1. Provide an overview of the 2006 Clarendon Sector Plan prior to starting a focused study to consider updates to the plan.

2. Sector Plan Update will primarily look at area between Washington Boulevard and 10th Street North.

3. Site Plan Applications (pending or anticipated) in this area.

Purpose of Presentation

Study Area

1. Clarendon House (closed)
2. Fire Station 4 & Fire Prevention
3. Wells Fargo/Verizon Site
4. Joyce Motors Site
5. Silver Diner Site
6. St. Charles Church Site

Private Development

County Facilities

Study Area
Clarendon Planning History

1960s-70s
- Rosslyn-Ballston Corridor planning for Metro
- RB '72: Rosslyn-Ballston Corridor Alternative Land Use Patterns
- Metro station opens (1979)

1980s
- 1984 Clarendon Sector Plan
- “Urban Village” Concept

1990s
- 1990 Clarendon Sector Plan Addendum
- 1994 East Clarendon Special Coordinated Mixed-Use District Plan

2000s
- 2000 Task Force Established by County Board
- 2006 Clarendon Sector Plan Adoption
- 2008 “C-3” Zoning Ordinance Amendments for Clarendon
Sector Plan Study Area

CLARENDON STATION AREA

SECTOR PLAN STUDY AREA
Task Force Vision Statement for Clarendon:

In Clarendon’s urban village, people of all income levels, ages and household make-ups can walk to home, work, shop, and play. Clarendon’s superior physical environment also attracts tourists, shoppers and other visitors, who are encouraged to leave their cars or arrive by Metro or bicycle. From the street level walkability and well-designed buildings, to the character and charm of its public art, community events and well-defined public open space, people see Clarendon as a destination. Clarendon’s older buildings provide a sense of continuity and honor the time when Clarendon was Arlington’s first downtown. The integrity of surrounding low-density residential neighborhoods is protected and higher density development tapers up from neighborhoods toward Clarendon’s core. Residents, visitors and workers can walk in safety and comfort regardless of the time of day.
Sector Plan Goals

A Quality Public Realm

Accessible and Connected Places

A Rich Mix of Uses
Centralized Area of Medium Density Mixed-Use Development

- Concentrate medium density around the Metro Station
- Lower density close to residential neighborhood edges

Improved Housing Diversity

- “Urban Village” concept with variety of housing unit types and price ranges
- Provide opportunities for creating new affordable housing units

Building Preservation

- Preserve older and historic buildings, frontages and facades

Building Height Limits

- Maximum building heights established for all areas of Clarendon
- Tallest buildings clustered around the Metro Station tapering down to lower density residential neighborhoods
Concept Plan Framework

**Other Clarendon Wide Plan Elements**
- Diverse Retail Focus
- Network of Open Spaces Connected by Improved Streetscapes
- Narrower Streets & Intersections
- New Mid-Block Streets to Provide Additional Vehicular and Pedestrian Circulation.

**Area Specific Plan Elements**
- Central Clarendon
- 13th Street Corridor
- Washington Boulevard Corridor
- West End
- East End
- 10th Street Corridor
ILLUSTRATIVE PLAN
Map 2.1

- Existing Buildings
- Approved Buildings (not yet built)
- Potential Buildings
- Public Space
- Flexible Fairfax Drive Multi-use Area
- Focused Study Area
10th Street Corridor: Focused Study Area

- Washington/13th Improvements and New Park
- Private Redevelopment
- Clarendon Circle Improvements
- New 10th Road
- Wilson Blvd. Street/Streetscape Improvements
- New Public Park Relocate County Uses
• Fire Station 4 (constructed 1963)
• Fire Prevention Office (constructed 1965)
• Clarendon House (constructed 1990)
  o Department of Human Services relocated program to Sequoia in 2015
10th Street County Facilities

Sector Plan Illustrative Plan
(County property outlined in purple)

Sector Plan Building Height Map
Adopted Policies
Adopted Policies: Block Map

- All blocks in Clarendon assigned a number
- Numbers used periodically in the Plan where specific Policies or recommendations are made

Focused Study Area
MAXIMUM DENSITY

Map 2.3

- Up to 3.8 FAR*
- Up to 3.0 FAR*
- Up to 1.5 FAR*

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

Density controlled under development projects approved by the County Board. Approved density may be greater than that indicated on the map.
Adopted Policies: Receiving Sites

**RECEIVING SITES**

*Map 2.4*

- Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded

- Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board

- Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded

- Density controlled under development projects approved by the County Board
Adopted Policies: Use Mix

**USE MIX**

*Map 2.5*

- Residential
- Residential, Commercial, Hotel, or Mixed Use
- Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
- Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
- Existing & Proposed Open Space

- Retail Frontages
- Retail and/or Personal/Business Service Frontages
Adopted Policies: Building Preservation

BUILDING PRESERVATION

Map 76

Full Building Preservation

Local Historic District
- Joseph L. Fisher Post Office Building
- Dan Kain Building
- Former Clarendon Citizens Hall (Murky Coffee)

Building Frontage Preservation

Building Frontage or Facade Preservation

National Register Historic Districts
- Lyon Village, May 2002
- Ashton Heights, April 2003
- Lyon Park, November 2003
Adopted Policies: Building Heights, Tapers & Step-backs

MAXIMUM HEIGHT LIMITS

Map 2.7

Maximum Height (Feet)
- Existing Buildings
- Proposed Buildings

Maximum Number of Floors

- Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)
  - 3 Floors
  - 4 Floors
  - 5 Floors
  - 6 Floors
  - 7 Floors
  - 8 Floors
  - 10 Floors
  - More than 10 Floors

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

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

Taper Requirements (1.3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:
1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.
Adopted Policies: Building Heights, Tapers & Step-backs

**STEP-BACKS**

*Map 2.8*

- **Designated Frontages for Step-Backs when Building Heights Exceed 60 Feet**
  - 20' Step-back at 3rd, 4th, or 5th floors

- **Designated Frontages for Step-Backs achieved through Building Facade or Building Frontage Preservation**

- **Full Building Preservation**

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

For example:

Key Plan (Map 2.7) (Not to Scale)

Building Height & Taper Cross Section
Adopted Policies: Public Spaces

PUBLIC SPACES
Map 2.9

Centering Spaces
- Central Park
- West End Plaza

Urban Parks
- 13th Street & Washington Boulevard Park
- 13th Street & Ivy Street Park
- 13th Street & Herndon Street Park
- 11th Street Park
- 10th Street Park

Plazas
- Wilson Boulevard & N. Highland Street
- Washington Boulevard & Irving Street
- US Post Office
- 10th Street & Washington Boulevard Market Common
- Clarendon Boulevard & N. Danville Street
- Clarendon Boulevard & Edgewood Street

Multi-Use Areas
- Fairfax Drive

Building Frontages Defining Public Spaces

1/8 Mile Radii

Existing Public Spaces
Adopted Policies:  Transportation

STREETS
Map 2.10

- Main Streets
- Secondary Streets
- Tertiary Streets
- Planned Tertiary Streets
- Alleys
Adopted Policies: Parking

• Parking demand for realistic needs of land use envisioned in the plan
• Locate facilities and access points to reduce vehicular conflicts with pedestrians
• Emphasize strategic locations of pooled parking to encourage walking to multiple destinations
• Include knockout panels in underground garages for future connections
• Evaluate costs to minimize incentives to drive personal vehicles
Urban Design Guidelines
Urban Design Guidelines: Building Placement

BUILD-TO LINES

Map 3.1

Note: Parking and loading should be located where build-to lines are not indicated.
Urban Design Guidelines: Building Frontage Types

FRONTAGE TYPES

Map 3.2

- Main Street
- 10th Street
- Side Street A
- Side Street B
- Urban Residential
- 9th Road Residential
- Service
- Alley
Urban Design Guidelines: Building Frontage Types

Design Principles for Main Street Frontage

<table>
<thead>
<tr>
<th>Frontage Type</th>
<th>Maximum Distance Between Functioning Entries</th>
<th>Façade Transparency</th>
<th>Ground Floor Elevation</th>
<th>Permitted Projections</th>
<th>Minimum Ground Floor Clear Ceiling Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAIN STREET</td>
<td>50 Linear Feet</td>
<td>Min. 75% within ground level facade treatment</td>
<td>Match sidewalk grade</td>
<td>Shopfronts Blade Signs Awnings Canopies</td>
<td>15’ structural 12’ finished interior</td>
</tr>
</tbody>
</table>

**Figure 3.1 Main Street Frontage Locations and Principles**

The Main Street type is assigned to the frontages of Wilson, Washington, and Clarendon Boulevards as well as some frontages along Fairfax Drive, and North Garfield, North Fillmore and North Highland Streets; this type is focused along the main east-west arterial streets and the immediate connectors.

The Main Street frontage type supports the creation of a comfortable, safe and interesting pedestrian environment. Entries to individual tenant spaces should be spaced no more than 50’ apart, with 75% transparency for the portion of the storefronts between 2’ and 10’ above sidewalk grade, and with minimum structural clear heights of 15’. To ensure accessibility, the ground floor entries should match the grade of adjacent sidewalks. Blade signs, awnings, canopies, outdoor displays, and shop fronts are all acceptable projections into the Shy Zone or over the sidewalk where a 10’ clearance from the sidewalk level is provided. These projecting elements add variety and visual interest to the street, while providing tenants opportunities to express their individuality, advertise their location, and display goods, services, and special offerings to passersby.
Urban Design Guidelines

- Building Mass
- Building Design
- Lighting
- Signs & Awnings/Canopies
- Public Art
- Streetscapes
- Street Trees

Streetscapes Map
Zoning Ordinance: Clarendon Revitalization District

- **Sector Plan:** guiding document for future development
- **Zoning Ordinance:** regulating document for future development
- Zoning Ordinance allows for implementation of Clarendon Sector Plan policies through the site plan process (ZO §9.2)
  - Applicability: properties zoned C-3, with GLUP designation “Medium Density Mixed Use,” and located within the Clarendon Revitalization District
  - Zoning Standards: Density, use mix, height, lot coverage, building placement, streetscape design, parking, and building design
  - Maps & Tables: Zoning Ordinance regulations include 8 maps and 2 tables from the Sector Plan
Zoning Ordinance: Clarendon Revitalization District

For example:

- **Density and Height**
  - Map 3 (§9.2.7) designates blocks where the County Board may approve additional density above GLUP (3.0 FAR) for site plan projects.
  - For most blocks, additional density can only be approved if maximum height limit (Map 1, §9.2.5) is not exceeded.
  - For three blocks (Wells Fargo, Lyon Place, 3001 Washington Blvd.), additional height may be approved.
Implementation Since 2006

- **vPoint**: SP #384
- **Clarendon West**: SP #438
- **Mark Common Phase 2**: SP #438
- **3001 Washington Blvd.**: SP #418
- **Ten at Clarendon**: U-3348-12-1

**Development Approvals After 2006 Sector Plan**
- **Completed**
- **Under Construction**
- **Approved (Not Under Construction)**
Implementation Since 2006 - Completed Projects

vPoint Apartments

3001 Washington Blvd.

Ten at Clarendon
Implementation Since 2006 - Completed Projects

James Hunter Dog Park

Clarendon Central Park Renovation

Clarendon Circle Intersection Improvements
Implementation Since 2006 - Under Construction

Clarendon West (former Red Top Cab site)

Market Common Phase 2
Clarendon Sector Plan Update:
Overview of Planning Process
Objective: Consider focused updates to detailed policy guidance in the 2006 Sector Plan

- Not revisiting vision statement, overarching goals, or framework elements
- Will consider refinements to detailed recommendations for sites within the study area
- Opportunity to review planning issues holistically, prior to project-specific review processes (SPRC, PFRC, Park Master Plans)

Plan elements to be evaluated:

- Land uses for private redevelopment (i.e. office, residential, hotel, retail)
- Building height and form
- Transportation (new street locations and street dimensions/design)
- New fire station to replace Fire Station 4
- Public open spaces
Clarendon Sector Plan Update - Study Area

Sites
1. St. Charles Catholic Church
2. 3200 Wilson Blvd. Block
3. Silver Diner Assemblage
4. Joyce Motors Assemblage
5. Wells Fargo/Verizon Site
6. County Site
• Primary public review group: Long Range Planning Committee (LRPC)

• Expanded participation from civic association, commission, and development team representatives (LRPC+)

• Community members invited to provide input through online engagement tools (pre-recorded staff presentations with discussion questions)

• Virtual LRPC+ meetings will allow for real time discussion of topics covered in prior online engagement sessions
Clarendon Sector Plan Update - Schedule

2020

Sept

Kick-off

- Recorded Staff Presentation
  - Sector Plan Overview
  - Sector Plan Update Scope and Process
- Virtual Walking Tour

Oct

Online Engagement #1

- Recorded Staff Presentation
  - Fire Station 4
  - Public Parks & Open Space

Nov

Virtual LRPC #1

- Agenda Topics From Online Engagement #1
  - Overview of Private Development Proposals
  - 3-D Modeling (Sector Plan Scenarios & Development Proposals)
  - New Street Locations & Dimensions/Design

Dec

Online Engagement #2

- Recorded Staff Presentation

2021

Q1

Online Engagement #3

- Recorded Staff Presentation
  - Building Height & Form
  - Public Parks & Open Space (continued)

Q2

Virtual LRPC #2

- Agenda Topics From Online Engagement #2 & 3
  - Land Use Mix
  - Transportation Analysis

Q3

Online Engagement #4

- Recorded Staff Presentation
  - Draft Tools (Revised Planning Guidance, Policies, Maps)
  - Revised 3D Modeling Scenarios

Commission Review #1 & County Board RTA
  - Sector Plan Update Report
  - Zoning Amendments

Virtual LRPC #3

- Agenda Topics From Online Engagement #4 & 5
  - Commission Review #2 & County Board Action
  - Sector Plan Update Report
  - Zoning Amendments

All dates are subject to change
This study will consider focused updates to policy guidance in the 2006 Clarendon Sector Plan, which sets forth a vision and goals for the area around Clarendon Metro Station.