The background is a semi-transparent blue aerial photograph of a city street grid. The text is centered in white. The title is in a large, bold, sans-serif font. The date is in a smaller, regular sans-serif font and is underlined.

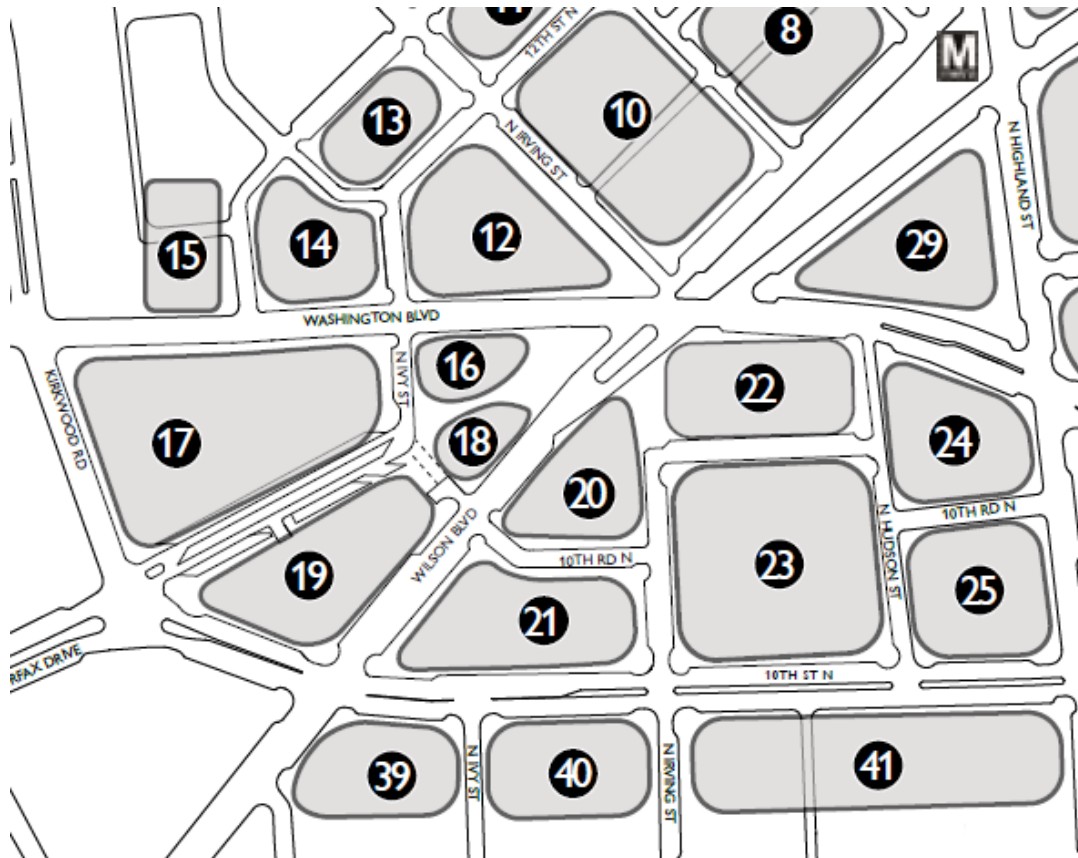
Proposed Changes
Sector Plan & Zoning Ordinance Maps
Draft 2/4/22

Proposed Map Changes- Block Key Map (Map 2.2)

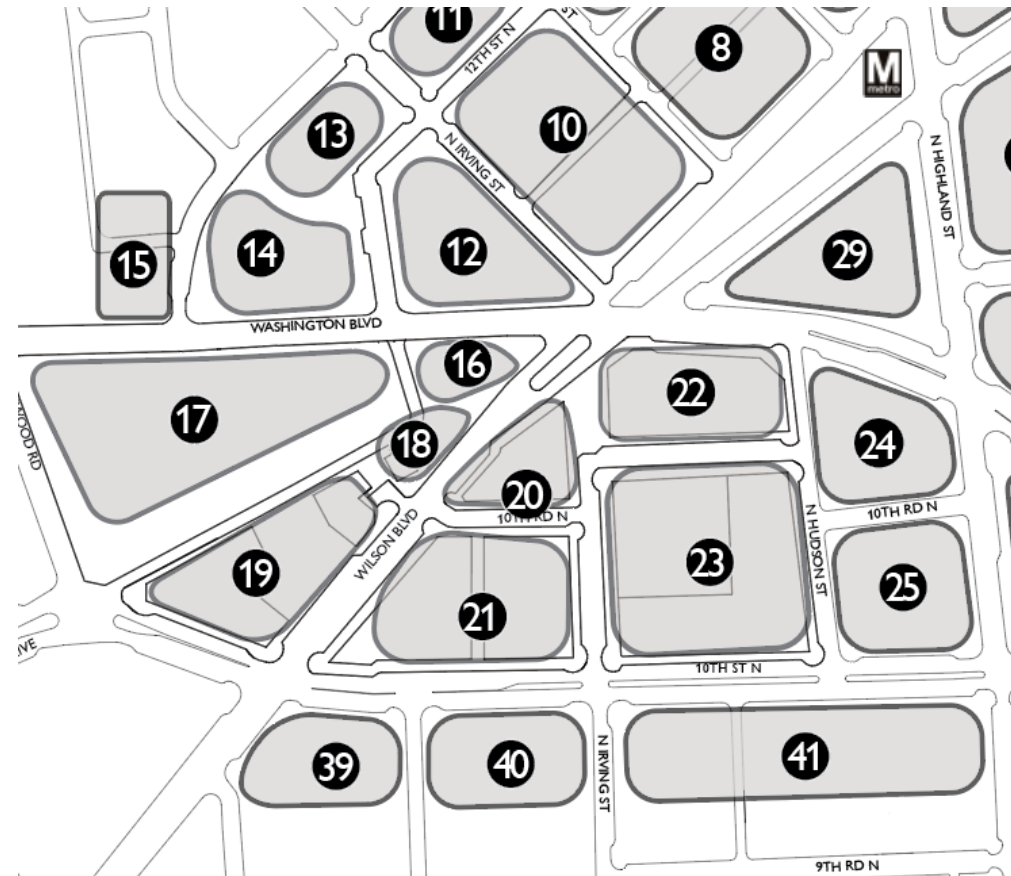
Draft 2/4/22

- Proposed street alignment/ locations

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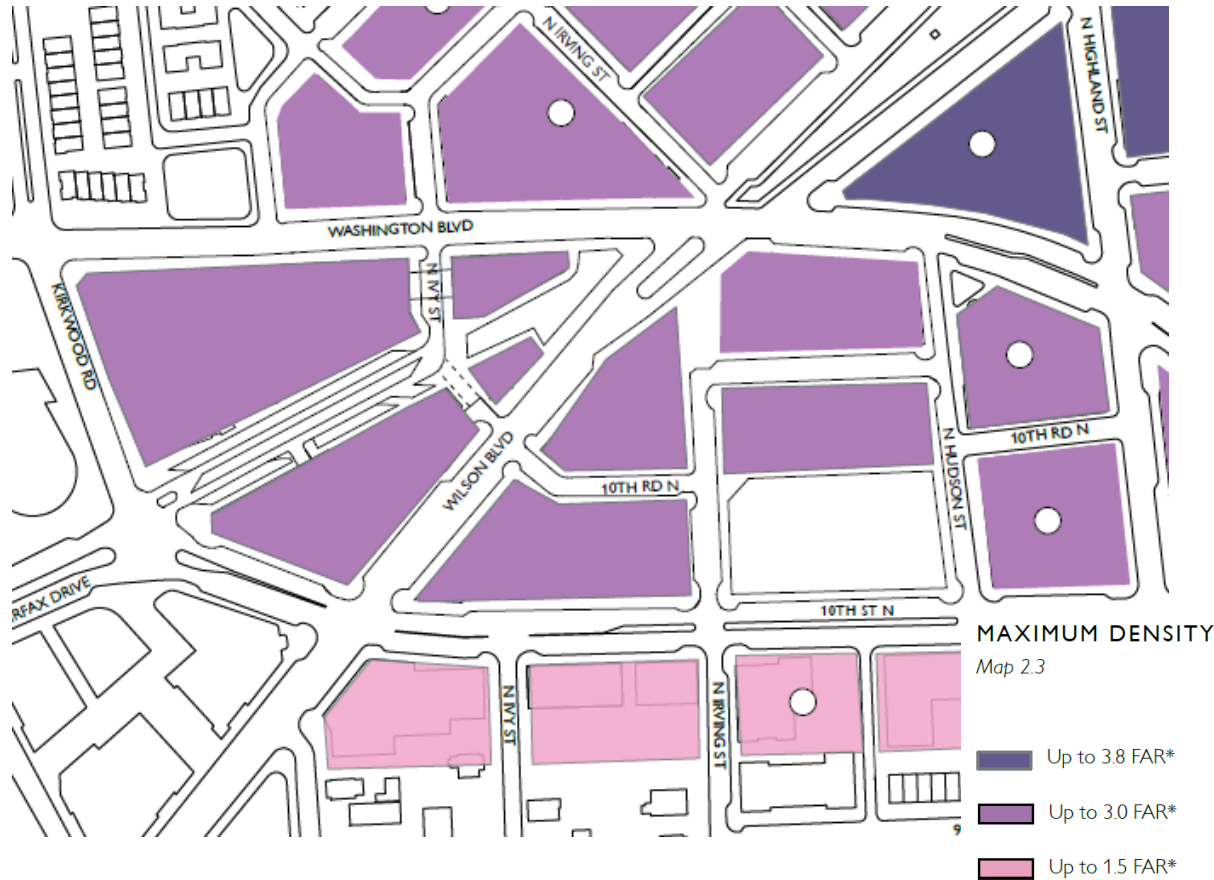
2022 Staff Proposed



Proposed Map Changes- Density (Map 2.3)

Draft 2/4/22

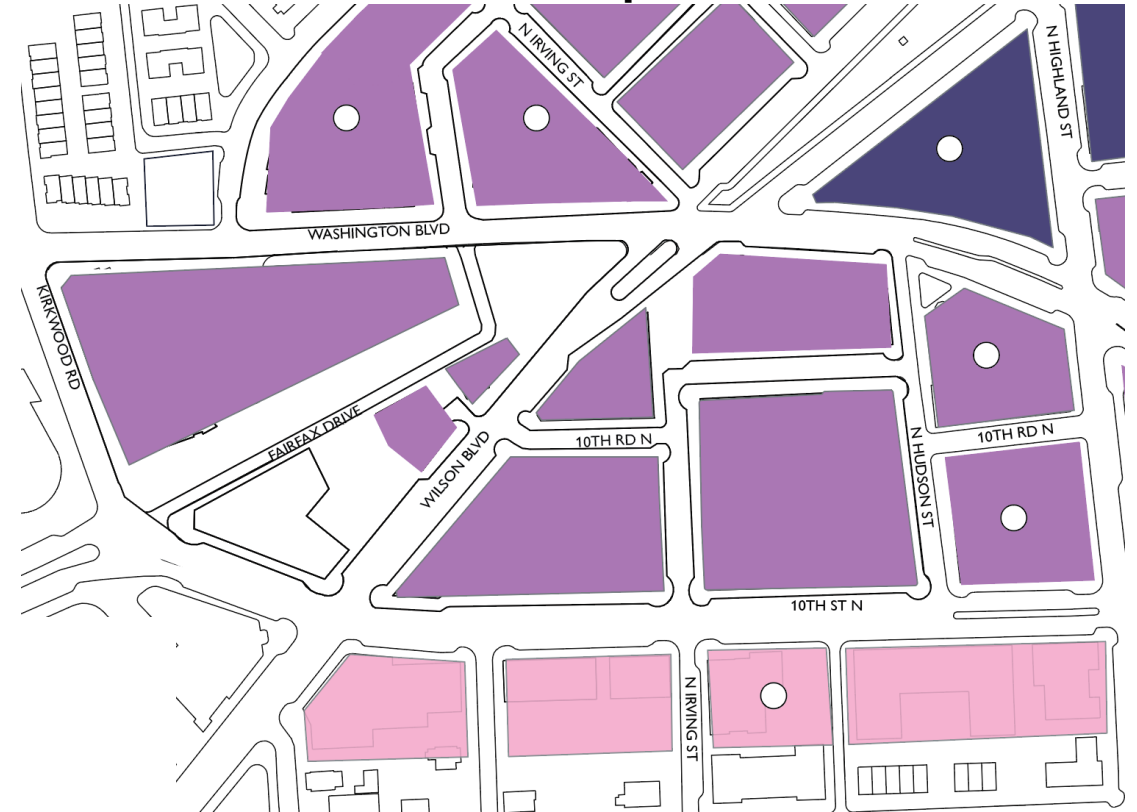
2006 Sector Plan



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

○ Density controlled under development projects approved by the County Board. Approved density may be greater than that indicated on the map.

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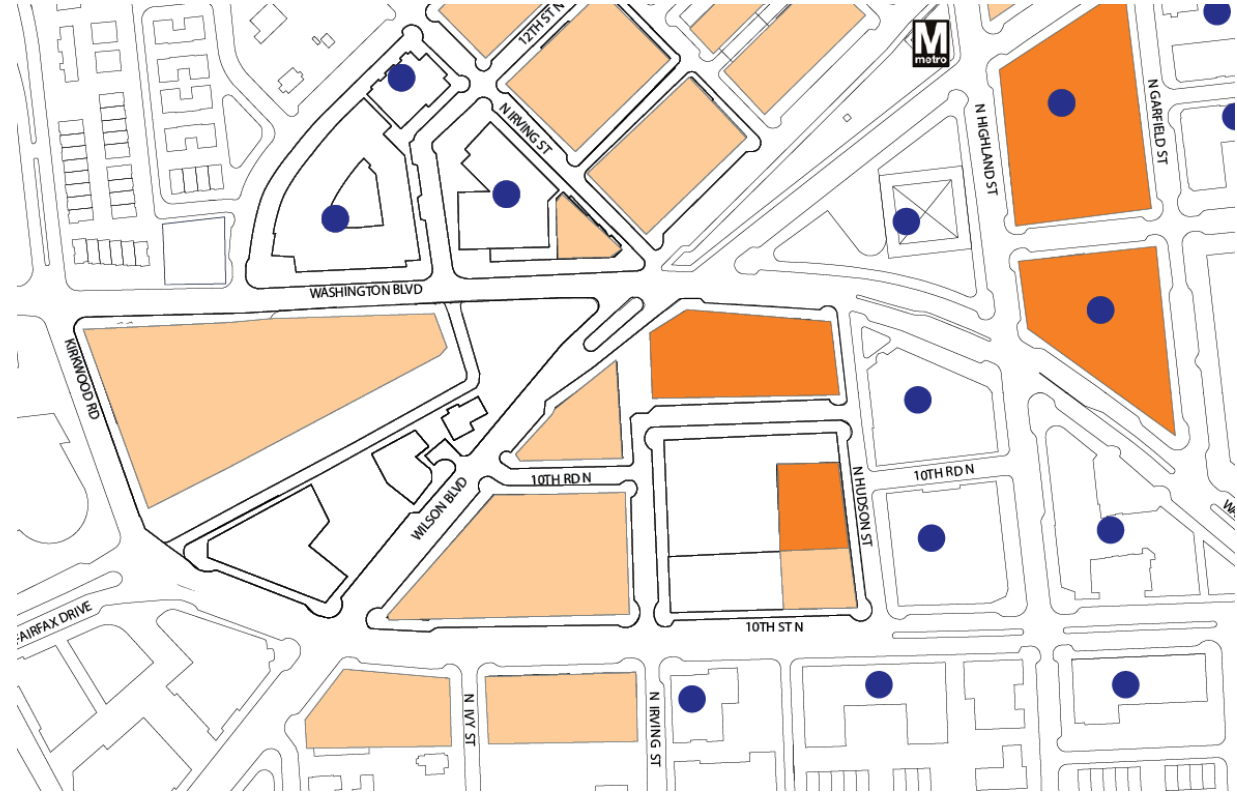
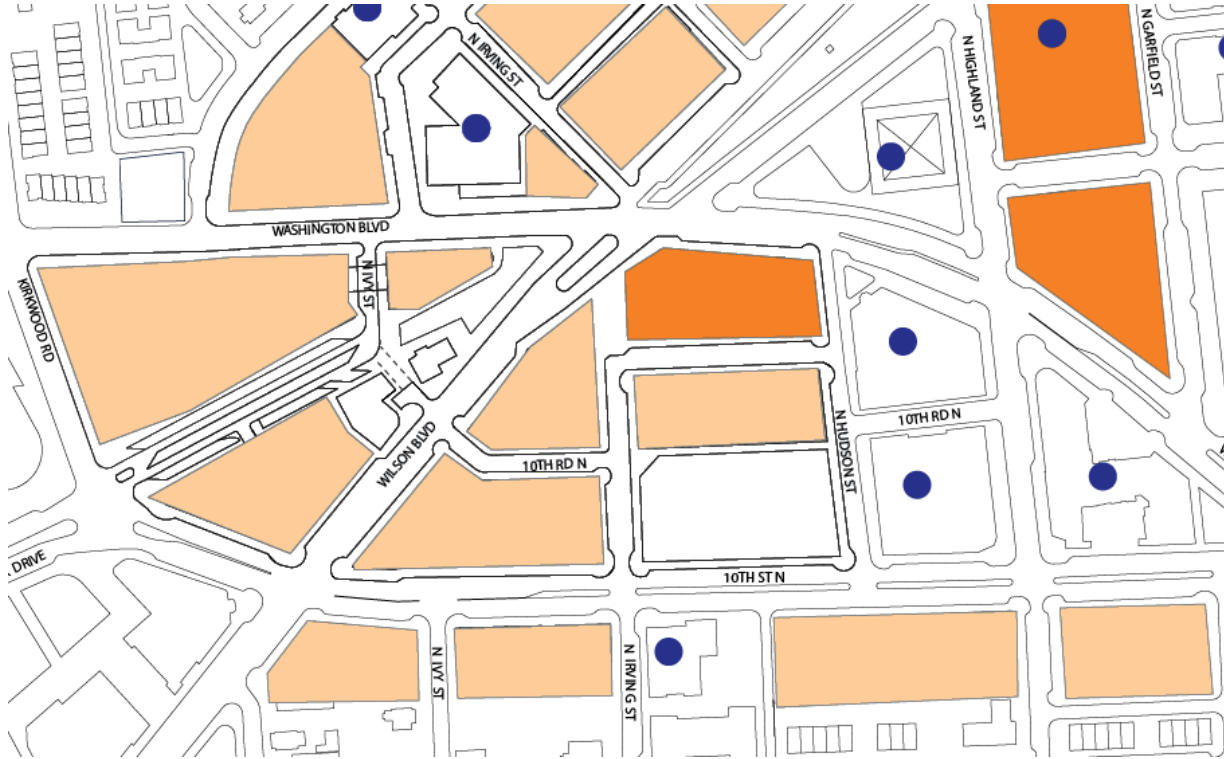
- Removal of Dominion Substation & Triangle Park density

Proposed Map Changes- Receiving Sites (Map 2.4)

2006 Sector Plan

2022 Staff Proposed

Draft 2/4/22



RECEIVING SITES

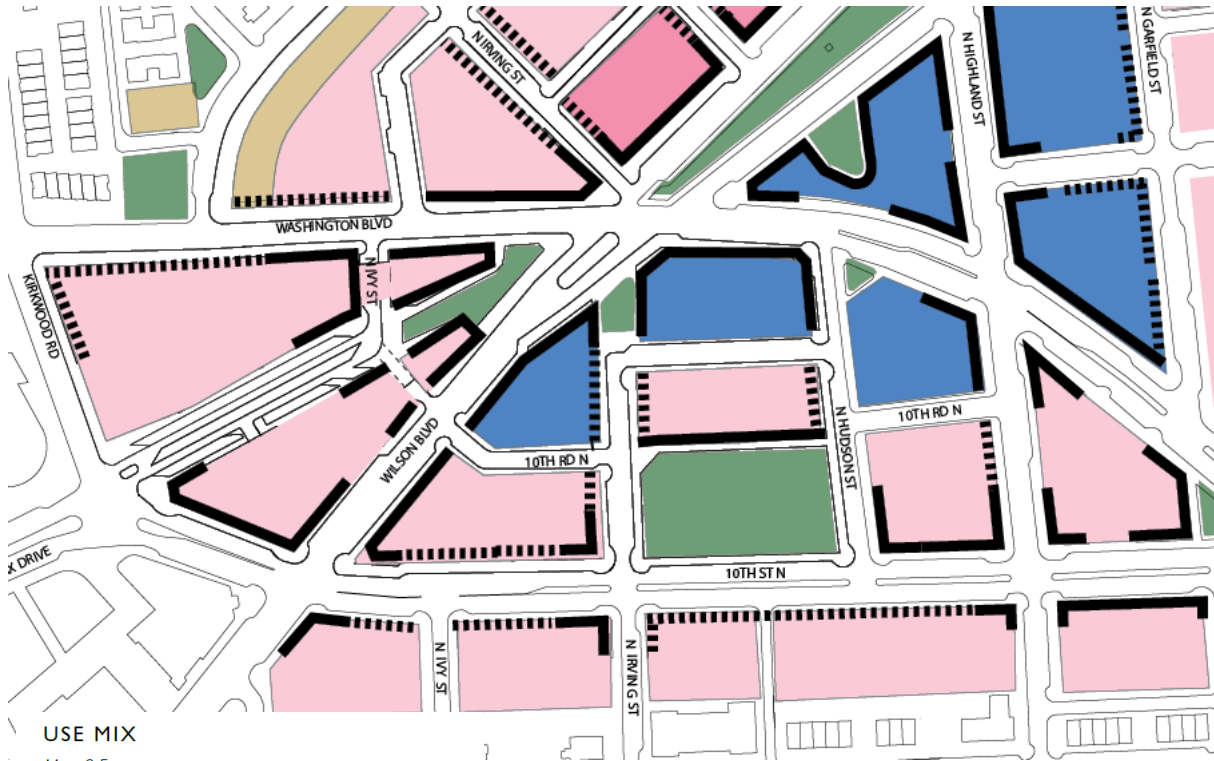
Map 2.4

- Additional Density above GLUP may be approved by County Board; Maximum Building Height may not be exceeded
- Additional Height above Maximum Building Height and Additional Density above GLUP may be approved by County Board
- Additional Density above Existing Approved Site Plan Density may be approved by County Board; Maximum Building Height may not be exceeded
- Density controlled under development projects approved by the County Board

- Removal of Verizon, Dominion Substation & Triangle Park as receiving sites for density

Proposed Map Changes- Use Mix (Map 2.50)

2006 Sector Plan



USE MIX
Map 2.5

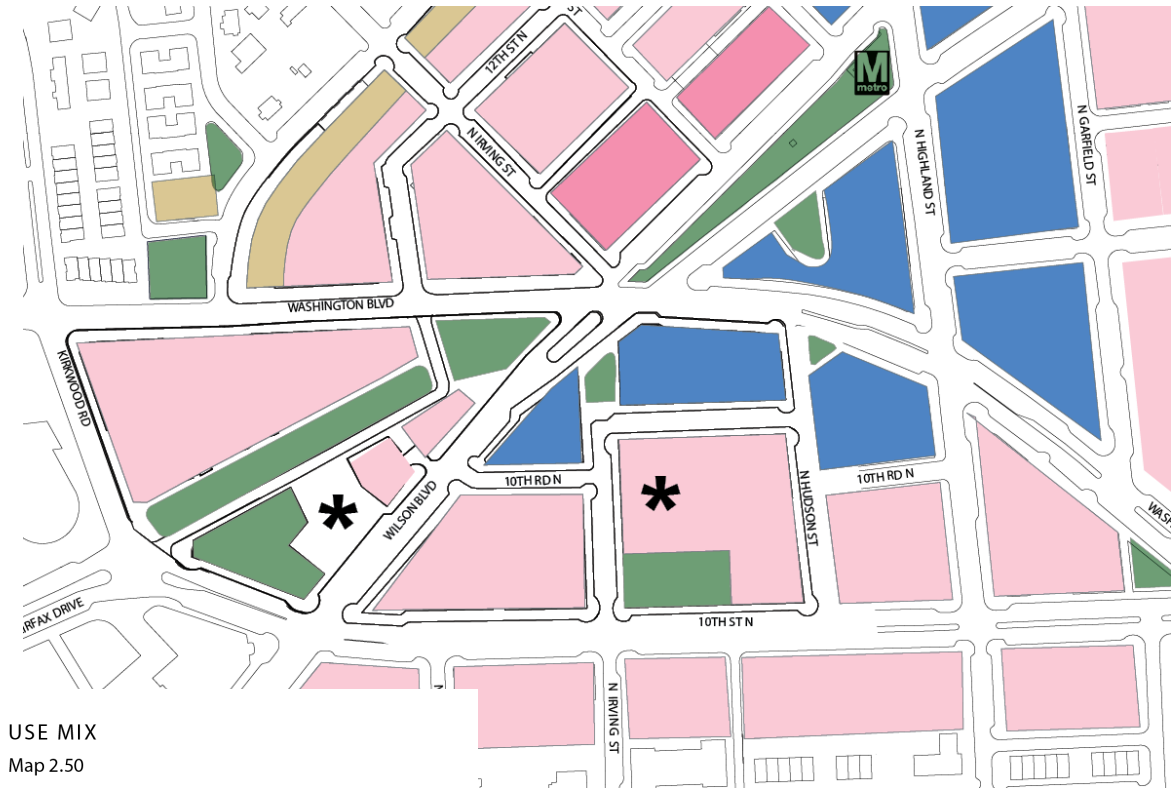
- Residential
- Residential, Commercial, Hotel, or Mixed Use
- Residential, Commercial, Hotel, or Mixed Use - Minimum 20% Commercial
- Residential, Commercial, Hotel, or Mixed Use - Prime Office - Minimum 60% Commercial
- Existing & Proposed Open Space

- Retail Frontages
- Retail and/or Personal/ Business Service Frontages

- Remove retail frontage lines from the map & legend
- Retail frontage would become a separate map in CSP

2022 Staff Proposed

Draft 2/4/22



USE MIX
Map 2.50

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

- Existing Utilities

For retail frontage locations refer to the adopted Arlington County Retail Plan & Retail Frontages Map 2.51

- Add symbol for existing utilities (Verizon & Dominion Energy)
- Add reference note to Retail Plan & New Retail Frontage Map (in Sector Plan only)

Proposed Map Changes- Building Height & Step-backs (Map 2.7)

2006 Sector Plan



MAXIMUM HEIGHT LIMITS

Map 2.7

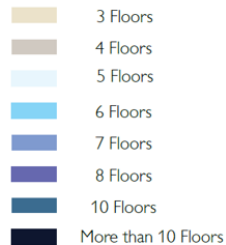
Maximum Height (Feet)

35' Existing Buildings

35' Proposed Buildings

Maximum Number of Floors

Preservation Structures - Existing Heights are the Maximum (Actual Heights Vary)



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

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

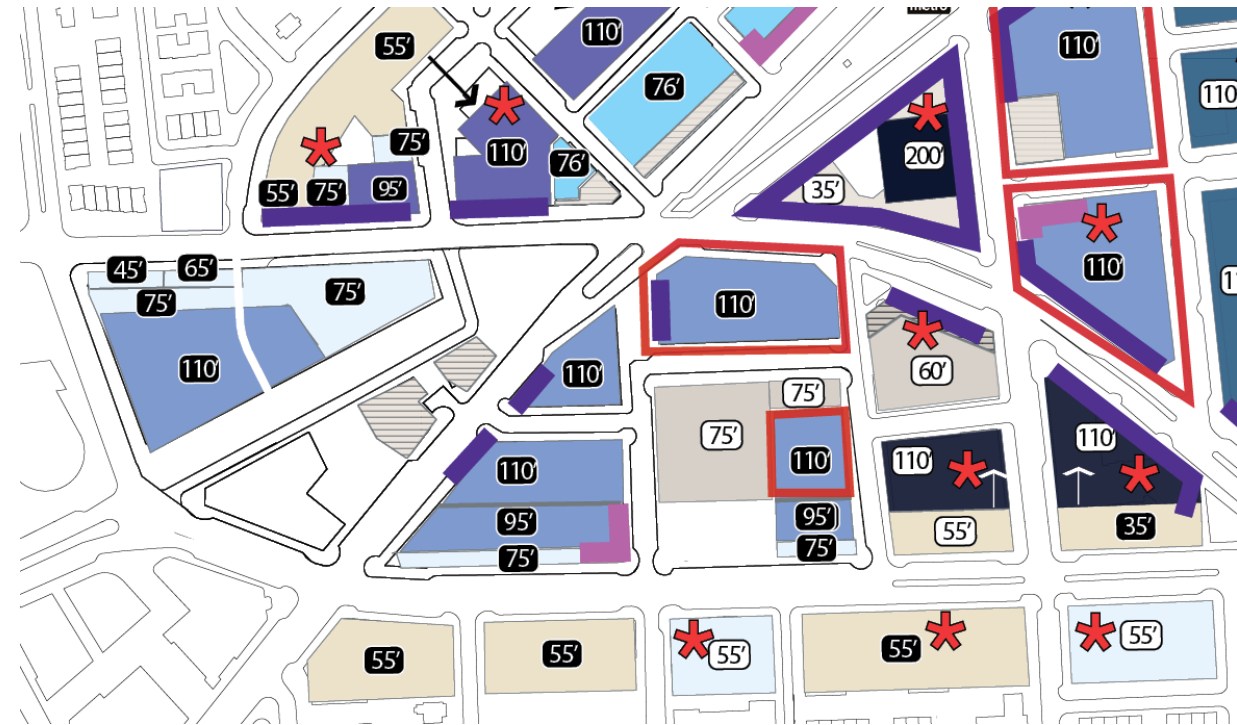
Taper Requirements (1:3 Ratio beyond 165' from "R" or "RA" Zoning line)

Notes:

1. Unless otherwise indicated, numbers shown on the height map indicate the maximum height (feet) permitted.

2022 Staff Proposed Revisions (only within study area)

• Combined Height & Step-back Maps

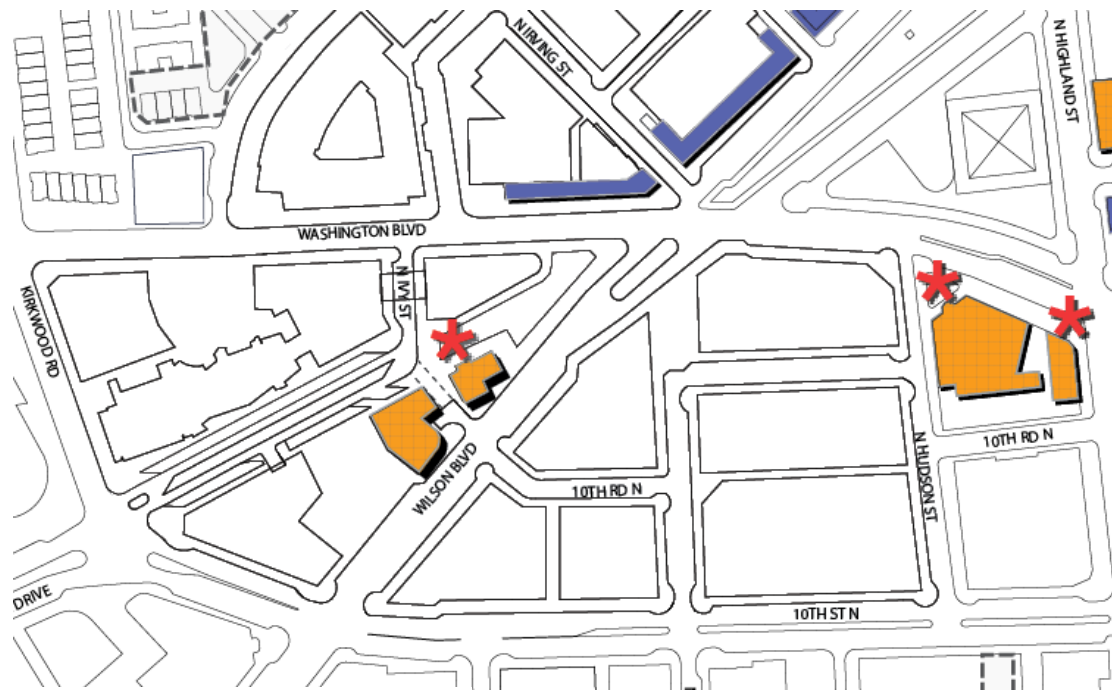


Designated frontages for step-backs where building height exceeds 60'- Step-back 10' at the 2nd, 3rd, 4th or 5th floor

Designated frontages for step-backs achieved through building façade or building frontage preservation- 10'






Proposed Map Changes- Building Preservation (Map 4)

2006 Sector Plan

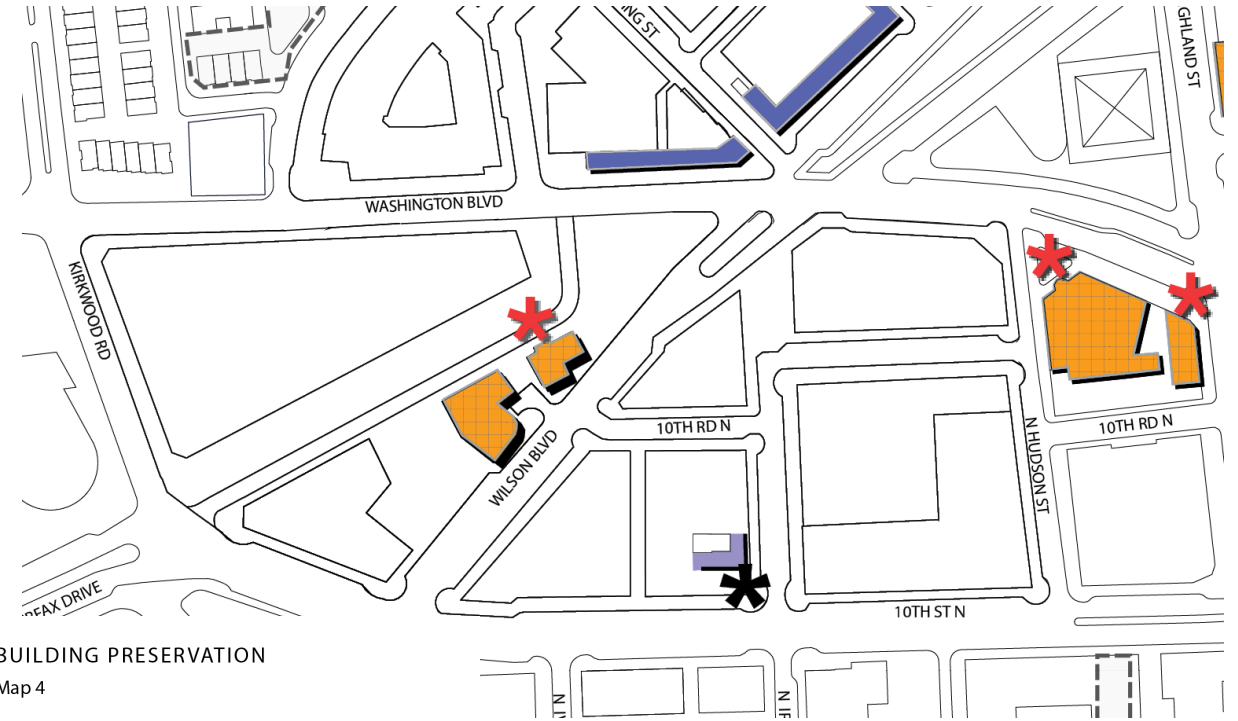


BUILDING PRESERVATION

Map 4






-  Full Building Preservation
-  Local Historic District
Joseph L. Fisher Post Office Building
Dan Kain Building
Former Clarendon Citizens Hall (Murky Coffee)
-  Building Frontage Preservation
-  Building Frontage or Facade Preservation
-  National Register Historic Districts
Lyon Village, May 2002
Ashton Heights, April 2003
Lyon Park, November 2003


2022 Staff Proposed



BUILDING PRESERVATION

Map 4

-  Full Building Preservation
-  Local Historic District
Joseph L. Fisher Post Office Building
Dan Kain Building
Former Clarendon Citizens Hall (Northside Social)
-  Building Frontage Preservation
-  Building Frontage or Facade Preservation
-  National Register Historic Districts
Lyon Village, May 2002
Ashton Heights, April 2003
Lyon Park, November 2003

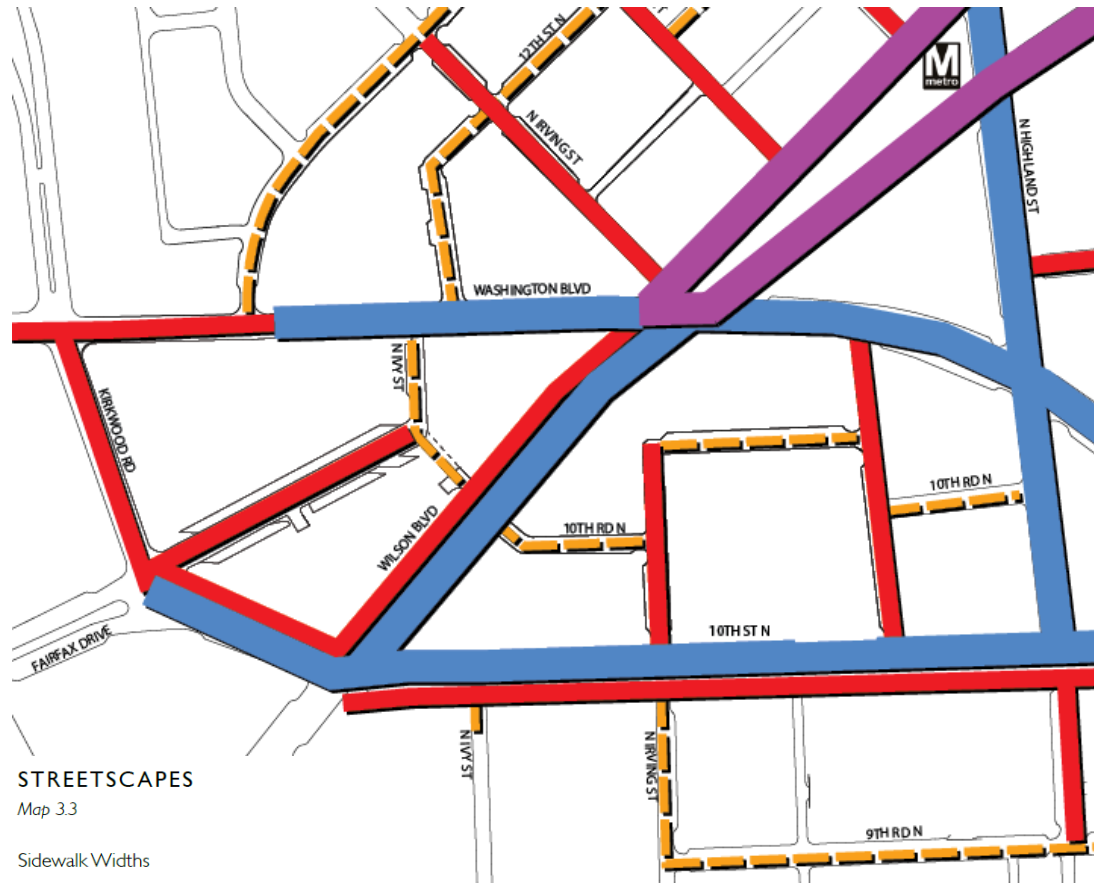
 South and east facades may be relocated to meet build-to lines shown on Map 3.1

- Addition of Façade Preservation of Joyce Motors to map
- Added symbol & note in legend for façade relocation

Proposed Map Changes- Streetscapes (Map 3.3)

Draft 2/4/22

2006 Sector Plan

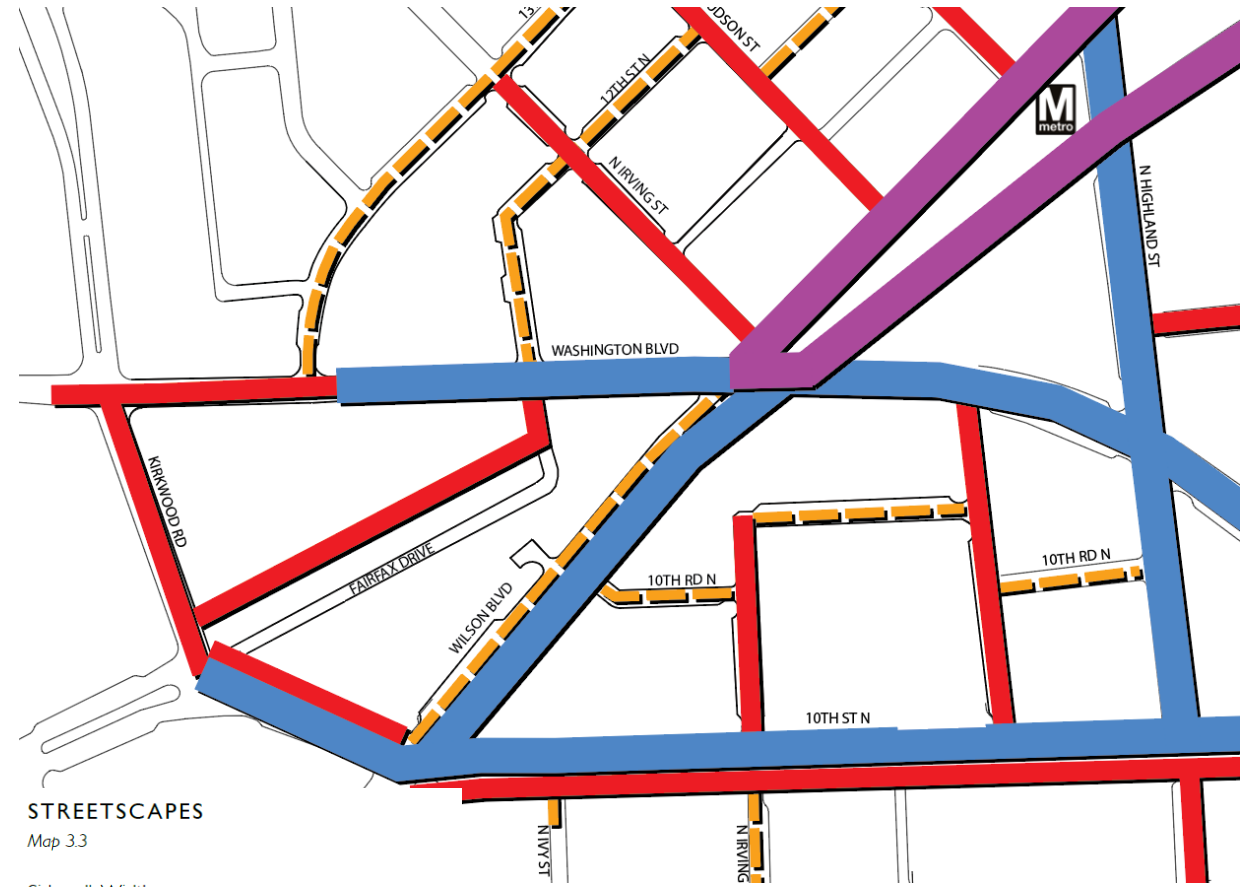


STREETSCAPES
Map 3.3

Sidewalk Widths

- 20'
- 18'
- 14'
- 12'

2022 Staff Proposed



STREETSCAPES
Map 3.3

Sidewalk Widths

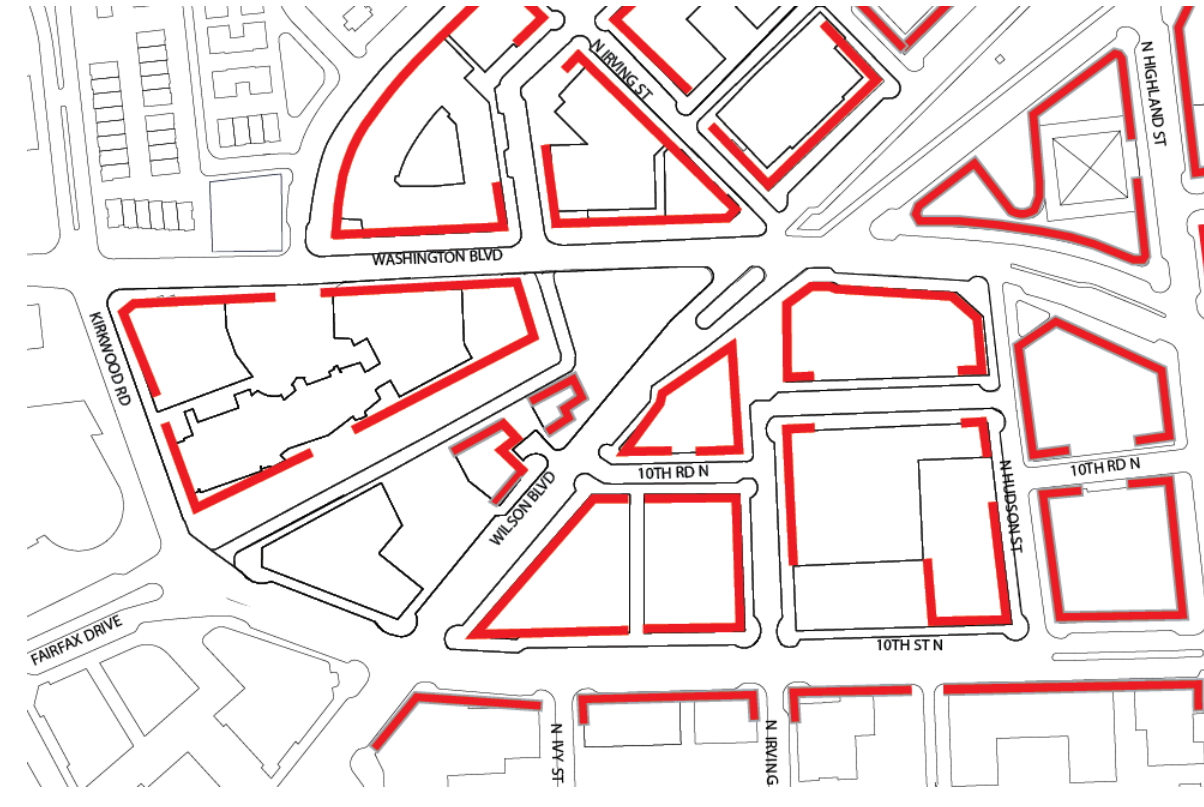
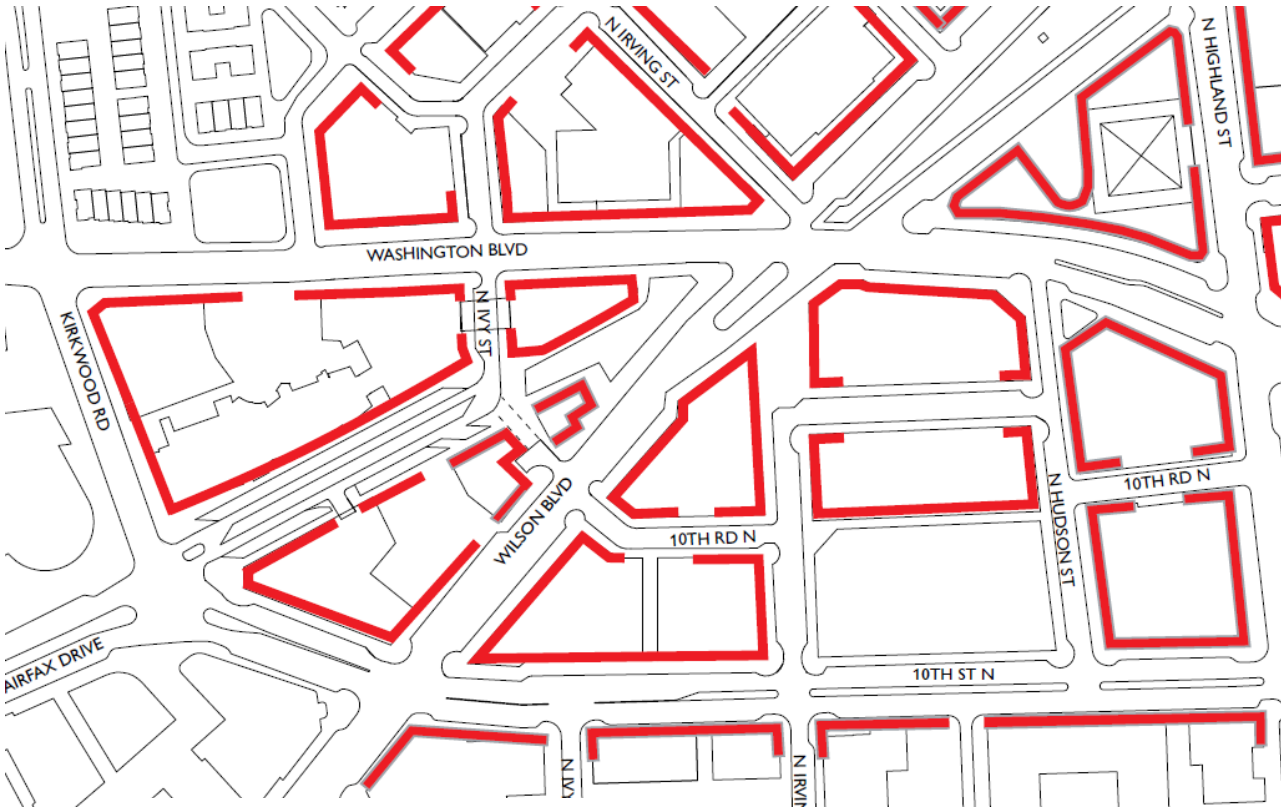
- 20'
- 18'
- 14'
- 12'

Proposed Map Changes- Build-to Lines (Map 3.1)

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2006 Sector Plan

2022 Staff Proposed



BUILD-TO LINES

Map 3.1

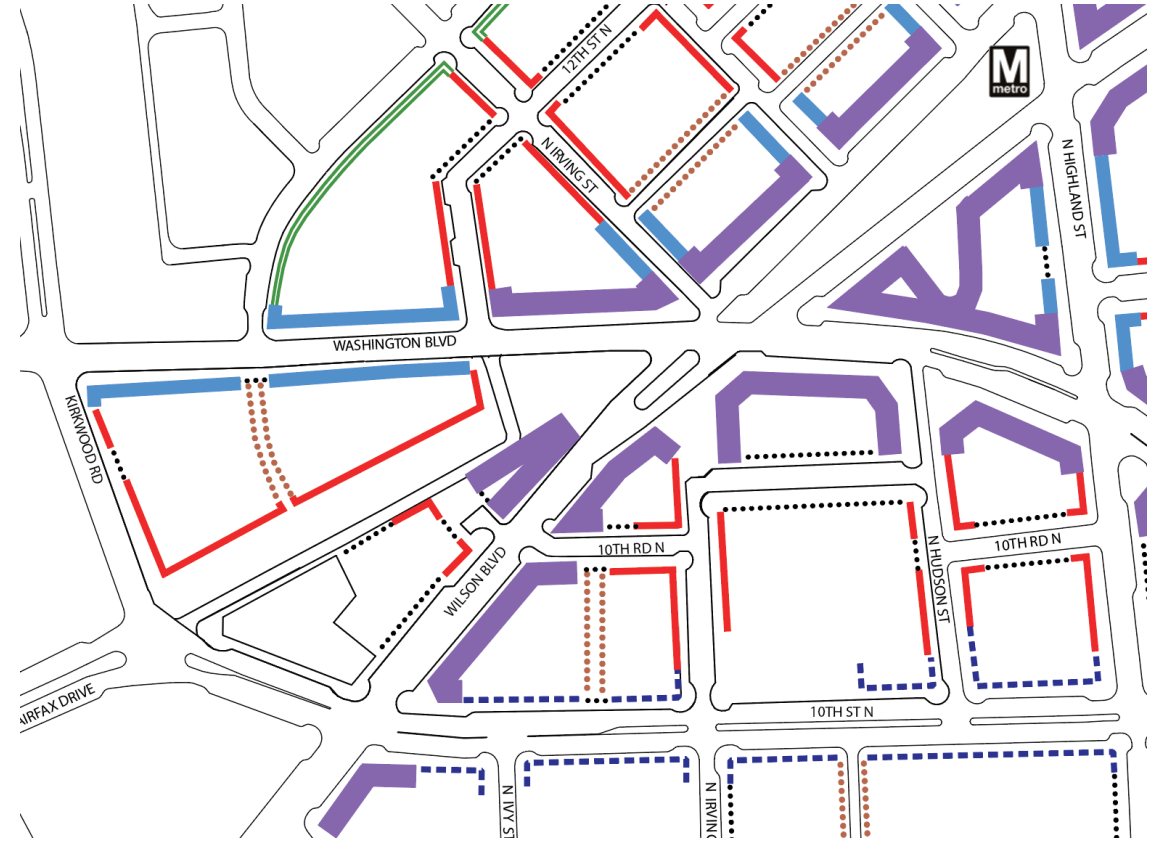
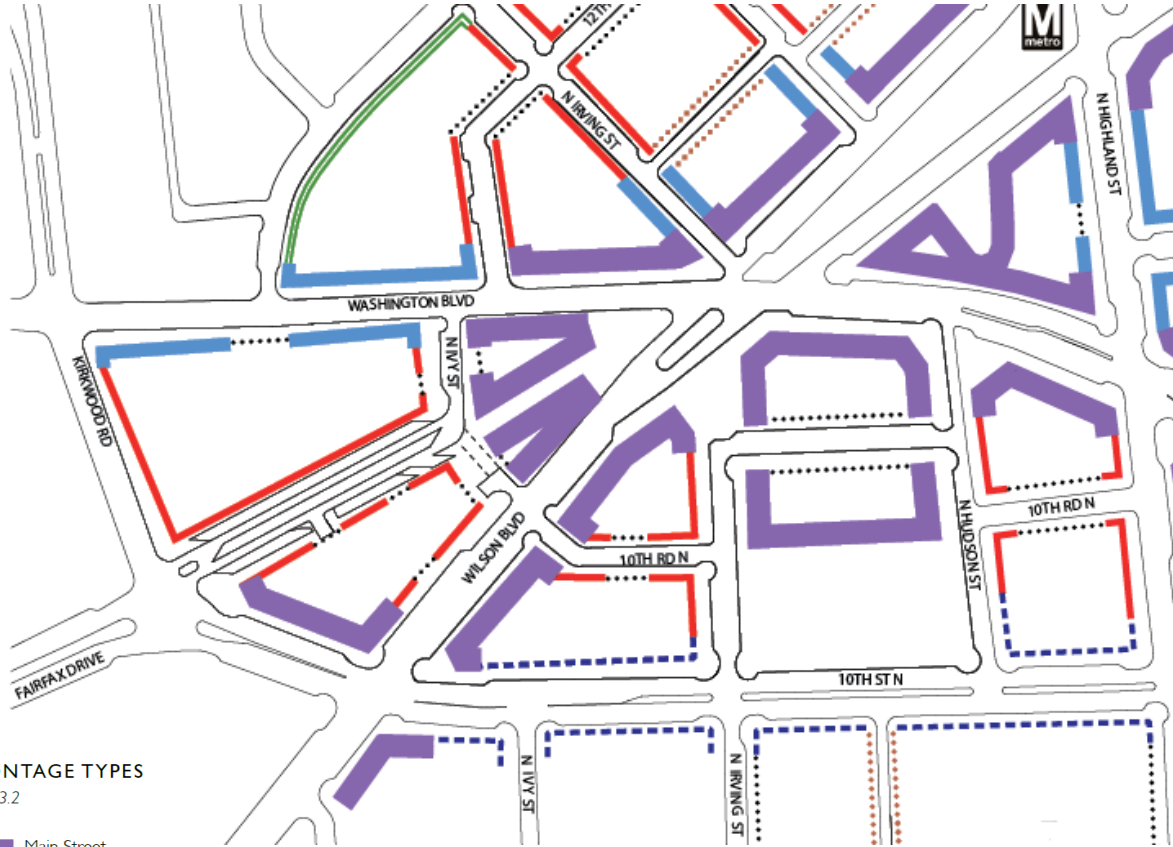
Note: Parking and loading should be located where build-to lines are not indicated.

Proposed Map Changes- Frontage Types (Map 3.2)

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2006 Sector Plan

2022 Staff Proposed



FRONTAGE TYPES

Map 3.2

- Main Street
- 10th Street
- Side Street A
- Side Street B
- Urban Residential
- 9th Road Residential
- Service
- Alley

Proposed Map Changes- Public Open Space (Map 2.9)

2006 Sector Plan



PUBLIC SPACES
Map 2.9

- Centering Spaces**
 - Central Park
 - West End Plaza
- Urban Parks**
 - 13th Street & Washington Boulevard Park
 - 13th Street & Ivy Street Park
 - 13th Street & Herndon Street Park
 - 11th Street Park
 - 10th Street Park
- Plazas**
 - Wilson Boulevard & N. Highland Street
 - Washington Boulevard & Irving Street
 - US Post Office
 - 10th Street & Washington Boulevard
 - Market Common
 - Clarendon Boulevard & N. Danville Street
 - Clarendon Boulevard & Edgewood Street
- Multi-Use Areas**
 - Fairfax Drive
- Building Frontages Defining Public Spaces**
- 1/8 Mile Radii**
- Existing Public Spaces**

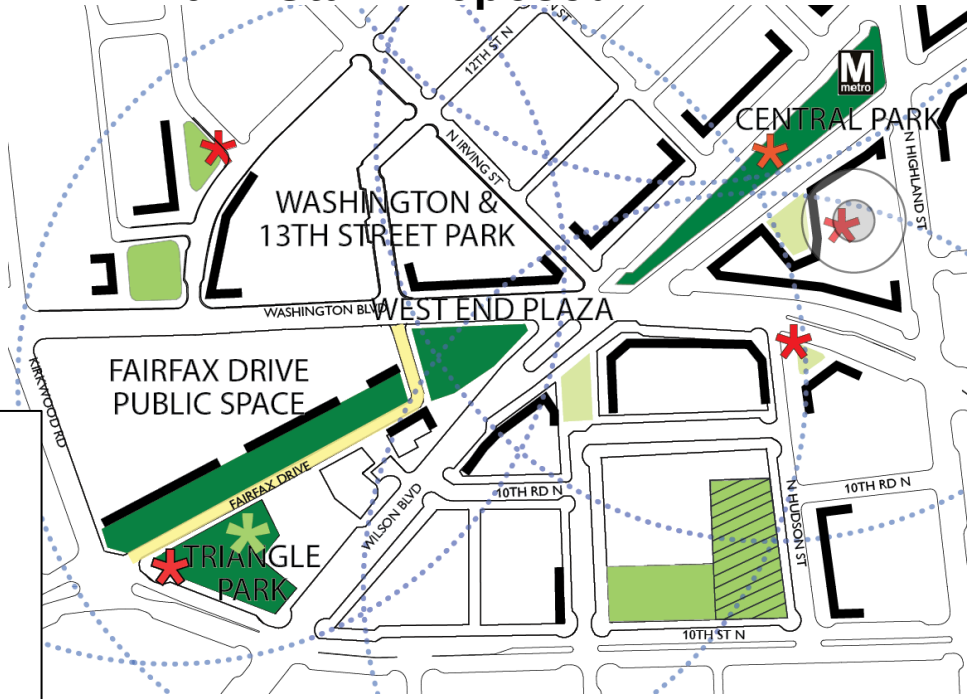
Staff Proposed

PUBLIC SPACES
Map 2.9

- Central Park Spaces**
 - Central Park
 - West End Plaza
 - Fairfax Drive Public Space
 - Triangle Park
- Urban Parks**
 - 13th Street & Washington Boulevard Park
 - 13th Street & Ivy Street Park
 - 13th Street & Herndon Street Park
 - 11th Street Park
 - 10th Street Park Scenario (Figure 2.17)
- 10th Street Park Scenarios (Figures 2.18 & 2.19)**
- Plazas**
 - Wilson Boulevard & N. Highland Street
 - Washington Boulevard & Irving Street
 - US Post Office
 - 10th Street & Washington Boulevard
 - Market Common
 - Clarendon Boulevard & N. Danville Street
 - Clarendon Boulevard & Edgewood Street
- Fairfax Drive Shared Street**
- Building Frontages Defining Public Spaces**
- 1/8 Mile Radii**
- Existing Public Spaces**
- Land acquisition required to achieve expansion of Triangle Park**

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Draft 2/4/22



LEGEND EDITS

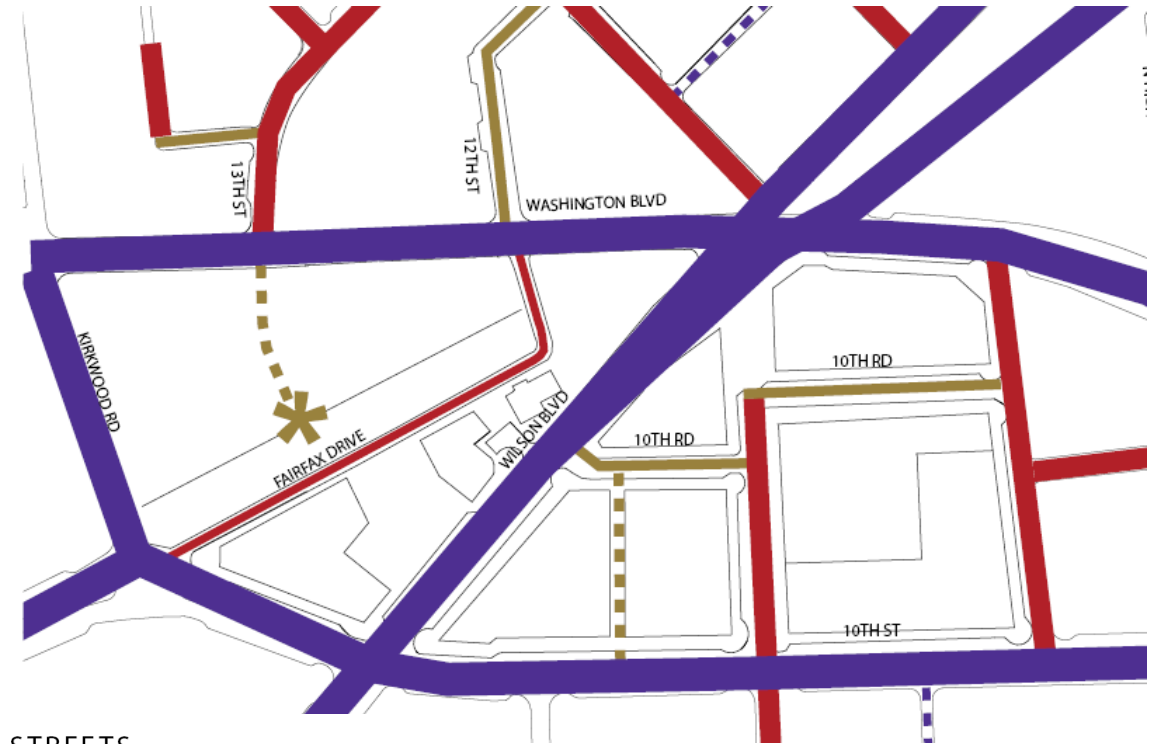
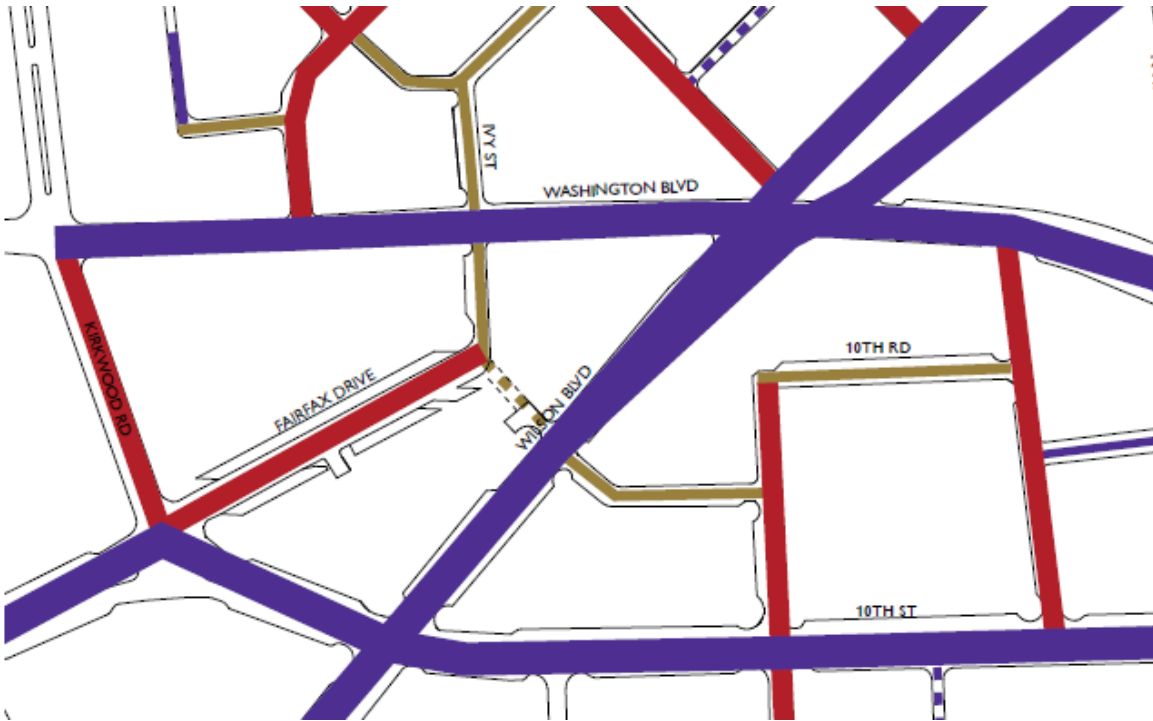
- Add Shared Street to legend for Fairfax Dr
- * Land acquisition required to achieve expansion of Triangle Park

Proposed Map Changes- Streets (Map 2.10)

2006 Sector Plan

2022 Staff Proposed

Draft 2/4/22



STREETS

Map 2.10

- Main Streets
- Secondary Streets
- Tertiary Streets
- Planned Tertiary Streets
- Alleys

STREETS

Map 2.10

- Arterial
- Local
- Planned Local
- Planned Shared St
- Alleys
- Pedestrian Only Access to Fairfax
Planned Drive Public Open Space
- Planned Alley

Proposed Map Changes- Bikeways & Transit (Maps 2.13 & 2.14)

Draft 2/4/22



2006 Sector Plan

2022 Staff Proposed

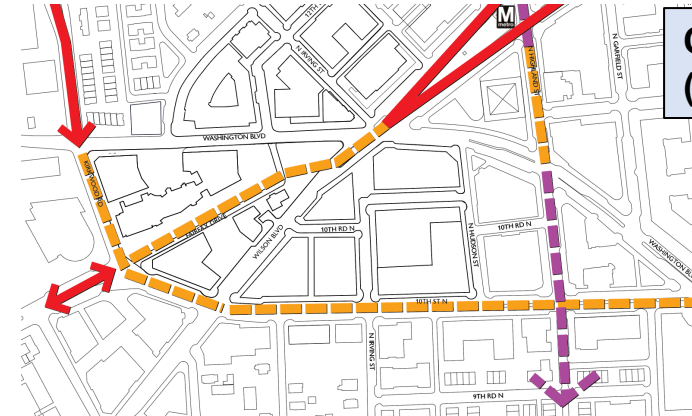
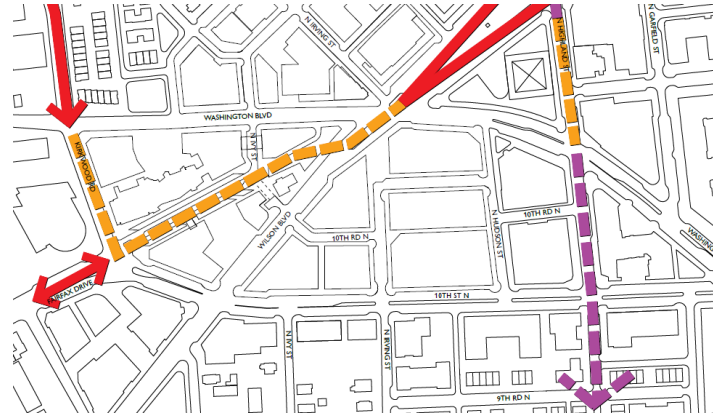
Clarendon Sector Plan (CSP) Map

BIKE WAYS

Map 2.13

-  Existing Bike Lanes
-  Existing Bike Routes

 Proposed Bike Lanes/Trail




- Add Enhanced Bicycle Facility on 10th St. N. per MTP Bike Element
- Revised legend text

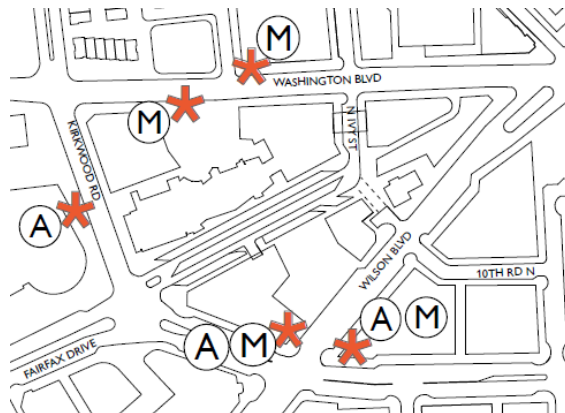
 Enhanced Bicycle Facility

TRANSIT BUS STOPS

Map 2.14

 ART 66 & 61

 Metro 38B & 24MP



- No changes to transit locations
- Revised legend text

 ART 41 & 42

 Metro 38B

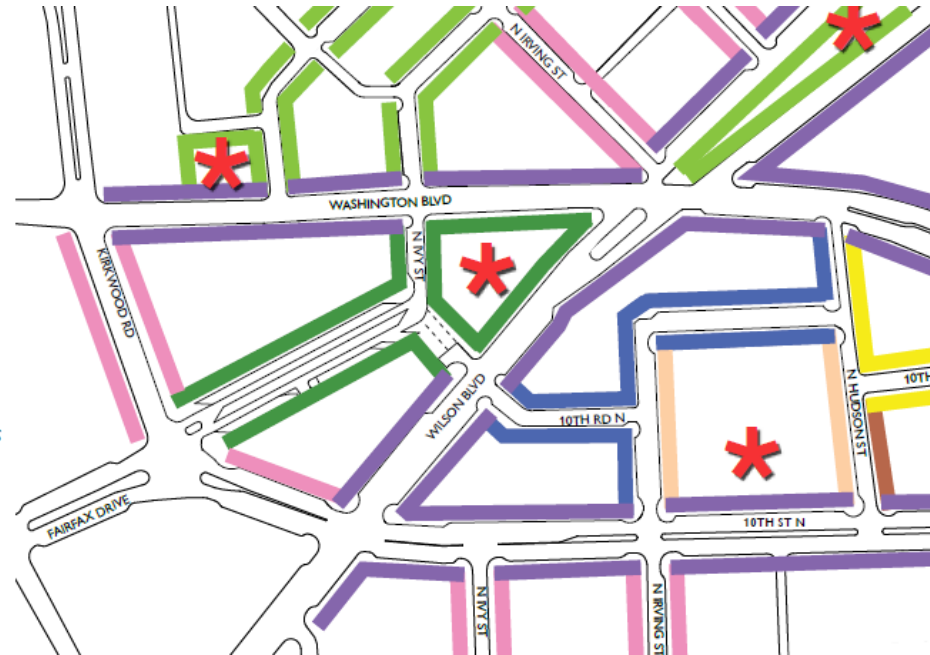
Clarendon Sector Plan (CSP) Map

STREET TREES

Map 3.4

-  Willow Oak (*Quercus phellos*)
-  Ginkgo (*Ginkgo biloba* 'Autumn Gold')
-  Honey Locust (*Gleditsia triacanthos*)
-  Lacebark Elm (*Ulmus parvifolia*)
-  London Plane (*Platanus x hispanica*)
-  Zelkova (*Zelkova serrata*)
-  Red Maples (*Acer rubrum*)
-  Silver Linden (*Tilia tomentosa*)
-  Ornamentials
-  Pin / Red / Scarlet Oaks (*Quercus palustris*, *Quercus rubra*, *Quercus coccinea*)
-  Trees included within public spaces may vary according to the outcome of future park design processes.

Sector Plan



Recommendation

- Remove map
- Allow flexibility in species selection in coordination with County Urban Forester
- Make reference to the County Recommended Tree List

Notes:

1. Tree species for some approved projects and/or zoning approvals may be different than the species shown.
2. In instances where Silver Lindens are not readily available, Red Maples may be used as an alternative.