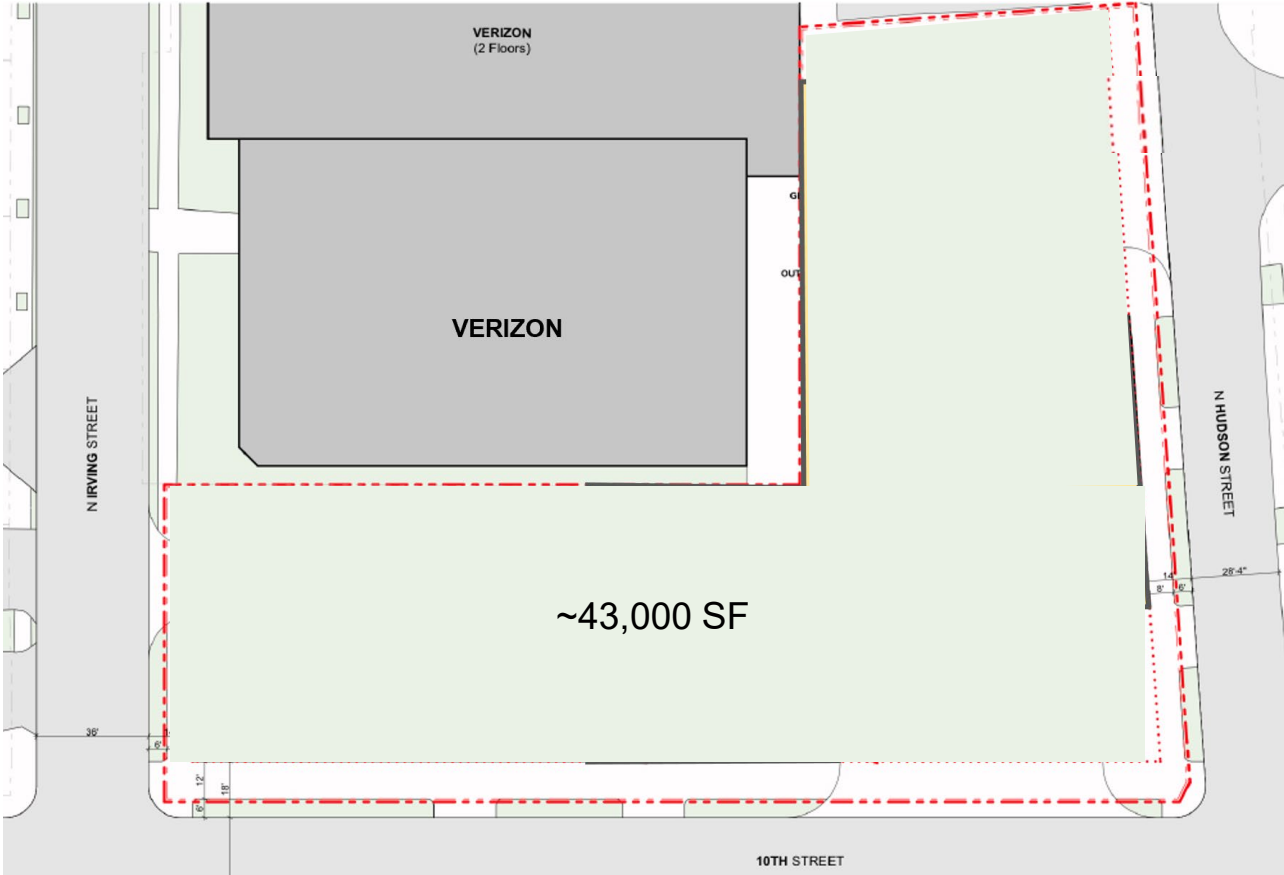


Note: Proposed height of 128' maximum on N. Hudson St. potentially to be shown on updated Heights Map

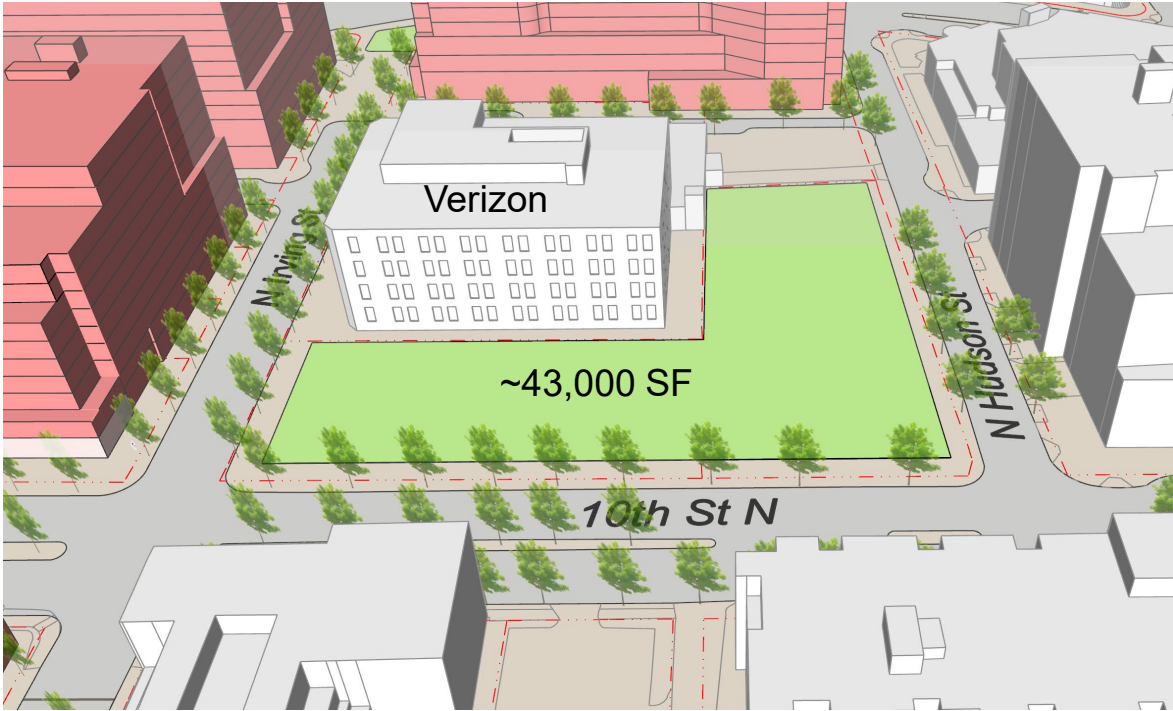
3D View Looking North

County-owned 10th St. Site- Fire Station 4

Scenario 4 – FS#4 relocated, approx. 43,000 SF park (new scenario- not previously shared w/ LRPC)



Plan View



3D View

Preliminary Analysis Summary of Scenarios

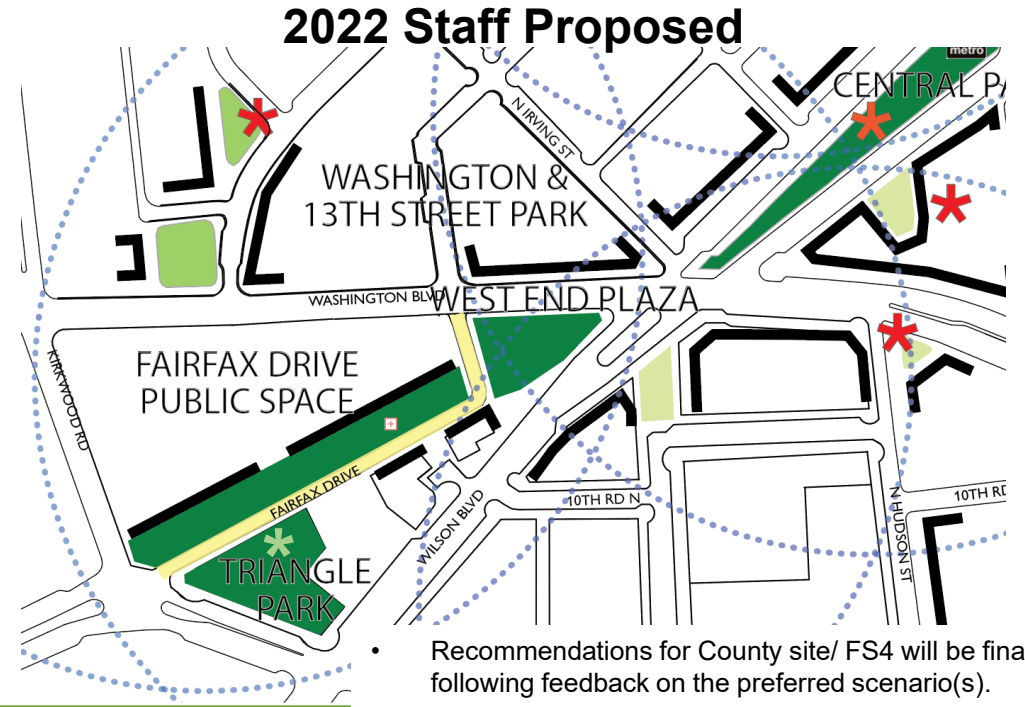
	Scenario 1	Scenario 2A/2B	Scenario 3	Scenario 4
Fire Station 4	Rebuild on-site with housing above	Rebuild on-site (stand-alone)	Relocate off-site	Relocate off-site
Temp Fire Station	Off-site (no viable public sites)	On Clarendon House site	Not needed	Not needed
Co-location with Fire Station	Housing above new FS #4	None, or limited public uses	None, or limited public uses	None, or limited public uses
10th Street Park	None	2A: None	~ 17,000 SF on Clarendon House site	~ 43,000 SF on current Clarendon House/FS #4 sites
		2B: ~10,000 SF (FS #4 parking underground)		
Affordable Housing	Opportunity with co-location	None	Opportunity on current FS #4 site	None
Land acquisition	Purchase or lease for temp station	No	Yes	Yes

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. In the center, the text 'County 10th St. Site Park Size Comparisons' is displayed in white. A small white letter 'M' is visible on a street in the upper-middle section of the map. The overall scene is a top-down view of an urban environment.

**County 10th St. Site
Park Size Comparisons**

Proposed Map Changes- Public Open Space (Map 2.9)

Slide updated on 12/2/21



Adopted Public Spaces	Approx. Site Area
10 th St. Park	50,000 SF
West End Plaza	20,000 SF
N. Irving Plaza	4,000 SF
Fairfax Dr. Multi-use	30,000 SF*
	74,000 SF (1.7 ac) 104,000 SF (2.4 ac) (if Fairfax Dr. Multi-use closed for events)

Proposed Public Spaces	Approx. Site Area
10 th St. Park	0- 43,000 SF (depending on 10 th St. scenarios)
West End Plaza	20,000 SF
Fairfax Dr. + Shared Street	30,000 SF 15,000 SF*
Triangle Park + possible future expansion	20,000 SF
N. Irving Plaza	4,000 SF
	74,000 SF - 117,000 SF (1.7 - 2.7a) 89,000 SF - 132,000 SF (2.0 - 3.0) (if Shared Street is closed for events)

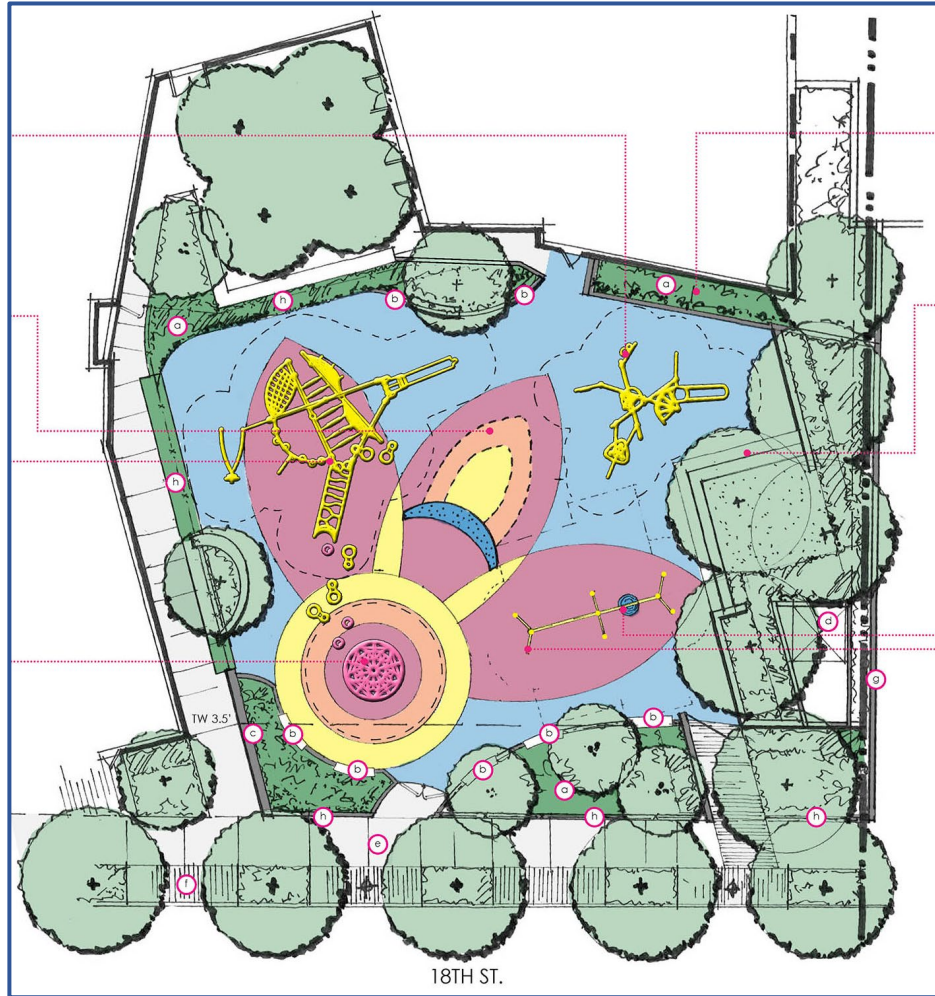
LEGEND EDITS

- Add Shared Street to legend for Fairfax Dr
- * Land acquisition required to achieve expansion of Triangle Park

* Flexible space that supports vehicles, loading, parking but could be closed for events

County-owned 10th St. Site Scenarios - Park Size Comparisons

Queens Court – 1615 18th St North - 9,000 SF (0.2 Acres)



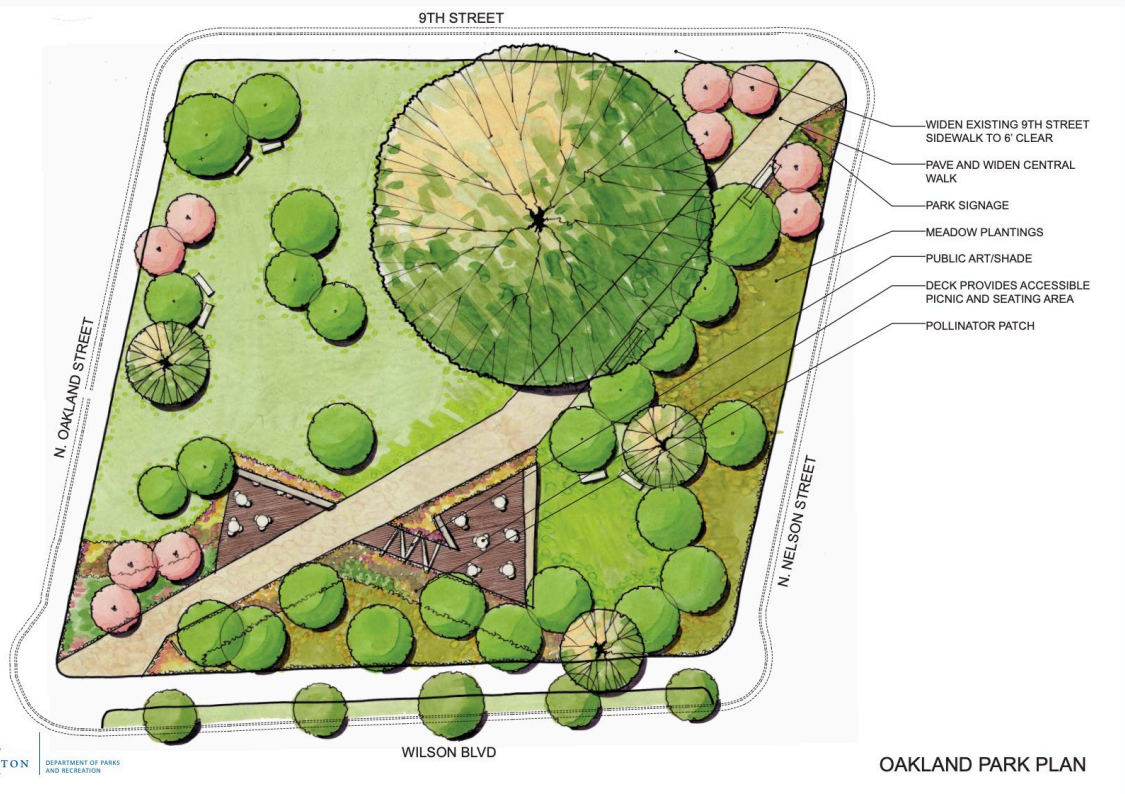
County-owned 10th St. Site Scenarios - Park Size Comparisons

Penrose Square - 2597 Columbia Pike - 17,859 SF (0.41 Acres)



County-owned 10th St. Site Scenarios - Park Size Comparisons

Oakland Park – 3705 Wilson Blvd. - 40,075 SF (0.92 Acres)



An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The text "LRPC Discussion" is centered in white. A small white letter "M" is visible on a street in the upper-middle part of the map. The map shows various building footprints, streets, and green spaces.

LRPC Discussion

Draft LRPC Discussion Questions

County 10th Street Site Scenarios

1. Among the scenarios that keep Fire Station #4 on-site (Scenarios 1, 2A, 2B), should any not be included in the Sector Plan update? Is there a preference among these scenarios?
2. If an opportunity arises to relocate Fire Station to a site that meets the Fire Department's siting and programmatic needs, is there a preference between Scenario 3 (co-locating a new park and housing) or Scenario 4 (new park only) on the County's 10th Street site? Would preferences change if the housing were affordable or primarily market rate?

Text & Maps

1. Are there any concerns or questions on the draft text and maps posted online and presented by staff?

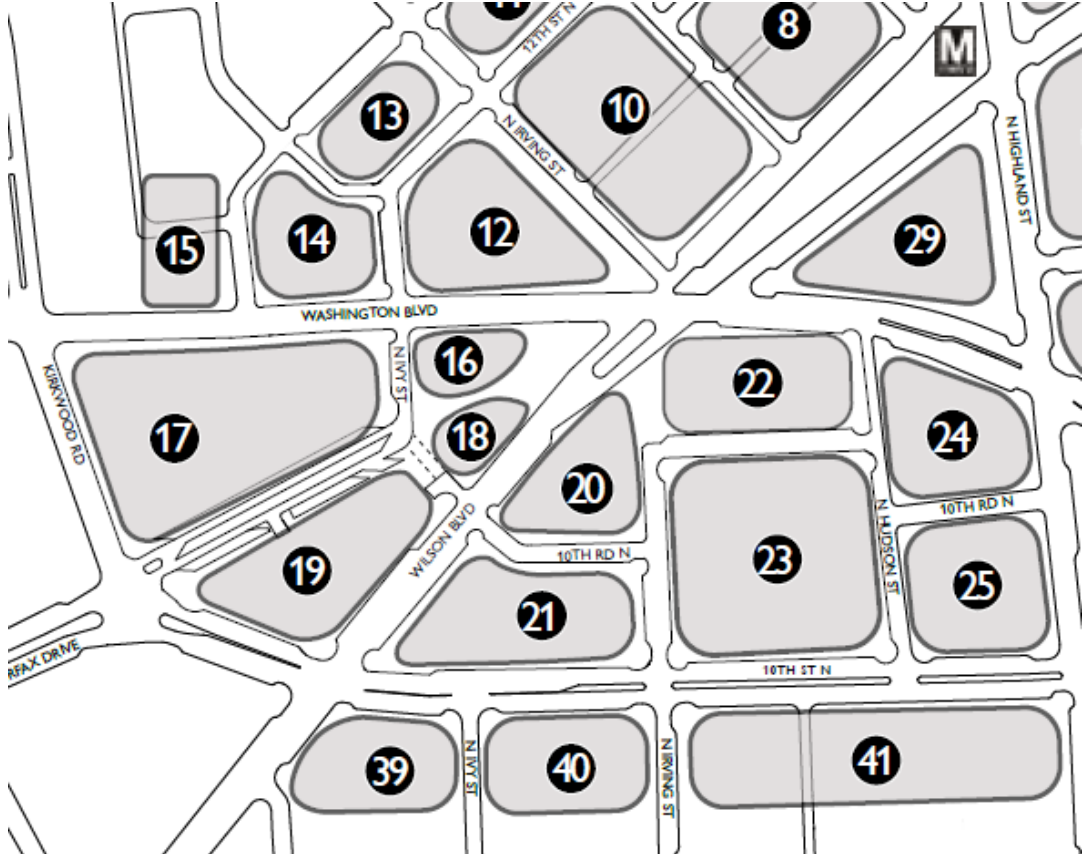
The background is a semi-transparent blue aerial photograph of a city street grid. The text is centered in white. The main title is in a bold, sans-serif font, and the subtitle is in a smaller, italicized sans-serif font.

**Updates to
Sector Plan Maps**
(Back-up Slides)

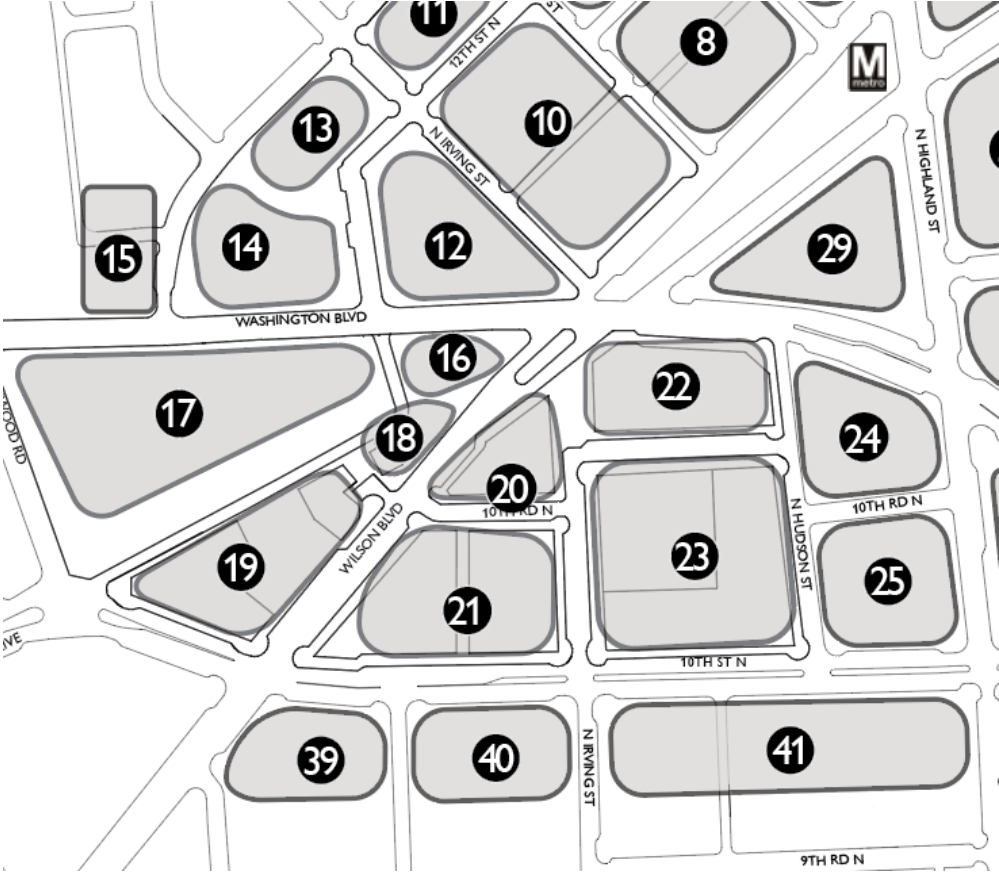
Proposed Map Changes- Block Key Map (Map 2.2)

- Proposed street alignment/ locations

2006 Sector Plan

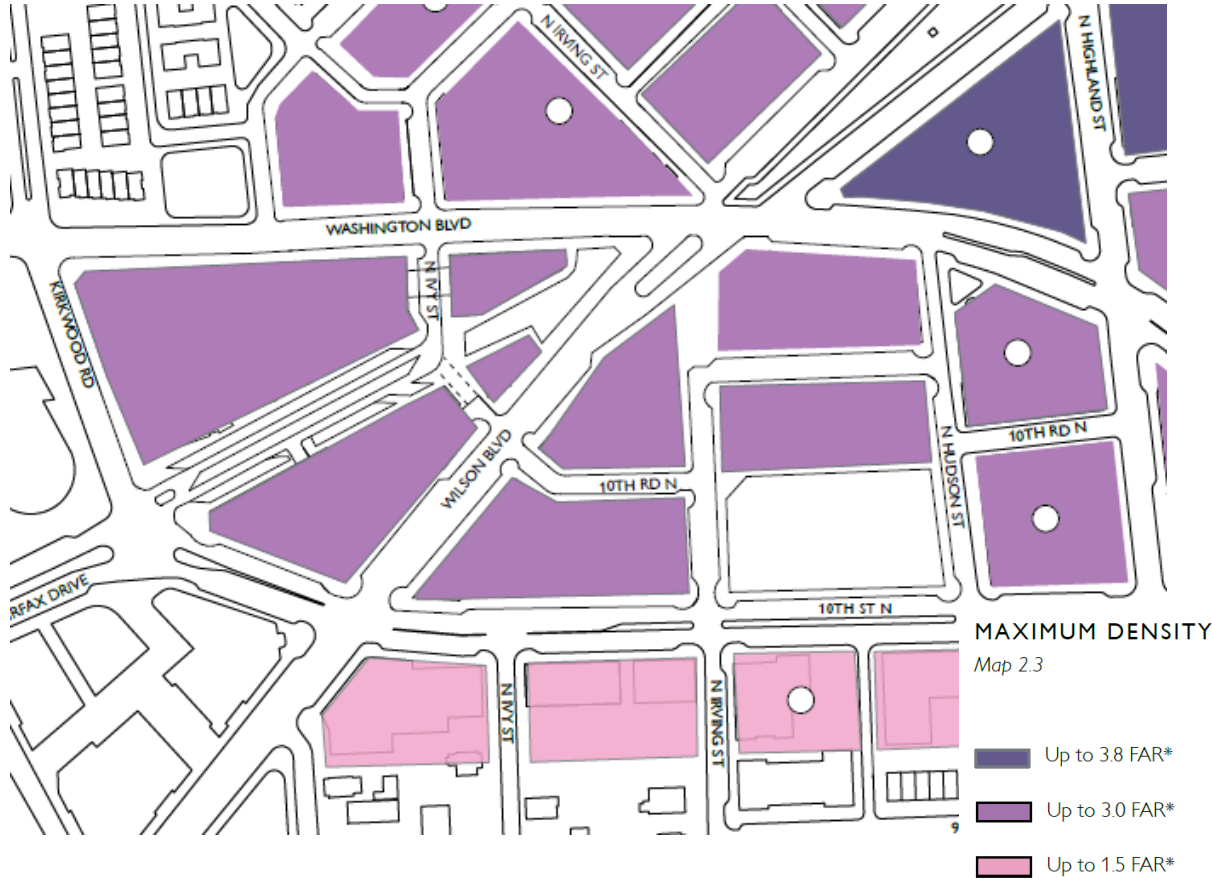


2022 Staff Proposed



Proposed Map Changes- Density (Map 2.3)

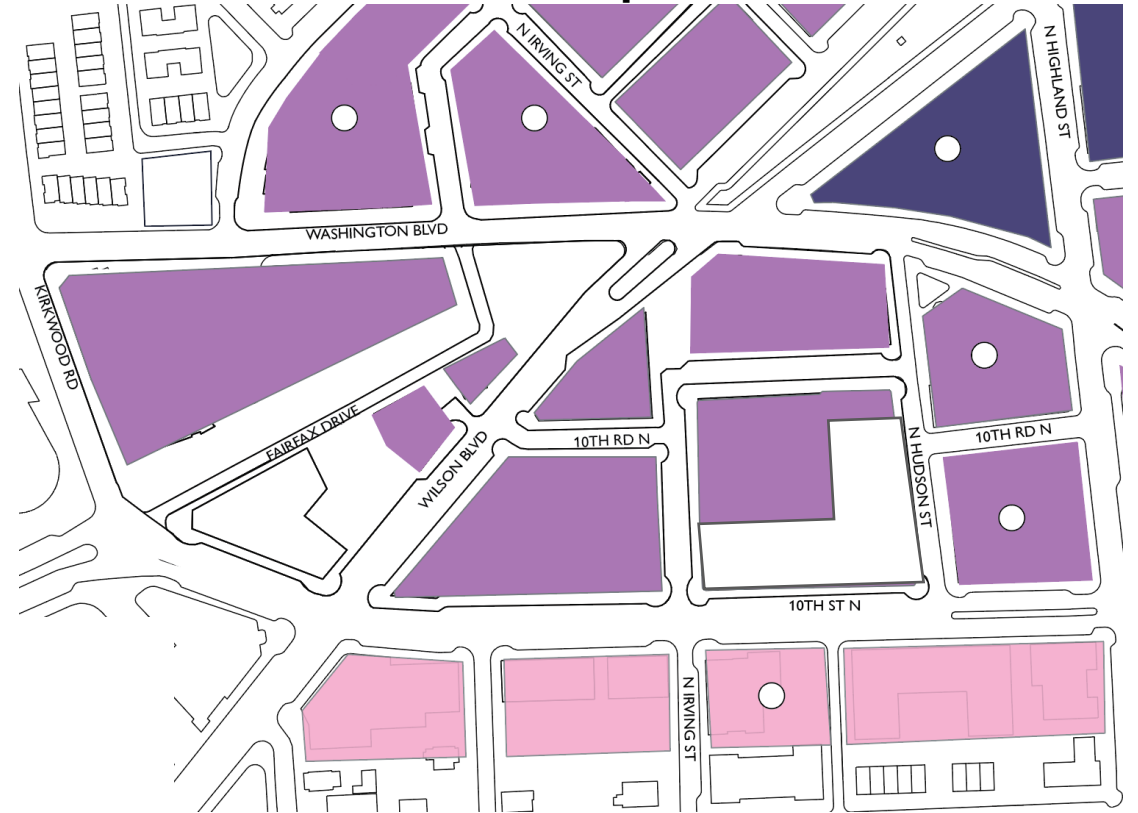
2006 Sector Plan



*The County Board may consider additional density for certain community benefits.

- Density controlled under development projects approved by the County Board. Approved density may be greater than that indicated on the map.

2022 Staff Proposed

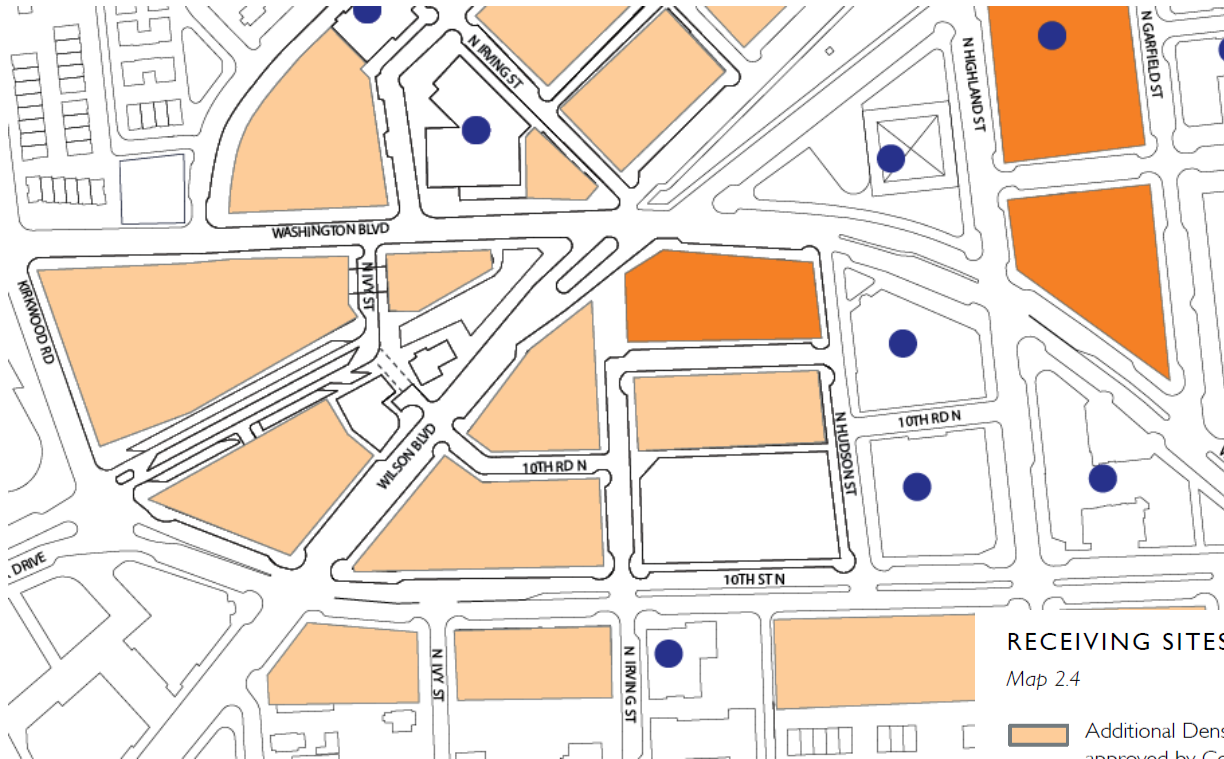


- Recommendations for County site/ FS4 will be finalized following feedback on the preferred scenario(s).
- Removal of Dominion Substation & Triangle Park density

Proposed Map Changes- Receiving Sites (Map 2.4)

2006 Sector Plan

2022 Staff Proposed



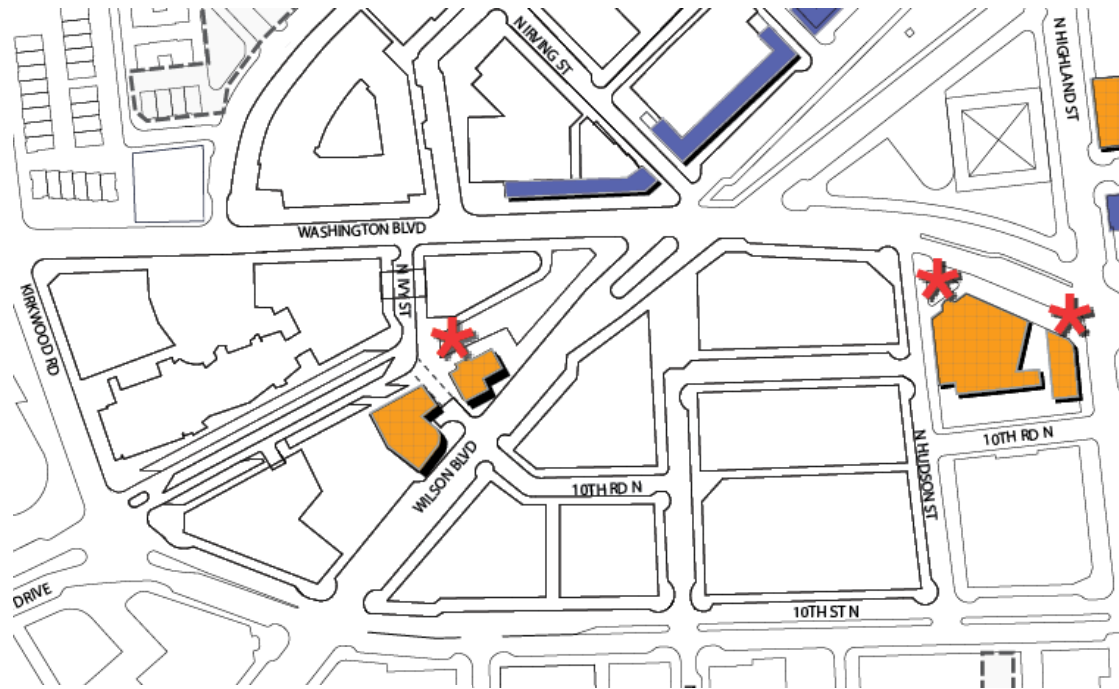
RECEIVING SITES
Map 2.4

- Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
- Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
- Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded
- Density controlled under development projects approved by the County Board

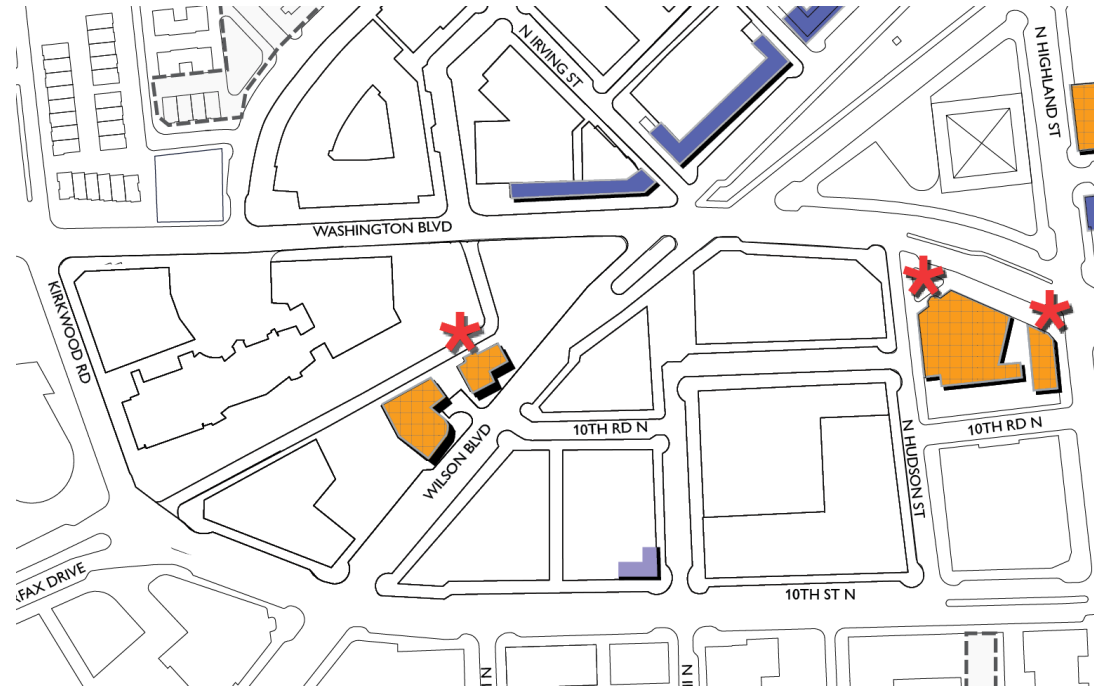
- Recommendations for County site/ FS4 will be finalized following feedback on the preferred scenario(s).
- Removal of Verizon, Dominion Substation & Triangle Park as receiving sites for density

Proposed Map Changes- Building Preservation (Map 4)

2006 Sector Plan








2022 Staff Proposed



BUILDING PRESERVATION

Map 4

-  Full Building Preservation
-  Local Historic District
 - Joseph L. Fisher Past Office Building
 - Dan Kain Building
 - Former Clarendon Citizens Hall (Murky Coffee)
-  Building Frontage Preservation
-  Building Frontage or Facade Preservation
-  National Register Historic Districts
 - Lyon Village, May 2002
 - Ashton Heights, April 2003
 - Lyon Park, November 2003

- Addition of Façade Preservation of Joyce Motors to map

Proposed Map Changes- Building Height & Step-backs (Map 2.7)

CSP & Zoning Ordinance Map

2006 Sector Plan



MAXIMUM HEIGHT LIMITS

Map 2.7

Maximum Height (Feet)

35' Existing Buildings

35' Proposed Buildings

Maximum Number of Floors

Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)

- 3 Floors
- 4 Floors
- 5 Floors
- 6 Floors
- 7 Floors
- 8 Floors
- 10 Floors
- More than 10 Floors

Additional Height up to 128' may be considered by the County Board in exchange for community benefits.

Building heights, step-backs, and tapers on blocks marked with asterisks are controlled under development projects approved by the County Board and the building height noted (feet) may be approximate.

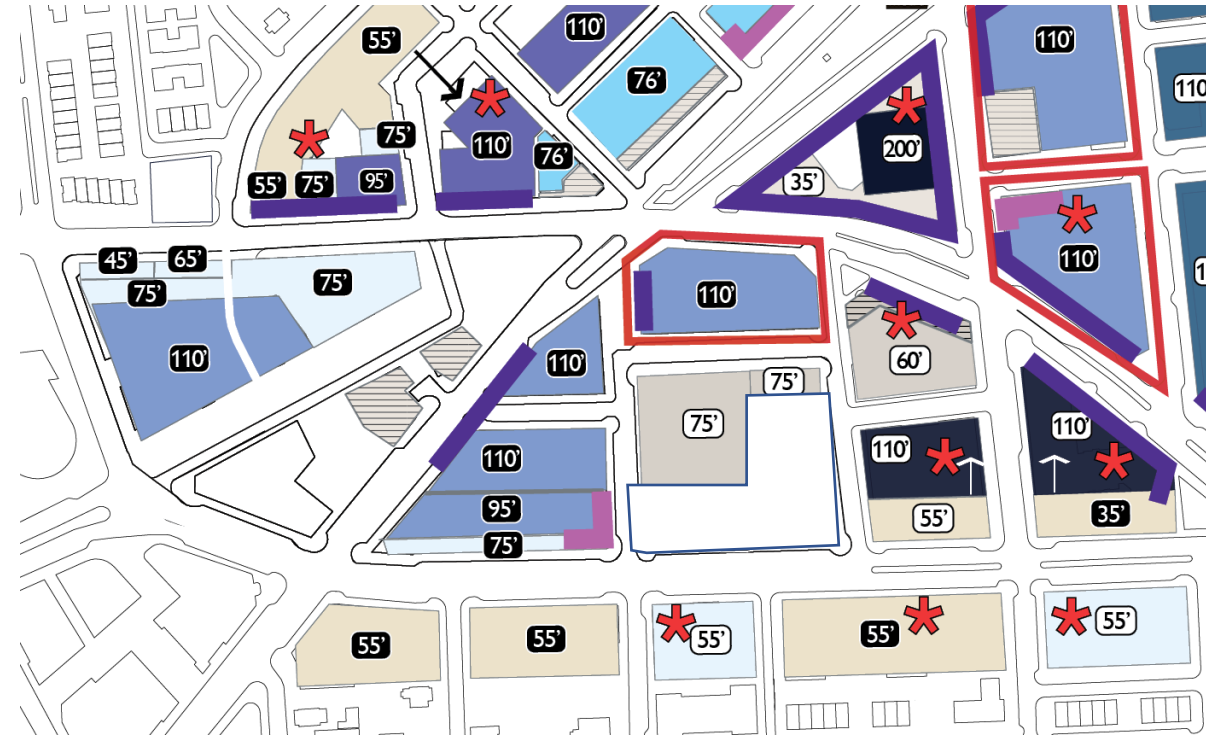
Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:

1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.

2022 Staff Proposed Revisions (only within study area)

• Combined Height & Step-back Maps

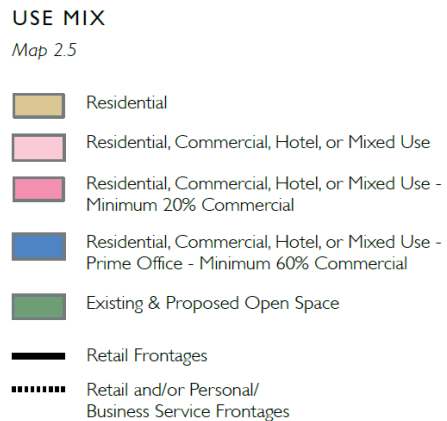
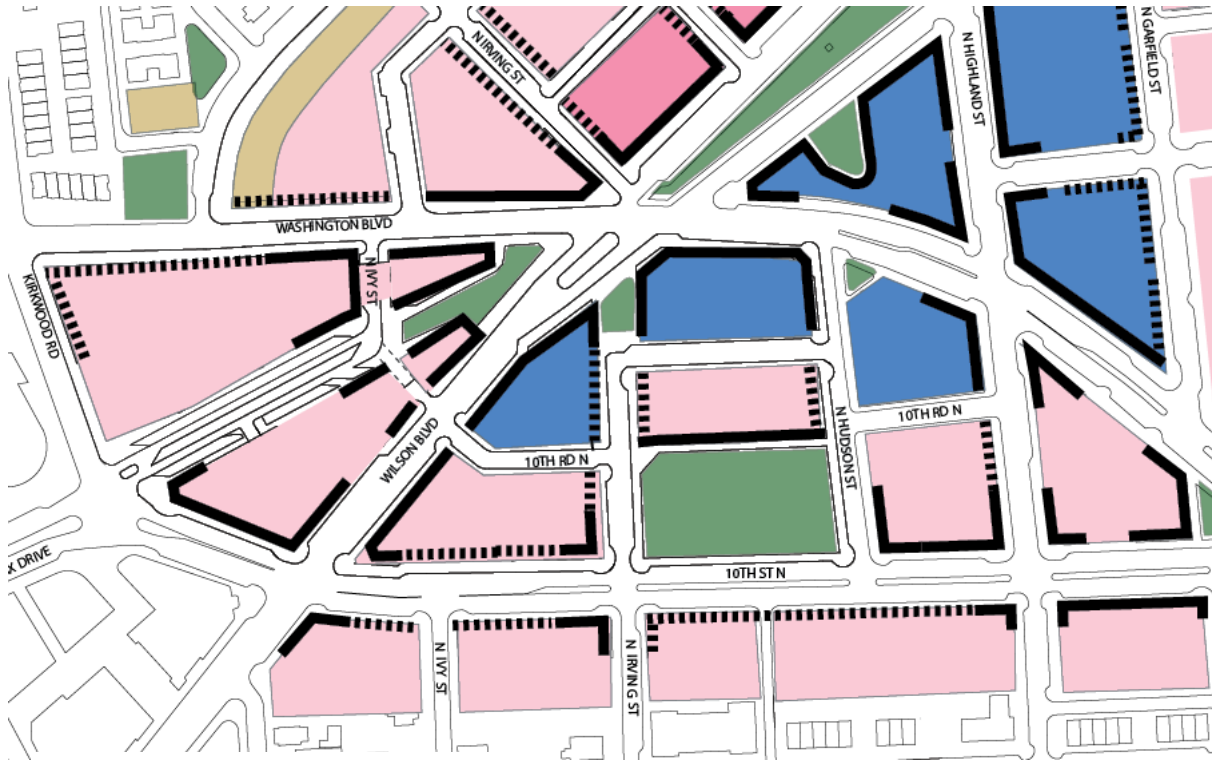


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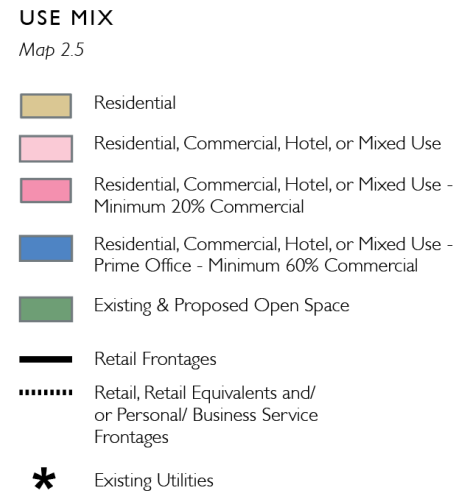
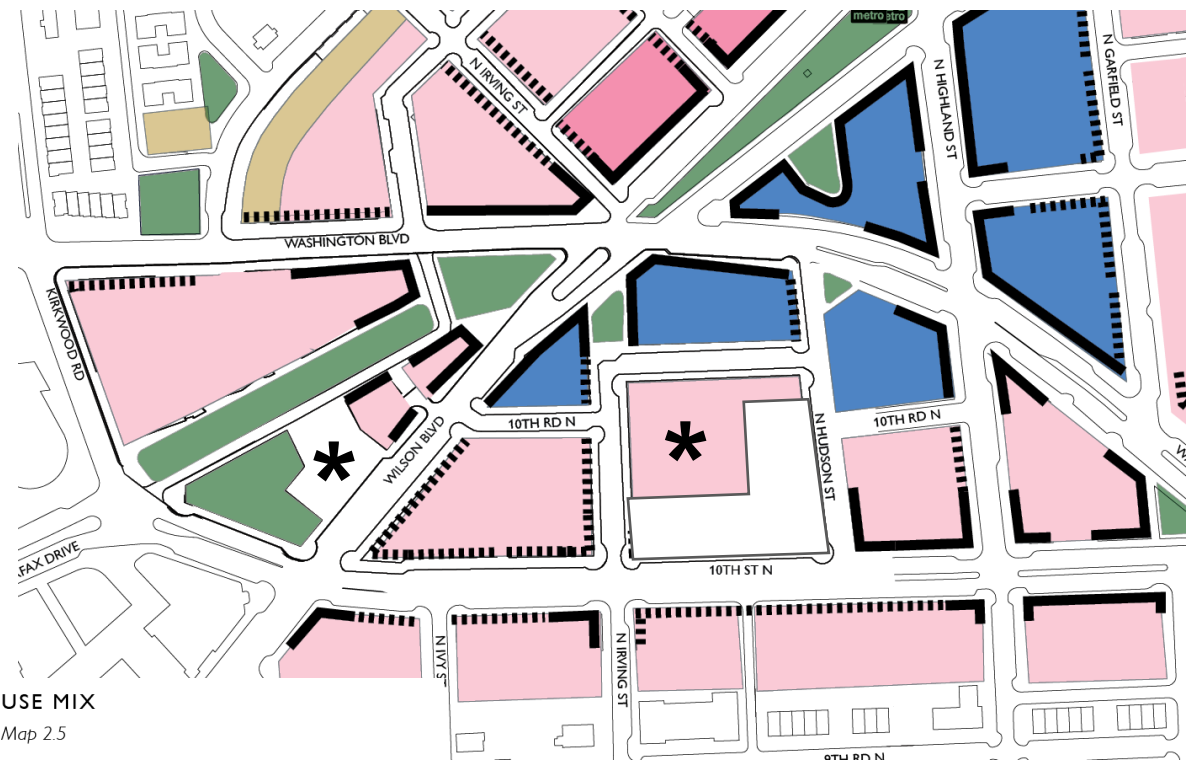
- Designated frontages for step-backs where building height exceeds 60'- Step-back 10' at the 2nd, 3rd, 4th or 5th floor
- Designated frontages for step-backs achieved through building façade or building frontage preservation- 10'

Proposed Map Changes- Use Mix (Map 2.5)

2006 Sector Plan



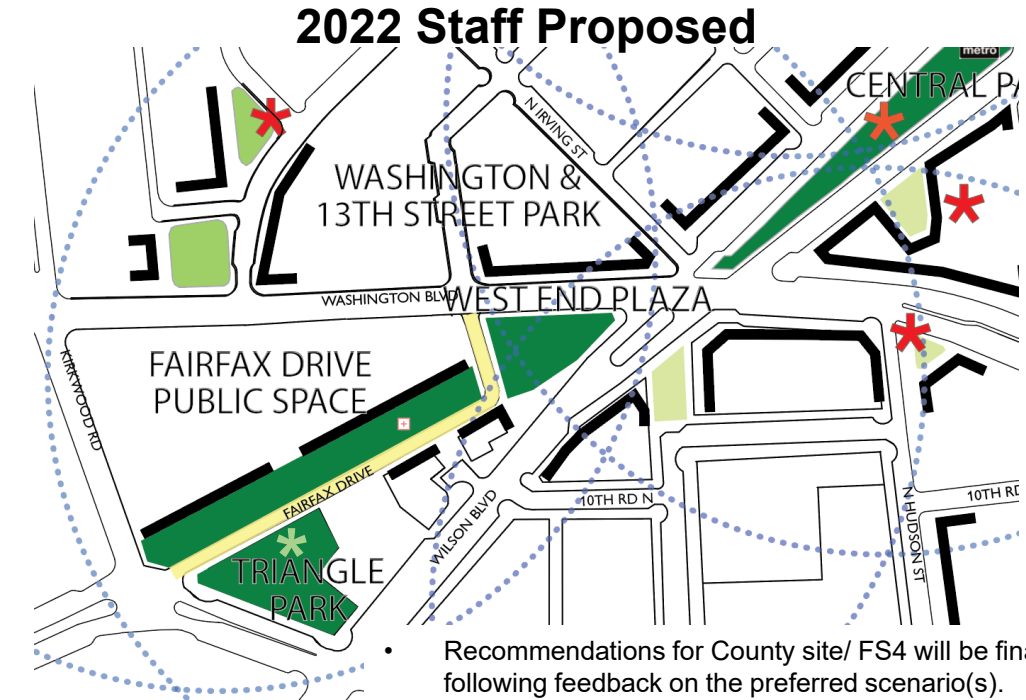
2022 Staff Proposed



- Recommendations for County site/ FS4 will be finalized following feedback on the preferred scenario(s).
- Added “retail equivalents” and “existing utilities” to the legend & map
- Text revisions would allow hotel use on Silver Diner site

Proposed Map Changes- Public Open Space (Map 2.9)

Slide updated on 12/2/21



Adopted Public Spaces	Approx. Site Area
10 th St. Park	50,000 SF
West End Plaza	20,000 SF
N. Irving Plaza	4,000 SF
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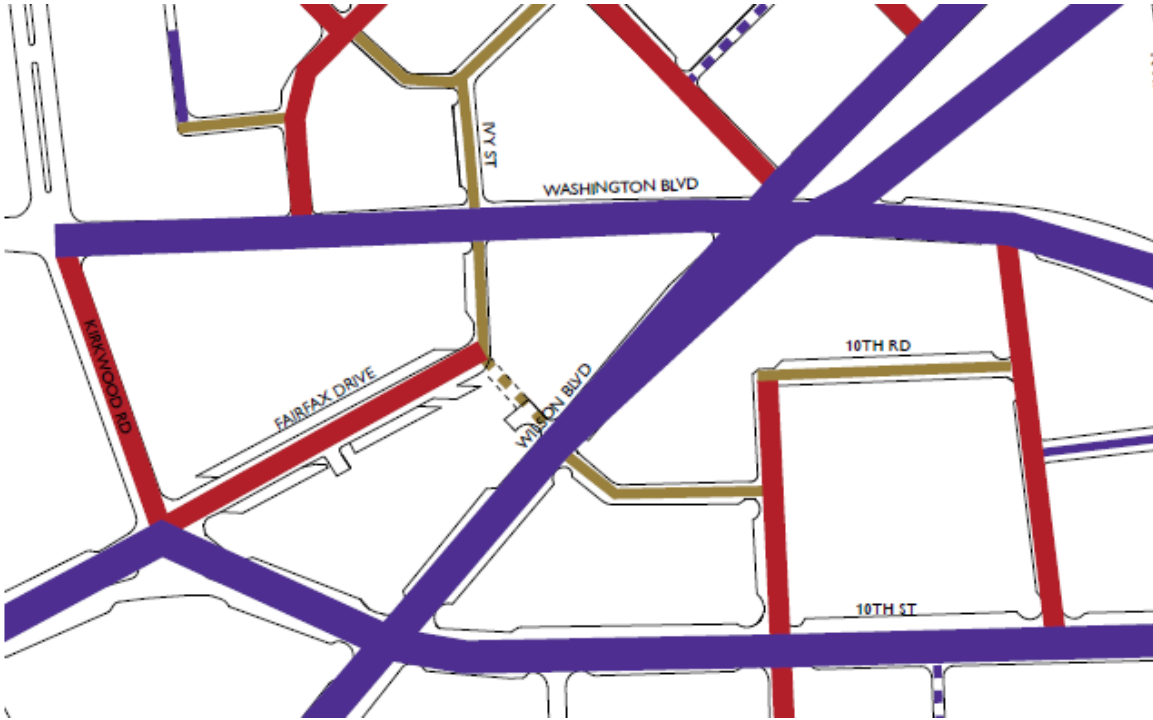
LEGEND EDITS

- Add Shared Street to legend for Fairfax Dr
- * Land acquisition required to achieve expansion of Triangle Park

* Flexible space that supports vehicles, loading, parking but could be closed for events

Proposed Map Changes- Streets (Map 2.10)

2006 Sector Plan

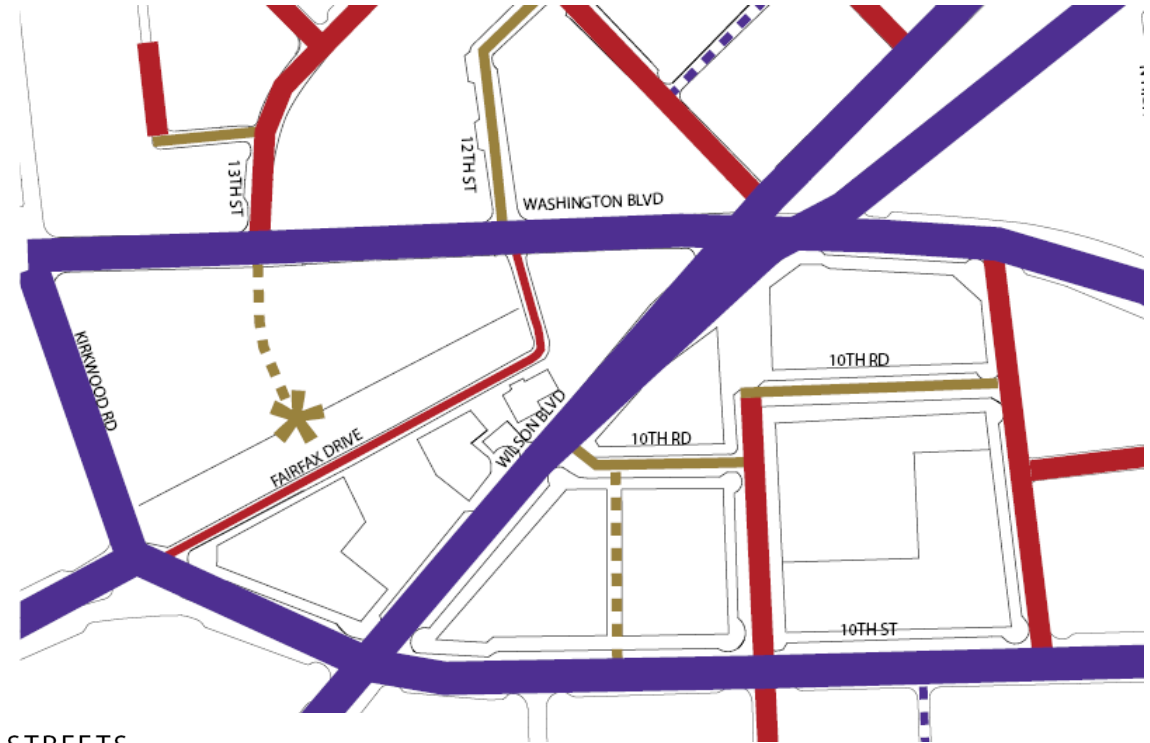


STREETS

Map 2.10

- Main Streets
- Secondary Streets
- Tertiary Streets
- Planned Tertiary Streets
- Alleys

2022 Staff Proposed



STREETS

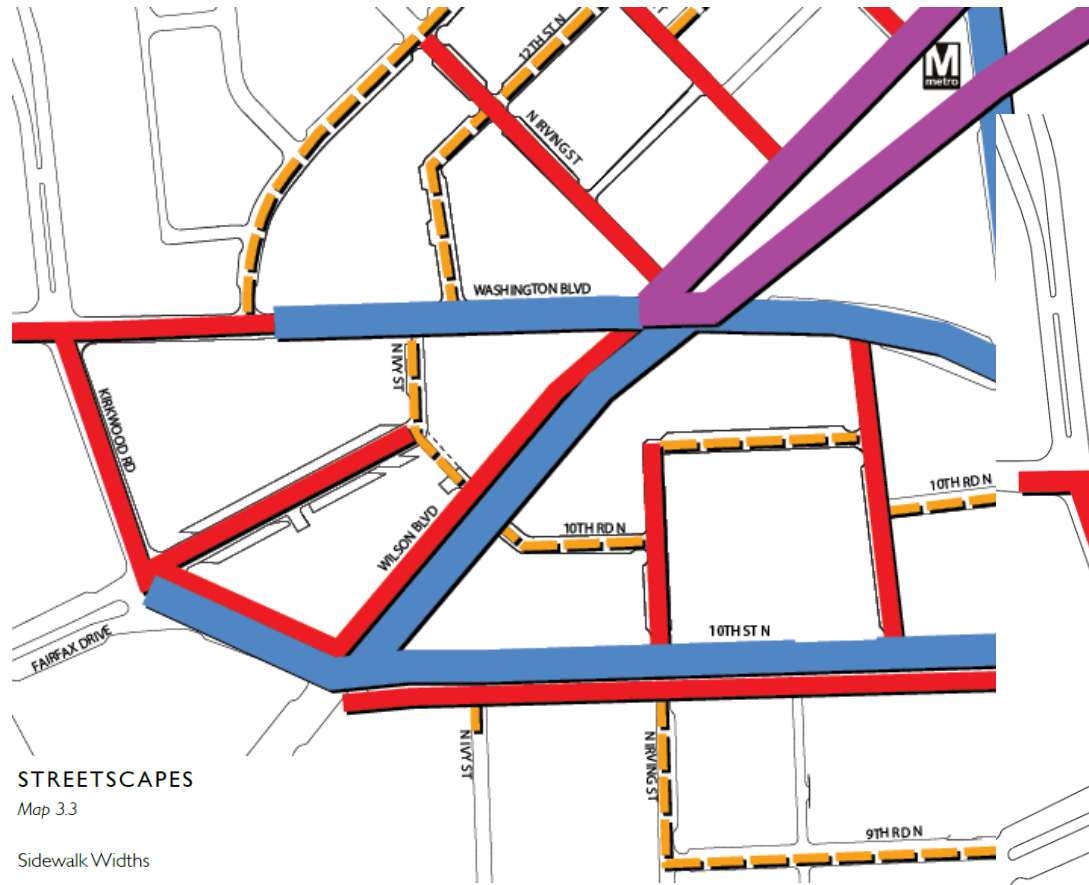
Map 2.10

- Arterial
- Local
- Planned Local
- Planned Shared St
- Alleys
- * Pedestrian Only Access to Fairfax
Planned Drive Public Open Space
- Planned Alley

Proposed Map Changes- Streetscapes (Map 3.3)

2006 Sector Plan

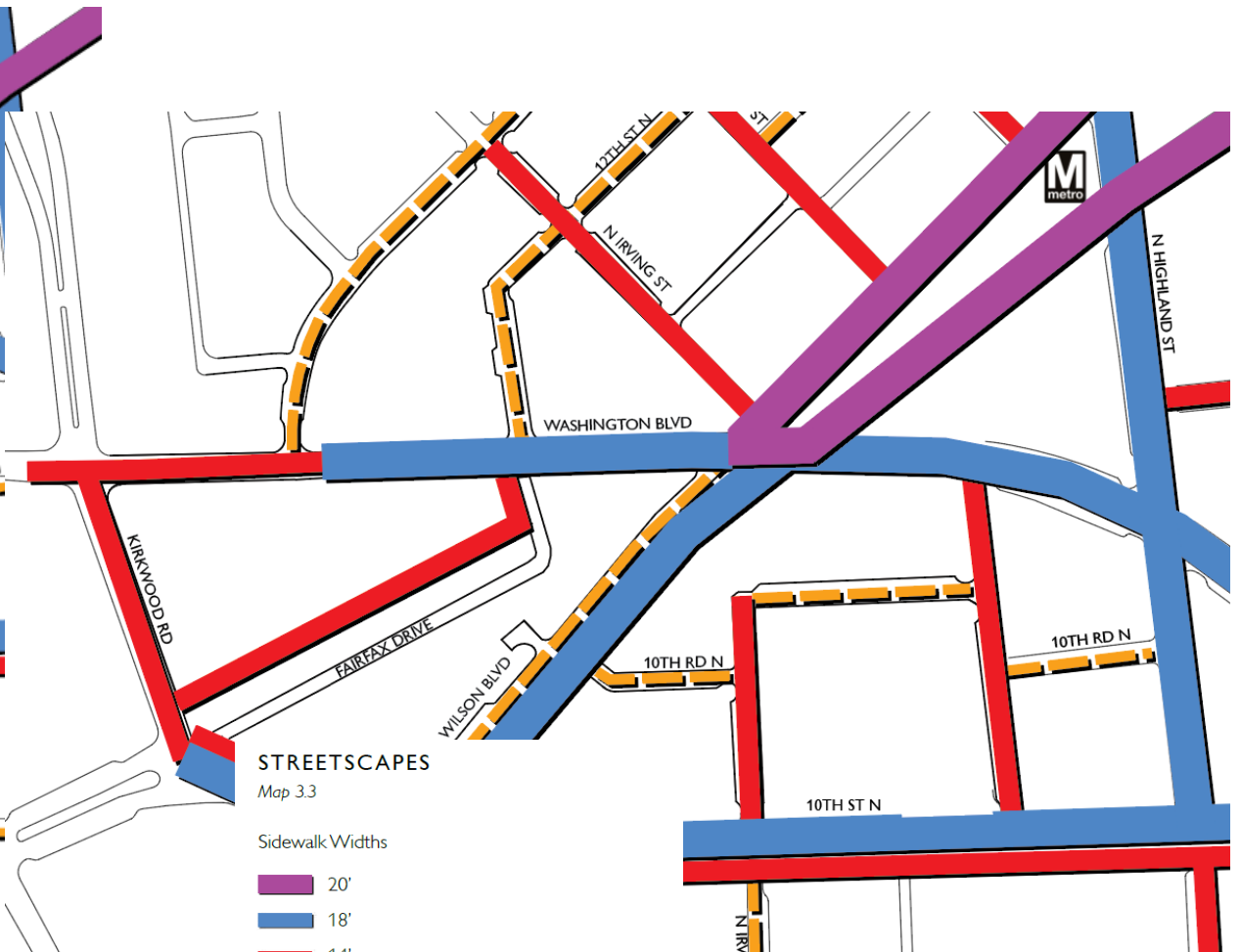
2022 Staff Proposed



STREETSCAPES
Map 3.3

Sidewalk Widths

- 20'
- 18'
- 14'
- 12'



STREETSCAPES
Map 3.3

Sidewalk Widths

- 20'
- 18'
- 14'
- 12'



Proposed Map Changes- Bikeways & Transit (Maps 2.13 & 2.14)

2006 Sector Plan

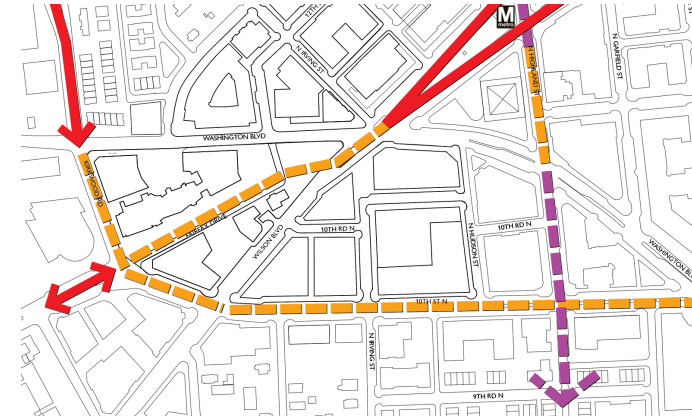
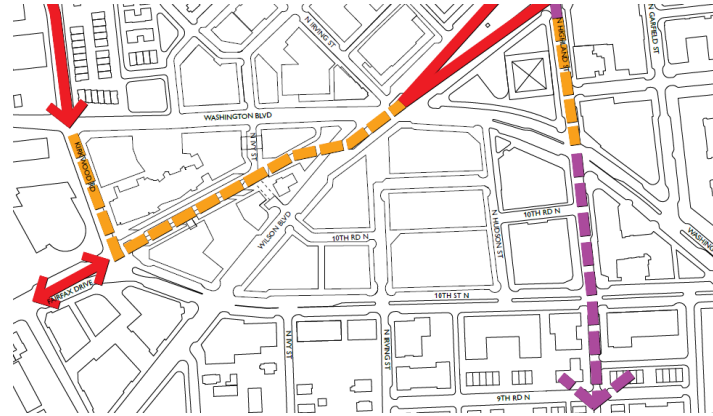
2022 Staff Proposed

BIKE WAYS

Map 2.13

-  Existing Bike Lanes
-  Existing Bike Routes

 Proposed Bike Lanes/Trail





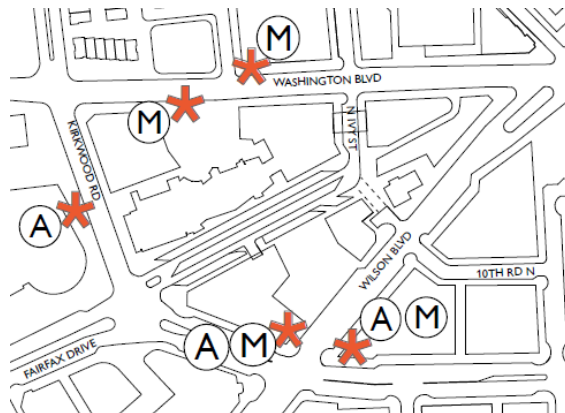
- Add Enhanced Bicycle Facility on 10th St. N. per MTP Bike Element
- Revised legend text

 Enhanced Bicycle Facility


TRANSIT BUS STOPS

Map 2.14

-  ART 66 & 61
-  Metro 38B & 24MP



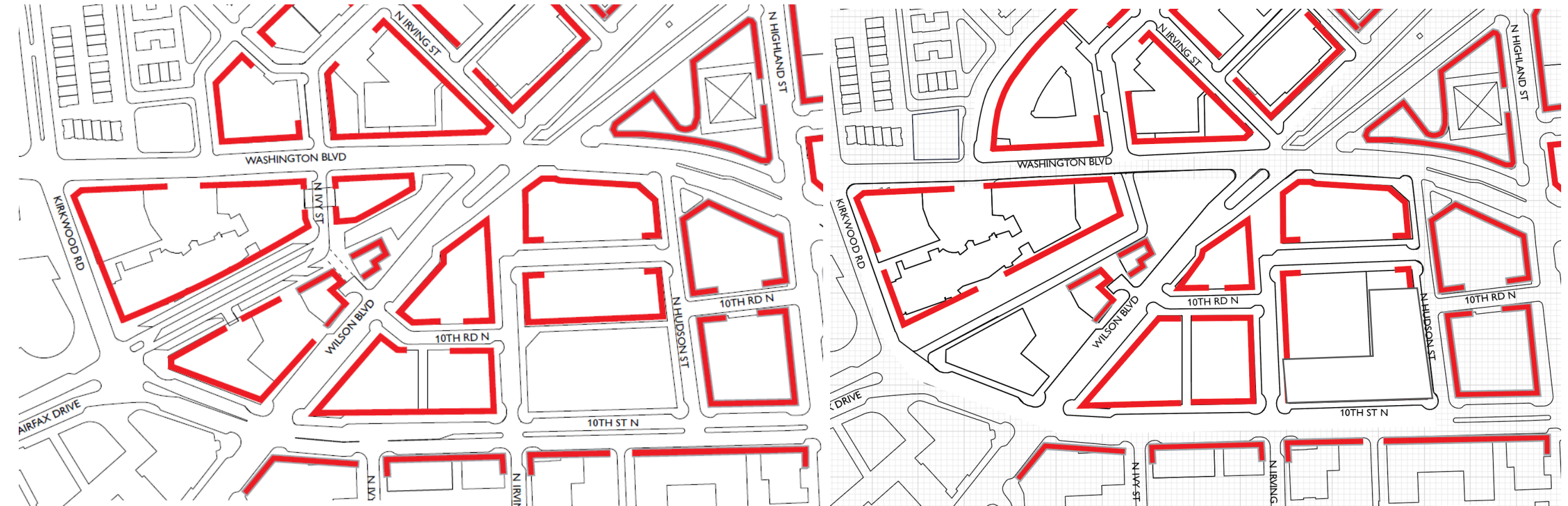
- No changes to transit locations
- Revised legend text

-  ART 41 & 42
-  Metro 38B

Proposed Map Changes- Build-to Lines (Map 3.1)

2006 Sector Plan

2022 Staff Proposed



BUILD-TO LINES

Map 3.1

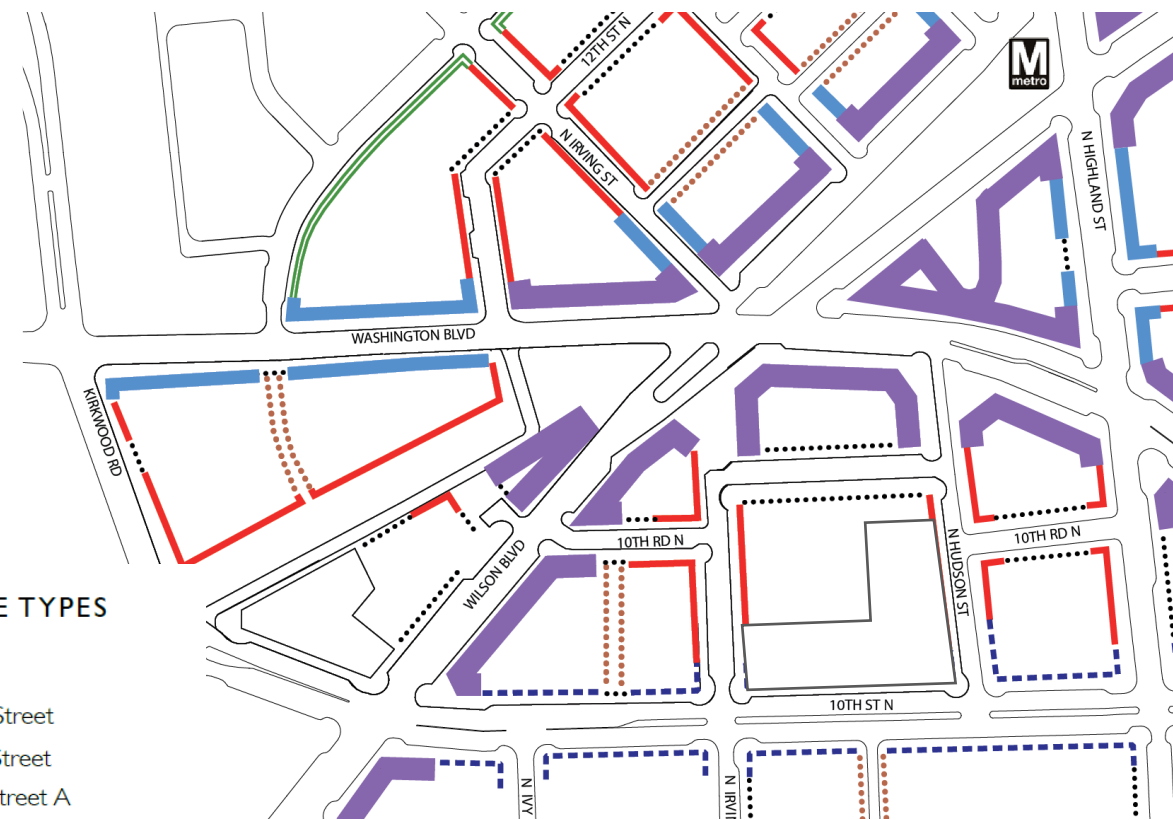
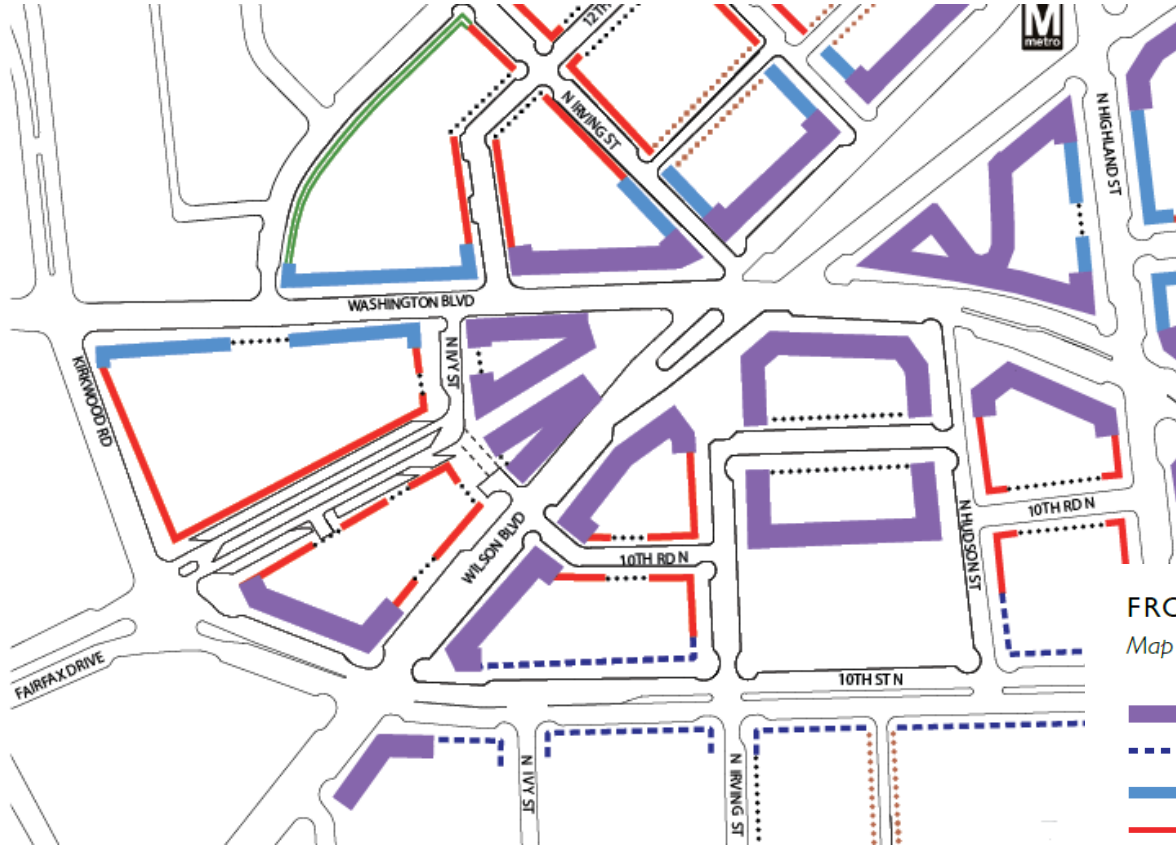
Note: Parking and loading should be located where build-to lines are not indicated.

- Add note to legend indicating pedestrian only connection to future Fairfax Drive Public Space
- Recommendations for County site/ FS4 will be finalized following feedback on the preferred scenario(s).

Proposed Map Changes- Frontage Types (Map 3.2)

2006 Sector Plan

2022 Staff Proposed



FRONTAGE TYPES

Map 3.2

- Main Street
- 10th Street
- Side Street A
- Side Street B
- Urban Residential
- 9th Road Residential
- ⋯ Service
- Alley

- Recommendations for County site/ FS4 will be finalized following feedback on the preferred scenario(s).

An aerial photograph of a city grid, overlaid with a semi-transparent blue layer. The text "Next Steps" is centered in white. A small white letter "M" is visible on a street in the upper-middle part of the map. The map shows a dense network of streets and building footprints.

Next Steps

Next Steps

- ZOCO- January (date TBD)
- Request to Advertise- February
- Adoption of Plan- March

Provide your feedback, comments and questions by visiting the project [page](#) or by contacting staff listed below:

Brett Wallace- bhwallace@arlingtonva.us



An aerial photograph of a city grid, overlaid with a semi-transparent blue filter. The text "Thank you" is centered in white. A small white letter "M" is visible on a street in the upper-middle section of the map. The map shows various building footprints, streets, and green spaces.

Thank you