



BEST PRACTICES in AFFORDABLE HOUSING



COMMUNITY DEVELOPMENT

WHO

Arlington Transit Oriented Development, Rosslyn Ballston Corridor

WHERE



Rosslyn, Courthouse, Clarendon, Virginia Square, Ballston (Arlington City)

WHAT

The Rosslyn-Ballston corridor centered around the Rosslyn, Clarendon, Courthouse, Virginia Square and Ballston metro stations illustrates smart growth planning and the type of transit-oriented development that concentrates high-density, mixed-use development along a major transit corridor, while preserving and enhancing existing residential neighborhoods.

Arlington's considerable growth in the 1960s created a demand for office and residential development. County planners and officials saw an opportunity to manage this growth in a way that would re-imagine the Arlington community, reduce dependence on cars, and revitalize struggling retail and business areas.

HOW

Following extensive study and community input, County officials decided on a plan that concentrates the highest density uses within walking distance of Metro stations, tapers densities, heights and uses down to surrounding single family residential neighborhoods, and provides for a mix of office, hotel, retail and residential development. This is referred to as a "bull's-eye approach" and it targets the tallest and most dense development within one-quarter mile of each Metro station. The County's General Land Use Plan (GLUP) incorporates this approach and defines the appropriate land use for each area.

The county then introduced sector plans to guide future development that specified land-use and zoning ordinances, as well as urban design, transportation, and open-space guidelines for the corridor. These plans included density bonuses, as-of-right zoning overlays, and supportive infrastructure investments to help achieve transit-oriented development within a quarter-mile radius around each Metrorail station.

Since 1980, total office space in the county has doubled to more than 50 million square feet, with 70% of the office space located within the county's two Metrorail corridors. Additionally, the number of housing units in Metrorail corridors increased from 5,700 to more than 35,000 over the past 40 years. The Rosslyn-Ballston corridor has also emerged as one of Northern Virginia's primary retail addresses. In 2002, Arlington received the EPA's National Award for Smart Growth Achievement for "Overall Excellence in Smart Growth"



LEARN MORE: <http://projects.arlingtonva.us/planning/smart-growth/rosslyn-ballston-corridor/>