

Rosslyn-Ballston Metro Corridor

Ballston/Marymount University

Adopted Plans: Ballston Sector Plan, 1980; North Quincy Street Plan, 1995; North Quincy Street Plan Addendum, 2013.

Station Area Concept: High density office and residential uses with a region of shopping facility forming a new downtown in central Arlington.

Plan Features:

- Balance of residential and office/hotel/retail development
- Transportation access through Metro, 166, Glebe Road, Wilson Boulevard
- Regional shopping facilities (Ballston Common Mall)
- Commercial revitalization and growth
- Urban open space
- Diverse urban environment
- Neighborhood revitalization and transition to higher density uses
- Townhouse infill development
- Fairfax Drive boulevard concept
- West Ballston Study
- Marymount University

Special Planning Districts: "North Quincy Street Coordinated Mixed-Use District," "Special Affordable Housing Protection District" (Liberty Center).

Neighborhood Conservation Plan Areas: Ballston Virginia Square (Plan accepted 1984; Blumont (previously Falls Crossing) (Plan accepted 1999); Ashton Heights (Plan accepted 1976 and updated 2000); Buckingham (Plan accepted 2000).

Virginia Square/George Mason University

Adopted Plans: Virginia Square Sector Plan, 2002; North Quincy Street Plan, 1995.

Station Area Concept: Emphasis on residential development and cultural, educational and recreational activities.

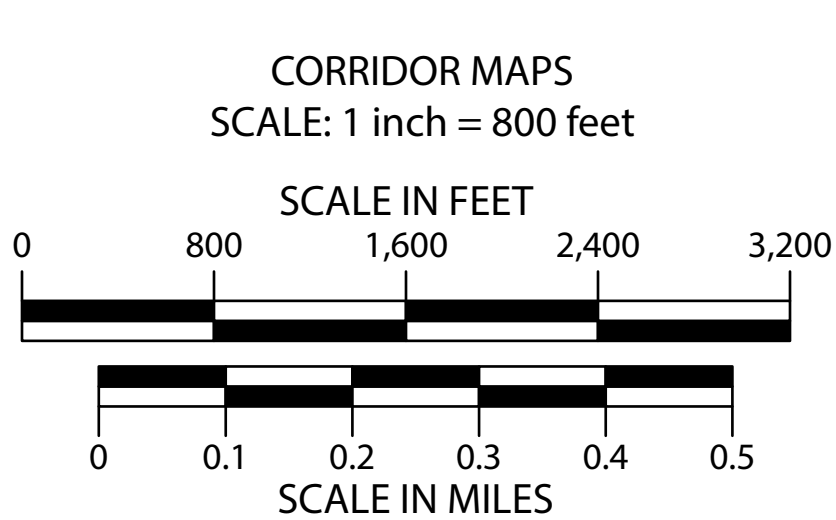
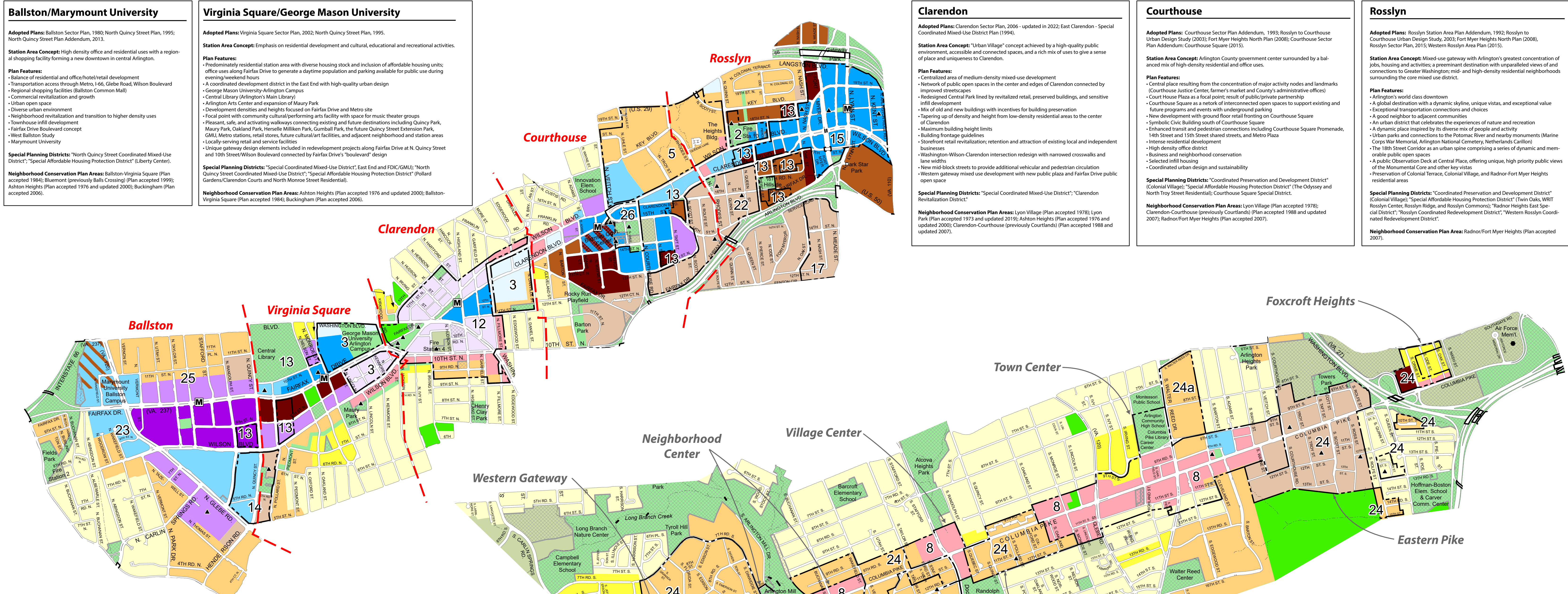
Plan Features:

- Predominantly residential station area with diverse housing stock and inclusion of affordable housing units; office uses along Fairfax Drive to generate a daytime population and parking available for public use during evening/weekend hours
- A coordinated development district in the East End with high-quality urban design
- George Mason University/Arlington Campus
- Central Library (Kingston's Main Library)
- Arlington Arts Center and expansion of Maury Park
- Development densities and heights focused on Fairfax Drive and Metro site
- Facial joint with community cultural/performing arts facility with space for music theater groups
- Pleasant, safe, and activating walkways connecting existing and future destinations including Quincy Park, Maury Park, Oakland Park, Herelle Milliken Park, Gumball Park, the Future Quincy Street Extension Park, GMU, Metro stations, retail stores, future cultural/art facilities, and adjacent neighborhood and station areas
- Locally-serving retail and service facilities
- Unique gateway design elements included in redevelopment projects along Fairfax Drive at N. Quincy Street and 10th Street/Wilson Boulevard connected by Fairfax Drive's "boulevard" design

Special Planning Districts: "Special Coordinated Mixed-Use District," East End and FDIC/GMU; "North Quincy Street Coordinated Mixed-Use District"; "Special Affordable Housing Protection District" (Pollard Gardens/Clarendon Courts and North Moore Street Residential).

Neighborhood Conservation Plan Areas: Ashton Heights (Plan accepted 1976 and updated 2000); Ballston-Virginia Square (Plan accepted 1984); Buckingham (Plan accepted 2000).

Major Planning Corridors



Legend

Symbols

- M Metro Station (existing, future)
- ▲ General Location for Public Space
- Memorial
- Public Ownership
- Metro Station Area Boundary
- Planning Districts
- Roads, Medians

Land Use

Land Use Designation*	Range of Density/Typical Use	Zoning**
Residential		
Low	1-10 units per acre	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R-2-7, R15-30T
Low-Medium	16-36 units per acre	R15-30T, RA14-26, RA8-18
Medium	Up to 37-72 units per acre	RA7-16, RA6-15, RA-H
High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8
High	Up to 4.8 F.A.R. Residential Up to 3.8 F.A.R. Hotel	RA-H-3.2, C-O Rosslyn
Commercial and Industrial		
Service Commercial	Personal and business services. Generally one to four stories, with special provisions within the Columbia Pike Special Revitalization District.	C-1-R, C-1, C-1-O, C-2, C-O-1, C-TH
Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	CM, M-1, M-2
Public and Semi-Public		
Public	Parks (Local, regional, and federal), Schools (public), Parkways, major unpaired rights-of-way, Libraries and cultural facilities.	S-3A, S-D
Semi-Public	Country clubs and semi-public recreational facilities, Churches, private schools and private cemeteries (predominant use on block), County, state and federal administration and service facilities (police, fire, property yard, etc.), Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	S-3A, S-D
Government and Community Facilities		P-S, S-D, S-3A
Office-Apartment-Hotel		
Low	Office Density: Up to 1.5 F.A.R. Apartment Density: Up to 72 units/acre Hotel Density: Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	Office Density: Up to 2.5 F.A.R. Apartment Density: Up to 115 units/acre Hotel Density: Up to 180 units/acre	C-O-2.5
High	Office Density: Up to 3.8 F.A.R. Apartment Density: Up to 4.8 F.A.R. Hotel Density: Up to 3.8 F.A.R.	C-O, RA-H-3.2, C-O Rosslyn
Mixed Use		
Medium Density Mixed-Use	Up to 3.0 F.A.R. with special provision for additional density within the "Clarendon Revitalization District" (See Note 12) and the "Special Coordinated Mixed-Use District" for East End of Virginia Square (See Note 3)	C-R, C-U, M-JVS
High-Medium Residential Mixed-Use	Up to 3.24 F.A.R. including associated office and retail activities.	R-C
Coordinated Mixed-Use Development	This is a high density mixed-use district with actual density determined by site size. Up to 6.0 F.A.R. with office not more than 3.0 F.A.R.	C-O-A

Notes

- This area was designated the "Crystal City Coordinated Redevelopment District" on 9/28/10, to permit heights and densities called for in the Crystal City Sector Plan where Sector Plan goals are otherwise generally met.
- This area was designated the Western Rosslyn Coordinated Redevelopment District on 2/20/16.
- This area shall be part of a "Special Coordinated Mixed-Use District" (East Clarendon, 7/13/82), (East End of Virginia Square, 6/14/03). The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area.
- Development of the East Clarendon district bordered by Wilson Boulevard, North Danville Street, 11th Street North, and North Fillmore Street shall be consistent with the concept plan and design guidelines included in the East Clarendon Special Coordinated Mixed-Use District Plan adopted by the County Board on 9/20/94.
- In the George Mason University/Virginia Square Shopping Center district, the area designated "High" Office Apartment Hotel allows a base F.A.R. of 3.0 Office/Hotel; and up to a total of 4.3 F.A.R. in consideration of residential development, community services and cultural facilities (7/11/83). The area bordered by N. Monroe Street, N. Lincoln Street, Washington Boulevard, Kirkwood Road, and Fairfax Drive and designated "Public" is intended to accommodate existing facilities and future expansion of the George Mason University Arlington campus (7/28/01).
- For the East End district of Virginia Square, designated as "Medium Density Mixed-Use" and bordered by Fairfax Drive, Wilson Boulevard, North Lincoln Street, and the intersection of 10th Street North/Wilson Boulevard/Fairfax Drive, shall be developed consistent with the Virginia Square Sector Plan adopted by the County Board on 12/7/02 and any adopted amendments thereto. Allow density up to 3.24 F.A.R. for properties east of North Kansas Street and up to 4.0 F.A.R. for properties west of North Kansas Street.
- This area was designated the "Pentagon City Coordinated Redevelopment District" on 2/12/22, to permit heights and densities called for in the Pentagon City Sector Plan where Sector Plan goals are otherwise generally met.
- This area was designated a "Coordinated Preservation and Development District" on 4/23/77.
- This area is subject to further planning guidance in the Shrlington Special GLUP Study Plan and Concept Plan, adopted by the County Board on July 18, 2020.
- On 4/16/11, this area was designated as the "East Falls Church Neighborhood Center District".
- These areas were designated a "Special Revitalization District". (continued)

Rosslyn-Ballston Metro Corridor (continued)

Clarendon

Adopted Plans: Clarendon Sector Plan, 2006 - updated in 2022; East Clarendon - Special Coordinated Mixed-Use District Plan (1994).

Station Area Concept: "Urban Village" concept achieved by a high-quality public environment, accessible and connected spaces, and a rich mix of uses to give a sense of place and uniqueness to Clarendon.

Plan Features:

- Centralized area of medium-density mixed-use development
- Network of public open spaces in the center and edges of Clarendon connected by improved streetspaces
- Redesignated Central Park lined by revitalized retail, preserved buildings, and sensitive infill development
- Mix of old and new buildings with incentives for building preservation
- Tapering up of density and height from low-density residential areas to the center of Clarendon
- Maximum building height limits
- Building form guidelines
- Storefront retail revitalization, retention and attraction of existing local and independent businesses
- New mid-block streets to provide additional vehicular and pedestrian circulation
- Western gateway mixed use development with new public plaza and Fairfax Drive public open space

Special Planning Districts: "Special Coordinated Mixed-Use District"; "Clarendon Revitalization District".

Neighborhood Conservation Plan Areas: Lyon Village (Plan accepted 1978); Lyon Park (Plan accepted 1973 and updated 2015); Ashton Heights (Plan accepted 1976 and updated 2000); Clarendon-Courthouse (previously Courtyards) (Plan accepted 1988 and updated 2007); Radnor/Fort Myer Heights (Plan accepted 2007).

Courthouse

Adopted Plans: Courthouse Sector Plan Addendum, 1993; Rosslyn to Courthouse Urban Design Study (2003); Fort Myer Heights North Plan (2008); Courthouse Sector Plan Addendum; Courthouse Square (2015).

Station Area Concept: Arlington County government center surrounded by a balanced mix of high-density residential and office uses.

Plan Features:

- Central place resulting from the concentration of major activity nodes and landmarks (Courthouse Justice Center, Farmer's market and County's administrative offices)
- Court House Plaza as a focal point result of public/private partnership
- Courthouse Square as a network of interconnected open spaces to support existing and future programs and events with underground parking
- New development with ground floor retail fronting on Courthouse Square
- Symbolic Civic Building south of Courthouse Square
- Enhanced transit and pedestrian connections including Courthouse Square Promenade, 14th Street and 15th Street shared streets, and Metro Plaza
- Intense residential development
- High-density office district
- Business and neighborhood conservation
- Selected infill housing
- Coordinated urban design and sustainability

Special Planning Districts: "Coordinated Preservation and Development District" (Colonial Village); "Special Affordable Housing Protection District" (The Odyssey and North Troy Street Residential); Courthouse Square Special District.

Neighborhood Conservation Plan Areas: Lyon Village (Plan accepted 1978); Clarendon-Courthouse (previously Courtyards) (Plan accepted 1988 and updated 2007); Radnor/Fort Myer Heights (Plan accepted 2007).

Rosslyn

Adopted Plans: Rosslyn Station Area Plan Addendum, 1992; Rosslyn to Courthouse Urban Design Study (2003); Fort Myer Heights North Plan (2008); Rosslyn Sector Plan, 2015; Western Rosslyn Area Plan (2015).

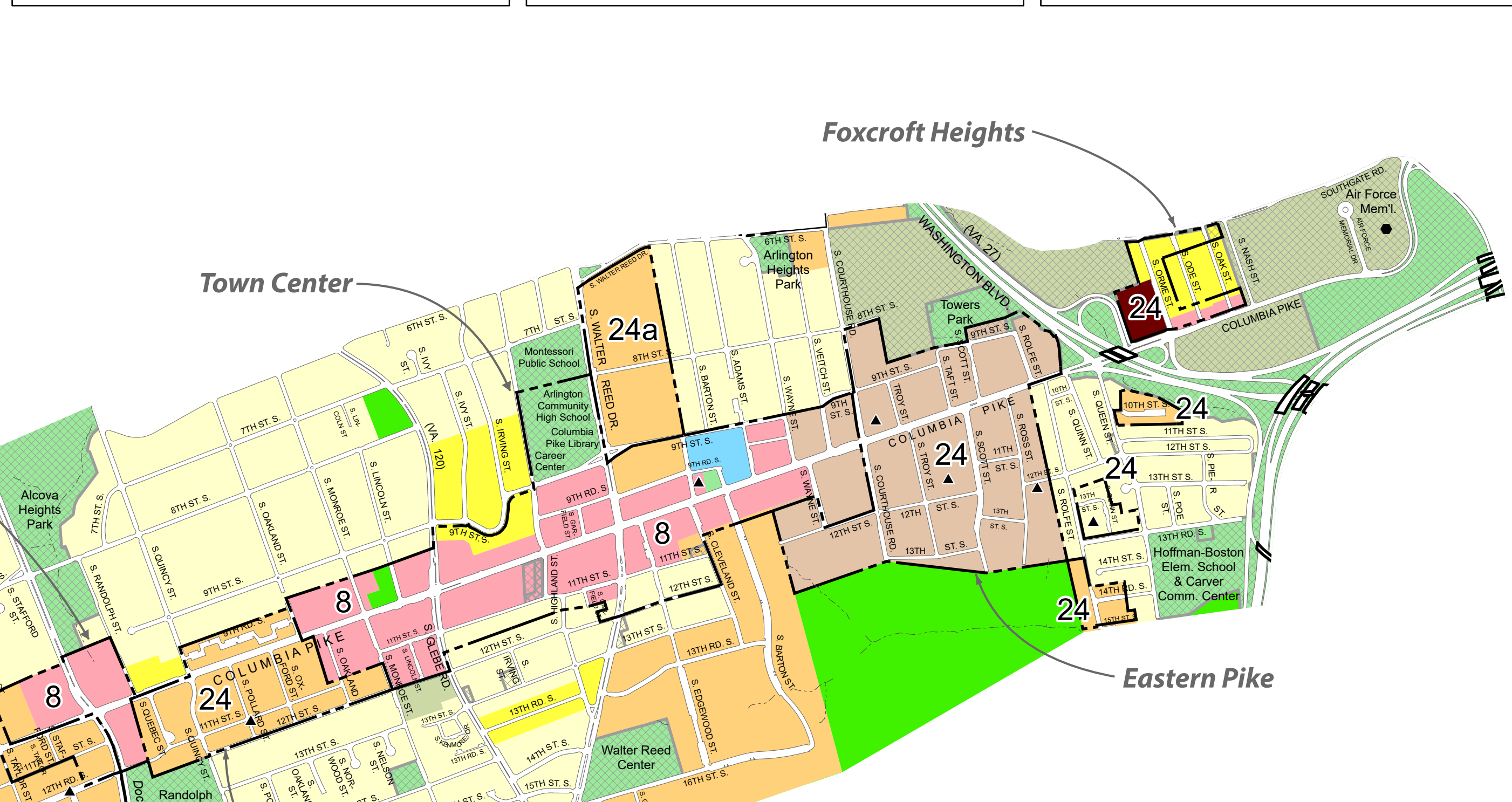
Station Area Concept: Mixed-use gateway with Arlington's greatest concentration of jobs, housing and activities; a premium destination with unparalleled views of and connections to Greater Washington; mid- and high-density residential neighborhoods surrounding the core mixed use district.

Plan Features:

- Arlington's world class downtown
- A global destination with a dynamic skyline, unique vistas, and exceptional value
- Exceptional transportation connections and choices
- A good neighbor to adjacent communities
- An urban district that celebrates the experiences of nature and recreation
- A dynamic place inspired by its diverse mix of people and activity
- Urban parks and connections to the Potomac River and nearby monuments (Marine Corps War Memorial, Arlington National Cemetery, Netherlands Carillon)
- The 18th Street Corridor as an urban spine comprising a series of dynamic and memorable public spaces
- A public Observation Deck at Central Place, offering unique, high priority public views of the Monumental Core and other key vistas
- Preservation of Colonial Terrace, Colonial Village, and Radnor-Fort Myer Heights residential areas

Special Planning Districts: "Coordinated Preservation and Development District" (Colonial Village); "Special Affordable Housing Protection District" (Twin Oaks, West Rosslyn Center, Rosslyn Ridge, and Rosslyn Commons); "Radnor Heights East Special District"; "Rosslyn Coordinated Redevelopment District"; "Western Rosslyn Coordinated Redevelopment District".

Neighborhood Conservation Plan Area: Radnor/Fort Myer Heights (Plan accepted 2007).



Columbia Pike Commercial Centers

Adopted Plans: Columbia Pike Initiative - A Revitalization Plan - Update 2005; Columbia Pike Form Based Code, 2013.

Corridor Concept: Mixed-use development districts, oriented to Columbia Pike (linked by residential transitional areas and open spaces and primarily consisting of office, residential, retail, and cultural uses).

Plan/Form Based Code Features:

Town Center (S. Oakland St. to S. Courthouse Rd.):

- Maximum height of 6 stories
- Incorporate historic structures with heights up to 8 stories
- Creation of public squares at Adams Square and Fillmore Garden Shopping Center sites

Village Center (S. Taylor St. to S. Randolph St.):

- Maximum height of 6 stories (except north-west corner which has 54 ft. height maximum)
- Day lighting of Doctor's Run (south of development district)

Neighborhood Center (S. Frederick St. to S. Wakefield St.):

- Maximum height of 4 stories east of Four Mile Run, oriented to park and Columbia Pike
- Maximum height of 6 stories west of Four Mile Run

Western Gateway County Line to S. Greenbrier St.:

- Maximum height of 6 stories except 10 stories on the south side of Columbia Pike at S. Greenbrier Street

Special Planning District: "Columbia Pike Special Revitalization District"

Neighborhood Conservation Plan Areas: Arlington View (Plan accepted 1964); Penrose (Plan accepted 2004); Arlington Heights (Plan accepted 2008); Douglas Park (Plan accepted 1998); Alcoa Heights (Plan accepted 1995); Barcroft (Plan accepted 2008); Clarendon (Plan accepted 1990); Columbia Forest (Plan accepted 2004); Columbia Heights West (Plan accepted 2000); Columbia Heights (Plan accepted 2000); Foxcroft Heights (Plan accepted 2009).

Columbia Pike Neighborhoods Areas

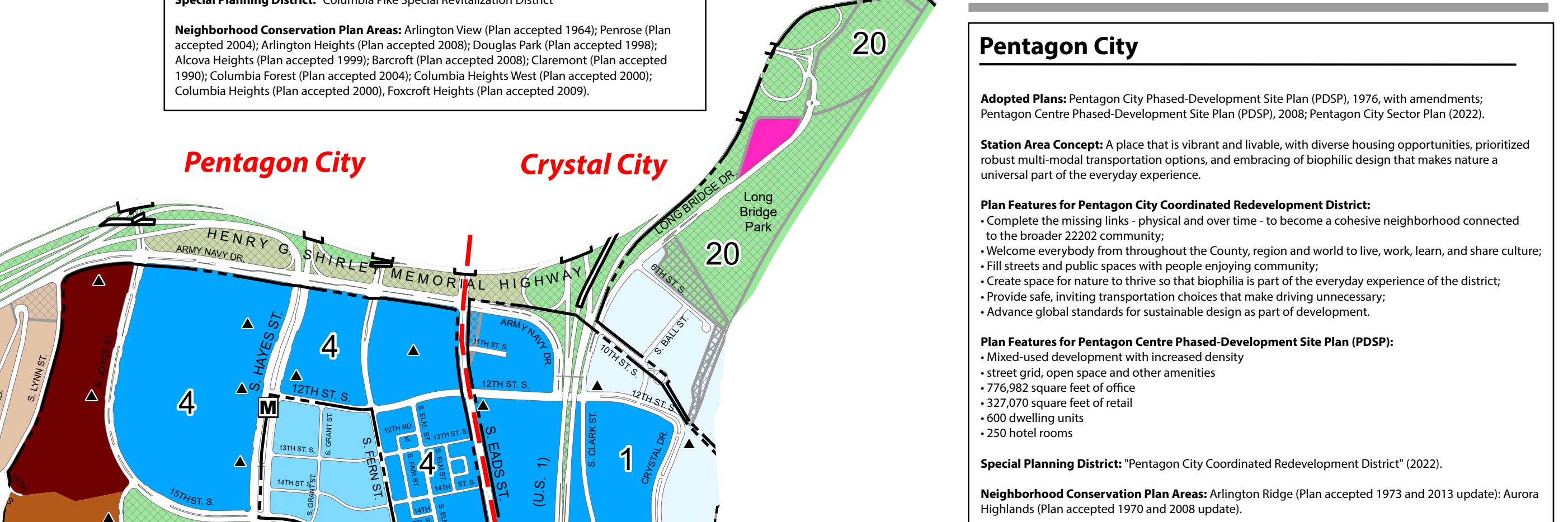
Adopted Plans: Columbia Pike Neighborhoods Area Plan, 2012; Columbia Pike Neighborhoods Form Based Code, 2013.

Corridor Concept: General residential uses with special provisions for affordable housing within the Columbia Pike Neighborhoods Redevelopment District. For purposes of mapping, the special planning district has been divided into three (3) subareas: Western Pike, Central Pike and Eastern Pike which include Foxcroft Heights.

Special Planning District: "Columbia Pike Special Neighborhoods Revitalization District"

Neighborhood Conservation Plan Areas: Arlington View (Plan accepted 1964); Penrose (Plan accepted 2004); Arlington Heights (Plan accepted 2008); Douglas Park (Plan accepted 1998); Alcoa Heights (Plan accepted 1995); Barcroft (Plan accepted 2008); Clarendon (Plan accepted 1990); Columbia Forest (Plan accepted 2004); Columbia Heights West (Plan accepted 2000); Columbia Heights (Plan accepted 2000); Foxcroft Heights (Plan accepted 2009).

Richmond Highway Metro Corridor



Pentagon City

Adopted Plans: Pentagon City Phased Development Site Plan (PDSPI), 1976, with amendments; Pentagon City Phased Development Site Plan (PDSPI), 2008; Pentagon City Sector Plan (2022).

Station Area Concept: A place that is vibrant and livable, with diverse housing opportunities, prioritized robust multi-modal transportation options, and embracing of biophilic design that makes nature a universal part of the everyday experience.

Plan Features for Pentagon City Coordinated Redevelopment District:

- Complete the missing links - physical and over time - to become a cohesive neighborhood connected to the broader 2200 community.
- Welcome everybody from throughout the County, region and world to live, work, learn, and share culture.
- Fill streets and public spaces with people enjoying community.
- Create space for nature to thrive so that biophilia is part of the everyday experience of the district.
- Provide safe, inviting transportation choices that make driving unnecessary.
- Advance global standards for sustainable design as part of development.

Plan Features for Pentagon Centre Phased-Development Site Plan (PDSPI):

- Mixed-use development with increased density
- street grid, open space and other amenities
- 776,982 square feet of office
- 327,070 square feet of retail
- 600 dwelling units
- 250 hotel rooms

Special Planning District: "Pentagon City Coordinated Redevelopment District" (2022).

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973 and 2013 update); Aurora Highlands (Plan accepted 1970 and 2008 update).

Crystal City

Adopted Plans: Crystal City Sector Plan (2010); North Tract Area Plan Study (2004); Potomac Yard Phased-Development Site Plan (PDSPI), 2000.

Station Area Concept: A place where the existing multimodal transportation network will provide enhanced access and mobility with improved surface transit service and a more pedestrian-friendly urban street networks; streets and public spaces are lined with retail and civic spaces; upper story uses provide a Class A office environment and expanded array of residential offerings; and its sense of place will be strengthened through high-quality architecture, open spaces, streetscape treatments, and public art.

Plan Features for Crystal City Coordinated Redevelopment District:

- Create a high quality public realm that strengthens the sense of place
- Provide a mix of uses by including office, residential, retail, cultural and civic uses among several defined neighborhood districts
- Enhance multimodal access and connectivity
- Incorporate sustainable and green building principles into all urban and architectural design
- Preserve the integrity of the single-family neighborhood to the west
- Ensure Crystal City's long term economic sustainability

Plan Features for Potomac Yard Phased-Development Site Plan (PDSPI):

- 2.94 million square feet of office/commercial development, 1.0 million square feet of residential and 409,833 square feet of hotel uses approved in the PDSPI
- Conveyance to the County of approximately 38 acres of land in the North Tract (north of Crystal City) for open space and/or recreational uses
- A mix of uses, with concentrations of density to reinforce important public spaces
- A pedestrian friendly and pedestrian oriented environment
- Utilization of an orthogonal grid and block pattern
- The use of public open space as the means to organize and characterize the site
- Emphasis on transit-oriented design as an integral, not supplementary, feature
- Coordinated urban design manual

Plan Features for North Tract Special Planning District:

- Green urban oasis that will be a model of effective environmental reclamation and community-oriented design
- Urban park with appealing spaces, facilities, and natural and man-made features in an integrated design that offers opportunities for sport, recreation and relaxation for people of diverse ages, interests and skills
- Convenient multi-modal access with emphasis on efficient mass transit and safe passageways for pedestrians and bicyclists
- Gateway between Arlington and nation's capital
- Greenway near the historic Potomac shore
- Gathering place for the community
- Opportunity for creative partnerships with private entities, non-profit organizations, and other public agencies to complement direct county investments in the park and help to achieve, in cost-effective ways, the planned community facilities and the compatible, high-quality redevelopment of adjacent privately-owned sites

Special Planning Districts: Crystal City Coordinated Redevelopment District, North Tract Special Planning District (2004).

Neighborhood Conservation Plan Areas: Arlington Ridge (Plan accepted 1973); Aurora Highlands (Plan accepted 1970 and updated 2008).