



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 15, 2011

DATE: October 4, 2010

SUBJECT: Request to Advertise "On the County Board's Own Motion" Public Hearings on the Five-Year Review of Arlington County's Comprehensive Plan.

C. M. RECOMMENDATION:

Authorize advertisement of public hearings on the Five-Year Review of Arlington County's Comprehensive Plan to be held at the December 10, 2011 County Board meeting and the November 28, 2011 Planning Commission meeting.

ISSUES: This is a request to advertise public hearings on the review of the Comprehensive Plan to meet a requirement in the Code of Virginia that all comprehensive plans be reviewed every five (5) years. No issues have been identified.

SUMMARY: Arlington's Comprehensive Plan consists of nine (9) elements, including the General Land Use Plan, the Master Transportation Plan, the Storm Water Master Plan, the Water Distribution System Master Plan, the Sanitary Sewer Collection System Master Plan, the Recycling Program Implementation Plan and Map, the Chesapeake Bay Preservation Ordinance and Plan, the Public Spaces Master Plan and the Historic Preservation Master Plan. The State Code of Virginia requires that all comprehensive plans be reviewed every five (5) years to determine if it is advisable to amend the plans. The County's plan is reviewed on an ongoing basis, but this report provides a mechanism to review the Comprehensive Plan in a way that meets that requirement. It provides a summary of the reviews and amendments to the Comprehensive Plan that have taken place during the previous five (5) years and a list of planning initiatives that are on-going or are likely to occur within the coming five (5) years that may result in amendments to one (1) or more elements of the Comprehensive Plan or its supporting documents. No issues were raised at the most recent Long Range Planning Committee meeting at which this document was reviewed

BACKGROUND: The State Code (Section 15.2-2230) provides that "At least once every five (5) years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan." The statute does not describe what

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constitutes a review of the Comprehensive Plan or how it should be conducted, nor does it require the plan to be amended. In Arlington County, the elements that comprise the Comprehensive Plan are reviewed and amended on a continuing basis as needed. In addition, every five (5) years, the Planning Commission and the County Board receive a report which summarizes the reviews and amendments to the Comprehensive Plan that have taken place during the previous five (5) years and identifies areas where further amendments may be appropriate. In preparing the report, staff and the Planning Commission analyze the current state of the Comprehensive Plan to determine whether or not immediate or future amendments are needed. This, together with the ongoing reviews, constitutes the five-year review. To this end, the report contains a list of planning initiatives which are ongoing or are likely to occur within the coming five (5) years that may result in an amendment to one (1) or more elements of the Comprehensive Plan or its supporting documents. The last such report was the 2005 Five-Year Review of Arlington County's Comprehensive Plan.

DISCUSSION: In preparing the current Five-Year Review of Arlington County's Comprehensive Plan, staff met with the Long Range Planning Committee of the Planning Commission on an initial draft in the fall of 2010. Discussion at that meeting focused on the need for greater clarity around future commercial studies, development of an appropriate scope for studying Rosslyn, and prioritizing future planning studies. The guidance provided at this meeting informed revisions to the draft Five-Year Review. The Long Range Planning Committee met again on July 28, 2011 and staff made a few minor editorial changes in response to the comments shared at this meeting. There appeared to be general agreement among Planning Commissioners present that the Five-Year Review accurately reflects the major accomplishments of the past five (5) years, provides an update on the accomplishments of the last fiscal year and identifies ongoing and appropriate upcoming initiatives through 2015.

CONCLUSION: Staff recommends that the County Board authorize the advertisement of public hearings on the Five-Year Review of Arlington County's Comprehensive Plan at the December 10, 2011 County Board meeting and the November 28, 2011 Planning Commission meeting.

DRAFT
**Five-Year Review of Arlington County's
Comprehensive Plan**

July 1, 2005 – June 30, 2010

October 3, 2011

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Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.

Arlington County Vision

I. Introduction

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan and for the local planning commission to review the plan at least once every five years.¹ The Comprehensive Plan was established in order that Arlington County may remain a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play, with stable or expanding values and potentialities for growth and continued economic health. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities.

Since its original adoption, Arlington's Comprehensive Plan has been continually updated and expanded and now comprises several elements including the General Land Use Plan, the Master Transportation Plan, the Storm Water Master Plan, the Water Distribution System Master Plan, the Sanitary Sewer Collection System Master Plan, the Recycling Program Implementation Plan and Map, the Chesapeake Bay Preservation Ordinance and Plan, the Public Spaces Master Plan and the Historic Preservation Master Plan. The Five-Year Review of the Comprehensive Plan provides the County Board the opportunity to review the changes made to the Comprehensive Plan over the past five years. This review helps the County Board determine whether any element of the Comprehensive Plan should be amended within the next five-year period. Staff concludes that, in general, the Comprehensive Plan continues to address the land use goals and planning policies adopted by the County Board. However, during the next five years, updates to certain elements of the Comprehensive Plan and certain detailed land use studies may be needed for specific areas of the County where conditions warrant a comprehensive review of existing policies.

The Planning Division of the Department of Community Planning, Housing and Development has prepared this report primarily as a summary of the amendments to the Comprehensive Plan approved by the County Board between July 1, 2005 and June 30, 2010. The report is divided into seven primary sections. Sections I and II provide an overview of this document and a brief description of each element of the Comprehensive Plan and its supporting documents. Section III summarizes all revisions to the Comprehensive Plan considered by the Planning Commission and the County Board over the past several years and highlights major accomplishments. Section IV compares the projects mentioned in the 2005 Five-Year Review with those completed during the time period covered in this Five-Year Review. Section V provides updates from July 1, 2010 to June 30, 2011. Section VI includes a list of planning initiatives that may be undertaken between now and 2015 and that may result in future amendments to the Comprehensive Plan. The document concludes with Section VII, a summary of the public review process.

¹ See appendix for excerpts from the Code of Virginia.

II. The Comprehensive Plan as of June 30, 2010

Background

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan. Arlington County's Comprehensive Plan was established by resolution of the County Board on August 27, 1960. This resolution called for the preparation of Arlington County's Comprehensive Plan, which originally included five elements: the General Land Use Plan, the Water Distribution System Master Plan, the Sanitary Sewer Collection System Master Plan, the Storm Sewer Plan and the Major Thoroughfare and Collector Streets Plan. In later years, additional elements were added to the Comprehensive Plan and some were replaced by new plans. For example, the Major Thoroughfare and Collector Streets Plan was replaced in 1986 by the Master Transportation Plan. Elements added to the Comprehensive Plan include the Recycling Program Implementation Plan and Map in 1990, the Chesapeake Bay Preservation Ordinance and Plan in 1992, the Open Space Master Plan, now the Public Spaces Master Plan, in 1994, the Chesapeake Bay Preservation Ordinance and Plan in 2001 and the Historic Preservation Master Plan in 2006.

Goals and Objectives

The Comprehensive Plan was established in order that Arlington County may remain a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play, with stable or expanding values and potentialities for growth and continued economic health. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities based on the following general principles²:

- Retention of the predominantly residential character of the County, and limitation of intense development to limited and defined areas;
- Promotion of sound business, commercial and light industrial activities in designated areas appropriately related to residential neighborhoods;
- Development of governmental facilities which will promote efficiency of operation and optimum public safety and service, including the areas of health, welfare, culture and recreation;
- Provision of an adequate supply of water effectively distributed;
- Maintenance of sewage disposal standards acceptable to the immediate County area and its neighbors in the entire Washington Metropolitan Area and consistent with the program of pollution abatement of the Potomac River;
- Provision of an adequate storm water drainage system; and
- Provision of an adequate system of traffic routes which is designed to form an integral part of the highway and transportation system of the County and region, assuring a safe, convenient flow of traffic, thereby facilitating economic and social interchange in the County.

² These principles were included in the County Board Resolution concerning the Comprehensive Plan adopted by the County Board in 1960.

In addition, the County Board has endorsed a land use policy which has evolved from an extensive citizen participation process and is designed to ensure that Arlington is a balanced community which provides residential, recreational, educational, health, shopping and employment opportunities with good transportation supported by a strong tax base and the effective use of public funds. An overarching theme of many of Arlington's initiatives, from land use to transportation to stormwater management, is that of sustainability and Smart Growth. In support of Arlington's overall policy goals, the following adopted land use goals and objectives have been incorporated into the Comprehensive Plan³:

- Concentrate high density residential, commercial and office development within designated Metro Station Areas in the Rosslyn-Ballston and Jefferson Davis Metrorail transit corridors. This policy encourages the use of public transit and reduces the use of motor vehicles.
- Promote mixed-use development in Metro Station Areas to provide a balance of residential, shopping and employment opportunities. The intent of this policy is to achieve continuous use and activity in these areas.
- Increase the supply of housing by encouraging construction of a variety of housing types and prices at a range of heights and densities in and near Metro Station Areas. The Plan allows a significant number of townhouses, mid-rise and high-rise dwelling units within designated Metro Station Areas.
- Preserve and enhance existing single-family and apartment neighborhoods. Within Metro Station Areas, land use densities are concentrated near the Metro Station, tapering down to surrounding residential areas to limit the impacts of high-density development. Throughout the County, the Neighborhood Conservation Program and other community improvement programs help preserve and enhance older residential areas and help provide housing at a range of price levels and densities.
- Preserve and enhance neighborhood retail areas. The County encourages the preservation and revitalization of neighborhood retail areas that serve everyday shopping and service needs and are consistent with adopted County plans. The Commercial Revitalization Program concentrates public capital improvements and County services in these areas to stimulate private reinvestment.

Other goals and objectives have been incorporated into the Comprehensive Plan through the years, including the provision of an adequate supply of beneficial open space which is safe, accessible and enjoyable, as outlined in the Public Spaces Master Plan, and targets for affordable housing, as set forth in the General Land Use Plan.

³ These goals and objectives were incorporated into the General Land Use Plan (an element of the Comprehensive Plan) which is the primary policy guide for the development of Arlington County.

Elements of the Comprehensive Plan

Arlington County's Comprehensive Plan is currently comprised of the following nine elements:

- General Land Use Plan
- Master Transportation Plan
- Storm Water Master Plan
- Water Distribution System Master Plan
- Sanitary Sewer Collection System Master Plan
- Recycling Program Implementation Plan and Map
- Chesapeake Bay Preservation Ordinance and Plan
- Public Spaces Master Plan
- Historic Preservation Master Plan

Although the Planning Division in the Department of Community Planning, Housing and Development is responsible for the overall coordination and review of the Comprehensive Plan, several agencies within Arlington County are responsible for the review of the specific elements that make up the Comprehensive Plan. A description of each element and the name of the agency responsible for that element follows:

General Land Use Plan

Initial Adoption: August 12, 1961

Current Plan: General Land Use Plan with amendments through April 27, 2004 (print version); General Land Use Plan updated quarterly with all amendments (web version)

Purpose and Scope: The General Land Use Plan is the primary guide for the future development of the County. The plan establishes the overall character, extent and location of various land uses and serves as the guide to communicate the policy of the County Board to citizens, businesses, developers and others involved in the development of the County. In addition, the General Land Use Plan serves as a guide for the County Board in its decisions concerning future development.

The County first adopted a General Land Use Plan in 1961. Since then, the plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. The plan is amended either as part of a long-term planning process for a designated area or as the result of an individual request for a specific change. Since its initial printing, there have been numerous updates and amendments to the General Land Use Plan.

Any person may request a change to the General Land Use Plan by writing a letter to the Chairman of the County Board identifying

the specific area and requested General Land Use Plan designation.

Publications: The General Land Use Plan was first printed in 1961. Reprintings, to reflect revisions to the Plan, have taken place in 1964, 1966, 1975, 1979, 1983, 1987, 1990, 1996, and 2004. The next reprinting will take place in 2011. The General Land Use Plan is also available online and is updated quarterly to reflect ongoing amendments.

Agency Responsible: Department of Community Planning, Housing and Development; Planning Division

Master Transportation Plan

Initial Adoption: 1941

Current Plan: Master Transportation Plan:

Goals & Policies Element (2007)

Map Element (2007)

Bicycle Element (2008)

Pedestrian Element (2008)

Transportation Demand & System Management Element (2008)

Transit Element (2009)

Parking & Curbspace Management Element (2009)

Purpose and Scope: Arlington's original transportation plan was the Major Thoroughfare and Collector Streets Plan. Since its adoption in 1941, the plan has been updated and expanded to address multiple travel modes. For streets, the initial plan of 1941 was updated in 1960 and 1975, and became part of the 1986 Master Transportation Plan. For bikeways, the initial plan adopted in 1974 was updated in 1977, 1986 and again in 1994 as part of the Master Transportation Plan. The initial Master Transit Plan adopted in 1976 was partially updated in 1989 with the inclusion of the Paratransit Plan. The 1978 Master Walkways Policy Plan was also updated in 1986 as a part of the Master Transportation Plan and in 1997 as the Pedestrian Transportation Plan.

The Master Transportation Plan establishes the principles to guide the implementation of transportation facilities to address future transportation needs and challenges in Arlington County. The Master Transportation Plan provides:

- the overall rationale for developing transportation facilities (transit networks, roads, walkways and/or bikeways) to meet future travel needs;
- a basis for establishing County transportation-related program priorities;
- a framework for offering advice to other agencies responsible for transportation in this area; and
- an overall direction to guide transportation projects in Arlington County.

In October 2004, the Arlington County Board directed the Transportation Commission and County staff to undertake an update of the County's Master Transportation Plan. Eight elements will constitute the new Master Transportation Plan and seven of the eight individually written components were adopted by June 30, 2010. Completion of the final component, the Streets Element, occurred in February 2011 (*see section V for update*).

Publications: The adopted elements of the Master Transportation Plan were printed between 2007 and 2011 and are also available online.

Agency Responsible: Department of Environmental Services; Transportation Division

Storm Water Master Plan

Initial Adoption: December 1957

Current Plan: September 1996

Purpose and Scope: The County Board originally adopted the Storm Sewer Plan in 1957. In 1975, Water Resources Engineers, Inc. prepared the Four Mile Run Watershed Runoff Control Program Hydrology Report, which included a computer model of the watershed. The purpose of this study was to provide the tools to help ensure that new development and redevelopment do not increase the one percent annual flow in Four Mile Run. The one percent annual flow is the flow that on average will be equaled or exceeded once every 100 years.

In September 1996, the County Board adopted the Storm Water Master Plan to replace the 1957 Storm Sewer Plan. The Storm Water Master Plan prioritizes individual watersheds for detailed hydrologic, hydraulic and water quality analyses and addresses new state and federal environmental laws and regulations, floodplain management issues, concerns regarding stream valley conditions, new technology, design methods and engineering practices.

Publications: The Storm Water Master Plan was printed in September 1996 and is available online.

Agency Responsible: Department of Environmental Services; Office of Sustainability and Environmental Management

Water Distribution System Master Plan

Initial Adoption: March 15, 1958

Current Plan: September 1992

Purpose and Scope: The Water Distribution System Master Plan, adopted by the County Board in September 1992, is the policy document that guides the operation, maintenance and expansion of the County water system. The plan evaluates the existing water distribution system facilities and operation practices and determines the policy and facility improvements that will be necessary to provide and maintain the desired quality of service.

Publications: The Water Distribution System Master Plan was printed in July 1992 and is available online.

Agency Responsible: Department of Environmental Services; Water, Sewers, Streets Bureau

Sanitary Sewer Collection System Master Plan

Initial Adoption: September 23, 1961

Current Plan: September 2002

Purpose and Scope: The Arlington County sanitary sewer collection system collects and treats wastewater produced in Arlington County and some adjoining portions of Fairfax County, the City of Alexandria and the City of Falls Church. The Sanitary Sewer Collection System Master Plan, adopted by the County Board in December 2002, evaluates the current sanitary sewer collection system facilities, practices and programs and determines the policies and facility improvements needed to provide and maintain adequate service now and in the future.

Publications: The Sanitary Sewer Collection System Master Plan was printed in December 2002 and is available online.

Agency Responsible: Department of Environmental Services; Water, Sewers, Streets Bureau

Recycling Program Implementation Plan and Map

Initial Adoption: December 8, 1990

Current Plan:	Recycling Program Implementation Plan, February 1990; Recycling Centers Map, December 2008
Purpose and Scope:	The Recycling Program Implementation Plan was prepared in compliance with a requirement in the Code of Virginia to include the location of existing recycling centers in the Comprehensive Plan. The purpose of the plan is to provide a guide for the development of effective recycling programs in Arlington. The plan includes major recommendations related to the implementation of multi-material curbside collection of source separated recyclables from single-family dwellings; the implementation of a multi-material source separation recycling in the multifamily and commercial waste segments; planning of a materials recovery facility to serve the County; and, the implementation of a public education/promotion program which stresses source reduction and recycling. The plan also includes a map that shows the location of existing recycling centers.
Publications:	The Recycling Program Implementation Plan was printed in February 1990 and the Recycling Centers Map was first printed in April 1995, with an updated version printed in December 2008. Both are available online.
Agency Responsible:	Department of Environmental Services; Solid Waste Bureau

Chesapeake Bay Preservation Ordinance and Plan

Initial Adoption:	May 1992 (original ordinance); April 2001 (plan); February 2003 (revised ordinance)
Current Plan:	Same
Purpose and Scope:	Arlington County was required to adopt a new Chesapeake Bay element of its Comprehensive Plan, under the provisions of 9 VAC 10-20-220(A)(2). The purpose of the Chesapeake Bay Preservation Plan is to satisfy this requirement of the Chesapeake Bay Local Assistance Division. The plan addresses the following issues: Arlington County's water resources; existing and potential sources of pollution; existing County programs that address water quality management; policies and programs that relate to the County's implementation of the Chesapeake Bay Preservation Ordinance; and implementation measures to protect and improve the County's streams and riparian buffers adjacent to streams. The Chesapeake Bay Preservation Plan was closely coordinated with the County's adopted Watershed Management Plan. Both plans recommend a consistent phased implementation plan. This implementation plan reflects the results of a comprehensive inventory of County streams conducted during the summer of 1999, as well as recommendations of the Chesapeake Bay

Preservation Task Force, which presented a report to the County Board in July 2000.

Publications: The Chesapeake Bay Preservation Plan was printed in April 2001 and is available online.

Agency Responsible: The Department of Environmental Services; Office of Sustainability and Environmental Management

Public Spaces Master Plan

Initial Adoption: September 1994

Current Plan: The Public Spaces Master Plan replaced the Open Space Master Plan in December 2005.

Purpose and Scope: The Public Spaces Master Plan provides policy guidance for the future of Arlington's public space. The plan is designed to establish the overall character, extent and location of public space. The plan includes objectives, strategies and recommended actions designed to ensure the provision of an adequate supply of beneficial public space, which is safe, accessible and enjoyable for this and future generations in the County. The Public Spaces Master Plan also identifies open space deficiencies and potential acquisition sites. The plan sets forth six major objectives to guide policy-making, public investments and County management of public spaces during the next two decades. The objectives are to balance acquisition and development of public spaces; preserve and enhance the environment; improve access and usability; enhance arts, culture and history; develop and enhance partnerships; and manage assets effectively. The Department of Parks, Recreation and Cultural Resources will begin working on an update to the Public Spaces Master Plan in early 2012. The update is expected to be completed by the end of 2012. The updated Public Spaces Master Plan will incorporate key portions of the Land Acquisition Policy and the Natural Resource Management Plan.

Arlington's Urban Forest Master Plan, an element of the Public Spaces Master Plan, was initiated by the Department of Parks, Recreation and Cultural Resources and Arlington's Urban Forestry Commission, under the direction of the Arlington County Board, to facilitate the County's ongoing commitment to enhance and preserve Arlington's tree canopy. The plan was adopted by the County Board in July 2004. The Master Plan has the following components: a Geographic Information Systems (GIS) street tree inventory, a tree canopy satellite analysis, long-range goals and recommendations, along with a final Urban Forest Master Plan report including GIS-based planting plans. In October 2009, Arlington County received an updated satellite analysis of tree

canopy coverage. The analysis also provides Arlington with a GIS layer that enables staff to calculate tree canopy coverage in any geographical area of the County, such as within individual civic associations, land use areas, residential neighborhoods and business corridors. The Department of Parks, Recreation and Cultural Resources will begin working on an update to the Urban Forest Master Plan in late 2011. The update is expected to be completed near the end of 2012. The updated Urban Forest Master Plan will ultimately contribute to the attractiveness and sustainability of Arlington through enhancements to the tree canopy.

The Public Art Master Plan, another element of the Public Spaces Master Plan, outlines a strategy for how public art, with elevated standards for design, architecture and landscape architecture, will improve the quality of public spaces and the built environment in Arlington – for civic placemaking. The creation of Arlington’s first Public Art Master Plan was stipulated by the Public Art Policy adopted by the County Board in September 2000 to help refine the policy’s direction that public art should be sited in “prominent locations.” The Public Art Master Plan defines “prominent” as a confluence of civic, residential, and commercial activities, as well as an opportunity for public art as provided by a Capital Improvement Program or other major capital project within which the public art would be an integrated component. The master plan provides guidance for project prioritization and implementation processes for public art associated with County-funded projects, site plan/special exception projects and community-initiated projects. The master plan’s development included a survey of other planning processes and initiatives, including sector plans, Neighborhood Conservation Plans and studies to ensure that its recommendations would be in support of these other policy tools. An update is currently being drafted.

Publications:

The Open Space Master Plan was printed in September 1994, the Urban Forestry Master Plan in July 2004 and the Public Art Master Plan in December 2004. The Public Spaces Master Plan, which replaced the Open Space Master Plan, was printed in 2005. The Natural Resources Management Plan (*see section V for update*) was adopted in November 2010 and the Land Acquisition and Preservation Policy will be drafted as of fall 2011.

Agency Responsible:

Department of Parks, Recreation and Cultural Resources; Park Development Division

Historic Preservation Master Plan

Initial Adoption:

December 9, 2006

Current Plan:	Same
Purpose and Scope:	<p>The Historic Preservation Master Plan is the primary guide for historic resources in the County. The purpose of this plan is to establish proactive priorities, goals, and objectives for County historic preservation activities that involve the historic built environment and County history in general. The document also serves as a guide to communicate the historic preservation policy of the County Board to citizens, businesses, developers, and others. Additionally, the Historic Preservation Master Plan guides the County Board in its decisions concerning historic resources. Included in the Historic Preservation Master Plan is an implementation strategy outline to guide the various programs to be developed.</p> <p>The County adopted the Historic Preservation Master Plan in 2006. The first update to the plan will be in 2012.</p>
Publications:	The Historic Preservation Master Plan was first printed in 2008 and is available online. A reprinting to reflect revisions to the plan and recent accomplishments will take place in 2012 upon completion of a five-year review since its adoption.
Agency Responsible:	Department of Community Planning, Housing and Development; Neighborhood Services Division

Supporting Documents to the Comprehensive Plan

There are other major documents adopted by the County Board that provide the mechanism for the implementation of the Comprehensive Plan, including:

- ***Zoning Ordinance and Map:*** The Zoning Ordinance defines legal rights and constraints regarding land use. The Ordinance regulates use; size and coverage of lots; height, bulk and siting of buildings; parking requirements; and density of development for each parcel of land. The Zoning Ordinance consists of a text and a map and classifies all land according to various zoning districts. Each district permits a certain type and level of development “by-right.” Beyond this, certain districts provide public review processes for special exception by site plan or use permit that allow for greater flexibility in use, density and form of development.
- ***Subdivision Ordinance:*** The Subdivision Ordinance was adopted in June 1990 and is included in Chapter 23 of the Arlington County Code. The purpose of the Subdivision Ordinance is to provide for the orderly subdivision of land for the purpose of sale, exchange or conveyance between property owners and for the establishment of procedures, fees and standards required in order to subdivide land in Arlington County.
- ***Capital Improvement Program:*** The Capital Improvement Program (CIP) is the primary planning document for scheduling capital projects, including park and recreation facilities, transportation, community conservation, government facilities, utilities and schools. The CIP, which is updated bi-annually, details the capital projects recommended for funding in each fiscal year. Funding sources include the County's pay-as-you-go capital budget and general obligation bonds. Bond referenda must be approved by Arlington's voters. Following distribution of a proposed CIP, a series of public meetings and a public hearing are held between April and June of each fiscal year. The final CIP is adopted by the County Board.

In addition, there are several documents that support the principles included in the Comprehensive Plan and/or provide the basis for the development of planning policies which make up the different elements of the Comprehensive Plan. These include:

- Five-Year Consolidated Plan and Annual Consolidated Plan (Affordable Housing)
- Annual Affordable Housing Targets Reports
- Neighborhood Conservation Plans
- Park Master Plans
- Sector Plans:
 - Ballston Sector Plan
 - Clarendon Sector Plan
 - Courthouse Sector Plan Addendum
 - Rosslyn Station Area Plan Addendum

- Virginia Square Sector Plan and Site Specific Guidelines
- Area Plans:
 - East Clarendon: Special Coordinated Mixed-Use District Plan
 - Fort Myer Heights North Plan
 - North Quincy Street Plan
 - North Tract Plan Area Study
 - Rosslyn to Courthouse Urban Design Study
- Revitalization Plans:
 - Columbia Pike Initiative – A Revitalization Plan, Update 2005
 - Lee Highway/Cherrydale Revitalization Plan
 - Nauck Village Center Action Plan
- Metro Station Area Profiles and Summaries

III. Five-Year Review of the Comprehensive Plan

July 1, 2005 – June 30, 2010

The Virginia State Code (Section 15.2-2230) provides that:

“At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.”

The statute, however, does not set specific standards to determine what constitutes a review of the Comprehensive Plan or how such a review should be conducted. In Arlington, the documents that comprise the Comprehensive Plan are reviewed and amended on a continuing basis, as needed. However, every five years, the Planning Commission and the County Board receive an update summarizing the reviews and amendments to the Comprehensive Plan which have taken place during the allotted timeframe.

Major Achievements

Between July 1, 2005 and June 30, 2010, one new element was added to the Comprehensive Plan, the Historic Preservation Master Plan, and two elements, the Master Transportation Plan and the Public Spaces Master Plan, were extensively updated. In addition, several major planning studies prepared during the last five years have provided the basis for the update, review or expansion of the Comprehensive Plan.

Historic Preservation Master Plan: In December 2006, the Historic Preservation Master Plan was adopted by the County Board as the primary guide for historic resources in the County. The purpose of this plan is to establish proactive priorities, goals and objectives for County historic preservation activities that involve the historic built environment and County history in general. The document also serves as a guide to communicate the historic preservation policy of the County Board to citizens, businesses, developers and others. Additionally, the Historic Preservation Master Plan guides the County Board in its decisions concerning historic structures. Since the adoption of this plan, several implementation measures have already been undertaken, including a rewrite of Section 31A of the Zoning Ordinance, completion of the Countywide Historic Resources Survey, initiation of the Historic Resources Inventory and completion of several new National Register of Historic Places nominations and Local Historic District designations.

Master Transportation Plan: A citizen Master Transportation Plan Plenary Group worked with Arlington County staff and a consultant team to draft the initial rewrite of the Master Transportation Plan that was publically circulated in 2006. After an extensive public process, the overall Master Transportation Goals & Policies Element and the Master Transportation Plan Map were adopted by the Arlington County Board in late 2007. Those documents guided the development of the subsequent modal Master Transportation Plan element documents in 2008 and 2009. The adopted modal elements include the: Bicycle Element, Pedestrian Element, Demand & System Management Element, Transit Element, and the Parking & Curbspace Management

Element. Adoption of the Streets Element, which was the last remaining portion of the Master Transportation Plan, occurred in February 2011 (*see section V for update*).

Public Spaces Master Plan: As one of the Comprehensive Plan elements, the 2005 Public Spaces Master Plan is the primary planning document that identifies the major public space needs of the community. Previously known as the Open Space Master Plan, this revised plan was adopted in December 2005 and its new name reflects its broader scope, which more accurately encompasses the full extent of Arlington's parks, natural resources, recreation, arts, cultural and historic facilities and urban streetscapes. It is intended to serve as a tool for future policy decisions related to Arlington's public spaces. The plan focuses on five near-term recommendations that should receive special focus as the County's highest public space priorities and on longer-term recommendations that will be carried out over the next ten to twenty years. The five near term priority recommendations identified include:

- Full implementation of the Long Bridge Park (formerly North Tract) Master Plan
- Development of a Land Acquisition Policy
- Strategic planning and improvements to the lower reach of Four Mile Run
- Creation of a Natural Resources Policy and Management Plan
- Maximization of the County's partnership with Arlington Public Schools.

The Urban Forestry Master Plan, the Natural Resources Management Plan and the Public Art Master Plan are included as sub-elements of the Public Spaces Master Plan.

Clarendon Sector Plan: Culminating a multi-year planning process, the County Board adopted the Clarendon Sector Plan in 2006. The purpose of the study was to update previously adopted long-range plans for Clarendon. The sector plan reaffirms an established vision for the creation of an urban village with a mix of residential, employment, and shopping uses with careful design and planning criteria to ensure compatible transitions to close-in low-density neighbors. However, the County endeavored to heighten awareness of the place-making quality of public spaces and enhance the design of future development projects planned for the station area. To that end, the sector plan lays out 47 guiding policies that establish a framework for future land use decisions which are supplemented by a series of urban design guidelines to vigorously improve the physical design of buildings and spaces. A key component of the plan is a density requirement with a prescribed base and optional increases in density tied to the provision of desired community benefits all fitting within a building envelope set forth in the plan, which is a second critical component of the plan. The sector plan establishes an ultimate building height for all blocks to ensure a predictable total building envelope, however the skyline of individual buildings may fluctuate depending on how projects are realized and apply the number of stories and floor-to-floor height limitations. In addition, the sector plan strategically identifies structures for preservation, either full or partial preservation, to retain a sense of the past and enhance the architectural diversity of the area. This plan prescribes specific land use requirements for upper story space in order to achieve a balanced mix of commercial and residential uses in the station area over time. Community benefits specifically targeted in the plan include the provision of affordable housing, preservation of specific structures, environmentally and energy efficient building design and the provision of open space in

designated areas. A new urban park and a public market are two new public spaces envisioned to frame new development and enhance the overall livability of Clarendon. An intensive examination of all streets crossing to and through Clarendon resulted in a series of cross-sections that will shift unnecessary space dedicated to cars to enhanced space for streetscape and on-street parking. Much of these changes will apply to properties in the western end of Clarendon where redevelopment activities have yet to occur and are designed to enhance the connectivity to the Virginia Square station area. Zoning tools, "C-3" and "UC-MUD" for the Clarendon Revitalization District, were adjusted and created respectively to implement the plan.

Four amendments to the Zoning Ordinance were adopted by the County Board for properties within the "Clarendon Revitalization District," in order to ensure consistency with the goals and policies set forth in the sector plan. Amendments to bulk, placement and coverage requirements for properties zoned "C-3" were adopted in May 2006, in order to allow for increased building setbacks and screening requirements recommended in the adopted sector plan. Amendments to codify density increases for historic preservation were adopted in June 2006. In April 2008, the County Board adopted amendments to add Special Exception Site Plan regulations to the "C-3" zoning district for properties designated "Medium Density Mixed-Use." In April 2009, the County Board adopted amendments to create a Special Exception Unified Commercial/Mixed-Use Development ("UC/MUD") zoning tool for the edge areas of Clarendon, applicable to areas zoned "C-1", "C-2", "C-3" or "C-TH" that are planned for "Service Commercial" uses on the General Land Use Plan.

Fort Myer Heights North Plan: In September 2008, the County Board adopted the Fort Myer Heights North Plan, an area plan for the area bounded by Clarendon Boulevard to the north, Fairfax Drive to the south, North Pierce Street to the east and North Courthouse Road, 13th Street North and North Scott Street to the west. Fort Myer Heights North is defined by its large supply of low-rise, brick garden apartment buildings of historic merit; its significant number of rental units considered market affordable; and a major mature tree canopy that is unique along the Rosslyn-Ballston Corridor. However, as the core areas of Rosslyn and Courthouse continue to build out, redevelopment pressure in this area increased dramatically. The fabric of this neighborhood was being eroded by luxury by-right development that meets neither the goals of the community nor the County.

Over the course of the planning process, the community developed a vision for the area with the purpose of maintaining Fort Myer Heights North as a medium-density residential community separate and distinct from the adjacent core Metro Station Areas of Rosslyn and Courthouse. Priorities included the preservation and/or provision of affordable housing, historic buildings, open space, significant trees and neighborhood scale. In order to realize this vision, the Fort Myer Heights North Plan creates a strategic balance of preservation and redevelopment with an emphasis on the aforementioned priorities. The northern portion of the neighborhood, which includes its historic core, is intended to remain as it is, with no provisions for additional density or height. Transfer of development right incentives, however, will encourage the preservation of historic buildings, existing affordable housing and open space. The southern portion of the neighborhood has been identified as a location for a strategic blend of conservation and redevelopment in return for significant, defined community benefits. Zoning Ordinance amendments to the "RA8-18" and "RA6-15" Zoning districts for the "Fort Myer Heights North

Special District” were approved in October 2008 to implement the recommendations of this plan.

Addition of the 10-Year Plan to End Homelessness to the Consolidated Plan: In April 2006, the County Board approved the 10-Year Plan to End Homelessness, as part of the Consolidated Plan. The goal of the plan is to ensure that no individual or family lacks access to decent, affordable housing. The plan focuses on a continuum of strategies and action steps that include prevention, transitional and permanent housing, as well as access to training and employment opportunities. Over the next ten years, Arlington will focus on best practice models that take a comprehensive approach to address the varying needs of homeless individuals and families.

Four Mile Run Restoration Master Plan: The Four Mile Run Restoration Master Plan was approved by both the Arlington County Board and the Alexandria City Council in March 2006. The approval marked the completion of a two-year planning process involving a joint task force representing Arlington and Alexandria. The master plan includes recommendations to improve corridor aesthetics, urban design and recreation, as well as to restore in-stream and near stream environmental conditions and habitat. Work has begun on the next phase of Four Mile Run’s renovation – planning and implementing a restoration project in the tidal portion of the corridor. This project includes wetland, streambank and riparian restoration components, as well as pedestrian improvements such as overlooks and a new pedestrian/cyclist bridge.

Donaldson Run Stream Restoration Plan: The Donaldson Run stream restoration plan and project were completed in March 2006, after approximately seven months of construction. This project, the first comprehensive stream restoration project in the County, consists of nearly 3,000 linear feet of complete stream channel reconfiguration, with a new dimension, pattern, and profile governed by natural channel design principles. Following construction, nearly 1,000 overstory and understory trees and shrubs were planted in the stream valley, along with wetland and upland grasses and other vegetation in accordance with the plan.

Little Pimmit Run Watershed Retrofit Plan: The Little Pimmit Run Phase I and II projects reflect priority stormwater program flood control work following the historic June 2006 storm event. The Phase III project was established by the County Board to evaluate stream corridor conditions downstream of the Phase I and II projects. The Little Pimmit Run watershed retrofit plan was completed as a companion effort to these flood control projects and stream corridor study, as well as a first step in the completion of watershed retrofit plans for all County watersheds as a key element of the Stormwater Master Plan update.

- Little Pimmit Run Phases I and II culvert and channel replacement (Phase I, 2008), Phase II, 2010);
- Little Pimmit Run Phase III downstream study (2010);
- Little Pimmit Run watershed retrofit plan (2010).

Special Zoning Ordinance Studies and Reviews: There have been several important Zoning Ordinance studies and reviews during this timeframe, most notably those involving lot

coverage, affordable housing, the Transfer of Development Rights, Rosslyn Central Place, accessory dwellings, civil penalties and historic preservation districts.

In terms of lot coverage, the County passed an ordinance in November 2005 which provides for reasonable coverage limits to protect communities from oversized houses in the future that are out of character for a neighborhood. At the same time, the limits will allow for renovations and appropriately sized new houses.

In December 2005, the County Board approved amendments to the Zoning Ordinance to include affordable housing requirements for site plan projects. This action capped six months of meetings and negotiations through the Arlington Affordable Housing Roundtable, which was chaired by then County Board Chair Jay Fiset and included then Vice Chair Chris Zimmerman, along with participants from the development community, civic groups, housing advocates and the Planning and Housing Commissions. These amendments to the Zoning Ordinance were codified by the Virginia State Legislature and signed into law on July 1, 2006 by Governor Kaine. By specifying the affordable housing requirements, the County Board streamlined the site plan approval process. Developers now have four options to meet the affordable housing requirement:

- Provide on-site units (5% of increased gross floor area above 1.0 Floor Area Ratio);
- Provide off-site units nearby (7.5% of that increase);
- Provide off-site units in Arlington County (10% of that increase); or
- Make a cash contribution to the County's Affordable Housing Investment Fund.

In February 2006, the County Board adopted an ordinance to allow for the transfer of development rights consistent with State enabling legislation. The Transfer of Development Rights program will allow a site to send density and other development rights for the purposes of, but not limited to, the preservation or facilitation of affordable housing, open space, historic preservation, community facilities or community recreation.

In May 2007, the County Board adopted an amendment to Section 25B. "C-O Rosslyn" Districts in order to allow for additional height, up to a maximum of 490 feet above sea level for properties within the boundaries of Central Place, defined as the blocks bordered by 19th Street North, North Lynn Street, Wilson Boulevard and Fort Myer Drive. This amendment will allow for the development of Central Place with the highest heights permissible within Rosslyn, consistent with a County Board Resolution on Urban Design Principles for Rosslyn Central Place, adopted in 2007, as well as an earlier resolution adopted in 2002 which included policies to concentrate height at the center of Rosslyn near Metro.

In July 2008, the County Board adopted amendments to permit accessory dwellings within single-family homes, under a strict set of guidelines, which allow up to two persons, who may be unrelated to the homeowners, to be housed in the accessory dwelling. The goals of this change are to make more efficient use of the County's single family housing stock in a manner that retains the character of single family neighborhoods; to permit older homeowners to stay in their homes; and to create additional housing opportunities, possibly making housing available at a lower cost. This amendment was based on work presented by the Housing Commission in January 2008. Additionally, this amendment extends the use of a

family/caregiver suite to non-relatives in order to allow for an unrelated caregiver to live in a single-family home, with the goal of facilitating the ability to age in place within the community and to provide greater flexibility to accommodate a person providing live-in care.

In February 2009, the County Board adopted an amendment to decriminalize the Zoning Ordinance by implementing civil penalties for all zoning violations except for those that are required by Virginia Code to be criminal penalties. All fines and appeal times were updated with this amendment, based upon maximums allowed by Virginia Code.

In December 2009 and May 2010, the County Board adopted a comprehensive rewrite of Section 31A, Historic Preservation Districts. This amendment was recommended in the Historic Preservation Master Plan, adopted in December 2006. The changes include both legal and policy changes, in response to the growing scope of the Historical Affairs and Landmarks Review Board, and reflects the language in Virginia's enabling legislation. Section 31A was previously substantially updated in 1983, and thus the ordinance was out of sync with current County policies and practices dealing with historic preservation review, and with certain elements of Virginia enabling legislation.

In addition to the highlights listed above, a number of other Zoning Ordinance Amendments were adopted, addressing a range of issues. A complete list follows.

- Parking:
 - Residential Permit Parking, consistent with amendments to County Code sections 14.2-98 through 14.2-106 - Adopted July 9, 2005.
 - Secondary use of parking lots that are accessory to place of worship or lodges - Adopted January 24, 2006.
- P-S: Allow for publicly owned or controlled recreation buildings on sites designated "North Tract Special Planning District" on the General Land Use Plan, to be constructed to a height not to exceed 100 feet – Adopted December 9, 2006.
- Split Lots: Clarify prerequisites to the creation of by-right split-lots and amend "lot" definition; change from one to two years, the time within which property owners are permitted to restore nonconforming uses, consistent with the Code of Virginia. - Adopted July 8, 2006.
- C-R: Clarify the County Board's authority and discretion in rezoning properties to "C-R" when near residential properties – Adopted February 24, 2007.
- Zoning Fees:
 - Zoning fee increases implemented on a three year cycle, with approximately one third of the fees increased annually, until 2008. Starting in 2008, annual increases to all zoning fees. – Adopted annually 2005-2010.
 - Create Enterprise Fund - Adopted September 18, 2007.
 - Remove zoning fees from the Zoning Ordinance and replace with a schedule of fees to be adopted by the County Board – Adopted April 8, 2009.
- Bulk, Coverage and Placement:
 - Clarification to definitions and distances – Adopted June 9, 2007.
 - Lot Coverage: Change the Lot Coverage provision of the Zoning Ordinance - Adopted November 15, 2005.
- Administration and Procedures:
 - Authorize the Board of Zoning Appeals to grant special exception use permits that modify Zoning Ordinance requirements with respect to physical

- requirements of improvements on a lot or parcel of land, including setback, coverage and other placement requirements – Adopted December 9, 2006.
 - Major Site Plans: Change the definition of a Major Amendment – Approved October 14, 2006.
 - Correction of Zoning Ordinance references addressing bonus density provisions for site plan projects related to affordable dwelling units – Adopted November 13, 2007.
 - Signs:
 - Political Signs: Provide more opportunities for political expression on private property; reduce placement, number, and amount of time signs are located in the public right-of-way; simplify regulations - Adopted July 9, 2005.
 - Construction and Leasing Signs: Permit additional construction and leasing signs and provide additional window sign provisions – Adopted September 16, 2006 and December 18, 2007.
 - Wayfinding signs in Rosslyn – Adopted June 17, 2008.
 - RA4.8: Allow ground floor retail through site plan approval – Adopted March 15, 2008.
 - Plan Implementation:
 - Virginia Square “MU-VS”: Specifically permit the County Board to approve a density of up to 4.0 FAR west of North Kansas Street and up to 3.24 FAR east of North Kansas Street, and additional density up to 1.0 FAR west of North Kansas Street and up to 1.76 FAR east of North Kansas Street, subject to specific findings – Adopted January 21, 2006.
 - Clarendon Sector Plan: Density Increases for Historic Preservation, consistent with Clarendon Sector Plan recommendations - Adopted June 10, 2006; Bulk, Coverage and Placement Requirements consistent with Clarendon Sector Plan recommendations - Adopted May 20, 2006; Implement Clarendon Sector Plan Recommendations in areas zoned “C-3” and designated “Medium Density Mixed-Use” on the General Land Use Plan, within the “Clarendon Revitalization District” – Adopted April 19, 2008; add a new Unified Commercial/Mixed Use Development for properties designated “Service Commercial” on the General Land Use Plan within the “Clarendon Revitalization District” – Adopted April 25, 2009.
 - Fort Myer Heights North: “RA8-18”: Remove townhouses as a permitted use by-right within the Fort Myer Heights North Special District - Adopted May 31, 2005; “RA8-18,” “RA6-15”: Implementation of Fort Myer Heights North Plan recommendations - Adopted October 22, 2008.
 - Special Provisions:
 - Clarification that the intent of Unified Residential Development provision provides for pedestrian connectivity - Adopted April 22, 2006.
 - Kiosks – Adopted July 19, 2008.
 - Nonconforming Uses: Allow for creation of nonconforming conditions due to acquisition of property by the county for a public purpose – Adopted January 27, 2009.
 - Require use permits for uses that provide private commercial instruction for children – Adopted July 11, 2009.

- S-3A:
 - Permit, by use permit approval, an increase in building height not to exceed 75 feet, for secondary schools and school administration buildings on sites of at least 19 acres. – Adopted May 31, 2005.
 - Allow child care centers through special use permit - Adopted July 14, 2009.
- Apartment Dwelling Districts: Allow modification of regulations for buildings proposing affordable housing – Adopted October 24, 2009.
- Vehicle Service Uses: Permit repair in "C-1," "C-O-A" and "CP-FBC" Districts and amend and clarify definitions – Adopted April 24, 2010.
- Height in "R" Districts: Allow Height up to 55 feet in "R" districts for sites greater than 120 acres, subject to Use Permit – Adopted June 12, 2010.

Columbia Pike Form Based Code Zoning Ordinance Amendments: Fourteen amendments to the Columbia Pike Form Based Code were adopted, and are listed below:

- Modify Clear Heights; Define "Open Contiguous Lot Area" - Adopted September 17, 2005.
- Modify Definition for "Dormer" - Adopted November 15, 2005.
- Modify Historic Preservation Height "Bonus" to Retain Appropriate Tapering - Adopted December 12, 2005.
- Revise Building Envelope Standards to Delete Reference to "Podiums" - Adopted February 25, 2006.
- Regulating Plans: Modify Street width on 9th Street South, 9th Road South, South Garfield Street and 11th Street South - Adopted May 20, 2006.
- Regulating Plans: Modify Street Width on South Glebe Road and Walter Reed Drive - Adopted November 14, 2006.
- Regulating Plans: Realignment of South Highland Street - Adopted November 13, 2007.
- Redraw "Columbia Pike Revitalization District" Boundary to Include Arlington Mill Drive - Adopted December 15, 2007.
- Regulating Plans: Modification of Required Building Lines on Dinwiddie Street - Adopted January 26, 2008.
- Civic Buildings and Public Art – Adopted April 19, 2008.
- Signage - Adopted April 25, 2009.
- Streetscapes and Street Tree List - Adopted January 23, 2010.
- Corners - Adopted May 25, 2010.
- Stoops, Finished Floor Elevation and Clear Heights - Adopted May 25, 2010.

Sustainability: The Fresh AIRE – Arlington Initiative to Reduce Emissions began in 2007 to undertake the goal of emissions reduction in Arlington County. Arlington set an ambitious target for emissions reduction with full understanding of the challenge it represents: reduce Arlington County government's greenhouse gas emissions by 10% from 2000 to 2012. Regarding green building, originally adopted in 1999 and updated in 2003, the County's green building program has been an effective tool for reducing the environmental impacts of buildings on the community. At its March 2009 meeting, the County Board updated the program by formalizing and amending the County's Green Building Density Incentive for Site Plan Projects Policy to address current market conditions and green building trends.

Additional Accomplishments - Listed by Comprehensive Plan Element

General Land Use Plan

- Ongoing review of General Land Use Plan amendment requests (2005-2010)
- Arlington County FY 2006-2010 Five Year Consolidated Plan (2005)
- Peck/Staples Site Special Study (2006)
- Pentagon Centre Site Guiding Principles (2008)
- Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts Policy (2008)
- Transfer of Development Rights Policy (2008)
- 2401 Wilson Boulevard Special General Land Use Plan Study (2009)
- Design Arlington '09 Awards Program (2009)
- Urban Development Area Resolution (2009)
- Arlington County FY 2011-2015 Five Year Consolidated Plan (Affordable Housing) (2010)

Master Transportation Plan

- Neighborhood Traffic Calming Program, Process, Criteria and Measures (2000, revised in 2008)
- Arterial Transportation Management Study (2005)
- Revised Residential Permit Parking Program (2005)

Recycling Program Implementation Plan

- Quincy Park Recycling Center (2008)

Public Spaces Master Plan

- Herndon and 13th Park Master Plan (2007)
- Mosaic Park Master Plan (2008)
- Penrose Square Master Plan (2008)
- Four Mile Run Design Guidelines (2010)

Historic Preservation Master Plan

- 10 Listings in the National Register of Historic Places (2005-2010)
- Acquisition, Documentation and Disassembly of the Arlington Lustron Home (2006)
- Ashton Heights Style Guide (2007)

- 2 Local Historic Designations: Swanson Middle School (2008) and Washington/Torreyson Farm House (2010)
- Completion of the Countywide Historic Resources Survey (2009)
- Rewrite of Zoning Ordinance Section 31A, Historic Preservation Districts (2010)

The preparation of these documents included substantial community review that involved the efforts and input of several County agencies, the County Board, the Planning Commission, along with appointed commissions, advisory groups and task forces, neighborhood and civic association representatives, citizens and businesses.

Awards

From 2005 to 2010, Arlington County received the following awards related to the policies put forth in the Comprehensive Plan and its supporting documents:

- Awarded a National Association for County Community and Economic Development Award of Excellence for Affordable Housing: Measuring Needs and Achievements (2005)
- Awarded Best Practices Awards by the Washington Area Housing Partnership for the County's Creative Housing Tools and the Supportive Housing Plan, with an honorable mention for the Monterrey/Sierra project (2005)
- Awarded a Year in Review Award by the Public Art Network (2006, 2007, 2008)
- Awarded a Growth Award from the National Arbor Day Foundation (2006, 2007, 2008, 2009)
- Named a "Tree City USA" by the National Arbor Day Foundation (2005, 2006, 2007, 2008, 2009, 2010)
- Awarded a National Association of Counties Center for Sustainable Communities Sustainable Community Award Program for the Rosslyn-Ballston Metro Corridor (2006)
- Awarded a Virginia Chapter of the American Planning Association Honorable Mention Outstanding Master Plan Award for the Columbia Pike Initiative – A Revitalization Plan, Update 2005 (2006)
- Awarded a 2006 Achievement Award from the National Association of Counties for the 2006-2010 Consolidated Plan: Innovation Fosters Community Involvement and the Five Year Plan Citizen Summary (2006)
- Awarded a 2006 Outstanding Civil Engineering Project award by the National Capital Section of the American Society of Civil Engineers for the County's Green Building Program (2006)
- Recognized as one of the "Top 10 Green Roof Cities in North America" by Green Roofs for Healthy Cities (2006, 2010)
- Awarded the Outstanding Civil Engineering Project award by the National Capital Section of the American Society of Civil Engineers for the County's Green Building Program (2006)
- Received accreditation for the Department of Parks, Recreation and Cultural Resources by the Commission for Accreditation of Park and Recreation Agencies (2006)
- Awarded a Community Appearance Award for the Walter Reed Community Center by the Community Appearance Alliance of Northern Virginia (2006)
- Awarded a Silver-level Bicycle Friendly Community designation by the League of American Bicyclists (2007)

- Awarded a Capital Region Visionary Award as a leader in transit-oriented development, affordable housing, bicycle/pedestrian investments and green building by the Coalition for Smarter Growth (2007)
- Received the 2007 Outstanding Plan Award for the Four Mile Run Restoration Master Plan by Rhodeside & Harwell for Arlington County and the City of Alexandria from the Virginia Chapter of the American Planning Association (2007)
- Awarded a Green Design Award by CH2M Hill for the Four Mile Run Restoration Master Plan (2007)
- Named the Four Mile Run Restoration Master Plan a “Regional Conservation Priority” by the Washington Smart Growth Alliance, which honors initiatives that exemplify “smart conservation” (2007)
- Awarded an Outstanding Plan Award by the Virginia Chapter of the American Planning Association for the Four Mile Run Restoration Master Plan (2007)
- Awarded an Honor Award for the Four Mile Run Restoration Master Plan by the Potomac and Maryland Chapter of the American Society of Landscape Architects (2007)
- Received two Regional Partnership awards from the Northern Virginia Regional Commission for the Clean Water Partners Stormwater Education Campaign and the Four Mile Run Restoration Project (2007)
- Received an Award of Excellence for the Best Building in the Environmentally Responsible category for the Walter Reed Community Center from the Northern Virginia Chapter of the National Association of Industrial and Office Properties (2007)
- Received a Community Appearance Award for the Park Operations Building streetscape along Arlington Mill Drive from the Community Appearance Alliance (2007)
- Awarded the American Planning Association Great Streets Award for Clarendon and Wilson Boulevards through its Great Places in America program (2008)
- Awarded a National Association for County Community and Economic Development Award of Excellence for the County’s Accessory Dwelling planning process (2008)
- Recognized the Department of Human Services’ Permanent Supportive Housing Program as the “Best Government Program of 2008” by the Housing Association of Nonprofit Developers (2008)

- Named Long Bridge Park a “Regional Conservation Priority” by the Washington Smart Growth Alliance, which honors initiatives that exemplify “smart conservation” (2008)
- Received a Smart Growth Award for Long Bridge Park from the Smart Growth Alliance (2008)
- Received a Community Leadership Award from the President’s Council on Physical Fitness, Sports and Nutrition (2008)
- Awarded a National Association of Counties Blue Pencil and Green Screen Awards’ Most Improved Publication for the Solid Waste Bureau’s “Take it to the Curb” brochure (2008)
- Honored by having the Arlington Lustron Home loaned to and featured at the Museum of Modern Art in New York City in the exhibition entitled “Home Delivery: Fabricating the Modern Dwelling” (2008)
- Named one of “America’s Top 100 Places to Live” by Relocate-America (2009)
- Received a Charter Award for a neighborhood, district or corridor for the draft Crystal City Vision Plan 2050 (now known as the Crystal City Sector Plan) from the Congress for the New Urbanism (2009)
- Hailed as a “Showcase for Smart Growth” in PBS’ Frontline series on the health of the Chesapeake Bay, “Poisoned Waters” (2009)
- Recognized the draft Crystal City Plan (now known as the Crystal City Sector Plan) “Certified” level certification (stage 1) as a LEED for Neighborhood Development by the U.S. Green Building Council (2010)
- Awarded the Best Integrated Social Media Campaign award by the Northern Virginia Technology Council (2010)
- Awarded first place in the “Best Cities for Families” list in Parenting Magazine (2010)
- Tied for first place in the appropriate population category in the Virginia Municipal League’s Green Government Challenge (2010)
- Awarded a National Association of Counties Achievement Award for the Enhanced Residential Curbside Recycling program (2010)
- Awarded a National Association of Counties Achievement Award for the Quincy Park Interpretive Recycling Center (2010)
- Awarded one of only two US “Top Seven Intelligent Communities” awards by the Intelligent Community Forum (2010)

Amendments to the Comprehensive Plan: July 1, 2005 – June 30, 2010

During this period, approximately 50 proposals to amend the Comprehensive Plan were considered by the Planning Commission and the County Board. Of these proposals, the County Board approved 45 amendments to the Comprehensive Plan. Twenty-seven of the proposed amendments were to the General Land Use Plan and 22 of these were approved. Of these 27 proposed amendments to the General Land Use Plan, 12 were the result of long range planning processes and the remaining 15 were developed in response to specific development proposals. The following is a detailed listing of all the proposed amendments to the Comprehensive Plan considered by the County Board from July 1, 2005 to June 30, 2010.

General Land Use Plan Amendments (July 1, 2005 to June 30, 2010)

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
4/16/05	<p>Approved</p> <p>Deferred</p>	<p>Fort Myer Heights North Plan</p> <p>Add a note on the GLUP designating the "Fort Myer Heights North Special District"</p> <p>Add Open Space symbols</p>	<p>Fort Myer Heights North</p> <p>Northeast corner of the block bounded by 16th St. N., N. Queen St., 14th St. N. and N. Quinn St.; block bounded by Clarendon Blvd., N. Quinn St., N. Rhodes St. and 16th St. N.; northeast corner of the block bounded by 14th St. N., N. Rhodes St., Fairfax Dr. and N. Rolfe St.</p>	LR
9/17/05	Denied	<p>2000 Wilson Boulevard</p> <p>From: "General Commercial" To: "Medium" Office-Apartment-Hotel</p>	<p>Courthouse (In-Between Area) - eastern portion of the block bordered by Wilson Blvd., N. Rhodes St., Clarendon Blvd. and N. Courthouse Rd.</p>	DP
11/16/05	Approved	<p>National Science Teachers Association Building</p> <p>From: "Service Commercial" To: "Medium" Office-Apartment-Hotel</p>	<p>Courthouse (In-Between Area) – eastern portion of the block bounded by Wilson Blvd., N. Rhodes St., Clarendon Blvd. and N. Courthouse Rd.</p>	DP
12/10/05	Approved	<p>Affordable Housing</p> <p>Amendments to the legend and text of the GLUP to clarify that development at any point along the density range for each designation is consistent with the GLUP</p>	Countywide	LR

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
12/10/05	Approved	<p>Fire Station #3</p> <p>From: "Low" Residential (1-10 u/a) To: "Government and Community Facilities"</p> <p>From: "Low" Residential (1-10 u/a) To: "Service Commercial"</p> <p>From: "Low" Residential (1-10 u/a) To: "Public"</p>	<p>Cherrydale</p> <p>North and south of 21st Rd.</p> <p>Northwest corner of 21st Rd. N. and Lee Hwy. and area south along existing 21st Rd. N.</p> <p>Along 21st Rd. N.</p>	DP
1/21/06	Approved	<p>Virginia Square Sector Plan</p> <p>Amendments to the GLUP to reflect changes to the policy goals and objectives for the East End of Virginia Square with respect to allowable densities below and above the GLUP and achievement of affordable housing, and to conform the GLUP and the Virginia Square Sector Plan with the revisions to the "MU-VS" zoning district</p>	Virginia Square	LR

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
con't 2/25/06	Deferred	Amendments changing the Clarendon Revitalization District boundary for certain provisions; Changes to Note 2 and GLUP booklet text for "C-TH" zoned areas; Changes to the Clarendon Metro Station Area box on the map	Clarendon	LR
10/14/06	Approved	Penrose Square From: "Service Commercial" To: "Medium" Office-Apartment-Hotel and "Public"	Columbia Pike – between Columbia Pike, 9 th St. S., S. Cleveland St. and S. Adams St.	DP
12/09/06	Approved	Clarendon Sector Plan Amend boundaries of the Clarendon Revitalization District; Remove information related to Note 2 and add language indicating when the note was removed; Remove text for the Commercial Townhouse District in the GLUP Booklet; Change the language in the Clarendon Metro Station Area box on the back of the GLUP to reflect key features of 2006 Clarendon Sector Plan	Clarendon	LR
1/27/07	Approved	1101 Lee Highway/Schlafman Site From: "Public" To: "Low" Office-Apartment-Hotel	Rosslyn – between Interstate 66 and the George Washington Pkwy., southeast of the exit ramp from southbound George Washington Pkwy. to N. Lynn St.	DP
2/24/07	Approved	2000 Wilson Boulevard From: "General Commercial" To: "Medium" Office-Apartment-Hotel	Courthouse (In-Between Area) - eastern part of the block bordered by Wilson Blvd., N. Rhodes St., Clarendon Blvd. and N. Courthouse Rd.	DP
2/24/07	Approved	First Baptist Church/Views of Clarendon From: "Semi-Public" To: "Medium Density Mixed Use"	Clarendon – northern portion of the block bordered by N. Highland St., N. Hartford St. and 13 th St. N.	DP

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
5/05/07	Approved	Central Place From: "Public" To: "High" Office-Apartment-Hotel; Remove stipple and open space symbol	Rosslyn – block bounded by N. Lynn St., Wilson Blvd., N. Moore St. and 19 th St. N., with the exception of the middle of the block which will remain "Public"	DP
10/13/07	Approved	1716 Wilson Boulevard From: "Service Commercial" to "Medium" Office-Apartment-Hotel	Courthouse (In-Between Area) – western portion of the block bounded by Wilson Blvd., the proposed N. Quinn St. extension, Clarendon Blvd. and N. Pierce St.	DP
12/18/07	Approved	Arlington Mill Community Center Redraw the "Columbia Pike Special Revitalization District" boundary to include Arlington Mill Dr. and the northern portion of the County-owned Arlington Mill Community Center property	Columbia Pike – a portion of the block bounded by Columbia Pike, S. Dinwiddie St. and S. Arlington Mill Dr.	LR
1/26/08	Approved	2201 Pershing Drive From: "Service Commercial" and "Low-Medium" Residential To: "Low" Office-Apartment-Hotel	Area bounded by Sheffield Court Apartments, Pershing Dr., N. Barton St. and Arlington Blvd.	DP
1/26/08	Approved	Peck/Staples/Jordan Manor From: "Service Commercial" To: "Medium" Office-Apartment-Hotel; Add Note 23 to specify that buildings in the southwestern and western portion of the site shall consist of residential uses and have maximum heights of 50 feet	Southern portion of the block bounded by N. Glebe Rd., Wilson Blvd., N. Wakefield St. and Fairfax Dr.	DP
6/17/08	Approved	Rosslyn Commons Add Note 13 to designate the Rosslyn Commons site as a "Special Affordable Housing Protection District"	Rosslyn – area bounded by Clarendon Blvd., 16 th Rd. N., N. Oak St. and N. Ode St.	DP
6/17/08	Approved	Monument View Modify Note 20 to designate additional development	North Tract Special Planning District – area bounded by Shirley Hwy. Interstate 395, the George Washington	DP

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
		density to the Monument View site within the "North Tract Special Planning District"	Memorial Pkwy. and 10 th St. S.	
6/17/08	Approved	Policy for Consideration of GLUP Amendments Unanticipated by Previous Planning Efforts	Countywide	LR
7/19/08	Approved	Pentagon Centre From: "Service Industry" to "Medium" Office-Apartment-Hotel	Pentagon City – area bounded by 12 th St. S., S. Fern St., 15 th St. S. and S. Hayes St.	DP
9/13/08	Approved	Fort Myer Heights North Plan Add "Open Space" symbols to 3 locations: (1) Northeast corner of block bordered by 16 th St. N., N. Queen St., 14 th St. N. and N. Quinn St.; (2) Southwest corner of block bordered by Clarendon Blvd., N. Quinn St., N. Rhodes St. and 16 th Street N. (south of the existing public park); and (3) Northeast corner of the block bordered by 14 th St. N., N. Rhodes St., Fairfax Dr. and N. Rolfe St. Revise GLUP booklet language describing the purposes of the Fort Myer Heights North Special District; Revise back of GLUP map to reflect adoption of the Fort Myer Heights North Plan	Fort Myer Heights North Special District – Rosslyn and Courthouse Areas	LR
6/12/10	Approved	1900 Wilson Boulevard From: "Service Commercial" to "Medium" Office-Apartment-Hotel	Courthouse (In-Between Area) - western part of the block bounded by Wilson Blvd., the proposed N. Troy St. extension, Clarendon Blvd. and N. Rhodes St.	DP

Master Transportation Plan Amendments

Date	Action	Description	Location
12/10/05	Approved	Amended MTP to realign and relocate 21 st Rd. N.	At and north of intersection with Lee Hwy.
2/25/06	Approved	Amended MTP to add new streets: 12 th St. N., 10 th Rd. N., 9 th Rd. N., N. Ivy St.	Washington Blvd. - N. Hartford St., Wilson Blvd. - N. Hudson St.
2/25/06	Approved	Amended MTP to close: N. Hartford St., N. Irving St.	Between Wilson Blvd. and N. Highland St., South of Washington Blvd.
2/25/06	Approved	Amended MTP to reduce number of through lanes: Wilson Blvd., Clarendon Blvd., Kirkwood Dr., N. Highland St.	10 th Street to N. Danville St., Wilson Blvd. to N. Danville St., Washington Blvd. to Fairfax Dr., Clarendon Blvd. to Washington Blvd.
2/25/06	Approved	Amended MTP to modify alignment of: Fairfax Dr., 13 th St. N.	East of N. Ivy St., Washington Blvd. to N. Johnson St.
2/25/06	Approved	Amended Bicycle Transportation Plan: Kirkwood Rd., Fairfax Dr.	Washington Blvd. – Fairfax Dr., 10 th Street N. – Wilson Blvd.
7/8/06	Approved	Amended MTP to delete: 9 th Rd. S.	S. Adams St. to S. Barton St.
10/14/06	Approved	Amended MTP to add new streets: 11 th St. S., S. Abingdon St., S. Greenbrier St., 10 th St. S., S. Harrison St.	S. Glebe Rd. to S. Monroe St., Columbia Pike to Four Mile Run Dr., Columbia Pike to 10 th St. S., Greenbrier St. to S. Jefferson St., 10 th St. S. to 500' N. of Columbia Pike

Date	Action	Description	Location
10/14/06	Approved	Renamed to alley from Neighborhood-Minor Street: 9 th Rd. S.	S. Wayne St. to S. Barton St.
10/14/06	Approved	Added new street classification and definition of "alley"	Countywide
6/09/07	Approved	Amended the MTP to add new streets: 4 th St. N., N. Upton St.	George Mason Dr. to N. Upton St., Pershing Dr. to Henderson Rd.
11/13/2007	Approved	Adopted the Master Transportation Plan Goals and Policies Document	Countywide
12/18/07	Approved	Adopted the Master Transportation Plan Map	Countywide
2/23/08	Approved	Amended the MTP to add new street: 9 th St. N.	N. Glebe Rd. to N. Wakefield St.
6/24/08	Approved	Amended the MTP to add new street: 9 th St. S.	S. Dinwiddie St. to Arlington Mill Dr.
6/24/08	Approved	Amended the MTP to remove a segment of Arlington Mill Drive	Columbia Pike to approximately 200' to the north
7/21/08	Approved	Amended the MTP to add new streets: S. Grant St., 13 th St. S., 14 th St. S.	15 th St. to 12 th St., S. Grant St. to S. Fern St., S. Grant St. to S. Fern St.
7/22/08	Approved	Adopted the Master Transportation Plan Bicycle Element	Countywide

Date	Action	Description	Location
7/22/08	Approved	Adopted the Master Transportation Plan Pedestrian Element	Countywide
12/13/08	Approved	Adopted the Master Transportation Plan Demand and System Management Element	Countywide
6/13/09	Approved	Adopted the Master Transportation Plan Transit Element	Countywide
11/14/09	Approved	Adopted the Master Transportation Plan Parking and Curbspace Management Element	Countywide

Recycling Program Implementation Plan and Map Amendments

Date	Action	Description	Location
12/13/08	Approved	Recycling Center at 1021 N. Quincy St.	Quincy Park at the corner of N. Quincy St. and Washington Blvd.

IV. A Comparison of the 2005 and 2010 Five-Year Reviews of the Comprehensive Plan

Arlington County staff has succeeded in completing numerous projects between 2005 and 2010. Fifteen projects mentioned in the 2005 Five-Year Review of the Comprehensive Plan were completed between July 1, 2005 and June 30, 2010. Fifteen projects mentioned in the 2005 Five-Year Review were not completed between July 1, 2005 and June 30, 2010. In addition to the projects mentioned in the 2005 Five-Year Review that were completed, there were seventeen other projects not mentioned in 2005 Five-Year Review that were completed between July 1, 2005 and June 30, 2010.

Projects mentioned in the 2005 Plan that were completed (July 1, 2005-June 30, 2010):

General Land Use Plan

- Ongoing Review of General Land Use Plan Amendment Requests (2005-2010)
- Preparation for Printing of General Land Use Plan in 2011 (2010)
- Special Zoning Ordinance Studies and Reviews (2005-2010)
- Clarendon Sector Plan (2006)
- Fort Myer Heights North Plan (2008)
- Pentagon Centre Site Guiding Principles (2008) – This was referred to in the 2005 Five-Year Review as “Pentagon City Plan (Costco Site).”

Master Transportation Plan

- Master Transportation Plan Update and Revision (2007-2009) (*see Section V for update on the adoption of the final element in 2011*)

Storm Water Master Plan

- Four Mile Run Restoration Master Plan (2006) – This was included under the “Watershed Management Plan” heading in the 2005 Five-Year Review.
- Donaldson Run Stream Restoration Plan (2006) – This was included under the “Watershed Management Plan” heading in the 2005 Five-Year Review.

Public Spaces Master Plan

- Public Spaces Master Plan Adoption (2005)
- Four Mile Run Master Plan (2006)
- 13th and Herndon Park Master Plan (2007)
- Mosaic Park Master Plan (2008)
- Four Mile Run Design Guidelines (2010)

Historic Preservation Master Plan

- Historic Preservation Master Plan Adoption (2008)

Projects mentioned in the 2005 Plan that were not completed (July 1, 2005-June 30, 2010):

General Land Use Plan

- Crystal City Plan – This plan was not adopted as of June 30, 2010, however it was adopted in September 2010. *(see Section V for update)*
- East Falls Church Plan – This plan was not adopted as of June 30, 2010, however it was adopted in April 2011. *(see Section V for update)*
- Review and Update of Rosslyn Sector Plan – A planning effort to create a 2012 Rosslyn Sector Plan Addendum began in fall 2011 with a strict focus on addressing urban design, building height, transportation, and parks and open space issues in an integrated fashion.
- Four Mile Run/Shirlington Crescent Land Use Study – This study will be initiated in the next five years.
- Lee Highway Plan; Commercial Area Studies for Ballston and Virginia Square; Consumer and Business Services Study - The scope of these three projects, all of which involve “Service Commercial” areas, will be reframed.
- Columbia Pike Eastern Gateway Study – This area is being studied as part of the Columbia Pike Land Use & Housing Study initiated in 2008. Completion of this project is anticipated in 2012.
- R2-7 Nauck Residential Study – It is not anticipated that this study will be undertaken in the next five years.

Master Transportation Plan

- Arlington Boulevard/Route 50 Study – It is not anticipated that this study will be undertaken in the next five years. Rather, this undertaking has become more project-oriented instead of planning based.

Storm Water Master Plan

- The update of the Storm Water Master Plan did not begin until 2009, after the establishment of a dedicated funding source by the County Board in 2008 (sanitary district tax). This master plan update is expected to be completed in 2012.

Chesapeake Bay Preservation Ordinance and Plan

- The Resource Protection Area map was not updated pending completion of a comprehensive Countywide stream inventory, a key element of the Storm Water Master Plan update. This inventory was completed in 2010, with the Resource Protection Area map revision expected during the next five-year cycle.

Public Spaces Master Plan

- Gum Ball Park; Herselle Milliken Park; Maury Park; Oakland Park – The master planning of the four urban parks in Ballston-Virginia Square has not been completed due to a lack of funding. The project was not included in the FY2011 – FY2016 Capital Improvement Program, but was identified as one of the projects to be initiated beyond the six year planning horizon. Mosaic Park, which was one of the parks to be jointly master planned, was completed as its own master plan in 2008.
- Hillside Park – Renovations were not completed as of June 30, 2010, however they were completed in that fall.
- Land Acquisition Policy and Plan – Work on this plan will commence in early 2011 and completion is anticipated in 2012.
- Natural Resources Inventory and Management Plan - This plan was not adopted as of June 30, 2010, however it was adopted in November 2010. *(see Section V for update)*

Other

- Sustainability Policy – As noted in Section III, the County began its Arlington Initiative to Reduce Emissions (AIRE). In addition, the County began to develop in January 2010 its Community Energy Plan *(see Section VI)*. Efforts such as recycling, transportation, watershed and stormwater management, land use planning, and affordable housing have strengthened the County's commitment to sustainability. The County will continue to build on its numerous sustainability initiatives and will finalize the Community Energy Plan and create a new Energy element as part of the Comprehensive Plan.

Projects completed (July 1, 2005-June 30, 2010) that were not mentioned in the 2005 Plan:

General Land Use Plan

- Arlington County FY 2006-2010 Five Year Consolidated Plan (2005); Addition of the 10-Year Plan to End Homelessness to the Consolidated Plan (2006); Arlington County FY 2011-2015 Five Year Consolidated Plan (2010) – These plans were undertaken as part of a requirement by the U.S. Department of Housing and Urban Development in order to receive federal funds, including Community Development Block Grant, HOME, Emergency Shelter Grant and McKinney Act funds.
- Peck/Staples Site Special Study (2006) – This study was initiated in response to a development proposal for which there was insufficient planning guidance.
- Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts Policy (2008) – At the County Board's request, this policy was developed to provide for a special study for any General Land Use Plan Amendment request for a site not identified in a County Board adopted planning study as appropriate for such an amendment.

- Transfer of Development Rights Policy (2008) – This policy was developed to provide guidance with respect to Transfers of Development Rights (TDRs). It sets forth purposes for approval of TDRs, a certification process for application of TDRs to specific properties, the eligibility of property for use as sending or receiving sites and the process to be used. The policy document also contains information about the conditions that may be necessary for TDR approval, the types of transfers of rights and the method the County Board may use to determine how much density is transferred.
- 2401 Wilson Boulevard Special General Land Use Plan Study (2009) – This special study was initiated as a result of a General Land Use Plan amendment request that was inconsistent with the County's relevant adopted plan per a policy adopted by the County Board in 2008, the "Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts." A second study of this site was concluded in April 2011 (see section V for update).
- Design Arlington '09 Awards Program (2009) – This design awards program was developed as part of an Architecture Initiative initiated at the request of the County Board.
- Urban Development Area Resolution (2009) – Certain localities, including Arlington County, are required, pursuant to Virginia Code legislation adopted on April 4, 2007, to amend their Comprehensive Plans to designate Urban Development Areas to accommodate projected growth. In December 2009, the County Board adopted a resolution certifying that Arlington County's General Land Use Plan meets the requirements for Urban Development Areas.

Storm Water Master Plan

- Little Pimmit Run Watershed Retrofit Plan - The Little Pimmit Run project became a priority following the historic June 2006 storm event.

Master Transportation Plan

- Arterial Transportation Management Study (2005) - The Arterial Transportation Management Study was conducted to identify what treatments to enhance safety and reduce speeding are appropriate for use on the County's arterial streets. Arterial streets cannot be addressed by the Neighborhood Traffic Calming Program. The Arterial Transportation Management Study also identified several pilot projects to test implementation strategies.
- Revised Residential Permit Parking Program (2005) - The Residential Permit Parking Program has been in effect in Arlington for more than 20 years as a means to prevent commuter parking overspill onto primarily residential streets. A program review was conducted to revise the program to provide more flexibility in applications and to establish measures to discourage abuse of the program's permit measures.
- Neighborhood Traffic Calming Program, Process, Criteria and Measures (revision) (2008) - The Neighborhood Traffic Calming program, process, criteria and measures document was adopted by the County Board to provide updated guidance on how the

Neighborhood Traffic Calming Program should prioritize and qualify candidate projects for funding.

Public Spaces Master Plan

- Penrose Square Master Plan (2008) –This park was created after the approval of the Penrose Square site plan in 2006.

Historic Preservation Master Plan

- 10 successful National Register of Historic Places nominations (2005-2010) - As a result of the Countywide Historic Resources Survey, a part of the Historic Preservation Master Plan, the Historic Preservation Program has identified ten neighborhoods and some individual sites as National Register eligible; conducted further research on each; and developed National Register nominations for each of these eligible sites. The Virginia State Review Board and the National Register for Historic Places have accepted, approved and listed all of the County's nominations to the National Register during this period.
- Acquisition, Documentation and Disassembly of the Arlington Lustron Home (2006) - This County Board approved acceptance of this historic building as a gift from the owner and approved funds to both deconstruct the building and store it. In the summer and fall of 2008, the building was reconstructed in the Museum of Modern Art in New York City as part of a major art exhibit on manufactured homes.
- Ashton Heights Style Guide (2007) – A goal of Historic Preservation Master Plan is to conduct more educational outreach on historic preservation issues, including the creation of style guides.
- 2 Local Historic Designations: Swanson Middle School (2008) and Washington/Torreyson Farm House (2010) - The process to designate Swanson began in 2005/2006 and the Washington/Torreyson designation was the result of a Unified Residential Development condition. Both were projects recommended by the Westover Civic Association and both comport with the Historic Preservation Master Plan goal of promoting the creation of more local historic districts.
- Countywide Historic Resources Survey (2009) - This has been an ongoing project and is a part of the Historic Preservation Master Plan. The goal of the Countywide Historic Resources Survey, an 11 year project of the Historic Preservation Program that has completely identified and recorded all historic resources in the County dating to at least 1948, is to provide the necessary basic information to determine if the County has eligible National Register individual or historic district properties. Arlington County is the first and only municipality (city or county) in Virginia to be completely professionally surveyed for historic resources.

V. Updates from July 1, 2010 to June 30, 2011

Major Achievements

Natural Resources Inventory and Management Plan: Arlington County's Public Spaces Master Plan, adopted in 2005, identified the need for a Countywide inventory and database of Arlington's natural resources, including flora, fauna and habitat evaluations, and the creation of a Natural Resource Management Plan to guide County efforts in the management, preservation and enhancement of these natural resources. Fieldwork for a Countywide inventory of natural resources was completed in the fall of 2008, and the resulting data have been tabulated, reviewed and incorporated into a series of GIS layers. The final Natural Resources Management Plan, combined with baseline information from the inventory, will provide Arlington County with the knowledge, methods, tools and practices to manage its valuable natural resources. The plan looks to systematically approach natural resource management by identifying areas for cooperation between agencies, reducing redundancies, leveraging current efforts and recommending actions and policies that preserve Arlington's documented treasures. The final plan was adopted by the County Board in November 2010 and is an element of the Public Spaces Master Plan.

Crystal City Sector Plan: The implementation of the Base Realignment and Closure Commission (BRAC) actions of November 2005 will result in a substantial loss of jobs and increased office vacancy in Crystal City. In response, the County Board initiated a long range planning process for Crystal City and appointed a Crystal City Planning Task Force to provide community stakeholder input to staff in the creation of a planning document. Following dozens of task force and other advisory commission meetings, the County Board adopted a Policy Framework and Illustrative Concept Plan for Crystal City in December 2008, and directed staff to prepare a sector plan consistent with these adopted elements. Included in the adopted framework are key recommendations pertaining to land use, building form and heights, density, public open spaces, sustainable design and development, transportation, housing mix and affordability and improvement implementation. Adopted by the County Board in September 2010, along with supporting amendments to the General Land Use and Master Transportation Plans, the complete sector plan establishes comprehensive parameters to guide future redevelopment projects in Crystal City. The overall vision for Crystal City is that of a complete, urban community, with eighteen hour a day activity, and an enhanced public street and open space network that provides a great public realm around which redevelopment will occur. Work has begun on amendments to the Zoning Ordinance which will help to implement the plan's vision and it is anticipated that they will be adopted in 2011.

East Falls Church Area Plan: In June 2007, the Arlington County Board appointed a citizen Task Force charged with a mission to "generate a vision for transit-oriented development in the East Falls Church area of Arlington County." This vision takes the form of a concept plan with guidance that focuses on the East Falls Church Metro parking lot and other sites likely to redevelop. The plan addresses key planning issues including height and density, land uses, urban design, affordable housing, transportation improvements, open space and environmental sustainability. A major component of this planning process was a comprehensive transportation analysis of the East Falls Church area, including a portion of the City of Falls Church. As the

scope of the transportation analysis includes both jurisdictions, the plan was developed in coordination with the City of Falls Church.

The plan is intended to provide guidance for future development on the East Falls Church Metrorail Station Park & Ride lot and nine other sites likely to redevelop. The plan also identifies several potential infrastructure improvement projects that will contribute to greater pedestrian and bicycle connectivity and safety, enhance the area's "sense of place," and mitigate the area's existing traffic problems. Major initiatives recommended in the plan include: redevelopment of the Metrorail Park & Ride site into a mixed-use development of up to 600,000 square feet; mixed-use development at key sites that includes neighborhood-oriented retail and service-related businesses, with incentives for grocery store development; the provision of three new open spaces, including a significant public open space at the Park & Ride site that would become a central gathering space, and two open spaces adjacent to the W&OD Trail near Lee Highway; and a Western Entrance to the East Falls Church Metrorail station, which would provide better access to the station from planned development along Lee Highway in Arlington and Washington Street in the City of Falls Church.

The Task Force forwarded a draft plan for review by the County Board in June 2010. The County Board accepted the Task Force's Plan and directed staff to make modifications and additions prior to forwarding it for formal adoption by the County Board. The final plan was adopted by the County Board in April 2011.

2401 Wilson Boulevard Special General Land Use Plan Study: Staff concluded a second Special General Land Use Plan Study analyzing a revised amendment request for the 2401 Wilson Boulevard property. The applicant submitted a proposal for a change from "Service Commercial" to "High-Medium Residential Mixed-Use." Based on staff's analysis of the relevant planning documents and adopted policies and the input provided by the Long Range Planning Committee of the Planning Commission and the community through a special review process involving three meetings, as well as the input of the full Planning Commission, staff concluded that the proposed General Land Use Plan amendment from "Service Commercial" to "High-Medium Residential Mixed-Use" is within the realm of consideration due to the proximity of the site to Metro, the height, mass and form of the adjacent AUSA and Demar Office Buildings (approved, but unbuilt at this time) and other factors. Additionally, "Medium" Office-Apartment-Hotel, another General Land Use Plan category evaluated by staff and the Long Range Planning Committee, is also within the realm of consideration, for the same reasons. This study was concluded at the April 4, 2011 Planning Commission meeting.

Bergmann's Special General Land Use Plan Study: Staff concluded a Special General Land Use Plan Study of a proposed General Land Use Plan amendment for the Bergmann's site from "Low-Medium" Residential (16-36 units/acre) to: "Low" Office-Apartment-Hotel; or "Low" Office-Apartment-Hotel for the western block and "Medium" Residential for the eastern block; or "Medium" Residential for both blocks with striping of the western block 80% "Medium" Residential and 20% "Low" Office Apartment Hotel. Based on staff's analysis of the relevant planning documents and adopted policies and the input provided by the Long Range Planning Committee of the Planning Commission and the community through a special review process involving three meetings, as well as the input of the full Planning Commission, staff has concluded that the proposed General Land Use Plan amendment from "Low-Medium" Residential to "Low" Office-Apartment-Hotel could be appropriate due to various reasons,

including the ability to create mixed-use development with ground floor retail compatible with nearby development and a desire on the part of the community for placemaking. This study was concluded at the June 27, 2011 Planning Commission meeting.

Arlington County's Affordable Housing Goals and Targets: In December 2000, the County Board adopted the original nine Affordable Housing Goals and, in December 2003, the County Board adopted targets for those Affordable Housing Goals. In March 2011, the County Board voted to revise the County's affordable housing goals and targets, adding the prevention/ending of homelessness and sustainable development as goals and adopting targets to meet those goals. The goals and targets establish a long-term vision and articulate ideal parameters for affordable housing. The targets offer a quantitative way to measure progress toward achievement of the goals.

Five Year Consolidated Plan (Affordable Housing): Required by the U.S. Department of Housing and Urban Development, a Consolidated Plan is a blueprint for developing affordable housing, preventing homelessness, ensuring fair housing, expanding economic opportunities, improving neighborhoods and more. The Consolidated Plan provides a vision to guide policies and the use of County resources to address these important issues over a five year period. Arlington's Five Year Consolidated Plan was developed and submitted to the U.S. Department of Housing and Urban Development in May 2010.

Master Transportation Plan Streets Element: On February 12, 2011, the Arlington County Board adopted the Master Transportation Plan Streets Element. With that action, the complete Master Transportation Plan has been rewritten and adopted. Arlington has an extensive network of streets and highways that includes federal interstates and parkways, state primary and secondary highways, arterials, and local residential streets. These facilities serve and connect the neighborhoods and urban village centers within Arlington and provide connections to the surrounding cities and counties. Since Arlington is at the core of the metropolitan region, these streets also provide passage to and through Arlington for the many people that live and work all around it. Managing streets using this holistic point of view is a complex and often highly charged task. The purpose of the Streets Element of the Master Transportation Plan is to provide a framework for addressing and managing these often conflicting streets uses.

Community Energy Plan: The County Board at its May 2011 meeting accepted a draft Community Energy Plan. Additional details about the Community Energy Plan are located in Section VI of the Five-Year Review.

During the last fiscal year, Arlington County received the following awards related to the policies put forth in the Comprehensive Plan and its supporting documents:

- Earned a CoreNet Mid Atlantic award for the County's efforts in sustainable development and community improvement in Shirlington Village (2010)
- Named "Best of Northern Virginia" in the Northern Virginia Magazine "Best of NoVa" edition ranking of counties (2011)
- Ranked a "Top Ten" digital county in the Digital Government's 2011 Digital Counties Survey (2011)
- Received an EMMY nomination for Arlington Virginia Network's Columbia Pike Documentary Project in the category of Historical/Cultural - Program Feature/Segment from the National Capital Chesapeake Bay Chapter of the National Academy of Television Arts and Sciences (2011)
- Recognized the Arlington County Department of Parks, Recreation and Cultural Resources as one of 99 out of 10,000 park and recreation agencies nationwide for national re-accreditation by the Commission for Accreditation of Park and Recreation Agencies (2011)
- Received one of only four gold-level designations as a "Walk Friendly Community" in the U.S. (2011)
- Named the second healthiest county in Virginia in the University of Wisconsin Population Health Institute's County Health Rankings (2011)
- Ranked number 30 in the nation for top bicycling communities by Bicycling Magazine and Bicycling.com (2011)
- Ranked one of the 20 most wheelchair-friendly cities in the U.S. by the Christopher & Dana Reeve Foundation (2011)
- Ranked the fourth "least economically stressed" county in the U.S. on the Associated Press Economic Stress Index (2011)

Amendments to the Comprehensive Plan: July 1, 2010 – June 30, 2011

General Land Use Plan Amendments

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
9/25/10	Approved	<p>Crystal City Sector Plan</p> <p>Add new Note #1 on the GLUP designating the "Crystal City Coordinated Redevelopment District"</p> <p>From: 1/3 "Medium" Residential and 2/3 "Low" Office-Apartment-Hotel To: "Low" Office-Apartment-Hotel</p> <p>From: 4/7 "High" Residential and 3/7 "High" Office-Apartment-Hotel To: "High" Office-Apartment-Hotel</p> <p>From: 5/7 "High" Residential and 2/7 "High" Office-Apartment-Hotel To: "High" Office-Apartment-Hotel</p> <p>From: "High" Residential and "Public" To: "High" Office-Apartment-Hotel</p> <p>Add Open Space symbols</p> <p>Revise boundary of Crystal City Metro Station Area depicted on back of GLUP map, to include additional area</p> <p>Amendments to the text of the GLUP including: text changes to the Jefferson</p>	<p>Crystal City</p> <p>Area east of Crystal Dr. between 12th St. S. and the Airport Viaduct (Virginia Route 233)</p> <p>Area bounded by Jefferson Davis Hwy., Crystal Dr., 12th St. S., and the Airport Viaduct</p> <p>Area bounded by Jefferson Davis Hwy., Crystal Dr., the Airport Viaduct, and property just south of 27th St. S.</p> <p>Area bounded by Jefferson Davis Hwy., S. Eads St., Army Navy Dr., and a line approximately 150' north of 27th St. S.</p> <p>Twenty six locations of public open space as identified in Crystal City Sector Plan</p> <p>Properties fronting the south side of the 500 block of 23rd St. S. (between S. Eads St. and S. Fern St.)</p>	LR

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
		Davis Corridor summary on the back of the GLUP map; text changes to the description in both the Crystal City/Crystal Park box on the back of the GLUP map and the Crystal City/Crystal Park narrative in the GLUP booklet, within the section on special planning areas		
4/16/11	Approved	<p>East Falls Church Area Plan</p> <p>Amend GLUP Note #7 designating the "East Falls Church Neighborhood Center District"</p> <p>Add 3 Open Space symbols</p> <p>GLUP Change for specific parcels:</p>	<p>East Falls Church</p> <p>New open spaces are proposed on the property at the southwest corner of Washington Blvd. and Sycamore St.; within the Fairfax Dr. right-of-way east of Lee Hwy.; and west of Lee Hwy. adjacent to the W&OD Trail.</p> <ol style="list-style-type: none"> 1. Amend the designation for the area located at the southwest corner of Lee Hwy. and Underwood St. (Suntrust site) from "Service Commercial" to "Low-Medium" Residential. 2. Amend the designation for the area located at the northwest corner of Lee Hwy. and Washington Blvd. (the BB&T Bank Site) from "Service Commercial" 	LR

Date	Action	Description	Location	Long Range Plan (LR) or Development Proposal (DP)
		<p>Change to the description in the GLUP Booklet of the goals and priorities for East Falls Church.</p>	<p>to "Low" Office-Apartment-Hotel.</p> <p>3. Amend the designation for the area located at the northeast corner of Lee Hwy. and Washington Blvd. (the Exxon site) from "Service Commercial" to "Low" Office-Apartment-Hotel.</p> <p>4. Amend the designation for the area located mid-block and bounded by Lee Hwy. and Washington Blvd. (the Verizon site) from "Low" Residential (1-10 units/acre) to "Low-Medium" Residential.</p> <p>5. Amend the designation for the area located at the southwest corner of Sycamore St. and Washington Blvd. (the Park & Ride site) from "Public" and "Government and Community Facilities" to "Medium" Office-Apartment-Hotel.</p>	

Master Transportation Plan Amendments

Date	Action	Description	Location
7/10/10	Approved	Amendment of the MTP Map and the MTP Bicycle Element to add an Appendix F which lists general planned locations of bicycle sharing stations	Various
9/25/10	Approved	Amendments to the MTP Map for the Crystal City Metro Station Area including the Street Typology Map, Bicycle and Trail Network Map and Transit Network Map	Crystal City Metro Station Area
2/12/11	Adopted	Adopted the Streets Element of the MTP	Countywide
3/21/11	Approved	Amendment to the MTP Map to add a new Urban Center Local Street in the block bordered by S. Glebe Rd. and S. Monroe St. to connect the planned 11 th St. S. and the planned 12 th St. S.	Between 11 th and 12 th Sts. S., and between S. Glebe Rd. and S. Monroe St.
4/16/11	Approved	Amendments to the MTP Map for the East Falls Church Station Area including the Bicycle and Trail Network Map and Appendix B of the MTP Bicycle Element	East Falls Church Station Area
5/14/11	Approved	Amendment of the MTP Goals and Policies Summary to add a section entitled "MTP Plan Amendments," and amendment of provisions concerning Street Typology and Street Design modifications	Various
5/14/11	Approved	Amendment of the MTP Pedestrian Element concerning sidewalk widths	Various

VI. Upcoming Reviews of the Comprehensive Plan

Planning Initiatives

The Comprehensive Plan has been updated and periodically amended to more clearly reflect the intended use for particular areas. The Plan is reviewed and often amended either as part of a long-term planning process for a designated area or as a result of an individual request for a specific change.

The following Comprehensive Plan elements are to be updated over the next four years (July 1, 2011 to June 30, 2015)⁴:

General Land Use Plan: The last printing of the General Land Use Plan was in 2004. Since then, the County Board has approved several amendments to the General Land Use Plan. Special General Land Use Plan studies are currently underway and will continue to be undertaken in the coming years. Work related to the reprinting commenced in 2010 and this reprinting by the end of 2011 will reflect all changes to the General Land Use Plan approved by the County Board since April 2004. The General Land Use Plan is updated quarterly on the County's website.

Storm Water Master Plan: The Storm Water Master Plan was last updated in 1996. Work is currently underway on an update of the master plan (with the new document using the term "stormwater" to reflect current usage), with completion expected in 2012. This document will combine and update both the 1996 Storm Water Master Plan and the 2001 Watershed Management Plan. Contracts are in place to complete a detailed storm sewer capacity analysis focusing on watersheds that experienced flooding during major storm events as occurred in June 2006. An update of the County's 1999 stream inventory is nearing completion and will help establish priorities for future stream restoration projects. The results of the stream inventory will also be part of the master plan update. Following an initial study in the Little Pimmit Run watershed, work is also proceeding on the preparation of watershed retrofit plans to identify potential locations for storm water quality retrofit projects, a third key element of the master plan update. Lastly, a community outreach process will be undertaken to engage various commissions, civic associations and residents in a community dialogue about storm water programs and policies.

Water Distribution System Master Plan: The Water Distribution System Master Plan was last updated in 1992 and over the next four years it will be updated.

Recycling Program Implementation Plan and Map: In December 1990, the County satisfied the requirement in the Code of Virginia that the County must show the location of existing or proposed recycling facilities as an element of its adopted Comprehensive Plan by adopting a Recycling Program Implementation Plan which included a map of existing and proposed facilities. In 1991, 1996, 2000 and 2008, the Recycling Program Implementation Plan and Map

⁴ See table below for estimated start and completion dates.

was amended to reflect new locations for or relocations of recycling drop-off centers for public use.

In June 2004, the County Board adopted a twenty-year planning document entitled the "Arlington County Solid Waste Management Plan." This plan, approved by the Virginia Department of Environmental Quality, contains a description of the current recycling facilities reflected on the Recycling Program Implementation Plan and Map, as well as descriptions of the County's curbside and multifamily recycling programs and its solid waste collection and disposal programs. The Solid Waste Management Plan currently serves as the strategic planning framework of the County's solid waste management programs, including recycling, and at a future date, the Department of Environmental Services may recommend that it replace the Recycling Program Implementation Plan as a formal element of the County's Comprehensive Plan.

Chesapeake Bay Preservation Ordinance and Plan: Phase III of local government implementation of the Chesapeake Bay Preservation Act requires the 84 Tidewater local governments to review local land development ordinances, and revise them if necessary, in order to ensure these ordinances adequately address the protection of the quality of state waters. An important element of Phase III is the requirement for local ordinances to have specific standards to ensure that development in Chesapeake Bay Preservation Areas minimizes land disturbance, preserves indigenous vegetation, and minimizes impervious cover, as well as six specific requirements for approved plats and development plans. Phase III will also involve the identification and resolution of obstacles and conflicts to achieving the water quality goals of the Chesapeake Bay Preservation Act within local programs and ordinances. The Commonwealth's review of Arlington County's local program began in 2010. Changes to Arlington's Chesapeake Bay Preservation Ordinance may be required as part of this review effort.

In addition, comprehensive revisions to the State stormwater management regulations scheduled to take effect within the next few years will require changes to the Chesapeake Bay Preservation Ordinance. A Countywide stream inventory completed in 2010 will result in an update to the adopted Resource Protection Area map.

Public Spaces Master Plan: The Public Spaces Master Plan was adopted in 2005. The Department of Parks, Recreation and Cultural Resources will begin work on the Public Spaces Master Plan Update in early 2012 and an update to the Urban Forest Master Plan in 2012. The updated Urban Forest Master Plan will ultimately contribute to the attractiveness and sustainability of Arlington through enhancements to the tree canopy and is expected to be completed in 2012. The Natural Resources Management Plan was completed and adopted in 2010.

The goals of the Land Acquisition and Preservation Policy and Plan are to provide a long-term vision for land acquisition, as well as policies and procedures to guide the incremental and strategic acquisition and protection of active and passive recreational lands, cultural sites and natural areas. Work on the plan commenced in late 2009. The scope of the project includes: a needs assessment and analysis; identification of priority areas and opportunities for acquisition; criteria for evaluating and prioritizing acquisition opportunities; a comparable analysis of various tools and methods to acquire and protect land; as well as recommendations for a more

coordinated, balanced and proactive interagency approach to land acquisition. Completion of this plan, which will be a sub-element of the Public Spaces Master Plan, is anticipated in 2012.

Historic Preservation Master Plan: The Historic Preservation Master Plan was adopted in 2006 and a reprinting to reflect revisions to the plan will take place in 2012 upon completion of a five-year review since its adoption.

The following studies and plans are anticipated to occur over the next four years (July 1, 2011 to June 30, 2015) and may result in amendments to elements of the Comprehensive Plan or its supporting documents:

Community Energy Plan: The County Board chartered a public task force in January 2010 and charged it with creating a Community Energy Plan. The Community Energy Plan outlines recommendations and strategies to significantly reduce countywide energy use by 2050 through a transformational approach to using, distributing and generating energy. The report's framework will be used to create an implementation work plan and to finalize the Community Energy Plan. A proposed final Community Energy Plan and a corresponding implementation plan are expected to be brought to the County Board by November 2012. The final Community Energy Plan is likely to be a new element of the County's Comprehensive Plan.

Pike Neighborhoods Plan – A Land Use & Housing Study: This study was initiated to complete the next planning phase for the Columbia Pike Initiative by establishing a vision and concept plans for the residential areas adjacent to the existing revitalization district. Originally conceived as an effort to develop housing strategies for the residential areas, the scope of this study has been expanded to include development of a comprehensive plan vis-à-vis preserving affordable housing, increasing housing diversity and improving building form, while ensuring compatibility with existing policies and the Form Based Code regulations applicable in the commercial centers.

The study will also examine the eastern area of Columbia Pike, as recommended in the Columbia Pike Initiative – A Revitalization Plan, Update 2005. The County will study the opportunities for improvements in and around the Foxcroft Heights neighborhood, working cooperatively with the community, federal government and other stakeholders. This study process is targeted for completion in early 2012 and will culminate in a Columbia Pike Initiative update. It is also anticipated that a Form Based Code would be crafted specifically for this area to meet desired goals, including preservation of affordable housing, and will likely incorporate new building forms.

Rosslyn Sector Plan Addendum: Building on the study and approval of projects in Central Place, additional planning for Rosslyn has been initiated in the last few years. These planning efforts, advanced largely as separate and distinct elements to date, will be brought together in a coordinated fashion as part of a process to create an updated Rosslyn Sector Plan Addendum. It is anticipated that the Addendum will focus on achieving four specific primary outcomes, including: a better urban design framework, a building heights strategy, a revamped multimodal transportation system, and cohesive and functional open space network.

While the quality of urban design in Rosslyn has improved as a result of recently approved and built projects, there are still several specific aspects of urban design in Rosslyn that could benefit from improved guidelines. Specifically, additional guidance is needed to help consistently achieve: well-proportioned buildings; a ground-plane and first floor treatment that is attractive, interactive, and comfortable for pedestrians; interesting façade compositions; harmonious transitions between sites; and special and distinct features of Rosslyn. The urban design component is the one component of the four that has not been initiated to date.

The primary objective of studying building heights in Rosslyn is to establish a more specific and deliberate building heights strategy to prioritize the County's goals for Rosslyn's skyline. Work on the Rosslyn Building Height Study was initiated in September 2009, and will be completed as part of the Addendum effort.

A multimodal transportation study for Rosslyn was initiated in late 2006 and focuses on traffic circulation, transit, parking, curb space management, and pedestrian and bicycle connectivity. The study will provide recommendations to address the increased demand placed on all modal elements of the existing Rosslyn transportation system over the next 20 years as Rosslyn continues to grow and redevelop. Specifically, the plan will provide a framework for improved vehicular traffic circulation, public transportation, pedestrian and bicycle system elements, and parking and curb space management. The culmination of this study will be integrated as part of the Addendum effort.

Finally, the Addendum will also explore questions around how a more cohesive open space network can be better integrated throughout Rosslyn. This process will include the identification of primary open space needs in Rosslyn, and look for opportunities to strengthen connectivity among and access to open spaces in Rosslyn. The master planning effort recently initiated to create a new vision for Gateway Park in Rosslyn will be advanced, along with visioning for other major parks in the Rosslyn area.

Four Mile Run/Shirlington Crescent Land Use Study: The industrially planned and zoned area along Four Mile Run and east of Shirlington Road is one of the last remaining areas in the County designated for such use. The Industrial Land Use and Zoning Study, accepted by the County Board in 2000, concluded that based on the high cost of land and rents in Arlington today, it is unlikely that new traditional industrial facilities can be developed at competitive, marketplace rates. As a result of these conditions, industrial uses will continue to decline to the point of being insignificant by the year 2020. It was recommended that the County reexamine a previous study of this area to better define land use goals and objectives which could include mixed-use development and additional open space. Therefore, a two-phase planning effort for the Four Mile Run/Shirlington Crescent will be initiated, beginning in the fall of 2011. The Lower Shirlington Crescent Special Study is proposed as Phase I of an overall planning effort to develop policy guidance for the primarily industrial properties located within the southernmost portion of the Shirlington Crescent (bounded by Shirlington Road and Interstate 395 and south of 24th Road South). Phase I will be completed within four to five months. Phase II of the planning effort will entail the development of a comprehensive Four Mile Run/Shirlington Crescent Area Plan, which will be initiated in early 2012, after the special study process is concluded. Phase II, which is estimated to be conducted over a two-year timeframe, will address key planning issues including height, density, use mix, urban design, open space,

affordable housing, transportation and environmental sustainability. Staff will utilize transportation analysis and conceptual materials from previous planning efforts initiated in 2001-2002, and augment and revise them as necessary, as a point of departure in these new planning efforts.

Arlington County's Affordable Housing Goals and Targets: The Goals and Targets establish the County's objectives and outcome measures for affordable housing until fiscal year 2015. Revisions to the Affordable Housing Goals and Targets will be reviewed by the County Board in the spring of 2015.

Five Year Consolidated Plan (Affordable Housing): Required by the U.S. Department of Housing and Urban Development, a Consolidated Plan is a blueprint for developing affordable housing, preventing homelessness, ensuring fair housing, expanding economic opportunities, improving neighborhoods and more. The Consolidated Plan provides a vision to guide policies and the use of County resources to address these important issues over a five year period. Arlington's next Five Year Consolidated Plan will be developed and submitted to the U.S. Department of Housing and Urban Development in May 2015.

Retail Study: The current Retail Action Plan, originally adopted in 2001, states that "the Retail Action Plan was to act as a general policy guide, to be further updated and reviewed within two years." In 2008, the Economic Development Commission formed a task force to review retail within Arlington. In 2010, the Economic Development Commission presented its findings to the County Board at a work session. After discussing the findings, the County Board directed staff to review retail policies. The study, undertaken by Arlington Economic Development and the Department of Community Planning, Housing and Development, will review and update existing retail policies: determining the right uses for the right places; providing for interim uses with performance criteria; allowing alternative uses to enliven the street; eliminating any conflicts within existing and proposed retail guidance; and offering such guidance for the entire County. Work on this study commenced in 2010.

Special Zoning Ordinance Studies and Reviews: Staff will undertake a comprehensive review of the sign regulations (Section 34) with the goal of adopting revised regulations in calendar year 2011. Staff will work closely with the Zoning Committee of the Planning Commission for formal review of a proposed amendment to the Zoning Ordinance, as well as to conduct public outreach and obtain feedback on proposed recommendations.

Following the sign regulations update, staff will undertake a comprehensive technical review of the Zoning Ordinance, incorporating updates consistent with Virginia Code and a revised format with clarifying improvements vis-a-vis usability and incorporation of updated uses and definitions. The process will include identification of major issues which will help formulate the future Zoning Ordinance work plan. In addition, staff will continue to work on time-sensitive special zoning studies as they arise.

The purposes of the sign ordinance and technical review updates are to improve comprehension and enhance ease of compliance with the Zoning Ordinance, to reduce the frequency with which issues require County Board attention, and to enhance ease of administration of the Ordinance.

In September 2010, the County Board adopted the Crystal City Sector Plan, to serve as the guide for future planning and development decisions in the area. The Sector Plan's Implementation chapter lists 43 recommendations to achieve the preferred future vision for Crystal City. The creation of a new zoning district for Crystal City was one of these recommendations. To be used in conjunction with the new Crystal City Coordinated Redevelopment District on the General Land Use Plan, and to involve a new block planning mechanism created specifically for redevelopment in Crystal City, the parameters for a new voluntary overlay zoning district for Crystal City are now being developed. This new district is being proposed to ensure future development is consistent with the Sector Plan recommendations. The new zoning district is proposed to incorporate many of the recommended controlling factors included in the sector plan, such as building heights, land use, tower coverage, bulk plane angles.

To implement the Pike Neighborhoods Plan, staff will pursue a new, or possible expansion of the existing, Form Based Code zoning tool for the multi-family residential areas along Columbia Pike as the landmark planning and land use tool. This work will advance the preliminary drafts started during the planning effort. The zoning tool will be designed to fulfill the desired goals for future development, including measures to obtain and/or preserve existing market-rate affordable housing units, along with possible new streets and open spaces, build-to lines, building heights, and other urban design requirements. The duration of this project is approximately one year, starting at the end of 2012 and finishing towards the end of 2013.

Special Studies: The Department of Community Planning, Housing and Development will continue to undertake special studies and Special General Land Use Plan Studies as directed by the County Board. Ongoing studies include the American Service Center Special Study, the PenPlace Special Study, the Colony House Special General Land Use Plan Study and the Lower Shirlington Crescent Special Study.

Park Master Plans: The Department of Parks, Recreation and Cultural Resources is engaged in an ongoing process to review and update the master plans for individual park properties. Priority is given to those parks for which master plans have not yet been adopted. In the next five years, park properties that are likely to be reviewed include two Crystal City Parks (the gateway park at the northern terminus of Crystal Drive and the 23rd Street market plaza at the intersection of Clark and Bell Streets), Gateway Park, Randolph and Glebe Park, Jennie Dean Park, Long Bridge Park Master Plan Update and Quincy Park.

Historic Resources Inventory: The creation of the Historic Resources Inventory is the leading recommendation of the Historic Preservation Master Plan. The purpose of the Historic Resources Inventory is to systematically rank the historic and architectural significance of historic properties throughout the County and to establish proactive preservation policies for those resources most vital to Arlington history. The Historic Resources inventory consists of four different categories of significance: essential, important, notable and minor. Phase 1 is limited to these building types: garden apartment complexes and individual garden apartment buildings; commercial shopping centers; and individual commercial buildings. The field survey for Phase 1 was completed in 2009.

Adoption of the Historic Resources Inventory by the County Board occurred in July 2011. The County Board will accept and adopt the Phase 1 Historic Resources Inventory list that ranks some 394 historic resources within three building type categories: garden apartment complexes and individual garden apartment buildings; commercial shopping centers; and individual commercial buildings.

The policies for the Historic Resources Inventory are proposed to be discussed at the October 2011 County Board meeting. These proposed policies, and the proposed strategies to be used to encourage and support the Historic Resources Inventory rankings, will be presented for County Board adoption.

Other requested studies that may be undertaken during the next four years (July 1, 2011 to June 30, 2015) and may result in amendments to elements of the Comprehensive Plan or its supporting documents include:

Commercial Area Study: This study could establish a set of principles to guide development in commercial areas. A pilot project could be undertaken, for instance, at a key commercial area. Issues to be studied may include uses, density, height, urban form, retail mix, transportation connectivity, parking, transitions, streetscape, signage, lighting, safety and the like. The final product could be a planning document that outlines the purpose, scope, issues, considerations and guiding principles with illustrative drawings to convey principles and urban design schemes. In addition, recommendations could include an evaluation of existing tools that could be used or new tools that could be developed to address identified issues and capitalize on identified opportunities, consistent with the County's Smart Growth and sustainability policies. Findings for this study could inform other similar commercial areas throughout the County. The final scope and components of this study will be determined by the County Board.

Garden Apartment/Medium Density Residential Study: This study would examine the garden apartment areas of the County, excluding the Columbia Pike corridor which is the subject of the Columbia Pike Housing and Land Use Study, with the goal of preserving affordable housing and the County's historic garden apartments. This study would also tackle the related affordable housing issue of the discrepancy in the density allowed under the "Medium" Residential (72 units/acre) General Land Use Plan category and the maximum allowed under the corresponding zoning districts (48 units/acre). This is a countywide issue and its implications would have to be carefully considered, especially in terms of impacts on affordable rental housing.

Crystal City Edge Study: The Crystal City Sector Plan includes a specific follow-up implementation item (Action #43) to develop an edge transition study for the area where the western boundary of Crystal City meets the eastern boundaries of Aurora Highlands and Arlington Ridge. In concert with representatives of the adjacent civic associations, the Crystal City Citizen Review Council and the Planning Commission, this study would include efforts to develop additional urban design guidelines addressing the transition area between Crystal City and the adjacent single-family neighborhoods. While the sector plan includes macro-level planning recommendations pertaining to the area on the east side of Eads and Fern Streets, it does not address in detail the vision for the transitional and edge areas. This effort should be worked into the Planning Division work plan to include a study that better defines the preferred transition and could include design guidelines to help communicate that vision. Should a

community-wide planning effort be undertaken to review edge conditions in the County, this effort could be folded into that planning process.

Proposed Project Schedules (subject to change)⁵

Scheduled Priorities

Project	Estimated Schedule ⁶ (calendar year)								
	2011	2012	2013	2014	2015	Undeter- mined Start Date	Ongoing	No Major Update Expected	Primary Responsible Department
Comprehensive Plan Element (Updates)									
General Land Use Plan (reprinting)	End 4 th Qtr.								CPHD
Master Transportation Plan								X	DES
Storm Water Master Plan		End 4 th Qtr.							DES
Water Distribution System Master Plan						X			DES
Sanitary Sewer Collection System Master Plan						X			DES
Recycling Program Implementation Plan and Map						X			DES
Chesapeake Bay Preservation Ordinance and Plan							X		DES
Public Spaces Master Plan							X		PRCR
Historic Preservation Master Plan		End 4 th Qtr.							CPHD

Scheduled Priorities

Project	Estimated Schedule ⁷ (calendar year)								
	2011	2012	2013	2014	2015	Undeter- mined Start Date	Ongoing	Primary Responsible Department	
Supporting Documents									

⁵ The proposed project schedules represent staff's best estimates at this juncture of the projects to be undertaken in the next four years. This information is of a general nature and is subject to change. The outer years are less certain and staff could begin work on currently unscheduled items.

⁶ Unless otherwise specified, initiatives were started prior to 2011.

⁷ Unless otherwise specified, initiatives were started prior to 2011.

Project	Estimated Schedule ⁷ (calendar year)							Primary Responsible Department
	2011	2012	2013	2014	2015	Undetermined Start Date	Ongoing	
Supporting Documents								
Community Energy Plan			End 1 st Qtr.					DES
Pike Neighborhoods Plan – A Land Use & Housing Study		End 2 nd Qtr.						CPHD
Rosslyn Sector Plan Addendum	Start 3 RD Qtr.	End 4 th Qtr.						CPHD, DES
Four Mile Run/Shirlington Crescent Land Use Study		Start 1s Qtr.		End 1st Qtr.				CPHD
Five Year Consolidated Plan (Affordable Housing)					End 2 nd Qtr.			CPHD
Arlington County's Affordable Housing Goals and Targets					End 2 nd Qtr.			CPHD
Retail Study	End 4 th Qtr.							AED

Project	Estimated Schedule ⁷ (calendar year)								
	Supporting Documents	2011	2012	2013	2014	2015	Undetermined Start Date	Ongoing	Primary Responsible Department
Special Zoning Ordinance Studies and Reviews ----- -Technical Update -Sign Ordinance -Crystal City Zoning -Form Based Code Expansion for Columbia Pike								X	CPHD
			Start 1st Qtr.; End 4th Qtr.						
	Start 1st Qtr.; End 4th Qtr.								
	End 4th Qtr.								
		Start 4th Qtr.	End 3rd Qtr.						

Project	Estimated Schedule ⁷ (calendar year)						Undeter- mined Start Date	Ongoing	Primary Responsible Department
	2011	2012	2013	2014	2015				
Special Studies ----- -American Service Center Special Study	End 3rd Qtr.							X	CPHD
- PenPlace Special Study	End 3rd Qtr.								
- Colony House Special GLUP Study	Start and End 3rd Qtr.								
-Lower Shirlington Crescent Special Study	Start 3rd Qtr.	End 1st Qtr.							
Park Master Plans								X	PRCR
Historic Resources Inventory	End 3rd Qtr.								CPHD

Unscheduled Priorities

Project	Estimated Schedule (calendar year)					Undeter- mined start date	Primary Responsible Department
	2011	2012	2013	2014	2015		
Supporting Documents							
Commercial Area Study						X	CPHD
Garden Apartment/Medium Density Residential Study						X	CPHD
Crystal City Edge Study						X	CPHD

VII. Public Review Process

Preparation of the aforementioned plans and studies will likely involve a comprehensive review process that may include the evaluation of existing policies and the development of alternatives and recommendations by County staff in cooperation with the Planning Commission, County Board-appointed commissions and task forces, neighborhood and civic organizations and businesses. These processes may require public hearings with the Planning Commission and the County Board and may result in the adoption of recommendations for future development that may include amendments to the Comprehensive Plan.

In addition, detailed land use studies may be undertaken for designated areas of the County at the County Board's directive where conditions warrant a comprehensive framework of policies for community improvement through redevelopment, revitalization or conservation. Also, if directed by the County Board, land use policies may be developed to address specific issues.

Furthermore, any person may request an amendment to the General Land Use Plan, at any time, by writing a letter to the Chairman of the County Board identifying the specific area and the requested General Land Use Plan designation. If the County Board decides to hear the amendment, public hearing dates for the Planning Commission and the County Board are set and publicly advertised. At the public hearing, the Planning Commission receives a recommendation from the County Manager and hears public testimony. The commission then makes a recommendation to the County Board regarding the requested amendment. At its meeting, the County Board also receives the County Manager's report, hears public testimony and ultimately makes the final decision. This same public review process is followed for the review of proposed amendments to other elements of the Comprehensive Plan.

VIII. Appendix

Excerpts from the Code of Virginia⁸

15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that may include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities. The plan should recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

The plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, including age-restricted, housing; business; industrial;

⁸Virginia General Assembly Legislative Information System (<http://leg1.state.va.us/lis.htm>) as of July 1, 2010.

agricultural; mineral resources; conservation; active and passive recreation; public service; flood plain and drainage; and other areas;

2. The designation of a system of community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
3. The designation of historical areas and areas for urban renewal or other treatment;
4. The designation of areas for the implementation of reasonable ground water protection measures;
5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;
6. The location of existing or proposed recycling centers;
7. The location of military bases, military installations, and military airports and their adjacent safety areas; and
8. The designation of corridors or routes for electric transmission lines of 150 kilovolts or more.

The plan shall include: the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

The plan shall include: a map that shall show road improvements and transportation improvements, including the cost estimates of such road and transportation improvements as available from the Virginia Department of Transportation, taking into account the current and future needs of residents in the locality while considering the current and future needs of the planning district within which the locality is situated.

(1975, c. 641, § 15.1-446.1; 1976, c. 650; 1977, c. 228; 1988, c. 268; 1989, c. 532; 1990, c. 19; 1993, cc. 116, 758; 1996, cc. 585, 600; 1997, c. 587; 2003, c. 811; 2004, cc. 691, 799; 2005, cc. 466, 699; 2006, cc. 527, 563, 564; 2007, c. 761.)

§ 15.2-2230. Plan to be reviewed at least once every five years.

At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

(Code 1950, § 15-964.8; 1962, c. 407, § 15.1-454; 1975, c. 641; 1997, c. 587.)