



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting July 8, 2006**

**DATE:** June 20, 2006

**SUBJECTS:** GP-302-05-2 Adoption of General Land Use Plan Amendments for the Clarendon Metro Station Area:

1. For the purpose of identifying properties where proposed special regulations and incentives are applicable, such as density credits for building preservation, optional increased density provisions, special use permit processes, and limitations on by-right townhouse development, amend the boundary of the "Clarendon Revitalization District" to include the properties (see Attachment A):
  - a. Designated "Service Commercial" and "Medium Density Mixed-Use" north of Wilson Boulevard between Highland Street and Danville Street;
  - b. Designated "Low-Medium" Residential south of 10th Street North between North Irving Street and North Fillmore Street; and
  - c. Designated "Service Commercial" bordered by North Fillmore Street, Washington Boulevard, and 9th Street North;
2. Amend "Note 2" to remove the information pertaining to the town house style commercial/residential development, reserve this Note number for a future GLUP note, and remove the "Commercial Townhouse District" in the GLUP booklet to allow for subsequent amendments to the "Clarendon Revitalization District" intended to consolidate text regarding the Clarendon Metro station area as well as set forth new policy goals and objectives for this area along the south edge of 10th Street; and
3. Amend the Clarendon Metro Station Area box on the back of the GLUP Map to reflect new goals, objectives and policies.

**C. M. RECOMMENDATION:**

Defer consideration of the adoption of General Land Use Plan Amendments (GP-302-05-2) for the Clarendon Metro Station Area until the September 16, 2006 County Board meeting and the associated Planning Commission meeting.

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Jennifer Smith, DCPHD, Planning Division

PLA- 4380

**ISSUES:** Are the General Land Use Plan (GLUP) Amendments ready for County Board consideration?

**SUMMARY:** On February 28, 2006, the County Board adopted the Clarendon Sector Plan Policy Directives and a number of General Land Use Plan and Master Transportation Plan amendments for the Clarendon area. The County Board also deferred several GLUP amendments to the April 22, 2006 County Board meeting, and subsequently to the July 8, 2006 meeting, until further clarification of the vision and implementation tools are determined by adoption of the Clarendon Sector Plan – Part 2. At this time, additional time for staff review and discussion of these items and completion of the final Clarendon Sector Plan – Part 2 are needed. Therefore, staff recommends that the County Board defer consideration of the attached General Land Use Plan Amendments until the September 16, 2006 County Board meeting and the associated Planning Commission meeting.

**DISCUSSION:** The Clarendon Sector Plan Policy Directives, GLUP amendments and Master Transportation Plan amendments were adopted on February 28, 2006 by the County Board. At that meeting, the County Board also deferred action on several GLUP amendments until further clarification of the vision and the implementation tools was determined. The County Board deferred the amendments to the April 22, 2006 meeting and then subsequently deferred them to the July 8, 2006 meeting. Completion of the final Clarendon Sector Plan – Part 2, which would include urban design guidelines, transportation recommendations and an action plan, should provide the necessary additional information to determine the appropriate GLUP amendments. The deferred GLUP amendments include map and text changes.

1. The first amendment is comprised of GLUP Map changes that would amend the boundary of the “Clarendon Revitalization District” for three areas (subjects 1a. through 1c.) of Clarendon (see Attachment A).
2. The second proposed GLUP amendment indicates removing the information related to “Note 2” and adding language indicating when the Note was removed. A new reference on the preferred vision for the south edge of 10<sup>th</sup> Street will be added to the “Clarendon Revitalization District” paragraph in the GLUP booklet at a later time once the vision and implementation tools are determined. The proposed change will help consolidate information pertaining to Clarendon in fewer places on the GLUP map and in the booklet, thereby making the GLUP more readable. If needed, this Note could be reserved for a future GLUP note. Therefore, Note 2 would be amended to reflect the following changes:

~~“The County Board designated this area for town house style commercial/residential development. A new zoning category “C-TH” has been adopted to encourage this type of development. To be eligible for “C-TH” zoning, a site must be located within a Metrorail station area and designated “Service Commercial” or “General Commercial” and be zoned for general commercial use. Former Note 2 was removed on September 16, 2006.”~~

GLUP Amendments for the Clarendon Metro Station Area

3. The third GLUP amendment proposes the following language changes for the Clarendon Metro Station Area box on the back of the GLUP Map to reflect the key features for the Clarendon area:

### **“Clarendon**

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

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

#### **Plan Features:**

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

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

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

At this time, however, additional analysis and more detailed information regarding the final sector plan recommendations and implementation tools are needed prior to staff recommending approval of the outstanding GLUP amendments. Staff will continue to clarify the vision and determine the appropriate tools for implementation. Additionally, staff will continue refining the final Clarendon Sector Plan – Part 2 and analyzing subsequent zoning ordinance amendments which will inform any future recommended amendments to the General Land Use Plan.

**CONCLUSION:** In order to ensure adequate time to review and discuss the issues and make possible revisions to the recommended GLUP amendments, staff recommends that the County Board defer consideration of the attached General Land Use Plan Amendments to the September 16, 2006 County Board meeting and the associated Planning Commission meeting.