

1. Planning and Zoning Updates Using March 2024 CPHD slides (CPHD slide 1,2)



PRELIMINARY
COMMUNITY PLANNING,
HOUSING & DEVELOPMENT
PLANNING DIVISION WORK PROGRAM
UPDATE

March 14, 2024, County
Board Budget Work
Session*
2024. [https://youtu.be/0w
PO1hI2Z6E?t=13663](https://youtu.be/0wPO1hI2Z6E?t=13663)

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* Note: CPHD Slides 1 and 2 combined. In addition to the slides, this report includes updates provided 11-9-24 by CPHD and Erika Moore, Assistant County Manager and Director of Communications and Public Engagement

1. CPHD - CY2023 NOTABLE PROJECT COMPLETION HIGHLIGHTS (5)

Development

Fourteen (14) Site Plans / UP

Long Range Planning

Missing Middle Housing Study - EHOs

2000 N. Glebe Road Special GLUP Study

Plan Langston Boulevard (Area Plan/GLUP Policy)

Zoning Ordinance Amendments*

Zoning Fee Schedule updates

Stormwater Management and PSMP #1

Outdoor Dining text amendments

RA Districts & Provisions for Planning Districts on GLUP * Excludes ZO Amendments led by Zoning Division and AED/CPHD DIR

Urban Design Initiatives

Future of Outdoor Dining

DesignArlington 2023 Awards Program



CY 2023 highlights

- Missing Middle
- 2000 North Glebe Special GLUP
- Plan Langston Boulevard
- Zoning amendments 5 - Stormwater and PSMP; <https://www.arlingtonva.us/Government/Programs/Building/Codes-Ordinances/Zoning/Amendments>

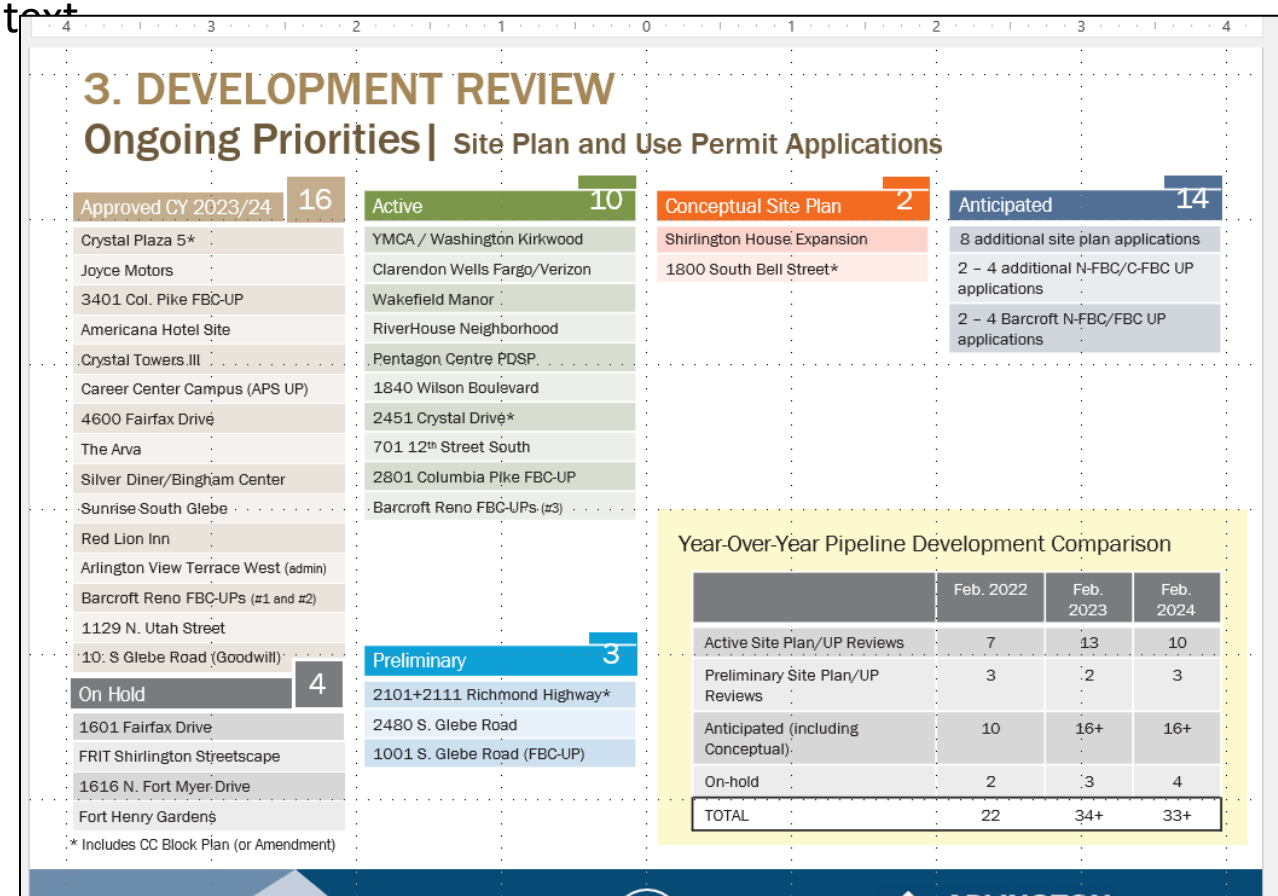
Note: CPHD Slide 5 with titles enlarged

2. 2024 KEY WORK PROGRAM CONSIDERATIONS ⁽⁶⁾

1. **Timely accomplish non-discretionary**, core mission services
 - *(site plans (and amendments), use permits (+ reviews), administrative changes, etc.)*
2. **Prioritize major long-range planning work from CY2023 work program**, before adding new initiatives
3. Support the **Commercial Market Resiliency Initiative**
 - *(regulatory, procedural, and policy updates)*
4. **Advance targeted zoning studies to 1) address known issues and 2) better align regulations with policies**
5. Consistently apply a **racial equity lens** to our work and the selection of it
6. Reflect more limited services from **reduced staffing**, and
 - grow capacity *(professional development and training)*



Ongoing Priorities | Site Plan and Use Permit Applications (7)



- Approved 16
- Active 10
- Conceptual Site Plan 2
- Anticipated 14
- On Hold 4
- Preliminary
- Year-Over-Year Comparison – Up over 10 from 22; 22 in 2022 to over 33+ in 2024, now projected to decrease

3. DEVELOPMENT REVIEW Ongoing Priorities | Procedural and Regulatory Updates (8)



• 2024 Priorities

4.1 Administrative Regulation Update (Completion)

Special GLUP Study Process Refinements

Reference Guide to Landscape Standards Update

Site Plan Conditions Update

Ongoing

Applications Acceptance and Customer Service Center Support

Minor Site Plan Amendments

Use Permit Applications (and scheduled reviews)

Administrative Change / Landscape Plan Reviews

Fee Analysis Implementation FY2025 / Additional Amendments for FY2026

Permit Arlington Collaboration

4.1 has the rules for all big projects and where the big density changes are. The requirements have a major impact on all the issues and the priorities. 4.1 was last revised in 2019.

The CPHD Update indicates:

- **Planning staff is wrapping up the updates.**
- **Changes will focus on document usability and new application requirements.**
- **“these updates ... will not drastically alter the public process as it is currently structured.”**
- **Updates will be posted once the County Manager signs off.**

4. COMMERCIAL MARKET RESILIENCY | 2.0 (9)

Ongoing Priorities | Zoning and Non-Zoning Study Work Streams

2024 Priorities	Target Completion
Adaptive Re-use*	2024 Q2
Major/Minor SPAs/Admin Changes (MMA) – Process Mapping/Improvements	2024 Q2
- Landscape Plans– Process Mapping/Improvements	2024 Q2/Q3
- Facade Plans– Process Mapping/Improvements	
- Records Management/Data Tracking– - Alignment w/ Retail Policy - Definitions	2024 Q4
- Communications/Transparency	2025 Q1
Shared Parking / Off-site Parking*	2024 Q2
Parking Ratios – select uses*	2024 Q2
Special GLUP Study Process/Criteria (initial updates)	2024 Q2
Outdoor Visual Entertainment*	2024 Q2
Wayfinding (including digital)*	2024 Q3
Timing Flexibility with Select Conditions (i.e. #5, #6, etc.)	2024 Q3

* Non-Planning Division Lead

CPHD update

- **Board Public Hearing Nov 16 on proposed policy and zoning ordinance amendments for adaptive reuse**
- **TBD requests to advertise on related zoning ordinance amendments – for signs and live/work units as allowed uses in commercial, office, and mixed-use buildings.**

5. LONG RANGE PLANNING/GROWTH MANAGEMENT Ongoing Priorities | Studies and Initiatives (10)



5. LONG RANGE PLANNING/GROWTH MANAGEMENT Ongoing Priorities Studies and Initiatives	
2024/2025 Priorities	Target Completion
Barcroft Apartments Redevelopment/Reno (MFDP - Land Use)	2024 Q3
Comprehensive Plan Update - Phase 1	2025 Q2
Multifamily Reinvestment Study (and ZOAs)	2025+
Annual Expanded Housing Options Report	2024 Q3
Plan Langston Boulevard (GLUP/ZOA for constrained sites)	TBD
2024/25 Special GLUP Studies	Target Completion
Melwood Special GLUP Study	2024 Q2
Potential for Tier 1 Special GLUP Study Reviews (application-based)	TBD

Included: 2024/2025:
2024/2025 orities

- Barcroft Apartment Redevelopment Land Use e.g. landscape plan
- **Comp Plan Phase 1 - 2025 Q2**
- Multifamily Reinvestment – 2025+
- EHO annual report
- Plan Langston Blvd “constrained” TBD

Special GLUP

- Melwood – November 18 SPRC
- June applications and queue for next year

5. Barcroft Apartments (11)

5. LONG RANGE PLANNING/GROWTH MANAGEMENT Barcroft Apartments Land Use Analysis (MFDP)

1. **Generational opportunity for affordable housing:**
 - 1,335 CAF units for 99 years
2. **Assess MFDP's Areas of Consistency / Deviation from Adopted Policy**
 - Conservation Area Limits
 - Transportation and Parking
 - Public Space & Natural Areas
 - Urban Design
3. Determine where **policy updates or mitigation** may be needed.
4. Incorporate **changes into key policy documents.**

Adopted Vision for Barcroft Apartments



JL Proposed Scale of Redevelopment



*MFDP = Master Financing and Development Plan

- Review to consider recommended changes for land use and the phases of renovation in the Jair Lynch Master Financing and Development Plan (MFDP)
- Conservation Area Limits
 - Transportation and parking
 - Public Space and Natural Areas
 - Urban Design

5. CPHD Workplan (12)

5. LONG RANGE PLANNING/GROWTH MANAGEMENT Comprehensive Plan

Phase 1: Develop an Introductory Chapter

Topics include:

- **Arlington in Context: Existing Conditions Data, Trends and Projections**
- **Comprehensive Plan Strengths, Weaknesses Opportunities and Challenges**
- **Updated Policy Framework**

Provide a new people-centric, thematic structure with overarching goals and principles to align with community values, reflecting cross-cutting issues and emerging priorities related to: {Livable built environment. Interwoven equity. Healthy and safe community, Harmony with nature, Economic resilience, Responsible regionalism}

■ **Comprehensive Plan Implementation**

■ **Process for Future Comprehensive Plan Updates**



Samia Byrd, Director of the Department of Community Planning Housing and Development



Samia Byrd, March 2024 Budget Work Session

Envision an Arlington County transformed from a collection of inter/independent neighborhoods and delineated transit-oriented development corridors to an integrated high opportunity transit-oriented community, accessible to all.

COMMUNITY PLANNING, HOUSING, AND DEVELOPMENT



- This CP update is structured to steward and implement Arlington’s vision and manage growth and change within a 21st century context.
- The CP’s overarching goals and objectives have been unchanged since the 1960s.
- This update will create an introductory chapter with a conceptual framework and modernized goals and objectives, including cross-cutting priorities for the County.
- Planning staff is working with interdepartmental staff on the elements of the CP. The county is developing an engagement and outreach plan for early 2025.
- This first phase will also include scoping a future phase for a major update to the General Land Use Plan, which will have its own community engagement process.

5. Prepare GLUP Update (13)

5. LONG RANGE PLANNING/GROWTH MANAGEMENT Comprehensive Plan Update

Phase 2: Prepare GLUP Update

Preliminary Outcomes:

- Clarify the County's land use vision to align with Comprehensive Plan priorities
- Enhance policy guidance with focus on:
 - Opportunities for diverse building typologies and uses
 - Appropriate transitions
 - Livability and placemaking design
 - Communicating and managing growth and change, building from County Board 2050 Visioning process
- Update GLUP growth goals
- Update GLUP Map and range of land use typologies for each GLUP designation
- Establish frameworks for future work plans, such as new policies and regulations for:
 - lower density residential development, area plans, GLUP amendment and rezoning requests, and subsequent Comprehensive Plan updates

What is the vision Arlington 2050?
The CP will determine the vision and the GLUP will implement it.

This update will include everything - guidance on building types, transitions between areas of different density, design. It will “update growth goals” and the map of sector plans and the land use typologies.

- **Highlights of the Nov Update - Special GLUP Study Process Review**
- **Staff now.** Per County Board direction, staff is conducting an internal review of the Special GLUP Study process, its history, and evolution.
- **Share soon.** The report from this internal review is expected to be shared with the County Board late 2024/early 2025.
- **Board.** Any future changes to the GLUP Study process or Board-adopted policy related to Special GLUP Studies will be at the discretion of the County Board, based on this report.
- **Board.** Future community engagement would be dependent on how the Board directs staff on next steps and would be aligned with Arlington's community engagement guides and best practices.

5. Multifamily Reinvestment Study (14)

5. LONG RANGE PLANNING/GROWTH MANAGEMENT Multifamily Reinvestment Study

1. Continuation of work initiated with 2017 Housing Conservation District
2. Confirm **key issues, opportunities and challenges** in RA14-26, RA8-18, RA6-15 zoning districts
3. **Reaffirm/Refine MRS goals and scope**
4. Identify and prioritize new **multifamily land use tools**
 - Policy guide for multifamily
 - Design guidelines/recommendations
 - Address ACZO affordable housing provisions
 - Other strategies.TBD.



- *Previously Housing Conservation District (HCD) study*
- **Formed a special planning district of 12** of the County's unplanned multifamily areas and contained a significant concentration of market-rate affordable apartment units (MARKs).
- **Seeks ways to stem the loss of market-rate affordable housing in multifamily apartment** communities when property owners rehabilitate, redevelop, or add new units.
- **Addresses the need to support increased housing development Countywide** ...exploring how new land use policy and zoning tools might help meet these goals.
- **Developing new tools that would apply not only in the 12 HCD areas** but all unplanned multifamily areas (RA districts) Countywide
- **Paused during EHO**
- <https://www.arlingtonva.us/Government/Programs/Housing/Housing-Arlington/Tools/Multifamily-Reinvestment-Study>

6. ZONING STUDIES - IDENTIFIED ZONING STUDIES (15)

6. ZONING STUDIES - IDENTIFIED ZONING STUDIES			
First Tier	Second Tier	Third Tier	Ongoing Admin.
C-O Rosslyn Updates (instances w/ FAR above 10)	PSMP #3 (comprehensive ACZO updates for Parks)	TDR Regulations (State Code consistency)	Technical Amendments*
RA District Non-Conformities (multifamily bldg. setbacks)	Public District Modernization	School Design Capacity (interior reno)	Text Clarifications and Corrections*
Child Care Initiative (S-D District; private children classes/instruction, and Family Homes 10-12 children)	Definition of "Family"	Accessory Dwellings Review	Map Updates and Corrections*
ZOAs for Building Height re specific site plans	Penthouse Regulations	Affordable Housing Ordinance (ZOA §15.5.8)	
Barcroft-related Amendments to C-FBC and N-FBC	Article 14 Landscape Standards	Sign Regulations (case law consistency)	

*Administrative/technical corrections led by Zoning Division (Planning Div. support)
 ** FBC Green Building Standards Amendment and Elder Housing Affordability Amendment approved by County Board Feb, 2023.

Public Facilities/ Infrastructure
 Housing Arlington
 Other

Examples

- CO-Rosslyn Updates - adopted
- Child Care Initiative – in progress
- **Public District Modernization**
- **Definition of "Family"- Housing Commission letter re 8 unrelated 10/24**
- **Affordable Housing Ordinance (ZOA) #15.5.8**
- Article 14 Landscape standards

7. Planning Support (16, 17)

7. ONGOING/UPCOMING PLANNING SUPPORT Support for Planning Initiatives Led by Others

Public Space Master Plan Implementation (DPR)	Ongoing
Forestry and Natural Resources Plan Implementation (DPR)	Ongoing
Historic Preservation Plan Update (CPHD)	Completed
Public Facilities Implementation (case-based) (DES/DPR)	Ongoing
Vision Zero Action Plan Implementation (DES)	Ongoing
Sanitary Sewer Plan Update (DES)	Completed
Risk Assessment Management Plan (DES)	Ongoing
Green Building Incentive Policy Update (DES)	Ongoing
Master Transportation Plan Update (DES)	Upcoming
Urban Design Team Support for Non-CPHD led projects	Ongoing
Biophilic Cities Network / Implementation	Ongoing

7. ONGOING/UPCOMING PLANNING SUPPORT Good Governance

Supporting Commission(s) and Community Committees

- Planning Commission (PC)
- Site Plan Review Committee (PC)
- Long Range Planning Committee (PC)
- Zoning Committee (PC)
- Joint Facilities Advisory Commission (JFAC)
- Crystal and Pentagon Cities Council (CPCC)
- Public Facilities Review Committee (PFRC)
- Form Based Code Advisory Working Group (FBC-AWG)
- Clarendon Live Entertainment Group (CLEG)
- NAIOP / Arlington County Coordination

Staff Training and Professional Development

- GARE / MWCOC Equitable Development Mini-Series
- National APA Conference
- Virginia / NCAC APA Conferences
- ASLA National Conference

Review of Adjacent Jurisdiction Plan Updates

A Changing Comprehensive Plan

