



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of October 15, 2011**

DATE: September 29, 2011

SUBJECT: Request to Authorize Advertisement of Public Hearings for the Reprinting of the General Land Use Plan (GLUP) and to add language throughout the booklet to describe and reference changes that have previously been made to the GLUP map, plans and policies.

C. M. RECOMMENDATION:

Authorize the advertisement of public hearings on the reprinting of the General Land Use Plan, and the addition of language throughout the booklet to reference earlier changes, by the Planning Commission on November 28, 2011 and the County Board on December 10, 2011.

ISSUES: This is a request to authorize advertisement of public hearings on the reprinting of the General Land Use Plan, to primarily reflect amendments approved by the County Board since 2004. No issues have been identified.

SUMMARY: The General Land Use Plan (GLUP) is being reprinted to include all amendments approved by the County Board between April 27, 2004 and December 10, 2011. Changes to the text of the GLUP have also been made to correct errors from past printings and to add new information about approved elements of the Comprehensive Plan; new planning programs; approved Sector Plan Addenda; new Neighborhood Conservation Plans; and new policies. This reprinting uses the previous layout of the GLUP in a booklet format with an attached map. This reprinting will also commemorate the 50th Anniversary of the General Land Use Plan's first adoption in 1961. In addition, staff is working to make the online version of the GLUP more interactive.

BACKGROUND: The General Land Use Plan is the primary policy 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 Arlington County. In addition, the General Land Use Plan serves as a guide to 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

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Matt Mattauszek, DCPHD, Planning Division

PLA-6020

37.

intended use for a particular area. Reprintings, to reflect revisions to the Plan, have been done in 1964, 1966, 1975, 1979, 1983, 1987, 1990, 1996 and most recently in 2004.

DISCUSSION: The revised General Land Use Plan includes amendments approved between the last reprinting, April 27, 2004 and December 10, 2011 (expected date of County Board adoption). Since the last reprinting, the following amendments to the General Land Use Plan have been approved by the County Board:

- 07/10/04 Rosslyn: designation of 1531 North Pierce Street (Rosslyn Ridge) as a “Special Affordable Housing Protection District” and add Note 13.
- 07/10/04 Nauck Village Center Action Plan: designation of “Nauck Village Center Special Revitalization District” and addition of Note 21. Change from “Low” Residential to “Service Commercial” (northwest corner of Shirlington Road and 22nd Street), from “Service Commercial” to “Low-Medium” Residential (northeast corner of Shirlington Road and 22nd Street), from “Service Commercial” to “Low” Office-Apartment-Hotel (southeast corner of Shirlington Road and 22nd Street).
- 10/23/04 Clarendon: Change from “Semi-Public” (Country Clubs and semi-public recreational facilities. Churches, private schools and private cemeteries) to “Medium Density Mixed-Use” (area bordered by North Highland Street, North Hartford Street and 13th Street North).
- 04/16/05 Fort Myer Heights North: designation of “Fort Myer Heights North Special District,” adding Note 22 and three open space symbols.
- 11/15/05 Courthouse: Change from “Service Commercial” to “Medium” Office-Apartment-Hotel (1836, 1840 Wilson Blvd, 1801, 1805 Clarendon Blvd; National Science Teachers Association Building).
- 12/10/05 Cherrydale: Change from “Low” Residential to “Government and Community Facilities” for areas north and south of the existing 21st Road N.; extend a portion of the “Government and Community Facilities” designation to the existing 21st Road N. right of way; add stipple pattern to the proposed “Government and Community Facilities” designation. From “Low” Residential to “Service Commercial” and, extend the “Service Commercial” designation to a portion of the existing 21st Road N. right-of-way. From “Low” Residential” to “Public” for the area south along the existing 21st Road N. and add a stipple pattern to the proposed “Public” designation. (Fire Station #3)
- 12/10/05 Countywide: Affordable Housing
- 01/21/06 Virginia Square: 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 GLUP and Plan with proposed revisions to MU – VS (Mixed Use – Virginia Square) District, including changes to GLUP Note #3 to allow density up to 3.24 FAR for properties east of N. Kansas St. and up to 4.0 FAR west of N. Kansas St.

- 10/14/06 Columbia Pike: Change from “Service Commercial” to “Public” for the eastern half of the block bounded by proposed S. Cleveland Street, proposed 9th Road S., proposed S. Barton Street and Columbia Pike within the Town Center area of the Columbia Pike Revitalization District; from “Service Commercial” to “Medium’ Office-Apartment-Hotel for remainder of the site between proposed S. Cleveland Street, 9th Street S., S. Adams Street, Columbia Pike, proposed S. Barton Street., and proposed 9th Road S. (Penrose Square)
- 12/09/06 Clarendon: Changes to:
- the boundary of the “Clarendon Revitalization District” to include the properties designated “Service Commercial” and “Medium Density Mixed-Use” north of Wilson Boulevard properties between Highland Street and Danville Street; properties designated “Service Commercial” bordered by North Fillmore Street, Washington Boulevard, and 9th Street North; and properties designated “Low-Medium” Residential south of 10th Street North between North Irving Street and North Fillmore Street;
 - “Note 2” to remove the information pertaining to the town house style commercial/residential development, reserve this Note number for a future GLUP note, and remove the “Commercial Townhouse District” in the GLUP booklet to allow for subsequent amendments to the “Clarendon Revitalization District” intended to consolidate text regarding the Clarendon Metro station area as well as set forth new policy goals and objectives for this area along the south edge of 10th Street; and
 - the Clarendon Metro Station Area box on the back of the GLUP Map to reflect new goals, objectives and policies
- 01/27/07 Rosslyn: Change from “Public” to “Medium” Office-Apartment-Hotel for property known as 1101 Lee Highway, generally located north of old un-built Lee Highway just east of the intersection with North Lynn Street.
- 02/24/07 Courthouse: Change from “General Commercial” to “Medium” Office-Apartment-Hotel for a property known as 2000 Wilson Boulevard, generally located on the eastern part of the block in the area bounded by Wilson Boulevard, N. Rhodes Street, Clarendon Boulevard, and N. Courthouse Road.

- 02/24/07 Clarendon: Change from “Semi-Public” to “Medium Density Mixed-Use” for the northern portion of the block bordered by North Highland Street, North Hartford Street, and 13th Street North in the Clarendon Metro station area. (First Baptist Church)
- 05/05/07 Rosslyn: Change from “Public” to “High” O-A-H and remove stipple and open space symbol for property known as Central Place.
- 10/13/07 Courthouse: Change from “Service Commercial” to “Medium” O-A-H for 1716 Wilson Blvd (Dr. Contis Site).
- 12/18/07 Columbia Pike: Redraw Columbia Pike Special Revitalization District Boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property.
- 01/26/08 Arlington Boulevard: Change from “Service Commercial” and “Low-Medium” Residential (16-36 units/acre) to “Low” O-A-H for property known as 2201 Pershing Drive.
- 02/23/08 Ballston:
 - Change from “Service Commercial” to “Medium” O-A-H for the southern part of the block bounded by N. Glebe Road, Wilson Blvd, N Wakefield Street and Fairfax Drive (Bob Peck/Staples Site).
 - Addition of Note 23 to specify that buildings in the southwestern and western portions of the site shall consist of residential uses and have maximum heights of 50 feet.
- 06/17/08 Rosslyn: Addition of Note 13 designating site as SAHPD (for the area bounded by Clarendon Blvd, 16th Road N., N. Oak St. and N. Ode Street, with the exception of the parcels located in the SW and SE corners of the block.(Rosslyn Commons).
- 06/17/08 North Tract: Modification of Note 20 to designate additional development density to the Monument View Site Plan Application (SP #400) site area within the “North Tract Special Planning District,” an area generally bordered by Shirley Highway Interstate 395, the GW Memorial Parkway, and the southern edge of 10th Street S.
- 06/17/08 Countywide: Policy for Consideration of GLUP Amendments Unanticipated by Previous Planning Efforts.
- 07/19/08 Pentagon City: Change from “Service Industry” to “Medium” O-A-H for property known as Pentagon Centre.
- 09/13/08 Fort Myer Heights North:

- Changes to GLUP Booklet to revise language describing the purpose of the Fort Myer Heights North Special District
- Changes to the back of the GLUP Map to reflect the adoption of the Fort Myer Heights North Plan
- Addition of open space symbols to 3 locations:
 - Northeast corner of block bordered by 16th Street N., North Queen St, 14th Street N. and North Quinn Street.
 - Southwest corner of block bordered by Clarendon Boulevard, North Quinn Street, North Rhodes Street and 16th Street North (south of the existing public park)
 - Northeast corner of the block bordered by 14th Street N., North Rhodes Street and Fairfax Drive and North Rolfe Street.

06/12/10 Courthouse: Change from “Service Commercial” to “Medium” O-A-H for property known as 1900 Wilson Boulevard.

09/25/10 Crystal City:

- Add new Note 1 to GLUP Map
- Change from 1/3 “Medium” Residential and 2/3 “Low” O-A-H to “Low” O-A-H for area east of Crystal Drive between 12th St S. and the Airport Viaduct (VA Rte. 233)
- Change from 4/7 “High” Residential and 3/7 “High” O-A-H to “High” O-A-H for area bounded by Jefferson Davis Highway, Crystal Dr., 12th St. S. and the Airport Viaduct (VA Rte. 233)
- Change from 5/7 “High” Residential and 2/7 “High” O-A-H to “High” O-A-H for area bounded by Jefferson Davis Highway, Crystal Drive, the Airport Viaduct and the property just south of 27th St.
- Change from “High” Residential and Public to “High” O-A-H for area bounded by Jefferson Davis Highway, S. Eads St., Army Navy Dr and a line approximately 150 feet north of 27th Street S.
- Add 26 General locations for open space symbols
- Revise boundary of Crystal City Metro Area Station Area on the back of the GLUP to include the properties that front the side of the 500 block of 23rd St. S (between S. Eads St. and S. Fern St.)
- Text changes to the Jefferson Davis Corridor summary on the back of the GLUP map; description in the Crystal City/Crystal Park box on the back of the GLUP map and in the GLUP booklet narrative.

04/16/11 East Falls Church:

- Change from “Service Commercial” to “Low-Medium” Residential for area located at the southwest corner of Lee Highway and Underwood Street (Suntrust Site)
- Change from “Service Commercial” to “Low” Office O-A-H for area located at the northwest corner of Lee Highway and Washington Boulevard (BB&T Bank Site)

- Change from “Service Commercial” to “Low” Office O-A-H for area located at the northeast corner of Lee Highway and Washington Boulevard (Exxon Site)
- Change from “Low” Residential (1-10 units/acre) to “Low-Medium” Residential for area located mid-block and bounded by Lee Highway and Washington Boulevard (Verizon Site)
- Change from “Public” and “Government and Community Facilities” to “Medium” O-A-H for area located at the southwest corner of Sycamore Street and Washington Boulevard (Park & Ride Site)
- Amend Note 7 to establish the “East Falls Church Neighborhood Center District”, place the district boundaries on the GLUP Map and remove the “7” from the map in certain locations.
- Add “General Location for Open Space” symbols to indicate the recommended public open space locations proposed in the Area Plan. New open spaces are proposed on the Park & Ride site, where a public plaza is proposed in conjunction with redevelopment of the site; within the Fairfax Drive right-of-way east of Lee Highway; and west of Lee Highway adjacent to the W&OD Trail.

In addition to the above changes, staff will be developing a new matrix intended to provide clarity to which planning documents and policies apply to various parts of Arlington County. This matrix will be included as part of a new appendix section to the GLUP booklet along with adopted planning resolutions and a list of historical planning documents. It will not be considered part of the plan, but is intended as a document that makes the plan easier to use. Staff will continue to explore the need for the crosshatch that indicates current public ownership of the Federal and State properties. This change could also impact Note 10 on the map as well as a symbol on the legend. Lastly, staff recognizes that the Monument View site plan will be considered by the County Board during its October meeting. Should the County Board action result in a proposed GLUP amendment, note 20 on the GLUP map will be updated to reflect that change as part of this reprinting.

Community Process: This item was reviewed by the Long Range Planning Committee (LRPC) of the Planning Commission on September 22, 2011. Questions and comments raised at this meeting are summarized in an attached LRPC Comment Matrix along with staff responses and proposed changes to the GLUP booklet and map.

The revised text of the General Land Use Plan is attached (Attachment A). Changes and additions to the text since the last printing (April 27, 2004) are denoted as follows:

- Underline and ~~striketrough~~ denote amendments adopted by the County Board, indicating text added and removed, respectively
- Double underline and ~~double striketrough~~ denote addition and removal, reflecting technical amendments (i.e. updating dates to reflect adoption dates, elected officials, factual updates based on other adopted polices, incorporation of text that was adopted but not incorporated into the General Land Use Plan booklet, and other non-substantive changes) proposed to be added as part of the 2011 reprint

- Dotted underline denotes text that was moved from the GLUP map to the GLUP booklet

CONCLUSION: Staff recommends that the County Board authorize the advertisement of the reprinting of the General Land Use Plan for a public hearing at the December 10, 2011 County Board meeting and the associated Planning Commission meeting.

LRPC Comment Matrix:

Comment #	Question/Comment	Staff Response	Proposed Change to GLUP Booklet
GLUP MAP			
1	Can staff provide a new note on the map referencing additional information found in the booklet?	Staff concurs.	Reference text has been added on the front and back of the GLUP Map
2	Can a new note on the map reference the printed booklet and County website which provides the most current version of the map?	Staff concurs.	Reference text has been added on the front and back of the GLUP Map
3	Any online versions of the map should be tested for all audiences to ensure their smartphones, tablets and computers can all properly display the map.	Staff concurs and plans on testing any online versions of an interactive GLUP Map that may be posted online.	n/a
4	Could the station area boundaries be indicated differently than using a gray dashed line?	Staff concurs.	GLUP Map has been changed to only show station area boundaries on the back of the GLUP Map, using a red dashed line where each of the areas meet.
5	Could additional information be provided for the newly constructed Silver Line (to Dulles)?	Staff concurs.	Context map showing the Metro system has been changed to include planned stops along the new silver line.
6	Could a historic layer be provided for the interactive GLUP map showing changes to the map that occurred over time?	Staff will continue to evaluate if this request is feasible based on past versions of the map and their compatibility with each other.	n/a
7	Can the crosshatch indicating Federal and State owned properties be removed?	Staff will continue to explore this. If the crosshatch comes off the Federal and State owned properties, Note 10 will need to be modified.	To be determined.

Comment #	Question/Comment	Staff Response	Proposed Change to GLUP Booklet
GLUP BOOKLET			
8	Text should be formatted in such a way where the hierarchy of the planning documents becomes much clearer (specifically with respect to major corridors and smaller area plans)	Staff concurs	GLUP Booklet has been changed to reflect clear distinctions between hierarchy.
9	Could the booklet incorporate a matrix covering each planning area of the County and indicating which planning documents apply to them?	Staff will continue to develop a potential matrix to address this issue, however it may not be ready in time for this report.	A matrix will be developed and added as an appendix in the GLUP Booklet.
10	Could the booklet also add text identifying the differences between various planning policies (i.e. Comp Plan elements vs sector plans vs area plans)	Staff will examine any legal impacts to providing such definitions and clarifications prior to incorporating the proposed table into the booklet.	Staff will add text to clarify these documents
11	Could the booklet reference historical documents, specifically those which have been superseded by more current policies?	Staff will identify such documents and determine the most appropriate location for them within the booklet.	The RTA will identify a placeholder for such documents within the appendix.
12	Should districts which no longer serve their purpose be removed from the GLUP?	Staff does not anticipate removing any existing districts from the GLUP for this reprinting. However, this item can continue to be discussed through future meetings with the LRPC.	n/a
13	lists identifying planning policies was not comprehensive and should be updated.	Staff concurs	GLUP Booklet has been updated to reference all current planning documents and policies.
14	Can an introductory sentence be added to the section titled "Planning Mechanisms for Implementation" under affordable housing?	Staff concurs	GLUP Booklet has incorporated this change.
15	Some of the project names referenced within special districts should also include the site address.	Staff concurs	GLUP Booklet has incorporated this change.
16	Additional images and context maps would be very helpful in identifying station areas and major corridors within the County.	Staff concurs	GLUP Booklet will incorporate this change within the layout of the final document.

Attachment A:

DRAFT BOOKLET TEXT

Vision

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.

2011 Arlington County Board Members

~~Paul Ferguson,~~

Barbara Favola, ~~Chairman~~

Jay Fisette, ~~Vice Chairman~~

Mary Hynes, Vice Chairman

J. Walter Tejada,

Christopher Zimmerman, Chairman

~~Ron Carlee~~ Barbara Donnellan, County Manager

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Appendix 1: Special Planning Resolutions and Policies

Appendix 2: Historical Planning Documents

Appendix 3: Planning document matrix

ATTACHMENT: GENERAL LAND USE PLAN MAP

FACTS ABOUT ARLINGTON (FRONT)

NOTES (FRONT AND BACK)

LEGEND (FRONT AND BACK)

ROSSLYN-BALLSTON CORRIDOR (BACK)

COLUMBIA PIKE CORRIDOR (BACK)

JEFFERSON DAVIS CORRIDOR (BACK)

Purpose and Scope of the General Land Use Plan

The General Land Use Plan (GLUP), consisting of this booklet and attached map, is the primary policy guide for the future development of the County. The Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policy of the County Board to citizens, the business community, developers and others involved in the development of Arlington County. In addition, the General Land Use Plan serves as a guide to the County Board in its decisions concerning future development. Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with the County's goals and vision. The higher end of that density range may not necessarily represent the vision for a specific location. When a development proposal substantially complies with County goals and policies, and is consistent with good zoning practice, the County Board may approve that development proposal at the higher end of that density range or above, as provided by the Zoning Ordinance.

The General Land Use Plan is one of several separate elements of Arlington County's Comprehensive Plan. Since its original adoption, the Comprehensive Plan has been continually updated and expanded and as of December 10, 2011, ~~April 27, 2004~~ comprises the Chesapeake Bay Preservation Ordinance and Plan; the General Land Use Plan; the Master Transportation Plan; the ~~Open Space~~ Public Spaces Master Plan; the Historic Preservation Master Plan, the Recycling Program Implementation Plan; the Sanitary Sewer System Master Plan; the Storm Water Master Plan; and the Water Distribution System Master Plan.

Arlington's Origins and Governmental Framework

Arlington, Virginia, an urban county of about 26 square miles, is located across the Potomac River from Washington, D.C. There are no incorporated towns or cities within Arlington's boundaries as a result of a 1922 decision by the Virginia Supreme Court of Appeals which declared Arlington a "continuous, contiguous and homogeneous community."

Arlington was originally part of the ten-mile square surveyed in 1791 for the Nation's Capital. In response to requests of local residents, the U.S. Congress in 1846 returned the portion of the District of Columbia on the west bank of the Potomac River to the Commonwealth of Virginia. This area was known as Alexandria City and Alexandria County until 1920 when the County portion was renamed Arlington County.

In 1932, Arlington became the first County in the United States to operate under the "Manager" form of government, which continues today. The County Board, Arlington's legislative body, is composed of five members elected at large. The Board appoints the County Manager and a variety of citizen boards, commissions and advisory groups to help develop and implement County policies.

The County Board encourages a high level of citizen involvement in local government, especially in developing planning policy. The Planning Commission, a County Board appointed advisory group, provides a forum for public discussion of planning issues. The Commission is

empowered by Virginia law to prepare a Comprehensive Plan and to evaluate proposed changes in land use and zoning for conformance with this Plan. The Commission holds public hearings and makes recommendations to the County Board, which also holds public hearings and makes the final decisions on land use and other issues.

Planning History and the Development of the General Land Use Plan

The first community planning efforts began in Arlington County as residential and commercial development intensified following World War I. In 1927, the Arlington County Board adopted an ordinance providing for limited control of land use by allowing plats to be recorded only upon the approval of the Directing Engineer. A Zoning Ordinance, implemented by a Zoning Administrator, was adopted in 1930 to encourage orderly development and prevent conflicting uses on the land within the County. In 1937, the County Board established a five-member Planning Commission which was charged with preparing and recommending a Master Plan for the physical development of the County.

Arlington's first General Land Use Plan was adopted by the County Board on August 12, 1961 as one element of the County's Comprehensive Plan. The General Land Use Plan may be amended through two processes: 1) as part of a long-range planning process for a designated area, or 2) as a result of an individual request for a specific change (see Reviewing and Amending the General Land Use Plan and the Comprehensive Plan). Through these two processes, the General Land Use Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. These amendments have been incorporated into a published document ~~ten~~ eleven times: 1961, 1964, 1966, 1975, 1979, 1983, 1987, 1990, 1996, ~~and~~ 2004 and 2011. Below is a description of how the General Land Use Plan has changed since its adoption over 40~~50~~ years ago:

1960s

The 1961 Plan used a color keyed system of 13 land use categories. The original Plan designated several large areas requiring further study as "Undetermined Use." Changes in the 1964 and 1966 Plans primarily involved the adoption of land use designations for those areas which were previously shown as "Undetermined Uses."

1970s

In the 1970's, the planning focus in Arlington shifted to the future development of the Metrorail transit corridors. On February 21, 1973, the County Board adopted a new legend for the General Land Use Plan. The legend expanded the number of residential categories from three to six, decreased the number of commercial and industrial categories from five to three, added the new heading of "Office-Apartment-Hotel" and significantly revised the designations for "Public" and "Semi-Public." At the same time, the County Board amended the Plan for areas of the County outside the Rosslyn-Ballston and Jefferson Davis transit corridors. After further public discussion, the County Board adopted major land use changes for the Jefferson Davis Corridor (2/9/74) and the Rosslyn-Ballston Corridor (12/7/74). All of the changes adopted between 1966 and 1975 to the legend and the transit corridors were incorporated in the 1975 Plan. The 1979 General Land Use Plan differs from the 1975 Plan in that it reflects amendments in the Rosslyn-Ballston and Jefferson Davis Corridors.

1980s

Between 1979 and 1983, policy recommendations and land use changes were adopted for all of the Rosslyn-Ballston Corridor Metro Station Areas. Several amendments to the legend, including the addition of the categories "Medium Density Mixed-Use" and "High-Medium Residential Mixed-Use," were also adopted. These changes and others were incorporated into the 1983 Plan. In 1986 the County Board adopted a new format for the General Land Use Plan, amending the legend and adding extensive text on planning policy, processes and special programs. These changes were incorporated in the 1987 plan. Between 1986 and 1990, land use changes were adopted for different areas throughout the County including the designation of the Columbia Pike "Special Revitalization District." These changes were incorporated into the 1990 Plan.

1990s

The 1996 General Land Use Plan incorporated policy recommendations and land use changes adopted by the County Board between July 1990 and June 1996, including the establishment of special districts such as the "Special Affordable Housing Protection District," the "Clarendon Revitalization District," the "Coordinated Multiple-Family Conservation and Development District," the "Lee Highway/Cherrydale Special Revitalization District," and the "North Quincy Street Coordinated Mixed-Use District."

2000s

The 2004 General Land Use Plan incorporates land use changes adopted by the County Board between June 30, 1996 and April 27, 2004, including the establishment of special districts such as the "Radnor Heights East Special District," additional "Special Affordable Housing Protection Districts," a "Special Coordinated Mixed-Use District" for the East End area of Virginia Square, an expanded "Columbia Pike Special Revitalization District," and a "North Tract Special Planning District." The 2004 General Land Use Plan ~~is also~~ was presented in a new booklet format with an attached Map. Additional updates to the General Land Use Plan occurred with the County Board approval of the Clarendon and Virginia Square Sector Plans in 2006. As of September 30, 2007, a web version was developed which is updated on a quarterly basis. In 2008, The County Board adopted the "Fort Myer Heights North Plan," an update to the "North Tract Special Planning District," the establishment of the "Special Affordable Housing Protection District" and the "Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts." In 2009, the County Board also adopted a resolution certifying that the General Land Use Plan accommodates growth in a manner consistent with the requirements of Virginia Code §15.2-2223.1 requiring Urban Development Areas

2010s

The printed version of the 2011 General Land Use Plan incorporates land use changes adopted by the County Board between April 30, 2004 and November 19, 2011, including the establishment of the "Crystal City Coordinated Redevelopment District" in 2010 and the "East Falls Church Neighborhood Center District" in 2011. The web version continues to incorporate updates on a quarterly basis.

Development and Growth Goals

The Arlington County Board has endorsed a land use policy that concentrates high-density development within the Metro subway corridors and preserves lower-density residential areas throughout the County. This policy has evolved from an extensive citizen participation process. It is designed to ensure that Arlington is a balanced community of residential, recreational, educational, shopping and employment opportunities with good transportation supported by a strong tax base and effective use of public funds. In support of this overall policy, the following adopted land use goals and objectives have been incorporated into the General Land Use Plan (more detailed descriptions and goals of the Metro station areas ~~can be found on the back of the General Land Use Plan Map~~ may be found in the Special Planning Areas Section):

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.

Affordable Housing

The County's vision of being a diverse and inclusive community underlies its commitment to providing affordable housing opportunities for its residents. A key step in achieving affordable housing is adopting County-wide and area-specific goals and targets and using the necessary planning mechanisms for implementation.

Arlington Goals and Targets for Affordable Housing

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. Arlington County's Affordable Housing Goals are:

1. Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
2. Prevent and End Homelessness.
3. Ensure through all available means that all housing in Arlington County is safe and decent.
4. Ensure that consistent with Arlington's commitment to sustainability, the production, conversion and renovation of committed affordable housing is consistent with goals set by the County to reduce greenhouse gas emissions in Arlington County.
5. Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
6. Reduce the number of households in serious housing need (defined as those earning below 40 percent of median income who pay more than 40 percent of their income for rent).
7. Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.
8. Distribute committed affordable housing within the County, neighborhoods, and projects.
9. Increase the rate of home ownership throughout the County, and increase home ownership education and opportunities for low- and moderate-income households.
10. Ensure, through all available means, that housing discrimination is eliminated.
11. Provide housing services effectively and efficiently.

Affordable Housing Ordinance ~~Guidelines for Site Plan Projects~~

In December of 2005, the Arlington County Board approved amendments to the County Zoning Ordinance that are used in the approval process of site plan projects to increase the supply of

affordable housing and to streamline the approval process. The developer chooses whether to provide a cash contribution or to provide units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR). For on-site units, the requirement is 5% of the GFA; for off-site units nearby, 7.5%; for off-site units elsewhere in the county, 10%. Cash contribution amounts are indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA. On April 27, 2004, the County Board adopted the Affordable Housing Guidelines for Site Plan Projects to significantly increase the provision of affordable housing through the County's Special Exception Site Plan Process based on the Arlington Goals and Targets for Affordable Housing (specific guidelines may be found within the subject policy document).

Planning Mechanisms for Implementation

The following represent planning documents and designations used to implement affordable housing goals and targets adopted by the County Board.

- Zoning Ordinance and the Special Exception Site Plan Process (see Implementation)
- Special Affordable Housing Protection District (see Special Planning Areas)
- Coordinated Multiple-Family Conservation and Development District (see Special Planning Areas)

Special Planning Areas

Where special conditions or circumstances exist, the County Board may initiate special planning processes for designated areas, as described below.

Metro Corridors

The two districts below are found or can be applied to the Metro Station areas. They are described in this section to reduce redundancy in other sections.

Special Coordinated Mixed-Use District

The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area. This district has been adopted for the former Sears department store site (now referred to as Market Common at Clarendon) in the East Clarendon area (July 1982), the George Mason University/Virginia Square Shopping Center site (now referred to as FDIC) in Virginia Square (August 1982), and the East End area of Virginia Square (June 2003) (see Special Planning Areas for Clarendon and Virginia Square for additional information on this District).

Special Affordable Housing Protection District

On November 17, 1990, the County Board adopted the "Special Affordable Housing Protection District" (SAHPD) to promote retention of affordable housing within Metro Corridors, where the General Land Use Plan usually allows development at higher densities than allowed "by right" under current zoning.

The overall goal of the SAHPD is to provide opportunities for housing affordable to persons with low-and moderate-incomes in areas where such housing has traditionally been available. The intent of this District is to ensure that existing low- and moderate-income apartment units remain or are replaced where development density shown on the General Land Use Plan is 3.24 F.A.R. or more, and is higher than allowed by-right under zoning applicable to properties considered for the SAHPD designation at the time of request for rezoning or site plan. In instances where redevelopment of these sites is proposed, the higher densities shown on the Plan are intended to be achieved through on-site preservation or replacement of existing affordable low- and moderate-income housing units either on the site or a similar location off the site as part of the redevelopment proposal. The following sites have been designated by the County Board as a SAHPD: Pollard Gardens/Clarendon Courts on November 17, 1990; Twin Oaks on May 24, 2000; The Odyssey on November 20, 2001; Ballston Center on January 26, 2002; WRIT Rosslyn Center on July 20, 2002; North Monroe Street Residential on October 18, 2003; ~~and~~ North Troy Street Residential on February 21, 2004; Rosslyn Ridge on July 10, 2004; and Rosslyn Commons on June 17, 2008.

Rosslyn-Ballston Corridor

The Rosslyn-Ballston Corridor (R-B Corridor) is one of Arlington's two Metrorail transit corridors targeted for high-density development. The R-B Corridor, approximately three-quarters of a mile wide and three miles long, is located along Wilson Boulevard between the Potomac River and North Glebe Road. Five Orange Line stations, which opened between 1976 and 1979, are in this corridor: Rosslyn, Courthouse, Clarendon, Virginia Square/George Mason University and Ballston/Marymount University. The R-B Corridor is also well served by highways including Washington Boulevard, Glebe Road, Arlington Boulevard, Lee Highway, and the Custis Parkway (I-66).

Planning for the R-B Corridor involved a twelve-year intensive effort by citizens, staff and County officials. During this period, several policy planning studies were adopted, including RB 72, Alternative Land Use Patterns; Arlington Growth Patterns (1974); A Long Range County Improvement Program (1975); and Rosslyn-Ballston Corridor: Recommended General Land Use Plan (1977). Between 1977 and 1984, sector plans were adopted for Rosslyn (1977), Ballston (1980), Court House (1981), Virginia Square (1983) and Clarendon (1984).

In 1989, the County Board initiated a mid-course review of the R-B Corridor to evaluate the quality of development that had been achieved and determine how well the County was shaping the character of the Corridor and the individual Metro Stations. At the time of the review, the Corridor was just over fifty percent complete in terms of projected new development. This planning effort generated design recommendations that were followed by the adoption of sector plan addenda for Clarendon (1990), Rosslyn (1992), and Courthouse (1993). In addition, the County Board adopted the East Clarendon: Special Coordinated Mixed-Use District Plan (1994) and the North Quincy Street Plan (1995), which also addressed recommendations made during the mid-course review process. An addendum to the Quincy Street Plan is anticipated in late 2011 or early 2012. The sector plans with the addenda provide detailed recommendations and policy guidelines for land use and zoning, urban design, transportation, utilities, parks and

community facilities. Sector plan land use recommendations are incorporated into the General Land Use Plan.

In 2000, in order to reevaluate land use and urban design goals and objectives in several station areas along the R-B Corridor, the County Board initiated a review and update of the Virginia Square, Clarendon, and Rosslyn Sector Plans. After a community-wide planning process in the Virginia Square area in 2001 and 2002, the County Board adopted the 2002 Virginia Square Sector Plan. Updates to the Clarendon and Rosslyn Sector Plans are anticipated for 2004 and 2005, respectively. The County Board adopted a new Clarendon Sector Plan in 2006. A Rosslyn Sector Plan Addendum is anticipated in 2012.

In May, 2001, the County Board adopted the Proposed Retail Street Maps and Urban Design Principles and Guidelines in the R-B Corridor Retail Action Plan. These elements help guide decisions on appropriate locations for retail uses and help guide design and function of retail development in the Corridor. In March, 2003, the County Board adopted the Rosslyn to Courthouse Urban Design Study. The study defines redevelopment and reinvestment parameters and urban design guidelines for sites generally located between the Rosslyn and Courthouse Metro Station areas. In September 2008, the County Board adopted the Fort Myer Heights North Plan.

Throughout the R-B Corridor, the General Land Use Plan concentrates the highest density uses within walking distance of Metro stations; tapers densities, heights and uses down to the existing single-family residential neighborhoods; and provides for a mix of office, hotel, retail and residential development. Each station area serves a unique function: Rosslyn is a first class office and business center, Courthouse is Arlington County's government center and Clarendon is planned as an "urban village." The Virginia Square/GMU Station Area contains a concentration of residential, cultural and educational facilities, while Ballston/Marymount University is developing as Arlington's "new downtown." These five station areas complement one another and constitute an urban corridor of increasing importance to the greater Arlington community. Special planning areas within each station area are described in detail below.

Rosslyn

Rosslyn Coordinated Redevelopment District

On May 11, 1996 the County Board established the "Rosslyn Coordinated Redevelopment District." The purpose of this district is to encourage the physical and economic development of the Rosslyn area to maximize Rosslyn's potential, over the next 25 years, to become a competitive first class urban center which exemplifies superior architecture and excellent urban design practice. This is envisioned to be achieved through the development of high quality mixed-use development at the core of Rosslyn including enhanced residential and hotel resources, and office buildings that are home to regional and national headquarters of major private/public corporations and institutions.

Through the site plan special exception process, the "Rosslyn Coordinated Redevelopment District" allows, on sites designated "High" Office-Apartment-Hotel on the General Land Use

Plan, a density of up to 3.8 floor area ratio (F.A.R.) for office/commercial uses and up to 4.8 F.A.R. for hotel and residential uses. On sites designated "High" Residential the maximum density permitted is 4.8 F.A.R. for residential and 3.8 F.A.R. for hotel uses. This district also permits the rezoning of sites, located within its boundaries, to "C-O-Rosslyn," Rosslyn Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts. However, the uses permitted on a particular site shall be limited to the uses permitted under the General Land Use Plan.

The "C-O-Rosslyn" zoning district allows the County Board to approve additional building height and density when the County Board determines that the development proposal offers important community benefits identified in approved plans for the area and meets other special exception criteria of the Zoning Ordinance.

Within the "Rosslyn Coordinated Redevelopment District," additional density and heights may be granted by the County Board, through the site plan process, for the provision of important community benefits and the development of a site in a manner consistent with the goals, objectives and design guidelines included in the Rosslyn Station Area Plan Addendum, adopted by the County Board in January, 1992, and other plans and policies adopted by the County Board for the area, which may include among others:

- the development of a mixed-use project with a significant residential component;
- the provision or enhancement of retail, restaurant and entertainment facilities in the center of Rosslyn;
- the provision or enhancement of the pedestrian, vehicular and mass transit circulation system;
- the provision of open space or other public facilities and/or amenities;
- the creation of a "Central Place" and the "Esplanade" as envisioned in the Rosslyn Station Area Sector Plan Addendum; or
- the provision of other community benefits.

Radnor Heights East Special District

In December, 1999, the County Board established the "Radnor Heights East Special District". The purpose of this district is to recognize that the Radnor Heights East area is a distinct neighborhood where special planning and development policies are justified by its unique location on the main axis of the National Mall and its proximity to nationally significant federal monumental areas including the Iwo Jima Memorial and parkland, the Arlington National Cemetery and Fort Myer. The goals for this district are:

- This area should be developed with a variety of housing types with high quality architecture;
- Siting of new buildings should try to minimize, to the extent possible, the obstruction of views;
- Building heights should be limited to 60 feet, exclusive of penthouses;
- New development should preserve, to the extent possible, existing trees and/or plant new trees and additional landscaping to minimize the potential impact of new development onto the existing parkland;
- Site plan development should improve pedestrian access through the neighborhood through the provision of adequate sidewalks and walkways connecting the neighborhood and the federal monumental areas.

Fort Myer Heights North Special District

Fort Myer Heights North is a smaller scale, medium density residential community, separate and distinct from the adjacent core Metro Station Areas of Rosslyn and Courthouse. The purpose of this special district is to promote a strategic balance of preservation and redevelopment in order to achieve the community's goals of preserving:

- affordable housing;
- historic buildings;
- open space;
- mature trees; and
- neighborhood scale.

The vision for Fort Myer Heights North emphasizes the preservation of its historic core, characterized by garden style apartments that are among the first multifamily buildings in Arlington County, while allowing a strategic blend of conservation and redevelopment along the southern edge of the district in order to achieve the other identified community goals through the special exception site plan process.

In order to preserve the character of the neighborhood and its historic core along 16th Street North, a combination of regulations and incentives will be provided in the Conservation Area within the Fort Myer Heights North Special District. In this area, no additional density or height over what is allowed by-right will be permitted. In an effort to discourage additional by-right development that will further compromise the fabric of the neighborhood, incentives will be offered to promote the preservation of historic buildings, open space and existing affordable housing in the Conservation Area. Property owners of identified historic buildings located within the Conservation Area will be encouraged to preserve their buildings and the open space surrounding these buildings through the transfer of development rights. The Plan also encourages the transfer of development rights for affordable housing purposes. The regulations

and incentives outlined for the Conservation Area will complement one another to help ensure that the scale and character of the neighborhood core are maintained and that both the preservation of historic buildings, with their surrounding open space and mature trees, and the preservation of existing affordable housing are encouraged.

When development of a site within the Revitalization Area of the Fort Myer Heights North Special District includes an application for site plan approval, the County Board may approve up to 3.24 FAR if the development proposal substantially furthers the intent of the goals and objectives of the Fort Myer Heights North Plan. Site plan projects will be expected to meet the goals in the Fort Myer Heights North Plan, including the provision of affordable housing, the preservation of historic buildings, the provision of open space and contributions to the tree canopy. Additional density obtained from the Conservation Area may be used in a site plan redevelopment project if the building height and site design recommendations outlined in this Plan are addressed.

The purpose of this District is to guide redevelopment in the Fort Myer Heights North neighborhood. The vision for the neighborhood includes promoting redevelopment that is in keeping with the historic character of this neighborhood, including site design and garden apartment buildings from the first multi family buildings in Arlington County. The vision also includes preservation of affordable housing units, significant historic buildings, mature trees, and open space.

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Rosslyn area: Twin Oaks (bounded by Key Blvd, North Oak St, North 18th St and North Quinn Street) on May 24, 2000, ~~and~~ WRIT Rosslyn Center (1700 North Moore St) on July 20, 2002, Rosslyn Ridge (1531 N. Pierce St) on July 10, 2004, and Rosslyn Commons (property generally bounded by Clarendon Boulevard to the north, 16th Road North to the south, North Oak Street to the east and North Ode Street to the west), on June 17, 2008 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Courthouse

Fort Myer Heights North Special District

See Rosslyn.

Coordinated Preservation and Development District

A "Coordinated Preservation and Development District" was adopted for the Colonial Village garden apartment complex on April 23, 1977. The purpose of the district was to preserve a substantial portion of the apartment complex, while allowing unused density and vacant land to be consolidated for new development adjacent to the Courthouse Metro Station.

In December 1979, the County Board approved a phased-development site plan that preserved ninety percent of the 1,000 existing units and provided for the long-term retention of some units for moderate-income housing. Approximately 276 of the original apartment units were designated an Historic District, recognizing Colonial Village's significance as the first FHA-funded apartment complex in the U.S. The plan also permits construction of three high-rise office buildings and over 600 new housing units.

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Courthouse area: The Odyssey on November 20, 2001 and North Troy Street Residential on February 21, 2004 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Clarendon

Commercial Townhouse District

~~When the County Board adopted General Land Use Plan amendments for the Clarendon Station Area on July 13, 1982, the Board also directed staff to study the feasibility of a townhouse style commercial/residential zone for the south side of 10th Street North. A new zoning category, "C-TH," was later adopted to encourage townhouse style development and to provide tapering of heights between higher density commercial development and the adjacent residential neighborhood.~~

Special Coordinated Mixed-Use District

The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area. This district has been adopted for the former Sears department store site (now referred to as Market Common at Clarendon) in the East Clarendon area (July 1982) and the George Mason University/Virginia Square Shopping Center site (now referred to as FDIC) in Virginia Square (August 1982), and the East End area of Virginia Square (June 2003).

For Clarendon, the "Special Coordinated Mixed-Use District" designation required that a public planning process be initiated for these areas when property owners indicated a desire to pursue development. This planning process was intended to address the transition of new development to adjacent land uses, proposed development densities and heights, urban design issues, and neighborhood concerns. As a result, and following a constructive public process, the County Board adopted the East Clarendon Special Coordinated Mixed-Use District Plan (September 1994). The overall goal of this plan is to successfully link the Clarendon and the Courthouse Sector Plan Areas by achieving a unified visual image and creating attractive urban public and private spaces that will attract the maximum desirable use while being sensitive to the surrounding neighborhoods. The "Special Coordinated Mixed-Use District" designation on the General Land Use Plan requires that future development on the former Sears Site responds to the recommendations in the East Clarendon Plan, including height restrictions, urban design guidelines and location of open space.

In 1999, and with subsequent amendments, the County Board approved the Market Common at Clarendon site plan. This project, meeting the desired goals of the district, includes mixed-use commercial and residential development with a significant retail component. Development approved for this location includes tapered densities and heights to protect surrounding neighborhoods.

Clarendon Revitalization District

On July 7, 1990, the County Board adopted the "Clarendon Revitalization District" to clearly identify the County's intent to implement the adopted urban design plan in Clarendon. ~~and to consider allowing potential transfers of density within the District if authorized by state law. The guidelines for redevelopment within the "Clarendon Revitalization District" are the same as outlined in the Clarendon Sector Plan, in addition to the new development guidelines included in the Clarendon Sector Plan Addendum.~~ On February 25, 2006 and December 9, 2006, the County Board modified the "Clarendon Revitalization District" boundary.

The "Clarendon Revitalization District" boundaries include 13th Street, N. between N. Hartford and Washington Boulevard) and the commercial properties north of Wilson Boulevard (between Highland Street and Danville Street) to the north, Kirkwood Road and 10th Street North (between Washington Boulevard and Wilson Boulevard) to the west, the commercial and low-medium residential properties along the south side of 10th Street N. (between Wilson Boulevard and Washington Boulevard) to the south), and the commercial properties along the east side of N. Fillmore to the east. The Clarendon Revitalization District designation on the GLUP indicates that future development in Clarendon should comply with the following policy goals and objectives listed below.

- A cluster of office uses surrounding the Metro station and Clarendon Central Park with specific use limitations on certain areas;
- All areas have a maximum height limit;
- The preservation of entire buildings, building frontages, and building facades are specified to retain a mix of older, fine buildings amidst new construction;
- The provision of well-designed sidewalks with activating facades;
- The preservation of surrounding low-density residential areas with compatible development tapering up in density and height toward the Metro station entrance and along east-west arterial streets;
- The expansion of existing open spaces to create a network of connected spaces in the core area and edges of Clarendon for the purposes of public gatherings and buffers to surrounding areas;

The "Clarendon Revitalization District" includes the commercially zoned areas located south of 10th Street North and east of North Fillmore Street (between 10th Street North and 11th Street

~~North). The inclusion of these areas within the boundaries of the overlay district is driven by the need to ensure better transitions between commercial and residential uses. The Clarendon urban design plan recommends the provision of a green buffer between both uses south of 10th Street North, which can be achieved through the landscape requirement under the "C-TH" zoning district. The overlay district also serves as a tool for consolidating open space and identifying buildings in the Clarendon Metro Station area that are eligible for preservation incentives through the site plan option in the "C-R" and "C-3" zoning districts.~~

Virginia Square

Special Coordinated Mixed-Use District

The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area. This district has been adopted for the former Sears department store site (now referred to as Market Common at Clarendon) in the East Clarendon area (July 1982), the George Mason University/Virginia Square Shopping Center site (now referred as FDIC) in Virginia Square (August 1982), and the East End area of Virginia Square (June 2003). A description of the "Special Coordinated Mixed-Use District" for two locations in Virginia Square are described below:

George Mason University/FDIC

In 1982, the County Board designated the block bounded by Fairfax Drive, North Kirkwood Road, Washington Boulevard, and North Monroe Street as a "Special Coordinated Mixed-Use District." The area designated "High" Office-Apartment-Hotel within the district allows a base F.A.R. of 3.0 Office/Hotel; and up to a total of 4.3 F.A.R. in consideration of residential development, community services and cultural facilities (7/11/83). The area bordered by North Monroe Street, North Lincoln Street, North Washington Boulevard, North Kirkwood Road, and Fairfax Drive and designated "Public" is intended to accommodate existing facilities and future expansion of the George Mason University Arlington campus (7/28/01). Through the 2002 Virginia Square Sector Plan, additional goals were adopted for this area:

- To create an urban employment campus on the FDIC property and a premier urban educational campus on the GMU properties that physically relate to one another and to the entire Virginia Square station area; and
- To provide spaces on each campus that the community can use and enjoy.

East End

In June, 2003, the County Board designated the area referred to as the East End, bordered by North Lincoln Street, Fairfax Drive, the Fairfax Drive/10th Street/Wilson Boulevard intersection, and Wilson Boulevard as a "Special Coordinated Mixed-Use District" based on recommendations from the 2002 Virginia Square Sector Plan. The overlay district designation is intended to convey the community's desire for coordinated redevelopment of this area that serves

as the gateway between Virginia Square and Clarendon. The "Special Coordinated Mixed-Use District" designation on the General Land Use Plan requires that future development in the East End respond to the recommendations and urban design guidelines contained in the 2002 Virginia Square Sector Plan and specifies the following policy goals and objectives:

- Concentrate residential uses west of North Kenmore Street and office and/or mixed-use development east of North Kenmore Street; up to 4.0 F.A.R. which would include at least five percent of all residential units as affordable dwelling units
- ~~Concentrate office and/or mixed-use development east of North Kenmore Street up to 4.0 F.A.R. with the provision of affordable dwelling units through a combination equivalent to the current adopted county policy or the provision of units off-site as specified in the Virginia Square Sector Plan;~~
- ~~Allow density for both residential and commercial uses to increase up to a maximum of 5.0 F.A.R. within the prescribed building heights in exchange for at least an additional five percent of the total dwelling units as affordable dwelling units, or an equivalent contribution;~~
- Allow density within the General Land Use Plan up to 3.24 F.A.R. east of North Kansas Street and up to 4.0 F.A.R. west of North Kansas Street within the prescribed building heights and ensure an affordable housing commitment in accordance with the requirements of the County's affordable housing ordinance for density within the General Land Use Plan;
- Allow additional density above the General Land Use Plan for both residential and commercial uses up to a maximum of 5.0 F.A.R. within the prescribed building heights in exchange for an affordable housing commitment in accordance with the provisions of the County's affordable housing ordinance for density above the General Land Use Plan;
- Allow for the construction of new or conservation of existing affordable dwelling units off-site in the area south of Wilson Boulevard and generally between North Monroe Street, North Pollard Street and 5th Street North where garden apartment dwelling units exist if the resulting additional density can not fit within the prescribed building height limits or a developer chooses to build off-site;
- Provide street-level retail uses along Fairfax Drive and Wilson Boulevard;
- Provide well-designed sidewalks with activating facades around each block perimeter to encourage pedestrian circulation;
- Provide interesting walkways and open spaces in the middle of each block for pedestrian and vehicular circulation;
- Provide a focal point at the corner of 10th Street/Wilson Boulevard to highlight the gateway from Clarendon;

- Provide public open spaces with public art;
- Provide shared parking spaces and short-term, convenience-retail parking, available to the public, in new development projects, especially office projects; and
- Taper building heights down pursuant to the sector plan.

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Virginia Square area: Pollard Gardens/Clarendon Courts on November 17, 1990 and North Monroe Street Residential on October 18, 2003 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Ballston

Coordinated Mixed-Use Development District

The "Coordinated Mixed-Use Development District" in the center of Ballston was approved by the County Board on December 2, 1978. The district is planned as the "downtown" center for Ballston. The goal is to create a balance between new residential development and employment opportunities.

Within the district, the General Land Use Plan provides for the development of substantial residential, office, hotel and retail facilities and open space. To stimulate and implement the desired mix of development, the County Board adopted, in May 1980, "C-O-A" zoning, with a special exception site plan process. "C-O-A" zoning encourages mixed-use development and property consolidation by setting maximum densities and heights based on site area and type of development.

North Quincy Street Coordinated Mixed-Use District

On February 4, 1995, the County Board established the "North Quincy Street Coordinated Mixed-Use District." Development of this area shall be consistent with the North Quincy Street concept plan and urban design guidelines adopted by the County Board on February 4, 1995. The area designated "Medium" Office-Apartment-Hotel allows a base density of 1.5 F.A.R. for office/commercial development, up to 72 apartment units per acre, or up to 110 hotel units per acre. A maximum density of up to 2.5 F.A.R. for office/commercial development, up to 115 apartment units per acre, or up to 180 hotel units per acre would be considered on sites located on the west block, taking into account the development of residential uses on the east block consistent with the concept plan and the "Medium" Residential designation; the implementation of other significant elements of the concept plan; the development of community, cultural, or public facilities; the provision of open space; and/or, the development of affordable/moderate income housing. Approval of additional density (up to the 2.5 F.A.R. limit) may be granted provided that appropriate legally binding mechanisms such as compatible rezoning of "C-2"

and/or "C-M" properties on the east block, a consolidated site plan, site plan conditions and/or covenants recorded in the land records, are approved to ensure that the proposed development is implemented in accordance with the concept plan.

Special Affordable Housing Protection District

The following site has been designated by the County Board as a SAHPD in the Ballston area: ~~Ballston~~ Liberty Center on January 26, 2002 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Jefferson Davis Corridor

The Jefferson Davis Corridor (JD Corridor) is one of Arlington's two Metrorail transit corridors targeted for high-density development. This major transportation corridor provides access to the Pentagon, National Airport and Washington, D.C. by way of several heavily traveled highways, Metro's Blue and Yellow lines and the CSX Railroad (previously the RF&P Railroad). Stable, single-family residential areas include the Arlington Ridge and Aurora Highlands Neighborhood Conservation Areas. These cover a large portion of the land area in the corridor. Mixed-use development is concentrated along Jefferson Davis Highway and around the Crystal City and Pentagon City Metro Station Areas.

Until the early 1960's, much of the land along Jefferson Davis Highway was devoted to low-intensity industrial use. The areas associated with the previous RF&P Railroad right-of-way and the Pentagon City Station Area were largely vacant. The corridor's location between National Airport and the Pentagon and its access to Washington, D.C. stimulated mixed-use office, retail, residential and hotel development beginning in the mid-1960's. Between 1968 and 1977, a series of plans and studies were developed in an effort to provide a unified long-range planning approach to redevelopment. These plans included the Jefferson Davis Corridor Policy Plan (1968), the Five Year Plan for the Jefferson Davis Corridor (1973), and the Jefferson Davis Corridor: Recommended General Land Use Plan (1977).

Since 1974, striping patterns ~~have had~~ been placed on the General Land Use Plan for this corridor with the width of stripes indicating percentage of uses. The area east of Jefferson Davis Highway and north of the Airport Viaduct ~~has been~~ designated for four-sevenths "High" Residential and three-sevenths "High" Office-Apartment-Hotel development. South of the Airport Viaduct, the pattern indicated ~~s~~ five-sevenths "High" Residential and two-sevenths "High" Office-Apartment-Hotel use. For the Pentagon City Coordinated Development District, a striped pattern of three-fourths "High-Medium" Residential and one-fourth "Medium" Office-Apartment-Hotel use was adopted.

In 1980, the Crystal Park site plan was approved as a major addition to the Crystal City area. The land area for Crystal Park was created when the developer moved the RF&P Railroad tracks eastward. The striped land use pattern originally designated for Crystal Park indicates "Low" Office-Apartment-Hotel uses on two-thirds of the site and "Medium" Residential uses on the remaining one-third. As part of the amendments implemented with the Crystal City Sector Plan

adoption in 2010, this area was re-designated to indicate “Low” Office-Apartment-Hotel uses exclusively.

The development potential in the JD Corridor area changed dramatically when the Potomac Yard Phased-Development Site Plan (PDSP) was adopted by the County Board in 2000. Coordinated efforts were made to increase development capacity in the South Tract (generally bounded by the Airport Viaduct, George Washington Parkway, Crystal Drive, Jefferson Davis Highway, and Four Mile Run) and to create opportunities for open space and recreational uses in the North Tract (generally bounded by Old Jefferson Davis Highway [renamed Long Bridge Drive effective April 1, 2012, 10th Street South, and the waterfowl sanctuary). The striped land use pattern for Potomac Yard indicates “Low” Office-Apartment-Hotel uses on two-thirds of the site and “Medium” Residential uses on the remaining one-third. The site is divided into six land bay areas which will be developed in phases. Final Site Plans have been approved for all six land bays for a total of approximately 4.4 million square feet of office, retail, residential, and hotel development. It is anticipated that full build-out of the PDSP will take approximately 15 to 20 years. In 2004, the County Board established the “North Tract Special Planning District.” Its vision is to transform the area into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor and outdoor recreation facilities that are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac riverscape, and coupled with complementary private redevelopment.

In 2005, the Base Realignment and Closure Commission (BRAC) called for the relocation of 17,000 U.S. Department of Defense jobs and the vacation of the associated 4.2 million square feet of office space out of Arlington onto nearby military spaces. As the largest impact in Arlington would be in Crystal City, a formal planning process for the revitalization of Crystal City was initiated. As a result of this multi-year planning process a comprehensive vision and goals for future growth in Crystal City were established and in 2010 the County Board adopted the Crystal City Sector Plan. At this time, the General Land Use Plan was amended to show the boundaries of the Crystal City Coordinated Redevelopment District, in which the form and scale of development envisioned in the Sector Plan would be permitted where Sector Plan goals are otherwise generally met. The area east of Crystal Drive from 12th Street South to the Airport Viaduct that was previously a mix of “Medium” Residential and “Low” Office-Apartment-Hotel was changed to all “Low” Office-Apartment-Hotel. The area east of Jefferson Davis Highway and west of Crystal Drive previously striped “High” Residential and “High” Office-Apartment-Hotel was revised to all “High” Office-Apartment-Hotel. Lastly, the area bounded by Jefferson Davis Highway, South Eads Street, Army Navy Drive and a line level with the northeast corner of Eads Park that was previously a mix of “High” Residential and “Public” was amended to all “High” Office-Apartment-Hotel. West of Eads Street no changes were made to the GLUP designations, but the Metro Station Area boundary was expanded to include the properties between South Eads Street and South Fern Street that front the south side of 23rd Street South. Previously the striping on the General Land Use Plan indicated the preferred percentages of land uses. However, as of 2010, the adopted Sector Plan provides guidance on the desired use mix. Special planning areas within the Jefferson Davis Corridor are described in detail below.

Pentagon City

Coordinated Development District/Phased-Development Site Plan

The Pentagon City Tract, then a largely undeveloped area of 116 acres, was designated a "Coordinated Development District" by the County Board on February 9, 1974. The designation defined the development boundaries and ensured development in accordance with an overall plan. When adopted, the district left development options open pending completion of a multi-year planning study by the Pentagon City Policy Guidance Committee, a group of citizens and consultants that received support from the County Board and staff.

A Phased-Development Site Plan (PDSP) was adopted by the County Board in February 1976, and amended in December 1997 and July 2009, to provide for mixed-use development focused around the Pentagon City Metro Station. This includes over 1.5 million square feet of office/commercial space; 1,600 hotel rooms; 5,450 dwelling units including a nursing and retirement home; open space; and regional shopping facilities.

In July, 2008, the County Board adopted a PDSP for the Pentagon Centre parcel, the block bounded by S. Hayes St., 15th St. S., S. Fern St., and 12th St. S., that was excluded from the area designated as the Pentagon City "Coordinated Development District" in 1974. The PDSP for the Pentagon Centre block provided for mixed-use development and includes an additional 776,982 sq ft office, approximately 327,070 sq ft retail, approximately 600 dwelling units, and approximately 250 hotel rooms immediately above the Pentagon City Metro station. This program of development, site design and layout will result in a mix of uses at increased density, a street grid, open space and other amenities that will establish form and structure for the future redevelopment of the Pentagon City area's most significant parcel of land.

North Tract/Long Bridge Park

North Tract Special Planning District

On April 24, 2004, the County Board established the "North Tract Special Planning District." The purpose of this district is to ensure that the vision, goals and policies in the North Tract Area Plan Study, accepted February 21, 2004 by the County Board, as outlined below, are achieved. The vision and goals for the North Tract area will be achieved incrementally through a series of coordinated public and private initiatives. Recommendations in the North Tract Area Plan Study shall be considered as a guide to be interpreted in more detail through the implementation process and to allow flexibility for development to balance market needs along with County development and open space goals. The vision and goals for this district are:

Vision:

The North Tract area will be transformed into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor

and outdoor recreation facilities that are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac riverscape, and coupled with complementary private redevelopment.

Goals:

1. To redevelop this longtime industrial area into a green urban oasis that will be a model of effective environmental reclamation and community-oriented reuse.
2. To establish and maintain a great urban park with appealing spaces, facilities, and natural and manmade features in an integrated design that offers opportunities for sport, recreation and relaxation for people of diverse ages, interests and skills.
3. To provide convenient multi-modal access to and within the area, with emphasis on efficient mass transit and safe passageways for pedestrians and bicyclists.
4. To recognize the site's location and exploit its potential as a gateway between Arlington and the nation's capital, as a greenway near the historic Potomac shore, and as a gathering place for the community.
5. To forge creative partnerships with private entities, non-profit organizations, and other public agencies to complement direct County investments in the park and help to achieve, in cost-effective ways, the planned community facilities and the compatible, high-quality redevelopment of adjacent privately-owned sites.

Crystal City/Crystal Park

Crystal City Coordinated Redevelopment District

On September 25, 2010, the County Board established the "Crystal City Coordinated Redevelopment District." The purposes of this district are to encourage the physical redevelopment of Crystal City in a way that transforms the neighborhood into a vibrant mixed-use area with a greatly enhanced public realm, and to allow the area to thrive in a post-Base Realignment and Closure era. Many of Crystal City's earliest buildings are approaching 40 to 50 years in age, and a time will soon come when their owners will need to choose between renovating and redeveloping these properties to stay competitive in the regional market. The guidance provided in the Crystal City Sector Plan clearly prefers gradual redevelopment, with the integration of new high-quality mixed-use development to foster the transformation of the neighborhood's streets, sidewalks, and public open spaces.

Through the special exception process, site plan development in Crystal City typically may be allowed up to density levels consistent with those depicted on the General Land Use Plan. In many locations, the Sector Plan envisions a form and scale of development that could accommodate densities above and beyond the maximum planned densities associated with the office-apartment-hotel and residential designations on the General Land Use Plan. The establishment of the Crystal City Coordinated Redevelopment District communicates the

General Land Use Plan's vision for increased densities within the District, consistent with the general parameters in the Sector Plan. All properties within the boundaries of this District would be eligible for special regulations and incentives recommended in the Crystal City Sector Plan and would be subject to special design guidelines. Following adoption of the Sector Plan, future amendments to the Zoning Ordinance will provide an additional implementation tool allowing the physical build out of additional density within the Crystal City Coordinated Redevelopment District.

Vision:

With its close proximity to the Potomac River overlooking the nation's monuments, Crystal City today offers an established office, hotel, residential, and retail mixed-use environment accessible via its extraordinary transportation network comprised of: rail and bus transit; streets and sidewalks; interior public walkways connecting to transit (and in targeted areas, lined with restaurants, local retailers, and neighborhood services); bicycle trails; regional connectors; and National Airport. In the future, as Crystal City grows along with the region it will be enhanced with improved surface transit service and a more functional and pedestrian-friendly urban street network lined with active retail and civic spaces. Crystal City's future physical character will include enhanced upper-story uses that provide a Class A office environment and expand the array of residential offerings in the neighborhood. Crystal City's "sense of place" will be strengthened by providing additional attractive and safe civic, cultural, retail, recreational, and community uses and by defining distinct neighborhoods through high-quality architecture, open spaces, streetscape designs, and public art. Residents, visitors, and workers alike will all benefit from Crystal City's smart growth policies, improved land use and transportation connections, and enhanced quality of life.

Goals:

- Create a high quality public realm (and open spaces) that strengthens the sense of place.
- Provide a mix of uses by balancing office, residential, retail, cultural and civic uses among several defined neighborhood centers.
- Relate architectural and urban design to the human scale.
- Enhance multimodal access and connectivity.
- Incorporate sustainable and green building principles into all urban and architectural design.
- Preserve the integrity of the single-family neighborhoods to the west.
- Ensure Crystal City's long-term economic sustainability.

Potomac Yard

Potomac Yard Phased-Development Site Plan

The Potomac Yard Phased-Development Site Plan (PDSP) was ~~approved~~ adopted by the County Board in 2000. Coordinated efforts were made to increase development capacity in the South Tract (generally bounded by the Airport Viaduct, George Washington Parkway, Crystal Drive, Jefferson Davis Highway, and Four Mile Run) and to create opportunities for open space and recreational uses in the North Tract (generally bounded by Old Jefferson Highway, 6th Street South, and the waterfowl sanctuary). The striped land use pattern for Potomac Yard indicates

"Low" Office-Apartment-Hotel uses on two-thirds of the site and "Medium" Residential uses on the remaining one-third. The site is divided into six land bay areas which will be developed in phases. Final Site Plans have been approved for all six land bays for a total of approximately 4.4 million square feet of office, retail, residential, and hotel development. It is anticipated that full build-out of the PDSP will take approximately 15 to 20 years.

Columbia Pike Corridor

To stem the tide of minimal investment and/or disinvestment in the Columbia Pike Corridor, the County Board, on April 7, 1990, adopted the Columbia Pike 2000: A Revitalization Plan. The plan gave special emphasis to the Special Revitalization District which was designated by the County Board on November 15, 1986. The purpose of this plan was to convey a vision of what Columbia Pike can be and how that vision can be achieved. Building on the Columbia Pike 2000 Plan, the County Board, in January, 1998, announced the creation of the Columbia Pike Initiative. The goal of the Initiative was to build a safe, cleaner, more competitive and vibrant Columbia Pike community. Through the course of numerous meetings with the community in 2000 and 2001, a new long range vision and plan was adopted in March 2002 (Columbia Pike Initiative: A Revitalization Plan) that focused on economic development and commercial revitalization, land use and zoning, urban design, transportation, open space and recreational needs. This vision revisits and celebrates the more traditional "Main Street" environment. The end result being an improved, enhanced, and walkable "Main Street" for Arlington County through preservation, revitalization, and new development, where people can live, work, and play. The elements that can be expected to develop along the Pike include:

- Mixed-use development districts (retail, office, residential, cultural)
- Street frontage at a pedestrian scale with articulated ground-floor retail
- Buildings oriented to Columbia Pike
- Placement of buildings at the back of sidewalks
- Buildings built close together forming a continuous "street wall" characteristic of an urban environment
- Parking located underground or to the rear of buildings
- Appropriate transitions to residential neighborhoods
- Enhanced public and pedestrian transportation
- Enhanced streetscape.

Based on recommendations from this plan, in December 2002, the Columbia Pike Special Revitalization District was expanded. In February 2003, the Columbia Pike Special Revitalization District Form Based Code was adopted by the County Board. The process to develop the Form Based Code resulted in a refined concept and vision for the Corridor. The Form Based Code regulates land development, setting careful and clear controls on building form, with broad parameters on building use, to shape clear public space. The Form Based Code sets simple and clear graphic prescriptions and parameters for height, siting, and building elements.

At the time of the Form Based Code adoption, the County Board also established the Columbia Pike Street Space Planning Task Force to consider and develop recommendations for issues such

as width, design and use of the street space along the entire length of Columbia Pike. In February 2004, the County Board accepted the Columbia Pike Street Space Planning Task Force Report, and subsequently adopted various Master Transportation Plan amendments recommended in the report which included street cross sections intended to remake the corridor into a Main Street geared to pedestrians, bicyclists and transit riders, as well as motorists.

In the fall of 2004, County staff began work on the Columbia Pike Initiative – A Revitalization Plan, Update 2005, which provided a refined and updated set of goals and implementation strategies. It represented the most current overall framework for the revitalization of Columbia Pike and reconciled the vision for the Pike expressed in earlier planning documents with the specific design recommendations articulated in the Form Based Code. In addition, it provided updates on policy and implementation initiatives recommended in the original plan.

In the spring of 2009, as a follow-up recommendation in the Columbia Pike Initiative – A Revitalization Plan, Update 2005, staff has initiated the second phase of planning along the Pike to study the residential areas that were not included in the first phase of the plan, which focused on the commercial nodes. The CPI Plan (2005) described this effort (referred to this as the Housing Initiative) as one that would seek to enhance the quality of life along the corridor by improving existing housing and by expanding housing options as expressed through an update to the revitalization plan that emphasizes implementation and development strategies to refine the vision for the residential areas, preserve affordable housing, and to achieve the established policies for the commercial nodes and the future streetcar. This study will culminate into the “Columbia Pike Neighborhoods Plan” and is anticipated for adoption in 2012.

Columbia Pike Special Revitalization District

On November 15, 1986, the County Board established a "Special Revitalization District" for the Columbia Pike commercial corridor. After a comprehensive public planning process in 2000-2002, the boundaries of the District were modified on December 17, 2002 to stimulate reinvestment in businesses and buildings in several planning areas along the Pike. The objectives of this district include:

- Preserving neighborhood and destination retail elements of the Columbia Pike commercial corridor while encouraging and guiding needed modernization and redevelopment.
- Stimulating investment to ensure Columbia Pike's continued existence as a neighborhood retail shopping area as well as a community resource that contributes to the economic base of Arlington County.
- Enhancing the quality of life in existing apartment and single-family neighborhoods by improving community facilities and services.
- Establishing a sense of place and a positive image that will make Columbia Pike a better place to live, work and shop.

- Providing appropriate transitions between residential and commercial areas that strengthen the image and amenities of both areas.
- Coordinating public and private resources to use available manpower and capital in the most efficient and effective manner possible.

Cherrydale

Lee Highway/Cherrydale Special Revitalization District

On April 1, 1995, the County Board established a "Special Revitalization District" for the Cherrydale commercial area along Lee Highway. The overall goal is to revitalize the commercial area's image and encourage the continuation of existing businesses in a manner that is compatible with the overall character of the surrounding residential neighborhoods. The following revitalization goals were adopted by the County Board as part of the Lee Highway/Cherrydale Revitalization Plan, adopted on June 6, 1994:

- To preserve the neighborhood retail character and vitality of the Lee Highway/Cherrydale commercial corridor by retaining existing businesses, and by implementing traffic improvements;
- To establish a sense of place and positive image for the Lee Highway/Cherrydale area by preserving buildings which contribute significantly to the character of Cherrydale, by preserving existing landscaped medians and by providing a better streetscape which would bring about visual and functional cohesiveness between both sides of Lee Highway;
- To preserve the integrity of residential neighborhoods by not allowing expansion of commercial uses into residential areas and by visually and functionally improving transitions between both uses;
- To provide for a pleasant, safe and diverse pedestrian experience by visually and physically connecting activities throughout Cherrydale and facilitating pedestrian flow between the north and south sides of Lee Highway;
- To provide for a safe and efficient flow of vehicular traffic to and from the Cherrydale commercial area on major thoroughfares that are well-designed and landscaped, and that promote safe pedestrian movement; and
- To encourage and facilitate the use of public transportation by providing adequate, safe and attractive pedestrian facilities.

Shirlington

Shirlington Phased-Development Site Plan

On December 4, 1984, the County Board amended a phased-development site plan (PDSP) for the area near I-395 and Shirlington Road. This included the Shirlington shopping center, an older retail development. The revised plan, and subsequent amendments in 1997, 2000, 2001, and 2003, outlined a mixed-use destination center with office space, retail space, hotel, housing, and additional land area. The PDSP includes an urban design manual and when fully built out ~~completed~~ will contain approximately 282,566 square feet of retail space, 585,111 square feet of office space, 150 hotel rooms, and 1,049 housing units.

East Falls Church

~~On May 17, 1986, the County Board adopted policy guidelines and recommendations for the East Falls Church Metro Station Area. The station area will remain a low density residential area with redevelopment limited to the existing commercial and industrial area between I-66 and the City of Falls Church boundary. Building heights in this area are limited to 65 feet along major street frontages, tapering to 35 feet adjacent to residential areas.~~

East Falls Church Neighborhood Center District

On April 16, 2011 the County Board adopted the East Falls Church Area Plan and designated this area as the “East Falls Church Neighborhood Center District”. The purpose of the district is to establish a cohesive center for the neighborhood with private development and public improvements occurring in furtherance of the Vision and Major Goals established in the East Falls Church Area Plan. Development within the District will be in conformance with the redevelopment and design goals of the East Falls Church Area Plan, which calls for mid-rise (generally 4-9 stories), mixed-use residential, office and/or hotel development with neighborhood-serving retail; inviting public spaces; enhanced streetscape to promote pedestrian activity and safety; and transportation improvements to mitigate traffic impacts.

Vision:

The vision for East Falls Church is to create an inviting, walkable neighborhood center that will serve as an economic and social hub where people can live, work and shop near transit and to preserve and protect the nearby existing single-family residential areas. The neighborhood center will have a mixture of uses that will be within easy reach of people living and working nearby in the surrounding community.

New development located along Lee Highway and at the east Falls Church Metrorail station will include public spaces and neighborhood-serving retail to provide opportunities for commercial and social interaction. Streetscapes in the area will become more attractive and safe, promoting pedestrian activity, with the addition of trees, wider pedestrian zones, and where possible, onstreet parking and bicycle facilities.

In the future, East Falls Church will be an area that retains its residential character, better balances automobile traffic with all alternate modes (transit, bicycle, pedestrian), and provides opportunities for transit-oriented development that enhance and complement the surrounding community. Development within the Neighborhood Center is envisioned to occur within three nodes: The Transit Mixed-Use Area, the Neighborhood Transition Area, and the Gateway Mixed-Use Area.

Major Goals:

- Preserve adjacent single-family neighborhoods.
- Ensure that new buildings are compatible and transition appropriately to adjacent singlefamily neighborhoods.
- Provide a balance among residential, office, retail and hotel uses within the new “Neighborhood Center” for East Falls Church.
- Ensure that, with new development, the needs of low to moderate income families are met through a variety of measures, including the provision of on-site affordable units and a mix of housing options.
- Incorporate sustainable and green building principles and quality architectural design in the development of new buildings and open spaces.
- Mitigate potential traffic impacts and expand travel choice.
- Enhance transit access and facilities to meet the future needs of East Falls Church.
- Improve bicycle and pedestrian connections in and through the area.

Avalon at Arlington Ridge

Coordinated Multiple-Family Conservation and Development District

On October 10, 1992 the County Board established the "Coordinated Multiple-family Conservation and Development District" (CMFCDD). The overall goal of the CMFCDD was to promote the preservation and/or development of housing affordable to persons with low-and moderate- incomes (as defined in the Housing Policy Plan). The intent of this district was to encourage the revitalization and/or redevelopment of multiple-family complexes by providing property owners with the opportunity to request modifications of regulations by site plan approval for properties zoned "RA8-18," "RA14-26," and/or "RA6-15," Apartment Dwelling Districts, and designated "Low-Medium" and/or "Medium" on the General Land Use Plan. In January 1999, Avalon at Arlington Ridge was designated as a CMFCDD. In 2001, the County Board approved Zoning Ordinance amendments for a variety of zoning districts, including the ones listed above, to facilitate the preservation and/or the development of affordable housing.

These Zoning Ordinance amendments eliminated the need for any future CMFCDD designations on the General Land Use Plan.

Nauck

Nauck Village Center Special Revitalization District

On July 10, 2004, the County Board established the “Nauck Village Center Special Revitalization District” for the Nauck commercial area along Shirlington Road. The overall goal is to revitalize the commercial area and to encourage a balanced range of housing, recreation, employment, community services, retail and entertainment opportunities to present and future Nauck neighborhood residents and businesses while also serving, on a more limited basis, a larger regional audience. The Nauck Village Center Action Plan, adopted July 10, 2004 by the County Board, shall be used as a guide for any future development in this area. Through a series of workshops and planning charrettes, residents of the Nauck community developed and approved the following ten Vision and Goal statements:

- Create an entryway/gateway site at the Glebe Road/Shirlington Road intersection.
- Install traffic calming devices (nubs, speed tables) at northern entry gateway and on Shirlington Road just north of 24th Road South.
- Create a neighborhood business center at the four corners location to include retail and service oriented commercial uses.
- Ensure adequate parking.
- Develop Shirlington Road south from the Town Square east side frontage of Shirlington Road as higher density housing, mixed-use, retail, commercial and housing (4-5 stories north of 25th Street South and 5-8 stories at the south end with setbacks above 6 or 7 floors to match heights on west side of street) and increasing density and heights eastwards towards I-395.
- Create pedestrian-friendly, tree-lined streets throughout the study area with a boulevard and wide sidewalks south of Town Square. Block faces around Town Square are to include wide sidewalks, trees, and appropriate street furniture.
- Develop Shirlington Road south from the Town Square west side of Shirlington Road as higher density housing with some ground level retail; building heights 4-5 stories in block of 25th Street South to 5-8 stories at south end (setbacks above 6th floor).
- Create a Town Square and community focal point, by assembling for public use the land bounded by Shirlington Road, South Kenmore Street, 24th Road and 24th Street.
- Explore possibilities for a public use facility at the Town Square.

- Develop Shirlington Road north from the Town Square as low scale residential (2-4 stories) with limited neighborhood based retail or live/work.

Special Planning Resolutions and Policies

Where special conditions or circumstances exist, the County Board may adopt resolutions and policies to help guide land use planning in Arlington. ~~Some of these~~ These resolutions and policies are briefly described below. The full text of each is included in the appendix available from the Clerk of the County Board.

Resolution on Building Heights Related to the National Capital Mall Axis: Adopted May 18, 1982, to address concerns of the National Capital Planning Commission over the height of structures in the area defined as the Mall Axis, including portions of the Rosslyn, Courthouse, Clarendon and Virginia Square Metro Station Areas.

Resolution on Neighborhood Consolidations: Adopted September 21, 1985, in response to increasing interest among homeowners in certain neighborhoods in consolidating their properties for sale to developers.

Policy on Grocery Stores: Adopted October 5, 1985, to support the retention and expansion of existing grocery stores and encourage the construction of new grocery facilities where feasible.

Open Space Policy: Adopted September 26, 1992, to preserve, enhance and expand existing open space assets, and protect important threatened natural and historic resources.

Building Heights in Rosslyn: Adopted September 17, 2002, to further articulate the recommendations of the General Land Use Plan and the Rosslyn Station Area Plan for the greatest building heights to be focused closest to the Metro Station with building heights tapering down to locations farther away from the Metro Station.

Urban Design Principles for Rosslyn Central Place: Adopted May 5, 2007, to reinforce the previous Rosslyn building heights resolution and to further articulate urban design principles for the Rosslyn Coordinated Redevelopment District and for height above 300 feet within Rosslyn Central Place

Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts: Adopted June 17, 2008.

Special Planning Programs

Several Planning Programs, listed below, support Arlington's development goals and land use policy. More detailed information is available from the Arlington County Department of Community Planning, Housing and Development.

Neighborhood Conservation Program

The Neighborhood Conservation Program was established in 1964 to conserve and improve Arlington's residential areas through public and private cooperation and to encourage neighborhood participation in the planning process. The program enables organized citizen groups, with support from County staff, to initiate, prepare, develop and implement a Neighborhood Conservation Plan. These plans generally address issues of neighborhood land use and zoning, traffic management, capital improvements, parks and community facilities, and recommend actions and policies to improve conditions. Once accepted by the County Board, these plans serve as guides to the Board and staff when considering proposals for General Land Use Plan amendments, rezoning applications, site plans, use permits, variances and capital improvements within the neighborhoods' boundaries.

This program is overseen by the Neighborhood Conservation Advisory Committee (NCAC), a County Board advisory group composed of representatives selected by neighborhood organizations. The NCAC reviews conservation plans, makes recommendations on allocating funds to improvement projects and promotes neighborhood conservation. Under this process, a neighborhood organization first submits a "Letter of Commitment" to develop a plan, then prepares a plan with staff assistance, and submits the plan to the NCAC for review. Following acceptance by the NCAC, the plan is presented at public hearings before the Planning Commission and the County Board. Currently, approximately ~~48~~ 49 neighborhoods have joined the program and ~~39~~ 46 have plans accepted by the County Board. Neighborhoods with accepted plans can submit capital project funding requests twice a year.

Commercial Revitalization Program

The purpose of the Commercial Revitalization Program is to provide for targeted commercial revitalization within (1) major commercial areas throughout Arlington and (2) smaller commercial areas within Arlington neighborhoods. The development of a strategic geographical focus serves to maximize the County's capital investments and enhance the County's image. It incorporates the previous County programs of Streetscape, Utility Undergrounding, and Apartment and Business Conservation.

Community Development Block Grant (CDBG) Program

The Community Development Block Grant (CDBG) Program provides federal funding for a wide range of housing and neighborhood improvements that principally benefit low- and moderate-income persons. The CDBG funds are used to support the Neighborhood Strategy Area Program that concentrates planning, housing improvements, code enforcement, social services and economic development activities in eligible low- and moderate- income neighborhoods or block groups. These areas are designated by the County Board as part of the County's Consolidated Plan.

Cooperative Forecasting Program

The Cooperative Forecasting Program develops, every three to five years, long-range forecasts of population, households and employment for Arlington County as part of a regional process coordinated by the Metropolitan Washington Council of Governments. The Department of Community Planning, Housing and Development coordinates the review of existing and potential development for each round (series) of forecasts, and develops forecasts based on development capacity and an analysis of demographic, construction, and employment trends.

The most recent series of forecasts, Round ~~7.1~~ 8.0, was completed in ~~October~~ January 2007. Arlington's forecasts are based on and are consistent with adopted land use and transportation policies. The General Land Use Plan, the Master Transportation Plan, the Zoning Map, sector plans, and other adopted planning studies together form the foundation for residential and office/commercial development capacity figures, one of the key elements of the long-range forecasts.

Related Publications and Documents

The documents and reports listed below contain detailed information relating to the Arlington County Comprehensive Plan and other land use plans in Arlington. Most of these reports are available in the County's libraries or from the agencies responsible for their production. Information on the development process, demographics and other general materials on Arlington County is available from the Department of Community Planning, Housing and Development.

COMPREHENSIVE PLAN ELEMENTS

Chesapeake Bay Preservation Ordinance and Plan

General Land Use Plan

Historic Preservation Master Plan

Master Transportation Plan

Public Spaces ~~Open Space~~ Master Plan

Recycling Program Implementation Plan

Sanitary Sewer System Master Plan

Storm Water Master Plan

Water Distribution System Master Plan

COMPREHENSIVE PLAN - SUPPORT DOCUMENTS

Capital Improvement Program

75-year Consolidated Plan and Annual Consolidated Action Plan

Subdivision Ordinance

Zoning Ordinance and Map

SECTOR PLANS

Rosslyn Station Area Plan Addendum (adopted in January 1992)

Courthouse Sector Plan (adopted in April 1981)

Courthouse Sector Plan Addendum (adopted in November 1993)

Clarendon Sector Plan (adopted in December 2006)

~~Clarendon Sector Plan Addendum~~

Virginia Square Sector Plan (adopted in December 2002)

Virginia Square Sector Plan Site Specific Guidelines (adopted in December 2002)
Ballston Sector Plan (adopted in May 1980)
Crystal City Sector Plan (adopted in September 2010)

SMALL AREA PLANS

East Clarendon: Special Coordinated Mixed-Use District Plan (adopted in September 1994)
East Falls Church Area Plan (adopted in April 2011)
Fort Myer Heights North Plan (adopted in September 2008)
North Quincy Street Plan (adopted in February 1995)
Rosslyn to Courthouse Urban Design Study (adopted in March 2003)
North Tract Plan Area Study (adopted in February 2004)
Nauck Village Center Action Plan (adopted in July 2004)

REVITALIZATION PLANS

Columbia Pike Initiative - A Revitalization Plan, Update 2005
Lee Highway/Cherrydale Revitalization Plan (adopted in June 1994)

NEIGHBORHOOD CONSERVATION PLANS

Alcova Heights (July 1999)
Arlington-East Falls Church (August 1986)
Arlington Forest (March 1991)
Arlington Heights (February 2008)
Arlington Ridge (June 1973)
Arlington View (July 1964)
Ashton Heights (November 2000)
Aurora Highlands (December 2008)
Ballston-Virginia Square (February 1984)
Barcroft (November 2008)
Bellevue Forest (February 2004)
Bluemont (September 1999)
Boulevard Manor (June 2009)
Buckingham (October 2006)
Cherrydale (June 2005)
Claremont (June 1990)
Clarendon-Courthouse (June 2007)
Columbia Forest (December 2004)
Columbia Heights (January 2000)
Columbia Heights West (January 2000)
Dominion Hills (December 2004)
Donaldson Run (October 2000)
Douglas Park (November 1998)
Fairlington-Shirlington (May 1987)
Foxcroft Heights (October 2009)
Glencarlyn (July 1978)
High View Park (January 1994)
Highland Park-Overlee Knolls (April 2006)

Leeway (April 2010)
Lyon Park (March 1973)
Lyon Village (March 1978)
Madison Manor (August 2000)
Maywood (March 1965)
Nauck (February 1998)
Old Dominion (October 2002)
Old Glebe (February 2004)
Penrose (February 2004)
Radnor/Fort Myer Heights (October 2007)
Rock Spring (March 2009)
Tara-Leeway Heights (June 2005)
Waverly Hills (June 1999)
Waycroft-Woodlawn (February 1999)
Westover Village (March 1991)
Williamsburg (June 2000)
Woodmont (June 1993)
Yorktown (April 2006)

OTHER PLANNING DOCUMENTS

Arlington County Profile (March 2011)
Quarterly and Annual Development Tracking Reports (August 2011 and March 2011, respectively)
Development in the Metro Corridors (September 2011)
Five-Year Review of Arlington County's Comprehensive Plan
2010 Census Highlights Report (September 2011)
~~Housing Needs Survey Report~~
Metro Station 2010 Census Profiles~~Area Profiles~~(August 2011)
~~Planning Information Reports~~
~~Review of Master Transportation Plan Street Facility Proposals~~
Planning Information Reports (PIR) on Cooperative Forecasts of Population, Households and Employment Reports (December 2010)
Sector Plan Summaries (Ballston in 1991 and Courthouse in 2000)
Industrial Land Use and Zoning Study (accepted in August 2000)
Metropolitan Park Design Guidelines (January 2004)
Pentagon Centre Site Guiding Principles (January 2008)
Pentagon City Master Development Plan (February 1976)
Pentagon City Planning Task Force Report (November 1997)
Potomac Yard Design Guidelines (October 2000)
~~Census 2000 Reports~~
2005-2009 American Community Survey Reports (February-July 2011)
The Rosslyn-Ballston Corridor: Early Visions (February 1989)
Threshold of Opportunity: Rosslyn-Ballston Corridor Mid-Course Review (May 1989)
Rosslyn-Ballston Corridor Retail Action Plan (adopted in May 2001)
Rosslyn-Ballston Streetscape Standards (May 2003; updated June 2007)
Shirlington Design Book (September 2000)

Implementation

The planning documents and processes described below are used to implement the General Land Use Plan policy and County goals.

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 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.

A rezoning request must be filed with the Zoning Administrator, pursuant to Section 36 in the Zoning Ordinance, in advance of the County Board hearing to allow for proper legal advertising and administrative and public review. Action on rezoning requests is generally taken at regularly scheduled public hearings of the County Board. If a proposed rezoning is inconsistent with the General Land Use Plan designation on the site, the applicant is also required to request an amendment to the General Land Use Plan.

Special Exception Processes

Use Permit Process

The County's Zoning Ordinance distinguishes between uses permitted "by right" and uses allowed by "special exception." The use permit is one form of special exception. Land and building uses allowable by use permit are generally those which are necessary in some types of districts, but which may have undesirable impacts if proper safeguards are not imposed. The use permit offers a process for considering and approving such uses, subject to special conditions particular to the character of the use. These conditions assure that the use conforms with all requirements.

A public hearing before the County Board is required for all use permits and in some instances the Planning Commission. The Planning Commission may also hold a public hearing if the Zoning Administrator determines that the proposed use has sufficient impact. Every use permit application must be filed in writing with the Zoning Administrator, pursuant to Section 36 of the Zoning Ordinance to allow for proper administrative and public review of the project.

Site Plan Process

A ~~limited~~ number of zoning categories permit development by site plan, a form of special exception under the Zoning Ordinance. The site plan review process provides for public review of such projects and permits the County Board to vary the uses, heights, setbacks, densities and

regulations of a zoning district for a specific project to meet ~~adopted~~ County goals, policies and plans, and to comport with good zoning practice generally. This may include (but is not limited to): preservation or provision of public open space, preservation or provision of affordable housing, preservation of historic structures, provision of improved infrastructure, preservation or provision of public cultural resources, preservation or provision of community facilities, promotion of sustainable development goals and provision of quality design. The majority of site plan review proposals are for hotel, residential, office, and mixed-use development in certain high-density zoning districts. It is recognized that development at increased density levels has an increased impact on the community. Therefore, development at the higher end of the density range on the General Land Use Plan may not necessarily represent the vision for a specific location or may not be desirable under all circumstances. However, when the impacts of increased density are mitigated in a manner consistent with County goals, policies and plans, and good zoning practice, increased density may be permitted. Determination as to the appropriate mixtures of uses and densities shall be made on a case by case basis based on the General Land Use Plan designation, County goals, policies and plans for the area, characteristics of individual sites and the degree to which the impacts of a specific project have been sufficiently mitigated.

Every site plan application must be filed in writing with the Zoning Administrator, pursuant to Section 36 of the Zoning Ordinance and Administrative Regulation 4.1, to allow for proper administrative and public review of the project. The review process is coordinated through the Site Plan Review Committee (SPRC), a committee of the Planning Commission. The SPRC provides a forum in which the applicant, the community, and County staff can review, discuss, and comment on site plans and most major site plan amendments. The SPRC advises the Planning Commission on the outstanding issues with regard to a specific plan and any conditions which it might determine to be necessary or appropriate to address those issues. The Planning Commission holds a public hearing on the proposed site plan application and forwards a formal recommendation to the County Board. The County Board takes final action on all site plans after a public hearing.

For sites larger than 20 acres, the County Board may approve a Phased-Development Site Plan (PDSP), a general plan defining uses, densities, heights, parking, transportation facilities, utilities and community facilities. The developer is required to submit a final site plan showing precise building locations and all other development details for public review and County Board approval prior to construction.

The County Board adopted the "Arlington Goals and Targets for Affordable Housing" in December 2003. Subsequently in April 2004, the County Board adopted the Affordable Housing Guidelines for Site Plan Projects. The purpose of the guidelines is to significantly increase support of affordable housing by using a new formula to calculate the recommended housing contributions for site plan projects throughout the County.

Historic Preservation Districts

Under Section 31A of the Zoning Ordinance, the County Board may establish historic districts ~~and landmarks~~ to identify and protect those sites, buildings, structures and areas that exemplify the heritage and character of Arlington County. Historic districts are shown as an overlay on the

zoning map; establishment of a district does not affect the existing zoning or General Land Use Plan designation.

Before an historic district is established, the Historical Affairs and Landmark Review Board (HALRB), a County Board-appointed Architectural Review Board ~~advisory group~~, conducts studies to evaluate a property's historical significance and ~~sends a preliminary report to the Planning Commission for review~~ determines whether the property meets two of the eleven historic designation criteria set forth in the Zoning Ordinance. ~~Sixty days later, the HALRB holds a public hearing to invite citizen comment on its recommendation.~~ The Review Board will also create historic district design guidelines as part of its recommendation to the County Board. A final report is then submitted to the Planning Commission and the County Board. If the Review Board recommends designation of an historic district, it will forward its recommendation to the County Board. The County Board subsequently holds a public hearing in accordance with the standard rezoning request procedure and decides whether the property merits historic designation.

Subdivision Ordinance

The Subdivision Ordinance provides for the orderly subdivision of land for the purpose of sale, exchange or conveyance between property owners, and establishes procedures, fees and standards for the subdivision of land in Arlington County. The Ordinance serves to coordinate streets within subdivisions and the conformance of streets with the County's master and other transportation plans. The Ordinance provides standards for public streets, sidewalks, bicycle trails, water mains, storm drainage facilities, sanitary sewers, and street lighting facilities to serve newly-subdivided properties. The Ordinance is also used to establish property boundaries and minimize the creation of parcels or outlots that lack access or adequate public facilities.

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.

Reviewing and Amending the General Land Use Plan and Comprehensive Plan

By state statute, each governing body of the Commonwealth must review the adopted Comprehensive Plan at least once every five years. In Arlington, the Comprehensive Plan elements are reviewed and amended on a continuing basis, as needed. In addition, every five years the Planning Commission and the County Board receive a summary of the reviews and

amendments to the Comprehensive Plan over this period of time. This five-year review of the Comprehensive Plan also gives the County Board an opportunity to determine whether any element of the Plan should be considered for review or amendment over the next five-year period. The most recent Five-Year Review summarizes amendments to the Comprehensive Plan approved by the County Board between July 1, 2000 and June 30, 2005 with an update covering July 1, 2005 to June 30, 2006. The next review will address the period from July 1, 2005 to June 30, 2010 with an update covering July 1, 2010 to June 30, 2011. ~~The last five-year review of the Comprehensive Plan was done in June, 2000.~~

The General Land Use Plan may be amended through two processes: 1) as part of a long-range planning process for a designated area or 2) as a result of an individual request for a specific change. The first process includes detailed land use studies which 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. Alternative land use policies are developed for the area by the Planning staff in cooperation with other County agencies, the Planning Commission, County Board appointed commissions and task forces, neighborhood and civic organizations and the business community. The Planning Commission and the County Board hold public hearings on the various proposals and adopt a series of recommendations for future development that may include extensive changes to the General Land Use Plan. This process was used to develop the Sector Plans for each of the Metro Station Areas in the Rosslyn Ballston Corridor. A similar process is used in developing plans for Neighborhood Conservation Areas or any other large area of the County requiring comprehensive study.

The second process includes an individual request for a change (amendment) to the General Land Use Plan by writing a letter to the Chairman of the County Board identifying the specific area and the General Land Use Plan designation being requested. Upon receipt of such a request, staff will review it and determine whether the "Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts" applies. If the GLUP amendment policy does not apply, a request to advertise report will be prepared by staff for consideration by the Planning Commission and County Board. If the policy applies, then staff will work with the Planning Commission to develop a special process and meeting schedule to study the site and/or issues related to the requested GLUP amendment. Depending on the GLUP amendment being requested, the scope of the study process could range from a few meetings organized under the auspices of the Planning Commission to review staff analysis, to a more extensive process where a plan with recommendations is developed. At the conclusion of the public review process, staff will prepare a "Request to Advertise" report, which includes the results of the study, for consideration by the Planning Commission and County Board. If the County Board decides to authorize advertisement of the proposed GLUP ~~hear the~~ amendment, public hearing dates for the Planning Commission and the County Board ~~will be~~ set and publicly advertised. At the public hearings, which will be set on dates concurrent with hearings for the site plan project, the Planning Commission receives a recommendation from the County Manager and hears public testimony. The Commission makes a recommendation to the County Board regarding the requested amendment. The County Board at its meeting also receives the County Manager's report, hears public testimony, and makes the final decision.

Appendix 1:

ARLINGTON COUNTY, VIRGINIA
RESOLUTION OF CONCERN REGARDING
BUILDING HEIGHTS RELATED TO THE NATIONAL CAPITAL MALL AXIS

WHEREAS, the National Capital Planning Commission has noted its concern over the height of structures in the area defined as the Mall Axis (including portions of the Rosslyn, Court House, Clarendon, and Virginia Square Metro Stations) in Arlington, Virginia;

WHEREAS, the Arlington County General Land Use Plan supports the concentration of high density development around the Metro Stations in the Rosslyn-Ballston Corridor;

WHEREAS, these high density concentrations are implemented through Arlington County Zoning Ordinance Districts which by site plan generally allow office structures of one hundred and fifty-three feet in height and residential structures of one hundred and eighty feet in height;

WHEREAS, the construction of buildings to these basic site plan heights at locations designated for high density in the Rosslyn-Ballston Corridor is well established by past policy and precedents;

WHEREAS, the Zoning Ordinance, in addition, permits the Arlington County Board to allow further increases in building heights (so called Bonus Provisions) based upon the provision of certain specified features, public amenities, and other considerations;

WHEREAS, Arlington County is sympathetic to the National Capital Planning Commission's desires to promote a visually satisfying environment which combines harmoniously the best examples of contemporary styles and design;

AND BE IT FURTHER RESOLVED that the Arlington County Board will encourage developers of high rise structures in these areas to use neutral and non-reflective facades to minimize their visual impact from the Mall area.

Adopted by the County board on 5/18/82

ARLINGTON COUNTY, VIRGINIA
RESOLUTION ON NEIGHBORHOOD CONSOLIDATIONS
FOR SALE TO DEVELOPERS

WHEREAS, in recent months the County Board of Arlington, Virginia, (County Board) has become aware of increasing interest among homeowners in certain neighborhoods in consolidating their properties for sale to developers;

WHEREAS, the County Board makes a distinction between consolidations that lead to development according to the adopted General Land Use Plan, other elements of the comprehensive plan, and other County Board policies, and those consolidations that would lead to development inconsistent with such plans and policies;

WHEREAS, neighborhood consolidations involving appropriate, desirable, and timely development according to acceptable County land use plans and policies can speed worthwhile revitalization while promoting more coordinated development in fulfillment of County land use goals; and

WHEREAS, neighborhood consolidations that seek inappropriate higher density development in contradiction of General Land Use Plan and other community accepted land use plans and policies have adverse consequences for Arlington, including destabilization of already fragile neighborhoods, interference with County efforts to strengthen the quality of residential life, and encouragement of additional pressures to overturn worthwhile County land use goals;

Now, THEREFORE, BE IT RESOLVED, that the County Board declares as its general policy the discouragement of neighborhood consolidations that anticipate land uses incompatible with the General Land Use Plan, the several area sector plans, and other County land use plans, goals and policies.

BE IT FURTHER RESOLVED that the County Board shall distribute this resolution to civic associations and other appropriate organizations.

Adopted by the Arlington County Board on 9/21/85

ARLINGTON COUNTY, VIRGINIA
POLICY FOR GROCERY STORES

It shall be the policy of Arlington County, Virginia, to support the retention and expansion of existing grocery facilities in Arlington, and to support the construction of new grocery facilities where feasible, appropriate, and in accordance with the County's general land use policies. Recognizing that different areas of the County and different residential and office populations may have differing grocery shopping requirements, County support and assistance will be equally available to independent operators and to major chains.

The Arlington County Board and the staff will seriously consider any reasonable proposal whose purpose is consistent with this policy. Interested parties are encouraged to bring forward suggestions for County action which would accomplish this purpose. Certain specific examples which are considered appropriate are as follows:

1. To seriously consider any reasonable suggestion for modification of County policies and regulations, (such as those pertaining to zoning, site plan, and parking standards) that would support the retention, expansion, or establishment of grocery stores.
2. To strongly encourage grocery operators and landlords to retain grocery stores as major tenants in existing shopping facilities, and to include grocery facilities in their new development projects.
3. To weigh, as part of any land use, zoning, or site plan decision, the impact of that decision on the community's grocery shopping needs.
4. To affirm the involvement of County staff in assisting grocery operators, the use of Arlington County Industrial Development Revenue Bond financing to support grocery store expansion and construction, (subject to the availability of funds) and the use of available financing programs of other agencies.
5. To support alternative approaches, whether publicly or privately initiated, for meeting the grocery shopping needs of special populations. Examples: Private home delivery, as offered by some independent grocers; transportation programs for the elderly and handicapped, etc.).

Adopted by the Arlington County Board on 10/5/85

ARLINGTON COUNTY, VIRGINIA OPEN SPACE POLICY

Preamble

Open space benefits Arlington County through the conservation of natural and heritage resources, the protection of environmental quality, the provision of public facilities, the enhancement of neighborhoods, and the provision of visual and aesthetic relief in high density urban areas. An array of open spaces -- parks, natural areas, attractive streetscapes and scenic views, pedestrian passageways, landscaped buffers, historical sites, and athletic fields, amongst others -- helps to make Arlington an attractive and hospitable community for families, individuals, workers and visitors from all social and economic circumstances. The wise management of open space provides a vital framework for the unique features, character, and history of Arlington.

Policy

The impact of increased urban development in Arlington County has made open space preservation and enhancement more urgent than ever. The Arlington County Board recognizes that a comprehensive network of safe, quality open space is an essential and integral part of Arlington's vision for the future and a primary element in the development of the County's unique character. Therefore, to improve and promote the distinct identity and quality of life in Arlington County, the Board endorses the following guiding principles:

- Open Space - Arlington County shall insure, for this and future generations, the provision of an adequate supply of beneficial open space which is safe, accessible, and enjoyable and take the necessary steps to protect, enhance, and acquire open space to meet these needs.
- Acquisition - The County shall give high priority to preserving, enhancing, and expanding public open space assets, with particular attention to the protection of important, threatened natural and heritage resources and the securing of open space throughout the County.
- Recreational, Natural, and Heritage Resources - Arlington County shall insure the best utilization of parks and recreation facilities. The County shall preserve appropriate land areas in a natural state to conserve ecological resources, protect environmentally and historically significant areas, and carefully maintain active and passive recreation areas and open space in neighborhoods and metro corridors.

Implementation

Arlington County shall implement this Open Space Policy through the preparation and adoption of an Open Space Master Plan as an element of the Comprehensive Plan. The Open Space Master Plan shall guide the County in establishing and implementing open space management policies that promote the long-term health of Arlington's natural resources; provide ample, accessible, and affordable high-quality recreational opportunities for diverse users; and foster environmental education and community enjoyment of outdoor resources. The County will coordinate its open space management and programs with citizens, public schools, and regional, state, and federal park and natural resource agencies.

Adopted by the Arlington County Board on 9/26/92

ARLINGTON COUNTY, VIRGINIA
RESOLUTION GOVERNING BUILDING HEIGHTS IN ROSSLYN

WHEREAS the Rosslyn Coordinated Redevelopment District ("RCRD") was created in 1996 and designated on the County's General Land Use Plan and sites within the "RCRD" have been rezoned to "C-O Rosslyn" and special exception site plans, with building heights up to 300 feet, may be approved by the County Board; and

WHEREAS the policies of the Arlington County General Land Use Plan and the Rosslyn Station Area Plan generally call for the greatest building heights to be focused closest to the Metro Station with building heights tapering down as locations are farther away from the station; and

WHEREAS the County Board believes that the skyline of the Rosslyn area, and areas outside the "RCRD" would benefit from the development of architecturally distinctive buildings, with the greatest heights focused around the Metro Station and tapering down in height toward the boundaries of the "RCRD"; and

WHEREAS the County Board finds that tapering of building heights as described in the previous paragraph will better provide for planning for improved use of land, will contribute to local economic development and to the furtherance of harmonious and attractive development in the County; and

WHEREAS the Board finds that the County's General Land Use Plan and supporting documents, the Rosslyn Station Area Plan Addendum, and the Zoning Ordinance set forth the foregoing land use policies, which policies the Board wishes to emphasize through a statement of general principles pertaining to development within the "RCRD",

THEREFORE the Arlington County Board hereby resolves that the following principles shall be used in considering the height and design of future site plans within the "RCRD" and directs the County Manager to consider these principles in the future planning of the Rosslyn Station area Plan update, and in future revisions to the "C-O Rosslyn" Zoning District:

- New buildings in the "RCRD" shall be architecturally distinctive with particular attention given to the design of the tops of the buildings and their impact on the Rosslyn Skyline;
- New buildings with the greatest building heights as permitted by site plan in the "C-O Rosslyn" Zoning District shall be generally located in the core of Rosslyn around the Metro station entrances; and
- Buildings farther from the core and closer to the boundary of the "RCRD" and adjacent to residential buildings shall generally taper down in height and shall be designed to achieve transitions to the adjacent planned and zoned land use densities and building heights in a way that furthers sound land use planning and good urban design.
- Consideration shall also be given to the impact on "view corridors".
- Further refinement and General Land Use Plan amendments shall be considered within the framework of a comprehensive review of the Rosslyn Sector Plan.

Adopted by the Arlington County Board on 9/17/02

RESOLUTION ON URBAN DESIGN PRINCIPLES FOR ROSSLYN CENTRAL PLACE

WHEREAS the Rosslyn Coordinated Redevelopment District (“RCRD”) was adopted by the County Board in 1996 and designated on the County's General Land Use Plan; and

WHEREAS sites within the “RCRD” have been rezoned to “C-O Rosslyn” and on such rezoned sites special exception site plans, with building heights up to 300 feet, may be approved by the County Board; and

WHEREAS the policies of the Arlington County General Land Use Plan and the Rosslyn Station Area Plan generally call for the greatest building heights to be focused closest to the Metro Station with building heights tapering down as locations are farther away from the station; and

WHEREAS the Rosslyn Station Area Plan calls for the creation of a Central Place that is the hub of pedestrian and retail activity in Rosslyn with a unique character to its architecture and streetscape design;

WHEREAS the Arlington County Board passed a 2002 Resolution Governing Building Heights in Rosslyn that established general principles for considering height and design of future site plans within the RCRD; and

WHEREAS the Rosslyn Working Group was established by the County Manager to further consider planning principles relating to building height, land use and urban design within Central Place (defined as the two blocks bounded by North Lynn Street, 19th Street N., Fort Myer Drive, and Wilson Boulevard) and to make specific recommendations based on a thorough analysis of these principles;

THEREFORE the Arlington County Board hereby resolves that the following major principles shall be used in considering future site plans within Central Place:

Building, site, and streetscape designs should create clearly recognizable mid-block pedestrian connections and enhance overall connectivity to and from the Rosslyn Metro Station;

Project design should maximize, to the extent possible, retail, restaurant, entertainment, and commercial uses within the first and second floors of the building;

Despite existing variations in local topographic conditions, developments in Central Place should possess building base heights at generally uniform elevations;

Buildings should achieve the best feasible urban design with regard to such elements as: curbcuts, parking entrance consolidation, sidewalk clear width, retail activation, pedestrian-oriented units, and ground level façade transparency along public street frontages; and

IN ADDITION, the Arlington County Board further resolves that the following major principles shall be used in considering additional building height above 300 feet for future site plans within Central Place:

Buildings should include distinctive architectural features such as sculpted rooftop designs or significant tapering in its building form and massing;

Projects should incorporate significant community amenities such as public access to views from building tops, public open space areas, or other important County goals for the Rosslyn area;

Any additional building height should preserve, to the extent feasible, views from any public observation deck (approved or built) within Central Place;

The design and construction of projects should incorporate best practices in energy conservation and excellence in sustainable architectural design;

Projects should otherwise be consistent with the principles included in the September 2002 County Board Resolution Governing Building Heights in Rosslyn;

Buildings should receive confirmation from the Federal Aviation Administration (F.A.A.) that the project is not a hazard to air navigation or that the project does not require notice to the F.A.A.

Adopted by the Arlington County Board on May 5, 2007

**POLICY REGARDING CONSIDERATION OF GENERAL LAND USE PLAN
AMENDMENTS UNANTICIPATED BY PREVIOUS PLANNING EFFORTS**

1. Arlington County has a longstanding tradition of carefully planning for growth and development in the County as set forth in various planning policies and documents including in particular the comprehensive plan, the general land use plan (GLUP), and associated documents such as sector plans, area plans, and other planning studies.
2. These planning policies and documents establish a framework for land use decision making and provide predictability to landowners, developers, and the community about the nature and scope of future growth and development on sites throughout the County.
3. While these planning policies and documents fall within the exclusive legislative authority of the County Board, landowners are free to request changes to them, particularly amendments to the GLUP, to accommodate development of their property. However, the County Board is not required to grant such requests, and is particularly unlikely to do so when the property has not been the subject of planning studies conducted outside the context of a specific development application with an opportunity to objectively assess the implications of the proposed changes and whether they comport with the County's long term planning principles and goals.
4. Amending the GLUP without fully identifying the range of issues associated with the proposed change, understanding whether it comports with the County's long term planning goals and principles, and obtaining full input from the Board's advisory commissions and the community, disserves, and may result in decisions contrary to, the County's planning principles and policies.
5. In light of the foregoing, the County Board expresses its intent, and directs the County Manager accordingly, that a proposed GLUP amendment for any sites-not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.

Adopted by the Arlington County Board on 6/17/2008

Appendix2: Historical Planning Documents [place holder]

Appendix3: Planning Document Matrix [place holder]

ARLINGTON LOGO

Department of Community Planning, Housing & Development
Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, Virginia 22201
www.arlingtonva.us
703-228-3525

DRAFT MAP TEXT – (On Front Side of Map)

General Land Use Plan – Map (front)

(GLUP logo)

(County Seal) Arlington, Virginia

Adopted August 12, 1961 with amendments through November 19, 2011 ~~April 27, 2004~~. The record of the official General Land Use Plan is on file with the Clerk of the County Board and the Department of Community Planning, Housing and Development; Planning Division.

Facts About Arlington (not shown with cumulative updates)

Land

Land Area 25.8 Square Miles (66.82 Square Kilometers)
Highest Elevation 460 Feet above Sea Level (140.3 meters)

Population and Employment

Total Population, 2000 U.S. Census	189,453*
Total Population, 2010 U.S. Census	207,627*
Estimated Population, <u>January 2011</u>	<u>210,280**</u>
Average Household Size, 2010 Census	2.09 persons*
Estimated At-Place-Employment, <u>January 2011</u>	<u>210,200</u> Jobs (100%)**
Construction	4,760 (2.3%)**
Retail Trade	11,110 (5.3%)**
Transportation and Warehousing	9,790 (4.7%)**
Information	6,340 (3.0%)**
Finance and Insurance	5,340 (2.5%)**
Real Estate and Rental/Leasing	8,350 (4.0%)**
Professional and Technical Services	42,460 (20.2%)**
Hospitality and Food Services	15,210 (7.2%)**
Other Services	48,870 (23.2%)**
Government	54,110 (25.7%)**
All Other	3,860 (1.8%)**
Estimated Daytime Population, <u>2010</u>	<u>283,000**</u>

* At-place employment refers to jobs located in Arlington.

** Figures may not sum due to rounding.

Source: Arlington County Planning Division July 2010 estimates. Because of a change in industry classification, data are not comparable with earlier years.

Development

Total Dwelling Units, 2000 U.S. Census	90,426*
Total Dwelling Units, 2010 U.S. Census	105,404*
Estimated Dwelling Units, <u>January 2011</u>	<u>107,380**</u>
Gross Floor Area in Square Feet, <u>January 2011</u>	<u>39,291,498**</u>
Total Hotel Rooms, <u>2011</u> estimate	<u>10,759***</u>

Sources:

* U.S. Census Bureau

** CPHD, Planning Division, Planning Research and Analysis Team Estimate

***Arlington Economic Development

Symbols (Identical Symbols box appears on both front and back sides of the map)

Metro Station

General location for Open Space

*The zoning districts which are listed next to each General Land Use Plan designation are those which typically correspond to that specific land use plan category. However, there may be instances where other zoning categories may apply or cases in which the listed zoning categories are not appropriate, since the determination of an appropriate zoning district for a particular site depends upon factors other than simply the General Land Use Plan designation. This list is provided as a general guide only.

** Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with County's goals and vision. The higher end of that density range may not necessarily represent the vision for a specific location. When a development proposal substantially complies with County goals, policies and plans, and is consistent with good zoning practice, the County Board may approve that development proposal at the higher end of that density range or above, as provided by the Zoning Ordinance.

Prepared by:

Department of Community Planning, Housing and Development • Planning Division

2100 Clarendon Boulevard, Suite 700, Arlington, Virginia 22201

(703)228-3525

www.arlingtonva.us

Map prepared by GIS Mapping Center

2100 Clarendon Blvd., Suite 813

Arlington, VA 22201

Email: gismc@arlingtonva.us

Spatial reference: Virginia State Plan North, NAD 1983.

Base map updated from March 2005 digital aerial photography.

Potomac River from USGS 1:24,000 DLG files.

Cadastral and political data layers are maintained on an on-going basis.

And this shall not be construed as a legal document.

Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Additional information related to this map may be found in the printed version of the GLUP Booklet. In addition, please visit www.arlingtonva.us (search "GLUP") for the most current online version of the General Land Use Plan (Map and Booklet).

Map © 2007 Arlington County, VA

Printed: September 2011

Notes (Identical Notes appear on both the front and back side of the map)

1. ~~All structures in this area will be restricted to 110 feet in height (7/13/82). Former Note 1 was deleted on February 25, 2006.~~
2. ~~The County Board designated this area for townhouse style commercial/residential development. A new zoning category "C-TH" has been adopted to encourage this type of development. To be eligible for "C-TH" zoning, a site must be located within a Metrorail station area and designated "Service Commercial" or "General Commercial" and be zoned for general commercial use. Former Note 2 was removed on December 9, 2006.~~
3. This area shall be part of a "Special Coordinated Mixed-Use District" (East Clarendon, 7/13/82) (George Mason University/Virginia Square Shopping Center, 8/7/82) (East End of Virginia Square, 6/14/03). The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area.

Development of the East Clarendon district bordered by Wilson Boulevard, North Danville Street, 11th Street North, and North Fillmore Street shall be consistent with the concept plan and design guidelines included in the East Clarendon: Special Coordinated Mixed Use District Plan adopted by the County Board on 9/20/94.

In the George Mason University/Virginia Square Shopping Center district, the area designated "High" Office-Apartment-Hotel allows a base F.A.R. of 3.0 Office/Hotel; and up to a total of 4.3 F.A.R. in consideration of residential development, community services and cultural facilities (7/11/83). The area bordered by N. Monroe Street, N. Lincoln Street, N. Washington Boulevard, N. Kirkwood Road, and Fairfax Drive and designated "Public" is intended to accommodate existing facilities and future expansion of the George Mason University Arlington campus (7/28/01).

For the East End district of Virginia Square, designated as "Medium Density Mixed-Use" and bordered by Fairfax Drive, Wilson Boulevard, North Lincoln Street, and the intersection of 10th Street/Wilson Boulevard/Fairfax Drive, shall be developed consistent with the Virginia Square Sector Plan adopted by the County Board on 12/7/02 and any adopted amendments thereto. Allow density up to 3.24 F.A.R. for properties east of North Kansas Street and up to 4.0 F.A.R. for properties west of North Kansas Street.

4. This area was designated a "Coordinated Development District" on 2/9/74.

5. This area was designated a "Coordinated Preservation and Development District" on 4/23/77.
6. This area was designated a "Coordinated Mixed-Use Development District" on 12/2/78.
7. ~~Within the area shown as "Low" Office-Apartment-Hotel, building heights shall be limited to a maximum of 65 feet along Lee Highway and Fairfax Drive, tapering to a maximum of 35 feet along frontages adjacent to residential neighborhoods.~~ On April 16, 2011, this area was designated as the "East Falls Church Neighborhood Center District."
8. These areas were designated a "Special Revitalization District": Columbia Pike on 11/5/86 and amended on 12/17/02, ~~and~~ 2/25/03 and 12/15/08; Lee Highway/Cherrydale area on 4/1/95.
9. Where a mix is shown, the width of the stripe indicates percentage of use.
10. ~~Stippled~~ Crosshatched areas indicate current public ownership.
11. If an area is shown "Public," but is not publicly owned (not crosshatched stippled) the existing zoning of the property and surrounding land uses should determine the development potential of the site.
12. This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06 and 12/9/06. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.
13. These areas were designated a "Special Affordable Housing Protection District": Pollard Gardens/Clarendon Courts on 11/17/90; Twin Oaks on 5/24/00; The Odyssey on 11/20/01; ~~Ballston~~ Liberty Center on 1/26/02; WRIT Rosslyn Center on 7/20/02; North Monroe Street Residential on 10/18/03; ~~and~~ North Troy Street Residential on ~~February 7, 2004~~ 2/7/04; ~~and~~ Rosslyn Ridge on 7/10/04 and Rosslyn Commons on 6/17/08.
14. This area was designated as the "North Quincy Street Coordinated Mixed-Use District" on 2/4/95.
15. This area was designated as the "Rosslyn Coordinated Redevelopment District" on 5/11/96.
16. This area has been designated a "Coordinated Multiple-Family Conservation and Development District" on 1/2/99. In order to achieve affordable housing goals without unduly impacting adjacent areas designated "Low" Residential (11-15 units per acre) and "Low-Medium" Residential (16-36 units per acre), development on this site shall not exceed 48 units per acre.
17. This area was designated as the "Radnor Heights East Special District" on 12/14/99.
18. The County Board has designated this area as eligible for an additional gross floor area of up to 1.161 million square feet over and above the base density of the site, which may be

granted upon fee conveyance to the County of a sufficient amount of property, as determined by the County Board, for parks, open space, and community recreation use, in accordance with Section 36.H.5 of the Zoning Ordinance. The total base and additional densities shall include a minimum of 1/3 for residential use, including hotel, and a maximum of 2/3 for office and commercial uses.

19. ~~Affordable Housing Guidelines for Site Plan Projects were adopted by the County Board on April 27, 2004, for residential and commercial site plan projects within and outside the Metro Corridors as identified on the general Land Use Plan. In accordance with those guidelines, residential site plan projects within the Metro Corridors are expected to provide affordable housing equivalent to ten percent (10%) of the gross floor area of the project. Affordable Housing requirements for site plan projects were adopted by the County Board on December 10, 2005 for residential and commercial site plan projects within and outside the Metro Corridors as identified on the General Land Use Plan. These provisions are contained in Section 36.H.6 and 36.H.7 of the Zoning Ordinance.~~
20. This area was designated as the “North Tract Special Planning District” on April 24, 2004. In accordance with an agreement, dated July 16, 2007, between the County and MR Boundary Channel LLC, providing for the exchange of certain property owned by the County and property owned by MR Boundary Channel LLC known as the Twin Bridges site, the County Board, pursuant to Section 36.H.5 of the Zoning Ordinance, and in order to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities, has designated the property owned by the County and to be transferred to MR Boundary Channel Monument View LLC as eligible for up to 19,362 square feet of commercial density (15,850 square feet of office and 3,512 square feet of retail) and 352 residential units over and above its base density.
21. This area was designated the Nauck Village Center Special Revitalization District on July 10, 2004.
22. This area was designated the Fort Myer Heights North Special District on April 16, 2005.
23. Within the area shown as “Medium” Office-Apartment-Hotel, in order to provide an appropriate transition to adjacent residential neighborhoods, buildings on the southwest and western portions of the site shall consist of residential uses and have maximum heights of 50 feet.

Legend (Identical Legend appears on both the front and back side of the map)

Land Use Category**	Range of Density/Typical Use	Zoning*
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, R15-30T
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18

Medium	<u>Up to 37-72 units per acre</u>	RA7-16, RA6-15, RA-H
High-Medium	<u>Up to 3.24 F.A.R.</u> (Floor Area Ratio) Residential	RA-4.8
High	<u>Up to 4.8 F.A.R.</u> Residential <u>Up to 3.8 F.A.R.</u> Hotel	RA-H-3.2, C-O Rosslyn

Commercial and Industrial

Service Commercial	Personal and business services. Generally one to four stories. Maximum 1.5 F.A.R. with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-O, C-2, C-O-1.0
General Commercial	Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.	C-2, C-TH, C-3
Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	C-M, M-1, M-2

Public and Semi-Public

Public	Parks (<i>Local, regional, and Federal</i>). Schools (public). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.	S-3A, S-D
Semi-Public	County clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (<i>predominant use on block</i>).	S-3A, S-D
Government and Community Facilities	County, state, and federal administration and service facilities (<i>police, fire, property yard, etc.</i>) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	P-S, S-D, S-3A

Office-Apartment-Hotel

	Office Density	Apartment Density	Hotel Density	
Low	<u>Up to 1.5 F.A.R.</u> allow.	up to 72 units/acre	up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	<u>Up to 2.5 F.A.R.</u> allow.	up to 115 units/acre	up to 180 units/acre	C-O-2.5
High	<u>Up to 3.8 F.A.R.</u> allow.	up to 4.8 F.A.R. allow.	up to 3.8 F.A.R. allow.	C-O, RA-H-3.2, C-O Rosslyn

Mixed Use

Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for up to an additional 1.0 F.A.R. for residential. <u>additional density within the “Clarendon Revitalization District” (See Note 12) and the “Special Coordinated Mixed Use District” for the East End of Virginia Square (See Note 3).</u>	C-R, C-3, MU-VS
High-Medium Residential Mixed Use	Allowable u <u>Up to 3.24 F.A.R.</u> including associated office and retail activities.	R-C
Coordinated Mixed-Use Development District	This is a high density mixed-use district with actual density determined by site size. Allowable u <u>Up to 6.0 F.A.R.</u> with office not more than 3.0 F.A.R.	C-O-A

MAP TEXT – (On Back Side of Map)

(back)

Rosslyn Ballston Corridor

~~The Rosslyn Ballston Corridor (R-B Corridor) is one of Arlington's two Metrorail transit corridors targeted for high density development. The R-B Corridor, approximately three quarters of a mile wide and three miles long, is located along Wilson Boulevard between the Potomac River and North Glebe Road. Five Orange Line stations, which opened between 1976 and 1979, are in this corridor: Rosslyn, Courthouse, Clarendon, Virginia Square/George Mason University and Ballston/Marymount University. The R-B Corridor is also well served by highways including Washington Boulevard, Glebe Road, Arlington Boulevard, Lee Highway, and the Custis Parkway (I-66).~~

~~Planning for the R-B Corridor involved a twelve year intensive effort by citizens, staff and County officials. During this period, several policy planning studies were adopted, including RB 72, Alternative Land Use Patterns; Arlington Growth Patterns (1974); A Long Range County Improvement Program (1975); and Rosslyn Ballston Corridor: Recommended General Land Use Plan (1977). Between 1977 and 1984, sector plans were adopted for Rosslyn (1977), Ballston (1980), Court House (1981), Virginia Square (1983) and Clarendon (1984). In 1989, the County Board initiated a mid-course review of the R-B Corridor to evaluate the quality of development that had been achieved and determine how well the County was shaping the character of the Corridor and the individual Metro Stations. At the time of the review the Corridor was just over fifty percent complete in terms of projected new development. This planning effort generated design recommendations that were followed by the adoption of sector plan addenda for Clarendon (1990), Rosslyn (1992), and Courthouse (1993). In addition, the County Board adopted the East Clarendon: Special Coordinated Mixed-Use District Plan (1994) and the North Quiney Street Plan (1995), which also address recommendations made during the mid-course review process. The sector plans with the addenda provide detailed~~

~~recommendations and policy guidelines for land use and zoning, urban design, transportation, utilities, parks and community facilities. Sector plan land use recommendations are incorporated into the General Land Use Plan.~~

~~In 2000, in order to reevaluate land use and urban design goals and objectives in several station areas along the R-B Corridor, the County Board initiated a review and update of the Virginia Square, Clarendon, and Rosslyn Sector Plans. After a community wide planning process in the Virginia Square area in 2001 and 2002, the County Board adopted the 2002 Virginia Square Sector Plan. Updates to the Clarendon and Rosslyn Sector Plans are anticipated for 2004 and 2005, respectively.~~

~~In May, 2001, the County Board adopted the Proposed Retail Street Maps and Urban Design Principles and Guidelines in the R-B Corridor Retail Action Plan. These elements help guide decisions on appropriate locations for retail uses and help guide design and function of retail development in the Corridor. In March, 2003, the County Board adopted the Rosslyn to Courthouse Urban Design Study. The study defines redevelopment and reinvestment parameters and urban design guidelines for sites generally located between the Rosslyn and Courthouse Metro Station areas.~~

~~Throughout the R-B Corridor, the General Land Use Plan concentrates the highest density uses within walking distance of Metro stations; tapers densities, heights and uses down to the existing single family residential neighborhoods; and provides for a mix of office, hotel, retail and residential development. Each station area serves a unique function: Rosslyn is a first class office and business center, Courthouse is Arlington County's government center and Clarendon is planned as an "urban village." The Virginia Square/GMU Station Area contains a concentration of residential, cultural and educational facilities, while Ballston/Marymount University is developing as Arlington's "new downtown." These five station areas complement one another and constitute an urban corridor of increasing importance to the greater Arlington community.~~

TEXT – (In Boxes)

Ballston/Marymount University

Adopted Plans: Ballston Sector Plan, 1980; North Quincy Street Plan, 1995.

Station Area Concept: High-density office and residential uses with a regional shopping facility forming a new downtown in central Arlington.

Plan Features:

- Balance of residential and office/hotel/retail development
- Transportation access through Metro, I-66, Glebe Road, Wilson Boulevard
- Regional shopping facilities (Ballston Common Mall)
- Commercial revitalization and growth
- Urban open space
- Diverse urban environment
- Neighborhood revitalization and transition to higher density uses

- Townhouse infill development
- Fairfax Drive Boulevard concept
- West Ballston Study
- Marymount University.

Special Planning Districts: "Coordinated Mixed-Use Development District;" "North Quincy Street Coordinated Mixed-Use District"; "Special Affordable Housing Protection District" (Ballston Center).

Neighborhood Conservation Plan Areas: Ballston-Virginia Square (Plan accepted 1984); Bluemont (previously Balls Crossing) (Plan accepted 1999); ~~and~~ Ashton Heights (Plan accepted 1976 and updated 2001); Buckingham (Plan accepted 2006).

Virginia Square/George Mason University

Adopted Plans: Virginia Square Sector Plan, 1983 and updated 2002; North Quincy Street Plan, 1995.

Station Area Concept: Emphasis on residential development and cultural, educational and recreational activities.

Plan Features:

- Predominately residential station area with diverse housing stock and inclusion of affordable housing units; office uses along Fairfax Drive to generate daytime population and parking available for public use during evening/weekend hours
- A coordinated development district in the East End with high-quality urban design
- George Mason – Arlington Campus
- Central Library (Arlington’s Main Library)
- Arlington Arts Center and expansion of Maury Park
- Development densities and heights focused on Fairfax Drive and Metro site
- Focal point with community cultural/performing arts facility with space for music theater groups
- Pleasant, safe, and activating walkways connecting existing and future destinations including Quincy Park, Maury Park, Oakland Park, Herselle Milliken Park, Gumball Park, the future Quincy Street Extension Park, GMU, Metro stations, retail stores, future cultural/art facilities, and adjacent neighborhood and station areas
- Locally-serving retail and service facilities
- Unique gateway design elements included in redevelopment projects along Fairfax Drive at N. Quincy Street and 10th Street/Wilson Boulevard connected by Fairfax Drive’s “boulevard” design.

Special Planning Districts: "Special Coordinated Mixed-Use District" (East End and FDIC/GMU); "North Quincy Street Coordinated Mixed-Use District"; "Special Affordable Housing Protection District" (Pollard Gardens Apartment site and North Monroe Street Residential).

Neighborhood Conservation Plan Areas: Ashton Heights (Plan accepted 1976 and updated 2001); Ballston-Virginia Square (Plan accepted 1984); Buckingham (Plan accepted 2006).

Clarendon

Adopted Plans: ~~Clarendon Sector Plan, 2006, 1984; Clarendon Sector Plan Addendum, 1990; East Clarendon: Special Coordinated Mixed Use District Plan, 1994.~~

Station Area Concept: “Urban Village” concept achieved by ~~focusing development around a central block to a~~ high-quality public environment realm, accessible and connected spaces, and a rich mix of uses to give a sense of place and uniqueness to Clarendon.

Plan Features:

- Centralized area of medium-density mixed-use development;
- Network of open spaces in the center and edges of Clarendon connected by improved streetscapes;
- Redesigned Central Park lined by revitalized retail, preserved buildings, and sensitive infill development;
- Mix of old and new buildings with incentives for building preservation;
- Tapering up of density and height from to low-density residential areas to the center of Clarendon;
- Maximum building height limits;
- Building frontage guidelines;
- Storefront retail revitalization; and retention and attraction of existing local and independent businesses;
- Washington-Wilson-Clarendon intersection redesign with narrowed crosswalks and lane widths;
- New mid-block streets to provide additional vehicular and pedestrian circulation; and
- Western gateway mixed use development with public market uses and new public plaza.
- ~~Fairfax Drive to serve as gateway into R-B Corridor~~
- ~~Consolidation of open space~~
- ~~Creation of a “festival street”~~
- ~~Townhouse/commercial transition area~~
- ~~Coordinated streetscape treatment~~
- ~~Opportunity and incentives for the preservation of Historic Buildings~~
- ~~Focal point building and Metro Park at the Center of Station Area.~~

Special Planning Districts: “Special Coordinated Mixed Use District”; ~~“Commercial Townhouse District” (along 10th Street North and North Fillmore Street);~~ “Clarendon Revitalization District” (Clarendon central area).

Neighborhood Conservation Plan Area: Lyon Village (Plan accepted 1978); Lyon Park (Plan accepted 1973); Ashton Heights (Plan accepted 1976 and updated 2001); Clarendon-Courthouse (previously Courtlands) (Plan accepted 1988 and updated 2007).

Courthouse

Adopted Plans: Courthouse Sector Plan, 1981; Courthouse Sector Plan Addendum, 1993; Rosslyn to Courthouse Urban Design Study (2003); Fort Myer Heights North Plan (2008).

Station Area Concept: Arlington County government center surrounded by a balanced mix of high-density residential and office uses.

Plan Features:

- Central place resulting from the concentration of major activity nodes and landmarks (Courthouse Justice Center, farmer's market and County's administrative offices)
- Court House Plaza as a focal point; result of public/private partnership
- Courthouse Square with underground parking
- New development with ground floor retail fronting on Courthouse Square
- Cultural facilities such as a performing arts center
- Intense residential development
- High-density office district
- Business and neighborhood conservation
- Selected infill housing
- Coordinated urban design.

Special Planning Districts: "Coordinated Preservation and Development District" (Colonial Village); "Special Affordable Housing Protection District" (The Odyssey, ~~and~~ North Troy Street Residential and Rosslyn Commons).

Neighborhood Conservation Plan Areas: Lyon Village (Plan accepted 1978); Clarendon-Courthouse (previously Courtlands) (Plan accepted 1988 and updated 2007); Radnor/Fort Myer Heights (2007).

Rosslyn

Adopted Plans: Rosslyn Transit Station Area Study, 1977; Rosslyn Station Area Plan Addendum, 1992; Rosslyn to Courthouse Urban Design Study, 2003; Fort Myer Heights North Plan (2008).

Station Area Concept: First class office and major employment center with a core area office and hotel development surrounded by high-density residential development.

Plan Features:

- Gateway to Arlington from Washington, D.C.
- Preservation of Colonial Terrace and Fort Myer Heights residential areas
- Deck over I-66 for public open space
- Superior architecture and urban design
- Urban parks and museums
- Residential development in support of office uses
- Central place
- Headquarters of major corporations
- Integrated transportation system
- Expansion of hotel resources
- Physical and visual access to the Potomac River and nearby Parks and Monuments (Iwo Jima, Netherlands Carillon, Arlington National Cemetery, Marine Memorial, etc.)
- High quality retail, restaurant and entertainment facilities
- Greatest building heights to be focused closest to the Metro Station with building heights tapering down to locations farther away from the Metro Station.

Special Planning Districts: "Coordinated Preservation and Development District" (Colonial Village); "Special Affordable Housing Protection District" (Twin Oaks, WRIT Rosslyn Center, Rosslyn Commons); "Radnor Heights East Special District"; "Rosslyn Coordinated Redevelopment District".

Neighborhood Conservation Plan Areas: ~~None~~ Radnor/Fort Myer Heights (2007)
Columbia Pike Corridor

~~To stem the tide of minimal investment and/or disinvestment in the Columbia Pike Corridor, the County Board, on April 7, 1990, adopted the Columbia Pike 2000: A Revitalization Plan. The plan gave special emphasis to the Special Revitalization District which was designated by the County Board on November 15, 1986. The purpose of this plan was to convey a vision of what Columbia Pike can be and how that vision can be achieved. Building on the Columbia Pike 2000 Plan, the County Board, in January, 1998, announced the creation of the Columbia Pike Initiative. The goal of the Initiative was to build a safe, cleaner, more competitive and vibrant Columbia Pike community. Through the course of numerous meetings with the community in 2000 and 2001, a new long range vision and plan was adopted in March 2002 (Columbia Pike Initiative: A Revitalization Plan) that focused on economic development and commercial revitalization, land use and zoning, urban design, transportation, open space and recreational needs. This vision revisits and celebrates the more traditional "Main Street" environment. The end result being an improved, enhanced, and walkable "Main Street" for Arlington County through preservation, revitalization, and new development, where people can live, work, and play. The elements that can be expected to develop along the Pike include:~~

- ~~• Mixed use development districts (retail, office, residential, cultural)~~
- ~~• Street frontage at a pedestrian scale with articulated ground floor retail~~
- ~~• Buildings oriented to Columbia Pike~~
- ~~• Placement of buildings at the back of sidewalks~~

- ~~Buildings built close together forming a continuous “street wall” characteristic of an urban environment~~
- ~~Parking located underground or to the rear of buildings~~
- ~~Appropriate transitions to residential neighborhoods~~
- ~~Enhanced public and pedestrian transportation~~
- ~~Enhanced streetscape.~~

~~Based on recommendations from this plan, in December 2002, the Columbia Pike Special Revitalization District was expanded. In February 2003, the Columbia Pike Special Revitalization District Form Based Code was adopted by the County Board. The process to develop the Form Based Code resulted in a refined concept and vision for the Corridor. The Form Based Code regulates land development, setting careful and clear controls on building form, with broad parameters on building use, to shape clear public space. The Form Based Code sets simple and clear graphic prescriptions and parameters for height, siting, and building elements.~~

TEXT – (In Box)

Adopted Plans: Columbia Pike Initiative - A Revitalization Plan, 2002/Columbia Pike Form Based Code, 2003, A Revitalization Plan, 2005 Update

Corridor Concept: Mixed-use development districts, oriented to Columbia Pike (linked by residential transitional areas and open spaces) and primarily consisting of office, residential, retail, and cultural uses.

Plan/Form Based Code Features:

Town Center:

- Maximum height of 6 stories
- Incorporate historic structures with heights up to 8 stories
- Creation of public square at Adams Square and Fillmore Garden Shopping Center sites

Village Center:

- Maximum height of 6 stories (except northwest corner which has 54 feet height maximum)
- Day-lighting of Doctor's Run (south of development district)

Neighborhood Center:

- Maximum height of 4 stories east of Four Mile Run, oriented to park and Columbia Pike
- Maximum height of 6 stories west of Four Mile Run

Western Gateway:

- Maximum height of 6 stories except 10 stories on the south side of Columbia Pike at S. Greenbrier Street.

Special Planning Districts: "Columbia Pike Special Revitalization District"

Neighborhood Conservation Plan Areas: Arlington View (Plan accepted 1965); Penrose (Plan accepted 1967 and updated 2004); Arlington Heights (Plan accepted 1980 and updated 2008); Douglas Park (Plan accepted 1998); Alcova Heights (Plan accepted 1999); Barcroft (Plan accepted 1990 and updated 2008); Claremont (Plan accepted 1990); Columbia Forest (Plan accepted 2000); Columbia Heights West (Plan accepted 2000); Columbia Heights (Plan accepted 2004), Foxcroft Heights (Plan accepted 2009).

~~Jefferson Davis Corridor~~

~~The Jefferson Davis Corridor (JD Corridor) is one of Arlington's two Metrorail transit corridors targeted for high density development. This major transportation corridor provides access to the Pentagon, National Airport and Washington, D.C. by way of several heavily traveled highways, Metro's Blue and Yellow lines and the CSX Railroad (previously the RF&P Railroad). Stable, single family residential areas include the Arlington Ridge and Aurora Highlands Neighborhood Conservation Areas. These cover a large portion of the land area in the corridor. Mixed use development is concentrated along Jefferson Davis Highway and around the Crystal City and Pentagon City Metro Station Areas.~~

~~Until the early 1960's, much of the land along Jefferson Davis Highway was devoted to low intensity industrial use. The areas associated with the previous RF&P Railroad right of way and the Pentagon City Station Area were largely vacant. The corridor's location between National Airport and the Pentagon and its access to Washington, D.C. stimulated mixed use office, retail, residential and hotel development beginning in the mid 1960's. Between 1968 and 1977, a series of plans and studies were developed in an effort to provide a unified long range planning approach to redevelopment. These plans included the Jefferson Davis Corridor Policy Plan (1968), the Five Year Plan for the Jefferson Davis Corridor (1973), and the Jefferson Davis Corridor: Recommended General Land Use Plan (1977).~~

~~Since 1974, striping patterns have been placed on the General Land Use Plan for this corridor with the width of stripes indicating percentage of uses. The area east of Jefferson Davis Highway and north of the Airport Viaduct has been designated for four sevenths "High" Residential and three sevenths "High" Office Apartment Hotel development. South of the Airport Viaduct, the pattern indicates five sevenths "High" Residential and two sevenths "High" Office Apartment Hotel use. For the Pentagon City Coordinated Development District, a striped pattern of three fourths "High-Medium" Residential and one fourth "Medium" Office Apartment Hotel use was adopted.~~

~~In 1980, the Crystal Park site plan was approved as a major addition to the Crystal City area. The land area for Crystal Park was created when the developer moved the RF&P Railroad tracks eastward. The striped land use pattern for Crystal Park indicates "Low" Office Apartment Hotel uses on two thirds of the site and "Medium" Residential uses on the remaining one third.~~

~~The development potential in the JD Corridor area changed dramatically when the Potomac Yard Phased Development Site Plan (PDSP) was adopted by the County Board in 2000. Coordinated efforts were made to increase development capacity in the South Tract (generally bounded by the Airport Viaduct, George Washington Parkway, Crystal Drive, Jefferson Davis Highway, and~~

~~Four Mile Run) and to create opportunities for open space and recreational uses in the North Tract (generally bounded by Old Jefferson Highway, 6th Street South, and the waterfowl sanctuary). The striped land use pattern for Potomac Yard indicates “Low” Office Apartment Hotel uses on two thirds of the site and “Medium” Residential uses on the remaining one third. The site is divided into six land bay areas which will be developed in phases. It is anticipated that full build out of the PDSP will take approximately 15 to 20 years.~~

~~In 2005, the Base Realignment and Closure Commission (BRAC) called for the relocation of 17,000 U.S. Department of Defense jobs and the vacation of the associated 4.2 million square feet of office space out of Arlington onto nearby military spaces. As the largest impact in Arlington would be in Crystal City, a formal planning process for the revitalization of Crystal City was initiated. As a result of this multi-year planning process a comprehensive vision and goals for future growth in Crystal City were established and in 2010 the County Board adopted the Crystal City Sector Plan. At this time, the General Land Use Plan was amended to show the boundaries of the Crystal City Coordinated Redevelopment District, in which densities up to those called for in the Sector Plan would be permitted where Sector Plan goals are otherwise generally met. The area east of Crystal Drive from 12th Street South to the Airport Viaduct that was previously a mix of “Medium” Residential and “Low” Office Apartment Hotel was changed to all “Low” Office Apartment Hotel. The area east of Jefferson Davis Highway and west of Crystal Drive previously striped “High” Residential and “High” Office Apartment Hotel was revised to all “High” Office Apartment Hotel. Lastly, the area bounded by Jefferson Davis Highway, South Eads Street, Army Navy Drive and a line level with the northeast corner of Eads Park that was previously a mix of “High” Residential and “Public” was amended to all “High” Office Apartment Hotel. West of Eads Street no changes were made to the GLUP designations, but the Metro Station Area boundary was expanded to include the properties between South Eads Street and South Fern Street that front the south side of 23rd Street South. Previously the striping on the General Land Use Plan indicated the preferred percentages of land uses. However, as of 2010, the adopted Sector Plan provides guidance on the desired use mix.~~

TEXT – (In Boxes)

Crystal City/Crystal Park

Adopted Plan: ~~The General Land Use Plan uses striping patterns for high density office apartment hotel and high density residential development to indicate the desired mix of uses in Crystal City, and low density office apartment hotel and medium residential uses in Crystal Park. Crystal City Sector Plan (2010).~~

Station Area Concept: ~~Major employment center with significant office and hotel development, and supporting residential and retail development. A place where the existing multimodal transportation network will provide enhanced access and mobility with improved surface transit service and a more pedestrian-friendly urban street network; streets and public spaces are lined with active retail and civic spaces; upper story uses provide a Class A office environment and expanded array of residential offerings; and its sense of place will be strengthened through high-quality architecture, open spaces, streetscape treatments, and public art.~~

Plan Features:

- ~~Major employment center with an estimated daytime population of 46,500 in 1990, and projected to reach 56,000 by the year 2000~~
- ~~Coordinated urban design and signage~~
- ~~Intensive office and hotel development~~
- ~~Substantial retail uses including Crystal Underground shopping mall~~
- ~~Easy access to an expanded National Airport and Washington, D.C. via Metro.~~
- Create a high quality public realm that strengthens the sense of place.
- Provide a mix of uses by balancing office, residential, retail, cultural and civic uses among several defined neighborhood centers.
- Relate architectural and urban design to the human scale.
- Enhance multimodal access and connectivity.
- Incorporate sustainable and green building principles into all urban and architectural design.
- Preserve the integrity of the single-family neighborhood to the west.
- Ensure Crystal City's long-term economic sustainability.

Special Planning Districts: ~~None~~ Crystal City Coordinated Redevelopment District.

Neighborhood Conservation Plan Areas: Aurora Highlands (Plan accepted 1970 and updated 2008); Arlington Ridge (Plan accepted 1973).

Pentagon City

Adopted Plan: Pentagon City Phased-Development Site Plan (PDSP), 1976 with amendments.

Station Area Concept: Mixed-use development with special emphasis on residential development and regional shopping facilities.

Plan Features:

- Regional shopping ~~mall~~ facilities (Pentagon City Fashion Centre, ~~and~~ Pentagon Centre, and Pentagon Row).
- Up to 9,000 residential units including 5,450 approved in the PDSP
- 4.5 million square feet of office/commercial space including 1.55 million square feet approved in the PDSP
- 300-bed nursing and retirement home
- 1,600 hotel rooms
- Open space/park as a community facility
- Coordinated urban design manual
- Easy Access to I-395 and the Pentagon.

Special Planning Districts: "Coordinated Development District" (1974).

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970).

Potomac Yard

Adopted Plan: Potomac Yard Phased-Development Site Plan (PDSP), 2000.

Area Concept: Urban mixed-use campus, in which several intense compact centers of activity are set in and connected by a linked system of carefully sculpted, richly landscaped open spaces.

Plan Features:

- 2.94 million square feet of office/commercial development, 1.0 million square feet of residential and 469,835 square feet of hotel uses approved in the PDSP
- Conveyance to the County of approximately 28 acres of land in the North Tract (north of Crystal City), for open space and/or recreational uses
- A mix of uses, with concentrations of density to reinforce important public spaces
- A pedestrian-friendly and pedestrian-oriented environment
- Utilization of an orthogonal grid and block pattern
- The use of public open space as the means to organize and characterize the site
- Emphasis on transit-oriented design as an integral, not supplementary, feature
- Coordinated urban design manual.

Special Planning Districts: None.

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970 and updated 2008).

North Tract

Adopted Plan: North Tract Area Plan, 2004.

Area Concept: Distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor and outdoor recreation facilities that are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac riverscape, and coupled with complementary private redevelopment.

Plan Features:

- Green urban oasis that will be a model of effective environmental reclamation and community-oriented reuse.
- Urban park with appealing spaces, facilities, and natural and manmade features in an intergrated design that offers opportunities for sport, recreation and relaxation for people of divers ages, interests and skills.
- Convenient multi-modal access with emphasis on efficient mass transit and safe passageways for pedestrians and bicyclists.
- Gateway between Arlington and nation's capital.
- Greenway near the historic Pomotac shore.
- Gathering place for the community.

- Opportunity for creative partnerships with private entities, non-profit organizations, and other public agencies to complement direct County investments in the park and help to achieve, in cost-effective ways, the planned community facilities and the compatible, high-quality redevelopment of adjacent privately-owned sites.

Special Planning Districts: North Tract Special Planning District (2004).

Neighborhood Conservation Plan Areas: None.

General Land Use Plan

DRAFT

Adopted August 12, 1961 with Amendments through December 10, 2011



Residential



Public



Mixed Use



Commercial



Office

Commemorating
1961 50 Years of Planning 2011

Vision

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 Board Members

Barbara Favola

Jay Fiset

Mary Hynes, Vice Chairman

J. Walter Tejada

Christopher Zimmerman, Chairman

Barbara Donnellan, County Manager

Place holder for introductory message commemorating the 50th Anniversary of the General Land Use Plan's first adoption in 1961.

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JEFFERSON DAVIS CORRIDOR (BACK)

PURPOSE AND SCOPE OF THE GENERAL LAND USE PLAN

The General Land Use Plan (GLUP), consisting of this booklet and attached map, is the primary policy guide for the future development of the County. The Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policy of the County Board to citizens, the business community, developers and others involved in the development of Arlington County. In addition, the General Land Use Plan serves as a guide to the County Board in its decisions concerning future development. Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with the County's goals and vision. The higher end of that density range may not necessarily represent the vision for a specific location. When a development proposal substantially complies with County goals and policies, and is consistent with good zoning practice, the County Board may approve that development proposal at the higher end of that density range or above, as provided by the Zoning Ordinance.

The General Land Use Plan is one of several separate elements of Arlington County's Comprehensive Plan. Since its original adoption, the Comprehensive Plan has been continually updated and expanded and as of November 19, 2011, comprises the Chesapeake Bay Preservation Ordinance and Plan; the General Land Use Plan; the Master Transportation Plan; the Public Spaces Master Plan; the Historic Preservation Master Plan; the Recycling Program Implementation Plan; the Sanitary Sewer System Master Plan; the Storm Water Master Plan; and the Water Distribution System Master Plan.

ARLINGTON'S ORIGINS AND GOVERNMENTAL FRAMEWORK

Arlington, Virginia, an urban county of about 26 square miles, is located across the Potomac River from Washington, D.C. There are no incorporated towns or cities within Arlington's boundaries as a result of a 1922 decision by the Virginia Supreme Court of Appeals which declared Arlington a "continuous, contiguous and homogeneous community."

Arlington was originally part of the ten-mile square surveyed in 1791 for the Nation's Capital. In response to requests of local residents, the U.S. Congress in 1846 returned the portion of the District of Columbia on the west bank of the Potomac River to the Commonwealth of Virginia. This area was known as Alexandria City and Alexandria County until 1920 when the County portion was renamed Arlington County.

In 1932, Arlington became the first County in the United States to operate under the "Manager" form of government, which continues today. The County Board, Arlington's legislative body, is composed of five members elected at large. The Board appoints the County Manager and a variety of citizen boards, commissions and advisory groups to help develop and implement County policies.

The County Board encourages a high level of citizen involvement in local government, especially in developing planning policy. The Planning Commission, a County Board appointed advisory group, provides a forum for public discussion of planning issues. The Commission is empowered by Virginia law to prepare a Comprehensive Plan and to evaluate proposed changes in land use and zoning for conformance with this Plan. The Commission holds public hearings and makes recommendations to the County Board, which also holds public hearings and makes the final decisions on land use and other issues.

PLANNING HISTORY AND THE DEVELOPMENT OF THE GENERAL LAND USE PLAN

The first community planning efforts began in Arlington County as residential and commercial development intensified following World War I. In 1927, the Arlington County Board adopted an ordinance providing for limited control of land use by allowing plats to be recorded only upon the approval of the Directing Engineer. A Zoning Ordinance, implemented by a Zoning Administrator, was adopted in 1930 to encourage orderly development and prevent conflicting uses on the land within the County. In 1937, the County Board established a five-member Planning Commission which was charged with preparing and recommending a Master Plan for the physical development of the County.

Arlington's first General Land Use Plan was adopted by the County Board on August 12, 1961 as one element of the County's Comprehensive Plan. The General Land Use Plan may be amended through two processes: 1) as part of a long-range planning process for a designated area, or 2) as a result of an individual request for a specific change (see Reviewing and Amending the General Land Use Plan and the Comprehensive Plan). Through these two processes, the General Land Use Plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. These amendments have been incorporated into a published document eleven times: 1961, 1964, 1966, 1975, 1979, 1983, 1987, 1990, 1996, 2004 and 2011. Below is a description of how the General Land Use Plan has changed since its adoption over 50 years ago:

1960s

The 1961 Plan used a color keyed system of 13 land use categories. The original Plan designated several large areas requiring further study as "Undetermined Use." Changes in the 1964 and 1966 Plans primarily involved the adoption of land use designations for those areas which were previously shown as "Undetermined Uses."

1970s

In the 1970's, the planning focus in Arlington shifted to the future development of the Metrorail transit corridors. On February 21, 1973, the County Board adopted a new legend for the General Land Use Plan. The legend expanded the number of residential categories from three to six, decreased the number of commercial and industrial categories from five to three, added the new heading of "Office-Apartment-Hotel" and significantly revised the designations for "Public" and "Semi-Public." At the

same time, the County Board amended the Plan for areas of the County outside the Rosslyn-Ballston and Jefferson Davis transit corridors. After further public discussion, the County Board adopted major land use changes for the Jefferson Davis Corridor (2/9/74) and the Rosslyn-Ballston Corridor (12/7/74). All of the changes adopted between 1966 and 1975 to the legend and the transit corridors were incorporated in the 1975 Plan. The 1979 General Land Use Plan differs from the 1975 Plan in that it reflects amendments in the Rosslyn-Ballston and Jefferson Davis Corridors.

1980s

Between 1979 and 1983, policy recommendations and land use changes were adopted for all of the Rosslyn-Ballston Corridor Metro Station Areas. Several amendments to the legend, including the addition of the categories "Medium Density Mixed-Use" and "High-Medium Residential Mixed-Use," were also adopted. These changes and others were incorporated into the 1983 Plan. In 1986 the County Board adopted a new format for the General Land Use Plan, amending the legend and adding extensive text on planning policy, processes and special programs. These changes were incorporated in the 1987 plan. Between 1986 and 1990, land use changes were adopted for different areas throughout the County including the designation of the Columbia Pike "Special Revitalization District." These changes were incorporated into the 1990 Plan.

1990s

The 1996 General Land Use Plan incorporated policy recommendations and land use changes adopted by the County Board between July 1990 and June 1996, including the establishment of special districts such as the "Special Affordable Housing Protection District," the "Clarendon Revitalization District," the "Coordinated Multiple-Family Conservation and Development District," the "Lee Highway/Cherrydale Special Revitalization District," and the "North Quincy Street Coordinated Mixed-Use District."

2000s

The 2004 General Land Use Plan incorporated land use changes adopted by the County Board between June 30, 1996 and April 27, 2004, including the establishment of special districts such as the "Radnor Heights East Special District," additional "Special Affordable Housing Protection Districts," a "Special Coordinated Mixed-Use District" for the East End area of Virginia Square, an expanded "Columbia Pike Special Revitalization District," and a "North Tract Special Planning District." The 2004 General Land Use Plan was presented in a new booklet format with an attached Map. Additional updates to the General Land Use Plan occurred with the County Board approval of the

Clarendon and Virginia Square Sector Plans in 2006. As of September 30, 2007, a web version was developed which is updated on a quarterly basis. In 2008, The County Board adopted the "Fort Myer Heights North Plan," an update to the "North Tract Special Planning District," the establishment of the "Special Affordable Housing Protection District" and the "Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts." In 2009, the County Board also adopted a resolution certifying that the General Land Use Plan accommodates growth in a manner consistent with the requirements of Virginia Code §15.2-2223.1 requiring Urban Development Areas

2010s

The printed version of the 2011 General Land Use Plan incorporates land use changes adopted by the County Board between April 30, 2004 and November 19, 2011, including the establishment of the "Crystal City Coordinated Redevelopment District" in 2010 and the "East Falls Church Neighborhood Center District" in 2011. The web version continues to incorporate updates on a quarterly basis.

DEVELOPMENT AND GROWTH GOALS

The Arlington County Board has endorsed a land use policy that concentrates high-density development within the Metro subway corridors and preserves lower-density residential areas throughout the County. This policy has evolved from an extensive citizen participation process. It is designed to ensure that Arlington is a balanced community of residential, recreational, educational, shopping and employment opportunities with good transportation supported by a strong tax base and effective use of public funds. In support of this overall policy, the following adopted land use goals and objectives have been incorporated into the General Land Use Plan (more detailed descriptions and goals of the Metro station areas may be found in the Special Planning Areas Section):

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 Com-

mercial Revitalization Program concentrates public capital improvements and County services in these areas to stimulate private reinvestment.

AFFORDABLE HOUSING

The County's vision of being a diverse and inclusive community underlies its commitment to providing affordable housing opportunities for its residents. A key step in achieving affordable housing is adopting County-wide and area-specific goals and targets and using the necessary planning mechanisms for implementation.

ARLINGTON GOALS AND TARGETS FOR AFFORDABLE HOUSING

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. Arlington County's Affordable Housing Goals are:

1. Balance support for the elderly and persons with disabilities with a transitional safety net for families with children.
2. Prevent and End Homelessness.
3. Ensure through all available means that all housing in Arlington County is safe and decent.
4. Ensure that consistent with Arlington's commitment to sustainability, the production, conversion and renovation of committed affordable housing is consistent with goals set by the County to reduce greenhouse gas emissions in Arlington County.
5. Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.
6. Reduce the number of households in serious housing need (defined as those earning below 40 percent of median income who pay more than 40 percent of their income for rent).
7. Increase the number of housing units with two or more bedrooms in order to

match the needs of households with children.

8. Distribute committed affordable housing within the County, neighborhoods, and projects.
9. Increase the rate of home ownership throughout the County, and increase home ownership education and opportunities for low- and moderate-income households.
10. Ensure, through all available means, that housing discrimination is eliminated.
11. Provide housing services effectively and efficiently.

AFFORDABLE HOUSING ORDINANCE

In December of 2005, the Arlington County Board approved amendments to the County Zoning Ordinance that are used in the approval process of site plan projects to increase the supply of affordable housing and to streamline the approval process. The developer chooses whether to provide a cash contribution or to provide units using a percent of the increased gross floor area (GFA) above 1.0 Floor Area Ratio (FAR). For on-site units, the requirement is 5% of the GFA; for off-site units nearby, 7.5%; for off-site units elsewhere in the county, 10%. Cash contribution amounts are indexed to the Consumer Price Index for Housing in the Washington-Baltimore MSA.

PLANNING MECHANISMS FOR IMPLEMENTATION

The following represent planning documents and designations used to implement affordable housing goals and targets adopted by the County Board.

- Zoning Ordinance and the Special Exception Site Plan Process (see Implementation)
- Special Affordable Housing Protection District (see Special Planning Areas)
- Coordinated Multiple-Family Conservation and Development District (see Special Planning Areas)

SPECIAL PLANNING AREAS

Where special conditions or circumstances exist, the County Board may initiate special planning processes for designated areas, as described below.

METRO CORRIDORS

The two districts below are found or can be applied to the Metro Station areas. They are described in this section to reduce redundancy in other sections.

Special Coordinated Mixed-Use District

The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area. This district has been adopted for the former Sears department store site (now referred to as Market Common at Clarendon) in the East Clarendon area (July 1982), the George Mason University/Virginia Square Shopping Center site (now referred to as FDIC) in Virginia Square (August 1982), and the East End area of Virginia Square (June 2003) (see Special Planning Areas for Clarendon and Virginia Square for additional information on this District).

Special Affordable Housing Protection District

On November 17, 1990, the County Board adopted the "Special Affordable Housing Protection District" (SAHPD) to promote retention of affordable housing within Metro Corridors, where the General Land Use Plan usually allows development at higher densities than allowed "by right" under current zoning.

The overall goal of the SAHPD is to provide opportunities for housing affordable to persons with low- and moderate-incomes in areas where such housing has traditionally been available. The intent of this District is to ensure that existing low- and moderate-income apartment units remain or are replaced where development density shown on the General Land Use Plan is 3.24 F.A.R. or more, and is higher than allowed by-right under zoning applicable to properties considered for the SAHPD designation at the time of request for rezoning or site plan. In instances where redevelopment of these sites is proposed, the higher densities shown on the Plan are intended to be achieved through on-site preservation or replacement of existing affordable low- and moderate-income housing units either on the site or a similar location off the site as

part of the redevelopment proposal. The following sites have been designated by the County Board as a SAHPD: Pollard Gardens/Clarendon Courts on November 17, 1990; Twin Oaks on May 24, 2000; The Odyssey on November 20, 2001; Ballston Center on January 26, 2002; WRIT Rosslyn Center on July 20, 2002; North Monroe Street Residential on October 18, 2003; North Troy Street Residential on February 21, 2004; Rosslyn Ridge on July 10, 2004; and Rosslyn Commons on June 17, 2008.

ROSSLYN-BALLSTON CORRIDOR



The Rosslyn Ballston Corridor (R B Corridor) is one of Arlington's two Metrorail transit corridors targeted for high-density development. The R B Corridor, approximately three quarters of a mile wide and three miles long, is located along Wilson Boulevard between the Potomac River and North Glebe Road. Five Orange Line stations, which opened between 1976 and 1979, are in this corridor: Rosslyn, Courthouse, Clarendon, Virginia Square/George Mason University and Ballston/Marymount University. The R B Corridor is also well served by highways including Washington Boulevard, Glebe Road, Arlington Boulevard, Lee Highway, and the Custis Parkway (I 66).

Planning for the R-B Corridor involved a twelve year intensive effort by citizens, staff and County officials. During this period, several policy planning studies were adopted, including RB 72, Alternative Land Use Patterns; Arlington Growth Patterns (1974); A Long Range County Improvement Program (1975); and Rosslyn Ballston Corridor: Recommended General Land Use Plan (1977). Between 1977 and 1984, sector plans were adopted for Rosslyn (1977), Ballston (1980), Court House (1981), Virginia Square (1983) and Clarendon (1984).

In 1989, the County Board initiated a mid-course review of the R-B Corridor to evaluate the quality of development that had been achieved and determine how well the County was shaping the character of the Corridor and the individual Metro Stations. At the time of the review, the Corridor was just over fifty percent complete in terms of projected new development. This planning effort generated design recommendations that were followed by the adoption of sector plan addenda for Clarendon (1990), Rosslyn (1992), and Courthouse (1993). In addition, the County Board adopted the East Clarendon: Special Coordinated Mixed-Use District Plan (1994) and the North Quincy Street Plan (1995), which also addressed recommendations made during the mid-course review process. An addendum to the Quincy Street Plan is anticipated in late 2011 or early 2012. The sector plans with the addenda provide detailed recommendations and policy guidelines for land use and zoning, urban design, transportation, utilities, parks and community facilities. Sector plan land use recommendations are incorporated into the General Land Use Plan.

In 2000, in order to reevaluate land use and urban design goals and objectives in several station areas along the R-B Corridor, the County Board initiated a review and update of the Virginia Square, Clarendon, and Rosslyn Sector Plans. After a community-wide planning process in the Virginia Square area in 2001 and 2002, the County Board adopted the 2002 Virginia Square Sector Plan. The County Board adopted a new Clarendon Sector Plan in 2006. A Rosslyn Sector Plan Addendum is anticipated in 2012.

In May, 2001, the County Board adopted the Proposed Retail Street Maps and Urban Design Principles and Guidelines in the R-B Corridor Retail Action Plan. These elements help guide decisions on appropriate locations for retail uses and help guide design and function of retail development in the Corridor. In March, 2003, the County Board adopted the Rosslyn to Courthouse Urban Design Study. The study defines redevelopment and reinvestment parameters and urban design guidelines for sites generally located between the Rosslyn and Courthouse Metro Station areas. In Sep-

tember 2008, the County Board adopted the Fort Myer Heights North Plan.

Throughout the R B Corridor, the General Land Use Plan concentrates the highest density uses within walking distance of Metro stations; tapers densities, heights and uses down to the existing single family residential neighborhoods; and provides for a mix of office, hotel, retail and residential development. Each station area serves a unique function: Rosslyn is a first class office and business center, Courthouse is Arlington County's government center and Clarendon is planned as an "urban village." The Virginia Square/GMU Station Area contains a concentration of residential, cultural and educational facilities, while Ballston/Marymount University is developing as Arlington's "new downtown." These five station areas complement one another and constitute an urban corridor of increasing importance to the greater Arlington community. Special planning areas within each station area are described in detail below.

Rosslyn

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Rosslyn Coordinated Redevelopment District

On May 11, 1996 the County Board established the "Rosslyn Coordinated Redevelopment District." The purpose of this district is to encourage the physical and economic development of the Rosslyn area to maximize Rosslyn's potential, over the next 25 years, to become a competitive first class urban center which exemplifies superior architecture and excellent urban design practice. This is envisioned to be achieved through the development of high quality mixed-use development at the core of Rosslyn including enhanced residential and hotel resources, and office buildings that are home to regional and national headquarters of major private/public corporations and institutions.

Through the site plan special exception process, the "Rosslyn Coordinated Redevelopment District" allows, on sites designated "High" Office-Apartment-Hotel on the General Land Use Plan, a density of up to 3.8 floor area ratio (F.A.R.) for office/commercial uses and up to 4.8 F.A.R. for hotel and residential uses. On sites designated "High" Residential the maximum density permitted is 4.8 F.A.R. for residential and 3.8 F.A.R. for hotel uses. This district also permits the rezoning of sites, located within its

Special Planning Areas

boundaries, to "C-O-Rosslyn," Rosslyn Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts. However, the uses permitted on a particular site shall be limited to the uses permitted under the General Land Use Plan.

The "C-O-Rosslyn" zoning district allows the County Board to approve additional building height and density when the County Board determines that the development proposal offers important community benefits identified in approved plans for the area and meets other special exception criteria of the Zoning Ordinance.

Within the "Rosslyn Coordinated Redevelopment District," additional density and heights may be granted by the County Board, through the site plan process, for the provision of important community benefits and the development of a site in a manner consistent with the goals, objectives and design guidelines included in the Rosslyn Station Area Plan Addendum, adopted by the County Board in January, 1992, and other plans and policies adopted by the County Board for the area, which may include among others:

- the development of a mixed-use project with a significant residential component;
- the provision or enhancement of retail, restaurant and entertainment facilities in the center of Rosslyn;
- the provision or enhancement of the pedestrian, vehicular and mass transit circulation system;
- the provision of open space or other public facilities and/or amenities;
- the creation of a "Central Place" and the "Esplanade" as envisioned in the Rosslyn Station Area Sector Plan Addendum; or
- the provision of other community benefits.

Radnor Heights East Special District

In December, 1999, the County Board established the "Radnor Heights East Special District". The purpose of this district is to recognize that the Radnor Heights East area is a distinct neighborhood where special planning and development policies are justifi-

fied by its unique location on the main axis of the National Mall and its proximity to nationally significant federal monumental areas including the Iwo Jima Memorial and parkland, the Arlington National Cemetery and Fort Myer. The goals for this district are:

- This area should be developed with a variety of housing types with high quality architecture;
- Siting of new buildings should try to minimize, to the extent possible, the obstruction of views;
- Building heights should be limited to 60 feet, exclusive of penthouses;
- New development should preserve, to the extent possible, existing trees and/or plant new trees and additional landscaping to minimize the potential impact of new development onto the existing parkland;
- Site plan development should improve pedestrian access through the neighborhood through the provision of adequate sidewalks and walkways connecting the neighborhood and the federal monumental areas.

Fort Myer Heights North Special District

Fort Myer Heights North is a smaller scale, medium density residential community, separate and distinct from the adjacent core Metro Station Areas of Rosslyn and Courthouse. The purpose of this special district is to promote a strategic balance of preservation and redevelopment in order to achieve the community's goals of preserving:

- ☒ affordable housing;
- ☒ historic buildings;
- ☒ open space;
- ☒ mature trees; and
- ☒ neighborhood scale.

The vision for Fort Myer Heights North emphasizes the preservation of its historic core, characterized by garden style apartments that are among the first multifamily buildings in Arlington County, while allowing a strategic blend of conservation and

redevelopment along the southern edge of the district in order to achieve the other identified community goals through the special exception site plan process.

In order to preserve the character of the neighborhood and its historic core along 16th Street North, a combination of regulations and incentives will be provided in the Conservation Area within the Fort Myer Heights North Special District. In this area, no additional density or height over what is allowed by-right will be permitted. In an effort to discourage additional by-right development that will further compromise the fabric of the neighborhood, incentives will be offered to promote the preservation of historic buildings, open space and existing affordable housing in the Conservation Area. Property owners of identified historic buildings located within the Conservation Area will be encouraged to preserve their buildings and the open space surrounding these buildings through the transfer of development rights. The Plan also encourages the transfer of development rights for affordable housing purposes. The regulations and incentives outlined for the Conservation Area will complement one another to help ensure that the scale and character of the neighborhood core are maintained and that both the preservation of historic buildings, with their surrounding open space and mature trees, and the preservation of existing affordable housing are encouraged.

When development of a site within the Revitalization Area of the Fort Myer Heights North Special District includes an application for site plan approval, the County Board may approve up to 3.24 FAR if the development proposal substantially furthers the intent of the goals and objectives of the Fort Myer Heights North Plan. Site plan projects will be expected to meet the goals in the Fort Myer Heights North Plan, including the provision of affordable housing, the preservation of historic buildings, the provision of open space and contributions to the tree canopy. Additional density obtained from the Conservation Area may be used in a site plan redevelopment project if the building height and site design recommendations outlined in this Plan are addressed.

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Rosslyn area: Twin Oaks (bounded by Key Blvd, North Oak St, North 18th St and North Quinn Street) on May 24, 2000, WRIT Rosslyn Center (1700 North Moore St) on July 20, 2002, Rosslyn Ridge (1531 N. Pierce St) on July 10, 2004, and Rosslyn Commons (property generally bounded by Clarendon Boulevard to the north, 16th Road North to the south, North Oak Street to the east and North Ode Street to the west), on June

17, 2008 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Courthouse

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Fort Myer Heights North Special District

See Rosslyn.

Coordinated Preservation and Development District

A "Coordinated Preservation and Development District" was adopted for the Colonial Village garden apartment complex on April 23, 1977. The purpose of the district was to preserve a substantial portion of the apartment complex, while allowing unused density and vacant land to be consolidated for new development adjacent to the Courthouse Metro Station.

In December 1979, the County Board approved a phased-development site plan that preserved ninety percent of the 1,000 existing units and provided for the long-term retention of some units for moderate-income housing. Approximately 276 of the original apartment units were designated an Historic District, recognizing Colonial Village's significance as the first FHA-funded apartment complex in the U.S. The plan also permits construction of three high-rise office buildings and over 600 new housing units.

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Courthouse area: The Odyssey on November 20, 2001 and North Troy Street Residential on February 21, 2004 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Clarendon

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Special Coordinated Mixed-Use District

The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area. This district has been adopted for the former Sears department store site (now referred to as Market Common at Clarendon) in the East Clarendon area (July 1982) and the George Mason University/Virginia Square Shopping Center site (now referred to as FDIC) in Virginia Square (August 1982), and the East End area of Virginia Square (June 2003).

For Clarendon, the "Special Coordinated Mixed-Use District" designation required that a public planning process be initiated for these areas when property owners indicated a desire to pursue development. This planning process was intended to address the transition of new development to adjacent land uses, proposed development densities and heights, urban design issues, and neighborhood concerns. As a result, and following a constructive public process, the County Board adopted the East Clarendon Special Coordinated Mixed-Use District Plan (September 1994). The overall goal of this plan is to successfully link the Clarendon and the Courthouse Sector Plan Areas by achieving a unified visual image and creating attractive urban public and private spaces that will attract the maximum desirable use while being sensitive to the surrounding neighborhoods. The "Special Coordinated Mixed-Use District" designation on the General Land Use Plan requires that future development on the former Sears Site responds to the recommendations in the East Clarendon Plan, including height restrictions, urban design guidelines and location of open space.

In 1999, and with subsequent amendments, the County Board approved the Market Common at Clarendon site plan. This project, meeting the desired goals of the district, includes mixed-use commercial and residential development with a significant retail component. Development approved for this location includes tapered densities and heights to protect surrounding neighborhoods.

Clarendon Revitalization District

On July 7, 1990, the County Board adopted the "Clarendon Revitalization District" to clearly identify the County's intent to implement the adopted urban design plan in Clarendon. On February 25, 2006 and December 9, 2006, the County Board modified the "Clarendon Revitalization District" boundary.

The "Clarendon Revitalization District" boundaries include 13th Street, N. (between N. Hartford and Washington Boulevard) and the commercial properties north of Wilson Boulevard (between Highland Street and Danville Street) to the north, Kirkwood Road and 10th Street North (between Washington Boulevard and Wilson Boulevard) to the west, the commercial and low-medium residential properties south of 10th Street N. (between Wilson Boulevard and Washington Boulevard) to the south), and the commercial properties along the east side of N. Fillmore to the east. The Clarendon Revitalization District designation on the GLUP indicates that future development in Clarendon should comply with the following policy goals and objectives listed below.

- A cluster of office uses surrounding the Metro station and Clarendon Central Park with specific use limitations on certain areas;
- All areas have a maximum height limit;
- The preservation of entire buildings, building frontages, and building facades are specified to retain a mix of older, fine buildings amidst new construction;
- The provision of well-designed sidewalks with activating facades;
- The preservation of surrounding low-density residential areas with compatible development tapering up in density and height toward the Metro station entrance and along east-west arterial streets;
- The expansion of existing open spaces to create a network of connected spaces in the core area and edges of Clarendon for the purposes of public gatherings and buffers to surrounding areas;

Virginia Square

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Special Coordinated Mixed-Use District

The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area. This district has been adopted for the former Sears department store site (now referred to as Market Common at Clarendon) in the East Clarendon area (July 1982), the George Mason University/Virginia Square Shopping Center site (now referred as FDIC) in Virginia Square (August 1982), and the East End area of Virginia Square (June 2003). A description of the "Special Coordinated Mixed-Use District" for two locations in Virginia Square are described below:

George Mason University/FDIC

In 1982, the County Board designated the block bounded by Fairfax Drive, North Kirkwood Road, Washington Boulevard, and North Monroe Street as a "Special Coordinated Mixed-Use District." The area designated "High" Office-Apartment-Hotel within the district allows a base F.A.R. of 3.0 Office/Hotel; and up to a total of 4.3 F.A.R. in consideration of residential development, community services and cultural facilities (7/11/83). The area bordered by North Monroe Street, North Lincoln Street, North Washington Boulevard, North Kirkwood Road, and Fairfax Drive and designated "Public" is intended to accommodate existing facilities and future expansion of the George Mason University Arlington campus (7/28/01). Through the 2002 Virginia Square Sector Plan, additional goals were adopted for this area:

- To create an urban employment campus on the FDIC property and a premier urban educational campus on the GMU properties that physically relate to one another and to the entire Virginia Square station area; and
- To provide spaces on each campus that the community can use and enjoy.

East End

In June, 2003, the County Board designated the area referred to as the East End, bordered by North Lincoln Street, Fairfax Drive, the Fairfax Drive/10th Street/Wilson Boulevard intersection, and Wilson Boulevard as a "Special Coordinated Mixed-Use District" based on recommendations from the 2002 Virginia Square Sector Plan. The overlay district designation is intended to convey the community's desire for coordinated redevelopment of this area that serves as the gateway between Virginia Square and Clarendon. The "Special Coordinated Mixed-Use District" designation on the General Land Use Plan requires that future development in the East End respond to the recommendations and urban design guidelines contained in the 2002 Virginia Square Sector Plan and specifies the following policy goals and objectives:

- Concentrate residential uses west of North Kenmore Street and office and/or mixed-use development east of North Kenmore Street;
- Allow density within the General Land Use Plan up to 3.24 F.A.R. east of North Kansas Street and up to 4.0 F.A.R. west of North Kansas Street within the prescribed building heights and ensure an affordable housing commitment in accordance with the requirements of the County's affordable housing ordinance for density within the General Land Use Plan;
- Allow additional density above the General Land Use Plan for both residential and commercial uses up to a maximum of 5.0 F.A.R. within the prescribed building heights in exchange for an affordable housing commitment in accordance with the provisions of the County's affordable housing ordinance for density above the General Land Use Plan;
- Allow for the construction of new or conservation of existing affordable dwelling units off-site in the area south of Wilson Boulevard and generally between North Monroe Street, North Pollard Street and 5th Street North where garden apartment dwelling units exist if the resulting additional density cannot fit within the prescribed building height limits or a developer chooses to build off-site;
- Provide street-level retail uses along Fairfax Drive and Wilson Boulevard;
- Provide well-designed sidewalks with activating facades around each block perimeter to encourage pedestrian circulation;

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- Provide interesting walkways and open spaces in the middle of each block for pedestrian and vehicular circulation;
- Provide a focal point at the corner of 10th Street/Wilson Boulevard to highlight the gateway from Clarendon;
- Provide public open spaces with public art;
- Provide shared parking spaces and short-term, convenience-retail parking, available to the public, in new development projects, especially office projects; and
- Taper building heights down pursuant to the sector plan.

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Virginia Square area: Pollard Gardens/Clarendon Courts on November 17, 1990 and North Monroe Street Residential on October 18, 2003 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Ballston

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Coordinated Mixed-Use Development District

The "Coordinated Mixed-Use Development District" in the center of Ballston was approved by the County Board on December 2, 1978. The district is planned as the "downtown" center for Ballston. The goal is to create a balance between new residential development and employment opportunities.

Within the district, the General Land Use Plan provides for the development of substantial residential, office, hotel and retail facilities and open space. To stimulate and implement the desired mix of development, the County Board adopted, in May 1980, "C-O-A" zoning, with a special exception site plan process. "C-O-A" zoning encourages mixed-use development and property consolidation by setting maximum densities

and heights based on site area and type of development.

North Quincy Street Coordinated Mixed-Use District

On February 4, 1995, the County Board established the "North Quincy Street Coordinated Mixed-Use District." Development of this area shall be consistent with the North Quincy Street concept plan and urban design guidelines adopted by the County Board on February 4, 1995. The area designated "Medium" Office-Apartment-Hotel allows a base density of 1.5 F.A.R. for office/commercial development, up to 72 apartment units per acre, or up to 110 hotel units per acre. A maximum density of up to 2.5 F.A.R. for office/commercial development, up to 115 apartment units per acre, or up to 180 hotel units per acre would be considered on sites located on the west block, taking into account the development of residential uses on the east block consistent with the concept plan and the "Medium" Residential designation; the implementation of other significant elements of the concept plan; the development of community, cultural, or public facilities; the provision of open space; and/or, the development of affordable/moderate income housing. Approval of additional density (up to the 2.5 F.A.R. limit) may be granted provided that appropriate legally binding mechanisms such as compatible rezoning of "C-2" and/or "C-M" properties on the east block, a consolidated site plan, site plan conditions and/or covenants recorded in the land records, are approved to ensure that the proposed development is implemented in accordance with the concept plan.

Special Affordable Housing Protection District

The following site has been designated by the County Board as a SAHPD in the Ballston area: Liberty Center on January 26, 2002 (see Special Planning Areas for Metro Corridors for additional information on the SAHPD).

Jefferson-Davis Corridor



The Jefferson Davis Corridor (JD Corridor) is one of Arlington's two Metrorail transit corridors targeted for high-density development. This major transportation corridor provides access to the Pentagon, National Airport and Washington, D.C. by way of several heavily traveled highways, Metro's Blue and Yellow lines and the CSX Railroad (previously the RF&P Railroad). Stable, single family residential areas include the Arlington Ridge and Aurora Highlands Neighborhood Conservation Areas. These cover a large portion of the land area in the corridor. Mixed-use development is concentrated along Jefferson Davis Highway and around the Crystal City and Pentagon City Metro Station Areas.

Until the early 1960's, much of the land along Jefferson Davis Highway was devoted to low intensity industrial use. The areas associated with the previous RF&P Railroad right of way and the Pentagon City Station Area were largely vacant. The corridor's location between National Airport and the Pentagon and its access to Washington, D.C. stimulated mixed-use office, retail, residential and hotel development beginning in the mid 1960's. Between 1968 and 1977, a series of plans and studies were developed in an effort to provide a unified long-range planning approach to redevelopment.

These plans included the Jefferson Davis Corridor Policy Plan (1968), the Five Year Plan for the Jefferson Davis Corridor (1973), and the Jefferson Davis Corridor: Recommended General Land Use Plan (1977).

Since 1974, striping patterns had been placed on the General Land Use Plan for this corridor with the width of stripes indicating percentage of uses. The area east of Jefferson Davis Highway and north of the Airport Viaduct was designated for four-sevenths "High" Residential and three-sevenths "High" Office Apartment Hotel development. South of the Airport Viaduct, the pattern indicated five-sevenths "High" Residential and two-sevenths "High" Office Apartment Hotel use. For the Pentagon City Coordinated Development District, a striped pattern of three-fourths "High-Medium" Residential and one-fourth "Medium" Office Apartment Hotel use was adopted.

In 1980, the Crystal Park site plan was approved as a major addition to the Crystal City area. The land area for Crystal Park was created when the developer moved the RF&P Railroad tracks eastward. The striped land use pattern originally designated for Crystal Park indicated "Low" Office Apartment Hotel uses on two-thirds of the site and "Medium" Residential uses on the remaining one-third. As part of the amendments implemented with the Crystal City Sector Plan adoption in 2010, this area was redesignated to indicate "Low" Office-Apartment-Hotel uses exclusively."

The development potential in the JD Corridor area changed dramatically when the Potomac Yard Phased-Development Site Plan (PDSP) was adopted by the County Board in 2000. Coordinated efforts were made to increase development capacity in the South Tract (generally bounded by the Airport Viaduct, George Washington Parkway, Crystal Drive, Jefferson Davis Highway, and Four Mile Run) and to create opportunities for open space and recreational uses in the North Tract (generally bounded by Old Jefferson Davis Highway [renamed Long Bridge Drive effective April 1, 2012], 10th Street South, and the waterfowl sanctuary). The striped land use pattern for Potomac Yard indicates "Low" Office-Apartment-Hotel uses on two-thirds of the site and "Medium" Residential uses on the remaining one-third. The site is divided into six land bay areas which will be developed in phases. Final Site Plans have been approved for all six land bays for a total of approximately 4.4 million square feet of office, retail, residential, and hotel development. It is anticipated that full build-out of the PDSP will take approximately 15 to 20 years. In 2004, the County Board established the "North Tract Special Planning District." Its vision is to transform the area into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor and outdoor recreation facilities that

are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac riverscape, and coupled with complementary private redevelopment.

In 2005, the Base Realignment and Closure Commission (BRAC) called for the relocation of 17,000 U.S. Department of Defense jobs and the vacation of the associated 4.2 million square feet of office space out of Arlington onto nearby military spaces. As the largest impact in Arlington would be in Crystal City, a formal planning process for the revitalization of Crystal City was initiated. As a result of this multi-year planning process a comprehensive vision and goals for future growth in Crystal City were established and in 2010 the County Board adopted the Crystal City Sector Plan. At this time, the General Land Use Plan was amended to show the boundaries of the Crystal City Coordinated Redevelopment District, in which the form and scale of development envisioned in the Sector Plan would be permitted where Sector Plan goals are otherwise generally met. The area east of Crystal Drive from 12th Street South to the Airport Viaduct that was previously a mix of "Medium" Residential and "Low" Office-Apartment-Hotel was changed to all "Low" Office-Apartment-Hotel. The area east of Jefferson Davis Highway and west of Crystal Drive previously striped "High" Residential and "High" Office-Apartment-Hotel was revised to all "High" Office-Apartment-Hotel. Lastly, the area bounded by Jefferson Davis Highway, South Eads Street, Army Navy Drive and a line level with the northeast corner of Eads Park that was previously a mix of "High" Residential and "Public" was amended to all "High" Office-Apartment-Hotel. West of Eads Street no changes were made to the GLUP designations, but the Metro Station Area boundary was expanded to include the properties between South Eads Street and South Fern Street that front the south side of 23rd Street South. Previously the striping on the General Land Use Plan indicated the preferred percentages of land uses. However, as of 2010, the adopted Sector Plan provides guidance on the desired use mix. Special planning areas within the Jefferson Davis Corridor are described in detail below.

Pentagon City

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Coordinated Development District/Phased-Development Site Plan

The Pentagon City Tract, then a largely undeveloped area of 116 acres, was designated a "Coordinated Development District" by the County Board on February 9, 1974. The designation defined the development boundaries and ensured development in accordance with an overall plan. When adopted, the district left development options open pending completion of a multi-year planning study by the Pentagon City Policy Guidance Committee, a group of citizens and consultants that received support from the County Board and staff.

A Phased-Development Site Plan (PDSP) was adopted by the County Board in February 1976, and amended in December 1997 and July 2009, to provide for mixed-use development focused around the Pentagon City Metro Station. This includes over 1.5 million square feet of office/commercial space; 1,600 hotel rooms; 5,450 dwelling units including a nursing and retirement home; open space; and regional shopping facilities.

In July, 2008, the County Board adopted a PDSP for the Pentagon Centre parcel, the block bounded by S. Hayes St., 15th St. S., S. Fern St., and 12th St. S., that was excluded from the area designated as the Pentagon City "Coordinated Development District" in 1974. The PDSP for the Pentagon Centre block provided for mixed-use development and includes an additional 776,982 sq ft office, approximately 327,070 sq ft retail, approximately 600 dwelling units, and approximately 250 hotel rooms immediately above the Pentagon City Metro station. This program of development, site design and layout will result in a mix of uses at increased density, a street grid, open space and other amenities that will establish form and structure for the future redevelopment of the Pentagon City area's most significant parcel of land.

North Tract/Long Bridge Park

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

North Tract Special Planning District

On April 24, 2004, the County Board established the "North Tract Special Planning District." The purpose of this district is to ensure that the vision, goals and policies in the North Tract Area Plan Study, accepted February 21, 2004 by the County Board, as outlined below, are achieved. The vision and goals for the North Tract area will be achieved incrementally through a series of coordinated public and private initiatives. Recommendations in the North Tract Area Plan Study shall be considered as a guide to be interpreted in more detail through the implementation process and to allow flexibility for development to balance market needs along with County development and open space goals. The vision and goals for this district are:

Vision:

The North Tract area will be transformed into a distinctive showplace of environmentally sound redevelopment, with a central expanse of attractive public green spaces and high-quality indoor and outdoor recreation facilities that are accessible to all Arlingtonians, conveniently linked with nearby urban corridors and the Potomac river-scape, and coupled with complementary private redevelopment.

Goals:

1. To redevelop this longtime industrial area into a green urban oasis that will be a model of effective environmental reclamation and community-oriented reuse.
2. To establish and maintain a great urban park with appealing spaces, facilities, and natural and manmade features in an integrated design that offers opportunities for sport, recreation and relaxation for people of diverse ages, interests and skills.
3. To provide convenient multi-modal access to and within the area, with emphasis on efficient mass transit and safe passageways for pedestrians and bicyclists.

4. To recognize the site's location and exploit its potential as a gateway between Arlington and the nation's capital, as a greenway near the historic Potomac shore, and as a gathering place for the community.

5. To forge creative partnerships with private entities, non-profit organizations, and other public agencies to complement direct County investments in the park and help to achieve, in cost-effective ways, the planned community facilities and the compatible, high-quality redevelopment of adjacent privately-owned sites.

Crystal City

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Crystal City Coordinated Redevelopment District

On September 25, 2010, the County Board established the "Crystal City Coordinated Redevelopment District." The purposes of this district are to encourage the physical redevelopment of Crystal City in a way that transforms the neighborhood into a vibrant mixed-use area with a greatly enhanced public realm, and to allow the area to thrive in a post-Base Realignment and Closure era. Many of Crystal City's earliest buildings are approaching 40 to 50 years in age, and a time will soon come when their owners will need to choose between renovating and redeveloping these properties to stay competitive in the regional market. The guidance provided in the Crystal City Sector Plan clearly prefers gradual redevelopment, with the integration of new high-quality mixed-use development to foster the transformation of the neighborhood's streets, sidewalks, and public open spaces.

Through the special exception process, site plan development in Crystal City typically may be allowed up to density levels consistent with those depicted on the General Land Use Plan. In many locations, the Sector Plan envisions a form and scale of development that could accommodate densities above and beyond the maximum planned densities associated with the office-apartment-hotel and residential designations on the General Land Use Plan. The establishment of the Crystal City Coordinated Redevelopment District communicates the General Land Use Plan's vision for increased densities within the District, consistent with the general parameters in the Sector Plan. All properties within the boundaries of this District would be eligible for special

Special Planning Areas

regulations and incentives recommended in the Crystal City Sector Plan and would be subject to special design guidelines. Following adoption of the Sector Plan, future amendments to the Zoning Ordinance will provide an additional implementation tool allowing the physical build out of additional density within the Crystal City Coordinated Redevelopment District.

Vision:

With its close proximity to the Potomac River overlooking the nation's monuments, Crystal City today offers an established office, hotel, residential, and retail mixed-use environment accessible via its extraordinary transportation network comprised of: rail and bus transit; streets and sidewalks; interior public walkways connecting to transit (and in targeted areas, lined with restaurants, local retailers, and neighborhood services); bicycle trails; regional connectors; and National Airport. In the future, as Crystal City grows along with the region it will be enhanced with improved surface transit service and a more functional and pedestrian-friendly urban street network lined with active retail and civic spaces. Crystal City's future physical character will include enhanced upper-story uses that provide a Class A office environment and expand the array of residential offerings in the neighborhood. Crystal City's "sense of place" will be strengthened by providing additional attractive and safe civic, cultural, retail, recreational, and community uses and by defining distinct neighborhoods through high-quality architecture, open spaces, streetscape designs, and public art. Residents, visitors, and workers alike will all benefit from Crystal City's smart growth policies, improved land use and transportation connections, and enhanced quality of life.

Goals:

- Create a high quality public realm (and open spaces) that strengthens the sense of place.
- Provide a mix of uses by balancing office, residential, retail, cultural and civic uses among several defined neighborhood centers.
- Relate architectural and urban design to the human scale.
- Enhance multimodal access and connectivity.
- Incorporate sustainable and green building principles into all urban and architectural design.
- Preserve the integrity of the single-family neighborhoods to the west.
- Ensure Crystal City's long-term economic sustainability.
-

Potomac Yard

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Potomac Yard Phased-Development Site Plan

The Potomac Yard Phased-Development Site Plan (PDSP) was approved by the County Board in 2000. Coordinated efforts were made to increase development capacity in the South Tract (generally bounded by the Airport Viaduct, George Washington Parkway, Crystal Drive, Jefferson Davis Highway, and Four Mile Run) and to create opportunities for open space and recreational uses in the North Tract (generally bounded by Old Jefferson Highway, 6th Street South, and the waterfowl sanctuary). The striped land use pattern for Potomac Yard indicates "Low" Office-Apartment-Hotel uses on two-thirds of the site and "Medium" Residential uses on the remaining one-third. The site is divided into six land bay areas which will be developed in phases. Final Site Plans have been approved for all six land bays for a total of approximately 4.4 million square feet of office, retail, residential, and hotel development. It is anticipated that full build-out of the PDSP will take approximately 15 to 20 years.

COLUMBIA PIKE CORRIDOR



To stem the tide of minimal investment and/or disinvestment in the Columbia Pike Corridor, the County Board, on April 7, 1990, adopted the Columbia Pike 2000: A Revitalization Plan. The plan gave special emphasis to the Special Revitalization District which was designated by the County Board on November 15, 1986. The purpose of this plan was to convey a vision of what Columbia Pike can be and how that vision can be achieved. Building on the Columbia Pike 2000 Plan, the County Board, in January, 1998, announced the creation of the Columbia Pike Initiative. The goal of the Initiative was to build a safe, cleaner, more competitive and vibrant Columbia Pike community. Through the course of numerous meetings with the community in 2000 and 2001, a new long range vision and plan was adopted in March 2002 (Columbia Pike Initiative: A Revitalization Plan) that focused on economic development and commercial revitalization, land use and zoning, urban design, transportation, open space and recreational needs. This vision revisits and celebrates the more traditional "Main Street" environment. The end result being an improved, enhanced, and walkable "Main Street" for Arlington County through preservation, revitalization, and new development, where people can live, work, and play. The elements that can be expected to develop along the Pike include:

- Mixed-use development districts (retail, office, residential, cultural)
- Street frontage at a pedestrian scale with articulated ground-floor retail
- Buildings oriented to Columbia Pike
- Placement of buildings at the back of sidewalks
- Buildings built close together forming a continuous "street wall" characteristic of an urban environment
- Parking located underground or to the rear of buildings
- Appropriate transitions to residential neighborhoods
- Enhanced public and pedestrian transportation
- Enhanced streetscape.

Based on recommendations from this plan, in December 2002, the Columbia Pike Special Revitalization District was expanded. In February 2003, the Columbia Pike Special Revitalization District Form Based Code was adopted by the County Board. The process to develop the Form Based Code resulted in a refined concept and vision for the Corridor. The Form Based Code regulates land development, setting careful and clear controls on building form, with broad parameters on building use, to shape clear public space. The Form Based Code sets simple and clear graphic prescriptions and parameters for height, siting, and building elements.

At the time of the Form Based Code adoption, the County Board also established the Columbia Pike Street Space Planning Task Force to consider and develop recommendations for issues such as width, design and use of the street space along the entire length of Columbia Pike. In February 2004, the County Board accepted the Columbia Pike Street Space Planning Task Force Report. and subsequently adopted various Master Transportation Plan amendments recommended in the report which included street cross sections intended to remake the corridor into a Main Street geared to pedestrians, bicyclists and transit riders, as well as motorists.

In the fall of 2004, County staff began work on the Columbia Pike Initiative – A Revitalization Plan, Update 2005, which provided a refined and updated set of goals and implementation strategies. It represented the most current overall framework for the revitalization of Columbia Pike and reconciled the vision for the Pike expressed in earlier planning documents with the specific design recommendations articulated in the Form Based Code. In addition, it provided updates on policy and implementation initiatives recommended in the original plan.

In the spring of 2009, as a follow-up recommendation in the Columbia Pike Initiative – A Revitalization Plan, Update 2005, staff has initiated the second phase of planning along the Pike to study the residential areas that were not included in the first phase of the plan, which focused on the commercial nodes. The CPI Plan (2005) described this effort (referred to this as the Housing Initiative) as one that would seek to enhance the quality of life along the corridor by improving existing housing and by expanding housing options as expressed through an update to the revitalization plan that emphasizes implementation and development strategies to refine the vision for the residential areas, preserve affordable housing, and to achieve the established policies for the commercial nodes and the future streetcar. This study will culminate into the "Columbia Pike Neighborhoods Plan" and is anticipated for adoption in 2012.

Columbia Pike Special Revitalization District

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

On November 15, 1986, the County Board established a "Special Revitalization District" for the Columbia Pike commercial corridor. After a comprehensive public planning process in 2000-2002, the boundaries of the District were modified on December

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17, 2002 to stimulate reinvestment in businesses and buildings in several planning areas along the Pike. The objectives of this district include:

- Preserving neighborhood and destination retail elements of the Columbia Pike commercial corridor while encouraging and guiding needed modernization and redevelopment.
- Stimulating investment to ensure Columbia Pike's continued existence as a neighborhood retail shopping area as well as a community resource that contributes to the economic base of Arlington County.
- Enhancing the quality of life in existing apartment and single-family neighborhoods by improving community facilities and services.
- Establishing a sense of place and a positive image that will make Columbia Pike a better place to live, work and shop.
- Providing appropriate transitions between residential and commercial areas that strengthen the image and amenities of both areas.
- Coordinating public and private resources to use available manpower and capital in the most efficient and effective manner possible.

Cherrydale

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Lee Highway/Cherrydale Special Revitalization District

On April 1, 1995, the County Board established a "Special Revitalization District" for the Cherrydale commercial area along Lee Highway. The overall goal is to revitalize the commercial area's image and encourage the continuation of existing businesses in a manner that is compatible with the overall character of the surrounding residential neighborhoods. The following revitalization goals were adopted by the County Board as part of the Lee Highway/Cherrydale Revitalization Plan, adopted on June 6, 1994:

- To preserve the neighborhood retail character and vitality of the Lee Highway/Cherrydale commercial corridor by retaining existing businesses, and by implementing traffic improvements;
- To establish a sense of place and positive image for the Lee Highway/Cherrydale area by preserving buildings which contribute significantly to the character of Cherrydale, by preserving existing landscaped medians and by providing a better streetscape which would bring about visual and functional cohesiveness between both sides of Lee Highway;
- To preserve the integrity of residential neighborhoods by not allowing expansion of commercial uses into residential areas and by visually and functionally improving transitions between both uses;
- To provide for a pleasant, safe and diverse pedestrian experience by visually and physically connecting activities throughout Cherrydale and facilitating pedestrian flow between the north and south sides of Lee Highway;
- To provide for a safe and efficient flow of vehicular traffic to and from the Cherrydale commercial area on major thoroughfares that are well-designed and landscaped, and that promote safe pedestrian movement; and
- To encourage and facilitate the use of public transportation by providing adequate, safe and attractive pedestrian facilities.

Shirlington

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Shirlington Phased-Development Site Plan

On December 4, 1984, the County Board amended a phased-development site plan (PDSP) for the area near I-395 and Shirlington Road. This included the Shirlington shopping center, an older retail development. The revised plan, and subsequent amendments in 1997, 2000, 2001, and 2003, outlined a mixed-use destination center with office space, retail space, hotel, housing, and additional land area. The PDSP

includes an urban design manual and when fully built out will contain approximately 282,566 square feet of retail space, 585,111 square feet of office space, 150 hotel rooms, and 1,049 housing units.

East Falls Church

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

East Falls Church Neighborhood Center District

On April 16, 2011 the County Board adopted the East Falls Church Area Plan and designated this area as the “East Falls Church Neighborhood Center District”. The purpose of the district is to establish a cohesive center for the neighborhood with private development and public improvements occurring in furtherance of the Vision and Major Goals established in the East Falls Church Area Plan. Development within the District will be in conformance with the redevelopment and design goals of the East Falls Church Area Plan, which calls for mid-rise (generally 4-9 stories), mixed-use residential, office and/or hotel development with neighborhood-serving retail; inviting public spaces; enhanced streetscape to promote pedestrian activity and safety; and transportation improvements to mitigate traffic impacts.

Vision:

The vision for East Falls Church is to create an inviting, walk-able neighborhood center that will serve as an economic and social hub where people can live, work and shop near transit and to preserve and protect the nearby existing single-family residential areas. The neighborhood center will have a mixture of uses that will be within easy reach of people living and working nearby in the surrounding community.

New development located along Lee Highway and at the east Falls Church Metrorail station will include public spaces and neighborhood-serving retail to provide opportunities for commercial and social interaction. Streetscapes in the area will become more attractive and safe, promoting pedestrian activity, with the addition of trees, wider pedestrian zones, and where possible, on-street parking and bicycle facilities.

In the future, East Falls Church will be an area that retains its residential character,

better balances automobile traffic with all alternate modes (transit, bicycle, pedestrian), and provides opportunities for transit-oriented development that enhance and complement the surrounding community. Development within the Neighborhood Center is envisioned to occur within three nodes: The Transit Mixed-Use Area, the Neighborhood Transition Area, and the Gateway Mixed-Use Area.

Major Goals:

- Preserve adjacent single-family neighborhoods.
- Ensure that new buildings are compatible and transition appropriately to adjacent single-family neighborhoods.
- Provide a balance among residential, office, retail and hotel uses within the new “Neighborhood Center” for East Falls Church.
- Ensure that, with new development, the needs of low to moderate income families are met through a variety of measures, including the provision of on-site affordable units and a mix of housing options.
- Incorporate sustainable and green building principles and quality architectural design in the development of new buildings and open spaces,
- Mitigate potential traffic impacts and expand travel choice.
- Enhance transit access and facilities to meet the future needs of East Falls Church.
- Improve bicycle and pedestrian connections in and through the area.

Avalon at Arlington Ridge

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Coordinated Multiple-Family Conservation and Development District

On October 10, 1992 the County Board established the "Coordinated Multiple-family Conservation and Development District" (CMFCDD). The overall goal of the CMFCDD was to promote the preservation and/or development of housing affordable to persons with low-and moderate- incomes (as defined in the Housing Policy Plan). The intent of this district was to encourage the revitalization and/or redevelopment of multiple-family complexes by providing property owners with the opportunity to request modifications of regulations by site plan approval for properties zoned "RA8-18," "RA14-26," and/or "RA6-15," Apartment Dwelling Districts, and designated "Low-Medium" and/or "Medium" on the General Land Use Plan. In January 1999, Avalon at Arlington Ridge was designated as a CMFCDD. In 2001, the County Board approved Zoning Ordinance amendments for a variety of zoning districts, including the ones listed above, to facilitate the preservation and/or the development of affordable housing. These Zoning Ordinance amendments eliminated the need for any future CMFCDD designations on the General Land Use Plan.

Nauck

PLACEHOLDER FOR NEW STATION AREA GRAPHIC

Nauck Village Center Special Revitalization District

On July 10, 2004, the County Board established the "Nauck Village Center Special Revitalization District" for the Nauck commercial area along Shirlington Road. The overall goal is to revitalize the commercial area and to encourage a balanced range of housing, recreation, employment, community services, retail and entertainment opportunities to present and future Nauck neighborhood residents and businesses while also serving, on a more limited basis, a larger regional audience. The Nauck Village Center Action Plan, adopted July 10, 2004 by the County Board, shall be used as a guide for

any future development in this area. Through a series of workshops and planning charrettes, residents of the Nauck community developed and approved the following ten Vision and Goal statements:

- Create an entryway/gateway site at the Glebe Road/Shirlington Road intersection.
- Install traffic calming devices (nubs, speed tables) at northern entry gateway and on Shirlington Road just north of 24th Road South.
- Create a neighborhood business center at the four corners location to include retail and service oriented commercial uses.
- Ensure adequate parking.
- Develop Shirlington Road south from the Town Square east side frontage of Shirlington Road as higher density housing, mixed-use, retail, commercial and housing (4-5 stories north of 25th Street South and 5-8 stories at the south end with setbacks above 6 or 7 floors to match heights on west side of street) and increasing density and heights eastwards towards I-395.
- Create pedestrian-friendly, tree-lined streets throughout the study area with a boulevard and wide sidewalks south of Town Square. Block faces around Town Square are to include wide sidewalks, trees, and appropriate street furniture.
- Develop Shirlington Road south from the Town Square west side of Shirlington Road as higher density housing with some ground level retail; building heights 4-5 stories in block of 25th Street South to 5-8 stories at south end (setbacks above 6th floor).
- Create a Town Square and community focal point, by assembling for public use the land bounded by Shirlington Road, South Kenmore Street, 24th Road and 24th Street.
- Explore possibilities for a public use facility at the Town Square.
- Develop Shirlington Road north from the Town Square as low scale residential (2-4 stories) with limited neighborhood based retail or live/work.

SPECIAL PLANNING RESOLUTIONS AND POLICIES

Where special conditions or circumstances exist, the County Board may adopt resolutions and policies to help guide land use planning in Arlington. These resolutions and policies are briefly described below. The full text of each is included in the appendix.

Resolution on Building Heights Related to the National Capital Mall Axis: Adopted May 18, 1982, to address concerns of the National Capital Planning Commission over the height of structures in the area defined as the Mall Axis, including portions of the Rosslyn, Courthouse, Clarendon and Virginia Square Metro Station Areas.

Resolution on Neighborhood Consolidations: Adopted September 21, 1985, in response to increasing interest among homeowners in certain neighborhoods in consolidating their properties for sale to developers.

Policy on Grocery Stores: Adopted October 5, 1985, to support the retention and expansion of existing grocery stores and encourage the construction of new grocery facilities where feasible.

Open Space Policy: Adopted September 26, 1992, to preserve, enhance and expand existing open space assets, and protect important threatened natural and historic resources.

Building Heights in Rosslyn: Adopted September 17, 2002, to further articulate the recommendations of the General Land Use Plan and the Rosslyn Station Area Plan for the greatest building heights to be focused closest to the Metro Station with building heights tapering down to locations farther away from the Metro Station.

Urban Design Principles for Rosslyn Central Place: Adopted May 5, 2007, to reinforce the previous Rosslyn building heights resolution and to further articulate urban design principles for the Rosslyn Coordinated Redevelopment District and for height above 300 feet within Rosslyn Central Place

Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts: Adopted June 17, 2008.

SPECIAL PLANNING PROGRAMS

Several Planning Programs, listed below, support Arlington's development goals and land use policy. More detailed information is available from the Arlington County Department of Community Planning, Housing and Development.

NEIGHBORHOOD CONSERVATION PROGRAM

The Neighborhood Conservation Program was established in 1964 to conserve and improve Arlington's residential areas through public and private cooperation and to encourage neighborhood participation in the planning process. The program enables organized citizen groups, with support from County staff, to initiate, prepare, develop and implement a Neighborhood Conservation Plan. These plans generally address issues of neighborhood land use and zoning, traffic management, capital improvements, parks and community facilities, and recommend actions and policies to improve conditions. Once accepted by the County Board, these plans serve as guides to the Board and staff when considering proposals for General Land Use Plan amendments, rezoning applications, site plans, use permits, variances and capital improvements within the neighborhoods' boundaries.

This program is overseen by the Neighborhood Conservation Advisory Committee (NCAC), a County Board advisory group composed of representatives selected by neighborhood organizations. The NCAC reviews conservation plans, makes recommendations on allocating funds to improvement projects and promotes neighborhood conservation. Under this process, a neighborhood organization first submits a "Letter of Commitment" to develop a plan, then prepares a plan with staff assistance, and submits the plan to the NCAC for review. Following acceptance by the NCAC, the plan is presented at public hearings before the Planning Commission and the County Board. Currently, approximately 49 neighborhoods have joined the program and 46 have plans accepted by the County Board. Neighborhoods with accepted plans can submit capital project funding requests twice a year.

Commercial Revitalization Program

The purpose of the Commercial Revitalization Program is to provide for targeted commercial revitalization within (1) major commercial areas throughout Arlington and (2) smaller commercial areas within Arlington neighborhoods. The development of a strategic geographical focus serves to maximize the County's capital investments and enhance the County's image. It incorporates the previous County programs of

Streetscape, Utility Undergrounding, and Apartment and Business Conservation.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The Community Development Block Grant (CDBG) Program provides federal funding for a wide range of housing and neighborhood improvements that principally benefit low- and moderate-income persons. The CDBG funds are used to support the Neighborhood Strategy Area Program that concentrates planning, housing improvements, code enforcement, social services and economic development activities in eligible low- and moderate- income neighborhoods or block groups. These areas are designated by the County Board as part of the County's Consolidated Plan.

COOPERATIVE FORECASTING PROGRAM

The Cooperative Forecasting Program develops, every three to five years, long-range forecasts of population, households and employment for Arlington County as part of a regional process coordinated by the Metropolitan Washington Council of Governments. The Department of Community Planning, Housing and Development coordinates the review of existing and potential development for each round (series) of forecasts, and develops forecasts based on development capacity and an analysis of demographic, construction, and employment trends.

The most recent series of forecasts, Round 8.0, was completed in October 2009. Arlington's forecasts are based on and are consistent with adopted land use and transportation policies. The General Land Use Plan, the Master Transportation Plan, the Zoning Map, sector plans, and other adopted planning studies together form the foundation for residential and office/commercial development capacity figures, one of the key elements of the long-range forecasts.

RELATED PUBLICATIONS AND DOCUMENTS

The documents and reports listed below contain detailed information relating to the Arlington County Comprehensive Plan and other land use plans in Arlington. Most of these reports are available in the County's libraries or from the agencies responsible for their production. Information on the development process, demographics and other general materials on Arlington County is available from the Department of Community Planning, Housing and Development.

COMPREHENSIVE PLAN ELEMENTS

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

COMPREHENSIVE PLAN - SUPPORT DOCUMENTS

- Capital Improvement Program
- 5-year Consolidated Plan and Annual Action Plan
- Subdivision Ordinance
- Zoning Ordinance and Map

SECTOR PLANS

- Rosslyn Station Area Plan Addendum (adopted in January 1992)
- Courthouse Sector Plan (adopted in April 1981)
- Courthouse Sector Plan Addendum (adopted in November 1993)
- Clarendon Sector Plan (adopted in December 2006)
- Virginia Square Sector Plan (adopted in December 2002)
- Virginia Square Sector Plan Site Specific Guidelines (adopted in December 2002)
- Ballston Sector Plan (adopted in May 1980)
- Crystal City Sector Plan (adopted in September 2010)

SMALL AREA PLANS

- East Clarendon: Special Coordinated Mixed-Use District Plan (adopted in September

- 1994)
- East Falls Church Area Plan (adopted in April 2011)
- Fort Myer Heights North Plan (adopted in September 2008)
- North Quincy Street Plan (adopted in February 1995)
- Rosslyn to Courthouse Urban Design Study (adopted in March 2003)
- North Tract Plan Area Study (adopted in February 2004)
- Nauck Village Center Action Plan (adopted in July 2004)

REVITALIZATION PLANS

- Columbia Pike Initiative - A Revitalization Plan, Update 2005
- Lee Highway/Cherrydale Revitalization Plan (adopted in June 1994)

NEIGHBORHOOD CONSERVATION PLANS

- Alcova Heights (July 1999)
- Arlington-East Falls Church (August 1986)
- Arlington Forest (March 1991)
- Arlington Heights (February 2008)
- Arlington Ridge (June 1973)
- Arlington View (July 1964)
- Ashton Heights (November 2000)
- Aurora Highlands (December 2008)
- Ballston-Virginia Square (February 1984)
- Barcroft (November 2008)
- Bellevue Forest (February 2004)
- Bluemont (September 1999)
- Boulevard Manor (June 2009)
- Buckingham (October 2006)
- Cherrydale (June 2005)
- Claremont (June 1990)
- Clarendon-Courthouse (June 2007)
- Columbia Forest (December 2004)
- Columbia Heights (January 2000)
- Columbia Heights West (January 2000)
- Dominion Hills (December 2004)
- Donaldson Run (October 2000)
- Douglas Park (November 1998)
- Fairlington-Shirlington (May 1987)
- Foxcroft Heights (October 2009)

Related Publications and Documents

Glencarlyn (July 1978)
High View Park (January 1994)
Highland Park-Overlee Knolls (April 2006)
Leeway (April 2010)
Lyon Park (March 1973)
Lyon Village (March 1978)
Madison Manor (August 2000)
Maywood (March 1965)
Nauck (February 1998)
Old Dominion (October 2002)
Old Glebe (February 2004)
Penrose (February 2004)
Radnor/Fort Myer Heights (October 2007)
Rock Spring (March 2009)
Tara-Leeway Heights (June 2005)
Waverly Hills (June 1999)
Waycroft-Woodlawn (February 1999)
Westover Village (March 1991)
Williamsburg (June 2000)
Woodmont (June 1993)
Yorktown (April 2006)

OTHER PLANNING DOCUMENTS

Arlington County Profile (March 2011)
Quarterly and Annual Development Tracking Reports (August 2011 and March 2011, respectively)
Development in the Metro Corridors (September 2011)
Five-Year Review of Arlington County's Comprehensive Plan
2010 Census Highlights Report (September 2011)
Metro Station 2010 Census Profiles (August 2011)
Planning Information Reports (PIR) on Cooperative Forecasts of Population, Households and Employment Reports (December 2010)
Sector Plan Summaries (Ballston in 1991 and Courthouse in 2000)
Industrial Land Use and Zoning Study (August 2000)
Metropolitan Park Design Guidelines (January 2004)
Pentagon Centre Site Guiding Principles (January 2008)
Pentagon City Master Development Plan (February 1976)
Pentagon City Planning Task Force Report (November 1997)

Potomac Yard Design Guidelines (October 2000)
2005-2009 American Community Survey Reports (February-July 2011)
The Rosslyn-Ballston Corridor: Early Visions (February 1989)
Threshold of Opportunity: Rosslyn-Ballston Corridor Mid-Course Review (May 1989)
Rosslyn-Ballston Corridor Retail Action Plan (adopted in May 2001)
Rosslyn-Ballston Streetscape Standards (May 2003; updated June 2007)
Shirlington Design Book (September 2000)

IMPLEMENTATION

The planning documents and processes described below are used to implement the General Land Use Plan policy and County goals.

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 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.

A rezoning request must be filed with the Zoning Administrator, pursuant to Section 36 in the Zoning Ordinance, in advance of the County Board hearing to allow for proper legal advertising and administrative and public review. Action on rezoning requests is generally taken at regularly scheduled public hearings of the County Board. If a proposed rezoning is inconsistent with the General Land Use Plan designation on the site, the applicant is also required to request an amendment to the General Land Use Plan.

Special Exception Processes

Use Permit Process

The County's Zoning Ordinance distinguishes between uses permitted "by right" and uses allowed by "special exception." The use permit is one form of special exception. Land and building uses allowable by use permit are generally those which are necessary in some types of districts, but which may have undesirable impacts if proper safeguards are not imposed. The use permit offers a process for considering and approving such uses, subject to special conditions particular to the character of the use. These conditions assure that the use conforms with all requirements.

A public hearing before the County Board is required for all use permits and in some

instances the Planning Commission. The Planning Commission may also hold a public hearing if the Zoning Administrator determines that the proposed use has sufficient impact. Every use permit application must be filed in writing with the Zoning Administrator, pursuant to Section 36 of the Zoning Ordinance to allow for proper administrative and public review of the project.

Site Plan Process

A number of zoning categories permit development by site plan, a form of special exception under the Zoning Ordinance. The site plan review process provides for public review of such projects and permits the County Board to vary the uses, heights, setbacks, densities and regulations of a zoning district for a specific project to meet County goals, policies and plans, and to comport with good zoning practice generally. This may include (but is not limited to): preservation or provision of public open space, preservation or provision of affordable housing, preservation of historic structures, provision of improved infrastructure, preservation or provision of public cultural resources, preservation or provision of community facilities, promotion of sustainable development goals and provision of quality design. The majority of site plan review proposals are for hotel, residential, office, and mixed-use development in certain high-density zoning districts. It is recognized that development at increased density levels has an increased impact on the community. Therefore, development at the higher end of the density range on the General Land Use Plan may not necessarily represent the vision for a specific location or may not be desirable under all circumstances. However, when the impacts of increased density are mitigated in a manner consistent with County goals, policies and plans, and good zoning practice, increased density may be permitted. Determination as to the appropriate mixtures of uses and densities shall be made on a case by case basis based on the General Land Use Plan designation, County goals, policies and plans for the area, characteristics of individual sites and the degree to which the impacts of a specific project have been sufficiently mitigated.

Every site plan application must be filed in writing with the Zoning Administrator, pursuant to Section 36 of the Zoning Ordinance and Administrative Regulation 4.1, to allow for proper administrative and public review of the project. The review process is coordinated through the Site Plan Review Committee (SPRC), a committee of the Planning Commission. The SPRC provides a forum in which the applicant, the community, and County staff can review, discuss, and comment on site plans and most major site plan amendments. The SPRC advises the Planning Commission on the outstanding issues with regard to a specific plan and any conditions which it might

determine to be necessary or appropriate to address those issues. The Planning Commission holds a public hearing on the proposed site plan application and forwards a formal recommendation to the County Board. The County Board takes final action on all site plans after a public hearing.

For sites larger than 20 acres, the County Board may approve a Phased-Development Site Plan (PDSP), a general plan defining uses, densities, heights, parking, transportation facilities, utilities and community facilities. The developer is required to submit a final site plan showing precise building locations and all other development details for public review and County Board approval prior to construction.

The County Board adopted the "Arlington Goals and Targets for Affordable Housing" in December 2003. Subsequently in April 2004, the County Board adopted the Affordable Housing Guidelines for Site Plan Projects. The purpose of the guidelines is to significantly increase support of affordable housing by using a new formula to calculate the recommended housing contributions for site plan projects throughout the County.

Historic Preservation Districts

Under Section 31A of the Zoning Ordinance, the County Board may establish historic districts to identify and protect those sites, buildings, structures and areas that exemplify the heritage and character of Arlington County. Historic districts are shown as an overlay on the zoning map; establishment of a district does not affect the existing zoning or General Land Use Plan designation.

Before an historic district is established, the Historical Affairs and Landmark Review Board (HALRB), a County Board-appointed Architectural Review Board, conducts studies to evaluate a property's historical significance and determines whether the property meets two of the eleven historic designation criteria set forth in the Zoning Ordinance. The Review Board will also create historic district design guidelines as part of its recommendation to the County Board. If the Review Board recommends designation of an historic district, it will forward its recommendation to the County Board. The County Board subsequently holds a public hearing in accordance with the standard rezoning request procedure and decides whether the property merits historic designation.

SUBDIVISION ORDINANCE

The Subdivision Ordinance provides for the orderly subdivision of land for the purpose of sale, exchange or conveyance between property owners, and establishes procedures, fees and standards for the subdivision of land in Arlington County. The Ordinance serves to coordinate streets within subdivisions and the conformance of streets with the County's master and other transportation plans. The Ordinance provides standards for public streets, sidewalks, bicycle trails, water mains, storm drainage facilities, sanitary sewers, and street lighting facilities to serve newly-subdivided properties. The Ordinance is also used to establish property boundaries and minimize the creation of parcels or outlots that lack access or adequate public facilities.

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.

REVIEWING AND AMENDING THE GENERAL LAND USE PLAN AND COMPREHENSIVE PLAN

By state statute, each governing body of the Commonwealth must review the adopted Comprehensive Plan at least once every five years. In Arlington, the Comprehensive Plan elements are reviewed and amended on a continuing basis, as needed. In addition, every five years the Planning Commission and the County Board receive a summary of the reviews and amendments to the Comprehensive Plan over this period of time. This five-year review of the Comprehensive Plan also gives the County Board an opportunity to determine whether any element of the Plan should be considered for review or amendment over the next five-year period. The most recent Five-Year Review summarizes amendments to the Comprehensive Plan approved by the County Board between July 1, 2000 and June 30, 2005 with an update covering July 1, 2005 to June 30, 2006. The next review will address the period from July 1, 2005 to June 30, 2010 with an update covering July 1, 2010 to June 30, 2011.

The General Land Use Plan may be amended through two processes: 1) as part of a long-range planning process for a designated area or 2) as a result of an individual request for a specific change. The first process includes detailed land use studies which 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. Alternative land use policies are developed for the area by the Planning staff in cooperation with other County agencies, the Planning Commission, County Board appointed commissions and task forces, neighborhood and civic organizations and the business community. The Planning Commission and the County Board hold public hearings on the various proposals and adopt a series of recommendations for future development that may include extensive changes to the General Land Use Plan. This process was used to develop the Sector Plans for each of the Metro Station Areas in the Rosslyn Ballston Corridor. A similar process is used in developing plans for Neighborhood Conservation Areas or any other large area of the County requiring comprehensive study.

The second process includes an individual request for a change (amendment) to the General Land Use Plan by writing a letter to the Chairman of the County Board identifying the specific area and the General Land Use Plan designation being requested. Upon receipt of such a request, staff will review it and determine whether the "Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts" applies. If the GLUP amendment policy does not apply, a request

to advertise report will be prepared by staff for consideration by the Planning Commission and County Board. If the policy applies, then staff will work with the Planning Commission to develop a special process and meeting schedule to study the site and/or issues related to the requested GLUP amendment. Depending on the GLUP amendment being requested, the scope of the study process could range from a few meetings organized under the auspices of the Planning Commission to review staff analysis, to a more extensive process where a plan with recommendations is developed. At the conclusion of the public review process, staff will prepare a "Request to Advertise" report, which includes the results of the study, for consideration by the Planning Commission and County Board. If the County Board decides to authorize advertisement of the proposed GLUP amendment, public hearing dates for the Planning Commission and the County Board will be set and publicly advertised. At the public hearings, which will be set on dates concurrent with hearings for the site plan project, the Planning Commission receives a recommendation from the County Manager and hears public testimony. The Commission makes a recommendation to the County Board regarding the requested amendment. The County Board at its meeting also receives the County Manager's report, hears public testimony, and makes the final decision.

Appendix 1

ARLINGTON COUNTY, VIRGINIA RESOLUTION OF CONCERN REGARDING BUILDING HEIGHTS RELATED TO THE NATIONAL CAPITAL MALL AXIS

WHEREAS, the National Capital Planning Commission has noted its concern over the height of structures in the area defined as the Mall Axis (including portions of the Rosslyn, Court House, Clarendon, and Virginia Square Metro Stations) in Arlington, Virginia;

WHEREAS, the Arlington County General Land Use Plan supports the concentration of high density development around the Metro Stations in the Rosslyn-Ballston Corridor;

WHEREAS, these high density concentrations are implemented through Arlington County Zoning Ordinance Districts which by site plan generally allow office structures of one hundred and fifty-three feet in height and residential structures of one hundred and eighty feet in height;

WHEREAS, the construction of buildings to these basic site plan heights at locations designated for high density in the Rosslyn-Ballston Corridor is well established by past policy and precedents;

WHEREAS, the Zoning Ordinance, in addition, permits the Arlington County Board to allow further increases in building heights (so called Bonus Provisions) based upon the provision of certain specified features, public amenities, and other considerations; WHEREAS, Arlington County is sympathetic to the National Capital Planning Commission's desires to promote a visually satisfying environment which combines harmoniously the best examples of contemporary styles and design;

AND BE IT FURTHER RESOLVED that the Arlington County Board will encourage developers of high rise structures in these areas to use neutral and non-reflective facades to minimize their visual impact from the Mall area.

Adopted by the County board on 5/18/82

ARLINGTON COUNTY, VIRGINIA RESOLUTION ON NEIGHBORHOOD CONSOLIDATIONS FOR SALE TO DEVELOPERS

WHEREAS, in recent months the County Board of Arlington, Virginia, (County Board) has become aware of increasing interest among homeowners in certain neighborhoods in consolidating their properties for sale to developers;

WHEREAS, the County Board makes a distinction between consolidations that lead to development according to the adopted General Land Use Plan, other elements of the comprehensive plan, and other County Board policies, and those consolidations that would lead to development inconsistent with such plans and policies;

WHEREAS, neighborhood consolidations involving appropriate, desirable, and timely development according to acceptable County land use plans and policies can speed worthwhile revitalization while promoting more coordinated development in fulfillment of County land use goals; and

WHEREAS, neighborhood consolidations that seek inappropriate higher density development in contradiction of General Land Use Plan and other community accepted land use plans and policies have adverse consequences for Arlington, including destabilization of already fragile neighborhoods, interference with County efforts to strengthen the quality of residential life, and encouragement of additional pressures to overturn worthwhile County land use goals;

Now, THEREFORE, BE IT RESOLVED, that the County Board declares as its general policy the discouragement of neighborhood consolidations that anticipate land uses incompatible with the General Land Use Plan, the several area sector plans, and other County land use plans, goals and policies.

BE IT FURTHER RESOLVED that the County Board shall distribute this resolution to civic associations and other appropriate organizations.

Adopted by the Arlington County Board on 9/21/85

ARLINGTON COUNTY, VIRGINIA
POLICY FOR GROCERY STORES

It shall be the policy of Arlington County, Virginia, to support the retention and expansion of existing grocery facilities in Arlington, and to support the construction of new grocery facilities where feasible, appropriate, and in accordance with the County's general land use policies. Recognizing that different areas of the County and different residential and office populations may have differing grocery shopping requirements, County support and assistance will be equally available to independent operators and to major chains.

The Arlington County Board and the staff will seriously consider any reasonable proposal whose purpose is consistent with this policy. Interested parties are encouraged to bring forward suggestions for County action which would accomplish this purpose. Certain specific examples which are considered appropriate are as follows:

1. To seriously consider any reasonable suggestion for modification of County policies and regulations, (such as those pertaining to zoning, site plan, and parking standards) that would support the retention, expansion, or establishment of grocery stores.
2. To strongly encourage grocery operators and landlords to retain grocery stores as major tenants in existing shopping facilities, and to include grocery facilities in their new development projects.
3. To weigh, as part of any land use, zoning, or site plan decision, the impact of that decision on the community's grocery shopping needs.
4. To affirm the involvement of County staff in assisting grocery operators, the use of Arlington County Industrial Development Revenue Bond financing to support grocery store expansion and construction, (subject to the availability of funds) and the use of available financing programs of other agencies.
5. To support alternative approaches, whether publicly or privately initiated, for meeting the grocery shopping needs of special populations. Examples: Private home delivery, as offered by some independent grocers; transportation programs for the elderly and handicapped, etc.).

Adopted by the Arlington County Board on 10/5/85

ARLINGTON COUNTY, VIRGINIA
OPEN SPACE POLICY

Preamble

Open space benefits Arlington County through the conservation of natural and heritage resources, the protection of environmental quality, the provision of public facilities, the enhancement of neighborhoods, and the provision of visual and aesthetic relief in high density urban areas. An array of open spaces -- parks, natural areas, attractive streetscapes and scenic views, pedestrian passageways, landscaped buffers, historical sites, and athletic fields, amongst others -- helps to make Arlington an attractive and hospitable community for families, individuals, workers and visitors from all social and economic circumstances. The wise management of open space provides a vital framework for the unique features, character, and history of Arlington.

Policy

The impact of increased urban development in Arlington County has made open space preservation and enhancement more urgent than ever. The Arlington County Board recognizes that a comprehensive network of safe, quality open space is an essential and integral part of Arlington's vision for the future and a primary element in the development of the County's unique character. Therefore, to improve and promote the distinct identity and quality of life in Arlington County, the Board endorses the following guiding principles:

- Open Space - Arlington County shall insure, for this and future generations, the provision of an adequate supply of beneficial open space which is safe, accessible, and enjoyable and take the necessary steps to protect, enhance, and acquire open space to meet these needs.
- Acquisition - The County shall give high priority to preserving, enhancing, and expanding public open space assets, with particular attention to the protection of important, threatened natural and heritage resources and the securing of open space throughout the County.
- Recreational, Natural, and Heritage Resources - Arlington County shall insure the best utilization of parks and recreation facilities. The County shall preserve appropriate land areas in a natural state to conserve ecological resources, protect environmentally and historically significant areas, and carefully maintain active and passive recreation areas and open space in neighborhoods and metro corridors.

Implementation

Arlington County shall implement this Open Space Policy through the preparation

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and adoption of an Open Space Master Plan as an element of the Comprehensive Plan. The Open Space Master Plan shall guide the County in establishing and implementing open space management policies that promote the long-term health of Arlington's natural resources; provide ample, accessible, and affordable high-quality recreational opportunities for diverse users; and foster environmental education and community enjoyment of outdoor resources. The County will coordinate its open space management and programs with citizens, public schools, and regional, state, and federal park and natural resource agencies.

Adopted by the Arlington County Board on 9/26/92

ARLINGTON COUNTY, VIRGINIA
RESOLUTION GOVERNING BUILDING HEIGHTS IN ROSSLYN

WHEREAS the Rosslyn Coordinated Redevelopment District ("RCRD") was created in 1996 and designated on the County's General Land Use Plan and sites within the "RCRD" have been rezoned to "C-O Rosslyn" and special exception site plans, with building heights up to 300 feet, may be approved by the County Board; and

WHEREAS the policies of the Arlington County General Land Use Plan and the Rosslyn Station Area Plan generally call for the greatest building heights to be focused closest to the Metro Station with building heights tapering down as locations are farther away from the station; and

WHEREAS the County Board believes that the skyline of the Rosslyn area, and areas outside the "RCRD" would benefit from the development of architecturally distinctive buildings, with the greatest heights focused around the Metro Station and tapering down in height toward the boundaries of the "RCRD"; and

WHEREAS the County Board finds that tapering of building heights as described in the previous paragraph will better provide for planning for improved use of land, will contribute to local economic development and to the furtherance of harmonious and attractive development in the County; and

WHEREAS the Board finds that the County's General Land Use Plan and supporting documents, the Rosslyn Station Area Plan Addendum, and the Zoning Ordinance set forth the foregoing land use policies, which policies the Board wishes to emphasize through a statement of general principles pertaining to development within the "RCRD";

THEREFORE the Arlington County Board hereby resolves that the following principles shall be used in considering the height and design of future site plans within the "RCRD" and directs the County Manager to consider these principles in the future planning of the Rosslyn Station area Plan update, and in future revisions to the "C-O Rosslyn" Zoning District:

- New buildings in the "RCRD" shall be architecturally distinctive with particular attention given to the design of the tops of the buildings and their impact on the Rosslyn Skyline;
- New buildings with the greatest building heights as permitted by site plan

in the "C-O Rosslyn" Zoning District shall be generally located in the core of Rosslyn around the Metro station entrances; and

- Buildings farther from the core and closer to the boundary of the "RCRD" and adjacent to residential buildings shall generally taper down in height and shall be designed to achieve transitions to the adjacent planned and zoned land use densities and building heights in a way that furthers sound land use planning and good urban design.
- Consideration shall also be given to the impact on "view corridors".
- Further refinement and General Land Use Plan amendments shall be considered within the framework of a comprehensive review of the Rosslyn Sector Plan.

Adopted by the Arlington County Board on 9/17/02

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RESOLUTION ON URBAN DESIGN PRINCIPLES FOR ROSSLYN CENTRAL PLACE

WHEREAS the Rosslyn Coordinated Redevelopment District ("RCRD") was adopted by the County Board in 1996 and designated on the County's General Land Use Plan; and

WHEREAS sites within the "RCRD" have been rezoned to "C-O Rosslyn" and on such rezoned sites special exception site plans, with building heights up to 300 feet, may be approved by the County Board; and

WHEREAS the policies of the Arlington County General Land Use Plan and the Rosslyn Station Area Plan generally call for the greatest building heights to be focused closest to the Metro Station with building heights tapering down as locations are farther away from the station; and

WHEREAS the Rosslyn Station Area Plan calls for the creation of a Central Place that is the hub of pedestrian and retail activity in Rosslyn with a unique character to its architecture and streetscape design;

WHEREAS the Arlington County Board passed a 2002 Resolution Governing Building Heights in Rosslyn that established general principles for considering height and design of future site plans within the RCRD; and

WHEREAS the Rosslyn Working Group was established by the County Manager to further consider planning principles relating to building height, land use and urban design within Central Place (defined as the two blocks bounded by North Lynn Street, 19th Street N., Fort Myer Drive, and Wilson Boulevard) and to make specific recommendations based on a thorough analysis of these principles;

THEREFORE the Arlington County Board hereby resolves that the following major principles shall be used in considering future site plans within Central Place:

Building, site, and streetscape designs should create clearly recognizable mid-block pedestrian connections and enhance overall connectivity to and from the Rosslyn Metro Station;

Project design should maximize, to the extent possible, retail, restaurant, entertainment, and commercial uses within the first and second floors of the building;

Despite existing variations in local topographic conditions, developments in Central Place should possess building base heights at generally uniform elevations;

Buildings should achieve the best feasible urban design with regard to such elements as: curbcuts, parking entrance consolidation, sidewalk clear width, retail activation, pedestrian-oriented units, and ground level façade transparency along public street frontages; and

IN ADDITION, the Arlington County Board further resolves that the following major principles shall be used in considering additional building height above 300 feet for future site plans within Central Place:

Buildings should include distinctive architectural features such as sculpted rooftop designs or significant tapering in its building form and massing;

Projects should incorporate significant community amenities such as public access to views from building tops, public open space areas, or other important County goals for the Rosslyn area;

Any additional building height should preserve, to the extent feasible, views from any public observation deck (approved or built) within Central Place;

The design and construction of projects should incorporate best practices in energy conservation and excellence in sustainable architectural design;

Projects should otherwise be consistent with the principles included in the September 2002 County Board Resolution Governing Building Heights in Rosslyn;

Buildings should receive confirmation from the Federal Aviation Administration (F.A.A.) that the project is not a hazard to air navigation or that the project does not require notice to the F.A.A.

Adopted by the Arlington County Board on May 5, 2007

POLICY REGARDING CONSIDERATION OF GENERAL LAND USE PLAN
AMENDMENTS UNANTICIPATED BY PREVIOUS PLANNING EFFORTS

1. Arlington County has a longstanding tradition of carefully planning for growth and development in the County as set forth in various planning policies and documents including in particular the comprehensive plan, the general land use plan (GLUP), and associated documents such as sector plans, area plans, and other planning studies.
2. These planning policies and documents establish a framework for land use decision making and provide predictability to landowners, developers, and the community about the nature and scope of future growth and development on sites throughout the County.
3. While these planning policies and documents fall within the exclusive legislative authority of the County Board, landowners are free to request changes to them, particularly amendments to the GLUP, to accommodate development of their property. However, the County Board is not required to grant such requests, and is particularly unlikely to do so when the property has not been the subject of planning studies conducted outside the context of a specific development application with an opportunity to objectively assess the implications of the proposed changes and whether they comport with the County's long term planning principles and goals.
4. Amending the GLUP without fully identifying the range of issues associated with the proposed change, understanding whether it comports with the County's long term planning goals and principles, and obtaining full input from the Board's advisory commissions and the community, disserves, and may result in decisions contrary to, the County's planning principles and policies.
5. In light of the foregoing, the County Board expresses its intent, and directs the County Manager accordingly, that a proposed GLUP amendment for any sites not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.

Adopted by the Arlington County Board on 6/17/2008

Appendix 2

List of Historical Planning Documents [place holder]

Planning Document Matrix [place holder]

ARLINGTON LOGO

Department of Community Planning, Housing & Development
Planning Division
2100 Clarendon Boulevard, Suite 700
Arlington, Virginia 22201
www.arlingtonva.us
703-228-3525

Notes

- This area was designated the "Crystal City Coordinated Redevelopment District" on 09/28/10, to permit heights and densities called for in the Crystal City Sector Plan where Sector Plan goals are otherwise generally met.
- Former Note 2 was removed on 12/9/06.
- This area shall be part of a "Special Coordinated Mixed-Use District" (East Clarendon, 7/13/82) George Mason University/Virginia Square Shopping Center, 8/7/82 (East End of Virginia Square, 6/14/03). The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area.

Development of the East Clarendon district bordered by Wilson Boulevard, North Danville Street, 11th Street North, and North Fillmore Street shall be consistent with the concept plan and design guidelines included in the East Clarendon Special Coordinated Mixed-Use District Plan adopted by the County Board on 9/20/04.

In the George Mason University/Virginia Square Shopping Center district, the area designated "High" Office Apartment Hotel allows a base F.A.R. of 3.0 Office/Hotel; and up to a total of 4.3 F.A.R. in consideration of residential development, community services and cultural facilities (7/11/83). The area bordered by N. Monroe Street, N. Lincoln Street, Washington Boulevard, Kirkwood Road, and Fairfax Drive and designated "Public" is intended for development consistent with the Virginia Square Sector Plan adopted by the County Board on 12/7/02 and any adopted amendments thereto. Allow density up to 3.24 F.A.R. for properties east of North Kansas Street and up to 4.0 F.A.R. for properties west of North Kansas Street.

For the East End district of Virginia Square, designated as "Medium Density Mixed-Use" and bordered by Fairfax Drive, Wilson Boulevard, North Lincoln Street, and the intersection of 10th Street N./Wilson Boulevard/Fairfax Dr., shall be developed consistent with the Virginia Square Sector Plan adopted by the County Board on 12/7/02 and any adopted amendments thereto. Allow density up to 3.24 F.A.R. for properties east of North Kansas Street and up to 4.0 F.A.R. for properties west of North Kansas Street.

4. This area was designated a "Coordinated Development District" on 2/9/74.

5. This area was designated a "Coordinated Preservation and Development District" on 4/23/77.

6. This area was designated a "Coordinated Mixed-Use Development District" on 12/2/78.

7. On 4/16/11, this area was designated as the "East Falls Church Neighborhood Center District."

8. These areas were designated a "Special Revitalization District": Columbia Pike on 11/15/86 and amended on 12/17/02, 2/25/03 and 12/15/07; Lee Highway/Cherrydale on 4/1/95.

9. Where a mix is shown, the width of the stripe indicates percentage of use.

10. Crosshatched areas indicate current public ownership.

11. If an area is shown "Public" but is not publicly owned (not crosshatched) the existing zoning of the property and surrounding land uses should determine the development potential of the site.

12. This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06 and 12/9/06. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.

13. These areas were designated a "Special Affordable Housing Protection District": Pollard Gardens/Clarendon Courts on 11/17/90; Twin Oaks on 5/24/00; The Odyssey on 11/20/01; Ballston Center on 1/26/02; WRT Rosslyn Center on 7/20/02; North Monroe Street Residential on 10/18/03; North Troy Street Residential on 2/7/04; Rosslyn Ridge on 7/10/04; and Rosslyn Commons on 6/17/08.

14. This area was designated as the "North Quincy Street Coordinated Mixed-Use District" on 2/4/95.

15. This area was designated as the "Rosslyn Coordinated Redevelopment District" on 5/11/96.

16. This area has been designated a "Coordinated Multiple Family Conservation and Development District" on 1/29/99. In order to achieve affordable housing goals without unduly impacting adjacent areas designated "Low" Residential (11-15 units per acre) and "Low-Medium" Residential (16-36 units per acre), development on this site shall not exceed 48 units per acre.

17. This area was designated as the "Radnor Heights East Special District" on 12/14/99.

18. The County Board has designated this area as eligible for an additional gross floor area of up to 1.161 million square feet over and above the base density of the site, which may be granted upon fee conveyance to the County of a sufficient amount of property, as determined by the County Board, for parks, open space, and community recreation use, in accordance with Section 36.H.5 of the Zoning Ordinance. The total base and additional densities shall include a minimum of 1/3 for residential use, including hotel, and a maximum of 2/3 for office and commercial uses.

19. Affordable Housing requirements for site plan projects were adopted by the County Board on 12/10/05 for residential and commercial site plan projects within and outside the Metro Corridors as identified on the General Land Use Plan. These provisions are contained in Section 36.H.6 and 36.H.7 of the Zoning Ordinance.

20. This area was designated as the "North Tract Special Planning District" on 4/27/04. In accordance with an agreement, dated 7/16/07, between the County and MR Boundary Channel LLC, providing for the exchange of certain property owned by the County and property owned by MR Boundary Channel LLC known as the Twin Bridges site, the County Board, pursuant to Section 36.H.5 of the Zoning Ordinance, and in order to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities, has designated the property owned by the County and to be transferred to MR Boundary Channel LLC as eligible for additional development density up to 19,362 square feet of commercial density (15,850 square feet of office and 3,512 square feet of retail) and 352 residential units over and above its base density.

21. This area was designated the Nauck Village Center Special Revitalization District on 7/10/04.

22. This area was designated the Fort Myer Heights North Special District on 4/16/05.

23. Within the area shown as "Medium" Office-Apartment-Hotel, in order to provide an appropriate transition to adjacent residential neighborhoods, buildings on the southwest and western portions of the site shall consist of residential uses and have maximum heights of 50 feet.

Facts about Arlington

Compiled September, 2011

Land	25.8 Square Miles (66.82 Square Kilometers)
Land Area	25.8 Square Miles (66.82 Square Kilometers)
Highest Elevation	460 Feet above Sea Level (140.3 meters)
Population and Employment	
Total Population, 2000 U.S. Census	189,453
Total Population, 2010 U.S. Census	207,527
Estimated Average Household Size, 2010 Census	2.09 persons
Estimated At-Place Employment, Jan. 2011*	210,200
Estimated At-Place Employment, Jan. 2011**	210,200 Jobs (100%)**
Construction	4,760 (2.3%)
Retail Trade	11,110 (5.3%)
Transportation and Warehousing	8,790 (4.2%)
Information	6,340 (3.0%)
Finance and Insurance	5,340 (2.5%)
Real Estate and Rental/Leasing	8,350 (4.0%)
Professional and Technical Services	42,460 (20.2%)
Hospitality and Food Services	15,210 (7.2%)
Other Services	48,870 (23.2%)
Government	54,110 (25.7%)
All Other	3,860 (1.8%)
Estimated Daytime Population, 2010	283,900

* At-Place employment refers to jobs located in Arlington.
** Figures represent non-manufacturing.
Source: Arlington County Planning Division July 2010 estimates. Because of a change in methodology, figures are not comparable with earlier years.

Development	
Total Dwelling Units, 2000 U.S. Census	90,426
Total Dwelling Units, 2010 U.S. Census	105,404
Estimated Dwelling Units, January 2011	107,380
Gross Floor Area in Square Feet, January 2011	39,291,498
Total Hotel Rooms, 2011 estimate	10,759

Sources:
* U.S. Census Bureau
** ONSI Planning Division, Planning Research and Analysis Team Estimate
*** Arlington Business Development

General Land Use Plan Map

ARLINGTON COUNTY, VIRGINIA

1961 1964 1966 1975 1979 1983 1987 1990 1996 2004 2011

Adopted August 12, 1961 with amendments through December 10, 2011. The record of the official General Land Use Plan is on file with the Clerk of the County Board and the Department of Community Planning, Housing and Development; Planning Division.

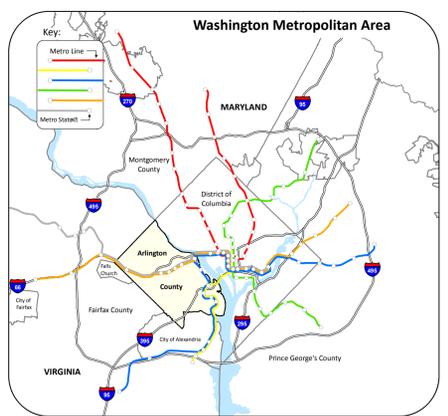
50 Years of Planning

ARLINGTON

DRAFT
2011 Edition

Legend

Land Use Category**	Range of Density/Typical Use	Zoning*
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, R15-30T
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4,8
High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3,2, C-O Rosslyn
Commercial and Industrial		
Service Commercial	Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-O, C-2, C-O-1.0
General Commercial	Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.	C-2, C-TH, C-3
Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	C-M, M-1, M-2
Public and Semi-Public		
Public	Parks (Local, regional, and federal), Schools (public), Parkway, major unpaired rights-of-way, Libraries and cultural facilities.	S-3A, S-D
Semi-Public	Country clubs and semi-public recreational facilities, Churches, private schools and private cemeteries (predominant use on block).	S-3A, S-D
Government and Community Facilities	County, state and federal administration and service facilities (police, fire, property yard, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	P-S, S-D, S-3A
Office-Apartment-Hotel		
Low	Up to 1.5 F.A.R. Up to 72 units/acre Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	Up to 2.5 F.A.R. Up to 115 units/acre Up to 180 units/acre	C-O-2.5
High	Up to 3.8 F.A.R. Up to 4.8 F.A.R. Up to 3.8 F.A.R.	C-O, RA-H-3,2, C-O Rosslyn
Mixed Use		
Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" for East End of Virginia Square (See Note 3)	C-R, C-3, MU-VS
High-Medium Residential Mixed-Use	Up to 3.24 F.A.R. including associated office and retail activities.	R-C
Coordinated Mixed-Use Development District	This is a high density mixed-use district with actual density determined by site use. Up to 6.0 F.A.R. with office not more than 3.0 F.A.R.	C-O-A



Symbols

- M Metro Station
- ▲ General Location for Open Space
- Public Ownership

The zoning districts which are listed next to each General Land Use Plan designation are those which typically correspond to that specific land use plan category. However, there may be cases in which the listed zoning categories are not appropriate since the determination of an appropriate zoning district for a particular site depends upon factors other than simply the General Land Use Plan designation. This list is provided as a general guide only.

Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of development proposal must be consistent with County's goals and vision. The high end of the density range may not necessarily represent the vision for a specific location. When a development proposal substantially complies with County goals, policies and plans, and is consistent with good zoning practice, the County Board may approve that development proposal at the higher end of the density range as above, as provided by the Zoning Ordinance.

NOTE: The street network shown on the GLUP map includes both existing and proposed streets.

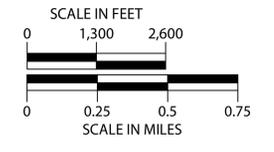
Map prepared by GE Mapping Center
2100 Clarendon Blvd., Suite 813
Arlington, VA 22209
Email: general@gegroup.com
Maps are available for sale at the above location.

Spatial reference: Virginia State Plane North, NAD 1983. Base map updated from February 2009 digital aerial photography Potomac River from USGS 1:24,000 DCE files. Cultural and political data layers are maintained on an on-going basis. Maps shall not be construed as legal documents.

Pursuant to Section 14-1402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or for the design, modification, or construction of improvements to real property or for flood plain determination.

Additional information related to this map may be found in the printed version of the GLUP Booklet. In addition, please visit www.arlingtonva.us/landuse (GLUP) for the most current online version of the General Land Use Plan (Map and Booklet).

Map © 2011 Arlington County, VA
Printed December 2011



Rosslyn-Ballston Corridor

Ballston/Marymount University

Adopted Plans: Ballston Sector Plan, 1980; North Quincy Street Plan, 1995.

Station Area Concept: High density office and residential uses with a region of shopping facility forming a new downtown in central Arlington.

Plan Features:

- Balance of residential and office/hotel/retail development
- Transportation access through Metro, I-66, Glebe Road, Wilson Boulevard
- Regional shopping facilities (Ballston Common Mall)
- Commercial revitalization and growth
- Urban open space
- Diverse urban environment
- Neighborhood revitalization and transition to higher density uses
- Townhouse hill development
- Fairfax Drive Boulevard concept
- West Ballston Study
- Marymount University

Special Planning Districts: "Coordinated Mixed-Use Development District"; "North Quincy Street Coordinated Mixed-Use District"; "Special Affordable Housing Protection District" (Ballston Center).

Neighborhood Conservation Plan Areas: Ballston-Virginia Square (Plan accepted 1984); Blumens (previously Balls Crossing) (Plan accepted 1999); Ashton Heights (Plan accepted 1976 and updated 2001); Buckingham (Plan accepted 2006).

Virginia Square/George Mason University

Adopted Plans: Virginia Square Sector Plan, 1983 and updated 2002; North Quincy Street Plan, 1995.

Station Area Concept: Emphasis on residential development and cultural, educational and recreational activities.

Plan Features:

- Primarily residential station area with diverse housing stock and inclusion of affordable housing units; office uses along Fairfax Drive to generate a daytime population and parking available for public use during evening/weekend hours
- A coordinated development district in the East End with high-quality urban design
- George Mason University-Arlington Campus
- Central Library (Arlington's Main Library)
- Arlington Arts Center and expansion of Maury Park
- Development densities and heights focused on Fairfax Drive and Metro site
- Focal point with community/cultural/performing arts facility with space for music theater groups
- Pleasant, safe, and activating walkways connecting existing and future destinations including Quince Park, Maury Park, Oakland Park, Hensell Milliken Park, Gumball Park, the future Quincey Street Extension Park, GMU Metro stations, retail stores, future cultural/art facilities, and adjacent neighborhood and station areas
- Locally-serving retail and service facilities
- Unique gateway design elements included in redevelopment projects along Fairfax Drive at N. Quincy Street and 10th Street/Wilson Boulevard connected by Fairfax Drive's "boulevard" design.

Special Planning Districts: "Special Coordinated Mixed Use District"; East End and FDC/GMU; North Quincy Street Coordinated Mixed-Use District; "Special Affordable Housing Protection District" (Pollard Gardens Apartment site and North Monroe Street Residential).

Neighborhood Conservation Plan Areas: Ashton Heights (Plan accepted 1976 and updated 2001); Ballston-Virginia Square (Plan accepted 1984); Buckingham (Plan accepted 2006).

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Rosslyn-Ballston Corridor (continued)

Clarendon

Adopted Plans: Clarendon Sector Plan, 2006

Station Area Concept: "Urban Village" concept achieved by a high-quality public environment, accessible and connected spaces, and a rich mix of uses to give a sense of place and uniqueness to Clarendon.

Plan Features:

- Centralized area of medium density mixed-use development
- Network of open spaces in the center and edges of Clarendon connected by improved streetscapes
- Redesigned Central Park lined by revitalized retail, preserved buildings, and sensitive infill development
- Mix of old and new buildings with incentives for building preservation
- Tapering up of density and height from low to high density residential areas to the center of Clarendon
- Maximum building height limits
- Building heritage guidelines
- Storefront retail revitalization: retention and attraction of existing local and independent businesses
- Washington Wilson-Clarendon intersection redesign with narrowed crosswalks and lane widths
- New mid-block streets to provide additional vehicular and pedestrian circulation; and Western gateway mixed use development with public market uses and new public places.

Special Planning Districts: "Special Coordinated Mixed Use District"; "Clarendon Revitalization District" (Clarendon Central area).

Neighborhood Conservation Plan Areas: Lyon Village (Plan accepted 1978); Lyon Park (Plan accepted 1973); Ashton Heights (Plan accepted 1976 and updated 2001); Clarendon-Courthouse (previously Courtlands) (Plan accepted 1988 and updated 2007).

Courthouse

Adopted Plans: Courthouse Sector Plan, 1981; Courthouse Sector Plan Addendum, 1992; Rosslyn to Courthouse Urban Design Study (2003); Fort Myer Heights North Plan (2008).

Station Area Concept: Arlington County government center surrounded by a balanced mix of high-density residential and office uses.

Plan Features:

- Central place resulting from the concentration of major activity nodes and landmarks (Courthouse Justice Center, farmer's market and County's administrative offices)
- Courthouse Square with underground parking
- New development with ground floor retail fronting on Courthouse Square
- Tapering up of density and height from a performing arts center
- Intense residential development
- High density office district
- Business and neighborhood conservation
- Selected infill housing
- Coordinated urban design.

Special Planning Districts: "Coordinated Preservation and Development District" (North Village); "Special Affordable Housing Protection District" (The Odyssey, North Troy Street Residential, and Rosslyn Commons).

Neighborhood Conservation Plan Areas: Lyon Village (Plan accepted 1978); Clarendon-Courthouse (previously Courtlands) (Plan accepted 1988 and updated 2007); Radnor/Fort Myer Heights (2007).

Rosslyn

Adopted Plans: Rosslyn Transit Station Area Study, 1977; Rosslyn Station Area Plan Addendum, 1992; Rosslyn to Courthouse Urban Design Study (2003); Fort Myer Heights North Plan (2008).

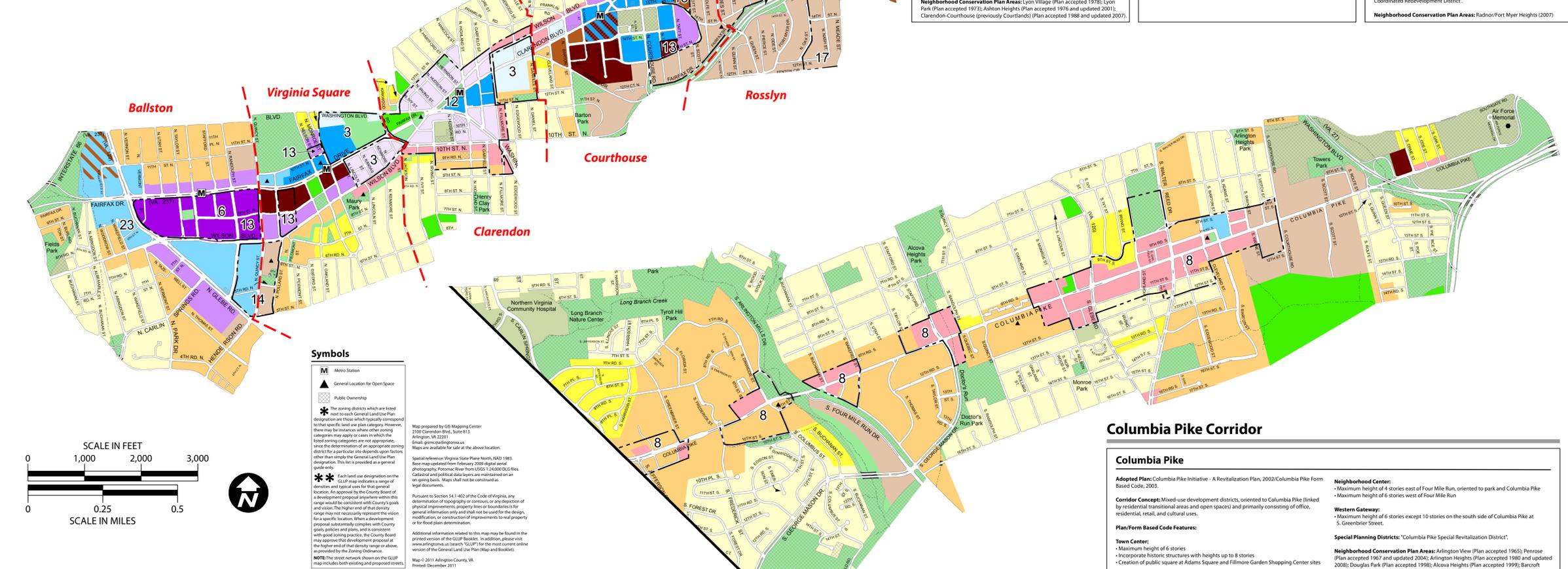
Station Area Concept: First class office and major employment center with a core area office and hotel development surrounded by high-density residential development.

Plan Features:

- Gateway to Arlington from Washington, D.C.
- Preservation of Colonial Terrace and Fort Myer Heights residential areas
- Deck over I-66 for public open space
- Superior architecture and urban design
- Urban parks and museums
- Residential development in support of office uses
- Central place
- Headquarters of major corporations
- Integrated transportation system
- Expansion of hotel resources
- Physical and visual access to the Potomac River and nearby Parks and Monuments (Iwo Jima, Netherlands Carillon, Arlington National Cemetery, Marine Memorial, etc.)
- High quality retail, restaurant and entertainment facilities
- Greatest building heights to be focused closest to the Metro Station with building heights tapering down to locations farther away from the Metro Station.

Special Planning Districts: "Coordinated Preservation and Development District" (Colonial Terrace); "Special Affordable Housing Protection District" (Twin Oaks, WRIT Rosslyn Center, Rosslyn Commons); "Radnor Heights East Special District"; "Rosslyn Coordinated Redevelopment District";

Neighborhood Conservation Plan Areas: Radnor/Fort Myer Heights (2007)



Legend

Land Use Category**	Range of Density/Typical Use	Zoning*
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, R15-30T
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn
Commercial and Industrial		
Service Commercial	Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1, R-C, C-1, C-1-O, C-2, C-O-1.0
General Commercial	Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.	C-2, C-TH, C-3
Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	C-M, M-1, M-2
Public and Semi-Public		
Public	Parks (Local, regional, and federal), Schools (public), Parkways, major unpaved rights-of-way, Libraries and cultural facilities.	S-3A, S-D
Semi-Public	Country clubs and semi-public recreational facilities. Churches, private schools and private cemeteries (predominant use on block).	S-3A, S-D
Government and Community Facilities	County, state and federal administration and service facilities (police, fire, property, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	P-S, S-D, S-3A
Office-Apartment-Hotel		
Low	Office Density: Up to 1.5 F.A.R. Apartment Density: Up to 72 units/acre Hotel Density: Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	Office Density: Up to 2.5 F.A.R. Apartment Density: Up to 115 units/acre Hotel Density: Up to 180 units/acre	C-O-2.5
High	Office Density: Up to 3.8 F.A.R. Apartment Density: Up to 4.8 F.A.R. Hotel Density: Up to 3.8 F.A.R.	C-O, RA-H-3.2, C-O Rosslyn
Mixed Use		
Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed Use District" (See Note 3)	C-R, C-3, MU-VS
High-Medium Residential Mixed-Use	Up to 3.24 F.A.R. including associated office and retail activities.	R-C
Coordinated Mixed-Use Development District	This is a high density mixed-use district with actual density determined by site size. Up to 6.0 F.A.R. with office not more than 3.0 F.A.R.	C-O-A

Notes

- This area was designated the "Crystal City Coordinated Redevelopment District" on 09/28/10 to permit heights and densities called for in the Crystal City Sector Plan where Sector Plan goals are otherwise generally met.
- Former Note 2 was removed on 12/9/06.
- This area shall be part of a "Special Coordinated Mixed-Use District" (East Clarendon, 7/13/82) (George Mason University/Virginia Square Shopping Center, 8/7/82) (East End of Virginia Square, 6/14/03). The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area.
- Development of the East Clarendon district bordered by Wilson Boulevard, North Darville Street, 11th Street North, and North Fillmore Street shall be consistent with the concept plan and design guidelines included in the East Clarendon: Special Coordinated Mixed Use District Plan adopted by the County Board on 9/20/94.
- In the George Mason University/Virginia Square Shopping Center district, the area designated "High" Office-Apartment Hotel allows a base F.A.R. of 3.0 Office/Hotel; and up to a total of 4.3 F.A.R. in consideration of residential development, community services and cultural facilities (7/11/83). The area bordered by N. Monroe Street, N. Lincoln Street, Washington Boulevard, Kirkwood Road, and Fairfax Drive and designated "Public" is intended to accommodate existing facilities and future expansion of the George Mason University/Arlington campus (7/28/01).
- For the East End district of Virginia Square, designated as "Medium Density Mixed Use" and bordered by Fairfax Drive, Wilson Boulevard, North Lincoln Street, and the intersection of 10th Street N/Wilson Boulevard/Fairfax Dr., shall be developed consistent with the Virginia Square Sector Plan adopted by the County Board on 12/7/02 and any adopted amendments thereto. Allow density up to 3.24 F.A.R. for properties east of North Kansas Street and up to 4.0 F.A.R. for properties west of North Kansas Street.
- This area was designated as a "Coordinated Multiple-Family Conservation and Development District" on 1/2/99. In order to achieve affordable housing goals without unduly impacting adjacent areas designated "Low" Residential (11-15 units per acre) and "Low-Medium" Residential (16-36 units per acre), development on this site shall not exceed 48 units per acre.
- This area was designated as a "Coordinated Mixed-Use Development District" on 12/2/78.
- On 4/16/11, this area was designated as the "East Falls Church Neighborhood Center District".
- These areas were designated a "Special Revitalization District": Columbia Pike on 11/13/86 and amended on 12/17/02, 2/25/03 and 12/15/07; Lee Highway/Cherrydale on 4/1/95.
- Where a mix is shown, the width of the stripe indicates percentage of use.
- Crosshatched areas indicate current public ownership.
- If an area is shown "Public" but is not publicly owned (not crosshatched) the existing zoning of the property and surrounding land uses should determine the development potential of the site.
- This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06 and 12/9/06. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.
- These areas were designated a "Special Affordable Housing Protection District": Pollard Gardens/Clarendon Courts on 11/17/90; Twin Oaks on 5/24/00; The Odyssey on 11/20/01; Ballston Center on 1/26/02; WRIT Rosslyn Center on 7/20/02; North Monroe Street Residential on 10/18/03; North Troy Street Residential on 2/7/04; Rosslyn Ridge on 7/10/04; and Rosslyn Commons on 6/17/08.
- This area was designated as the "North Quincy Street Coordinated Mixed-Use District" on 2/4/95.
- This area was designated as the "Rosslyn Coordinated Redevelopment District" on 5/11/96.
- This area has been designated a "Coordinated Multiple-Family Conservation and Development District" on 1/2/99. In order to achieve affordable housing goals without unduly impacting adjacent areas designated "Low" Residential (11-15 units per acre) and "Low-Medium" Residential (16-36 units per acre), development on this site shall not exceed 48 units per acre.
- This area was designated as the "Radnor Heights East Special District" on 12/14/99.
- The County Board has designated this area as eligible for an additional gross floor area up to 1.163 million square feet over and above the base density of the site, which may be granted upon fee conveyance to the County of a sufficient amount of property, as determined by the County Board, for parks, open space, and community recreation use, in accordance with Section 36.H.5 of the Zoning Ordinance. The total base and additional densities shall include a minimum of 1/3 for residential use, including hotel, and a maximum of 2/3 for office and commercial uses.
- Affordable Housing requirements for site plan projects were adopted by the County Board on 12/10/05 for residential and commercial site plan projects within and outside the Metro Corridors as identified on the General Land Use Plan. These provisions are contained in Section 36.H.6 and 36.H.7 of the Zoning Ordinance.
- This area was designated as the "North Tract Special Planning District" on 4/27/04. In accordance with an agreement, dated 7/16/07, between the County and MR Boundary Channel LLC, providing for the exchange of certain property owned by the County and property owned by MR Boundary Channel LLC known as the Twin Bridges site, the County Board, pursuant to Section 36.H.5 of the Zoning Ordinance, and in order to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities, has designated the property owned by the County and to be transferred to MR Boundary Channel LLC as eligible for additional development density up to 19,862 square feet of commercial density (15,850 square feet of office and 3,512 square feet of retail) and 352 residential units over and above its base density.
- This area was designated the Nauck Village Center Special Revitalization District on 7/10/04.
- This area was designated the Fort Myer Heights North Special District on 4/16/05.
- Within the area shown as "Medium" Office-Apartment-Hotel, in order to provide an appropriate transition to adjacent residential neighborhoods, buildings on the southwest and western portions of the site shall consist of residential uses and have maximum heights of 50 feet.

Columbia Pike Corridor

Columbia Pike

Adopted Plans: Columbia Pike Initiative - A Revitalization Plan, 2002/Columbia Pike Form Based Code, 2003.

Corridor Concept: Mixed-use development districts, oriented to Columbia Pike (linked by residential transitional areas and open spaces) and primarily consisting of office, residential, retail, and cultural uses.

Plan/Form Based Code Features:

Town Center:

- Maximum height of 6 stories
- Incorporate historic structures with heights up to 8 stories
- Creation of public square at Adams Square and Filmore Gardens Shopping Center sites

Village Center:

- Maximum height of 6 stories (except northwest corner which has 54 ft. height maximum)
- Day-lighting of Doctor's Run (south of development district)

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970 and updated 2008).

Special Planning Districts: "Columbia Pike Special Revitalization District".

Neighborhood Conservation Plan Areas: Arlington View (Plan accepted 1965); Penrose (Plan accepted 1967 and updated 2004); Arlington Heights (Plan accepted 1980 and updated 2008); Douglas Park (Plan accepted 1988); Alcoa Heights (Plan accepted 1999); Barcroft (Plan accepted 1990 and updated 2008); Clarendon (Plan accepted 1990); Columbia Forest (Plan accepted 2000); Columbia Heights West (Plan accepted 2000); Columbia Heights (Plan accepted 2004); Fourcroft Heights (Plan accepted 2009).

Station Area Concept: A Revitalization Plan, 2002/Columbia Pike Form Based Code, 2003.

Plan Features:

- Regional shopping facilities (Pentagon City Fashion Centre, Pentagon Centre, and Pentagon Row)
- Up to 9,000 residential units including 5,400 approved in the PDSP
- 4.5 million square feet of office/commercial space including 1.55 million square feet approved in the PDSP
- 300 bed nursing and retirement home
- 1,600 hotel rooms
- Open space park as a community facility
- Coordinated urban design manual
- Easy Access to I-395 and the Pentagon.

Special Planning Districts: "Coordinated Development District" (1974).

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970 and updated 2008).

Pentagon City

Adopted Plan: Pentagon City Phased-Development Site Plan (PDSP), 1976, with amendments.

Station Area Concept: Mixed use development with special emphasis on residential development and regional shopping facilities.

Plan Features:

- Regional shopping facilities (Pentagon City Fashion Centre, Pentagon Centre, and Pentagon Row)
- Up to 9,000 residential units including 5,400 approved in the PDSP
- 4.5 million square feet of office/commercial space including 1.55 million square feet approved in the PDSP
- 300 bed nursing and retirement home
- 1,600 hotel rooms
- Open space park as a community facility
- Coordinated urban design manual
- Easy Access to I-395 and the Pentagon.

Special Planning Districts: "Coordinated Development District" (1974).

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970 and updated 2008).

Crystal City

Adopted Plans: Crystal City Sector Plan (2010)

Station Area Concept: A place where the existing multimodal transportation network will provide enhanced access and mobility with improved surface transit service and a more pedestrian-friendly urban street network; streets and public spaces are lined with active retail and civic spaces; upper story uses provide a Class A office environment and expanded array of residential offerings; and its sense of place will be strengthened through high-quality architecture, open spaces, streetscape treatments, and public art.

Plan Features:

- Create a high quality public realm that strengthens the sense of place.
- Provide a mix of uses by balancing office, residential, retail, cultural and civic uses among several defined neighborhood centers.
- Enhance architectural and urban design to the human scale.
- Enhance multimodal access and connectivity.
- Incorporate sustainable and green building principles into all urban and architectural design.
- Preserve the integrity of the single-family neighborhood to the west.
- Ensure Crystal City's long-term economic sustainability.

Special Planning Districts: Crystal City Coordinated Redevelopment District.

Neighborhood Conservation Plan Areas: Aurora Highlands (Plan accepted 1970 and updated 2008); Arlington Ridge (Plan accepted 1973).

Potomac Yard

Adopted Plan: Potomac Yard Phased-Development Site Plan (PDSP), 2000.

Area Concept: Urban mixed use campus, in which several intense compact centers of activity are set in and connected by a linked system of carefully sculpted, richly landscaped open spaces.

Plan Features:

- 2.94 million square feet of office/commercial development, 1.0 million square feet of residential and 469,835 square feet of hotel uses approved in the PDSP
- Conveyance to the County of approximately 28 acres of land in the North Tract (north of Crystal City), for open space and/or recreational uses
- A mix of uses, with concentrations of density to reinforce important public spaces
- A pedestrian-friendly and pedestrian-oriented environment
- Utilization of an orthogonal grid and block pattern
- The use of public open space as a means to organize and characterize the site
- Emphasis on transit-oriented design as an integral, not supplementary, feature
- Coordinated urban design manual.

Special Planning Districts: None.

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970).

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