

COMMUNITY PLANNING, HOUSING & DEVELOPMENT PLANNING DIVISION WORK PROGRAM UPDATE

PRELIMINARY

DRAFT 2024.02.27

Calendar Years 2024-25 (spanning FY24-FY25)

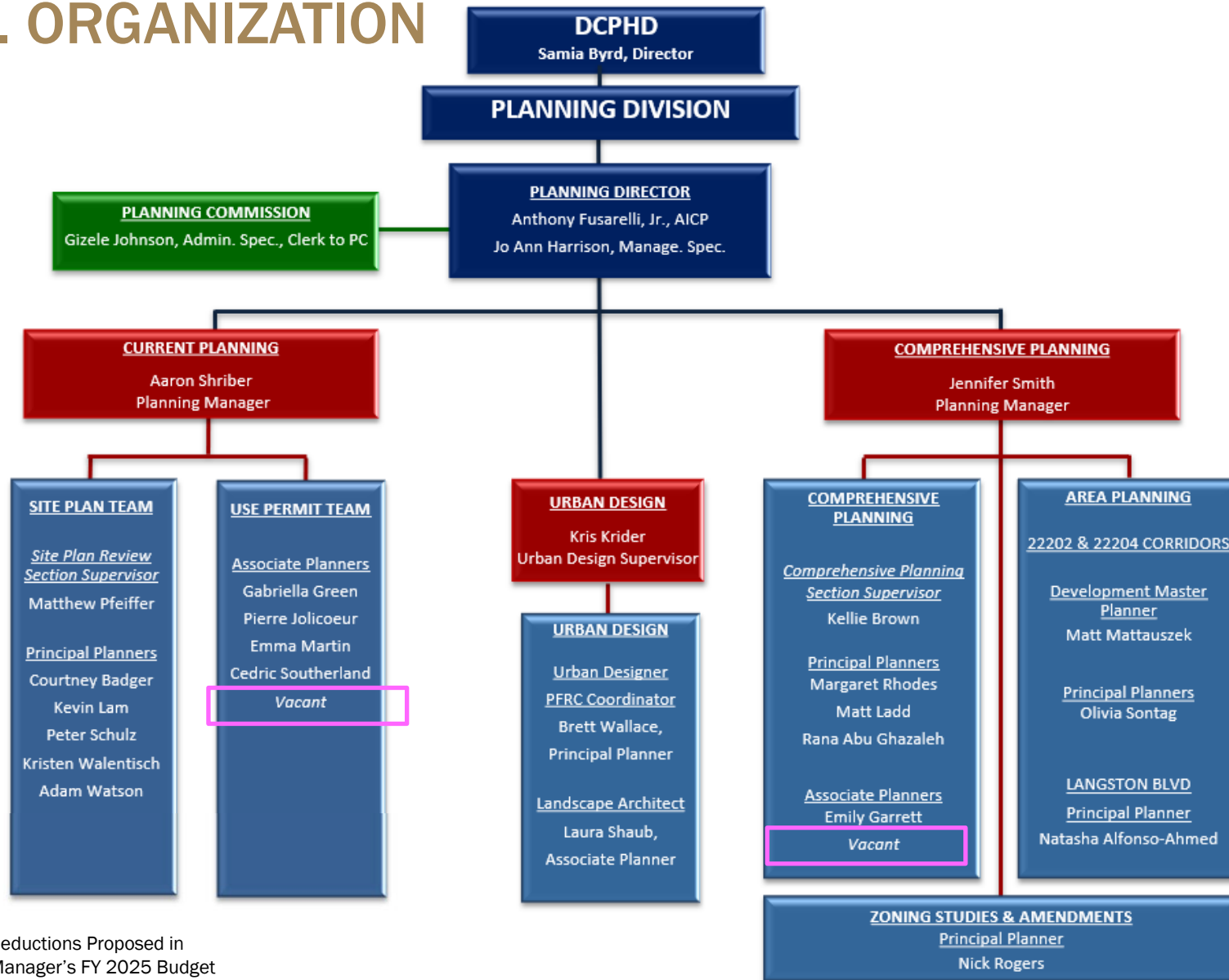
February 28, 2024


Long Range Planning Committee Briefing Materials

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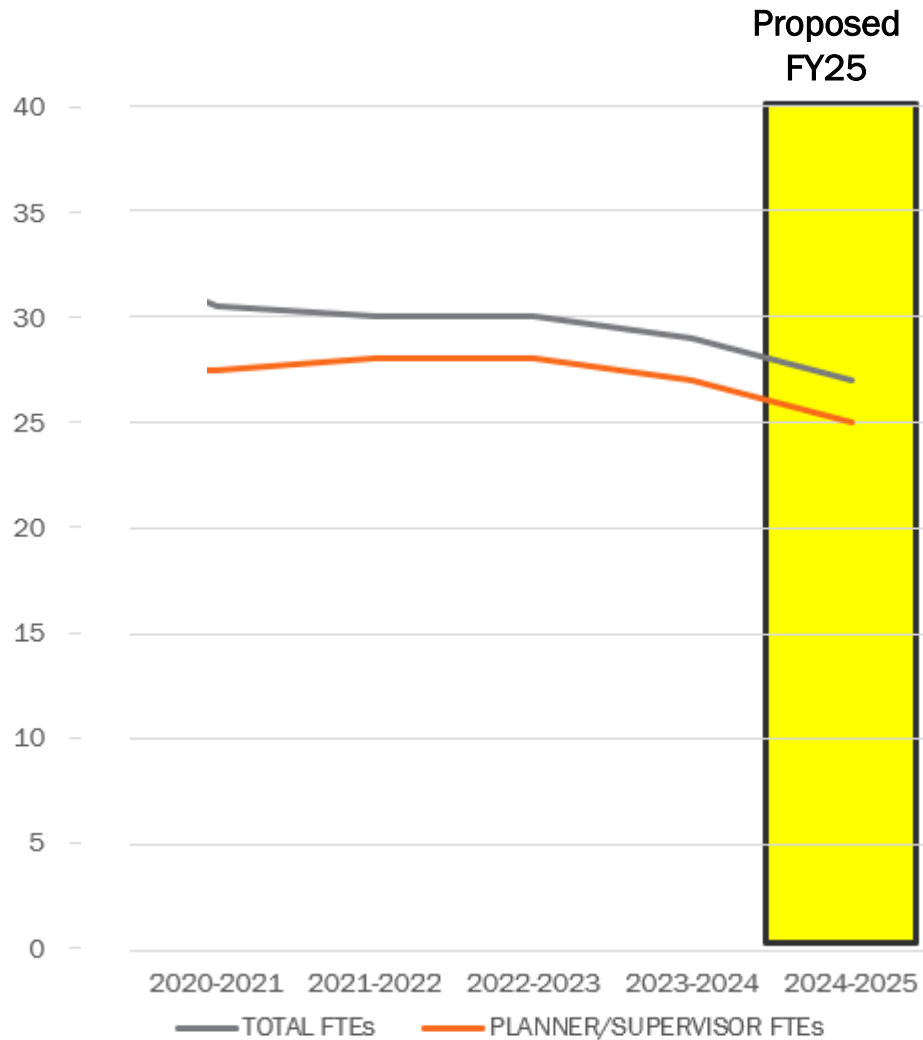
1. **Organization + CY23 Accomplishments**
2. **2024 Key Work Program Considerations**
3. **Development Review Outlook**
4. **Commercial Market Resiliency**
5. **Long Range Planning/Growth Management Priorities**
6. **Zoning Studies Priorities**
7. **Planning Division Support / Good Governance**

1. ORGANIZATION



 Reductions Proposed in Manager's FY 2025 Budget

HISTORICAL STAFFING TRENDS



	Principal Planners*	Associate Planners	Total Planners
Adopted FY21	12	9.5	21.5
Adopted FY22	12	10	22
Adopted FY23	13	9	22
Adopted FY24	13	8	21
Proposed FY25	13	6	19

*Includes Development Master Planners

CY2023 NOTABLE PROJECT COMPLETION HIGHLIGHTS

Development

Fourteen (14) Site Plans / UP Developments approved

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*

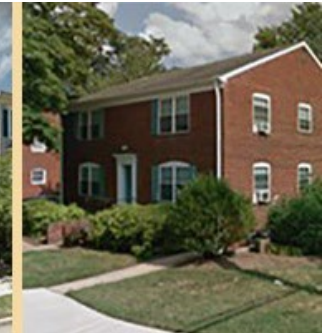
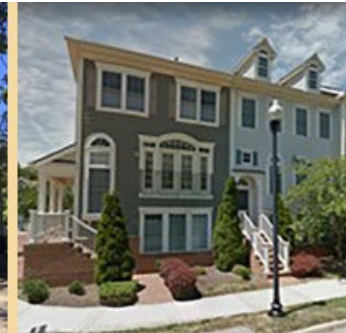
Zoning Fee Schedule updates

Stormwater Management and PSMP #1

Outdoor Dining text amendments

RA Districts & Provisions for Planning Districts on GLUP

PSMP #2



* Excludes ZO Amendments led by Zoning Division and AED/CPHD DIR

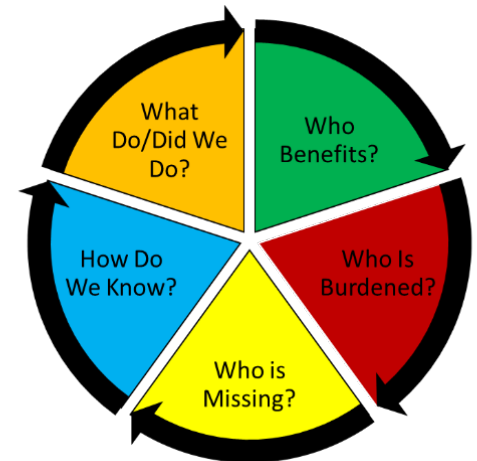
Urban Design Initiatives

Future of Outdoor Dining

DesignArlington 2023 Awards Program

2. 2024 KEY WORK PROGRAM CONSIDERATIONS

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 plan**, before adding new initiatives
3. Support the **Commercial Market Resiliency Initiative** (*regulatory, procedural, and policy updates*)
4. Consistently apply a **racial equity lens** to our work and the selection of it
5. Reflect more limited services from **reductions in staffing**, while growing capacity through professional development and training



3. DEVELOPMENT REVIEW

Ongoing Priorities | Site Plan and Use Permit Applications

Approved CY 2023/24	16
Crystal Plaza 5*	
Joyce Motors	
3401 Col. Pike FBC-UP	
Americana Hotel Site	
Crystal Towers III	
Career Center Campus (APS UP)	
4600 Fairfax Drive	
The Arva	
Silver Diner/Bingham Center	
Sunrise South Glebe	
Red Lion Inn	
Arlington View Terrace West (admin)	
Barcroft Reno FBC-UPs (#1 and #2)	
1129 N. Utah Street	
10. S Glebe Road (Goodwill)	

On Hold	4
1601 Fairfax Drive	
FRIT Shirlington Streetscape	
1616 N. Fort Myer Drive	
Fort Henry Gardens	

Active	10
YMCA / Washington Kirkwood	
Clarendon Wells Fargo/Verizon	
Wakefield Manor	
RiverHouse Neighborhood	
Pentagon Centre PDSP	
1840 Wilson Boulevard	
2451 Crystal Drive*	
701 12 th Street South	
2801 Columbia Pike FBC-UP	
Barcroft Reno FBC-UPs (#3)	

Preliminary	3
2101+2111 Richmond Highway*	
2480 S. Glebe Road	
1001 S. Glebe Road (FBC-UP)	

Conceptual Site Plan	2
Shirlington House Expansion	
1800 South Bell Street*	

Anticipated	14
8 additional site plan applications	
2 – 4 additional N-FBC/C-FBC UP applications	
2 – 4 Barcroft N-FBC/FBC UP applications	

Year-Over-Year Pipeline Development Comparison

	Feb. 2022	Feb. 2023	Feb. 2024
Active Site Plan/UP Reviews	7	13	10
Preliminary Site Plan/UP Reviews	3	2	3
Anticipated (including Conceptual)	10	16+	16+
On-hold	2	3	4
TOTAL	22	34+	33+

* Includes CC Block Plan (or Amendment)

3. DEVELOPMENT REVIEW

Ongoing Priorities | Procedural and Regulatory Updates

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. COMMERCIAL MARKET RESILIENCY | 2.0

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–	2024 Q4
- Alignment w/ Retail Policy	
- Definitions	
- 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

5. LONG RANGE PLANNING/GROWTH MANAGEMENT

Completed/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

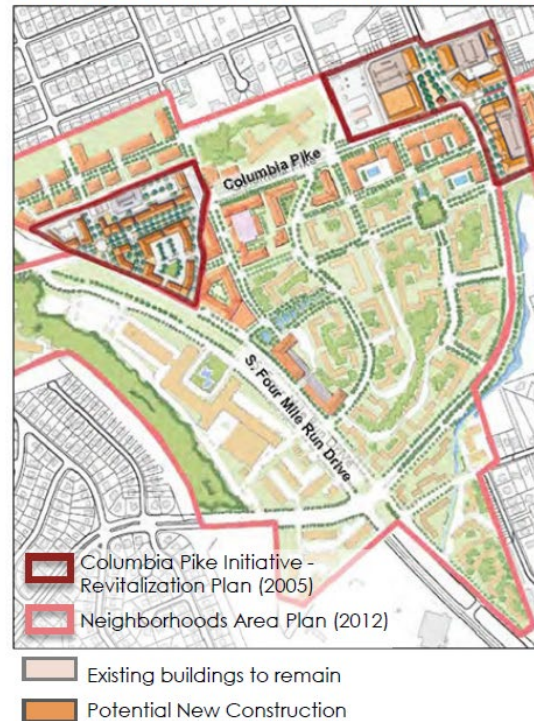
2024/25 Special GLUP Studies	Target Completion
Melwood Special GLUP Study	2024 Q2
Potential for Tier 1 Special GLUP Study Reviews (application-based)	TBD

5. LONG RANGE PLANNING/GROWTH MANAGEMENT

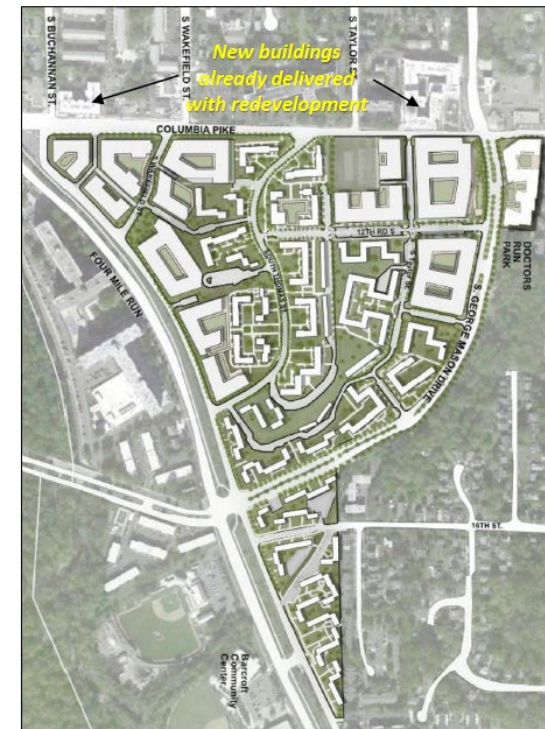
Barcroft Apartments Land Use Analysis (MFDP)

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



5. LONG RANGE PLANNING/GROWTH MANAGEMENT

Comprehensive Plan Update

MISSION | Comprehensive Plan Update

1. Modernization
2. Greater Flexibility
3. People-Centric
4. Thematic Organization



Potential Scope of Work /Outcomes (Phased)

- Develop a new Introductory Chapter to the Comprehensive Plan
- Introduction of Organizational Framework
- Scope for Updating of the General Land Use Plan (*map and booklet*)
- Update GLUP Element (Phase 2)
- Implement proposed Organizational Framework (Phase 2)

5. LONG RANGE PLANNING/GROWTH MANAGEMENT

Multifamily Reinvestment Study

1. **Continuation** of work initiated with **2017 Housing Conservation Districts**
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



6. ZONING STUDIES

Ongoing Priorities | Non-CMRI Zoning Ordinance Amendments

2024 Priorities	Target Completion
FBC LEED Requirements	(completed Q1)
FBC Elder Housing Affordability	(completed Q1)
C-O Rosslyn (FAR > 10.0 in certain cases)	Q2/Q3
RA District (Multifamily) Non-conformities (building setbacks)	Q3
Childcare Initiative (S-D District; private children classes/instruction, and Family Homes 10-12 children)	Q4
ZOAs for Building Height Adjustments for Specific Site Plans	Q4
Barcroft-related Amendments to the FBC/N-FBC	Q4
Zoning Technical Corrections* and Map Updates	Ongoing
Definition of “Family”	TBD

* Non-Planning Division Lead

6. ZONING STUDIES

Upcoming Priorities | Zoning Ordinance Amendments

2025+ and Unscheduled Zoning Studies/ZO Amendments	Target Dates (subject to change)
PSMP #3 (Comprehensive ACZO Updates for Parks)	TBD
Public District Modernization (<i>Use Permit Flexibility, Essential Services/Operation Needs</i>)	TBD
Penthouse Regulations	TBD
Article 14 Landscape Standards	TBD

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
Energy Assurance 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 (CPC)
- Public Facilities Review Committee (PFRC)
- Form Based Code Advisory Working Group (FBC-AWG)
- NAIOP / Arlington County Coordination

Staff Training and Professional Development

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

Review of Adjacent Jurisdiction Plan Updates



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Photo Credit: David Hills

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