General Land Use Plan

An element of Arlington County’s Comprehensive Plan
Adopted February 22, 2020
VISION

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

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Adopted February 22, 2020
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PURPOSE AND SCOPE OF THE GENERAL LAND USE PLAN

The General Land Use Plan (GLUP), consisting of this booklet and attached maps, is the primary land use policy guide for the future development of the County. The Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policy of the County Board to citizens, the business community, developers and others involved in the development of Arlington County. In addition, as required by State Code 15.2-2223 the General Land Use Plan is adopted by the County Board and serves as a guide in its decisions concerning future development.

GLUP Map

The GLUP map conveys guidance through land use designations, which indicate a range of densities and typical uses for a particular location. The GLUP map also includes a symbol legend for features shown with the underlying land use designations to provide additional guidance for existing and future land use.

A brief description of each symbol is as follows:

Existing Metro Station: The symbol represents the general location of existing Metro stations.

General Location for Public Space: The black triangle indicates the general locations of envisioned publicly-owned or privately owned publicly accessible space, defined in the Public Spaces Master Plan (2019) as spaces that support recreation and leisure, natural resources, casual use, historic and cultural resources that are either publicly owned or have guaranteed public access.

These triangles are added to the GLUP map by the County Board through the GLUP amendment process, typically implementing land use policy changes resulting from adopted sector plans, area plans, revitalization plans, Phased Development Site Plans (PDSPs), and Special GLUP Studies. The underlying land use designation for areas featuring a black triangle vary, ranging from the “Public” designation when a property is publicly-owned or privately-owned with an open space easement, to a residential, commercial, or mixed-use designation when a property is privately owned.

The triangles are removed from the GLUP map through a subsequent GLUP amendment when the open space has been realized or when an open space easement providing public access is recorded. The GLUP amendment may also include a change in the underlying designation to “Public”, typically reserved for property owned by the County, but also appropriate as determined on a case-by-case basis when the land is privately owned yet publicly accessible through a recorded open space easement. The Public Spaces Master Plan (2019) includes a detailed list of public spaces in the “Inventory of Public Spaces and Amenities” which is regularly updated.

Public Ownership: This symbol represents publicly-owned properties. This symbol is illustrative and can be amended administratively to reflect changes to public ownership.

Planning Districts: This symbol delineates the boundaries of areas in which special planning has occurred. Specific goals, guidance, and/or tools for development in these areas are summarized in the GLUP booklet under “Special Planning Areas”, reflecting details in corresponding area, revitalization, and sector plans when applicable. Planning districts may also delineate areas with special provisions within the Arlington County Zoning Ordinance for height and density beyond what may be allowed by-right, possibly above applicable zoning district standards, in exchange for development projects that meet the goals of the planning district.

Right-of-way: This symbol represents existing and planned, paved and unpaved right of way. The notable exclusions are medians or the shoulders of travel lanes on Type F arterials (identified as blue routes on the Master Transportation Plan) or Limited Access Routes (identified as gray routes on the Master Transportation Plan), which may be designated as “Public”.

Single asterisk: Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with the County’s goals and vision. The higher end of that density range may not necessarily represent the vision for a specific location. When a development substantially complies with County goals, policies and plans, and is consistent with good zoning practice, and/or assists in achieving the objectives identified in Section 15.5.9 of the Zoning Ordinance, the County Board may approve that development proposal at the higher end of that density range or within or above the density ranges identified on the GLUP map, as
Purpose and Scope of the General Land Use Plan

provided by the Zoning Ordinance. Where a mix is shown, the width of the stripe indicates percentage of use. The GLUP booklet provides additional information on land use designation striping.

Double asterisk: This symbol conveys to the reader that the zoning districts which are listed next to each General Land Use Plan designation are those which typically correspond to that specific land use plan designation. However, there may be instances where other zoning districts may apply, or cases in which the listed zoning districts are not appropriate, as the determination of an appropriate zoning district for a particular site depends upon factors other than the General Land Use Plan designation. This list is provided as a general guide only. If an area is shown “Public” but is not publicly owned (not crosshatched) the existing zoning of the property and surrounding land uses should determine the development potential of the site.

Public Facility Map

The GLUP also includes a Public Facility map that includes permanent facilities which must be identified in the Comprehensive Plan per the provisions of Code of Virginia § 15.2-2232, specifically County and Arlington Public Schools facilities. This provision of the State Code requires that the Planning Commission finds that the “general location or approximate location, character, and extent” of public buildings and structures as being “substantially in accord” with the Comprehensive Plan, unless the public building or structure is shown on the Comprehensive Plan or is otherwise exempt from this provision.

The Public Facility map identifies the approximate location of County and Arlington Public Schools facilities. The number of each facility on the map corresponds with a companion Public Facility Table in the GLUP booklet providing the facility’s name, address, and acreage, to indicate the approximate extent of each facility. The Public Facility Table also lists one or more of the following use categories for each facility to indicate its general character.

- Administration
- Education
- Human Services
- Libraries
- Operations
• Public Parking
• Public Safety
• Recreation and Cultural

The Public Facility map generally excludes features already shown in other Comprehensive Plan elements such as streets, parks, and water, storm water and wastewater networks.

The Public Facility map and table may be amended by the County Board periodically to reflect planned changes to public facilities, including new or expanded facilities, relocations, closures, and changes in use.

**Relationship to the Comprehensive Plan**

The General Land Use Plan is one of eleven separate elements of Arlington County's Comprehensive Plan. Since its original adoption, the Comprehensive Plan has been continually updated and expanded and as of February 2020, comprise the Chesapeake Bay Preservation Plan; the General Land Use Plan; the Master Transportation Plan (including eight sub-elements: Goals & Policies, Map, Bicycle, Pedestrian, Transportation Demand & System Management, Transit, Parking & Curbspace Management and Streets); the Public Spaces Master Plan (including three sub-elements: the Urban Forest Master Plan, the Public Art Master Plan and the Natural Resources Management Plan); the Historic Preservation Master Plan; the Recycling Program Implementation Plan; the Sanitary Sewer System Master Plan; the Storm Water Master Plan; the Water Distribution System Master Plan; the Community Energy Plan and the Affordable Housing Master Plan.

**ARLINGTON’S ORIGINS AND GOVERNMENTAL FRAMEWORK**

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

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

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

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

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

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

1960s
The 1961 Plan used a color keyed system of 13 land use categories. The original Plan designated several large areas requiring further study as “Undetermined Use.” Changes in the 1964 and 1966 Plans primarily involved the adoption of land use designations for those areas which were previously shown as “Undetermined Uses.”

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

1980s
Between 1979 and 1983, policy recommendations and land use changes were adopted for all of the Rosslyn-Ballston Corridor Metro Station Areas. Several amendments to the legend, including the addition of the categories "Medium Density Mixed-Use" and "High-Medium Residential Mixed-Use," were also adopted. These changes and others were incorporated into the 1983 Plan. In 1986, the County Board adopted a new format for the General Land Use Plan, amending the legend and adding extensive text on planning policy, processes and special programs. These changes were incorporated in the 1987 plan. Between 1986 and 1990, land use changes were adopted for different areas throughout the County including the designation of the “Columbia Pike Special Revitalization District.” These changes were incorporated into the 1990 Plan.

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

2000s
The 2004 General Land Use Plan incorporated land use changes adopted by the County Board between June 30, 1996 and April 27, 2004, including the establishment of special districts such as the "Radnor Heights East Special District," the "Coordinated Multiple-Family Conservation and Development District," the "Special Affordable Housing Protection Districts," "Special Coordinated Mixed-Use Districts" for the East End area of Virginia Square, an expanded "Columbia Pike Special Revitalization District," and a "North Tract Special Planning District." The 2004 General Land Use Plan
was presented in a new booklet format with an attached map. Additional updates to the General Land Use Plan occurred with the County Board adoption of the “Fort Myer Heights North District” in 2005 (with revisions in 2008) and amendments to the “Clarendon Revitalization District” in 2006. In 2007, a web version of the GLUP was developed and updated on a quarterly basis. In 2008, the County Board adopted the “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts.”

2010s
The 2011 General Land Use Plan incorporated land use changes adopted by the County Board between April 27, 2004 and December 10, 2011, including the establishment of the “Crystal City Coordinated Redevelopment District” in 2010 and the “East Falls Church Neighborhood Center District” in 2011. Additional updates to the General Land Use Plan occurred with the County Board adoption of the “Columbia Pike Neighborhoods Special Revitalization District” in 2013. In 2016, the “Western Rosslyn Coordinated Redevelopment District” and refinements to the “Rosslyn Coordinated Redevelopment District” were adopted. In 2017, the “Housing Conservation District”, the “Courthouse Special District”, and planning guidance related to the Washington and Kirkwood Special GLUP Study and Concept Plan were all adopted.

2020s
In 2020, the General Land Use Plan incorporated land use changes adopted by the County Board between December 10, 2011 and February 22, 2020 including the addition of a Public Facilities map and tables that provides an inventory of all Arlington County and Arlington Public Schools public facilities not already planned for in other Comprehensive Plan elements.

A digital version available on the Arlington County website is updated on a semianual basis to incorporate GLUP amendments and administrative corrections and will be brought forth to a formal County Board adoption with the next GLUP reprinting.
DEVELOPMENT AND GROWTH GOALS

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

1. **Concentrate high-density residential, commercial and office development within designated Metro Station Areas in the Rosslyn-Ballston and Richmond Metrorail Transit Corridors.** This policy encourages the use of public transit and reduces the use of motor vehicles.

2. **Promote mixed-use development in Metro Station Areas to provide a balance of residential, shopping and employment opportunities.** The intent of this policy is to achieve continuous use and activity in these areas.

3. **Increase the supply of housing by encouraging construction of a variety of housing types and prices at a range of heights and densities in and near Metro Station Areas.** The Plan allows a significant number of townhouses, mid-rise and high-rise dwelling units within designated Metro Station Areas.

4. **Preserve and enhance existing single-family and apartment neighborhoods.** Within Metro Station Areas, land use densities are concentrated near the Metro Station, tapering down to surrounding residential areas to limit the impacts of high-density development. Throughout the County, the Neighborhood Conservation Program and other community improvement programs help preserve and enhance older residential areas and help provide housing at a range of price levels and densities.

5. **Preserve and enhance neighborhood retail areas.** The County encourages the preservation and revitalization of neighborhood retail areas that serve everyday shopping and service needs and are consistent with adopted County plans. The Commercial Revitalization Program concentrates public capital improvements and County services in these areas to stimulate private reinvestment.
SPECIAL PLANNING AREAS

Where special conditions or circumstances exist, the County Board may initiate special planning processes for designated areas, as described below. The adopted plans and districts serve as County Board policy guiding future change and redevelopment in the described areas.

Major Planning Corridors

Arlington County has three Major Planning Corridors: 1) the Rosslyn-Ballston Metro Corridor which includes five Metro Station Areas; 2) the Richmond Highway Metro Corridor which includes three Metro Station Areas; and 3) the Columbia Pike Corridor.

ROSSLYN-BALLSTON METRO CORRIDOR

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

Planning for the R-B Corridor involved a 12-year intensive effort by citizens, staff and County officials. During this period, several policy planning studies were adopted, including RB 72, Alternative Land Use Patterns; Arlington Growth Patterns (1974); A Long Range County Improvement Program (1975); and Rosslyn Ballston Corridor: Recommended General Land Use Plan (1977). Between 1977 and 1984, sector plans were adopted for Rosslyn (1977), Ballston (1980), Court House (1981), Virginia Square (1983) and Clarendon (1984).
In 1989, the County Board initiated a mid-course review of the R-B Corridor to evaluate the quality of development that had been achieved and determine how well the County was shaping the character of the corridor and the individual Metro Stations. At the time of the review, the R-B Corridor was just over fifty percent complete in terms of projected new development. This planning effort generated design recommendations that were followed by the adoption of sector plan addenda for Clarendon (1990), Rosslyn (1992 and 2015), and Courthouse (1993). In addition, the County Board adopted the East Clarendon: Special Coordinated Mixed-Use District Plan (1994) and the North Quincy Street Plan (1995), which also addressed recommendations made during the mid-course review process. The sector plans with the addenda provide detailed recommendations and policy guidelines for land use and zoning, urban design, transportation, utilities, parks and community facilities. Sector plan land use recommendations are incorporated into the General Land Use Plan.

In 2000, in order to reevaluate land use and urban design goals and objectives in several station areas along the R-B Corridor, the County Board initiated a review and update of the Virginia Square, Clarendon, and Rosslyn Sector Plans. After a community-wide planning process in the Virginia Square area in 2001 and 2002, the County Board adopted the 2002 Virginia Square Sector Plan. The County Board adopted a new Clarendon Sector Plan in 2006 and the Rosslyn Sector Plan in 2015.

In 2001, the County Board adopted the Rosslyn-Ballston Corridor Retail Action Plan. This plan helped guide decisions on appropriate locations for retail uses and helped guide design and function of retail development in the R-B Corridor. This plan has since been retired and was replaced by the Arlington County Retail Plan upon its adoption by the County Board in July 2015.

In 2003, the County Board adopted the Rosslyn to Courthouse Urban Design Study. The study defines redevelopment and reinvestment parameters and urban design guidelines for sites generally located between the Rosslyn and Courthouse Metro Station Areas. In September 2008, the County Board adopted the Fort Myer Heights North Plan, and in July 2015, the County Board adopted the Western Rosslyn Area Plan.

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

Rosslyn

Rosslyn Coordinated Redevelopment District

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

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

The “C-O-Rosslyn” zoning district allows the County Board to approve additional
building height and density when the County Board determines that the development proposal offers certain features, design elements, services, or amenities identified in approved plans for the area and meets other special exception criteria of the Zoning Ordinance. A site within the “Rosslyn Coordinated Redevelopment District” is eligible to be rezoned to “C-O Rosslyn” through the site plan process when the proposed development of the site is consistent with the vision, goals, policies and recommendations included in the Rosslyn Sector Plan, adopted by the County Board in July 2015, and other plans and policies adopted by the County Board for the area. The vision, goals, policies and recommendations include the following, among others:

• A diverse mix of workplaces, housing, retail, and visitor destinations;
• A physical environment with an emphasis on walkability and the public realm;
• A “Peaks and Valleys” approach to building heights that protects priority view corridors, supports an appealing environment at the ground level, creates an attractive, distinctive skyline with varied heights, and ensures sensitive transitions to surrounding neighborhoods.
• A diverse network of public parks and open spaces that engage the Potomac waterfront, provide active outdoor recreational opportunities and amenities for all ages and lifestyles, and provide opportunities for informal congregation, reflection, and meditation; and
• A transformed transportation network, including an enhanced system of complete streets, improvements to transit facilities and operations, and safer, more attractive and more accessible pedestrian and bicycle networks.

Western Rosslyn Coordinated Redevelopment District

On February 20, 2016, the County Board established the “Western Rosslyn Coordinated Redevelopment District.” The purpose of this special district is to facilitate the replacement of aging public facilities and promote new private mixed use development, consistent with the following goals:

• Affordable housing;
• Energy efficiency and sustainability;
• Economically viable, urban and vibrant development with a mix of uses, heights and densities; and
• Effective multi-modal transportation facilities and services.

The vision for the district includes creation of an identifiable urban place that is active during the day and evening with a mix of residents, employees, students and visitors of all income levels. The area is envisioned to be distinguished by a new urban park, a school with indoor and outdoor recreational facilities, mixed-use market rate development including retail amenities, affordable housing and a modern fire station to meet the expanding needs of the community. The district is connected to the core of Rosslyn with a continuation of mixed-use development that tapers down in height from central Rosslyn to the neighborhoods surrounding this area.

This vision is to be realized through development of three separate but coordinated areas, including a Mixed-use Development Area, a School Development Area and a Housing Development Area. Site plan and use permit projects in the District are expected to maximize affordable housing, and facilitate the realization of the new fire station, public open space, a new mid-block street, improved streetscape and a mix of uses. Development of the school and housing development sites are expected to incorporate or reference architectural elements of the original 1910 Wilson School and Queen’s Court apartment buildings.

Radnor Heights East Special District

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

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

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

- Affordable housing;
- Historic buildings;
- Open space;
- Mature trees; and
- Neighborhood scale.

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

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

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

Special Affordable Housing Protection District

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

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

The following sites have been designated by the County Board as a SAHPD in the Rosslyn area: Twin Oaks on May 24, 2000; WRIT Rosslyn Center on July 20, 2002; Rosslyn Ridge on July 10, 2004; and Rosslyn Commons, on June 17, 2008.
Courthouse

**Fort Myer Heights North Special District**

See Rosslyn.

**Coordinated Preservation and Development District**

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

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

**Courthouse Square Special District**

On October 17, 2017, the County Board established the "Courthouse Square Special District," which is comprised of approximately 10 acres at the center of the Courthouse Metro Station Area. The purpose of this special district is to provide for new policies and tools to guide and help achieve the goals of the Courthouse Sector Plan Addendum: Courthouse Square, adopted by the County Board on September 21, 2015.

As expressed in the Courthouse Sector Plan Addendum: Courthouse Square vision and guiding principles, Courthouse Square is envisioned as the civic and cultural heart of Arlington and unified aspirations for this area include: opportunities for entertainment and activities; creation of a community gathering place in Courthouse Square; additional open spaces at Metro Plaza and Veitch Terrace; a premier address for new development; and sustainability, flexibility, and innovation.

Within the Courthouse Square Special District, future development in the C-O zoning district may earn greater height and density up to the maximum heights indicated in the Courthouse Sector Plan Addendum: Courthouse Square in exchange for compliance with recommendations of the Courthouse Sector Plan Addendum: Courthouse Square and specifically achieve community features and amenities outlined in the Courthouse Square Plan, namely the "Priority Concept Recommendations."

The Priority Concept Recommendations for Courthouse Square are as follows:

1. 21st Century Civic Square
2. Central Metro Access
3. Shared Streets
4. Courthouse Square Promenade
5. Symbolic Civic Building - South Square
6. Verizon Plaza Redevelopment (southern corner of North Courthouse Road and 14th Street North)
7. County Administration Building
8. Enhanced Pedestrian Connection at North Veitch Street and 14th Street North
9. Cultural and Civic Facilities
10. Sustainability

**Special Affordable Housing Protection District**

The following sites have been designated by the County Board as a SAHPD in the Courthouse area: The Odyssey on November 20, 2001 and North Troy Street Residential on February 21, 2004 (for more details on the background of this district, please see the Special Affordable Housing Protection District under Rosslyn).
**Special Coordinated Mixed-Use District**

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

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

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

**Clarendon Revitalization District**

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

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

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

Virginia Square

Special Coordinated Mixed-Use District

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

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

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

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

- Concentrate residential uses west of North Kenmore Street and office and/or mixed-use development east of North Kenmore Street;
- Allow density within the General Land Use Plan up to 3.24 F.A.R. east of North Kansas Street and up to 4.0 F.A.R. west of North Kansas Street within the prescribed building heights and ensure an affordable housing commitment in accordance with the requirements of the County’s affordable housing ordinance for density within the General Land Use Plan;
- Allow additional density above the General Land Use Plan for both residential and commercial uses up to a maximum of 5.0 F.A.R. within the prescribed building height limits in exchange for an affordable housing commitment in accordance with the provisions of the County’s affordable housing ordinance for density above the General Land Use Plan;
- Allow for the construction of new or conservation of existing affordable dwelling units off-site in the area south of Wilson Boulevard and generally between North Monroe Street, North Pollard Street and 5th Street North where garden apartment dwelling units exist if the resulting additional density cannot fit within the prescribed building height limits or a developer chooses to build off-site;
- Provide street-level retail uses along Fairfax Drive and Wilson Boulevard;
- Provide well-designed sidewalks with activating facades around each block perimeter to encourage pedestrian circulation;
- Provide interesting walkways and open spaces in the middle of each block for pedestrian and vehicular circulation;
- Provide a focal point at the corner of 10th Street/Wilson Boulevard to highlight the gateway from Clarendon;
- Provide public open spaces with public art;
- Provide shared parking spaces and short-term, convenience-retail parking, available to the public, in new development projects, especially office projects; and
- Taper building heights down pursuant to the sector plan.

General Land Use Plan
Special Planning Areas

Special Affordable Housing Protection District

The following sites have been designated by the County Board as a SAHPD in the Virginia Square area: Pollard Gardens/Clarendon Courts on November 17, 1990 and North Monroe Street Residential on October 18, 2003 (for more details on the background of this district, please see the Special Affordable Housing Protection District under Rosslyn).

Ballston

Coordinated Mixed-Use Development District

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

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

North Quincy Street Coordinated Mixed-Use District

On February 4, 1995, the County Board established the "North Quincy Street Coordinated Mixed-Use District." Development of this area east of N. Quincy Street shall be consistent with the North Quincy Street concept plan and urban design guidelines adopted by the County Board on February 4, 1995 and development of this area west of N. Quincy Street shall be consistent with the guiding principles, building heights, and other recommendations in the North Quincy Street Plan Addendum adopted by the County Board on February 23, 2013. In this district, the area designated "Medium" Office-Apartment-Hotel allows a base density of 1.5 F.A.R. for office/commercial development, up to 72 apartment units per acre, or up to 110 hotel units per acre. A maximum density of up to 4.0 F.A.R. for office/commercial, residential, and/or hotel development would be considered on the block west of N. Quincy Street west block, taking into account the development of residential uses on the east block consistent with the concept plan and the "Medium" Residential designation; the implementation of other significant elements of the concept plan; the development of community, cultural, or public facilities; the provision of open space; the consolidation of properties that achieve the relocation of existing streets and/or the establishment of new streets; green building certification and Community Energy Plan goals (consistent with then current County policy); and/or, the development and/or protection/preservation of affordable/ moderate income housing. Application of transfer of development rights can also be used to help achieve but not exceed the 4.0 F.A.R. limit. Approval of additional density (up to the 4.0 F.A.R. limit) may be granted provided that appropriate legally binding mechanisms such as compatible rezoning of "C-2" and/or "C-M" properties on the east block, a consolidated site plan, site plan conditions and/or covenants recorded in the land records, are approved to ensure that the proposed development is implemented in accordance with the concept plan.

Special Affordable Housing Protection District

The following site has been designated by the County Board as a SAHPD in the Ballston area: Liberty Center on January 26, 2002 (for more details on the background of this district, please see the Special Affordable Housing Protection District under Rosslyn).
The Richmond Highway Metro Corridor (RH Corridor) is one of Arlington's two Metrorail transit corridors targeted for high-density development. This major transportation corridor provides access to the Pentagon, National Airport and Washington, D.C. by way of several heavily traveled highways, Metro's Blue and Yellow lines, the Virginia Railway Express (VRE), and the CSX Railroad (previously the RF&P Railroad). The area is currently planned for future surface transit enhancements by way of premium transit service with dedicated bus lines opened in 2016. Stable, single family residential areas include the Arlington Ridge and Aurora Highlands Neighborhood Conservation Areas. These cover a large portion of the land area in the corridor. Mixed-use development is concentrated along Richmond Highway and around the Crystal City and Pentagon City Metro Station Areas.

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

Since 1974, striping patterns had been placed on the General Land Use Plan for this corridor with the width of stripes indicating percentage of uses. The area east of Jefferson Davis Highway and north of the Airport Viaduct was designated for four-sevenths “High” Residential and three-sevenths “High” Office-Apartment-Hotel development. South of the Airport Viaduct, the pattern indicates five-sevenths “High” Residential and two sevenths “High” Office-Apartment-Hotel use. For the Pentagon City Coordinated Development District, a striped pattern of three-fourths “High-Medium” Residential and one fourth “Medium” Office Apartment Hotel use was adopted. In 1980, the Crystal Park site plan was approved as a major addition to the Crystal City area. The land area for Crystal Park was created when the developer moved the RF&P Railroad tracks eastward. The striped land use pattern originally designated for Crystal Park indicated “Low” Office-Apartment-Hotel uses on two thirds of the site and "Medium" Residential uses on the remaining one third.

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

In 2005, the Base Realignment and Closure Commission (BRAC) called for the relocation of 17,000 U.S. Department of Defense jobs and the vacation of the associated 4.2 million square feet of office space out of Arlington onto nearby military spaces. As the largest impact in Arlington affected Crystal City, a formal planning process for the revitalization of Crystal City was initiated. As a result of this multi-year planning process, a comprehensive vision and goals for future growth in Crystal City were established and in 2010, the County Board adopted the Crystal City Sector Plan. At this time, the General Land Use Plan was amended to show the boundaries of the Crystal City Coordinated Redevelopment District, in which the form and scale of development envisioned in the Sector Plan would be permitted where Sector Plan goals are otherwise generally met.

Route 1 was officially named Richmond Highway by the County Board in May 2019. It had previously been named Jefferson Davis Highway. Special planning areas within the RH Corridor are described in detail below.

**Pentagon City**

**Coordinated Development District/Phased Development Site Plan**

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

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

In July, 2008, the County Board adopted a PDSP for the Pentagon Centre parcel, the block bounded by South Hayes St., 15th St. South, South Fern St., and 12th St. South, that was excluded from the area designated as the Pentagon City “Coordinated Development District” in 1974. The PDSP for the Pentagon Centre block provided for mixed-use development and includes an additional 776,982 square feet of office, approximately 327,070 square feet of retail, approximately 600 dwelling units, and approximately 250 hotel rooms immediately above the Pentagon City Metro Station. This program of development, site design and layout will result in a mix of uses at increased density, a street grid, open space and other amenities that will establish form and structure for the future redevelopment of the Pentagon City area’s most significant parcel of land.
On September 25, 2010, the County Board established the “Crystal City Coordinated Redevelopment District.” The purposes of this district are to encourage the physical redevelopment of Crystal City in a way that transforms the neighborhood into a vibrant mixed-use area with a greatly enhanced public realm, and to allow the area to thrive in a post-Base Realignment and Closure era. Many of Crystal City’s earliest buildings are approaching 40 to 50 years in age, and a time will soon come when their owners will need to choose between renovating and redeveloping these properties to stay competitive in the regional market. The guidance provided in the Crystal City Sector Plan clearly prefers gradual redevelopment, with the integration of new high-quality mixed-use development to foster the transformation of the neighborhood’s streets, sidewalks, and public open spaces.

Through the special exception process, site plan development in Crystal City typically may be allowed up to density levels consistent with those depicted on the General Land Use Plan. In many locations, the Sector Plan envisions a form and scale of development that could accommodate densities above and beyond the maximum planned densities associated with the office-apartment-hotel and residential designations on the General Land Use Plan. The establishment of the “Crystal City Coordinated Redevelopment District” communicates the General Land Use Plan’s vision for increased densities within the district, consistent with the general parameters in the Sector Plan. All properties within the boundaries of this district would be eligible for special regulations and incentives recommended in the Crystal City Sector Plan and would be subject to special design guidelines. Following adoption of the Sector Plan, future amendments to the Zoning Ordinance will provide an additional implementation tool allowing the physical build out of additional density within the “Crystal City Coordinated Redevelopment District”.

**Vision:**

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

**Goals:**

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

**North Tract Special Planning District**

On April 27, 2004, the County Board established the “North Tract Special Planning District.” The purpose of this district is to ensure that the vision, goals and policies in the North Tract Area Plan Study, accepted February 21, 2004 by the County Board, as outlined below, are achieved. The vision and goals for the North Tract area will be achieved...
incrementally through a series of coordinated public and private initiatives. Recommendations in the North Tract Area Plan Study shall be considered as a guide to be interpreted in more detail through the implementation process and to allow flexibility for development to balance market needs along with County development and open space goals. The vision and goals for this district are:

**Vision:**

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

**Goals:**

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

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**Potomac Yard Phased-Development Site Plan**

The Potomac Yard Phased-Development Site Plan (PDSP) was approved by the County Board in 2000. Coordinated efforts were made to increase development capacity in the South Tract (generally bounded by the Airport Viaduct, George Washington Parkway, Crystal Drive, Richmond Highway and Four Mile Run) and to create opportunities for open space and recreational uses in the North Tract (generally bounded by Old Jefferson Highway [renamed Long Bridge Drive effective April 1, 2012], 6th Street South, and the waterfowl sanctuary). The striped land use pattern for Potomac Yard indicates "Low" Office-Apartment-Hotel uses on two-thirds of the site and "Medium" Residential uses on the remaining one-third. The site is divided into six land bay areas which will be developed in phases. Final Site Plans have been approved for all six land bays for a total of approximately 4.4 million square feet of office, retail, residential, and hotel development. It is anticipated that full build-out of the PDSP will take approximately 15 to 20 years.
To stem the tide of minimal investment and/or disinvestment in the Columbia Pike Corridor, the County Board, on April 7, 1990, adopted the “Columbia Pike 2000: A Revitalization Plan.” The plan gave special emphasis to the “Special Revitalization District” designated by the County Board on November 15, 1986. The purpose of this plan was to convey a vision for the development of Columbia Pike and how that vision can be achieved. Building on the Columbia Pike 2000 Plan, the County Board, in January, 1998, announced the creation of the Columbia Pike Initiative. The goal of the Initiative was to build a safe, cleaner, more competitive and vibrant Columbia Pike community. Through the course of numerous meetings with the community in 2000 and 2001, a new long range vision and plan was adopted in March 2002 (Columbia Pike Initiative: A Revitalization Plan) that focused on economic development and commercial revitalization, land use and zoning, urban design, transportation, open space and recreational needs. This vision revisits and celebrates the more traditional “Main Street” environment. The end result being an improved, enhanced, and walkable “Main Street” for Arlington County through preservation, revitalization, and new development, where people can live, work, and play. The elements that can be expected to develop along the Pike include:

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

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

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

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

In the spring of 2009, as a follow-up recommendation in the Columbia Pike Initiative – A Revitalization Plan, Update 2005, the second major phase of planning along the Pike to study the multi-family residential areas was initiated. Identified as the Land Use and Housing Study, this effort focused on enhancing the quality of
life along the corridor by improving existing housing and expanding housing options as expressed through an update to the revitalization plan. The study emphasized implementation tools and development strategies to achieve the vision for the residential areas including the preservation of affordable housing, promoting existing policies stated earlier for the commercial nodes such as creating walkable streets, and a premium transit bus service network. This study culminated in the Columbia Pike Neighborhoods Area Plan and was adopted on July 23, 2012. Based on recommendations from this Plan, in November 2013, the “Columbia Pike Special Neighborhoods Revitalization District Form Based Code” was adopted by the County Board. Building on regulations included in the original, this second and stand-alone Form Based Code also incorporates new requirements for affordable housing, LEED certification and opportunities for Bonus Height and Transfer of Development Rights.

Columbia Pike Special Revitalization District

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

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

Columbia Pike Special Neighborhoods Revitalization District

On October 19, 2013, the County Board established a “Special Neighborhoods Revitalization District” for the primarily multi-family residential areas of Columbia Pike located between the commercial nodes. After a comprehensive public planning process from 2008-2012, the boundaries of the District were established to create a future vision and plan to guide public and private investment while sustaining a supply of housing to serve a community with a broad mix of incomes along the Pike. The objectives of this district include:

- Foster a healthy, diverse community with high quality of life along the Pike;
- Stabilize and strengthen single-family and multi-family neighborhoods and support established concepts of vibrant, economically-strong mixed-use commercial centers;
- Improve existing housing stock and expand housing options to achieve a housing mix that serves diverse households, preserves affordability for current and future residents, and supports the adopted Housing Goals and Targets and the Columbia Pike Initiative;
- Create a safe, pedestrian-friendly and multi-modal corridor with attractive and tree-lined streetscapes and seamless linkages between neighborhoods, to the commercial centers, and to the region;
- Preserve neighborhood character, historic buildings and tree canopy;
- Enhance urban design and architectural features to improve the Pike’s identity and maintain compatible transitions between the neighborhoods and commercial centers;
- Incorporate sustainable, energy efficient, “green” neighborhood and building design principles.
Other Planning Areas

Outside of the Major Planning Corridors previously discussed, the County has additional areas where the County Board has adopted specific land use policies and plans or other mechanisms to help guide future development.

Cherrydale

Lee Highway/Cherrydale Special Revitalization District

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

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

Shirlington

Shirlington Phased-Development Site Plan

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

East Falls Church

East Falls Church Neighborhood Center District

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

Vision:

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

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

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

Major Goals:

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

Coordinated Multiple-Family Conservation and Development District

On October 10, 1992 the County Board established the "Coordinated Multiple-Family Conservation and Development District" (CMFDDD). The overall goal of the CMFDDD was to promote the preservation and/or development of housing affordable to persons with low and moderate incomes (as defined in the Housing Policy Plan). The intent of this district was to encourage the revitalization and/or redevelopment of multiple-family complexes by providing property owners with the opportunity to request modifications of regulations by site plan approval for properties zoned "RA8-18," "RA14-26," and/or "RA6-15," Apartment Dwelling Districts, and designated "Low-Medium" and/or "Medium" Residential on the General Land Use Plan.

In January 1999, Avalon at Arlington Ridge was designated as a CMFDDD. In 2001, the County Board approved Zoning Ordinance amendments for a variety of zoning districts, including the ones listed above, to facilitate the preservation and/or the development of affordable housing. These Zoning Ordinance amendments eliminated the need for any future CMFDDD designations on the General Land Use Plan.

Green Valley

Green Valley (formerly Nauck) Village Center Special Revitalization District

On July 10, 2004, the County Board established the "Nauck Village Center Special Revitalization District" for the Green Valley commercial area along Shirlington Road. Green Valley’s name was changed from Nauck to Green Valley in May 2019 and "Green Valley" will replace the word "Nauck" in all circumstances moving forward. The overall goal is to revitalize the commercial area and to encourage a balanced range of housing, recreation, employment, community services, retail and entertainment opportunities to present and future Green Valley neighborhood residents and businesses while also serving, on a more limited basis, a larger regional audience. The Green Valley (formerly Nauck) Village Center Action Plan, adopted July 10, 2004 by the County Board, shall be used as a guide for any future development in this area. Through a series of workshops and planning charrettes, residents of the Green Valley community developed and approved the following ten Vision and Goal statements:

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

Washington Boulevard & Kirkwood Road Special GLUP Study “Plus” and Concept Plan

Adopted on November 18, 2017, the plan includes 15 guiding principles and three concept maps that spatially depict guidance regarding circulation, public open space, building height and form, and land use. To implement its mixed-use vision, the plan identified the need for future amendments to the General Land Use Plan to change the land use designations to “Low” Residential and “Medium Office-Apartment-Hotel” and change the designation for the Ball Family Burial Grounds to “Semi-Public”.

Housing Conservation District

On December 16, 2017, the County Board adopted the Housing Conservation District Policy Framework, and established a “Housing Conservation District” (HCD) designed to preserve affordability in those multiple-family residential neighborhoods that have managed to retain a supply of market-rate affordable rental units, even as those resources have become scarce countywide. Development of the HCD was prompted by a specific policy statement in the 2015 Affordable Housing Master Plan, which indicates that the County should make every reasonable effort to prevent the loss of market-rate affordable housing (policy 1.1.3). Additionally, Development and Growth Goal 4 of this General Land Use Plan resolves to preserve and enhance existing apartment neighborhoods.

The County has assessed the supply of market-rate affordable rental housing (or MARKs), focusing on units in apartment buildings and complexes located beyond the jurisdiction of adopted sector, area, and neighborhood plans. As these areas rely solely on this GLUP for higher-level planning guidance, they could benefit the most from new affordable housing incentives. Findings from County staff’s assessments were first summarized in a 2017 report: Market-Rate Affordable Housing: An Approach for Preservation (known as the MARKs report) and were subsequently refined in the Housing Conservation District Policy Framework.

Although located throughout the County, remaining MARKs share common land use and building form patterns. These multiple-family neighborhoods are planned for Low-Medium and Medium Residential development, are within the RA14-26, RA8-18, or RA6-15 zoning districts, and are located further from Metro stations. Market-rate affordability coincides with aging yet often historically-significant garden style apartment buildings and complexes that may feature distinctive architectural facades and elements. Although these buildings house numerous families, they are typically low-rise in character (between 1 and 3 stories) and are surrounded by suburban-style gardens, courtyards and open spaces. MARKs also tend to be located in close proximity to lower- and medium-scale residential and commercial development, where buildings are planned to be from between one and six stories in height.

Recognizing the importance of retaining affordability in these areas while respecting established neighborhood character and surrounding land uses, the following goals have been established for the HCD:

- Implement the Affordable Housing Master Plan via the General Land Use Plan;
- Encourage the retention and renovation of existing rental affordable housing units;
- Provide opportunities for the creation of new affordable units (either rental or ownership) when redevelopment occurs;
- Maintain the character of established multiple-family areas, considering historic buildings, tree canopies, mix of affordability, and mix of rental vs. ownership housing;
- Signal to property owners and community members that a variety of tools is available to achieve the above, including removing zoning barriers to reinvestment.

To preserve affordability in these traditionally market-rate affordable areas, a variety of zoning and financing tools will be made available to property owners that agree to provide units guaranteed to remain affordable to residents earning up to 80% of Area Median Income (AMI). These tools will be designed to allow for a context-appropriate spectrum of development projects, ranging from interior renovations and minor additions, to infill and redevelopment. For some zoning-nonconforming properties, these incentives will allow for new investment in existing housing resources that was not previously feasible.

For projects using HCD incentives, the scale of development and the degree of proposed change from existing conditions will establish the extent to which a development proposal may be approved administratively by the Zoning Administrator or by use permit by the County Board.

The following HCD objectives provide more detail that will guide the Zoning Administrator’s or County Board’s review of development applications within the HCD. HCD
proposals should strive to:

- Preserve market-rate affordable housing up to 80% AMI;
- Provide committed affordable (CAF) rental housing up to 60% AMI and up to 80% AMI;
- Provide ownership housing between 80% and 120% AMI;
- Preserve buildings listed on the Historic Resource Inventory (HRI) or eligible for inclusion on the National Register of Historic Places;
- Incorporate sustainable building practices;
- Encourage renovation and infill development while accommodating redevelopment;
- Ensure projects are compatible to their surroundings;
- Ensure any new density can be supported by existing transportation infrastructure and the transit network;
- Encourage creation of underrepresented housing forms.

**GENERAL LAND USE PLAN SUPPORTING DOCUMENTS**

The following plans, regulations, and policies contain additional information relating to land use goals and planning policies supportive of the General Land Use Plan. The documents are all designed for and should be used by diverse stakeholders such as citizens, developers, staff and public officials in considering the future development of the County.

**Comprehensive Plan**

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan. The Comprehensive Plan was established in order that Arlington County may remain a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play, with stable or expanding values and potentialities for growth and continued economic health. The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of Arlington County through the provision of high standards of public services and facilities. Arlington's Comprehensive Plan includes eleven adopted elements by the County Board.

- Affordable Housing Master Plan
- Community Energy Plan
- Chesapeake Bay Preservation Plan
- General Land Use Plan
- Historic Preservation Master Plan
- Master Transportation Plan comprised of eight subelements: Goals & Policies, Map, Bicycle, Pedestrian, Transportation Demand & System Management, Transit, Parking & Curbspace Management and Streets elements
- Public Spaces Master Plan (including three subelements: Urban Forest Master Plan, Public Art Master Plan and Natural Resource Management Plan)
- Recycling Program Implementation Plan
- Sanitary Sewer System Master Plan
- Storm Water Master Plan
- Water Distribution System Master Plan
Sector, Area and Revitalization Plans

Sector, Area, and Revitalization Plans are guiding documents, developed through a community process and adopted by the County Board, that generally provide a refined vision for future development, details numerous proposals for the improvement of streets and public spaces, includes urban design guidelines, and offers direction regarding private sector development at various levels of detail. Sector Plans and Area Plans are similar. However, the term “Sector Plan” has typically been reserved for the primary planning document that provides guidance for a Metro Station Area that is part of a larger planning area such as the Rosslyn-Ballston Metro Corridor and the RH Metro Corridor. Revitalization Plans typically emphasize the economic revitalization needs of an area and provides specific recommendations on economic and incentive tools for implementation.

Sector Plans

- Ballston Sector Plan (1980)
- Crystal City Sector Plan (2010)
- Courthouse Sector Plan Addendum (1990)
- Courthouse Square Sector Plan Addendum (2015)
- Rosslyn Sector Plan (2015)
- Rosslyn Station Area Plan Addendum (1992)

Area Plans

- 11th Street North and North Vermont Street Special GLUP Study (2018)
- Columbia Pike Neighborhoods Area Plan (2012)
- East Clarendon: Special Coordinated Mixed-Use District Plan (1994)
- East Falls Church Area Plan (2011)
- Fort Myer Heights North Plan (2008)
- Four Mile Run Valley Area Plan (2018)
- North Quincy Street Plan (1995)
- North Quincy Street Plan Addendum (2013)
- North Tract Plan Area Study (2004)
- Rosslyn to Courthouse Urban Design Study (2003)
- Western Rosslyn Area Plan (2015)

Revitalization Plans

- Lee Highway/Cherrydale Revitalization Plan (1994)

Historical Documents

The following list of planning documents has been superseded by more recent versions of policies and guidelines for respective parts of the County and is listed here for historical context and information.

- Clarendon Sector Plan Addendum (1990)
- Courthouse Sector Plan (1981)
- Courthouse Sector Plan Addendum (1990)
- Resolution Governing Building Heights in Rosslyn (2002)
- Resolution on Urban Design Principles for Rosslyn Central Place (2007)
- Rosslyn-Transit Station Area Study (1977)
- The Rosslyn-Ballston Corridor: Early Visions (1989)
- The Rosslyn-Ballston Corridor: Mid-Course Review (1989)
- Rosslyn-Ballston Corridor Retail Action Plan (2001)
- Virginia Square Sector Plan (1983)

Neighborhood Conservation Plans

With support from County staff, Neighborhood Conservation Plans are prepared and developed by organized citizen groups. These plans generally address issues of neighborhood land use and zoning, traffic management, capital improvements, parks and community facilities, and recommend actions and policies to improve conditions. Once accepted by the County Board, these plans serve as guides to the Board and staff when considering proposals for General Land Use Plan amendments, rezoning applications, site plans, use permits, variances and capital improvements.

- Alcova Heights (2014)
- Arlington-East Falls Church (1986)
- Arlington Forest (1991)
• Arlington Heights (2008)
• Arlington Ridge (2013)
• Arlington View (1964)
• Ashton Heights (2000)
• Aurora Highlands (2008)
• Ballston-Virginia Square (1984)
• Barcroft (2008)
• Bellevue Forest (2004)
• Bluemont (2013)
• Boulevard Manor (2009)
• Buckingham (2006)
• Cherrydale (2015)
• Claremont (1990)
• Clarendon-Courthouse (2007)
• Columbia Forest (2004)
• Columbia Heights (2000)
• Columbia Heights West (2000)
• Dominion Hills (2004)
• Donaldson Run (2000)
• Douglas Park (1998)
• Fairlington-Shirlington (2013)
• Foxcroft Heights (2009)
• Glencarlyn (2011)
• High View Park (1994)
• Highland Park-Overlee Knolls (2006)
• Leeway (2010)
• Lyon Park (2019)
• Lyon Village (1978)
• Madison Manor (2000)
• Maywood (1965)
• Green Valley (formerly Nauck) (1998)
• Old Dominion (2002)
• Old Glebe (2004)
• Penrose (2004)
• Radnor/Fort Myer Heights (2007)
• Rock Spring (2009)
• Tara-Leeway Heights (2005)
• Waverly Hills (2014)

• Waycroft-Woodlawn (2014)
• Westover Village (1991)
• Williamsburg (2017)
• Woodmont (1993)
• Yorktown (2006)

Other Planning Documents

Below is a list of other supporting planning documents to the Comprehensive Plan that includes special studies, information tracking reports, compliance updates, and other types of special reports.

• Summary Report on Amendments to Arlington County’s Comprehensive Plan: A Five Year Review (2016)
• Sector Plan Summaries (Ballston in 1991 and Courthouse in 2000)
• Industrial Land Use and Zoning Study (2000)
• Pentagon Centre Site Guiding Principles (2008)
• Pentagon City Master Development Plan (1976)
• Pentagon City Planning Task Force Report (1997)
• Threshold of Opportunity: Rosslyn-Ballston Corridor Mid-Course Review (1989)
• Arlington County Retail Plan (2015)
• Rosslyn-Ballston Streetscape Standards (2003; updated 2007)
• Shirlington Design Book (2000)
• Historic Resources Inventory (HRI) Phase 1 - List and Goals and Policy Objectives (2011)

Zoning Ordinance and Map

The Arlington County Zoning Ordinance (ACZO) defines legal rights and constraints regarding land use. The Ordinance regulates use; size and coverage of lots; height, bulk and siting of buildings; parking requirements; and density of development for each parcel of land.

The ACZO consists of a text and a map and classifies all land according to various dis-
Supporting Documents

districts. Each district permits a certain type and level of development “by right.” Beyond this, certain districts provide public review processes for special exception by site plan or use permit, that allow for greater flexibility in use, density and form of development.

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

Historic Preservation Districts

Under Section 11.3 of the ACZO, the County Board may establish historic preservation district overlays to identify and protect those sites, buildings, structures and areas that exemplify the heritage and character of Arlington County. Historic districts are shown as an overlay on the zoning map; establishment of a district does not affect the existing zoning or General Land Use Plan designation.

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

Special Exception Processes

Use Permit Process

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

A public hearing before the County Board is required for all use permits and in some instances the Planning Commission. The Planning Commission may also hold a public hearing if the Zoning Administrator determines that the proposed use has sufficient impact. Every use permit application must be filed in writing with the Zoning Administrator, pursuant to Section 15 of the ACZO to allow for proper administrative and public review of the project.

Site Plan Process

A number of zoning categories permit development by site plan, a form of special exception under the ACZO. The site plan review process provides for public review of such projects and permits the County Board to vary the uses, heights, setbacks, densities and regulations of a zoning district for a specific project to meet County goals, policies and plans, and to comport with good zoning practice generally.

This may include (but is not limited to): preservation or provision of public open space, preservation or provision of affordable housing, preservation of historic structures, provision of improved infrastructure, preservation or provision of public cultural resources, preservation or provision of community facilities, promotion of sustainable development goals and provision of quality design. The majority of site plan review proposals are for hotel, residential, office, and mixed-use development in certain high-density zoning districts. It is recognized that development at increased density levels has an increased impact on the community. Therefore, development at the higher end of the density range on the General Land Use Plan may not necessarily represent the vision for a specific location or may not be desirable under all circumstances. However, when the impacts of increased density are mitigated in a manner consistent with County goals, policies and plans, and good zoning practice, increased density may be permitted. Determination as to the appropriate mixtures of uses and densities, including any bonuses for additional height and density, shall be made on a case by case basis based on the General Land Use Plan designation, County goals, policies and plans for the area, characteristics of individual sites and the degree to which the impacts of a specific project have been sufficiently mitigated.
Every site plan application must be filed in writing with the Zoning Administrator, pursuant to Section 15 of the ACZO and Administrative Regulation 4.1, to allow for proper administrative and public review of the project. The review process is coordinated through the Site Plan Review Committee (SPRC), a committee of the Planning Commission. The SPRC provides a forum in which the applicant, the community, and County staff can review, discuss, and comment on site plans and most major site plan amendments. The SPRC advises the Planning Commission on the outstanding issues with regard to a specific plan and any conditions which it might determine to be necessary or appropriate to address those issues. The Planning Commission holds a public hearing on the proposed site plan application and forwards a formal recommendation to the County Board. The County Board takes final action on all site plans after a public hearing.

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

The County Board approved an Affordable Housing Ordinance (ACZO 15.8) that is used in the approval process of site plan projects to increase the supply of affordable housing. This is referenced in the Affordable Housing Master Plan.

Subdivision Ordinance

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

Capital Improvement Plan

The Capital Improvement Plan (CIP) is the primary planning document for scheduling capital projects, including park and recreation facilities, transportation, community conservation, government facilities, utilities and schools. The CIP, which is updated bi-annually, details the capital projects recommended for funding in each fiscal year. Funding sources include the County’s pay-as-you-go capital budget and general obligation bonds. Bond referenda must be approved by Arlington’s voters. Following distribution of a proposed CIP, a series of public meetings and a public hearing are held between April and June of each fiscal year. The final CIP is adopted by the County Board.

Special Planning Resolutions and Policies

Where special conditions or circumstances exist, the County Board may adopt resolutions and policies to help guide land use planning in Arlington. These resolutions and policies are briefly described below. The full text of each is included in Appendix 1.

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

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

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

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

Policy Guidance for Transfer of Development Rights: Adopted January 28, 2008 to provide a general framework for the County Board’s consideration of the transfer of development density from one site (Sending Site) to another site (Receiving Site).
in the furtherance of County goals, including the preservation of facilitation of open space, historic preservation, affordable housing, community facilities or community recreation. The policy was revised in April 2009 to incorporate policy guidance for Clarendon, and in November and December 2013 to incorporate policy guidance for Columbia Pike, and in 2020 to incorporate policy guidance for Fort Myer Heights North and Courthouse Square.

Policy Regarding Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts: Adopted June 17, 2008, to provide additional County Board guidance for how GLUP amendment requests are to be reviewed for sites not identified in a County Board adopted planning study. The Policy calls for additional community review of the requested land use change, and/or issues pertinent thereto, prior to advertisement of public hearings on the requested change.

Resolution to Certify Compliance with Urban Development Area Requirements: Adopted December 12, 2009 and revised December 10, 2011, to certify that the General Land Use Plan accommodates growth in a manner consistent with the requirements set forth in Virginia State Code § 15.2-2223.1.

Historic Resources Inventory (HRI): Phase 1 - List and Goals and Policy Objectives: Adopted, Approved July 9, 2011 (List) and adopted October 18, 2011 (Goals and Policy Objectives), to encourage and promote the preservation and rehabilitation of historic commercial and multi-family residential buildings featured in the HRI list (more detailed information is available from the Arlington County Historic Preservation Program).

REVIEWING THE COMPREHENSIVE PLAN AND AMENDING THE GENERAL LAND USE PLAN

By state statute, each governing body of the Commonwealth must review the adopted Comprehensive Plan at least once every five years. In Arlington, the Comprehensive Plan elements are reviewed and amended on a continuing basis, as needed. In addition, every five years the Planning Commission and the County Board receive a summary of the reviews and amendments to the Comprehensive Plan over this period of time. This five-year review of the Comprehensive Plan also gives the County Board an opportunity to determine whether any element of the Plan should be considered for review or amendment over the next five-year period. The most recent Five-Year Review document adopted on February 21, 2017 is titled “Summary Report on Amendments to Arlington County’s Comprehensive Plan: A Five-Year Review. July 1, 2010 to June 30, 2015 with updates from July 1, 2015 to June 30, 2016”.

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

The second process includes an individual request for a change (amendment) to the General Land Use Plan by an application in conformance with the administrative policies and procedures in the General Land Use Plan Study Process administrative guide. Staff will review applications for applicability to the “Policy for Consideration of General
Land Use Plan Amendments Unanticipated by Previous Planning Efforts” and in accordance with the administrative policies and procedures outlined in the Special General Land Use Plan Study Process administrative guide. Depending on the GLUP amendment being requested, the scope of the study process could range from a few meetings organized under the auspices of the Planning Commission to review staff analysis, to a more extensive process where a plan with recommendations is developed. At the conclusion of the public review process, staff will prepare a “Request to Advertise” report, which includes the results of the study, for consideration by the Planning Commission and County Board. If the County Board decides to authorize advertisement of the proposed GLUP amendment, public hearing dates for the Planning Commission and the County Board will be set and publicly advertised. At the public hearings, which will be set on dates concurrent with hearings for the site plan project, the Planning Commission receives a recommendation from the County Manager and hears public testimony. The Commission makes a recommendation to the County Board regarding the requested amendment. The County Board at its meeting also receives the County Manager’s report, hears public testimony, and makes the final decision.

The following Special General Land Use Plan Studies have been completed as of February 2020.

1. 2300 9th St. S.
2. 3804 Wilson Blvd.
3. Washington Blvd. and Kirkwood Road
4. 11th and Vermont
5. Washington Vista
6. Colony House
7. Bergmann’s Site
8. 2401 Wilson Blvd.

ADMINISTRATIVE CORRECTIONS TO THE GENERAL LAND USE PLAN MAP

Apart from formal amendments considered by the County Board for adoption, staff also periodically makes minor administrative corrections to the map and booklet. GLUP administrative corrections and updates include: Master Transportation Plan (MTP) amendments; map errors; updates to the list of related plans and documents; list of Arlington County Board Members; date changes to reflect incorporation of amendments through the “x” date; updates to “Facts about Arlington”; and, updates to reflect public/private ownership.
APPENDIX 1: SPECIAL PLANNING RESOLUTIONS AND POLICIES

This Appendix provides the full text of the Special Planning Resolutions and Policies adopted by the County Board. These Resolutions and Policies are supporting documents to the General Land Use Plan.

RESOLUTION OF CONCERN REGARDING BUILDING HEIGHTS RELATED TO THE NATIONAL CAPITAL MALL AXIS

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Arlington County Board will endeavor to maintain approved building heights within the basic site plan heights specified in the Arlington County Zoning Ordinance and, consistent with Virginia law, will discourage in the Mall Axis the use of bonus provisions for height except in clearly appropriate circumstances.

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

Adopted by the County Board on 5/18/82
RESOLUTION ON NEIGHBORHOOD CONSOLIDATIONS FOR SALE TO DEVELOPERS

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

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

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

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

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

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

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

POLICY FOR GROCERY STORES

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

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

1. To seriously consider any reasonable suggestion for modification of County policies and regulations, (such as those pertaining to zoning, site plan, and parking standards) that would support the retention, expansion, or establishment of grocery stores.

2. To strongly encourage grocery operators and landlords to retain grocery stores as major tenants in existing shopping facilities, and to include grocery facilities in their new development projects.

3. To weigh, as part of any land use, zoning, or site plan decision, the impact of that decision on the community's grocery shopping needs.

4. To affirm the involvement of County staff in assisting grocery operators, the use of Arlington County Industrial Development Revenue Bond financing to support grocery store expansion and construction, (subject to the availability of funds) and the use of available financing programs of other agencies.

5. To support alternative approaches, whether publicly or privately initiated, for meeting the grocery shopping needs of special populations. Examples: Private home delivery, as offered by some independent grocers; transportation programs for the elderly and handicapped, etc.).

Adopted by the Arlington County Board on 10/5/85
OPEN SPACE POLICY

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

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

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

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

Adopted by the Arlington County Board on 9/26/92
Appendix 1: Special Planning Resolutions and Policies

POLICY GUIDANCE FOR TRANSFER OF DEVELOPMENT RIGHTS:

1. TDRs could occur through a site plan or Columbia Pike Form Based Code Use Permit process on the receiving site. County Board must approve all sending and receiving sites.

2. The amount of density transferred would generally be based on the unused by-right density on the site.

3. In cases where certification was based on historic preservation, either a restrictive covenant or historic designation would be required on a sending site at the time that development rights are transferred.

4. Additional density and other development rights associated with TDRs shall be subject to the limitations on maximum height and other building form regulations applicable to the receiving site, as provided for in the zoning district regulations, the adopted General Land Use Plan (GLUP), and other adopted plans for the area.

5. If there are existing or future adopted sector plans or other adopted plans that include TDR policies, the TDR policies within those sector or areas plans supersede this Policy, recognizing that there are a variety of development patterns and community priorities throughout the County.

   a. The “Clarendon Revitalization District” is one area where specific zoning regulations for TDR have been adopted by the County Board. TDR tools for the purposes of achieving affordable housing, historic preservation, green building (LEED), open space and other extraordinary benefits for Clarendon are found in the “C-3” and Unified Commercial/Mixed-Use Development (UC/MUD) Zoning Tools and allow density to be transferred to and from eligible sites within Clarendon. Adopted zoning allows earned bonus density that does not fit within the prescribed building form (with the exception of excess bonus density earned through a cash contribution on a UC/MUD site), to be transferred to eligible receiving sites within the “Clarendon Revitalization District”.

   b. In the “Fort Myer Heights North Special District,” transfer of development rights in accordance with Arlington County Zoning Ordinance §15.5.7.B is permitted for historic preservation, community facilities, open space and affordable housing purposes for sending sites specifically identified in the Plan and located in the “Conservation Area” designated in the Plan, subject to provisions contained in Arlington County Zoning Ordinance §9.3. Additional sending sites that are located within the “Conservation Area” designated in the Plan may be approved by the County Board.

   c. The Columbia Pike Form Based Code, which is part of the Arlington County Zoning Ordinance, also allows the transfer of Development Rights within the “Columbia Pike Neighborhoods Special Revitalization District” as well as other locations Countywide. The County Board may approve certification of additional density on a sending site, beyond the unused by-right density, for the purpose of achieving historic, open space, or affordable housing preservation as set forth in the Columbia Pike Neighborhoods Form Based Code. When approving Countywide receiving sites, transferred density may not be the sole source of additional earned density so additional community benefits that meet the adopted planning goals for the area are achieved.

   d. In the “Courthouse Square District,” specific zoning regulations for TDR were adopted by the County Board on September 21, 2015. In this District, pursuant to the goals, policies, and recommendations in the Courthouse Sector Plan Addendum: Courthouse Square, additional density shall not be achieved through transfer of development rights provisions in §15.5.7.B of the Arlington County Zoning Ordinance.

6. The owner(s) of both the sending site and the receiving site are required to record deed restrictions on the sites, with substance and form acceptable to the County Attorney.

7. The County Board may allow the following types of transfers: 1) a single transfer of all certified density or other development rights from one sending site to one receiving site, 2) a single transfer of all certified density or other development rights from one sending site to multiple receiving sites, 3) a multiple transfer of certified density or other development rights over time from one sending site to one or more receiving sites.
8. Conversion Table to be used as guide when transferring density from units/acre districts to FAR districts:

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Square Footage Conversion</th>
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<tbody>
<tr>
<td>Single-family and Townhouse</td>
<td>3,000 square feet</td>
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<tr>
<td>Multi-family Apartment Unit</td>
<td>1,500 square feet</td>
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<tr>
<td>Commercial</td>
<td>One square feet for one square feet</td>
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</table>

9. The Manager will promulgate procedures to ensure fair administration of these policies.

10. Ongoing and future land use studies should examine how transfer of development rights could be used to meet County goals.


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

1. Arlington County has a longstanding tradition of carefully planning for growth and development in the County as set forth in various planning policies and documents including in particular the comprehensive plan, the general land use plan (GLUP), and associated documents such as sector plans, area plans, and other planning studies.

2. These planning policies and documents establish a framework for land use decision making and provide predictability to landowners, developers, and the community about the nature and scope of future growth and development on sites throughout the County.

3. While these planning policies and documents fall within the exclusive legislative authority of the County Board, landowners are free to request changes to them, particularly amendments to the GLUP, to accommodate development of their property. However, the County Board is not required to grant such requests, and is particularly unlikely to do so when the property has not been the subject of planning studies conducted outside the context of a specific development application with an opportunity to objectively assess the implications of the proposed changes and whether they comport with the County’s long term planning principles and goals.

4. Amending the GLUP without fully identifying the range of issues associated with the proposed change, understanding whether it comports with the County’s long term planning goals and principles, and obtaining full input from the Board’s advisory commissions and the community, disserves, and may result in decisions contrary to, the County’s planning principles and policies.

5. In light of the foregoing, the County Board expresses its intent, and directs the County Manager accordingly, that a proposed GLUP amendment for any sites not identified in a County Board adopted planning study as appropriate for such a GLUP amendment will not be considered until such a planning study or analysis has been completed and presented to the County Board.

Adopted by the Arlington County Board on 6/17/2008
RESOLUTION TO CERTIFY COMPLIANCE WITH URBAN DEVELOPMENT AREA REQUIREMENTS

WHEREAS, on July 1, 2007, Section 15.2-2223.1 of the Virginia Code became effective. It requires any County that has adopted zoning pursuant to Article 7 (§15.2-2280) of Chapter 22 of Title 15.2 of the Code of Virginia and that has a population of at least 20,000 and population growth as defined in the Virginia Code of at least 5%, to amend its comprehensive plan to incorporate one or more urban development areas or to adopt a resolution certifying that its plan accommodates growth in a manner consistent with §15.2-2223.1; and

WHEREAS, the latest decennial census (2010) reported population of Arlington County was 207,627, and the 2000–2010 growth rate was 9.6%; and

WHEREAS, Virginia Code §15.2-2223.1 requires that the County’s Comprehensive Plan shall further incorporate principles of new urbanism and traditional neighborhood development, which may include but need not be limited to (i) pedestrian-friendly road design, (ii) interconnection of new local streets with existing local streets and roads, (iii) connectivity of road and pedestrian networks, (iv) preservation of natural areas, (v) satisfaction of requirements for stormwater management, (vi) mixed-use neighborhoods, including mixed housing types, (vii) reduction of front and side yard building setbacks, and (viii) reduction of subdivision street widths and turning radii at subdivision street intersections; and

WHEREAS, Urban Development Areas are required to be sufficient to meet projected residential and commercial growth in the locality for an ensuing period of at least 10 years but not more than 20 years; and

WHEREAS, based on an analysis of potential development that can be sustained under the guidelines of the County’s General Land Use Plan (as of May 2010), existing development interest, development characteristics of projects currently under construction, and characteristics of projects approved by the Arlington County Board, the Arlington County Planning Division, as part of the Metropolitan Washington Council of Governments forecasting process, forecasts Arlington County’s population to be 235,500 in 2020 and 247,300 in 2030; and

WHEREAS, the County’s comprehensive plan is required to describe any financial and other incentives for development in the urban development areas; and

WHEREAS, the County Board finds that the General Land Use Plan, an element of the Comprehensive Plan of Arlington County, establishes that areas of Arlington County, which are generally described as the Rosslyn-Ballston, Richmond and Columbia Pike corridors, and the Lee Highway/Cherrydale Revitalization District, Shirlington Planned Development Site Plan, Nauck (Green Valley) Village Center and East Falls Church Neighborhood Center District, but not those areas planned for “Public”, “Semi-Public” and “Government and Community Facilities” uses, the subset of the areas planned for “Low” Residential (1-10 units per acre) uses that are classified in zoning districts other than “R-5”, and the subset of the areas planned for “Service Commercial” uses that are zoned “C-1-R” or “C-1-O”, are appropriate for reasonably compact development at a higher density as provided in §15.2-2223.1 of the Code of Virginia due to proximity of transportation facilities, the availability of a public water and sewer system and proximity to other developed areas; and

WHEREAS, the County Board finds that the County’s General Land Use Plan, together with its Zoning Ordinance incorporates principles of new urbanism and traditional neighborhood development, in that it includes special exception zoning options that are compatible with specific General Land Use Plan designations, that encourage mixed-use and/or form-based development that promote pedestrian-oriented design, provision of affordable housing, the creation of town or village centers, and access to transit; and

WHEREAS, the County Board finds that the County’s General Land Use Plan, an element of the Comprehensive Plan, together with its Zoning Ordinance, provides financial and other incentives for development in higher density areas, in that the special exception site plan process allows the County Board to approve significant increases in density for development proposals consistent with respective sector plan and small area plan goals and policies and for the provision of other community benefits; and

WHEREAS, the County Manager has recommended that the County Board find that the Arlington County General Land Use Plan, an element of the Comprehensive Plan, accommodates growth in a manner consistent with §15.2-2223.1 of the Virginia Code; and

WHEREAS, the County Board of Arlington County has made the foregoing findings and considered the recommendations of the County Manager, and has considered the purposes of the GLUP and the Comprehensive Plan as set forth in these documents together with the Arlington County Zoning Ordinance and the Code of Virginia,
THEREFORE, the Arlington County Board hereby determines that the Arlington County General Land Use Plan, an element of the Comprehensive Plan, accommodates growth in a manner consistent with the requirements for Urban Development Areas, and hereby certifies that Arlington County is in compliance with Virginia Code §15.2-2223.1. Adopted by the Arlington County Board on 12/10/2011
APPENDIX 2: PLANNING DOCUMENT AND POLICY MATRIX

This Appendix is intended to provide clarity to which planning documents and policies apply to various parts of Arlington County and clearly identify the hierarchy of current planning documents. The planning document and policy matrix has been intentionally broken up into two parts, spanning the next 4 pages of this booklet.

Comprehensive Plan and Special/Revitalization Districts

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

Sector, Area and Revitalization Plans

Sector, Area, and Revitalization Plans are guiding documents, developed through a community process and adopted by the County Board, that generally provide a refined vision for future development, details numerous proposals for the improvement of streets and public spaces, includes urban design guidelines, and offers direction regarding private sector development at various levels of detail. Sector Plans and Area Plans are similar. However, the term “Sector Plan” has typically been reserved for the primary planning document that provides guidance for a Metro Station Area that is part of a larger planning area such as the Rosslyn-Ballston Metro Corridor and the Richmond Highway Metro Corridor. Revitalization Plans typically emphasize the economic revitalization needs of an area and provides specific recommendations on economic and incentive tools for implementation.

Other Planning Documents

Below is a list of other supporting planning documents to the Comprehensive Plan that includes special studies, information tracking reports, compliance updates, and other types of special reports.

Special Planning Resolutions and Policies

Where special conditions or circumstances exist, the County Board may adopt resolutions and policies to help guide land use planning in Arlington. Full text of these resolutions and policies is included in Appendix 1.
### Appendix 2: Planning Document and Policy Matrix

#### Comprehensive Plan

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<th>Plan</th>
<th>Countywide</th>
<th>Rosslyn</th>
<th>Courthouse</th>
<th>Clarendon</th>
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#### Clarendon Revitalization District

- Clarendon Revitalization District: Form Based Code
- Columbia Pike Neighborhoods Special Revitalization District
- Coordinated Development District/Phased-Development Site Plan
- Coordinated Mixed-Use Development District
- Coordinated Multiple-Family Conservation and Development District
- Coordinated Preservation and Development District
- Courthouse Square Special District
- Crystal City Coordinated Redevelopment District
- East Falls Church Neighborhood Center District
- Fort Myer Heights North Special District
- Lee Highway/Cherrydale Special Revitalization District
- Green Valley (formerly Nauck) Village Center Special Revitalization District
- North Quincy Street Coordinated Mixed-Use District
- North Tract Special Planning District
- Potomac Yard Phased-Development Site Plan
- Radnor Heights East Special District
- Rosslyn Coordinated Redevelopment District
- Special Coordinated Mixed-Use District
- Special Affordable Housing Protection District
- Western Rosslyn Coordinated Development District
- Washington Blvd Kirkwood Rd Special GLUP Study “Plus” and Concept Plan
- Housing Conservation District (located in dispersed areas of the county)

#### Sector Plans

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# Appendix 2: Planning Document and Policy Matrix

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<th>Area Plans</th>
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APPENDIX 3: PUBLIC FACILITY TABLE

This Appendix is a companion to the Public Facility Map. The Public Facility table includes general information for Arlington County and Arlington Public Schools facilities that are not shown or listed in other comprehensive Plan elements.
<table>
<thead>
<tr>
<th>Map #</th>
<th>Facility Name</th>
<th>Address</th>
<th>ZIP Code</th>
<th>Primary Use Category</th>
<th>Additional Use Categories</th>
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<td>1501 Wilson Blvd.</td>
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### Appendix 3: Public Facility Table

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<th>Map #</th>
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<th>Primary Use Category</th>
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## Appendix 3: Public Facility Table

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<th>Primary Use Category</th>
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Notes:
This table generally omits public facilities that are shown or listed in other Comprehensive Plan elements, such as parks, recycling centers, transportation networks, and water, sewer, and stormwater infrastructure and networks.
This table also omits publicly-owned land that does not include a public facility (existing, under construction, or funded).
Acreage is approximate. In instances where the separately listed facilities are located on the same site, acreage for the entire site is provided.
1The Animal Welfare League of Arlington is a private organization that provides public animal control services under contract with Arlington County. AWLA leases the building at 2650 S. Arlington Mill Drive from Arlington County.
2Arlington Arts Center is a private organization that leases the building at 3550 Wilson Blvd. from Arlington County.