East Clarendon
Special Coordinated Mixed Use District Plan
for former Sears Store Site
East Clarendon

Special Coordinated Mixed Use District Plan

Adopted:
September 20, 1994
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INTRODUCTION

In 1981 work began on a preliminary Sector Plan for the Clarendon Station Area, which focused on land use and zoning issues and involved a very active citizen and developer effort. This process resulted in amendments to the General Land Use Plan which were approved by the County Board in 1982. These amendments included the addition of a note on the General Land Use Plan indicating the designation of an area, in Clarendon, as a "Special Coordinated Mixed-Use District". This area includes the former Sears buildings and parking lots and encompasses an area of approximately 13 acres in three blocks.

These blocks represent the largest consolidation of land under single ownership in the Clarendon Metro Station Area. The General Land Use Plan note was approved for this area because of the potential scale of future redevelopment within a transitional area between the "Commercial Redevelopment District" designation at the core of the Clarendon Metro Station Area and the single-family neighborhoods of Courtlands and Lyon Village. The "Special Coordinated Mixed-Use District" designation requires that a special planning process be initiated for this area when property owners indicate a desire to pursue redevelopment.

In response to the "Special Coordinated Mixed-Use District" designation, the County initiated in February, 1994, a comprehensive planning process for this three-block area to determine the most appropriate land uses for this site while respecting the existing development rights that are defined by the present zoning patterns.

To provide for a constructive process, a series of community forums (Appendix A) has been held to help refine the vision for the "Special Coordinated Mixed Use District", and to determine how that vision can be achieved through the creation of specific land use and urban design solutions that will guide future revitalization and development in this area. This Plan, which includes a concept plan, land use alternatives, an illustrative plan, and design guidelines, has been developed based on the discussions held at the community forums.
1. BACKGROUND

The Sears Site is located within the Rosslyn-Ballston Corridor between the Clarendon and the Courthouse Metro Station Areas. Planning for the Rosslyn-Ballston Corridor involved an intensive effort by citizens, staff and County officials, during which several policy documents were created and adopted by the County Board. In general, the following County policies and urban design concepts helped to establish the existing character of the Corridor:

- The Bull’s Eye Concept: Concentration of the highest density uses within walking distance of Metro stations; tapering down of densities and land use intensities towards the existing lower-density residential neighborhoods; provision for a mixture of office, hotel, retail and residential development; and preservation of older, well-established residential neighborhoods on the periphery of the Metro Station areas.

- Each of the Metro station areas has been identified to serve a unique function within the Corridor. As such, the Courthouse area’s unique function is to serve as the local government center while the Clarendon sector area is to serve as the urban village.

- The five Metro station areas complement one another and constitute an urban corridor of increasing importance to the greater Arlington community.

MID COURSE REVIEW

In January 1989, the County Board initiated a mid-course review process of the Rosslyn-Ballston Corridor to evaluate the quality of development that has been achieved and to determine how well existing development has shaped the character of the Corridor and individual Metro Station areas. At the time of the review, the Corridor was just over 50 percent complete in terms of projected square footage of new development. As part of this process, the County organized a three-day urban design "charrette" with the participation of a team of urban design professionals and experts, developers, County staff and citizens.

The urban design team’s major task was to identify issues and develop recommendations that would benefit the Corridor’s overall development and would help guide future development. Key findings included the following:

- **Urban vs. Suburban Character:** The vision for the different Metro Station areas alludes to the development of urban villages, small town centers, and a new downtown. However, community design traditions after which current development is modelled relate more to suburban rather than to urban development.
• **Corridor-wide vs. Station Area Open Space System:** By distributing open space in a manner that complements land use, the plan allows for the creation of a corridor-wide open space system in advance of development. Such open space systems, absent in the corridor, should include parks, urban plazas and sidewalks, and offer passive and active recreation.

• **County Plans vs. Growth Management:** At the macro-scale, the County uses the General Land Use Plan and zoning to control function and bulk on a site-by-site basis. At the micro-scale, it refers back to the Sector Plans for details such as plant materials and pavers. However, there is no linkage between the macro- and micro-scale and, therefore, no mechanism for coherently guiding corridor-wide design and growth.

The charrette also identified key findings and major opportunities for each Metro Station Area as well as for the areas between the Courthouse and the Clarendon Metro Station Areas and between the Courthouse and the Rosslyn Metro Station Areas. The following summarizes the key findings and major opportunities identified for the area between Clarendon and Courthouse, where the Sears Site is located.

**Key Findings**

• Potential uses for the Sears Site include relatively high-density office, apartment, hotel and residential functions. But does this simply extend the kind of development already occurring in the Courthouse Area rather than create a distinctive transition to the lower scale commercial area in Clarendon?

• Affordable housing is a high priority in the County. Considering the size of this generally undeveloped parcel, would this be a viable location to address this issue?

**Opportunities**

• This area could become an architecturally significant project, blending convenient high density residential and modest, service retail.

• Such a development would be an attractive buffer between stations.

**CLARENDON SECTOR PLAN ADDENDUM**

As a follow-up to the mid-course review recommendations the Arlington County Board adopted the *Clarendon Sector Plan Addendum*, on May 19, 1990, as a guide to future development in the Clarendon Metro Station area. The adopted General Land Use Plan and zoning designations for the Clarendon area establish the basis for the redevelopment of Clarendon as an "urban village". As recommended in the Clarendon Sector Plan, the "urban village concept" is achieved in Clarendon by focusing development around a central focal point that includes 3100 Clarendon Blvd. and Clarendon Metro Park, and which gives a sense of place and uniqueness to Clarendon within the Rosslyn-Ballston Corridor. The "urban village" character is enhanced by the tapering up of densities and heights from the existing single-family neighborhoods on the periphery of the station area, to the
medium density mixed-use development and the designated focal point at the core of the Metro Station Area. The urban design concept plan includes the following elements:

- A terraced height limit along the central area of Clarendon which complements the adopted Clarendon Sector Plan height controls.
- The opportunity for preservation of historic buildings and/or facades in the core of the Clarendon Station area.
- Mid-rise residential development with a maximum height of 55 feet, for the area located between the proposed "festival street" and N. 13th Street and on the east side of N. Fillmore Street between N. 10th and N. 11th Streets.
- Open space consolidated in the following locations:
  
  Triangle Park- the area bounded by Fairfax Drive, Wilson Boulevard and N. 10th Street.
  
  Clarendon Metro Park- as a central feature, located between Clarendon Blvd., Wilson Boulevard, and N. Highland Street.
  
  13th Street Park- between N. 13th Street and the "festival street" on the central blocks facing the residential neighborhoods to the north.
  
  East Highland Plaza- along N. 11th Street framed by commercial development.
  
  10th Road Plaza- around the existing post office, to be constructed at the time when truck operations to the facility are discontinued.

- The creation of a landscaped buffer between commercial and residential development south of N. 10th Street.

- The creation of a landscaped buffer between commercial and recommended mid-rise residential development east of N. Fillmore Street between N. 10th and 11th Streets.

- Pedestrian connectors linking the core of Clarendon and the residential neighborhoods.

COURTHOUSE SECTOR PLAN ADDENDUM

As a follow-up to the Mid-Course Review charrette recommendations, and addressing issues and concerns expressed at a series of Courthouse Community Forums, the Courthouse Sector Plan Addendum was developed and adopted by the County Board in November, 1993. The Sector Plan Addendum includes an urban design concept plan developed to serve as the urban design framework for the Courthouse area. The purpose of this concept plan is to establish an overall vision for the area so that individual projects can be designed to better fit within the general Metro Station scheme, and so that the
Courthouse Metro Station area can achieve an image of particular significance to the community as the County's Government Center.

Specifically, the Concept Plan advocates the creation of a centrally located open space at the Courthouse Metro Station area and a network of pedestrian connectors to help unify the area’s open space system. To be part of the local history, the seat of local government needs to be recognized by residents and the general population as their own distinct place. Hence, the government building complex is usually organized around a public space, with a landmark building oriented to the site. The proposed "Courthouse Square" would be visually and physically accessible from the Corridor's main street and the area’s primary connectors, and should be developed as an urban plaza offering passive recreation. In addition, the concept plan recommends that, if feasible, public parking should be provided under "Courthouse Square". Concentrating the activities typical to the station area, the major activity node in the Courthouse area includes the County’s administrative offices (Courthouse Plaza), the new Courts and Detention Facility Buildings, and the proposed "Courthouse Square" reflecting the area's role as the Arlington County government center. This gathering place was recommended to be created where the "old" Courthouse and Detention Facility now stand.

LYON VILLAGE NEIGHBORHOOD CONSERVATION PLAN

The Lyon Village Neighborhood Conservation Plan was adopted in 1978. The Plan recommended that development heights and densities be concentrated immediately adjacent to Metro Stations, tapering gradually to single-family homes.

COURTLANDS NEIGHBORHOOD CONSERVATION PLAN

In 1988, the County Board adopted the Courtlands Neighborhood Conservation Plan. The Plan included the following goals: maintenance of low-density residential character; improvement of the Rocky Run playground; the integration of neighborhood values with bordering commercial development interests; and, the establishment of a model for revitalization and conservation of residential areas near the Metro Corridor. The Plan emphasized the need for additional public green spaces. Recommendations included: expansion of Rocky Run playground; development of additional green space and park areas; and, the need for acquiring additional land as a buffer from surrounding commercial areas. For the Sears site, in particular, the Plan recommends certain ground rules for future redevelopment including: low to medium height and density limitations; tapering of heights down to the Courtlands residential area; maintenance of the residential character for approximately one third of the site; and, the creation of public open space on part of the site.

OPEN SPACE TASK FORCE REPORT

The Open Space Task Force was created by the County Board in June 1988, and was charged with developing a detailed action plan for protecting and enhancing the quantity and quality of open space in the County. The Open Space Task Force Report was completed in 1990. The report recommends the development of a county-wide open
space master plan and standards. Specifically the report recommends that the County should be ready to acquire the portion of the Sears Site located south of Clarendon Boulevard (approximately 7.3 acres) for open space if the property is proposed for redevelopment.

FINAL DRAFT OPEN SPACE MASTER PLAN

The Open Space Master Plan Task Force was created by the County Board in December 1992 and charged with working with citizens and staff to develop the open space Master Plan as an element of Arlington’s Comprehensive Plan. The Open Space Master Plan was compadopted by the County Board on September 10, 1994. The Plan recommends that a portion of the Sears site, south of Clarendon Boulevard be acquired for neighborhood and urban open space. This new open space could be used to provide green space, additional recreational opportunities and mitigate the impacts of development.
II. ANALYSIS OF EXISTING CONDITIONS

The analysis of existing conditions (Illustration 1) of the Sears Site: Special Coordinated Mixed-Use District examines the existing built environment and the visual and psychological effect that it has on residents, pedestrians/bicyclists and motorists. In many cases the analysis lists existing conditions, such as, an area that has no trees or an area where there is no sidewalk. In other situations, the collective impact of numerous undesirable physical conditions may give a feeling of confusion or uneasiness, or may create a barrier to enjoying amenities within the area. In addition to focusing attention on those areas that may need improvements, the analysis also acknowledges the positive elements within the area that provide the basis upon which future improvements can build.

TOPOGRAPHY

Within the study area there are significant topographic changes. The high point of the site (264’) is located at the intersection of N. Fillmore Street and N. 11th Street and gradually slopes down to 235’ (approximately 3%) at the intersection of N. Danville Street and Clarendon Boulevard.

ENTRYWAYS

Access to an area should be inviting and well-defined. Buildings and other amenities located at the entry points of an area have the potential to create "gateways" by defining the area’s boundaries and creating a sense of arrival and/or discovery.

• The Sears site is located in a transition area between the Courthouse and Clarendon Metro Station Areas.

• The site is a separate area from the Courthouse and Clarendon Metro Station Areas and should have a distinct character.

• The entryways to the area lack special elements such as distinctive streetscape, signs, special landscaping, public art, repetition of architectural elements, etc., that could identify the area as a distinct place.

• The main vehicular entryways to the study area are located on Wilson and Clarendon Blvds. at Danville and Fillmore Streets, respectively. In addition, major entryways to the portion of the site south of Clarendon Blvd. are from N. Fillmore, N. Edgewood and N. Danville Streets. North Edgewood Street dead-ends into the center of the site.
ILLUSTRATION 1
EXISTING CONDITIONS
Sears Site: Special Coordinated
Mixed Use District
ARCHITECTURAL IDENTITY AND TYPE OF DEVELOPMENT

To a great extent, the architectural elements found in an urban setting determine the character of an area. Architectural identity results from architectural elements and buildings which are similar in style, age, scale, height and/or materials.

- In addition to the currently vacant Sears Department Store buildings, there are a number of older commercial buildings built between 1940 and 1970 that provide service commercial and office uses. These buildings are located along Wilson and Clarendon Boulevards and represent the only portion of the study area that begins to have some semblance of architectural cohesion, identity and sense of place that is typical of an urban area.

- Adjacent to the site are the Courtlands and Lyon Village neighborhoods which developed along the Wilson Blvd. trolley line in the 1920s, 1930s, and 1940s as bedroom communities outside of Washington, D.C. These neighborhoods include colonial revival style single family homes and garden apartments, bungalows, four-squares, and minimal traditional houses.

SENSE OF ENCLOSURE AND SENSE OF PLACE

A sense of enclosure within public spaces is an important element in creating an active pedestrian environment and defining the character of an urban setting. A sense of enclosure is produced by continuous exterior walls of buildings extending to the property line and framing the street space to form an interior wall of the streetscape. When these walls are fragmented, there is no continuity, and the space lacks definition. Thus the urban character of the area is lost and a sense of "place", comfort, and security for the pedestrian cannot be created.

- Amorphous, or undefined space accounts for the majority of the Study Area site. Over 60% of the site area south of Clarendon Blvd. is devoted to surface parking.

- Because of the abundance of amorphous space, site edges are fragmented and visually unattractive.

- Except for the area along Wilson Blvd. between N. Danville and N. Fillmore Streets where commercial buildings create a continuous street wall, the remaining area is fragmented with surface parking lots and buildings setback and built in the suburban tradition.

OPEN SPACE

Urban open spaces are the public and private outdoor areas that people use, walk through, or view. These spaces can create or enhance a view or vista, complement the shape of a building, provide visual relief from the size and mass of buildings by providing pedestrian connections, serve as a gateway to an area, and most importantly, offer people a place to rest and socialize.
Neighborhood oriented open spaces also offer limited types of active recreation responsive to residents needs such as playgrounds, multi-use courts, multi-use fields, and picnic areas.

- Except for the small partially landscaped area on the south side of the Sears building there are no other open space areas on the site. The urban plazas located at 2530 Clarendon Boulevard, the plaza adjacent to the Clarendon Metro entrance, and the Courthouse Plaza located at 2100 Clarendon Boulevard are within walking distance of the site.

- There are no neighborhood parks or recreation areas on or immediately adjacent to the site. Parks that serve the area include:
  * Rocky Run Park - 1109 N. Barton Street (2.3 acres)
  * Barton Park - 2401 N. 10th Street (.03 acres)
  * Lyon Village Park -1800 N. Highland Street (1.5 acres)
  * Key School - 2300 Key Boulevard (1.1 acres)

- Except for the narrow sidewalks along Wilson and Clarendon Blvds. and cross streets, there are no adequate pedestrian connections between adjacent open spaces. In some places, especially in the lower density neighborhoods, there are no sidewalks at all.

- In addition, there is a hiker/biker trail along Route 50 that connects the area with the Mount Vernon Trail. This trail is very narrow and has virtually no landscaping making it unpleasant and unattractive.

FOCAL POINTS/ACTIVITY NODES

Focal points and activity nodes are space organizers which can create a sense of place and enhance the character of an area. In urban areas, focal points/activity nodes can be major buildings, landmarks, or gathering places, such as a park or plaza, or a major retail, community or cultural facility. Since the Sears store closing in 1993, this site has no activity node.

STREETSCAPE ELEMENTS

Streetcape is the collective image and character of a variety of elements that make up the street or public environment. The streetscape is composed of the street, sidewalks, lighting, trees, public art, and street furniture such as benches, trash containers and planters. It also includes building facades, utility poles and lines, and signs. These elements, which dominate the street scene, can enhance or detract from the character of an area. The use of landscape elements in an urban setting not only affects the appearance of an area but effectively contributes to the processes of air purification, oxygen regeneration, noise absorption and heat abatement. The term street furniture refers to a range of elements such as benches, trash receptacles, planters, street lights, bollards, etc., which are furnished for the convenience of the pedestrian; to provide an edge between vehicular and pedestrian space; and, to enhance the character of the urban
setting. Lighting is an important element in the streetscape of an area. In addition to making an area more attractive, lighting is necessary because it plays an important role in the nighttime use and safety of an area.

The image of a business district or a retail street is projected not only by the elements that make up the sidewalk, but also by its buildings and facades, level of maintenance, attention to detail, retail window displays, and focal features and elements. Signs are a major part of the streetscape. Signs on buildings and in shopping centers serve as business advertisements to draw customers' attention while roadway signs provide information to motorists. In general, signs may be categorized according to their functions: business signs, regulatory signs (including vehicular and pedestrian control signs), and identification/informational signs (including entryway, neighborhood and directional signs). Overhead utilities interfere with the creation of an attractive streetscape by adding to the visual clutter, detracting from the building elements and ornamentation, and prohibiting street tree planting.

- The concrete sidewalks within the site are narrow and inadequate. This is prominent along Wilson and Clarendon Boulevards. Crosswalks in the area are only marked with painted stripes and, therefore, like the concrete sidewalks, do not provide a psychological separation between traffic and pedestrians as would the different color and texture provided by concrete paver crosswalks.

- The neighborhoods surrounding the site are noticeably green due to the number of large, mature trees. Except for the southeast portion of the site where mature trees are found in residential lots, the majority of the site, including parking and paved areas, is conspicuously absent of trees.

- There are no decorative benches, trash receptacles or pedestrian light fixtures within the site.

- The existing street lights were designed for vehicles rather than for people. These do not provide adequate lighting for the pedestrian and do not contribute either to the ambience or aesthetic quality of the area.

- Many of the older commercial buildings, including the rear of the buildings and window displays, as well as any adjacent parking, are unkempt and unattractive. Along Wilson and Clarendon Boulevards approaching Courthouse and Clarendon the streetscape (and the overall visual quality of the area) is interrupted and disjointed because of poor landscaping and inappropriately placed or expansive surface parking lots.

- The area has several freestanding business signs as well as those attached to buildings and utility poles creating visual chaos and confusion. Not only are business facades made unattractive by the resultant visual clutter of signs but the ultimate profusion of messages becomes so great and so confusing that the communication is lost.

- Within the study area, overhead utility lines can be found along many of the streets.
TRANSITIONS

The visual image and functioning of an area are often affected by the way in which different types of development relate to each other. Areas where different types of land use, and/or buildings with different heights, bulk and densities abut each other, are generally called "transition areas". The physical conditions of commercial development significantly affect the visual image and the quality of life of the surrounding neighborhoods. In addition, the lack of clear and safe pedestrian connections from residential neighborhoods and an abrupt visual change from residential to commercial is considered to be a poor transition.

- While most of the residential areas are well-maintained, the commercial areas are often physically deteriorated and unkempt, especially where commercial uses or surface parking lots directly adjoin residential development.

- Maintenance of the rear of commercial buildings and appropriate screening of commercial uses and parking lots is either non-existent or poorly handled.

- In many cases the encroachment of commercial uses is aggravated by the removal of existing mature trees. This reduces the tree canopy and exposes the adjoining residential neighborhoods to commercial uses.

- Poor transition areas between commercial and residential uses include: the area north of Wilson Blvd. between the service commercial uses and Lyon Village; and, the area along North Danville Street and North 11th Street.

- There is an abrupt visual change from residential to commercial uses on North Fillmore and North Danville Streets as they approach Clarendon and Wilson Boulevards as well as North 11th Street.

- Surface parking lots are not well maintained. They have no landscaping, are not sufficiently striped, have poor edges, are unattractive and are poor transitions into the neighborhood.
III. LAND USE ANALYSIS

PLANNING HISTORY

The General Land Use Plan is the primary policy guide for the future development of the
County. It establishes the character, extent and location of various land uses and serves
as a guide to communicate the County Board policy on land use to citizens, developers and
others involved in the development of the County. It also serves to guide the County
Board in its decisions concerning future development.

The General Land Use Plan was adopted in 1961, and has been amended on numerous
occasions since. The Plan is amended either as part of a long-term planning process for a
designated area or as result of an individual request for a specific change. The General
Land Use Plan reflects a very long and intensive effort by citizens, staff and County
officials, that was initiated during the 1960s, when the concept of a Metro Corridor
emerged as a result of Arlington's consideration of the optimum alignment for Metro
generally assuming that this would result in significant redevelopment.

Throughout the Rosslyn-Ballston 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 single-family residential
  neighborhoods;
- provides for a mix of office, hotel, retail, and residential development.

This development pattern is consistent with the land use recommendations included in the
Lyon Village and the Courtlands Neighborhood Conservation Plans. The Lyon Village
Neighborhood Conservation Plan, adopted in 1978, specifically recommends that
development heights and densities be concentrated immediately adjacent to the Metro
Station, tapering gradually to single family homes. The Plan also recommends transitions
that would encourage residential or commercial townhouse development as a buffer
between the single-family neighborhoods and the higher density development areas.

The Courtlands Neighborhood Conservation Plan, adopted in 1988, emphasized the need
for additional public green space and appropriate transitions between residential and
commercial development and also endorsed the concept of heights and density tapering.
For the Sears Site, in particular, this Plan recommends:

- that no zoning changes or street vacations be approved until the special planning
  process associated with the "Special Coordinated Mixed-Use District" is defined;
  and,
- that the Courtlands Citizens Association be included in this process.
In addition, the Courtlands Neighborhood Conservation Plan recommends certain ground rules for redevelopment of the site including:

- low to medium height and density limitations;
- tapering of heights down to the Courtlands residential area;
- maintenance of residential character of approximately one/third of the site (reflecting the existing R-5 zoning); and,
- creation of public open space on part of the site.

In 1984, the Clarendon Sector Plan was approved which included a new concept for the area establishing the basis for the redevelopment of Clarendon as an "urban village". To accomplish this vision the Sector Plan provided detailed guidelines for the circulation system, public utilities and facilities, urban plazas and open space, and streetscape.

In 1989, the County initiated the Rosslyn-Ballston Corridor Mid-Course Review process, which included a three-day charrette designed to evaluate the quality of development and determine how well the character of the Corridor and the individual Metro Station areas was being shaped. The process generated urban design recommendations for the Rosslyn-Ballston Corridor in general and for the individual Metro Station areas.

The urban design team's major task was to identify issues and develop recommendations that might benefit the Corridor's overall development and would help guide future development. They identified the Sears site as one of two in-between Metro Station areas, and recommended, for this area, limited commercial development and the provision of incentives to promote high-density residential uses. They also recommended that design guidelines be prepared for the entire site including specific proposals for open space.

Following up the charrette recommendations, the County Board adopted the Clarendon Sector Plan Addendum in 1991, and the Courthouse Sector Plan Addendum in November, 1993. These Plans were developed to refine the vision for the Clarendon and Courthouse Metro Station areas and to provide an urban design framework. Although the Sears Site is located within the boundaries of the Clarendon Metro Station area, and adjacent to the Courthouse Metro Station area, the recently adopted Sector Plan Addendums did not include this area, mainly because of the mid-course review recommendation to look at the Sears Site as a separate "in-between" area, linking both Clarendon and Courthouse.

GENERAL LAND USE PLAN DESIGNATION: SPECIAL COORDINATED MIXED-USE DISTRICT

In 1981, work began on a preliminary Sector Plan for the Clarendon Station Area, which focused on land use and zoning issues. This process involved a very active citizen and developer effort which resulted in amendments to the General Land Use Plan approved by the County Board in 1982. The amendments approved included the addition of a note on the General Land Use Plan indicating the designation of three blocks as a "Special Coordinated Mixed-Use District". These blocks represent the largest consolidation of land under single ownership in the Clarendon area. The General Land Use Plan note was approved for this area because of the potential scale of future redevelopment and the location in a transitional area between the "Commercial Redevelopment District"
designation at the core of the Clarendon area and the single-family neighborhoods of Courtlands and Lyon Village. The "Special Coordinated Mixed-Use District" requires that a special planning process be initiated for this area when property owners indicate a desire to pursue redevelopment.

SITE DESCRIPTION: EXISTING LAND USE AND ZONING PATTERNS

The study area (Map 1) encompasses approximately 13 acres in three blocks, and includes the former Sears Department Store, Garden Center and Automotive Center, retail and restaurant establishments, associated parking lots, and 9 single-family detached houses. This area, located within the boundaries of the Clarendon Metro Station area, is designated as "General Commercial" on the General Land Use Plan with a note identifying the three blocks as a "Special Coordinated Mixed-Use District" (Map 2). The "General Commercial" designation allows shopper goods and other major mixed commercial uses, including offices, with development not to exceed a maximum of seven stories. The zoning pattern includes "R-5" One-Family, Restricted Two-Family District, "C-2" Service Commercial-Community Business District, and "C-3", General Commercial District (Map 3).

The existing zoning pattern has been in place since the late 1940s. The subject area was originally designated on the General Land Use Plan as "General Business", and "Low" Residential (up to 8 units per acre), responding to the zoning pattern in place by 1961. The portion of the site designated "Low" Residential, which corresponded to the area currently zoned "R-5", was changed in 1977 to the existing designation of "General Commercial". The zoning districts that typically correspond to this land use plan category, are "C-2", "C-3" and "C-TH", Commercial Townhouse Districts. The only discrepancy between the existing General Land Use Plan designation and the existing zoning pattern is the area zoned "R-5", which is compatible with the "Low" Residential (1-10 units per acre) designation on the General Land Use Plan.

Table 1 illustrates the amount of land area per block by zoning category. Of the entire study area, approximately 5.13 acres are zoned "R-5", 6.69 acres are zoned "C-2" and 1.72 acres are zoned "C-3".

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<th>BLOCK</th>
<th>&quot;R-5&quot;</th>
<th>&quot;C-2&quot;</th>
<th>&quot;C-3&quot;</th>
<th>TOTAL</th>
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<td>C</td>
<td>223,338 sf (5.13 acres)</td>
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<td>53,859 sf (1.24 acres)</td>
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<td>TOTAL</td>
<td>223,338 sf (5.13 acres)</td>
<td>291,335 sf (6.69 acres)</td>
<td>75,097 sf (1.72 acres)</td>
<td>599,770 sf (13.54 acres)</td>
</tr>
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Table 1: Site Area by Zoning District

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Map 1. Study Area: SEARS SITE
Map 2. General Land Use Plan • Sears Site: Special Coordinated Mixed Use District

Residential

- Low—1-10 units per acre
- Low—11-15 units per acre
- Low Medium—16-36 units per acre
- High Medium—3.24 (Floor Area Ratio) Residential

Office-Apartment-Hotel

- Office Density
- Apartment Density
- Hotel Density

- Low—1.5 F.A.R. allow.—up to 72 units/acre—up to 110 units/acre
- High—3.8 F.A.R. allow.—up to 4.8 F.A.R. allow.— up to 3.8 F.A.R. allow.

Note:

1. All structures in this area will be restricted to 10' feet in height 7/13/82.
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 Metropolitan station area and designated "Service Commercial" or "General Commercial" and be zoned for general commercial use.
3. This area shall be part of a "Special Coordinated Mixed Use District" (7/13/82) (8/7/82).
4. This area was designated the "Clarendon Business District" on July 1990.

Commercial and Industrial

Service Commercial:
- Personal and business services.
- Generally one to four stories.
- Maximum 1.5 F.A.R.

General Commercial:
- Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

Mixed Use

Medium Density Mixed Use:
- 3.0 F.A.R with special provision for up to an additional 1.0 F.A.R for residential.
Block A

Block A, bounded by Wilson Boulevard on the north, N. Edgewood Street on the east, Clarendon Boulevard on the south and N. Fillmore Street on the west, is currently occupied by the former Sears department store, a number of small businesses and restaurants, Townhouse Contemporaries Furniture Store, Blockbuster Video Store and a small parking lot. This block is zoned "C-2" and "C-3". The "C-2" District allows a maximum building height of 45 feet and a maximum density of 1.5 Floor to Area Ratio (FAR). Under "C-3" the maximum building height permitted is 75 feet with a maximum density of 3.0 FAR for office or retail uses. Table 2 shows the existing and potential densities under the existing zoning for this block.

<table>
<thead>
<tr>
<th>RPC #</th>
<th>EXISTING USE</th>
<th>SITE AREA</th>
<th>EXISTING ZONING</th>
<th>EXISTING GFA</th>
<th>POTENTIAL DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>18010001</td>
<td>Vacated alley</td>
<td>131 sf</td>
<td>C-2</td>
<td>N/A</td>
<td>196 sf</td>
</tr>
<tr>
<td>18010002</td>
<td>Vacated alley</td>
<td>306 sf</td>
<td>C-2</td>
<td>N/A</td>
<td>459 sf</td>
</tr>
<tr>
<td>18010004</td>
<td>Restaurant</td>
<td>1,160 sf</td>
<td>C-2</td>
<td>1,040 sf</td>
<td>1,740 sf</td>
</tr>
<tr>
<td>18010005</td>
<td>Restaurant</td>
<td>1,305 sf</td>
<td>C-2</td>
<td>1,170 sf</td>
<td>1,957 sf</td>
</tr>
<tr>
<td>18010006</td>
<td>Beauty Shop</td>
<td>1,160 sf</td>
<td>C-2</td>
<td>1,040 sf</td>
<td>1,740 sf</td>
</tr>
<tr>
<td>18010007</td>
<td>Parking lot</td>
<td>4,359 sf</td>
<td>C-2</td>
<td>N/A</td>
<td>8,539 sf</td>
</tr>
<tr>
<td>18010008</td>
<td>Furniture Store</td>
<td>10,918 sf</td>
<td>C-3</td>
<td>8,706 sf</td>
<td>32,754 sf</td>
</tr>
<tr>
<td>18010009</td>
<td>Department Store (vacant)</td>
<td>32,684 sf</td>
<td>C-2</td>
<td>109,188 sf</td>
<td>49,026 sf</td>
</tr>
<tr>
<td>18010010</td>
<td>Taylor Shop</td>
<td>1,527 sf</td>
<td>C-2</td>
<td>1,170 sf</td>
<td>2,291 sf</td>
</tr>
<tr>
<td>18010011</td>
<td>Blockbuster Video</td>
<td>10,320 sf</td>
<td>C-3</td>
<td>9,850 sf</td>
<td>30,960 sf</td>
</tr>
<tr>
<td>18010012</td>
<td>Vacated street</td>
<td>16,834 sf</td>
<td>C-2</td>
<td>N/A</td>
<td>25,251 sf</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>80,704 sf</td>
<td></td>
<td>132,164 sf</td>
<td>152,913 sf</td>
</tr>
</tbody>
</table>

Block B

Block B is bounded by Wilson Boulevard on the north, Danville Street on the east, Clarendon Boulevard on the south, and Edgewood Street on the west. This block is occupied by the former Sears Garden Center and the Budget Auto Rental agency. The entire block is zoned "C-2". The "C-2" District allows a maximum building height of 45 feet and a maximum density of 1.5 FAR. Table 3 shows existing and potential densities under the existing zoning for this block.
Table 3
Block B: Existing and Potential Density
Under Existing Zoning

<table>
<thead>
<tr>
<th>RPC #</th>
<th>EXISTING USE</th>
<th>SITE AREA</th>
<th>EXISTING ZONING</th>
<th>EXISTING GFA</th>
<th>POTENTIAL GFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>18009001</td>
<td>Budget Rental Car</td>
<td>13,248 sf</td>
<td>C-2</td>
<td>6,725 sf</td>
<td>19,869 sf</td>
</tr>
<tr>
<td>18009002</td>
<td>Sears Garden Center (vacant)</td>
<td>44,495 sf</td>
<td>C-2</td>
<td>24,052 sf</td>
<td>66,743 sf</td>
</tr>
<tr>
<td>18009003</td>
<td>Parking</td>
<td>7,077 sf</td>
<td>C-2</td>
<td>N/A</td>
<td>10,815 sf</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>64,818 sf</td>
<td></td>
<td>30,777 sf</td>
<td>97,227 sf</td>
</tr>
</tbody>
</table>

Block C

Block C is bounded by Clarendon Boulevard on the north, Danville Street on the east, 11th Street on the south, and Fillmore Street on the west. This block is occupied by 9 single-family detached houses, the former Sears Automotive Center, the Flying Dutchman Auto Shop and surface parking. This block is zoned "C-3", "C-2" and "R-5". The "C-2" District allows a maximum building height of 45 feet and a maximum density of 1.5 FAR. Under "C-3" the maximum building height permitted is 75 feet with a maximum density of 3.0 FAR for office or retail uses. The "R-5" District allows a maximum of dwelling units per acre, with a maximum building height of 35 feet.

The following use permits and variances have been approved in Block C:

<table>
<thead>
<tr>
<th>USE PERMIT/VARIANCE</th>
<th>ADDRESS</th>
<th>PURPOSE</th>
<th>DATE GRANTED</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>U-1073-52-1</td>
<td>1202 N. Edgewood St.</td>
<td>Operation of a public parking lot for Sears Store</td>
<td>12/27/52</td>
<td>None</td>
</tr>
<tr>
<td>U-1136-54-1</td>
<td>1112 N. Edgewood St. 1207 N.</td>
<td>Operation of a public parking lot as a transitional use</td>
<td>6/28/54</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Edgewood St. 1211 N. Edgewood St.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>U-1306-58-1</td>
<td>1216 N. Edgewood St.</td>
<td>Operation of a public parking lot as a transitional use</td>
<td>1958</td>
<td>None</td>
</tr>
<tr>
<td>U-1555-63-1</td>
<td>1306 N. Danville St.</td>
<td>Operation of a public parking area as a transitional use</td>
<td>7/27/63</td>
<td>None</td>
</tr>
<tr>
<td>U-1555-63-1</td>
<td>1201 N. Edgewood St.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>U-1557-63-1</td>
<td>2801 N. 11th St.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>U-1558-63-1</td>
<td>1203 N. Fillmore St.</td>
<td>Erecting and operating an automobile service station</td>
<td>8/10/63</td>
<td>No pennants or streamers allowed</td>
</tr>
<tr>
<td>V-2414-64-1</td>
<td>1208 N. Danville St. 1214 N.</td>
<td>Permitting parking area in the required setback area</td>
<td>7/6/64</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Danville St.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table 4 shows the existing and potential densities under the existing zoning for block C. Although approximately 50 percent of this block is zoned residential, almost 80% of the site area is currently used for commercial uses exclusively.

<table>
<thead>
<tr>
<th>RPC #</th>
<th>EXISTING USE</th>
<th>SITE AREA</th>
<th>EXISTING ZONING</th>
<th>EXISTING GFA/UNITS</th>
<th>POTENTIAL DENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>18015011</td>
<td>Sears Automotive (vacant) and parking lots</td>
<td>53,859 sf</td>
<td>C-3</td>
<td>43,457 sf</td>
<td>161,577 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>147,878 sf</td>
<td>C-2</td>
<td></td>
<td>221,817 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>104,720 sf</td>
<td>R-5</td>
<td></td>
<td>21 units</td>
</tr>
<tr>
<td>18015015</td>
<td>Parking lot</td>
<td>8,849 sf</td>
<td>C-2</td>
<td>N/A</td>
<td>13,274 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,183 sf</td>
<td>C-2</td>
<td></td>
<td>3,274 sf</td>
</tr>
<tr>
<td>18015013</td>
<td>Vacant lot</td>
<td>10,888 sf</td>
<td>R-5</td>
<td>N/A</td>
<td>2 units</td>
</tr>
<tr>
<td>18015014</td>
<td>Single-family house</td>
<td>10,888 sf</td>
<td>R-5</td>
<td>1 unit</td>
<td>2 units</td>
</tr>
<tr>
<td>18015001</td>
<td>Single-family house</td>
<td>11,822 sf</td>
<td>R-5</td>
<td>1 unit</td>
<td>2 units</td>
</tr>
<tr>
<td>18016001</td>
<td>Single-family houses and vacant land parking lots</td>
<td>69,931 sf</td>
<td>R-5</td>
<td>7 units</td>
<td>17 units</td>
</tr>
<tr>
<td>18016014</td>
<td></td>
<td>15,089 sf</td>
<td>R-5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18016006</td>
<td>Flying Dutchman</td>
<td>8,141 sf</td>
<td>C-2</td>
<td>4,240 sf</td>
<td>12,211 sf</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>444,248 sf</td>
<td></td>
<td>47,697 sf</td>
<td>412,153 sf</td>
</tr>
</tbody>
</table>

Adjacent Properties

General Land Use Plan designations and zoning patterns in the area immediately adjacent to the site include the following:

- The area located north of Wilson Boulevard, between North Fillmore and North Danville Streets, is designated "Service Commercial" on the General Land Use Plan and zoned "C-2" and "C-3". Existing uses along Wilson Boulevard include a Funeral Home, public garage, retail stores and restaurants.

- The area located along the east side of North Danville Street, between Wilson and Clarendon Boulevards, is designated "Service Commercial" on the General Land Use Plan and zoned "C-2". Existing uses in this block include an autobody shop and a used car lot. The area located east of Danville Street, between Clarendon Boulevard and North 11th Street, is designated "Low-Medium" Residential (16-36 units per acre), "Low" Residential (11-15 units per acre) and "Low" Residential (1-10 units per acre), on the General Land Use Plan. The zoning pattern in this area includes "R-5" and "R15-30T", Residential Townhouse Dwelling District. Existing uses include residential townhouse development and single-family houses.
The majority of the area located along the south side of 11th Street, between North Danville Street and North Fillmore Street is designated on the General Land Use Plan as "Low" Residential (1-10 units per acre). This area is zoned "R-5" with a lot zoned "RA8-18", at the southwest corner of North Edgewood Street and North 11th Street. The southeast corner of North Fillmore Street and North 11th Street is designated "Service Commercial" on the General Land Use Plan, with a note designating this area for townhouse style commercial development. This area is zoned "C-3". Existing uses in this block include single-family houses and a parking lot for a rental truck business.

The area located along the west side of North Fillmore Street, between North 11th Street and Wilson Boulevard, is designated "Medium Density Mixed Use" on the General Land Use Plan and zoned "C-3". Existing uses in this block include a vacant large retail store and other commercial uses.

LAND USE AND DEVELOPMENT ISSUES

Land use and development issues in the study area include:

- General Land Use Plan and Zoning Issues: The predominant by-right zoning pattern; and, inconsistencies between the existing General Land Use Plan designation and the existing zoning pattern.

- Commercial Development Issues: Revitalization and retention of existing commercial uses; and, the potential for redevelopment on commercially zoned underdeveloped sites.

- Residential Development Issues: Long-term use of residentially zoned land for commercial uses; and, impacts of commercial uses in terms of noise, traffic, heights and densities, and the need for appropriate transitions to the adjacent single-family neighborhoods.

- Open Space Issues: Need for additional open space.

General Land Use Plan and Zoning Issues

Within the study area, the commercial zoning categories are "C-2" and "C-3", both of which are "by-right" districts. The "C-2" zoning district allows a maximum density of 1.5 FAR and maximum building heights of four stories or 45 feet. The general uses permitted are neighborhood and community retail uses although residential/hotel development at 36 units per acre and office development at 1.5 FAR are also allowed. Parking requirements vary with each use. The "C-3" zoning district allows "by-right" commercial and office buildings with no density limitation. Under "C-3", however, densities are controlled by a height limit of 75 feet and by the standard setback and parking requirements. The "C-3" district also allows residential development up to a maximum of 36 units per acre and hotel development at up to 72 units per acre. In 1993, the County Board approved amendments to the "C-3" district to provide developers with a site plan option. This option, however, is only available for sites located within the "Clarendon Revitalization
District”. Because the study area is not located within this district, the site plan option under “C-3” cannot be used and, therefore, developers must meet the parking, setback, bulk and other requirements specified in the Zoning Ordinance before renovating or redeveloping their properties.

Within the study area, the General Land Use Plan designation and zoning pattern for a portion of block C are inconsistent. The General Land Use Plan designation for the entire block is "General Commercial". This designation is consistent with "C-2", "C-3" and "C-TH", Commercial Town House District. However, a portion of this block, which includes 9 single-family houses, is zoned "R-5", which is incompatible with the "General Commercial" designation on the General Land Use Plan. The "R-5" zoning category is consistent with the "Low” Residential designation on the General Land Use Plan, which allows for up to 10 dwelling units per acre. The General Land Use Plan designation of "General Commercial" for this portion of Block C was approved in 1977 in recognition of the commercial uses on the majority of the block. However, in 1982, the "Special Coordinated Mixed Use District” note was placed on the General Land Use Plan to ensure that a reevaluation of the appropriateness of the existing "General Commercial" designation for the entire study area would take place prior to redevelopment.

Commercial Development Issues

Commercial and office development in the Clarendon Station Area is generally concentrated along the major thoroughfares: Wilson Boulevard, Washington Boulevard, Fairfax Drive, and North 10th Street. Commercial development grew in Clarendon during the 1920s and during the 1940s and 1950s Clarendon emerged as a major regional retail center. The buildings constructed in the late 1930s and the 1940s along Wilson Boulevard established the architectural character of Clarendon in the Streamline Moderne vernacular, a style which has been recognized and reflected in the Olmstead building (3100 Clarendon Boulevard), a landmark and focal building in Clarendon.

Approximately 82 percent (486,241 s.f. or 11.16 acres) of the total site area (589,770 s.f. or 13.54 acres) has been used for commercial uses exclusively for a number of years. The Sears store was built in 1942. For a long time this commercial complex, later including the automotive center, represented approximately 30 percent of the total commercial development in Clarendon. In the 1960s commercial activity in Clarendon began declining, with the major portion of the decline occurring from 1972 to 1977. Since the 1980s, while there has been a decline in the number of stores serving a regional market, retail activity in Clarendon has increased with the opening of new restaurants and specialty stores that serve both the adjacent neighborhoods and the region. The Sears store, which closed in 1993, was the last major regional retailer in the Clarendon area.

The existing General Land Use Plan designation of "General Commercial" supports the use of the site for commercial uses. Under this designation, a maximum of 884,655 s.f. of commercial Gross Floor Area (GFA) could be built by-right if the entire study area was rezoned to "C-2”, and 1,769,310 s.f. if rezoned to "C-3". The potential density allowed by-right under the existing commercial zoning ("C-3" and "C-2") is approximately 662,293 s.f. which greatly exceeds the existing 210,638 s.f. of commercial development.
Residential Development Issues

The larger block in the study area (Block C) borders the Courtlands neighborhood. This is an established single-family and town-house residential neighborhood, where the areas south of N. 11th Street and east of N. Danville Street are mostly designated "Low" Residential (1-10/11-15 units per acre) on the General Land Use Plan. Although this entire block is designated "General Commercial" on the General Land Use Plan, approximately 50 percent of the site area is zoned "R-5". Potential residential development under this zoning category, would include a maximum of 44 single-family dwelling units, compared to the existing 9 single-family houses.

Since the 1950s, at least half of Block C, has not been used for residential uses. Between 1952 and 1964, five use permits and one variance were approved for this block to provide additional parking area for the Sears store on land zoned for residential uses. Therefore, approximately 120,000 s.f. (54 %) of the "R-5" zoned land (223,338 s.f.), has been used for commercial uses exclusively for over thirty years.

As noted before, the existing commercial density in the Sears site is significantly less than that allowed under the existing "C-2" and "C-3" zoning pattern. If the three blocks were developed to their maximum capacity under the existing zoning, almost 451,655 additional square feet of commercial gross floor area could be built. New, taller and denser commercial buildings would have a significant visual impact on the adjacent established single-family neighborhoods. If the existing businesses and vacant retail structures in the study area were to redevelop to non-retail uses, the opportunity to provide neighborhood-serving retail could be lost resulting in diminished neighborhood/community amenities for the residents in the adjoining residential neighborhoods, which would certainly affect the quality of life in the R-B Corridor.

In the study area, existing transitions between commercial development and residential areas are poor. The General Land Use Plan designation of "General Commercial", which borders directly with the "Low" Residential (1-10 units per acre) uses to the south and east of the subject site, does not offer the opportunity for achieving adequate transitions. This is due largely to the fact that the zoning districts which typically correspond to this General Land Use Plan designation ("C-3" and "C-2") do not provide a site plan process through which provision of adequate transitions could be achieved.

Open Space Issues

Several studies in the past have identified the need to acquire additional land for open space in this area. In the Courtlands neighborhood, one neighborhood park, Rocky Run, serves the area. The need for additional open space has been identified as a major issue. In response to this issue, both the Clarendon and the Courthouse Sector Plan Addendums, adopted by the County Board in the past 4 years, recommended the development of urban plazas and neighborhood parks throughout both Metro Station areas to offset the lack of public open space. One of the main recommendations of the Courthouse Sector Plan Addendum is the development of a "civic plaza" on the site of the old courthouse and detention facility. This planned open space will serve the Corridor’s daytime population and the Courtlands community including the residents of the new residential high-rise buildings in the Courthouse area. However, neither of these plans recommend the
development of active recreation facilities needed to alleviate the demands for active recreation at Rocky Run Park. This type of facility has been a recommended priority in plans such as the Courtlands Neighborhood Conservation Plan, and now, in the recently adopted Open Space Master Plan, which recommends that a portion of the Sears site be used for this purpose.
IV. CONCEPT PLAN AND LAND USE ALTERNATIVES

URBAN DESIGN GOALS AND OBJECTIVES

Goal: To successfully link the Clarendon and Courthouse Sector Areas by achieving a unified visual image and creating attractive urban public and private spaces that will attract the maximum desirable use and be sensitive to the surrounding neighborhoods.

Objectives:

1. Establish a cohesive, urban design framework which coordinates the area's visual and functional elements and serves as a guide to public and private development.

2. Enhance the Sears site area's image and sense of place by giving it a distinct identity as a linkage and transition area between the Clarendon and Courthouse Sector areas while making the site and surrounding neighborhoods a better place to live, work, and shop.

3. Foster the development and provision of a diverse mix of uses that will combine an interesting social environment with a successful business and residential setting and generate the pedestrian activity necessary to create a strong, lively retail market place.

4. Preserve the integrity of lower density residential neighborhoods by visually and functionally improving transitions between office, retail and residential uses.

5. Achieve an urban character where buildings relate well to one another and to the street by exemplifying good architectural and urban design practices.

6. Establish an integrated and coordinated streetscape and open space system that will visually and physically connect public and private activity nodes; that will create a pleasant, safe, attractive pedestrian environment, and offer recreational amenities for residents.

7. Establish a balanced, coordinated and well-defined pedestrian, bicycle and vehicular circulation system so that pedestrian areas are convenient, safe and physically attractive and vehicular circulation functions efficiently.

8. Achieve an appropriate balance between the provision of parking facilities to accommodate vehicular access versus the need for careful management of vehicular circulation, and the County's policy of promoting the use of Metro and other public transportation.
URBAN DESIGN CONCEPT PLAN

The urban design concept plan (Illustration 2), portrays the elements that establish the area’s organizing structure. The concept plan addresses street patterns, location and type of open space, network of pedestrian/vehicular connectors, and open space linkages. These are the elements that comprise the area’s public environment and tie individual projects together to create a coherent whole around which private development and investment should be organized. In addition, the concept plan identifies focal buildings and features, building placement (build-to-line and setback), and the location of required primary retail.

As a follow-up to the Mid-Course Review process and addressing issues and concerns expressed at the community forums held during the past six months (included in Appendix A), a concept plan has been developed to serve as the urban design framework for the "Special Coordinated Mixed-Use District". The purpose of this concept plan is to establish an overall vision for the area so that future development can be designed to fit better within the Clarendon Sector Plan "urban village" scheme, and the R-B Corridor.

Elements of the Concept Plan

- **Mixed-use development and retail center**

  The Concept Plan includes mid-rise mixed-use development on the two blocks bounded by Wilson and Clarendon Boulevards and on the majority of the block south of Clarendon Boulevard. Mixed-use development could include a combination of residential, office and/or commercial uses. Retail uses, that would serve the adjacent neighborhoods and the larger community, would be required on the first floor of buildings located along both Wilson and Clarendon Boulevards.

- **Urban plaza and neighborhood park**

  Open space is recommended in two locations. An urban plaza would be consolidated at North Edgewood Street and Clarendon Boulevard. This open space would act as an organizing element for the mixed-use development which would front onto the open space providing focal features and first floor retail. A neighborhood park would be provided at the southeast corner of Block C, at the intersection of North Danville Street and North 11th Street. This neighborhood park could provide recreational amenities for the residents of Courtlands. In addition, an open space linkage or walkway would connect the two open space areas.

- **Pedestrian connectors**

  The Concept Plan recommends a unified pedestrian walkway system, which includes walkways along the main streets (Wilson and Clarendon Boulevards) and neighborhood linkages (N. Fillmore, N. Edgewood and N. Danville Streets). The main street and primary connectors represent paths of pedestrian and vehicular movement and generally concentrate intense uses and major activities. Both Wilson and Clarendon Boulevard physically link the Corridor’s major open space features, focal points, and activity nodes. North Fillmore Street, N. Edgewood Street and N.
Danville Street physically link the study area to the low-density residential areas of Courtlands, Lyon Village and Lyon Park.

- **Special features**

  The concept plan recommends the development of focal features facing the centrally located urban plaza. The plan also recommends a build-to-line along Wilson Boulevard and Clarendon Boulevard, a landscaped setback along North Edgewood and North 11th Streets and a neighborhood park at the intersection of N. Danville Street and N. 11th Street. These special features would provide the area with a special character.

- **Townhouse development and open space as a transition between the higher density commercial/office/residential development and adjacent neighborhoods**

  The block south of Clarendon Boulevard (Block C) would contain a reversed L-shaped transition area along both North Danville Street and North 11th Street. The concept plan recommends a combination of townhouse development and open space which would provide an appropriate buffer between the proposed mixed-use development and the lower-density residential neighborhood to the south and east of the subject site.

- **Heights tapering**

  The Concept Plan recommends tapering of heights from Clarendon Boulevard down to North 11th Street and North Danville Street, from a maximum of 8 stories to 3 stories for residential development, and with a maximum of 5 to 7 stories for commercial/office uses. Tapering of heights is also recommended from Clarendon Boulevard down to Wilson Boulevard (Illustration 3).
ILLUSTRATION 2. CONCEPT PLAN

Sears Site: Special Coordinated Mixed Use District

- Pedestrian Connection
- Transition
- First Floor Retail
- Focal Point

Scale in Feet: 0 150 300 600
ILLUSTRATION 3 • HEIGHT LIMITS

Sears Site: Special Coordinated Mixed Use

- 35 Feet
- 60 Feet
- 80 Feet
LAND USE RECOMMENDATIONS

In order to facilitate the implementation of the Concept Plan several land use alternatives have been developed. Each option focuses on General Land Use Plan amendments and potential zoning changes. A description and analysis of these alternatives is included in Appendix A.

On September 20, 1994, at a recessed meeting, the County Board approved General Land Use Plan changes consistent to a revised Alternative 3. The revised Alternative is responsive to the development goals for this site as illustrated in the concept plan included in this document. This Alternative is also considered to be the most responsive land use option to the goals outlined in the Courtlands Neighborhood Conservation Plan, the recommendations of the mid-course review charrette, and the long-range development goals for the R-B Corridor. The land use pattern approved for Block C, which includes "Low" Office-Apartment-Hotel for most of the block and "Low" Residential (11-15 u/a) buffer along North 11th and North Danville Streets, provides an adequate transition between the higher density core of Clarendon and the single-family neighborhood of Courtlands. This land use pattern combined with the proposed amendment to Note 3, indicating that development of this site shall be consistent with the concept plan and development guidelines included in this document, and the addition of an open space symbol indicating the general location of the recommended neighborhood park, would provide an appropriate framework to implement, in the long range, the vision outlined in this Plan.

Revised Alternative 3:

Amend the General Land Use Plan from "General Commercial" to "Low" Office-Apartment-Hotel on Blocks A, B, and C, with a portion of Block C designated "Low" Residential (11-15 units per acre) (Map 4)

Under this alternative the General Land Use Plan is amended to "Low" Office-Apartment-Hotel on the two blocks located between Wilson and Clarendon Boulevard (Blocks A and B). In addition, the northeast portion of Block C is also designated as "Low" Office-Apartment-Hotel. Under this designation the maximum commercial/office density of 1.5 FAR would be allowed. The "Low" Office-Apartment-Hotel designation also allows up to 72 units per acre for residential development and up to 110 units per acre for hotel uses. The "Low" Office-Apartment-Hotel designation would allow a rezoning to either "C-O-1.0" or "C-O-1.5", Commercial Office Building, Hotel, and Apartment Districts. Both "C-O-1.0" and "C-O-1.5" zoning categories are site plan districts which allow heights ranging from 6 to 10 stories for residential/hotel uses and from 5 to 8 stories for office/commercial uses. Also, a minimum of one third (1/3) of the "Low" Office-Apartment-Hotel density on Block C is recommended to be allocated for retail uses exclusively. In addition, under this alternative, building heights would need to be restricted to those recommended in the concept plan.

This alternative also recommends the designation of a 150 foot deep area fronting on North Danville Street and North 11th Street as "Low" Residential (11-15 units per acre). This General Land Use Plan designation is compatible with "R2-7", Two-Family and
Townhouse Dwelling District, and "R15-30T", Residential Townhouse Dwelling District. This designation is intended to ensure the development of a residential buffer area between the higher density mixed-use development on the rest of the site and the lower density residential neighborhoods. In addition, through the site plan process, an open space buffer area with a minimum width of 20 feet should be provided on the "Low" Office-Apartment-Hotel side of Block C next to the area designated "Low" Residential (11-15 units per acre).

Table 5 summarizes maximum densities allowed under this revised Alternative, and compares them with the potential densities under the existing zoning pattern (a combination of "C-2", "C-3" and "R-5"), and with the existing General Land Use Plan designation of "General Commercial", which could permit rezoning of the entire property to "C-2" or "C-3".

**Note 3 - Special Coordinated Mixed Use District:**

Note 3 on the General Land Use Plan identifies the study area as a "Special Coordinated Mixed-Use District". To ensure that future development of the study area responds to the recommendations in this document, including height restrictions and location of open space, the County Board approved an amendment to Note 3 with the following language:

"3. This area shall be part of a Special Coordinated Mixed Use District" (7/13/82) (8/7/82).

The area designated "High-Office Apartment -Hotel allows a base FAR of 3.0 Office/Hotel; and up to a total of 4.3 FAR in consideration of Residential, Community Services and Cultural Facilities (7/11/83).

Development of the area bounded by Wilson Boulevard, N. Danville Street, N. 11th Street and N. Fillmore Street shall be consistent with the concept plan and development guidelines included in the Sears Site: Special Coordinated Mixed Use District Plan adopted by the County Board on September 20, 1994."

**Open Space Symbol:**

On September 20, 1994 the County Board approved the placement of an open space symbol on the portion of Block C located at the intersection of North Edgewood Street and North 11th Street indicating the general location for desirable open space. This General Land Use Plan symbol was first adopted by the County Board on July 7, 1990, and applied to an area in Clarendon at the intersection of North 13th Street and North Hudson Street indicating the Clarendon Sector Plan Addendum's recommendation for open space at this location. The Sears Site Concept Plan, recommends the provision of a neighborhood park at the southwest corner of Block C. The inclusion of an open space symbol on the General Land Use Plan reflects the County's desire to implement this recommendation.
Map 4. General Land Use Plan Amendment • Alternative 3 (Revised)

Residential
- Low—1-10 units per acre
- Low—11-15 units per acre
- Low Medium—16-36 units per acre
- High Medium—3.24 (Floor Area Ratio) Residential

From: "General Commercial".
To: Block A&B—"Low" Office-Apartment-Hotel and Block C—"Low" Office-Apartment-Hotel and "Low" Residential (11-15 u/a).

▲ General Location for Open Space

Commercial and Industrial
- Service Commercial:
  - Personal and business services.
  - Generally one to four stories.
  - Maximum 1.5 F.A.R.

- General Commercial:
  - Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

Office-Apartment-Hotel
Office Density  Apartment Density  Hotel Density
- Low—1.5 F.A.R. allow.—up to 72 units/acre—up to 110 units/acre
- High—0.6 F.A.R. allow.—up to 4.8 F.A.R. allow.— up to 3.8 F.A.R. allow.

Mixed Use
- Medium Density Mixed Use:
  - 3.0 F.A.R. with special provision for up to an additional 1.0 F.A.R. for residential.

Note:
1. All structures in this area will be restricted to 110 feet in height 7/13/82
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.
12 This area was designated the "Clarendon Revitalization District" on July 7, 1990.
## Table 5
### Revised Alternative 3

<table>
<thead>
<tr>
<th>Site Area</th>
<th>BLOCK A</th>
<th>BLOCK B</th>
<th>BLOCK C</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80,704 sf</td>
<td>64,818 sf</td>
<td>444,248 sf</td>
<td>589,770 sf</td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>if &quot;C-3&quot;:</td>
<td>242,112 sf</td>
<td>194,454 sf</td>
<td>1,332,744 sf</td>
<td>1,789,310 sf</td>
</tr>
<tr>
<td>if &quot;C-2&quot;:</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>666,372 sf</td>
<td>684,655 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing GLUP</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing zoning pattern</td>
<td>152,913 sf</td>
<td>97,227 sf</td>
<td>412,153 sf</td>
<td>662,293 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing zoning pattern</td>
<td>0 units</td>
<td>0 units</td>
<td>44 units</td>
<td>44 units</td>
</tr>
</tbody>
</table>

### Density Calculations:

1. **Potential density allowed under proposed GLUP**
   a. Retail GFA: 0 sf
   b. Comm/Off GFA: 121,056 sf
   c. Residential Units: 0 units

2. **Potential Res/Retail development under proposed GLUP**
   a. Retail GFA: 0 sf
   b. Residential Units: 133 units

3. **Potential Retail/Res/Hotel Units under proposed GLUP**
   a. Retail GFA: 0 sf
   b. Res Units: 0 units
   c. Hotel Units: 203 units

### Notes:
Under this alternative the area designated "Low" Office-Apartment-Hotel (O-A-H) could be developed with commercial/office, residential and/or hotel uses. On block C, a minimum of one third of the portion of the "Low" Office-Apartment-Hotel area should be allocated to retail uses. This Table includes potential density calculations based on the following scenarios:

1. a) 1/3 of the "Low" O-A-H portion of Block C is developed with commercial retail uses;
   b) Blocks A and B, and 2/3 of the "Low" O-A-H area on Block C are developed with commercial/office uses exclusively; and,
   c) The portion of Block C designated "Low" Residential (11-15 u/acre) is developed with residential uses.
2. a) 1/3 of the "Low" O-A-H portion of Block C is developed with commercial retail uses;
   b) Blocks A, B, 2/3 of the "Low" O-A-H area on Block C and the "Low" Residential area in Block C are developed with residential uses exclusively;
3. a) 1/3 of the "Low" O-A-H portion of Block C is developed with commercial retail uses;
   b) The portion of Block C designated "Low" Residential (11-15 u/acre) is developed with residential uses;
   c) Blocks A and B, and 2/3 of the "Low" O-A-H area on Block C (corresponding to the "Low" Office-Apartment-Hotel stripes) are developed with hotel uses exclusively.

Potential densities on Block C assume the following depth for the "Low" Residential (11-15 u/acre) buffer:
- 150’ for the area fronting on North 11th Street.
- 150’ for the area fronting on North Danville Street.

Potential densities on Block C have been calculated based on the following site areas:
- "Low" Residential (11-15 u/acre): 186,000 sf (4.26 acres)
- "Low" Office-Apartment Hotel: 258,248 sf (5.92 acres) of which a minimum of 1/3 should be allocated to calculate retail uses (86,082 sf or 1.97 acres)
V. URBAN DESIGN REDEVELOPMENT GUIDELINES

ILLUSTRATIVE PLAN

The urban design redevelopment guidelines build upon the Clarendon Sector Plan which highlights the urban village concept and the advantages of the Metro system in the Clarendon area. The purpose of the Illustrative Plan is to convey a vision of the area’s potential as a vital, functional and attractive urban environment. Illustrations 4a and 4b identify development opportunities and suggest desirable spatial relationships between the built environment and open space areas, including transitions into existing neighborhoods. It illustrates fundamental concepts and guidelines by showing how new development should either relate to existing development or proposals in the context of the urban design framework for the corridor, and how, through the coordinated placement of buildings, new open space areas can be created and integrated into the design framework. It also illustrates building orientation and the location of service areas. The intent of the illustrative plan and the urban design guidelines is to guide site plan decisions; it is not an actual development proposal.

URBAN DESIGN GUIDELINES

The Sears Site Area’s physical setting and the relationships between elements of the built environment establish the area’s sense of place. Streets, sidewalks, buildings and open spaces are the primary components that shape the area’s urban character. Within this framework and complementing existing streetscape guidelines, the following general guidelines are designed to create a quality urban environment:

Urban Plaza

1. The urban plaza should be framed and enclosed by building facades.

2. A focal point element in the form of a water feature, public art, sculpture or monument should be included.

3. Shaded as well as sunny areas should be provided.

4. The central plaza should provide a combination of hard and soft surfaces. The plaza should be extensively landscaped.

5. The design of the plaza should incorporate seating, quality materials, attention to detail, and potential for flexible use, such as concerts, festivals and other social gatherings.

6. All public features should be designed for easy maintenance and cleaning.
ILLUSTRATION 4
ILLUSTRATIVE PLAN - A
Sears Site: Special Coordinated Mixed Use District
ILLUSTRATION 4
ILLUSTRATIVE PLAN - B
Sears Site: Special Coordinated Mixed Use District
7. Urban plazas should have their space clearly defined and set off from the sidewalk space, but should be readily and easily accessible from the sidewalk.

8. New public parks and plazas should offer frequent opportunity for public use and be integrated with the pedestrian network.

9. Broad paved areas should be provided in open space areas where intense activity is anticipated.

10. In addition to benches, seating can be built into urban plazas in the form of steps, walls, fountains, etc.

11. Trees of substantial size should be provided within public open spaces to help create a sense of scale and provide a canopy of shade.

12. When designing an open space area, the potential for adjacent development to create wind tunnel and down draft effects should be considered.

**Neighborhood Parks**

1. A neighborhood park should provide active and passive areas of use including conversational seating areas and areas for contemplation.

2. Establish a more natural setting by providing both ornamental trees and shrubs as well as major deciduous trees.

3. A portion of the site should remain grassy and sunny.

4. Provide walkways that meander through the park.

5. Picnic tables or other such accommodations should be provided.

6. If active recreational areas are provided (tennis courts, basketball courts, playgrounds, etc.) these uses should be screened from the more passive natural areas of the park.

7. If a tot lot or playground is provided it should be located away from streets.

8. Game courts (basketball, volleyball, tennis, etc.) should be located at the park periphery.

9. If active recreational areas are lit at night, the lighting should be shielded from residential areas.

10. Seating should be provided at active recreational areas of the park.

11. Seating should be provided at entrances to the park.

12. The park should be accessible to the elderly and the disabled.
13. Bicycle racks should be provided.

14. Permanent trash cans should be provided at strategic locations.

15. Drinking fountains should be provided near active recreational areas.

16. Adjacent/contiguous commercial uses should be screened.

17. Noise from adjacent/contiguous commercial uses should be abated through the use of masonry walls, fences, and or intense evergreen landscaping.

**Interior Public Spaces**

1. Interior public spaces should be highly visible and easily accessible from the street through the use of transparent facades and easily visible entrances.

**Main Street and Pedestrian/Open Space Linkages**

1. Maintain a recognizable enclosure of space along main street, and primary and secondary connectors by placing buildings, walls, and other features at the edge of the sidewalk, respecting the "build-to" line.

2. Along main street the retail base on buildings should come out to the edge of the sidewalk helping to create an active pedestrian environment and clearly defining the streetscape.

3. Avoid the formation of pedestrian barriers (physical, visual or psychological) within public rights-of-way.

4. Maintain a 24-hour adequate access route for pedestrian travel connecting activity nodes/focal points.

5. In full-block development, locate pathways to preserve existing views and vistas.

6. On main street and primary connectors, protect and reinforce the sidewalk environment by placing street furnishings along the curb.

7. Mark pedestrian areas with strong changes of color, material or texture.

8. For pedestrian safety, crosswalks (either at intersections or mid-block) shall be constructed at the intersection of major pedestrian and vehicular paths. Crosswalks shall have adequate width and different texture and color to identify an interface of pedestrian and vehicular movement.

9. Provide coherent directional signs to Metro Stations and key buildings.
Mixed-use Development along Clarendon and Wilson Boulevards

1. Building shall be located at the back of the sidewalk, making it possible for active ground-level uses to open onto the pedestrian zone.

2. When planning new buildings, develop the ground level with as much public use space as possible and with frequent views and access into internal activity spaces from adjacent sidewalks.

3. Provide physical and visual contact between commercial space and the adjacent sidewalk.

4. The central place should provide amenities such as vendors, commercial activities, exhibits and entertainment.

Transitions

1. Sensitive transitions in height shall be provided between existing low-rise development and low-density residential development, and taller new structures.

2. The building mass should be broken into increments that correspond to the scale and massing of surrounding buildings through the use of setbacks, and variable roof heights.

3. Commercial areas, adjacent to low-density residential neighborhoods, should provide effective transitions by using screening walls or fences, open space, and landscaping.

Building Placement and Character

1. To provide visual orientation, major focal features should be located at the four corners of Clarendon Boulevard and N. Edgewood Street.

2. When designing building corners, give special attention to the role such elements as doors, windows and awnings play in reinforcing the intersection as an activity area and further defining the building edge.

3. In multi-story buildings, differentiate between the pedestrian-oriented uses at the sidewalk level and the office/residential levels above through the use of different texture, scale, and/or materials on the ground level.

4. Maintain compatibility with design features of surrounding buildings to achieve continuity through similar building wall heights, architectural style, materials colors, fenestration, placement and shape of buildings.

5. Outdoor spaces should be shaped and defined through the use of plant materials, building features and other landscape and architectural features.
6. The public right-of-way should be embellished with small-scale features that connect the interior activities of buildings with the street. The sidewalk and adjacent public spaces should provide opportunities for relaxation as well as pedestrian movements.

7. Buildings should be compatible with adjacent development where appropriate and reinforce the elements that create design linkages. New development should respect a build-to-line, where appropriate, to create a consistently developed street edge, reinforce the urban development pattern, and enhance pedestrian orientation. Building height and massing should be located adjacent to Wilson and Clarendon Blvds.

8. Major building facades and entrances should be oriented to street frontages designated in the urban design framework as main street and primary connectors.

**Redevelopment of Full-Block/Large Scale Development**

1. Full-block development should be designed to maintain pedestrian connections and view corridors along major streets.

2. Horizontal expanse of long facades should be broken into increments that relate to a pedestrian scale and avoid expansive blank walls by using fenestration, architectural detailing, variable setbacks, and roof lines to define a sequence of bays.

3. Building mass should be articulated to create an aggregation of smaller forms as a means of reducing the perception of overwhelming bulk.

**Parking**

1. Parking required to support mixed-use, office, hotel or higher density residential development should be placed underground.

2. For interim uses, surface parking areas should have landscaped islands throughout the parking area.

3. For interim commercial uses, the periphery of surface parking areas should be landscaped. When a parking lot is adjacent to the public right-of-way a brick wall and landscaping should be used at the build-to-line to reinforce the sense of enclosure.

4. If possible, surface parking areas and structured parking should not be located along main street.

5. Parking located adjacent to residential and open space areas should have an appropriate transition to the neighborhood through landscaping and masonry walls.
6. The street level of a parking structure located on main street or a primary connector should be reserved for retail.

7. Structured parking should be visually compatible with surrounding buildings to achieve continuity through architectural style and detailing, materials, colors, and fenestration.

**DESIGN GUIDELINES FOR INTERIM USES**

The following guidelines are designed to provide the framework for better development of uses which may be allowed "by-right" or by special exception, on the subject site. These interim uses, which may generally be located along Wilson Boulevard and Clarendon Boulevards, could include fast-food restaurants, automobile service centers and repair shops, and other service, office, or retail uses, including bars, hardware stores, bookstores, etc. In general, interim development should be consistent and compatible with all applicable elements of the Sears Study and other adopted County policies.

1. Automobile oriented uses should be screened from abutting public sidewalks and streets by a solid wall or decorative fence and landscaping placed at the build-to line.

2. All outdoor storage and/or trash areas should be located within an enclosure made of the same materials as the adjacent building to which they are appurtenant. This structure should be placed out of the public view.

3. All lighting on the premises should be shielded, screened and directed away from all adjoining private and residential properties.

4. The design of the building, including materials, textures, colors and details of construction, should be compatible with the recommendations outlined in this document.

5. A maximum of one access/egress point should be permitted along a main street. Access to a drive should not be located on a main street if an alternative location is available on a secondary street.

6. Buildings along main streets should be placed at the back of the sidewalk respecting a build-to-line and framing the street.

7. Main entrance to the building should be oriented to the main street (Clarendon or Wilson Boulevards).

8. Parking areas should be located to the rear of buildings, and should be screened from adjacent uses.
9. Parking lots should be landscaped on the periphery and interior of the lot. Parking areas adjacent to residential and open space areas should have appropriate transitions through landscaping, masonry walls and fencing.

10. Retail stores and restaurants’ standard architecture should be modified as necessary to project an attractive visual image compatible with the urban character described in this Concept Plan as well as the Courthouse and Clarendon Sector Plan Addendums.
APPENDIX A

Land Use Alternatives

Alternative 1: Amend the General Land Use Plan from "General Commercial" to "Low" Office-Apartment-Hotel on Blocks A, B, and C (Map A)

Under this designation a maximum commercial/office density of 1.5 Floor Area Ratio (FAR) would be allowed. The "Low" Office-Apartment-Hotel designation also allows up to 72-units per acre for residential development and up to 110-units per acre for hotel uses. This alternative would allow a rezoning of the entire site to either "C-O-1.0" or "C-O-1.5", Commercial Office Building, Hotel, and Apartment Districts. Both "C-O-1.0" and "C-O-1.5" zoning categories are site plan districts which allow heights ranging from 6 to 10 stories for residential/hotel uses and from 5 to 8 stories for office/commercial uses. Under this alternative, building heights would need to be restricted to those recommended in the concept plan. Table A summarizes maximum densities allowed under Alternative 1, and compares them with potential densities under the existing zoning pattern (a combination of "C-2", "C-3" and "R-5"), and the existing General Land Use Plan designation of "General Commercial", which could allow a rezoning of the entire property to "C-2" or "C-3". Under this scenario the entire study area could be redeveloped with office/commercial, residential or hotel uses exclusively.

Alternative 2: Amend the General Land Use Plan from "General Commercial" to "Low" Office-Apartment-Hotel on Blocks A and B, and to a striped pattern of 2/3 "Low" Office-Apartment-Hotel and 1/3 "Medium" Residential on Block C (Map B)

Under this alternative the General Land Use Plan would be amended to "Low" Office-Apartment-Hotel on the two blocks located between Wilson and Clarendon Boulevards (Blocks A and B). Under this designation the maximum commercial/office density of 1.5 FAR would be allowed. The "Low" Office-Apartment-Hotel designation also allows up to 72 units per acre for residential development and up to 110 units per acre for hotel uses. This alternative would allow a rezoning of these two blocks to either "C-O-1.0" or "C-O-1.5", Commercial Office Building, Hotel, and Apartment Districts. Both "C-O-1.0" and "C-O-1.5" zoning categories are site plan districts which allow heights ranging from 6 to 10 stories for residential/hotel uses and from 5 to 8 stories for office/commercial uses.

This alternative also recommends a striped pattern designation for the area south of Clarendon Boulevard (Block C). Since 1974, striping patterns have been placed on the General Land Use Plan with the width of stripes indicating the planned percentage of land uses. The striped pattern recommended for this block is 2/3 "Low" Office-Apartment-Hotel designation and 1/3 "Medium" Residential (37-72 units per acre). This striping pattern with a "Medium" Residential designation would allow a maximum of 2/3 of the total density to be allocated for office/commercial and hotel uses. The entire site, however, could be developed with residential uses. Under this alternative, building heights would need to be restricted to those recommended in the concept plan. Table B summarizes maximum densities allowed under Alternative 2, and compares them with potential densities under the existing zoning pattern (a combination of "C-2", "C-3" and
"R-5"), and with the General Land Use Plan designation of "General Commercial", which could allow a rezoning of the entire property to "C-2" or "C-3".

### Table A

**Alternative 1: Maximum Density Allowed Under Existing vs. Proposed GLUP Designation**

<table>
<thead>
<tr>
<th></th>
<th>BLOCK A</th>
<th>BLOCK B</th>
<th>BLOCK C</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Site Area</strong></td>
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<td>0 units</td>
<td>44 units</td>
<td>44 units</td>
</tr>
<tr>
<td>1. Potential Comm/Off GFA under proposed GLUP</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>666,372 sf</td>
<td>884,655 sf</td>
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<tr>
<td>2. Potential Residential Units under proposed GLUP</td>
<td>133 units</td>
<td>107 units</td>
<td>734 units</td>
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<tr>
<td>3. Potential Hotel Units under proposed GLUP</td>
<td>203 units</td>
<td>163 units</td>
<td>1,121 units</td>
<td>1,487 units</td>
</tr>
</tbody>
</table>

**NOTES:** Under this General Land Use Plan alternative the entire site could be developed with commercial/office, residential or hotel uses. This Table includes potential density calculations based on the following scenarios:

1. The entire site is redeveloped with commercial/office uses exclusively.
2. The entire site is redeveloped with residential uses exclusively.
3. The entire site is redeveloped with hotel uses exclusively.
Map A. General Land Use Plan Amendment • Alternative 1

Residential
- Low—1-10 units per acre
- Low—11-15 units per acre
- Low Medium—16-36 units per acre
- High Medium—3.24 (Floor Area Ratio) Residential

FROM: "General Commercial"
TO: Block A, B and C - "Low"
Office-Apartment

General Location for Open Space

Commercial and Industrial
Service Commercial:
- Personal and business services.
- Generally one to four stories.
- Maximum 1.5 F.A.R.

General Commercial:
- Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

Mixed Use
- 3.0 F.A.R. with special provision for up to an additional 1.0 F.A.R. for residential.

Note:
1. All structures in this area will be restricted to 110 feet in height 7/13/82
2. The County Board designated this area for townhouse style commercial/residential development.
3. A new zoning category, "C-TH", has been adopted to encourage this type of development.
4. To be eligible for "C-TH" zoning, a site must be located within a Metro Rail station area and designated "Service Commercial" or "General Commercial" and be zoned for general commercial use.
5. This area was designated the "Clarendon Revitalization District" on July 7, 1990.

0 150 300 600
75 225
Scale in Feet
Map B. General Land Use Plan Amendment • Alternative 2

Residential
- Low—1-10 units per acre
- Low—11-15 units per acre
- Low Medium—16-36 units per acre
- Medium—57-72 units per acre
- High Medium—3.24 (Floor Area Ratio) Residential

From: "General Commercial".
To: Block A&B "Low" Office-Apartment-Hotel
and Block C-1/3 "Medium" Residential and
2/3 "Low" Office-Apartment-Hotel.

General Location
for Open Space

Office-Apartment-Hotel
- Office Density
- Apartment Density
- Hotel Density
- Low—1.5 F.A.R. allow.—up to 72 units/acre—up to 110 units/acre
- High—3.8 F.A.R. allow.—up to 4.8 F.A.R. allow.—up to 3.8 F.A.R. allow.

Note:
1. All structures in this area will be restricted to 110 feet in height 7/13/82
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 Metrotail station area and
designated "Service Commercial" or "General Commercial" and be zoned for general commercial use.

 Nursery

0 150 300 600
Scale in Feet

Commercial and Industrial
- Service Commercial:
  - Personal and business services.
  - Generally one to four stories.
  - Maximum 1.5 F.A.R.

Personal Commercial:
- Shopper goods and other major mixed commercial uses, including
  offices. Generally a maximum of seven stories.

Mixed Use
- Medium Density Mixed Use:
  - 3.0 F.A.R. with special provision
    for up to an additional 1.0 F.A.R.
    for residential.

This area was designated the "Clarendon Revitalization District" on July 7,1990.
### Table B

**Alternative 2: Maximum Density Allowed Under Existing vs. Proposed GLUP Designation**

<table>
<thead>
<tr>
<th></th>
<th>BLOCK A</th>
<th>BLOCK B</th>
<th>BLOCK C</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>80,704 sf</td>
<td>64,818 sf</td>
<td>444,248 sf</td>
<td>589,770 sf</td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>if &quot;C-3&quot;:</td>
<td>242,112 sf</td>
<td>194,454 sf</td>
<td>1,332,744 sf</td>
<td>1,769,310 sf</td>
</tr>
<tr>
<td>if &quot;C-2&quot;:</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>668,372 sf</td>
<td>884,655 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing GLUP</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing zoning pattern</td>
<td>152,913 sf</td>
<td>97,227 sf</td>
<td>412,153 sf</td>
<td>662,293 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing zoning pattern</td>
<td>0 units</td>
<td>0 units</td>
<td>44 units</td>
<td>44 units</td>
</tr>
<tr>
<td>1. Potential density allowed under proposed GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Comm/Off GFA:</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>444,248 sf</td>
<td>662,531 sf</td>
</tr>
<tr>
<td>b. Residential Units:</td>
<td>0 units</td>
<td>0 units</td>
<td>244 units</td>
<td>244 units</td>
</tr>
<tr>
<td>2. Potential Residential Units under proposed GLUP</td>
<td>133 units</td>
<td>107 units</td>
<td>734 units</td>
<td>974 units</td>
</tr>
<tr>
<td>3. Potential Res/Hotel Units under proposed GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Res Units:</td>
<td>0 units</td>
<td>0 units</td>
<td>244 units</td>
<td>244 units</td>
</tr>
<tr>
<td>b. Hotel Units:</td>
<td>203 units</td>
<td>163 units</td>
<td>748 units</td>
<td>1,114 units</td>
</tr>
</tbody>
</table>

**NOTES:** Under this alternative the area designated "Low" Office-Apartment-Hotel could be developed with commercial/office, residential and/or hotel uses. This Table includes potential density calculations based on the following scenarios:

1. a) Blocks A and B; and, 2/3 of Block C (corresponding to the "Low" Office-Apartment-Hotel stripes), are developed with commercial/office uses exclusively; and,
   b) 1/3 of Block C (corresponding to the "Medium" Residential stripes), is redeveloped with residential uses.

2. The entire site (Blocks A, B and C) is redeveloped with residential uses exclusively.

3. a) 1/3 of Block C (corresponding to the "Medium" Residential stripes), is developed with residential uses; and,
   b) Blocks A and B, and 2/3 of Block C (corresponding to the "Low" Office-Apartment-Hotel stripes), are developed with hotel uses exclusively.

Potential densities on Block C have been calculated based on the following site areas:

- "Medium" Residential: 148,083 s.f. (3.40 acres)
- "Low" Office-Apartment Hotel: 298,165 s.f. (6.80 acres)
Alternative 3: Amend the General Land Use Plan from "General Commercial" to "Low" Office-Apartment-Hotel on Blocks A, B, and C, with a portion of Block C designated "Low" Residential (11-15 units per acre) (Map C)

Under this alternative the General Land Use Plan would be amended to "Low" Office-Apartment-Hotel on the two blocks located between Wilson and Clarendon Boulevards (Blocks A and B). In addition, the northwest portion of Block C would also be designated as "Low" Office-Apartment-Hotel. Under this designation the maximum commercial/office density of 1.5 FAR would be allowed. The "Low" Office-Apartment-Hotel designation also allows up to 72 units per acre for residential development and up to 110 units per acre for hotel uses. This alternative would allow a rezoning of these two blocks to either "C-O-1.0" or "C-O-1.5", Commercial Office Building, Hotel, and Apartment Districts. Both "C-O-1.0" and "C-O-1.5" zoning categories are site plan districts which allow heights ranging from 6 to 10 stories for residential/hotel uses and from 5 to 8 stories for office/commercial uses. Under this alternative, building heights would need to be restricted to those recommended in the concept plan. This scenario would allow for the entire area designated "Low" Office-Apartment-Hotel to be redeveloped with office/commercial, residential or hotel uses exclusively.

This alternative also recommends, for Block C, the designation of the area fronting on North Danville Street and North 11th Street as "Low" Residential (11-15 units per acre). This General Land Use Plan designation is compatible with "R2-7", Two-Family and Townhouse Dwelling District, and "R15-30T", Residential Townhouse Dwelling District. This General Land Use Plan designation is intended to ensure the development of a residential buffer area between the higher density mixed-use development on the rest of the site and the lower density residential neighborhoods. Table C summarizes maximum densities allowed under Alternative 3, and compares them with potential densities under the existing zoning pattern (a combination of "C-2", "C-3" and "R-5"), and with the General Land Use Plan designation of "General Commercial", which could allow a rezoning of the entire property to "C-2" or "C-3".

Alternative 4: Amend the General Land Use Plan from "General Commercial" to "Low" Office-Apartment-Hotel on Blocks A and B, and to a striped pattern of 3/4 "Low" Office-Apartment-Hotel and 1/4 "Medium" Residential for a portion of Block C. Designate the area of Block C, fronting on N. Danville Street and N. 11th Street as "Low" Residential (11-15 units per acre) (Map D)

Under this alternative the General Land Use Plan would be amended to "Low" Office-Apartment-Hotel on the two blocks located between Wilson and Clarendon Boulevard (Blocks A and B). Under this designation the maximum commercial/office density of 1.5 Floor Area Ratio (FAR) would be allowed. The "Low" Office-Apartment-Hotel designation also allows up to 72 units per acre for residential development and up to 110 units per acre for hotel uses. This alternative would allow a rezoning of these two blocks to either "C-O-1.0" or "C-O-1.5", Commercial Office Building, Hotel, and Apartment Districts. Both "C-O-1.0" and "C-O-1.5" zoning categories are site plan districts which allow heights ranging from 6 to 10 stories for residential/hotel uses and from 5 to 8 stories for office/commercial uses. Under this alternative, building heights would need to be restricted to those recommended in the concept plan.
This alternative also recommends a striped pattern designation for a portion of Block C, located south of Clarendon Boulevard. The striping pattern recommended for this area is 3/4 "Low" Office-Apartment-Hotel designation and 1/4 "Medium" Residential (37-72 units per acre). The striping pattern with a "Medium" Residential designation would allow a maximum of 3/4 of the total density to be allocated for office and commercial uses. However, the entire area could be developed with residential uses.

This alternative also recommends the designation of the area fronting on North Danville Street and North 11th Street as "Low" Residential (11-15 units per acre). This General Land Use Plan designation is compatible with "R2-7", Two-Family and Townhouse Dwelling District, and "R15-30T", Residential Townhouse Dwelling District. This designation is intended to ensure the development of a buffer area between the higher-density mixed use development on the rest of the site and the lower-density residential neighborhoods.

Table D summarizes maximum densities allowed under Alternative 4, and compares them with potential densities under the existing General Land Use Plan designation of "General Commercial", which would allow a rezoning of the entire property to "C-2" or "C-3".
Map C. General Land Use Plan Amendment • Alternative 3

Residential
- Low—1-10 units per acre
- Low—11-15 units per acre
- Low Medium—16-36 units per acre
- High Medium—3.24 (Floor Area Ratio) Residential

From: “General Commercial”.
To: Block A&B—“Low” Office-Apartment-Hotel and Block C—“Low” Office-Apartment-Hotel and “Low” Residential (11-15 u/a).

△ General Location for Open Space

Office-Apartment-Hotel
- Office Density
  - Low—1.5 F.A.R. allow.—up to 72 units/acre—up to 110 units/acre
  - High—3.8 F.A.R. allow.—up to 4.8 F.A.R. allow.—up to 3.8 F.A.R. allow.

Note:
1. All structures in this area will be restricted to 110 feet in height 7/13/82
2. The County Board designated this area for townhouse style commercial/residential development.
3. 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.
4. This area was designated the “Clarendon Revitalization District” on July 7, 1990.

Commercial and Industrial
- Service Commercial:
  - Personal and business services.
  - Generally one to four stories.
  - Maximum 1.5 F.A.R.
- General Commercial:
  - Shopper goods and other major mixed commercial uses, including offices. Generally a maximum of seven stories.

Mixed Use
- Medium Density Mixed Use:
  - 3.0 F.A.R. with special provision for up to an additional 1.0 F.A.R. for residential.
<table>
<thead>
<tr>
<th>Site Area</th>
<th>BLOCK A</th>
<th>BLOCK B</th>
<th>BLOCK C</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Potential Comm/Off GFA under existing GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>if &quot;C-3&quot;:</td>
<td>242,112 sf</td>
<td>194,454 sf</td>
<td>1,332,744 sf</td>
<td>1,789,310 sf</td>
</tr>
<tr>
<td>if &quot;C-2&quot;:</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>686,372 sf</td>
<td>884,655 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
<td></td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing zoning pattern</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>152,913 sf</td>
<td>97,227 sf</td>
<td>412,153 sf</td>
<td>662,293 sf</td>
<td></td>
</tr>
<tr>
<td>Potential Residential Units under existing zoning pattern</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 units</td>
<td>0 units</td>
<td>44 units</td>
<td>44 units</td>
<td></td>
</tr>
</tbody>
</table>

1. Potential density allowed under proposed GLUP
   a. Comm/Off GFA: 121,056 sf 97,227 sf 349,872 sf 568,155 sf
   b. Residential Units: 0 units 0 units 72 units 72 units

2. Potential Residential Units under proposed GLUP |
| 133 units | 107 units | 457 units | 697 units |

3. Potential Res/Hotel Units under proposed GLUP
   a. Res Units: 0 units 0 units 72 units 72 units
   b. Hotel Units: 203 units 163 units 589 units 955 units

NOTES: Under this alternative the area designated "Low" Office-Apartment-Hotel could be developed with commercial/office, residential and/or hotel uses. This Table includes potential density calculations based on the following scenarios:

1. a) Blocks A and B, and the portion of Block C designated as "Low" Office-Apartment-Hotel, are developed with commercial/office uses exclusively; and,
   b) the portion of Block C designated "Low" Residential (11-15 units per acre) is developed with residential uses.

2. The entire site (Blocks A, B and C) is redeveloped with residential uses exclusively.

3. a) the portion of Block C designated "Low" Residential (11-15 units per acre) is developed with residential uses; and,
   b) Blocks A and B, and the portion of Block C designated "Low" Office-Apartment-Hotel, are developed with hotel uses exclusively.

Potential densities on Block C assume the following depth for the proposed "Low" Residential (11-15 u/a) buffer:

- 200' for the area fronting on North 11th Street.
- 150' for the area fronting on North Danville Street.

Potential densities on Block C have been calculated based on the following site areas:

- "Low" Residential (11-15 u/a): 211,000 s.f. (4.84 acres)
- "Low" Office-Apartment Hotel: 233,248 s.f. (5.35 acres)
Map D. General Land Use Plan Amendment • Alternative 4

Residential
- Low—1-10 units per acre
- Low—11-15 units per acre
- Medium—16-36 units per acre
- Medium—37-72 units per acre
- High Medium—3.24 (Floor Area Ratio) Residential

From: "General Commercial".
To: Block A&B—"Low" Office-Apartment-Hotel
and Block C—"Low" Residential (11-15 uaa),
1/4 "Medium" Residential and 3/4 "Low"
Office-Apartment-Hotel

General Location
for Open Space

Office-Apartment-Hotel
- Office Density
  - Low—1.5 F.A.R. allow.—up to 72 units/acre—up to 110 units/acre
  - High—3.8 F.A.R. allow.—up to 4.8 F.A.R. allow.—up to 3.8 F.A.R. allow.

Mixed Use
- Medium Density Mixed Use:
  - 3.0 F.A.R with special provision
    for up to an additional 1.0 F.A.R
    for residential.

Note:
1. All structures in this area will be restricted to 110 feet in height.
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 Memorial station area
   designated "Service Commercial" or "General Commercial" and be zoned for general commercial use.
3. This area was designated the "Clarendon Revitalization District" on July 7, 1990.
### Table D
Alternative 4: Maximum Density Allowed Under Existing vs. Proposed GLUP Designation

<table>
<thead>
<tr>
<th></th>
<th>BLOCK A</th>
<th>BLOCK B</th>
<th>BLOCK C</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>80,704 sf</td>
<td>64,818 sf</td>
<td>444,248 sf</td>
<td>589,770 sf</td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>if &quot;C-3&quot;:</td>
<td>242,112 sf</td>
<td>194,454 sf</td>
<td>1,332,744 sf</td>
<td>1,769,310 sf</td>
</tr>
<tr>
<td>if &quot;C-2&quot;:</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>686,372 sf</td>
<td>884,655 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing GLUP</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
<td>0 units</td>
</tr>
<tr>
<td>Potential Comm/Off GFA under existing zoning pattern</td>
<td>152,913 sf</td>
<td>97,227 sf</td>
<td>412,153 sf</td>
<td>662,293 sf</td>
</tr>
<tr>
<td>Potential Residential Units under existing zoning pattern</td>
<td>0 units</td>
<td>0 units</td>
<td>44 units</td>
<td>44 units</td>
</tr>
<tr>
<td>1. Potential density allowed under proposed GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Comm/Off GFA:</td>
<td>121,056 sf</td>
<td>97,227 sf</td>
<td>323,716 sf</td>
<td>541,999 sf</td>
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<tr>
<td>b. Residential Units:</td>
<td>0 units</td>
<td>0 units</td>
<td>172 units</td>
<td>172 units</td>
</tr>
<tr>
<td>2. Potential Residential Units under proposed GLUP</td>
<td>133 units</td>
<td>107 units</td>
<td>529 units</td>
<td>769 units</td>
</tr>
<tr>
<td>3. Potential Res/Hotel Units under proposed GLUP</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Res Units:</td>
<td>0 units</td>
<td>0 units</td>
<td>172 units</td>
<td>172 units</td>
</tr>
<tr>
<td>b. Hotel Units:</td>
<td>203 units</td>
<td>163 units</td>
<td>544 units</td>
<td>910 units</td>
</tr>
</tbody>
</table>

**NOTES:** Under this alternative the area designated "Low" Office-Apartment-Hotel could be developed with commercial/office, residential and/or hotel uses. This Table includes potential density calculations based on the following scenarios:

1. a) Blocks A and B, and 3/4 of the striped area on Block C (corresponding to the "Low" Office-Apartment-Hotel stripes) are developed with commercial/office uses exclusively; and,
   b) 1/4 of the striped area on Block C (corresponding to the "Medium" Residential stripes) and the portion designated "Low" Residential (11-15 units per acre) are developed with residential uses.

2. The entire site (Blocks A, B and C) is redeveloped with residential uses exclusively.

3. a) 1/4 of the striped area on Block C (corresponding to the "Medium" Residential stripes) and the portion designated "Low" Residential (11-15 units per acre) are developed with residential uses; and,
   b) Blocks A and B, and 3/4 of the striped area on Block C (corresponding to the "Low" Office-Apartment-Hotel stripes) are developed with hotel uses exclusively.

Potential densities on Block C assume the following depth for the "Low" Residential (11-15 u/a) buffer:

- 150’ for the area fronting on North 11th Street.
- 100’ for the area fronting on North Danville Street.

Potential densities on Block C have been calculated based on the following site areas:

- "Low" Residential (11-15 u/a): 156,500 s.f. (3.59 acres)
- "Medium" Residential: 71,937 s.f. (1.65 acres)
- "Low" Office-Apartment Hotel: 215,811 s.f. (4.95 acres)
APPENDIX B

Community Forums Attendees

Four community forums have been held to help refine the vision for the Sears site, and to determine how that vision can be achieved through creation of specific land use and urban design solutions that will guide future revitalization and development. The following is a list of participants that attended to one or more community forums:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Atkinson</td>
<td>2632 N. Fairfax Dr.</td>
</tr>
<tr>
<td>Tom Austin</td>
<td>1706 North Highland St.</td>
</tr>
<tr>
<td>Elizabeth Baker</td>
<td>5509 N. 15th St.</td>
</tr>
<tr>
<td>Steve Berto</td>
<td>Clarendon Alliance</td>
</tr>
<tr>
<td>John Benjamin</td>
<td>3014 N. 7th St.</td>
</tr>
<tr>
<td>Vince Blackwood</td>
<td>1206 N. Cleveland St.</td>
</tr>
<tr>
<td>Tom Bushnell</td>
<td>1301 N. Danville St.</td>
</tr>
<tr>
<td>Craig Charuew</td>
<td>2639 N. Fairfax Dr.</td>
</tr>
<tr>
<td>Scott Cohen</td>
<td>1801 N. Herndon St.</td>
</tr>
<tr>
<td>Steve Cool</td>
<td>1039 N. Daniel St.</td>
</tr>
<tr>
<td>Susan Cooper</td>
<td>2801 N. Brandywine St.</td>
</tr>
<tr>
<td>Charles Craig</td>
<td>1039 N. Daniel St.</td>
</tr>
<tr>
<td>Monica Craven</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Joen Culver</td>
<td>214 N. Oakland St. 22203</td>
</tr>
<tr>
<td>Mary Curtius</td>
<td>2805 M. 12th St. 22201</td>
</tr>
<tr>
<td>Eric Dobson</td>
<td>Clarendon Alliance</td>
</tr>
<tr>
<td>Jon Eklund</td>
<td>1222 N. Cleveland St.</td>
</tr>
<tr>
<td>Paul Elman</td>
<td>2518-B N. Fairfax Dr.</td>
</tr>
<tr>
<td>Joe Farrugia</td>
<td>Arlington Courier</td>
</tr>
<tr>
<td>Mary Beth Fitch</td>
<td>2616 N. 12th St.</td>
</tr>
<tr>
<td>Jeffrey Fogel</td>
<td>P.O. Box 14262 Washington DC</td>
</tr>
<tr>
<td>M. Fogel</td>
<td>P.O. Box 14262 Washington DC</td>
</tr>
<tr>
<td>Roni Freeman</td>
<td>1206 N. Cleveland St.</td>
</tr>
<tr>
<td>Judy Freshman</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Bill Gearhart</td>
<td>1831 N. Herndon St.</td>
</tr>
<tr>
<td>Al Goldman</td>
<td>Virginia Hardware</td>
</tr>
<tr>
<td>Andy Gralla</td>
<td>1005e N. Daniel St.</td>
</tr>
<tr>
<td>Jim Hash</td>
<td>2500 N. Custis Rd.</td>
</tr>
<tr>
<td>Heather Harris</td>
<td>2600 N. 12th St.</td>
</tr>
<tr>
<td>Richard Harrison</td>
<td>Harrison Printing - 2637 Wilson Blvd.</td>
</tr>
<tr>
<td>Richard Hartman</td>
<td>3123 Key Blvd.</td>
</tr>
<tr>
<td>Arthur Heinzman</td>
<td>1433 Laburnum Street, McLean 22101</td>
</tr>
<tr>
<td>Kelly Heinzman</td>
<td>1048 N. Edgewood St.</td>
</tr>
<tr>
<td>Steve Heinzman</td>
<td>1048 N. Edgewood St.</td>
</tr>
<tr>
<td>Dan Hildt</td>
<td>1039 N. Edgewood St.</td>
</tr>
<tr>
<td>Jane Hildt</td>
<td>1039 N. Edgewood St.</td>
</tr>
<tr>
<td>Roberta Holland</td>
<td>Arlington Journal</td>
</tr>
<tr>
<td>Daniel Holterman</td>
<td>914 N. Ivy St.</td>
</tr>
<tr>
<td>Ricardo Ingleonio</td>
<td>Virginia Hardware</td>
</tr>
<tr>
<td>Lars Jensen</td>
<td>2518-B N. Fairfax Dr.</td>
</tr>
<tr>
<td>Carrie Johnson</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Phil Joyce</td>
<td>1014 N. Edgewood St.</td>
</tr>
<tr>
<td>Jon Kinney</td>
<td>2000 N. 14th St.</td>
</tr>
<tr>
<td>Noreen Kopghnauer</td>
<td>2514-C N. Fairfax Dr.</td>
</tr>
<tr>
<td>Tom Korns</td>
<td>Planning Commission</td>
</tr>
<tr>
<td>Retan Kumar</td>
<td>1048 N. Danville St. (Clarendon Alliance)</td>
</tr>
</tbody>
</table>

61
<table>
<thead>
<tr>
<th><strong>NAME</strong></th>
<th><strong>ADDRESS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Al Langel</td>
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<td>Shellie Langel</td>
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<td>Karen Lazarus</td>
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<td>Bill Lillix</td>
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<td>W. Ploakina</td>
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<td>Bill Price</td>
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<td>Steve Weber</td>
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<td>Joyce Whitehead</td>
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Department of Parks, Recreation, and Community Resources

Department of Public Works

Department of Community Planning, Housing and Development:
Community Improvement Division
Economic Development Division
Planning Division