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

Arlington Context
Planning
Zoning
Engagement

Amazon HQ2
SITE PLAN with BONUS Density

Housing Arlington

A sustainable community relies on a balance of interconnected elements, such as a diverse population, an effective mix of land uses, access to resources, affordability, childcare, a stable economy, transportation options, and more.

National Landing
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Arlington Regional Location

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

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.
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Comprehensive Plan, GLUP and Sector Plans

Comprehensive Plan
General Land Use Plan
Sector / Area Plans
Capital Improvement Plan

Community Benefits
Zoning Ordinance
(and other codes):
Site Plan & Incentive Zoning

APA 2017 GOLD NATIONAL PLANNING ACHIEVEMENT AWARD
IMPLEMENTATION
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

ALSO

Comprehensive Plan, GLUP, Sector Plans and Zoning Ordinance

Site Plan Implements
Commitment to Community Engagement

Public Engagement Values

- Inclusive and inviting: Ensure public notice and engagement is based on clarity and transparency to involve all stakeholders and range of perspectives without predetermined outcomes.
- Early involvement and timely communication: Communicate as early as possible in the engagement process, provide periodic updates, and ensure timely information that supports stakeholder participation.
- Transparent and accountable: Share information and provide feedback about how stakeholder input was considered and/or integrated.
- Clear and accessible communication: Use plain language and a wide range of accessible materials for communicating and engaging with stakeholders.
- Open, free way communications: Works with stakeholders in a cooperative and collaborative way to ensure that everyone can provide opportunities for constructive dialogue.
- Fiscally sustainable: Ensure methods and resources for public notice and engagement reflect the project costs to the extent possible for each initiative.
- Continuous improvement: Review processes and seek better ways of engaging the community and provide feedback to enhance public notice and engagement processes.

Participation, Leadership and Civic Engagement

Six-Step Approach for Public Engagement

1. Clearly Define the Project
2. Create & Implement Engagement & Communication Strategies
3. Establish Level of Engagement
4. Identify Project Stakeholders
5. Develop Action Plan & Implementation Plan

*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.

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

Located in Crystal City, Pentagon City and Potomac Yard

$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

25K jobs over 12 years

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

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

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

LEARN MORE: ARLINGTONEVA.US/AMAZON
Housing Arlington

Affordable Housing Master Plan

Arlington County, Virginia

An Element of Arlington County’s Comprehensive Plan
Adopted – September 2015

HOUSING ARLINGTON
Community Conversation Series

Housing & Economics
Housing & Social Equity
Housing & Public Resources
Housing & The Environment

Affordable Housing Supply 2000-2013

Source: Arlington County Rent and Vacancy Surveys
Housing Arlington

Housing Arlington: An Expanded Approach to an Equitable, Stable, Adaptive Community

Arlington’s housing community is under pressure.

- Growing, changing populations
- Shortfall in housing supply and range of types
- Rising housing costs
- Limited resources, facilities and infrastructure
- Increasing needs
- A sustainable community relies on a balance of interconnected elements, such as a diverse population, an effective mix of food uses, access to resources, affordable child care, a stable economy, transportation options, and more.

Land Use Tools
Financial Tools
Institutional Partnerships
Condo Initiative
AHMP Update
County Employee Housing

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