

2020 Five-Year Review of Arlington County's Comprehensive Plan
July 1, 2016 - June 30, 2022
Technical Report

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.

Arlington County Vision

I. Introduction

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan and for the local planning commission to review the plan at least once every five years. The statute, however, does not set specific standards to determine what constitutes a review of the Comprehensive Plan or how such a review should be conducted. In Arlington, the documents that comprise the Comprehensive Plan are reviewed and amended on a continuing basis, as needed. However, approximately every five years, the Planning Commission receives an update summarizing the reviews and amendments to the Comprehensive Plan which have taken place during the allotted timeframe.

In Arlington, the Comprehensive Plan was established to guide, through policy, the development of Arlington County as a safe, healthy and attractive place to live, work and play. Since its original adoption, Arlington's Comprehensive Plan has been continually updated and expanded and now comprises eleven elements including the General Land Use Plan, the Master Transportation Plan, the Storm Water Master Plan, the Water Distribution System Master Plan, the Sanitary Sewer Collection System Master Plan, the Recycling Program Implementation Plan and Map, the Chesapeake Bay Preservation Ordinance and Plan, the Public Spaces Master Plan, the Historic Preservation Master Plan, the Community Energy Plan and the Affordable Housing Master Plan.

To comply with the Code of Virginia requirements regarding cyclical reviews of the Comprehensive Plan, the Planning Division of the Department of Community Planning, Housing and Development has updated the *Essential Guide to the Comprehensive Plan* and has summarized these changes in this technical report, along with a summary of amendments related to the Comprehensive Plan elements since July 1, 2016 and additional updates already planned to occur within the next review cycle. The Planning Commission will make a determination on this review and the completed documentation and the final materials will be posted on the [Comprehensive Plan webpage](#). This will constitute the 2020 Five-Year Review.

In summary, staff concludes that the Comprehensive Plan continues to address the goals and planning policies adopted by the County Board. However, in the future, updates to certain elements of the Comprehensive Plan may be needed.

II. The Comprehensive Plan as of June 30, 2022

Background

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan. Arlington County's Comprehensive Plan was established by resolution of the County Board on August 27, 1960. This resolution called for the preparation of Arlington County's Comprehensive Plan, which originally included five elements: the General Land Use Plan, the Water Distribution System Master Plan, the Sanitary Sewer Collection System Master Plan, the Storm Sewer Plan and the Major Thoroughfare and Collector Streets Plan. In later years, additional elements were added to the Comprehensive Plan and some were replaced by new plans. For example, the Major Thoroughfare and Collector Streets Plan was replaced in 1986 by the Master Transportation Plan. Elements added to the Comprehensive Plan and their initial adoption dates include the Recycling Program Implementation Plan and Map in 1990, the Chesapeake Bay Preservation Ordinance and Plan in 1992, the Open Space Master Plan in 1984, now the Public Spaces Master Plan as of 1994, the Chesapeake Bay Preservation Ordinance and Plan in 2001, the Historic Preservation Master Plan in 2006, the Community Energy Plan in 2013 and the Affordable Housing Master Plan in 2015.

Goals and Objectives

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 based on the following general principles¹:

- Retention of the predominantly residential character of the County, and limitation of intense development to limited and defined areas;
- Promotion of sound business, commercial and light industrial activities in designated areas appropriately related to residential neighborhoods;
- Development of governmental facilities which will promote efficiency of operation and optimum public safety and service, including the areas of health, welfare, culture and recreation;
- Provision of an adequate supply of water effectively distributed;

¹ These principles were included in the County Board Resolution applying to the Comprehensive Plan adopted by the County Board in 1960.

- Maintenance of sewage disposal standards acceptable to the immediate County area and its neighbors in the entire Washington Metropolitan Area and consistent with the program of pollution abatement of the Potomac River;
- Provision of an adequate storm water drainage system; and
- Provision of an adequate system of traffic routes which is designed to form an integral part of the highway and transportation system of the County and region, assuring a safe, convenient flow of traffic, thereby facilitating economic and social interchange in the County.

In addition, the County Board has endorsed a land use policy which has evolved from an extensive citizen participation process and is designed to ensure that Arlington is a balanced community which provides residential, recreational, educational, health, shopping and employment opportunities with good transportation supported by a strong tax base and the effective use of public funds. An overarching theme of many of Arlington's initiatives, from land use to transportation to stormwater management, is that of sustainability and transit-oriented development, which further demonstrates alignment with Commonwealth enabling legislation for incentive-based zoning that is applied in Arlington to promote new urbanism and traditional neighborhood development and sustainability, among other principles. In support of Arlington's overall policy goals, the following adopted land use goals and objectives have been incorporated into the Comprehensive Plan²:

- Concentrate high density residential, commercial and office development within designated Metro Station Areas in the Rosslyn-Ballston and Richmond Highway Metrorail transit corridors. This policy encourages the use of public transit and reduces the use of motor vehicles.
- 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.
- 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.
- 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 [now the Arlington Neighborhoods Program] and other community improvement programs help preserve and

² These goals and objectives were incorporated into the General Land Use Plan (an element of the Comprehensive Plan) which is the primary policy guide for the development of Arlington County.

enhance older residential areas and help provide housing at a range of price levels and densities.

- 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.

Other goals and objectives have been incorporated into the Comprehensive Plan through the years, including the provision of an adequate supply of beneficial open space which is safe, accessible and enjoyable, as outlined in the Public Spaces Master Plan, energy goals as described in the Community Energy Plan, and targets for affordable housing, as set forth in the General Land Use Plan.

Elements of the Comprehensive Plan

As of June 30, 2022, Arlington County's Comprehensive Plan is comprised of the following eleven elements, and respective sub-elements as noted:

- General Land Use Plan
- Master Transportation Plan
 - Goals & Policies Element
 - Map Element
 - Bicycle Element
 - Pedestrian Element
 - Transportation Demand & System Management Element
 - Transit Element
 - Parking & Curbspace Management Element
 - Streets Element
- Storm Water Master Plan
- Water Distribution System Master Plan
- Sanitary Sewer Collection System Master Plan
- Recycling Program Implementation Plan and Map
- Chesapeake Bay Preservation Plan
- Public Spaces Master Plan
 - Urban Forest Master Plan
 - Natural Resources Management Plan
 - Public Art Master Plan
- Historic Preservation Master Plan
- Community Energy Plan
- Affordable Housing Master Plan

Although the Planning Division in the Department of Community Planning, Housing and Development is responsible for the overall coordination and review of the Comprehensive Plan, several agencies within Arlington County are responsible for the review of the specific elements that make up the Comprehensive Plan. A description of each element and the name of the agency responsible for that element is provided in the companion document, the 2023 Essential Guide to Arlington County's Comprehensive Plan. This information and the most recent version of each element are also available on the [County's Comprehensive Plan](#) webpage.

III. Amendments

During the past six years, the following elements and sub-elements were adopted or updated. All of these elements continue to be reviewed on an ongoing basis and have been amended in response to new adopted policy, development requests, and as part of long-range planning processes.

- Community Energy Plan – Updated 2019
- General Land Use Plan – Reprinted 2020, with biannual updates through December 2021
- Master Transportation Plan (comprised of eight sub-elements):
 - Bicycle - Adopted 2019
 - Transit – Updated 2016
 - Streets - Amended 2016
- Public Spaces Master Plan – Adopted 2019 (including three sub-elements):
 - Urban Forest Master Plan
 - Public Art Master Plan – Updated 2021
 - Natural Resource Management Plan

The following elements and sub-elements are planned for adoption or updates within the next review cycle.

- Chesapeake Bay Preservation Plan
- Forestry and Natural Resources Master Plan
- Sanitary Sewer Master Plan
- Historic Preservation Master Plan
- Solid Waste Management Plan
- General Land Use Plan (changes related to the Missing Middle Housing Study and the Forestry and Natural Resources Master Plan)

IV. Awards

The County has received recognition and numerous awards for its work across multiple disciplines related to its Comprehensive Plan Elements over the past six years. Highlights include the following:

[County Awards](#)

V. Updates to Associated Documents

The [Essential Guide to Arlington County's Comprehensive Plan](#) and the [Quick Reference Guide to Arlington County's Comprehensive Plan](#) were prepared in 2017 to provide an easy-to-understand overview of the Comprehensive Plan. Capturing the updates to the Comprehensive Plan elements made during the past six years and anticipated future updates via revisions to the Essential Guide is a more accessible and efficient way to reflect these updates than creating a separate report, as has been done in the past. The updates to the Comprehensive Plan over the past six years were mostly editorial or technical changes and include the following:

- Updated demographic information
- Acknowledged Arlington County's ranking on the Trust for Public Land's National 2022 ParkScore report
- Revised description of the Community Energy Plan
- Updated adoption and/or publication dates for Comprehensive Plan elements and sub-elements
- Anticipated future Comprehensive Plan updates.

VI. Upcoming Comprehensive Plan Review

Following acceptance of the 2020 Five-Year Review, a related process is needed and will begin in 2023. Consistent with the efforts of other jurisdictions updating their comprehensive plans to address and communicate new priorities, this process will evaluate how Arlington's Comprehensive Plan articulates the County's strategies to steward and implement the County's vision. This upcoming process will consider whether amendments to the Comprehensive Plan Goals and Objectives, unchanged since original adoption in 1960, are needed to better communicate how Arlington manages growth and change relative to 21st century needs and priorities. This effort will also consider new goals and policies needed to incorporate elements adopted since 1960, as well as new and emerging priorities not currently addressed in any of

the County's Comprehensive Plan elements, such as racial equity, public health, and economic resilience. These amendments may lead to identifying key future work plan priorities for the County.

Staff will engage the Planning Commission in this upcoming process and will include additional community and commission engagement to identify priority areas for future Comprehensive Plan and supporting document updates and amendments.

VII. Excerpts from the [Code of Virginia](#)

The following excerpts are included to provide context for this Comprehensive Plan review.

§ 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

A. The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

In the preparation of a comprehensive plan, the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature, including any road improvement and any transportation improvement, shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

B. 1. As part of the comprehensive plan, each locality shall develop a transportation plan that designates a system of transportation infrastructure needs and recommendations that include the designation of new and expanded transportation facilities and that support the planned development of the territory covered by the plan and shall include, as appropriate, but not be limited to, roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports, ports, and public transportation facilities. The plan shall recognize and differentiate among a hierarchy of roads such as expressways, arterials, and collectors. In developing the plan, the locality shall take into consideration how to align transportation infrastructure and facilities with affordable, accessible housing and community services that are located within the territory in order to facilitate community integration of the elderly and

persons with disabilities. The Virginia Department of Transportation shall, upon request, provide localities with technical assistance in preparing such transportation plan.

2. The transportation plan shall include a map that shall show road and transportation improvements, including the cost estimates of such road and transportation improvements from the Virginia Department of Transportation, taking into account the current and future needs of residents in the locality while considering the current and future needs of the planning district within which the locality is situated.

3. The transportation plan, and any amendment thereto pursuant to § 15.2-2229, shall be consistent with the Commonwealth Transportation Board's Statewide Transportation Plan developed pursuant to § 33.2-353, the Six-Year Improvement Program adopted pursuant to subsection B of § 33.2-214, and the location of routes to be followed by roads comprising systems of state highways pursuant to subsection A of § 33.2-208. The locality shall consult with the Virginia Department of Transportation to assure such consistency is achieved. The transportation plan need reflect only those changes in the annual update of the Six-Year Improvement Program that are deemed to be significant new, expanded, or relocated roadways.

4. Prior to the adoption of the transportation plan or any amendment to the transportation plan, the locality shall submit such plan or amendment to the Department for review and comment. The Department shall conduct its review and provide written comments to the locality on the consistency of the transportation plan or any amendment to the provisions of subdivision 1. The Department shall provide such written comments to the locality within 90 days of receipt of the plan or amendment, or such other shorter period of time as may be otherwise agreed upon by the Department and the locality.

5. The locality shall submit a copy of the adopted transportation plan or any amendment to the transportation plan to the Department for informational purposes. If the Department determines that the transportation plan or amendment is not consistent with the provisions of subdivision 1, the Department shall notify the Commonwealth Transportation Board so that the Board may take appropriate action in accordance with subsection F of § 33.2-214.

6. If the adopted transportation plan designates corridors planned to be served by mass transit, as defined in § 33.2-100, a portion of its allocation from (i) the Northern Virginia Transportation Authority distribution specified in subdivision B 1 of § 33.2-2510, (ii) the commercial and industrial real property tax revenue specified in § 58.1-3221.3, and (iii) the secondary system road construction program, as described in Article 5 (§ 33.2-351 et seq.) of Chapter 3 of Title 33.2, may be used for the purpose of utility undergrounding in the planned corridor, if the locality matches 100 percent of the state allocation.

7. Each locality's amendments or updates to its transportation plan as required by subdivisions 2 through 5 shall be made on or before its ongoing scheduled date for updating its transportation plan.

C. The comprehensive plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, including age-restricted, housing; business; industrial; agricultural; mineral resources; conservation; active and passive recreation; public service; flood plain and drainage; and other areas;
2. The designation of a system of community service facilities such as parks, sports playing fields, forests, schools, playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
3. The designation of historical areas and areas for urban renewal or other treatment;
4. The designation of areas for the implementation of reasonable measures to provide for the continued availability, quality, and sustainability of groundwater and surface water;
5. A capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, mineral resource district maps and agricultural and forestal district maps, where applicable;
6. The location of existing or proposed recycling centers;
7. The location of military bases, military installations, and military airports and their adjacent safety areas; and
8. The designation of corridors or routes for electric transmission lines of 150 kilovolts or more.

D. The comprehensive plan shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district within which the locality is situated.

E. The comprehensive plan shall consider strategies to provide broadband infrastructure that is sufficient to meet the current and future needs of residents and businesses in the locality. To this end, local planning commissions may consult with and receive technical assistance from the Center for Innovative Technology, among other resources.

1975, c. 641, § 15.1-446.1; 1976, c. 650; 1977, c. 228; 1988, c. 268; 1989, c. 532; 1990, c. 19; 1993, cc. 116, 758; 1996, cc. 585, 600; 1997, c. 587; 2003, c. 811; 2004, cc. 691, 799; 2005, cc. 466, 699; 2006, cc. 527, 563, 564; 2007, c. 761; 2012, cc. 729, 733; 2013, cc. 561, 585, 646, 656; 2014, cc. 397, 443; 2018, cc. 420, 691, 796, 828.

§ 15.2-2230. Plan to be reviewed at least once every five years.

At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

Code 1950, § 15-964.8; 1962, c. 407, § 15.1-454; 1975, c. 641; 1997, c. 587.

VIII. Amendments to the General Land Use Plan

VIX. Amendments to the Master Transportation Plan

VX. Essential Guide to Arlington County's Comprehensive Plan

General Land Use Plan (GLUP) Amendments
7/1/16– 6/30/22

File #	Date	Action Taken	From	To	Description	Area
GP-334-16-1	10/15/2016	1-4) Approved	1-4) N/A	1) Add open space symbols 2) Amend text on the back side of the GLUP Map for the Rosslyn Metro Station Area. 3-4) N/A	1) Within the “Rosslyn Coordinated Redevelopment District” (“RCRD”) at the locations recommended in the Rosslyn Sector Plan (Map 3.3 on page 83 of the Rosslyn Sector Plan) 2) N/A 3) Amend the GLUP Booklet text for the “Rosslyn Coordinated Redevelopment District” to be consistent with the Rosslyn Sector Plan. 4) Amend GLUP Booklet text to remove the “Resolution Governing Building Heights in Rosslyn” and the “Resolution on Urban Design Principles for Rosslyn Central Place” and to add references to these resolutions to the “Historical Documents” section	Rosslyn
GP-335-16-1	2/25/2017	Approved	“Low-Medium” Residential	“High-Medium” Residential	1801 N. Quinn Street (Queens Court)	Rosslyn
GP-336-16-1	2/25/2017	Approved	“Public”	“High” Office-Apartment-Hotel	1555 Wilson Boulevard (Penzance)	Rosslyn
GP-337-17-1	10/21/2017	Approved	Various	Creation of Courthouse Square Special District and addition of Note #26, various changes in designation on the GLUP Map, updates to the back of the GLUP Map for the Courthouse area, addition of Courthouse	Courthouse Square Planning Process study area (includes the Strayer block, the Landmark block, Bell Atlantic Plaza, the Theater Site, Court Square West, and the future Courthouse Square)	Courthouse

*For GLUP Amendments prior to 2001, contact the Arlington County Community Planning, Housing, and Development Department

File #	Date	Action Taken	From	To	Description	Area
				Square Special District text to the GLUP Booklet		
GP-338-17-1	11/18/2017	Approved	1) N/A 2) "Service Commercial"	1) Add Note 27 identifying the Washington Boulevard and Kirkwood Road Special GLUP Study "Plus" and Concept Plan as a guiding document that further articulates the County's adopted future vision for this area 2) "Semi-Public"	1) Area bounded by N. Kirkwood Road, N. Kansas Street, 13th Street N., and Washington Boulevard 2) General area of Ball Family Burial Grounds	Washington Boulevard and North Kirkwood Road
GP-339-17-1	12/16/2017	Approved	"Low" Residential (1-10 units/acre)	"Government and Community Facilities"	An area that generally encompasses a portion of the block bounded by N. Culpeper Street to the west, N. Columbus Street to the east, Lee Highway to the south, and 25th Road N. to the north	Langston Boulevard
GP-340-17-1	12/16/2017	Approved	N/A	1) Amend the GLUP Map and Booklet as shown in Attachments B-1 through B-8 (of the Final Staff Report) 2) Amend the GLUP Map to add GLUP Note #28 to establish the Housing Conservation District, encompassing twelve areas of the County located near Leeway Overlee, John M. Langston-Glebeewood, Waverly	Areas shown in Attachments B-1 through B-8 (of the Final Staff Report)	N/A

File #	Date	Action Taken	From	To	Description	Area
				Hills, Spout Run-Lyon Village, North Highlands West, North Highlands East, Westover, Lyon Park North, Lyon Park South, Penrose, Arlington Ridge-Long Branch Creek, and Shirlington; and 3) Amend the GLUP to add text to the GLUP Booklet to describe the goals, objectives general policy framework, and date of adoption of the Housing Conservation District		
GP-341-17-1	11/24/2018	Approved	1) "Low-Medium" Residential 2) N/A	1) "High-Medium Residential Mixed-Use" 2) Add note #25: Development along the south side of 11th Street N. between N. Vermont and N. Randolph Streets should complete and reinforce the overall transition envisioned by the Ballston Sector Plan from Fairfax Drive to 11th Street by: •Limiting building heights along 11th Street to 3 to 4 stories for the first 80 feet of	The middle one-third of the blocks between Fairfax Drive and 11th Street N. and between N. Vermont Street and N. Randolph Street	Ballston

File #	Date	Action Taken	From	To	Description	Area
				block depth; and •Encouraging sufficient separation between buildings on adjacent sites.		
GP-342-18-1	6/16/2018	Approved	“Low” Residential	“Public”	Select areas within Benjamin Banneker Park	East Falls Church
GP-343-17-1	2/23/2018	Approved	“Semi-Public” and “Service Commercial”	“Medium” Office-Apartment-Hotel	GLUP amendment to change the land use designation for a property known as 3445 Washington Boulevard which encompasses a portion of the block bounded by Washington Boulevard to the south, N. Kirkwood Road to the east, 13th Street N. to the north and N. Lincoln Street to the west from “Service Commercial” and “Semi-Public” to “Medium” Office-Apartment-Hotel (RPC #15-086-011)	Washington Boulevard and North Kirkwood Road
GP-344-18-1	4/23/2019	Approved	N/A	N/A	Designate a Special Affordable Housing Preservation District and apply Note 13, for the Best Western Site Plan #233, 1531 Arlington Boulevard/1523 Fairfax Drive	Rosslyn
GP-345-19-1	4/23/2019	Approved	N/A	N/A	Modification of the Special GLUP Study process and the creation of new and revised fees for Special GLUP Studies including amendments to the GLUP Booklet	Countywide
GP-346-17-1	6/15/2019	Approved	“Service-Commercial”	“Medium” Office-Apartment-Hotel	Site Plan #450 3411, 3415, and 3421 Washington Boulevard and 1122 N. Kirkwood Road in accordance with the Washington and Kirkwood Special GLUP Study Plus	Washington Boulevard and North Kirkwood Road

File #	Date	Action Taken	From	To	Description	Area
GP-347-19-1	12/14/2019	Approved	"Low-Medium" Residential	"High-Medium" Residential	Harris Teeter Site located at 525 N. Thomas Street. Generally located on the south-central portion of the block bounded by N. Carlin Springs Road, N. Thomas Street, Henderson Road, and N. Glebe Road	Ballston
GP-348-19-1	12/14/2019	Approved	"Service Industry"	"Public"	1) Select areas north of Jennie Dean Park, between S. Four Mile Run Drive, Shirlington Road, S. Nelson Street, and 27th Street S. 2) Add a General Location for Open Space symbol to Jennie Dean Park	Four Mile Run
GP-349-19-1	11/16/2019	Approved	N/A	N/A	Amendments to the GLUP Legend and Booklet text to clarify that bonus density to achieve Comprehensive Plan goals and other policies/priorities is possible allowing densities more than those levels set forth in the land use designations and the applicable zoning districts in certain circumstances	Countywide
GLUP Reprint	2/22/2022	Approved	N/A	N/A	Reprinting of the GLUP Map, including amendments approved since the last reprinting and other map updates, reprinting of the GLUP Booklet, and adding a new GLUP Public Facility map and table.	Countywide
GP 350-20-1	11/13/2020	Approved	N/A	N/A	1) Amend the GLUP Map to add a note ("6") identifying the Shirlington Special GLUP Study Plus and Concept Plan as a guiding document that further articulates the County's adopted future vision for this area	Shirlington

File #	Date	Action Taken	From	To	Description	Area
					2) Amend the GLUP Booklet to add a description of and references to this plan, including an update to the description of the Shirlington PDSP, a description of the Shirlington Special GLUP Study Plus, an addition to the Special GLUP Studies list and map and updates to the appendices	
GP-351-20-1	11/14/2020	Approved	N/A	N/A	Amend GLUP Public Facility Map and the GLUP Booklet Public Facility Table to add Dominion Energy electrical substations as public service corporation facilities	Countywide
GP-352-21-1	7/17/2021	Request to Advertise Approved	"Service Commercial" and "Low Medium" Residential	"Low" Office-Apartment-Hotel	1) Authorize advertisement of a GLUP amendment for the area located at the southern corner of Arlington Boulevard and N. Pershing Drive to "Low" Office-Apartment-Hotel (GLUP Number to be reused when GLUP Amendment is requested with Site Plan Application) 2) Adopt the Pershing Drive Special GLUP Study	Pershing Drive and Arlington Boulevard
GP-353-21-1	2/12/2022	Approved	N/A	N/A	Pentagon City Sector Plan: 1) Revisions to the GLUP Map and Booklet to establish the "Pentagon City Coordinated Redevelopment District," by expanding existing Note #4 to include the River House property located west of S. Joyce Street; 2) Changes to existing land use designations within the study area and the addition of eight new	Pentagon City

File #	Date	Action Taken	From	To	Description	Area
					open space symbols to ensure consistency with the Sector Plan; 3) Revisions to the MTP Map to expand the designation of "Area Planned for New Streets" to fully capture the Pentagon City Sector Plan study area	
GP-354-22-1	4/23/2022	Approved	N/A	N/A	Clarendon Sector Plan Update – 1) Add the triangle symbol to indicate the general location of future public spaces on Fairfax Drive between 10th Street N. and Wilson Boulevard, at the northwest corner of 10th Street N. and Fairfax Drive, and at the northeast corner of 10th Street N. and N. Irving Street; 2) Change the land use designation for a site located to the west of Clarendon Circle intersection, between Washington Boulevard and Fairfax Drive, now County-owned, from "Semi-Public" to "Public"	Clarendon

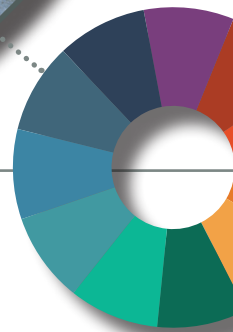
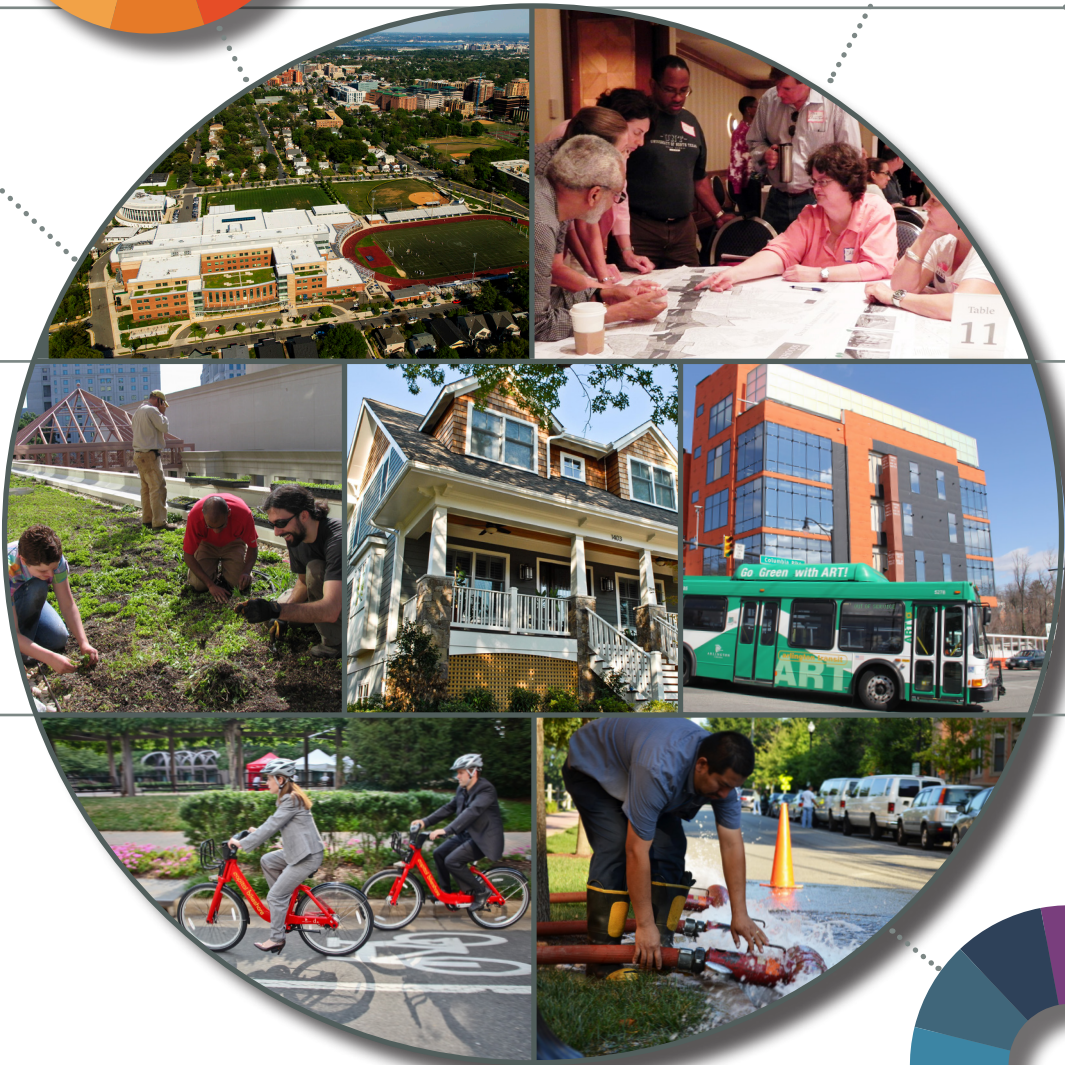
Master Transportation Plan Amendments

7/1/16 - 6/30/22

Project Name	MTP Amendment or Street Network Change	Date	County Board Action	Staff
Pedestrian Streets	Adoption of amendments to the Master Transportation Plan (MTP) to create a new Pedestrian Priority street type and modify the definition of Pedestrian and Bicycle Priority street type	10/15/16	Adopted	R. Viola
Rosslyn Sector Plan	<p>New street segments:</p> <ul style="list-style-type: none"> a. North Ode Street, between 18th Street North and Clarendon Boulevard; b. North Nash Street, between 17th Street North and Fairfax Drive; c. 18th Street North, between North Lynn Street and Arlington Ridge Road d. 17th Street North, between North Kent Street and Arlington Ridge Road; <p>New pedestrian street segments:</p> <ul style="list-style-type: none"> e. 17th Street North extension (Freedom Park), between Fort Myer Drive and North Kent Street; f. North Orme Street, between 18th Street and Clarendon Boulevard g. 18th Street North, between North Lynn Street and North Oak Street h. 20th Street North, between North Nash Street and Fort Myer Drive 	10/15/16	Approved	K. Cornell

n/a	Rename South Smythe Street to South Ross Street, between Columbia Pike and 13 th Street South	1/28/17	Adopt	R. Viola
Courthouse Sector Plan Addendum	<p>Amend the MTP Map to:</p> <ul style="list-style-type: none"> • Designate a new Metrorail station entrance • Designate 15th Street North between Clarendon Boulevard and North Courthouse Road as a “Shared Street” • Designate 14th Street North between North Uhle Street and North Courthouse Road as a “Shared Street” • Add a new section of North Uhle Street between 15th Street North and existing segment of North Uhle Street north of Court Square West. Designate as a “Pedestrian Priority Street” • Designate the existing sections of North Uhle Street between Clarendon Boulevard and 14th Street as a “Pedestrian Priority Street” • Delete segment of North Uhle Street on the north side of Court Square West, and the segment of North Veitch Street on the west side of Court Square West 	10/21/17	Adopted	M. Rhodes, K. Brown, R. Viola
Washington/ Kirkwood Special GLUP Study	<p>Amend the MTP Map to:</p> <ol style="list-style-type: none"> 1. Designate Washington Boulevard between Kirkwood Road and Lincoln Street as a Type B (primarily Urban Mixed-Use) arterial street 2. Designate new Area #13 classified as “Areas Planned for New Streets” Washington Boulevard and Kirkwood Road Area 	11/18/17	Adopted	A. Fusarelli, M. Stafford
Majestic Oaks Site Plan Amendment	Amend MTP Map to redesignate a portion of 13 th Street South, between	11/18/17	Adopted	M. Ladd, D. Sellin

	South Kenmore Circle and South Monroe Street, as an alley			
Washington and Kirkwood	Add a new section of North Kansas Street extending approximately 300 feet to the north of Washington Boulevard into the block bounded by Washington Boulevard, North Lincoln Street, 13 th Street North and North Kirkwood Road	2/23/19	Approved	R. Viola
Jennie Dean Park	Amend the MTP map to remove a portion of 27th Street South between South Nelson Street and the point where the west boundary line of the WETA property (RPC #29-002-001) and the southern edge of 27th Street South intersect	11/16/19	Approved	R. Viola
Metropolitan Park Phases 6, 7, 8	Amend the MTP map to remove the planned section of 14 th Road South east of South Elm Street	12/14/19	Approved	R. Viola
Key Bridge Marriott	Master Transportation Plan Amendment to add new sections of North Nash Street and North Meade Street on the subject property north of Langston Boulevard Link to Board Report	3/24/20	Approved	K. Cornell, B. Wallace
Merion Pike West	Amendments to the Master Transportation Plan (MTP) Map to remove two (2) planned Neighborhood Minor streets (9 th Street South and South Florida Street) within the Greenbrier Apartments property bordered by South Greenbrier Street to the west and Columbia Pike to the south Link to Board Report	11/14/20	Approved	K. Cornell
Pentagon City Sector Plan	Change MTP map designation of 12 th Street South between South Eads Street and South Hayes Street from Local to Type A	2/12/22	Approved	M. Stafford, B. Grether
Pentagon City Sector Plan	On MTP map expand the designation of "Areas Planned for New Streets" to fully capture the Pentagon City Sector Plan study area	2/12/22	Approved	M. Stafford, B. Grether



Essential Guide to
Arlington County's

Comprehensive Plan

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This guide was prepared by the Planning Division of the Department of Community Planning, Housing and Development with the help of supporting County agencies. The Planning Division is responsible for the overall coordination and review of the Comprehensive Plan. Several agencies within Arlington County are responsible for the preparation and review of specific elements.

For more information about the Comprehensive Plan, visit the County's website at arlingtonva.us and search "comprehensive plan."

County 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.



Thanks to a history of forward-looking decisions rooted in smart growth, Arlington has enjoyed remarkable achievements.

A community-based vision helped Arlington protect low density residential neighborhood areas, while planning for the expansion of Metro in the 1970's. This was a pivotal point in forming the compact, urban environment we know today.

With an exceptional transportation network and one of the best school systems in the country, the walkable neighborhoods are inviting to a diverse population.

Its distinguished school system is augmented by a dozen colleges and universities. Staying after graduation is also enticing - *USA Today* ranked Arlington as a #1 post-college town. Millennials are currently the largest cohort. The smart, creative workforce is attractive to businesses and contributes to Arlington maintaining one of the

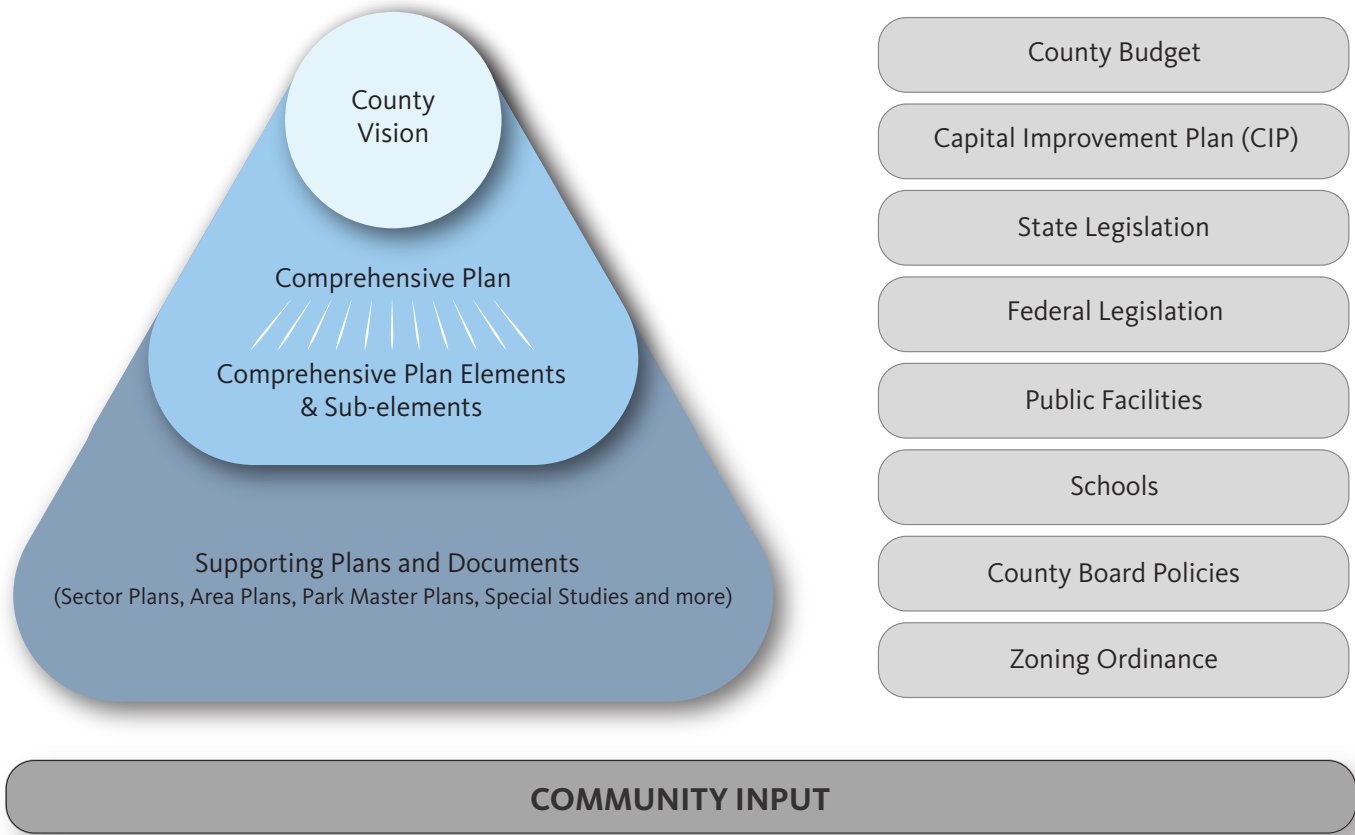
lowest unemployment rates in Virginia, and the lowest in the region. The Arlington job market is forecasted to grow to 290,800 jobs by 2045.

The County's exceptional financial management practices help provide high levels of services and benefits to taxpayers. A consistent Triple-AAA bond rating lowers bond interest rates and maximizes the use of every public dollar.

In addition, the County invests in a wide range of community facilities and programs, including award-winning programs, such as the affordable housing program, Arlington County Commuter Services (ACCS), Arlington Initiative to Rethink Energy, public art, parks and more.

Furthermore, Arlington County is nationally recognized for its park and recreation system, ranking third of the 100 largest cities in the nation on the Trust for Public Lands ParkScore in 2022.

How Does the Comprehensive Plan Influence Priorities?



Arlington's vision is at the core of all County planning and development.

The County's first Comprehensive Plan was established on August 27, 1960, and included five elements. The document has been amended over time and now includes 11 elements, two of which include multiple sub-elements. Through these elements and sub-elements, the Comprehensive Plan aims to ensure that Arlington remains a safe, healthy, convenient and prosperous community and an attractive place in which to live, work and play.

The Comprehensive Plan is supported by a series of sector, area and revitalization plans, as well as other plans and policy documents. These planning documents build on such Comprehensive Plan topics as land use, public spaces, street design, affordable housing, historic preservation, and community services, providing additional guidance and recommendations.

The Comprehensive Plan guides the coordinated and harmonious development of the County and serves as a decision-making tool for the County Board, Advisory Commissions, and County Departments. Comprehensive Plan goals and recommendations are considered when adopting the County's annual budget and Capital Improvement Program, although the process of establishing priorities is also influenced by County Board guidance, community feedback, emerging or evolving opportunities or challenges, as well as state and federal legislation. Each year, as public and private development projects come forward for review and approval, there may be times when the County Board must consider, balance, and prioritize multiple Comprehensive Plan goals.

Comprehensive Plan Review Process & Public Engagement

Arlington values community-based planning, where open and transparent processes are used in tandem with robust community engagement.

The Code of Virginia requires all governing bodies in the Commonwealth to have an adopted Comprehensive Plan, and for the local planning commission to review the plan at least once every five years. Since its original adoption, Arlington’s Comprehensive Plan has been periodically updated and expanded.

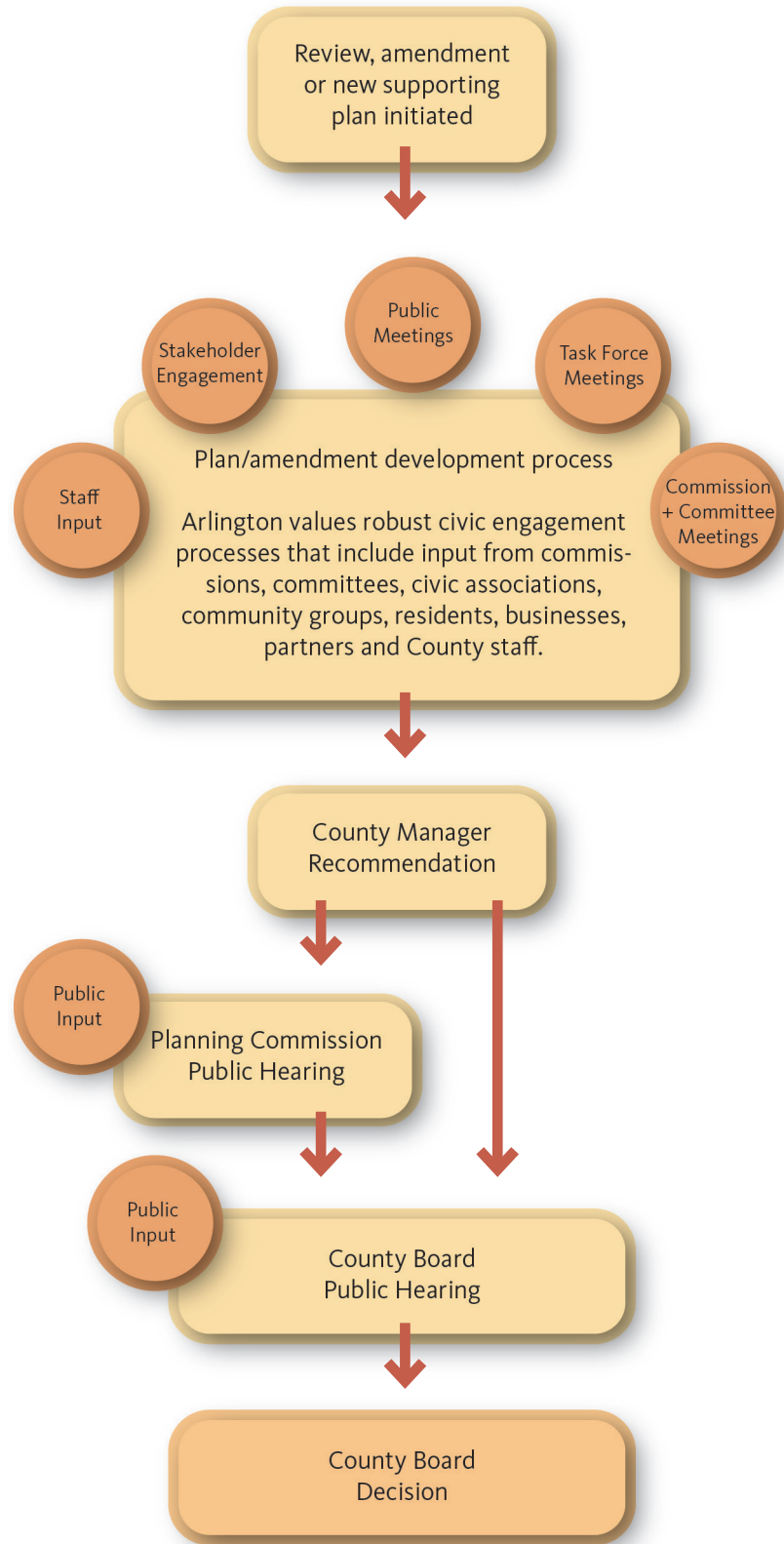
The County’s Comprehensive Plan is reviewed and updated on an ongoing (or continual) basis. Every five years, the County produces a Five-Year Review Report on Amendments to the Comprehensive Plan. The development of this report highlights changes made over the past five years and helps the County Board determine whether any changes are needed to plan elements. Elements typically contain goals, objectives, policies, strategies, and recommendations pertaining to a specific policy area that impacts the present and future development of the County.

Elements are typically developed and amended through a community-based process that includes the evaluation of existing policies, the development of alternatives, and consideration of recommendations. Input is collected and evaluated by County staff in cooperation with commissions, committees, task forces, community groups and organizations, neighborhood civic associations and local businesses as well as other partners. County staff use this stakeholder input to finalize a proposed plan or amendment that becomes the County Manager’s recommendation.

A Planning Commission public hearing is held to review the County Manager’s recommendations and hear public testimony. The commission considers all input and makes a recommendation to the County Board.

The County Board receives the County Manager’s recommendations and Planning Commission recommendations and hears additional public testimony before ultimately making a final decision.

The same review process is generally followed for the development of supporting documents, such as sector, area, small area, and revitalization plans. The specifics of each process, including which commissions and stakeholders play a role, will vary.



A typical process follows a combination of the steps outlined here, however each process can vary, depending on a number of considerations.

How Do Public Facilities and Schools Fit In?

While the County Board oversees the daily operation and strategic development of most essential government services, a separate and independent School Board guides the growth and evolution of Arlington Public Schools (APS). As APS and the County share fiscal resources, the County Board and the School work together to identify, plan for, and address public facility needs in Arlington. To help navigate these conversations, Board members and stakeholders rely on the findings and guidance provided in the 2015 Community Facilities Study and the APS Strategic Plan.

Public Facilities

The [Community Facilities Study](#) was a collaborative effort between the County, APS, and the broader Arlington community to identify needs for additional schools (and additional student capacity at existing schools), fire stations, vehicle storage sites and other community-serving facilities over the next five, 10 and 20 years, and to develop a strategic framework to implement priority projects. Two advisory commissions support ongoing discussions on public facility needs: The Public Facilities Review Committee (PFRC) and, formed as an outgrowth of the Community Facilities Study, the Joint Facilities Advisory Commission (JFAC).

Public Facilities Review Committee (PFRC)

The mission of the [Public Facilities Review Committee](#) is to ensure that civic infrastructure projects reflect the highest quality in land use and transportation planning and architectural design. PFRC members are appointed by the Arlington County Board.

Joint Facilities Advisory Commission (JFAC)

The mission of the [Joint Facilities Advisory Commission](#) is to provide input to both the County Board and the School Board regarding capital facility needs assessments, capital improvement plans, and long range facility planning.





Public Schools

Relying on staff and community engagement, the School Board adopted a [Strategic Plan](#) for the 2022-2028 school years to identify opportunities for school system improvement. The School Board and public receive annual progress reports on Strategic Plan goals. These reports provide a forum to consider whether modifications to the Strategic Plan may be warranted.

The current Strategic Plan focuses on five important goal areas:

- 1: Student Success
- 2: Student Well-Being
- 3: Engaged Workforce
- 4: Operational Excellence
- 5: Partnerships



Capital Improvement Plan (CIP)

Both the County and APS integrate priority projects into their respective 10-year Capital Improvement Plans (CIP) which are adopted on a biennial basis. The [County's CIPs](#) outlines immediate and emerging capital projects and funding needs and priorities. Similarly, the [APS CIP](#) addresses future facility needs identified in the Arlington Facilities and Student Accommodation Plan (AFSAP), including construction and major maintenance projects. The CIPs are the end result of significant planning processes that must establish priorities for balancing and allocating funding between longer-term strategic needs and ongoing maintenance and existing infrastructure needs.



Comprehensive Plan Goals & Objectives

The purpose of the Comprehensive Plan is to guide the coordinated and harmonious development of the County through the provision of high standards of public services and facilities. To achieve this, the 11 plan elements and their sub-elements work together across a set of overarching principles. Below, the Comprehensive Plan elements are cross-referenced with the principles they help implement.

The principles below were included in the County Board Resolution concerning the Comprehensive Plan, adopted by the County Board in 1960.

	Master Transportation Plan	Historic Preservation Master Plan	Affordable Housing Master Plan	Sanitary Sewer System Master Plan	Recycling Program Master Plan	Public Spaces Master Plan	Community Implementation Plan	Water Distribution Master Plan	Chesapeake Bay Preservation Plan	Stormwater Master Plan	General Land Use Plan
Retention of the predominantly residential character of the County, and limitation of intense development to limited and defined areas	●	●	●						●		●
Promotion of sound business, commercial and light industrial activities in designated areas appropriately related to residential neighborhoods	●										●
Development of governmental facilities which will promote efficiency of operation and optimum public safety and service, including the areas of health, welfare, culture and recreation	●	●	●	●	●	●	●	●	●	●	●
Provision of an adequate supply of water effectively distributed							●				
Maintenance of sewage disposal standards acceptable to the immediate County area and its neighbors in the entire Washington Metropolitan Area and consistent with the program of pollution abatement of the Potomac River				●							
Provision of an adequate storm water drainage system					●	●		●	●		
Provision of an adequate system of traffic routes which is designed to form an integral part of the highway and transportation system of the County and region, assuring a safe, convenient flow of traffic, thereby facilitating economic and social interchange in the County	●					●					●

Elements of the Comprehensive Plan



General Land Use Plan



The American Planning Association awarded Arlington's General Land Use Plan a 2017 National Planning Achievement Award, the profession's highest honor.

Purpose

The General Land Use Plan is the primary guide for future development in the County. The plan establishes the overall character, extent and location of various uses and serves as the guide for decision-making related to future development.

Goals

- Concentrate high-density development within Metro Station Areas in the Rosslyn-Ballston and Route 1/Richmond Highway Metrorail Transit Corridors.
- Promote mixed-use development in Metro Station Areas
- 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.

History

The first General Land Use Plan was adopted in 1961. Since then, the plan has been updated and amended many times to more clearly reflect the intended use for a particular area and to reflect changes resulting from adopted sector, area and revitalization plans.

Reprintings to reflect revisions to the Plan have taken place in 1964, 1966, 1975, 1979, 1983, 1987, 1996, 2011, and 2020.

Implementation

The plan is overseen by the Planning Division of the Department of Community Planning, Housing and Development.

Tools used to implement the General Land Use Plan include the Zoning Ordinance and Map, special exception processes, the Subdivision Ordinance, the Capital Improvement Plan, development guidelines, and the Form Based Code in select areas.





Public Spaces Master Plan

Purpose

The Public Spaces Master Plan identifies the major public space needs of the community, including parks, natural resources and recreational needs that make up the public space system. The plan includes three sub-elements: Urban Forest Master Plan, Public Art Master Plan and Natural Resources Management Plan.

Goals

- *Public Spaces Master Plan*: provide the foundation for a well-integrated network of public spaces that can meet the needs of the growing community.
- *Urban Forest Master Plan*: conserve and enhance our community's tree canopy.
- *Natural Resources Management Plan*: preserve and improve public natural land.
- *Public Art Master Plan*: outline a strategy for how public art will improve the quality of public spaces and the built environment in Arlington for civic placemaking.

History

The Open Space Master Plan was adopted in September 1994. The Public Spaces Master Plan replaced the Open Space Master Plan in December 2005.

Sub-elements of the Public Spaces Master Plan include the Urban Forest Master Plan (adopted in 2004); The Public Art Master Plan (adopted in 2004); and the Natural Resources Management Plan (adopted in 2010).

Implementation

The Public Spaces Master Plan along with the Urban Forest Master Plan and the Natural Resources Management Plan are overseen by the Department of Parks and Recreation. The Public Art Master Plan is overseen by the Cultural Affairs Division of Arlington Economic Development. The Urban Forest Master Plan and Natural Resources Management Plan are currently undergoing a combined update and the new Forestry and Natural Resources Plan will be a separate element of the Comprehensive Plan, with adoption anticipated in early 2023.

Plan Sub-Elements:

- *Natural Resources Management Plan (2010)*
- *Public Art Master Plan (2004, updated 2021)*
- *Urban Forest Master Plan (2004)*



Master Transportation Plan



Plan Sub-Elements:

- *Bicycle Element (2019)*
- *Demand and System Management Element (adopted in 2008)*
- *Goals and Policies Summary (2017)*
- *MTP Map (2019)*
- *Parking and Curb Space Management Element (adopted in 2009)*
- *Pedestrian Element (2011)*
- *Streets Element (amended in 2016)*
- *Transit Element (updated in 2016)*



Purpose

The Master Transportation Plan (MTP) provides the overall rationale for developing transit networks, roads, walkways, bikeways and other facilities to meet travel needs. Its purpose is to guide those who make or explain decisions that affect the transportation network, describe the rationale, and assist stakeholders who choose to advocate for better transportation policy. Plan elements include a goals and policy document, the MTP Map, and six modal elements with more detailed information.

Goals

- Provide high-quality transportation services
- Move more people without more traffic
- Promote safety
- Establish equity
- Manage effectively and efficiently
- Advance environmental sustainability

History

Arlington's original transportation plan was adopted in 1941. The plan was subsequently updated and several sub-elements were added between 1960 and 1997. In 2004, the County Board directed the Transportation Commission and County staff to undertake a comprehensive update. Plan sub-elements were adopted between 2007 and 2011, with additional updates in 2016, 2017, and 2019.

Implementation

The MTP is overseen by the Transportation Division of the Department of Environmental Services.



Purpose

The Water Distribution System Master Plan guides the operation, maintenance and expansion of the County water system. The plan evaluates the ability of the existing infrastructure to meet the anticipated growth, developments and to otherwise provide and maintain adequate water supply and high water quality.

Goals

- Provide and maintain a safe and reliable drinking water system
- Minimize overall water system average age
- Reduce number of water main breaks
- Provide sufficient and required fire-flow to all areas
- Enhance redundancy to mitigate impacts from a temporary outages
- Maintain regulatory compliance and follow industry standards
- Meet current and anticipated growth demand needs

History

The Water Distribution Master Plan was initially developed in the 1950's. The plan has been updated and revised since with the latest update in 2014. Arlington's water system was incorporated in 1927.

Implementation

The plan is overseen by the Water, Sewers, Streets Bureau of the Department of Environmental Services.



Did you know?

The County's average water consumption in 2021 was **20,180,000 gallons** per day.

Affordable Housing Master Plan



Did you know?

Housing is considered affordable if rent or mortgage, plus utilities, equals no more than **30%** of a household's gross income.

Purpose

The Affordable Housing Master Plan defines the County's affordable housing policy and enables Arlington to respond to the current and future housing needs of residents. The plan includes the context for affordable housing in Arlington, an analysis of current and future housing needs, and the affordable housing policy.

Goals

- Create an adequate supply of housing to meet current and future community needs
- Ensure that all segments of the community have access to housing
- Ensure that housing efforts contribute to a sustainable community

History

Affordable Housing Goals were adopted by the County Board in 2000 and Affordable Housing Targets were later adopted in 2003. The goals and targets for affordable housing were subsequently incorporated into the General Land Use Plan.

Arlington adopted its first Affordable Housing Master Plan in 2015 following a three-year community process.

Implementation

The plan is overseen by the Housing Division of the Department of Community Planning, Housing and Development.

Two documents accompany the master plan: the Affordable Housing Implementation Plan and the Affordable Housing Monitoring and Reporting Plan. These documents provide the framework to develop tools to meet housing needs and define indicators that monitor progress towards achieving housing goals.





Purpose

The Stormwater Master Plan contains information on the condition of the County's stormwater management systems, streams and watersheds in addition to recommendations for improvements. The plan includes information on the capacity of the storm sewer system and recommended projects to reduce the risk of flooding. It provides guidance to help manage stormwater, reduce urban sources of pollution, protect County streams and watersheds and improve the health of the Potomac River and Chesapeake Bay.

Goals

- Reduce potential stormwater threats to public health, safety, and property
- Reduce the impacts of existing urban development and redevelopment on Arlington streams, the Potomac River and the Chesapeake Bay
- Comply with state and federal regulations for stormwater, water quality and floodplain management
- Comply with ordinances for stormwater detention, Chesapeake Bay preservation, erosion and sediment control and floodplain management.

History

The Storm Sewer Plan was originally adopted in 1957. In 1975, Water Resources Engineers, Inc. prepared the Four Mile Run Watershed Runoff Control Program Hydrology Report. A Storm Water Master Plan was adopted in 1996 and a Watershed Management Plan in 2001. The two plans were updated and combined into one plan in 2014.

Implementation

The plan is overseen by the Department of Environmental Services; Office of Sustainability and Environmental Management.

Did you know?

There are
373 miles
of storm sewers in
Arlington.





Community Energy Plan



Purpose

The Community Energy Plan establishes a framework to transition how we generate, distribute, use and store energy. The plan defines energy goals and describes the energy policies needed for a sustainable community over the next thirty years.

Goals

- Increase the energy and operational efficiency of all buildings
- Increase locally generated energy supply using renewable energy options
- Refine and expand transportation infrastructure and operations enhancements
- Integrate CEP goals into all County Government activities
- Ensure Arlington's energy resilience
- Advocate and support personal action through behavior changes and effective education

History

The Community Energy Plan was first adopted in 2013 and updated in 2019.

Implementation

The plan is overseen by the Department of Environmental Services; Office of Sustainability and Environmental Management.

Accompanying the plan is the Community Energy Plan Implementation Framework, which lays out strategies and tools to meet energy goals. The County works with stakeholders to ensure that implementation improves Arlington's economic competitiveness, energy security and environmental commitment, while taking into account energy equity.





Purpose

The Sanitary Sewer System Master Plan evaluates the system facilities, practices, programs, policies and improvements needed to provide and maintain adequate service into the future.

Goals

- Anticipate future demands on the sanitary sewer system
- Project appropriate expansion to meet those demands
- Outline the maintenance programs necessary to ensure continuous service
- Outline improvements that enhance the efficiency of operation and improve the reliability of service
- Ensure that Arlington County remains in compliance with regulatory requirements

History

In 1961, the County Board adopted the Master Plan for Sanitary Sewerage System. The plan was updated and renamed Sanitary Sewer System Master Plan in 1970, 1992 and 2002.

Implementation

The plan is overseen by the Water, Sewers, Streets Bureau of the Department of Environmental Services.



Did you know?

In 1933,
35 miles
of sanitary pipes emptied
directly into streams. Today,
465 miles
of pipe collect
sewage to be treated.



Recycling Program Implementation Plan



Did you know?
The County's Zero Waste Resolution aims to divert **90% of waste** from incineration and landfills by 2038.



Purpose

The Recycling Program Implementation Plan provides a guide for the development of effective recycling programs in Arlington. Virginia Code requires jurisdictions to identify the location of recycling facilities as an element of the Comprehensive Plan.

Goals

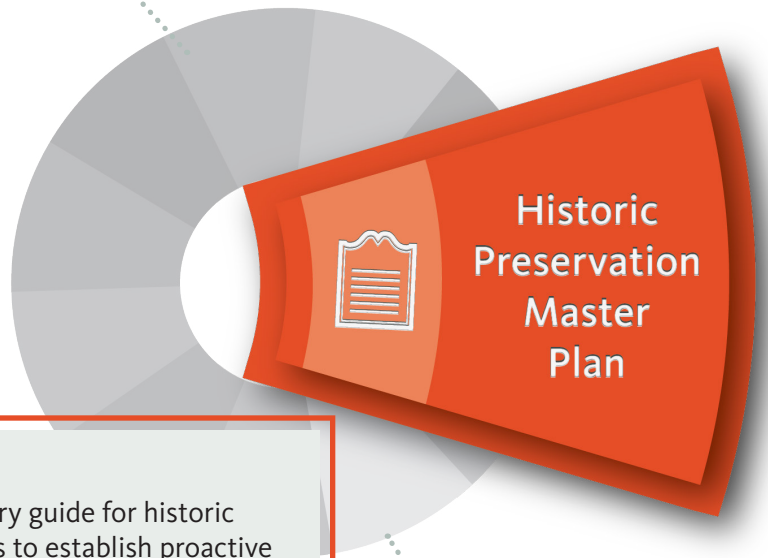
- Provide major recommendations related to the implementation of recyclable collection, processing, diversion and environmental issues, including program budget and scheduling.
- Guide promotional and educational strategies for public education, publicity, incentives, mandates and material bans.
- Identify and map recycling center locations.

History

The Recycling Program Implementation Plan was created in 1990. The Recycling Centers Map was first printed in 1995, with updated versions printed in 2008 and 2016.

Implementation

The plan is overseen by the Department of Environmental Services; Solid Waste Bureau. The Solid Waste Management Plan was developed in 1991 in response to state mandates and replaced the County's Recycling Program Implementation Plan as the guide for solid waste programs. The current [Solid Waste Management Plan](#) was adopted in 2004. The County is currently developing the new Solid Waste Management Plan for 2024, which will incorporate zero-waste principles into the County's waste management goals and actions.



Purpose

The Historic Preservation Master Plan is the primary guide for historic resources in the County. The purpose of this plan is to establish proactive priorities, goals and objectives for County historic preservation activities that involve the historic built environment and County history in general.

Goals

- Enhance understanding of Arlington’s history and historic character
- Better integrate preservation values into County planning, land use and other policies and practices
- Protect historic neighborhoods, corridors, commercial centers and civic buildings

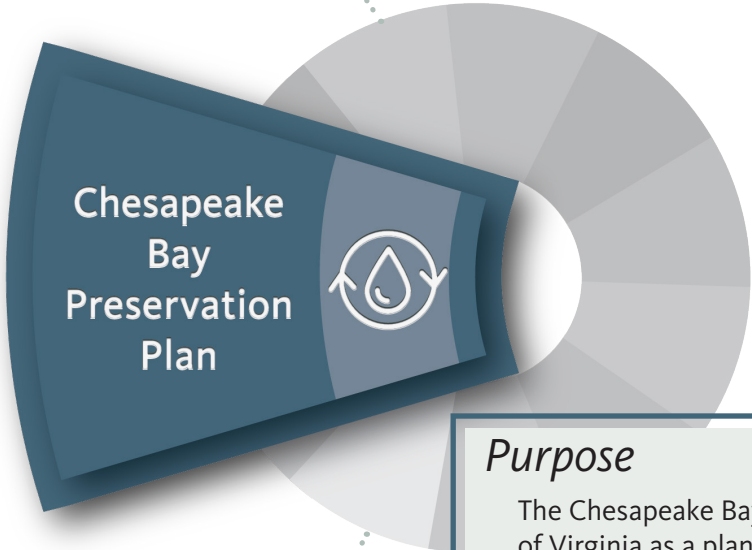
History

The County Board adopted the Historic Preservation Master Plan in 2006 and is in the process of being updated in 2023.

Implementation

The plan is overseen by the Department of Community Planning, Housing and Development; Neighborhood Services Division.





Purpose

The Chesapeake Bay Preservation Plan is required by the Commonwealth of Virginia as a planning and policy implementation framework for the County's Chesapeake Bay Preservation Ordinance. The Ordinance designates Resource Protection Area buffers adjacent to streams and wetlands to protect water quality.

Goals

- Identify and characterize the County's water resources and examine the extent to which they have been affected by urban land activities
- Map actions that Arlington County can take to help preserve and restore local streams, the Potomac River, and the Chesapeake Bay
- Meet the Comprehensive Plan requirements of the Chesapeake Bay Preservation Area Designation and Management Regulations.

History

The Virginia General Assembly enacted the Chesapeake Bay Preservation Act in 1988 and management regulations in 1989. As a result, each tidewater local government was required to implement an ordinance that establishes criteria to minimize or reduce pollution during development and redevelopment. Arlington adopted the original Ordinance in 1992. The Preservation Plan was adopted in 2001. The Ordinance was updated in 2003 and 2014. An updated Resource Protection Area Map was approved in July 2017.

Implementation

The Ordinance and Plan are overseen by the Department of Environmental Services; Office of Sustainability and Environmental Management.

Did you know?
Arlington has
1,439
properties with a
Resource Protection
Area.



Resources For More Information

More detailed information on the topics covered in this guide are available on the County website, arlingtonva.us.

Comprehensive Plan

- [Comprehensive Plan](#)
- [Five-Year Review: 2015/16](#)
- [Technical Resource](#)

Plan Elements

- [Affordable Housing Master Plan](#)
- [Chesapeake Bay Preservation Plan and Update](#)
- [Community Energy Plan](#)
- [General Land Use Plan](#)
- [Historic Preservation Master Plan](#)
- [Master Transportation Plan](#)
- [Public Spaces Master Plan](#)
 - [Urban Forest Master Plan](#)
 - [Public Art Master Plan](#)
 - [Natural Resources Management Plan](#)
- [Recycling Program Implementation Plan](#)
- [Sanitary Sewer System Master Plan](#)
- [Stormwater Master Plan](#)
- [Water Distribution Master Plan](#)

Other Plans & Studies

- [Land Use & Urban Design Planning](#)
- [Capital Improvement Plan](#)
- [Environmental Planning](#)
- [Solid Waste Management Plan](#)
- [Parks & Open Space Planning](#)
- [Transportation Planning](#)
- [Water & Utilities Planning](#)

Budget & Finance

- [About the Budget](#)
- [Adopted Budget](#)

Civic Engagement

- [A-Z Directory of Services](#)
- [Engage Arlington](#)
- [Arlington Civic and Citizen Associations](#)
- [Community & Service Organizations](#)
- [Condo, Homeowner & Tenant Associations](#)

Elected Officials

- [Arlington County Board](#)
- [Arlington Public Schools Board](#)

Related County Commissions and Advisory Groups

- [Planning Commission](#)
- [Transportation Commission](#)
- [Housing Commission](#)
- [Parks & Recreation Commission](#)
- [Public Facilities Review Committee](#)
- [Sports Commission](#)
- [Climate, Change, Energy and Environment Commission](#)
- [Historical Affairs and Landmark Review Board](#)
- [Joint Facilities Advisory Commission](#)
- [Forestry and Natural Resources Commission](#)
- [Natural Resources Joint Advisory Group](#)
- [Arlington Commission for the Arts](#)
- [Chesapeake Bay Ordinance Review Committee](#)
- [Other Advisory Groups & Commissions](#)





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<https://www.arlingtonva.us/Government/Projects/Plans-Studies/Comprehensive-Plan>