FY21 (2020-2021) Planning Work Program Presentation

WORK PROGRAM PRESENTATION

- Planning Division Organization and Staffing
  Slide / Page 3-4
- Summary of 2019 Major Accomplishments
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- Commitment to Innovation: Planning Policy and Practice, Organization, Staff, Process and Engagement
  6
- Factors that Influence FY21 Work Program Development
  7
- Summary of Proposed FY21 (2020 – 2021) Planning Division Work Program
  8-9
- Summary of Projects with Limited Planning Services in FY21 or to be Included as part of FY22 or Future Work Programs
  12
Who we are

Current FY20 Planning Division Staffing

Management and Administration
Planning Division Chief
Management Specialist
Administrative Specialist

Comprehensive Planning Section
Comprehensive Planning Manager
Comprehensive Planning Section Supervisor (Vacant)
22202 Development Master Planner
4 Principal Planners
4.5 Associate Planners

Urban Design Team
Urban Design Supervisor
Principal Planner
Associate Planner

Current Planning Section
Current Planning Manager
Site Plan Review Section Supervisor (Vacant)
6 Principal Planners
4 Associate Planners
Planning Technician

Proposed FY21 Planning Division Positions

Comprehensive Planning Section
Associate Planner (.5 Increase for Existing Position)
Principal Planner
Major 2019 Planning Division Accomplishments *

✓ 9 site plan applications approved: 5.6 million sq. ft.; 3,032 residential units; 710 hotel rooms; 95,753 sq. ft. of retail; 2.1 million sq. ft. of office space

✓ Community benefits approved with site plan projects:
  Affordable Housing Commitments: $34.5M and 277 CAFs

✓ Amazon Met Park HQ2

✓ 192 site plan amendment and use permit reports including 1 new public school (Education Center)

✓ 14 Planning Commission meetings, 29 reports and presentations and 27 letters to the County Board

✓ Housing Conservation District Update Report

✓ Housing Arlington – Missing Middle – Pre-Planning & Scoping

✓ Lee Highway: Kick-Off Workshop, Existing Conditions Report and Community Workshop

✓ Pentagon City Phased Development Site Plan Update: Request for Proposals; Memorandum of Agreement

✓ Zoning Ordinance Amendments on FY20 Work Plan and also those responsive to CM/CB Direction: Accessory Dwellings; Child Care Phase 1; Large Media Screens; School Relocatables; R-C Parking Regulations; Social Service Institution Parking Regulations; Bonus Density; Elder Care Phase 1; Elder Care Phase 2; Form Based Code Heights/Setbacks

✓ Biophilic Cities Network application and resolution

✓ Permit Arlington Launch Support

*See accompanying Table 4 for complete listing of 2019 Planning Division Accomplishments
Commitment to Innovation: Planning Policy and Practice, Organization, Staff, Process and Engagement

Planning Policy and Practice
- Housing and Community Equity
- Community Resiliency – Climate, Energy and Stormwater Planning and Mitigation
- Biophilia – Urban Natural Areas
- Public Facilities
- County, City and Regional Planning Coordination
- 21st Century Zoning Ordinance Practice, Maintenance and Amendments
- Implementation Focused

Organization
- Housing Arlington
- Cross-Functional Assignments and Teams
- Divisional and Departmental Engagement

Staff
- On-Boarding
- Mentors
- Revised and Expanded Position Classifications
- Cross-Sectional and Divisional Development

Process
- Permit Arlington
- Customer Experience
- SPRC Agendas, Scheduling and Reporting
- Simplify Administrative Reviews and Approvals

Engagement
- Site Plan Virtual Walking Tours
- Continuous Digital Community Workshops
- Planning Commission – Collaboration, Continued Learning and Resources
Factors that Influence FY21 (2020 – 2021) Planning Division Work Program

- Staff Resources and Capacity
- Acceleration of Planned Growth
- County Planning and Zoning Priorities
- Planning Commission and Committee Support
- Community Engagement
- Plan Implementation
- Northern Virginia and Regional Planning
- Evolution of Planning and Zoning Practice
- Planning for Public Facilities and Services
- Housing Arlington
- Urban Design and Place Making
- Sustainability and Resiliency
- Equity

FY21 Planning Division Work Program
Summary of Preliminary FY21 (2020 – 2021) DCPHD Planning Division Work Program

- Approximately 15 Major Site Plan Applications anticipated to be Considered by the Planning Commission and County Board in CY2020 (Attachment A, page 30-34)
- Approximately 2 Phased Development Site Plan Applications and/or Amendments anticipated to be considered by the Planning Commission and County Board (Table 2, page 22)
- Approximately 200 Use Permit and Site Plan Amendments, Applications and Renewals anticipated to be Considered by the County Board (Table 2, page 23)
- Planning Commission and Committee Support
- PFRC Support: Career Center
- Shirlington Special General Land Use Plan Study Report and Recommendations (Attachment B, page 35-36)
- Plan Lee Highway: Evaluation of Alternative Land Use Plans and Recommended Preliminary Concept Plan (Attachment C, page 37-38)
Summary of Preliminary FY21 (2020 – 2021) DCPHD Planning Division Work Program (continued)

- **Pentagon City Phased Development Site Plan Update** Planning Study (Attachment D, page 39-40)
- **Housing Arlington**: Two-Family Zoning District Amendments; Housing Conservation District Zoning Recommendations; and Missing Middle (Attachment E, page 41-43)
- **Zoning Ordinance Amendments**: Form Based Code Low / Moderate Income Definition; S-3A Height and Setback Amendments; CO Crystal City Heights; and Elder Care Affordability (Attachment F, page 44-46)
- **Clarendon Sector Plan Implementation** (Attachment G, page 47-48)
- **Small Business Support** (Attachment H, page 49)
- **Public Facility Planning** (Attachment I, page 50-51) and JFAC Support
- **Storm Water Management**
- **Biophilic Cities Network**
- **Landscape Standards Update**
### Preliminary Summary of FY21 (2020-2021) DCPHD Planning Division Work Program

#### Comprehensive Planning

**February 18, 2020**

<table>
<thead>
<tr>
<th>Program / Project</th>
<th>Objectives / Products</th>
<th>Schedule</th>
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<th>DCPHD Division Lead and Support</th>
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## Preliminary Summary of FY21 (2020-2021) DCPHD Planning Division Work Program

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<td>Clarendon Sector Plan Prepare Sector Plan Update (address public facility needs and development applications compliance with Plan and Zoning regs)</td>
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<td>Historic Pres.</td>
<td>DES, DPR, AED, HRD, Fire</td>
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</table>
Summary of Projects with Limited Planning Services in FY21 or to be Included as Part of FY22 or Future Planning Division Work Programs

**Limited Planning Services in FY21**

- Comprehensive Plan Five Year Review
- Comprehensive Plan Updates and Implementation Participation
- Special General Land Use Plan (GLUP) Studies and Recommendations
- Zoning Ordinance Amendments (See Attachment F, page 44-46)
- Four Mile Run Valley Arts District Formation
- Zoning Ordinance and Crystal City Sector Plan Building Height Amendments
- Public Facilities Planning
- Small Business Support
- Current Planning Staff Participation in Planning and Zoning Programs and Projects
- Urban Design Support to County Departments

**FY22 or Future Planning Division Work Programs**

- Four Mile Run Valley Plan Implementation (GLUP and Zoning Amendments)
- Public District Zoning Study
- Child Care Initiative (Phase 2)
- Sign Ordinance Study and Amendments
- Standard Site Plan Conditions Update
- Administrative 4.1 Regulations Revised
- Long Term Zoning Ordinance Amendments (See Attachment F, page 44-46)
- Form Based Code Amendments (LEED)
- Recommendations for the Future Approach to Sector Plans
- Update of Ballston and Virginia Square Sector Plans
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
<th>Applicant</th>
<th>Location</th>
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<th>Approval Date</th>
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<td><strong>MetPark Phases 6-8</strong></td>
<td>1232, 1400, 1410, 1420, 1430 South Eads St.; 501 15&lt;sup&gt;th&lt;/sup&gt; St. South; 1440, 1450 South Eads St.; 525 15&lt;sup&gt;th&lt;/sup&gt; St. South</td>
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<td>600 N. Glebe Rd.</td>
<td>Southeastern Real Estate Group</td>
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<td>400 11&lt;sup&gt;th&lt;/sup&gt; St. South</td>
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<td>Rosslyn Holiday Inn</td>
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<td>1900 Crystal Drive</td>
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<td>2134 N. Taylor St.; 4301, 4313, 4317, 4321, 4335, 4339 Lee Highway</td>
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<td>Court House</td>
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<td>Ames Center/AMUTC</td>
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<td>River House</td>
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<td>Project Name</td>
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## Anticipated Site Plan Filings

### Attachment A (continued)

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Shirlington Special General Land Use Plan (GLUP) Study Plus – “A Land Use Analysis for Shirlington” Attachment B

- **Purpose & Objectives:** Following the Process for Special GLUP Studies, evaluate a potential change to the established land use policy set forth in the GLUP for Shirlington Village.

  **Applicants:** Federal Realty Investment Trust (FRIT) and WETA.

  - Study the entire Village at Shirlington PDSP
  
  - Determine whether the County Board should consider advertising the requested GLUP designations, or other GLUP designations that may be appropriate.
    
    - **Applicant Request:** From “Low” Office-Apartment-Hotel to “Medium” Office-Apartment-Hotel, with an associated rezoning from C-O-1.5 to C-O-2.5.

  - Develop guiding principles and other recommendations to inform future PDSP amendments, updates to PDSP guidelines, and final site plan applications.
FY21 Products and Schedules:
- February 18, 2020 LRPC Meeting: Transportation, Building Heights/Form Discussion
- March 17, 2020 LRPC Meeting: Review of Draft Study Document
- April 2020 Planning Commission and County Board Meetings: Request to Advertise GLUP Amendments and Study Document (*target timeline)
- May 2020 Planning Commission and County Board Meetings: Action on GLUP Amendments and Study Document (*target timeline)

Planning Division Lead and Support Staffing:
- Lead: Comprehensive Planning
- Support: Urban Design

DCPHD Divisions Involved:
- Historic Preservation, Housing

Arlington County Departments Involved:
- DES, DPR, AED, Libraries
Purpose and Objectives:

- Develop an Area Plan - a comprehensive, high-level vision for the corridor to guide long-term public and private investment that:
  - Builds from prior community conversation and 2015 Visioning Study
  - Provides a vision with goals, objectives, and recommendations for 9 Key Planning Elements (including land use, building height and form, open space locations, and transportation/connectivity improvements)
  - Identifies implementation tools
  - ...with a goal to create a renewed sense of place, improve walkability, promote and strengthen retail and other businesses, and recognize the historically significant community resources found within the Lee Highway Corridor.
FY 2021 Products and Schedules:

- **Complete Phase 1 Work:**
  - 1st - 2nd Q 2020: Prepare and Release **Character Area Analysis Report**
  - 2nd Q 2020: Community Open House

- **Begin Phase 2 Work:**
  - 2nd - 3rd Q 2020: Develop Land Use Scenarios
    - Ongoing Working Group and Community Forum Meetings
  - 3rd Q 2020: Release and Review **Land Use Scenario Analysis and Key Planning Elements Report**
  - 4th Q 2020: Community Meeting/Open House
  - 1st Q 2021: Develop Preliminary Concept Plan and Refinement of Goals for Key Planning Elements
  - 2nd Q 2021: Community Meeting/Open House

- **Planning Division Lead:** Comprehensive Planning

- **DCPHD Divisions Involved:** Urban Design, Housing and Neighborhood Services

- **Arlington County Departments Involved:** AED, DES, DPR
Planning Study Area

Purpose of Study

1. Assess demand for transportation network and other local infrastructure and community facilities necessary to support future growth

2. Update adopted vision, goals, policies, land uses, density, planning and urban design guidelines

3. Develop framework to inform County Board’s consideration of potential amendments to the Zoning Ordinance, GLUP, or Pentagon City PDSP
FY21 Products & Schedules

Phases of Work

- Phase 1: Development of Guiding Principles
- Phase 2: Preliminary Planning & Design
- Phase 3: Work Product Refinement & Completion
- Phase 4: Review and Presentation of Final Plan

Process Schedule

- Approximately 12 months (from kick-off)
- Anticipated completion in early 2021

Planning Division Staffing (Comprehensive Planning)

- Matt Mattauszek (lead)
- Associate Planner (support)

DCPHD Divisions Involved:

- Planning
- Housing
- Urban Design

Arlington County Departments Involved:

- CPHD
- DES
- DPR
• **Purpose and Objectives**
  - Enable expansions and additions to two-family dwellings which are legally nonconforming in RA districts within HCD areas, and potentially in all RA districts countywide.
  - Enable modernizations and updates to existing two-family dwellings which would not exacerbate existing nonconformities.
  - Remove regulatory inflexibility for continued maintenance and preservation of the County’s existing two-family housing stock.

• **FY21 Products and Schedules**
  - Recommendations for amendments to Article 16 (Nonconformities)
    - March/April 2020: ZOCO Review
    - April – June 2020: PC/CB Final Review

• **Planning Division Lead and Support Staffing:** Comp Planning

• **DCPHD Divisions Involved:** Housing, Zoning, ISD
Purpose and Objectives
- Achieve the adopted Housing Conservation District Goals
- Align HCD incentive provisions with recent Bonus Density ZOA
- Reconcile recommendations with forthcoming Plan Lee Highway land use scenarios

FY21 Products and Schedules
- Jan – March 2020: Research and Scoping
- April 2020 – March 2021: Continued Research, Analysis, Community Engagement, Recommendations, and Final Review


DCPHD Divisions Involved: Housing, Zoning, Neighborhood Conservation, ISD

Arlington County Departments Involved: DES, DPR

HCD Goals:
- Implement the AHMP
- Retain/renovate existing affordable rental multifamily housing
- Obtain new affordable units when redevelopment occurs
- Respect surrounding neighborhood context
- Conserve on-site historic resources
Purpose and Objectives
- Increase Arlington's housing supply
- Diversify Arlington's range of housing types

FY21 Products and Schedules
- April-Dec 2020: Phase 1: Building a Common Understanding (housing shortfall and missing middle housing gap, preliminary ideas)
  - Commission and County Board review - Winter 2020
- Jan-June 2021: Phase 2: Focused Study (potential new housing types)
  - Commission and County Board review - Spring 2021

Planning Division Lead and Support Staffing: Comp Planning, Urban Design

DCPHD Divisions Involved: Housing, Zoning, Neighborhood Conservation

Arlington County Departments Involved: DES, DPR, DHS
• **Priority List**
  • ZOAs to be initiated in FY20/21, with several scheduled for completion
    • 3 long-term studies
    • 6 short-term reviews
    • 3 condensed processes
  • **Focus areas**: Housing Arlington, economic development, removing regulatory barriers, public facilities, eliminating errors and conflicts

• **Future List**
  • ZOAs identified by County Board, County Manager’s Office, and staff as essential studies for completion after priority list
    • 13 additional studies
# Zoning Ordinance Amendments

## Joint Planning/Zoning Priority List

### Attachment F

<table>
<thead>
<tr>
<th>Zoning Study Name</th>
<th>Anticipated Timeline</th>
<th>Status</th>
<th>Policy Initiative</th>
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</thead>
<tbody>
<tr>
<td><strong>Long-Term Studies</strong></td>
<td></td>
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<tr>
<td>Housing Conservation Districts</td>
<td>January 2018 – 1st QTR 2021</td>
<td>In-Process</td>
<td>Housing Arlington</td>
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<tr>
<td>Missing Middle Study</td>
<td>1st QTR 2020 – 1st QTR 2022</td>
<td>Pre-Planning</td>
<td>Housing Arlington</td>
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<tr>
<td>Elder Care Affordability Study Implementation</td>
<td>3rd QTR 2020 – 2nd QTR 2021</td>
<td>To Be Initiated</td>
<td>Housing Arlington</td>
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<td><strong>Short-Term Review</strong></td>
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<td>Two-Family Dwellings in RA Districts</td>
<td>December 2019 – May 2020</td>
<td>In-Process</td>
<td>Housing Arlington</td>
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<td>Columbia Pike Form-Based Code – Housing Affordability Amendments</td>
<td>June 2019 – May 2020</td>
<td>In-Process</td>
<td>Housing Arlington</td>
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<tr>
<td>Columbia Pike Form-Based Code – Western Subarea Regulating Plan</td>
<td>May 2019 – 4th QTR 2020</td>
<td>Pending</td>
<td>Targeted Amendment</td>
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<tr>
<td>Columbia Pike Form-Based Code: Ground Floor Retail</td>
<td>January 2020 – 3rd QTR 2020</td>
<td>Pre-Planning</td>
<td>Targeted Amendment</td>
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<tr>
<td>S-3A/P-S: Public Parks Regulations for Height/Setback</td>
<td>2nd QTR 2020 – 3rd QTR 2020</td>
<td>To Be Initiated</td>
<td>Public Facilities</td>
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<tr>
<td>Crystal City Sector Plan: Building Heights Review</td>
<td>3rd QTR 2020 – 4th QTR 2020</td>
<td>To Be Initiated</td>
<td>Targeted Amendment</td>
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<tr>
<td><strong>Condensed Process</strong></td>
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<tr>
<td>Outdoor Cafes in R-C District</td>
<td>July 2020 – October 2020</td>
<td>To Be Initiated</td>
<td>Targeted Amendment</td>
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<tr>
<td>Zoning Ordinance Text Errors (Zoning Division Lead)</td>
<td>4th QTR 2020</td>
<td>To Be Initiated</td>
<td>Targeted Amendment</td>
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<tr>
<td>Code of Virginia Updates (Zoning Division Lead)</td>
<td>1st QTR 2021</td>
<td>To Be Initiated</td>
<td>Targeted Amendment</td>
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<td>Zoning Study Name</td>
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<td><strong>Long-Term Studies</strong>*</td>
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<td>Four Mile Run Valley Area Plan Implementation</td>
<td>Four Mile Run Valley Implementation</td>
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<td>S-3A/P-S: Public Buildings/Facilities Regulations</td>
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<td><strong>Short-Term Review</strong>*</td>
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<td>Child Care Initiative (Phase II)</td>
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<td>Pentagon City PDSP: Associated Zoning Amendments</td>
<td>Targeted Amendment</td>
<td>Priority 1</td>
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<td>School Design Capacity: Interior Renovations</td>
<td>Public Facilities</td>
<td>Priority 2</td>
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<td>Parking Modifications (Shared Parking)</td>
<td>Targeted Amendment</td>
<td>Priority 2</td>
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<tr>
<td>Sign Regulations: Case Law Consistency</td>
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<td>TDR Regulations</td>
<td>Housing Arlington</td>
<td>Priority 2</td>
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<tr>
<td>Major/Minor Site Plan Requirements</td>
<td>Targeted Amendment</td>
<td>Priority 2</td>
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<tr>
<td>School Bus Parking</td>
<td>Public Facilities</td>
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<tr>
<td><strong>Condensed Process</strong>*</td>
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<tr>
<td>Zoning Text Clarifications <em>(Zoning Division Lead)</em></td>
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<td>Accessory Building Clarifications <em>(Zoning Division Lead)</em></td>
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<tr>
<td>Penthouse Study</td>
<td>Targeted Amendment</td>
<td>Priority 2</td>
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</tbody>
</table>

* categorization to be finalized with development of study scope
**Purpose & Objectives:** In anticipation of multiple site plan applications and emerging public facility needs in Clarendon, a staff team will review the recommendations in the 2006 Clarendon Sector Plan (CSP), including those for County facilities, a new park along 10th Street, and nearby private development sites.

Given the connection between the Plan and zoning regulations, and the importance of the public facility needs to be achieved in Clarendon, refinement of Sector Plan policies and amendments to the Zoning Ordinance may be necessary. A plan for public engagement on this planning study is being developed.

**FY21 Products and Schedules:** TBD, CY 2020

**Planning Division Lead and Support Staffing:**
- Lead: Comp Planning
- Support: Current Planning, Urban Design

**Arlington County Departments Involved:** DES, DPR, FIR, AED
Clarendon Sector Plan Implementation
Attachment G (continued)

**Major Site Plans**

*Approved*
1. American Legion
2. 1122 N. Kirkwood
3. Clarendon West

*Preliminary Filing*
4. Joyce Motors (Orr)

*Anticipated Filing*
5. Silver Diner
6. Wells Fargo/Verizon
7. St. Charles Church
8. YMCA

*Other*
9. GMU Center for Digital Innovation
### FY20

<table>
<thead>
<tr>
<th>Description</th>
<th>Responsible Parties</th>
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<tr>
<td>Phase One of Child Care Initiative – Family Day Care Homes</td>
<td>(DHS, Planning, Zoning)</td>
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<tr>
<td>Revise Review and Renewal Cycles for Use Permits</td>
<td>(Planning)</td>
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<tr>
<td>Permit Arlington Launch and Support</td>
<td>DCPHD</td>
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### FY21

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<tr>
<th>Description</th>
<th>Responsible Parties</th>
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<tbody>
<tr>
<td>Columbia Pike Form Based Code Ground Floor Use Additions and Amendments</td>
<td>(AED, Planning)</td>
</tr>
<tr>
<td>Outdoor Cafes in R-C Zoning Districts</td>
<td>(Planning, Zoning)</td>
</tr>
<tr>
<td>Review of Permitted By-Right and Special Exception (Use Permit) Uses</td>
<td>(Planning, Zoning)</td>
</tr>
<tr>
<td>Revise Administrative Permit Application and Review Processes</td>
<td>(Urban Design, Zoning)</td>
</tr>
</tbody>
</table>
Public Facilities Planning
Long Range Plan and APS/County Collaboration
Attachment I

- **Purpose & Objectives:** County and APS staff, with input from JFAC, are developing a scope for a long range public facility plan for County Board and School Board consideration. The public facility plan will guide the collaborative, creative, timely, and efficient siting and development of County and School facilities.

- **FY21 Products and Schedules:**
  - March – May 2020: Draft Public Facility Plan Scope for JFAC Review
  - June 2020: County Board and School Board review of scope
  - July – December 2020: Staff pre-planning work for long range school capacity options
  - January 2021: Initiate public process for Public Facility Plan

- **Planning Division Lead:** Comp Planning

- **Arlington County Departments Involved:** DES, DPR, APS Planning & Evaluation, APS Facilities & Operations
Purpose & Objectives: Staff is developing administrative procedures that provide a clear and consistent process for meeting state code requirements regarding public facility conformance with the Comprehensive Plan.

FY21 Products and Schedules:
- September 2020: LRPC Review
- October 2020: Finalize Procedures; PC Information Item

Planning Division Lead: Comp Planning

Arlington County Departments Involved: DES, DPR, CAO