

The Arlington Way

Commitment to Sustainable Transit-Oriented Growth Through Planning, Zoning and Community Engagement



Arlington Context

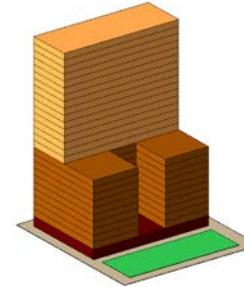


Planning



Zoning

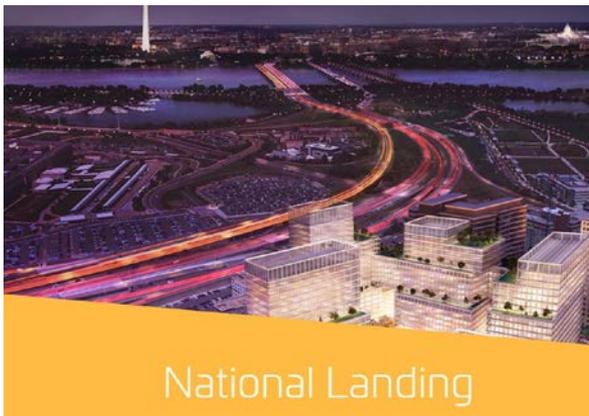
SITE PLAN with BONUS Density



Engagement



Amazon HQ2



Housing Arlington



Arlington Regional Location



Location

Arlington is an urban county of about 26 square miles located directly across the Potomac River from Washington DC.

26
Square Miles

People



Population has grown by 9% since 2010 – consistent with the 1% annual average since 1980.



Arlington is one of the highest educated localities in the Nation, with 74% of residents holding a Bachelor's Degree or higher.



20% of Arlington residents also work in the County.

Development

With 41.9 million square feet of rentable building area, Arlington has more private office space than the downtowns of Los Angeles, Denver, and Atlanta, and the Central Business Districts of Dallas and Seattle.

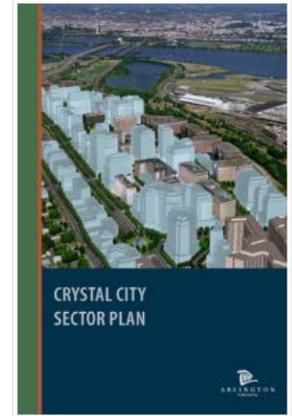
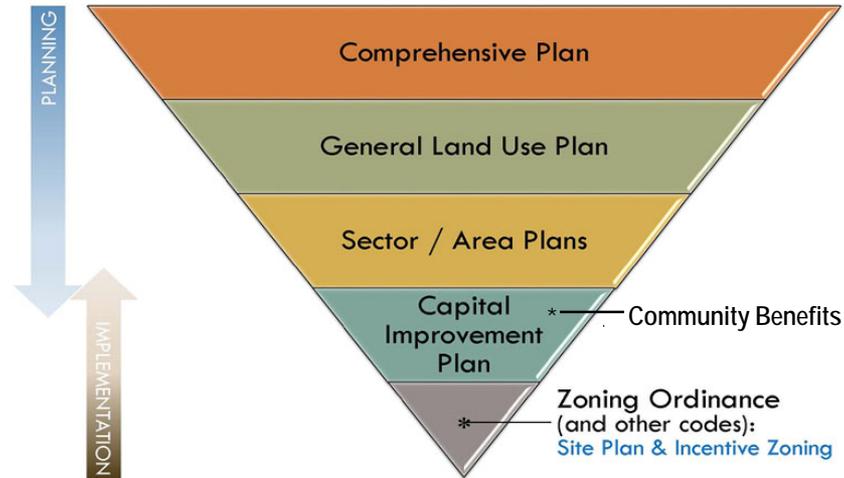
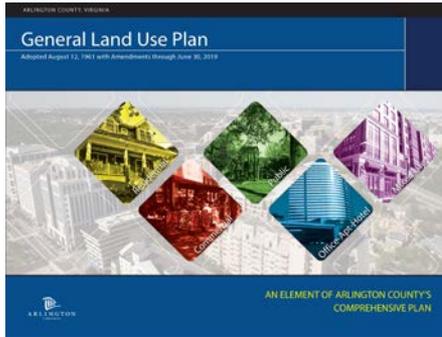


Arlington Metro Corridors

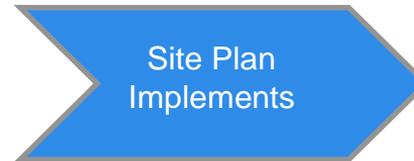
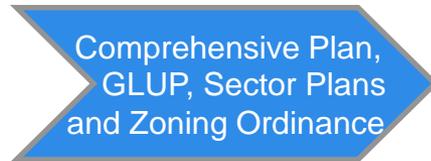


- 34% of Arlington’s residents live in the Metro Corridors.
- The percentage of those age 25-34 years living in the R-B and Route1 Corridors is 3-times the national average.
- 42% of housing units are located in the Metro Corridors.
- The majority of corridor residents live in 1 or 2-person households.
- 65% of jobs are located in the Metro Corridors.

Comprehensive Plan, GLUP and Sector Plans

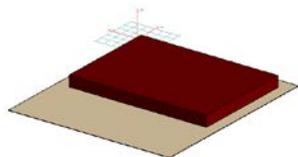


From Planning to Incentive Zoning and Special Exception (4.1) Site Plans



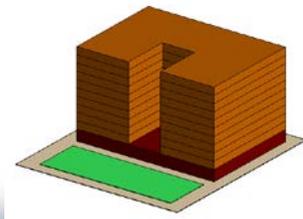
BY RIGHT PROJECT **0.6 FAR**

(Administrative Approval -
no County Board action)

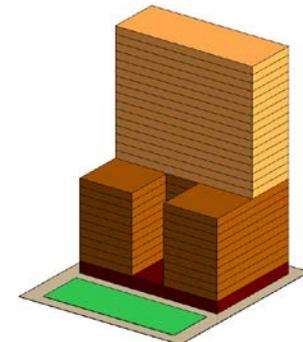


SITE PLAN without BONUS Density **4.8 FAR**

- Standard Site Plan Conditions
- Streets, sidewalks, streetscape upgrades along frontage
- Utility Undergrounding
- Transportation Demand Management
- Public Art
- Affordable Housing Provisions (formulaic)
- Features shown in Sector Plan



SITE PLAN with BONUS Density **8.5 FAR**



Commitment to Community Engagement



Public Engagement Values

These seven guiding values are the foundation for the County's engagement initiatives and strategies. These are followed by guiding principles, which are the most effective way to build trust and to demonstrate Arlington County Government's commitment to the community.

<p>Inclusion and mutual respect</p> <p>Ensure public notice and engagement is based on building trust and seeking to involve all stakeholders and range of perspectives, without predetermined outcomes.</p>	<p>Early involvement and timely communication</p> <p>Communicate as early as possible in the engagement process, provide regular updates, and ensure timely information that supports stakeholder participation.</p>	<p>Transparent and accountable</p> <p>Share information and provide feedback about how community input was considered and/or integrated.</p>	<p>Clear and accessible communication</p> <p>Use plain language and a wide range of tools and techniques for communicating and engaging with stakeholders.</p>
<p>Open, two-way communication</p> <p>Work with stakeholders in a cooperative and collaborative way to share information and provide opportunities for constructive dialogue.</p>	<p>Fiscally sustainable</p> <p>Ensure methods and resources for public notice and engagement reflect the magnitude, complexity, and costs to the extent possible for each initiative.</p>	<p>Continuous improvement</p> <p>Review process and seek better ways of engaging the community and provide efficient and effective public notice and engagement processes.</p>	



**Participation,
Leadership and
Civic Engagement**

Six-Step Approach for Public Engagement



* These steps are a guide. As processes vary, not every engagement step may be possible.



Transit-Oriented Development and Neighborhood Conservation Rosslyn-Ballston Metro Corridor



COMMUNITIES READY FOR GROWTH

ADOPTED COMMUNITY PLANS IN ARLINGTON & ALEXANDRIA ENVISION CONSIDERABLY MORE GROWTH THAN HQ2 REQUIRES

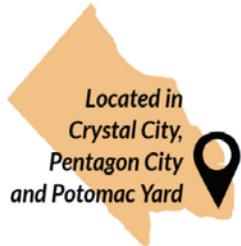
Over the last two decades, Alexandria and Arlington have worked jointly to craft a **collective vision** for these three neighborhoods, transforming them into **one cohesive new district**. Both communities have adopted small area and sector plans, crafted by residents and stakeholders, that outline expectations for growth and investment. *Amazon could move into a mixture of existing buildings and new construction already planned for in the Crystal City Sector Plan and the North Potomac Yard Small Area Plan.*

These plans anticipate more than three times the amount of growth than needed by Amazon.



Amazon in Arlington

Amazon's decision to establish a major new headquarters in Arlington means thousands of new jobs and an improving economy. Over time, the project will bring the revenue and resources to fund long-term growth in schools, housing and transit.



REALIZES THE LONG-TERM
VISION OF ADOPTED
COMMUNITY PLANS

- Comprehensive Plan
- Crystal City Sector Plan
- Capital Improvement Plan (CIP)

\$195M from the state
to invest in transportation
projects in the area

\$2.5 BILLION
AMAZON INVESTMENT IN
ARLINGTON FOR HQ2 DEVELOPMENT

By the Numbers

Federal gov't & related jobs
in Crystal City &
Pentagon City
2000-2020

24K

Amazon's Arlington
residents will generate
73 to 98 students per
year on average

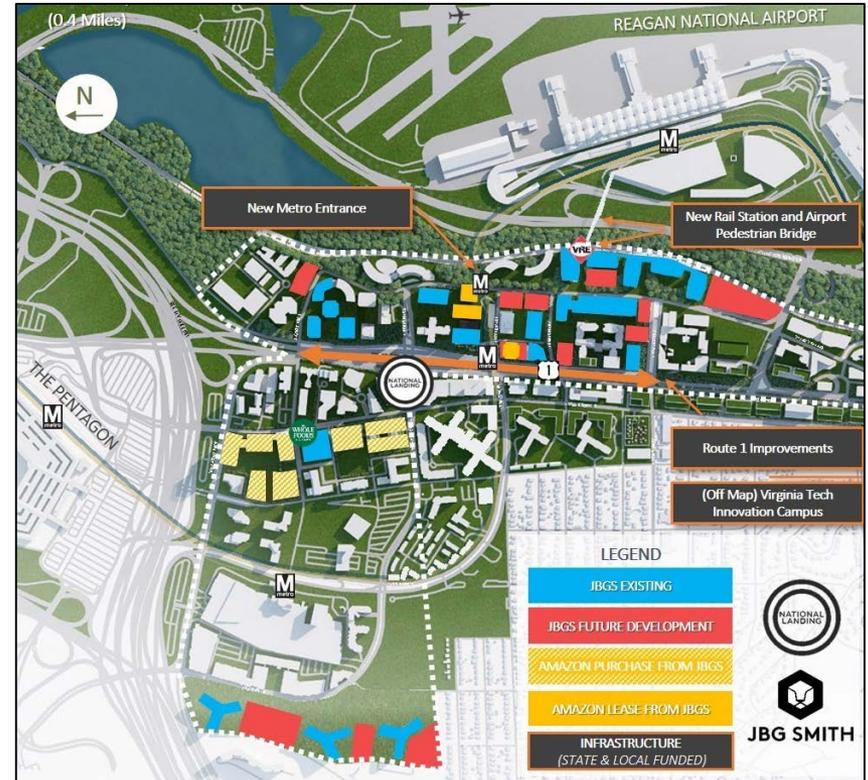


AMAZON:
25K
JOBS OVER
12 YEARS

15%-20% of Amazon workers
are expected to live in Arlington

70%-80% of Amazon employees
are projected to
use public transit,
walk, or bike to work

LEARN MORE:
ARLINGTONVA.US/AMAZON



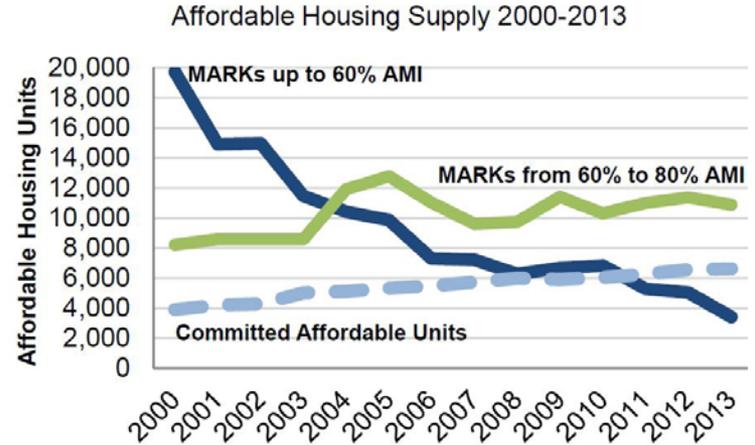
Housing Arlington

ARLINGTON COUNTY, VIRGINIA

Affordable Housing Master Plan



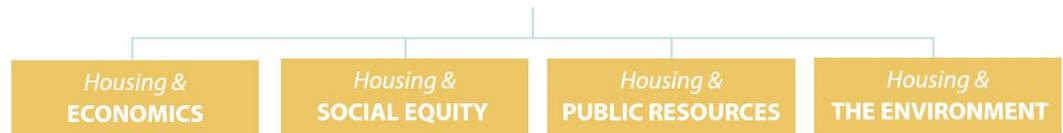
AN ELEMENT OF ARLINGTON COUNTY'S
COMPREHENSIVE PLAN
ADOPTED – SEPTEMBER 2015

Source: Arlington County Rent and Vacancy Surveys

HOUSING ARLINGTON

Community Conversation Series



Housing Arlington



ARLINGTON
VIRGINIA

HOUSING ARLINGTON:

An Expanded Approach to an Equitable, Stable, Adaptive Community

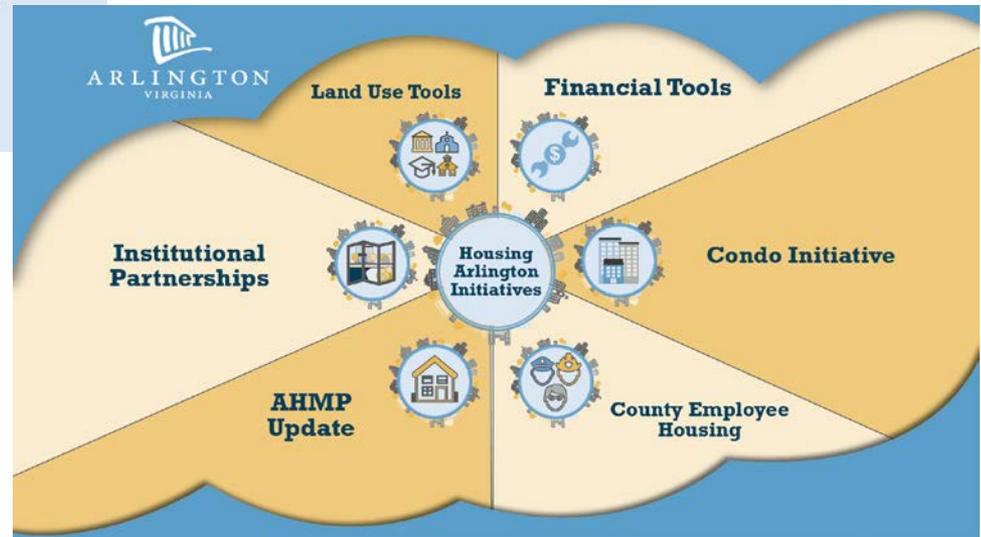
Arlington's **housing community is under pressure.**

Like many jurisdictions, Arlington is facing a series of seemingly disparate issues, but these challenges - and their solutions - don't exist in silos.

Challenges:

- Growing, changing population
- Rising housing costs
- Increasing needs
- Shortfalls in housing supply and range of types
- Changing economy and employment growth
- Limited resources, facilities and infrastructure

Central Message: A sustainable community relies on a balance of interconnected elements, such as a diverse population, an effective mix of land uses, access to resources, affordable child care, a stable economy, transportation options, and more.



Arlington Context

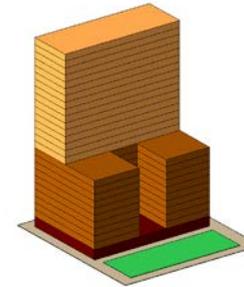


Planning



Zoning

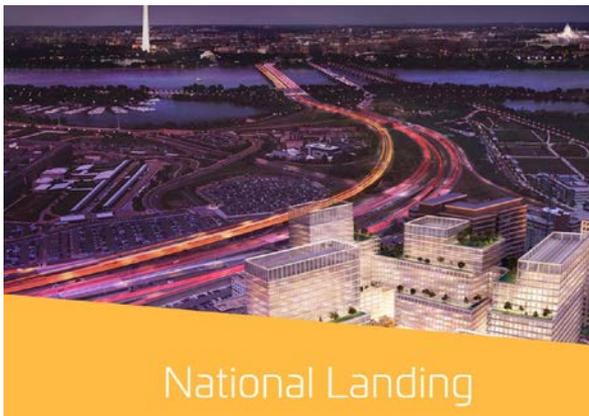
SITE PLAN with BONUS Density



Engagement



Amazon HQ2



National Landing

Housing Arlington



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