

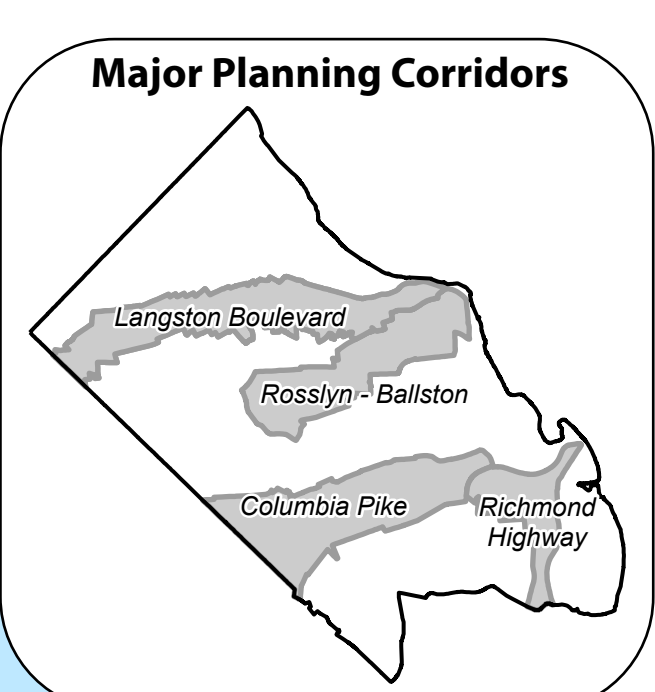
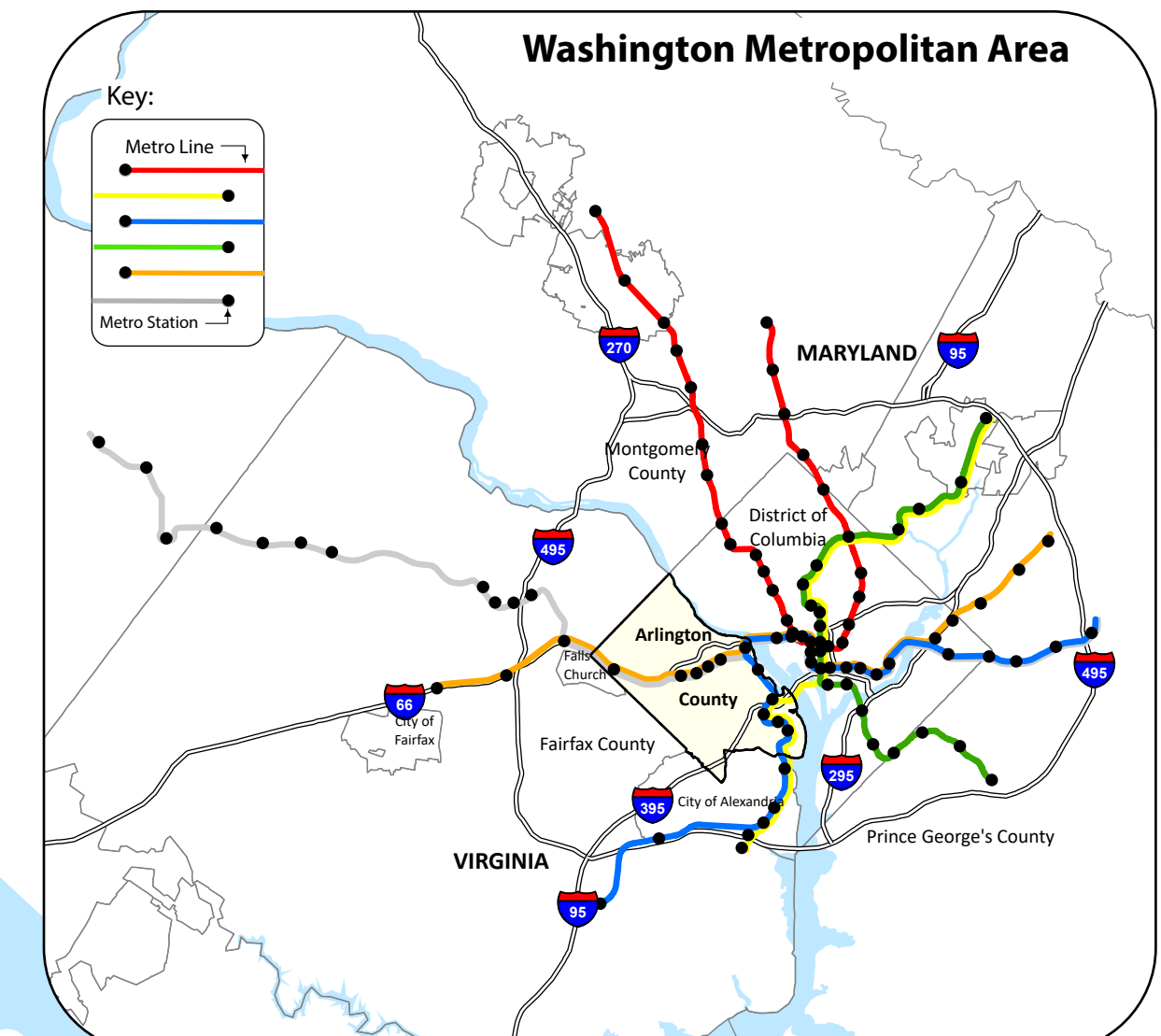
### Facts about Arlington

As of July 2025

<b>Land</b>	
Land Area	25.8 Square Miles (66.82 Square Kilometers)
Highest Elevation	460 Feet above Sea Level (140.3 meters)
<b>Population and Employment</b>	
Total Population, 2020 U.S. Census	238,643
2025 Population Estimate	243,260
Average Household Size, 2023 ACS	2.08 persons
Estimated Full-Time Employment, January 2025*	221,200 Jobs (100%)**
Construction	4,100 (1.9%)
Retail Trade	9,900 (4.5%)
Transportation and Warehousing	13,300 (6.0%)
Information	6,900 (3.1%)
Finance and Insurance	9,800 (4.4%)
Real Estate and Rental/Leasing	9,200 (4.2%)
Professional and Technical Services	59,300 (26.8%)
Hospitality and Food Services	13,000 (5.9%)
Other Services	44,400 (20.1%)
Government	44,200 (20.0%)
All Other	8,100 (3.7%)
Estimated Daytime Population, 2025	307,500
* All other employment refers to jobs located in Arlington.	
** Figures may not sum due to rounding.	
Source: Arlington County, Department of Community Planning, Housing and Development, January 2025 estimates.	
<b>Development</b>	
Total Dwelling Units, 2020 U.S. Census*	119,085
2025 Dwelling Units Estimate**	126,540
Releasable Building Area in Square Feet, 4Q 2024***	44,381,001
Total Hotel Rooms, 2024 estimate****	9,458
Sources:	
* U.S. Census Bureau	
** Arlington County, Department of Community Planning, Housing and Development	
*** ARCADIS	
**** Arlington Economic Development	
<b>Other Planning Documents</b>	
Arlington County Profile (March 2025)	
Annual and Quarterly Development Tracking Reports (2024)	



Adopted August 12, 1961 with amendments through December 31, 2025. The record of the official General Land Use Plan is on file with the Clerk of the County Board and the Department of Community Planning, Housing and Development/Planning Division.



### Legend

- Symbols**
- M Metro Station (Existing)
  - General Location for Public Space
  - ▲ Memorial
  - Public Ownership
  - Planning Districts
  - == Roads, Medians

### Land Use

Land Use Designation*	Range of Density/Typical Use	Zoning**
<b>Residential</b>		
Low	1-10 units per acre, including one-family dwellings, accessory dwellings, and expanded housing option uses	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R2-7, 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
<b>Commercial and Industrial</b>		
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-1.0, C-TH
Service Industry	Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.	CM, M-1, M-2
<b>Public and Semi-Public</b>		
Public	Parks (Local, regional, and federal), Schools (public), Parkways, major unpaved 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).	S-3A, S-D
Government and Community Facilities	County, state and federal administration and service facilities (police, fire, property yard, etc.) Hospitals, nursing homes, and institutional housing. Utilities, military reservations, airports, etc.	P-5, S-D, S-3A
<b>Office-Apartment-Hotel</b>		
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, C-O Crystal City, C-O Rosslyn, RA-H-3.2
<b>Mixed Use</b>		
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)	CR, C-3, MU-VS
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

\* Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with the County's goals and vision. The higher end of that density range may not necessarily represent the vision for a specific location. Where a development proposal substantially complies with County goals, policies and plans, and is consistent with good zoning practice, and/or assists in achieving the objectives identified in Section 15.5.3 of the Zoning Ordinance, the County Board may approve that development proposal at the highest end of that density range or within or above the density ranges identified on the GLUP map, as provided by the Zoning Ordinance. Where a site is shown, the width of the site indicates percentage of use. The GLUP booklet provides additional information of land use designation strings.

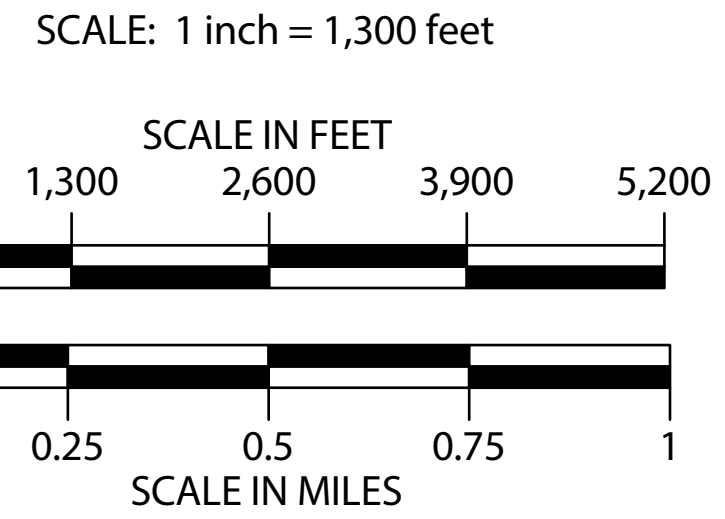
\*\* The zoning districts which are listed next to each General Land Use Plan designation are those which typically correspond to that specific land use plan designation. However, there may be instances where other zoning categories may apply or cases in which the listed zoning categories are not appropriate, since the determination of an appropriate zoning district for a particular site depends upon factors other than simply the General Land Use Plan designation. This list is provided as a guide only. If an area is shown "blank" but is not publicly owned (not cross-hatched) the existing zoning of the property and surrounding land uses should determine the development potential of the site.

Map prepared by GIS Mapping Center  
2100 Clarendon Boulevard  
Arlington, VA 22201  
Email: GIS@arlingtonva.gov  
Website: map.arlingtonva.gov

Special reference: Virginia State Plane North, NAD 1983. Base map updated from April 2021 digital aerial photography. Potable Street from 0525 25x0000 DC file. Cadastral and political data layers are maintained on an on-going basis. The street network on the GLUP map includes both existing and proposed streets. Maps shall not be construed as legal documents.

Additional information related to this map may be found in the printed version of the GLUP Booklet. In addition, please visit [www.arlingtonva.gov/landuse](http://www.arlingtonva.gov/landuse) for the most current online version of the General Land Use Plan (Map and Booklet).

Map © 2024 Arlington County, VA  
Printed January 2024



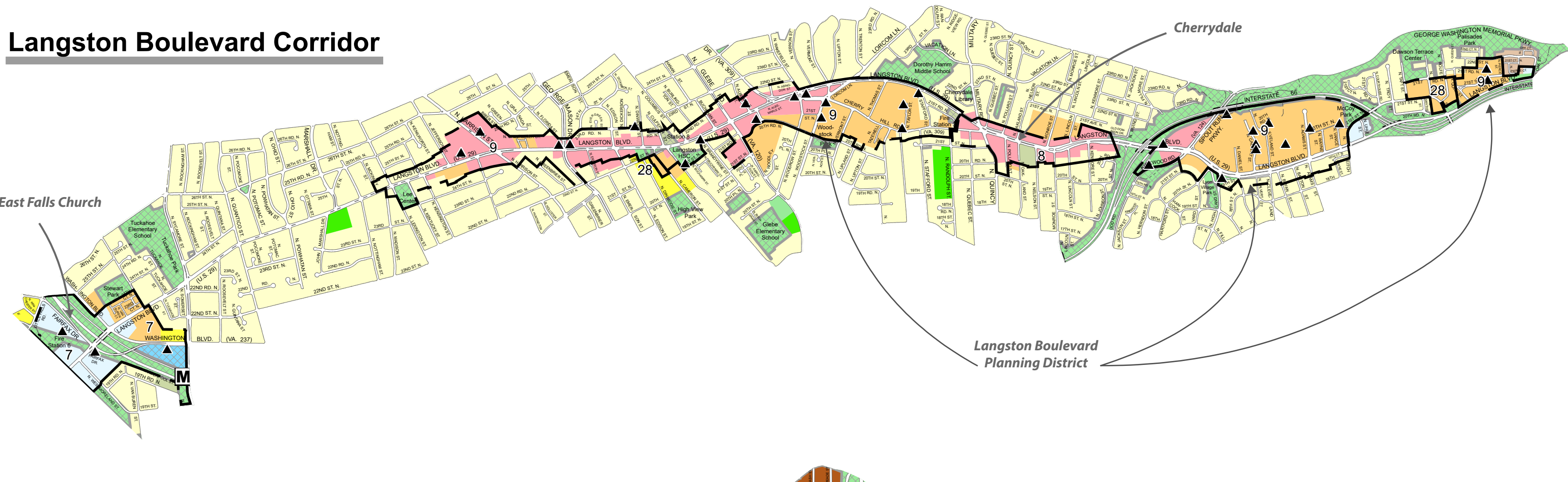
### Notes

- 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, 2113/82), (George Mason University/Virginia Square Shopping Center, 87/182), (East End of Virginia Square, 614/03). The "Special Coordinated Mixed-Use District" designation was established for larger sites where redevelopment may result in significant changes within a Metro Station Area.
- 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 (7/1/83). 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 7/23/24, 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 Shirlington Special GLUP Study Plan and Concept Plan, adopted by the County Board on July 18, 2020.
- On 4/10/11, this area was designated as the "East Falls Church Neighborhood Center District".
- These areas were designated as "Special Revitalization District". (continued)
- (continued) Columbia Pike on 11/15/86 and amended on 12/17/02, 2/25/03, 12/15/07, and 2/25/25. Langston Boulevard (formerly Lee Highway)/Cherrydale on 4/1/95 and amended on 12/16/23.
- This area was designated the "Langston Boulevard Planning District" on 11/11/23. The MTP indicates areas planned for new streets throughout the district.
- Notes 10 and 11 were removed in the 2019 GLUP Reprint to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use.
- Notes 10 and 11 were removed in the 2019 GLUP Reprint to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use.
- This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06, 12/9/06, and 5/10/25. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.
- These areas were designated a "Special Affordable Housing Protection District", Pollard Gardens/Clarendon Courts on 11/7/90; Twin Oaks on 5/24/00; The Odyssey on 11/20/01; Liberty Center on 1/26/02; WBT Rosslyn Center on 7/20/02; North Monroe Street Residential on 10/18/03; North Troy Street Residential on 2/21/04; Rosslyn Ridge on 7/10/04; Rosslyn Commons on 6/17/08; and 1501 Arlington Boulevard on 4/23/19 and amended on 10/24/24, 7/28/01).
- This area was designated as the "North Quincy Street Coordinated Mixed-Use District" on 2/4/95 and amended on 2/23/13.
- This area was designated as the "Rosslyn Coordinated Redevelopment District" on 5/1/1996 and revised on 2/20/16.
- This area has been designated a "Coordinated Multiple-Family Conservation and Development District" on 1/2/99. In order to achieve affordable housing goals without unduly impacting adjacent areas designated "Low" Residential (11 - 15 units per acre) and "Low-Medium" Residential (16-36 units per acre), development on this site shall not exceed 48 units per acre.
- This area was designated as the "Radnor Heights East Special District" on 12/1/99.
- The County Board has designated this area as eligible for an additional gross floor area of up to 1.161 million square feet over and above the base density of the site, which may be granted upon fee conveyance to the County of a sufficient amount of property, as determined by the County Board, for parks, open space, and community recreation use, in accordance with Section 15.5.3 of the Zoning Ordinance. The total base and additional densities shall include a minimum of 1.3 for residential use, including hotels and a maximum of 2/3 for office and commercial uses.
- Affordable Housing requirements for site plan projects were adopted by the County Board on 12/10/05 for residential and commercial site plan projects within and outside the Metro Corridors as identified on the General Land Use Plan. These provisions are contained in Section 15.5.8 and 15.5.9 of the Zoning Ordinance.
- This area was designated as the "North Tract Special Planning District" on 4/24/04. In accordance with a revised agreement, dated 9/29/10, between the County and MR Monument View LLC, providing for the exchange of certain property owned by the County and property owned by MR Monument View LLC known as the Twin Bridges site, the County Board, pursuant to Section 15.5.7 of the Zoning Ordinance, and in order to facilitate the implementation of the North Tract Master Plan for Park and Recreational Facilities, has designated the property owned by the County and to be transferred to MR Monument View LLC as eligible for up to 145,797 square feet of additional development density over and above its base density.
- This area was designated the Green Valley Village Center (formerly Naciki) Special Revitalization District on 7/10/04.
- This area was designated the Fort Myer Heights North Special District on 4/16/05.
- Within the area shown as "Medium" Office-Apartment-Hotel, in order to provide an appropriate transition to adjacent residential neighborhoods, buildings on the southwest and western portions of the site shall consist of residential uses and have maximum heights of 50 feet.
- These areas were designated a "Special Revitalization District" on 11/16/13 and amended on 2/25/25 and include Conservation Areas (K24a).
- Adopted on 2/24/18 as additional guidance for this area, development along the south side of 11th Street North between North Vermont and North Randolph Streets should complete and reinforce the overall transition envisioned by the Ballston Sector Plan from Fairfax Drive to 11th Street by:
  - Limiting building heights along 11th Street to 3 to 4 stories for the first 80 feet of block depth; and
  - Encouraging sufficient separation between buildings on adjacent sites.
- This area was designated the "Courthouse Square Special District" on 10/21/17.
- This area is subject to further planning guidance as provided in the "Washington Boulevard and Kirkwood Road Special GLUP Study and Concept Plan," adopted by the County Board on 11/18/17.
- These areas were designated as a "Housing Conservation District" on 12/16/17 and amended on 11/11/23 following the adoption of the "Langston Boulevard Planning District".

FRONT

# Major Planning Corridors

## Langston Boulevard Corridor



### Langston Boulevard Corridor

**Adopted Plans:** Langston Boulevard Area Plan (2023).

**Corridor and Neighborhood Area Concepts:** Transform the corridor into a "green" main street of connected neighborhoods with improved access, safety, sustainability, and amenities focused on economic sustainability, environmental resilience, and equity to all foundation.

- Plan Features:**
- Active Public Spaces that connect workers, visitors, and residents with homes, shops, recreation spaces, and transit
  - Commercial, multi-family residential, or mixed-use areas with high-quality architecture to create distinct neighborhood centers and public spaces
  - Ground Floor Priority areas to support community uses and placemaking activities
  - A diversity of businesses and new jobs
  - Increased housing choice and supply
  - Celebration of historic and cultural resources
  - Mid- and high-rise buildings concentrated around the Activity Hubs with areas further removed from the hubs envisioned for building heights up to 5 stories, in most locations
  - Expansion of street grid
  - Complete Streets and improved pedestrian, bicycle, transit, and driving connections and amenities
  - New streetscape along Langston Boulevard
  - Shared street frontages like Highways Shoppes for special events
  - Expansion of public space network and enhanced access to community facilities, trails, parks, and plazas
  - Greenways or linear public spaces, with stormwater management, walkways, bike trails, and natural resources
  - Integration of bioshops, elements and green infrastructure
  - Conserved and expanded tree canopy and other vegetation
  - Reduced energy use and emissions
  - Stormwater management and improved water quality

**Special Planning Districts:** Langston Boulevard Planning District

**Arlington Neighborhoods Program Plans:** Onalson Run (2002); Leeway Overlook (2010); Lyon Village (1978); Maywood (1965); Old Dominion (2020); Tara Leeway Heights (2005); Waverly Hills (2013); Waycroft - Woodlawn (2014); Yorktown (2006); North Highlands (2020)

### East Falls Church

**Adopted Plans:** East Falls Church Area Plan (2011)

**Area Concept:** Revitalize a mixture of uses along Langston Boulevard and the East Falls Church Metro station to create an inviting and walkable neighborhood center while preserving and protecting the nearby existing single-family residential areas.

- Plan Features:**
- Preservation of adjacent single-family neighborhoods
  - A new "Neighborhood Center", through a collection of three low- to medium-scale development nodes, with a balance of residential, office, retail, and hotel uses
  - The Transit Mixed Use Area Node located at the Metro Park & Ride site will be developed with low- to medium-scale development with appropriate transitions to adjacent residential areas, public gathering spaces, attractive retail establishments, and landscaped streetscapes
  - The Neighborhood Transition Area Node located along Langston Boulevard north of Washington Boulevard will be developed consistently with the area's predominantly residential character including low-rise infill development, mid-rise buildings along Langston Boulevard and Washington Boulevard, small retail development on a limited basis, and improvements to the pedestrian experience
  - The Gateway Mixed Use Area Node located along Langston Boulevard south of 146 will include mid-rise development cohesive with adjacent development in the City Falls Church, ground floor retail, on-street parking, and plazas and open spaces along the 1400 Run
  - A new entrance to the East Falls Church Metro station with additional public open spaces
  - A new mid-block, north-south pedestrian connection to the Park #96 site and pedestrian enhancements across 146
  - Heights generally ranging from three to nine stories in the "Neighborhood Center"
  - Tiers and step-backs to existing historic and lower residential development
  - Streetscape enhancements including wider pedestrian zones, street plantings, and bike and parking lanes where possible
  - Provision of on-site affordable units and a mix of housing options for low to moderate income families
  - Sustainable and green building principles and quality architectural design in the development of new buildings and open spaces.

**Special Planning Districts:** East Falls Church Neighborhood Center District

**Arlington Neighborhoods Program Plans:** Arlington East Falls Church (1986)

### Cherrydale

**Adopted Plans:** Langston Boulevard (formerly Lee Highway)/Cherrydale Revitalization Plan (1994)

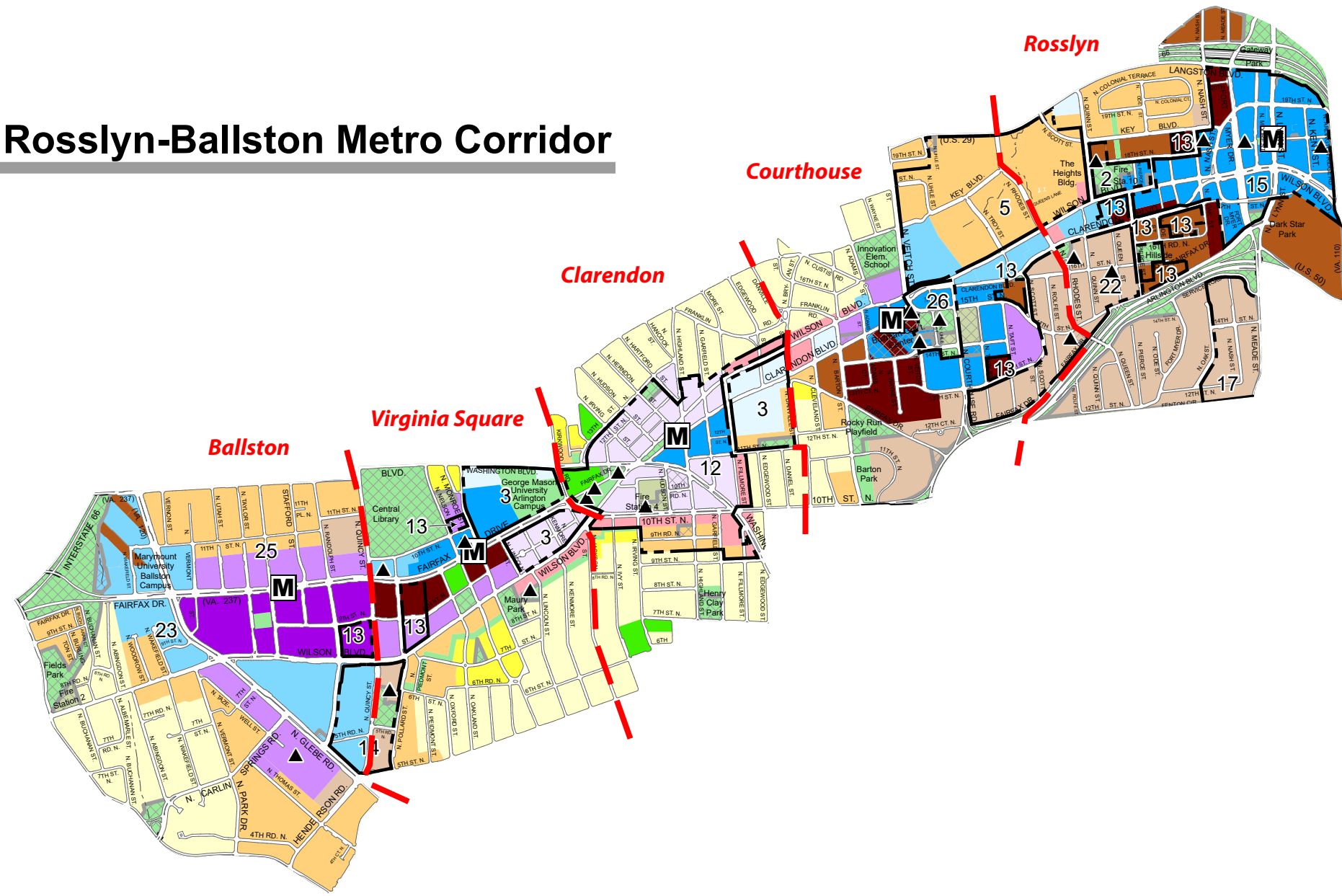
**Area Concept:** Revitalize the commercial area and encourage the continuance of existing business in a manner that is compatible with the overall character of the surrounding residential neighborhoods.

- Plan Features:**
- A "Village Center" for the surrounding residential neighborhoods that provides a wide variety of neighborhood retail opportunities within an attractive community
  - Reinforcement of the "village center" character through the implementation of the recommended urban design and streetscape guidelines
  - Physical revitalization of buildings and redesign of parking lots using the "C" site plan option or other appropriate tools
  - Improvement of public transit, auto access, and adequate parking adjacent to commercial areas
  - An integrated streetscape and open space system
  - A walkway system to link residential and commercial areas
  - Promotion of neighborhood identity, neighborhood conservation, historic preservation, apartment and housing preservation programs, and appropriate infill development
  - Build-to-leases generally located at the back edge of the sidewalk

**Special Planning Districts:** Langston Boulevard (formerly Lee Highway)/Cherrydale Special Revitalization District

**Arlington Neighborhoods Program Plans:** Cherrydale (2005)

## Rosslyn-Ballston Metro Corridor



### Ballston/Marymount University

**Adopted Plans:** Ballston Sector Plan (1980); North Quincy Street Plan (1993); North Quincy Street Plan Addendum (2013).

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

- Plan Features:**
- Balance of residential and office/hotel development
  - Transportation access through Metro, 146, 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)

**Arlington Neighborhood Program Plans:** Ballston Virginia Square (1984); Blumont (previously Ball Crossing) (1999); Ashton Heights (2000); Buckingham (2006).

### Virginia Square/George Mason University

**Adopted Plans:** Virginia Square Sector Plan (2002); North Quincy Street Plan (1993).

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

- Plan Features:**
- Predominately 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 (Arlington's Main Library)
  - Arlington Arts Center and expansion of Masaryk Park
  - Development densities and heights focused on Fairfax Drive and Metro site
  - Focal point 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, Masaryk Park, Oakland Park, Herndon 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 FDC/GMU; "North Quincy Street Coordinated Mixed Use District"; "Special Affordable Housing Protection District" (Pollard Gardens/Clarendon Courts and North Monroe Street Residential).

**Arlington Neighborhood Program Plans:** Ashton Heights (2000); Ballston-Virginia Square (1984); Buckingham (2006).

### Clarendon

**Adopted Plans:** Clarendon Sector Plan (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 streetscapes
  - Redesign 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 frontage guidelines
  - Streetfront revitalization; retention and attraction of existing local and independent businesses
  - Washington-Wilson-Clarendon intersection redesign with narrowed crosswalks and lane widths
  - 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."

**Arlington Neighborhood Program Plans:** Lyon Village (1978); Lyon Park (2019); Ashton Heights (2000); Clarendon-Courthouse (previously Courtlands) (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 Promenade
  - Symbolic City 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.

**Arlington Neighborhood Program Plans:** Lyon Village (1978); Clarendon-Courthouse (previously Courtlands) (2007); Radnor/Fort Myer Heights (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).

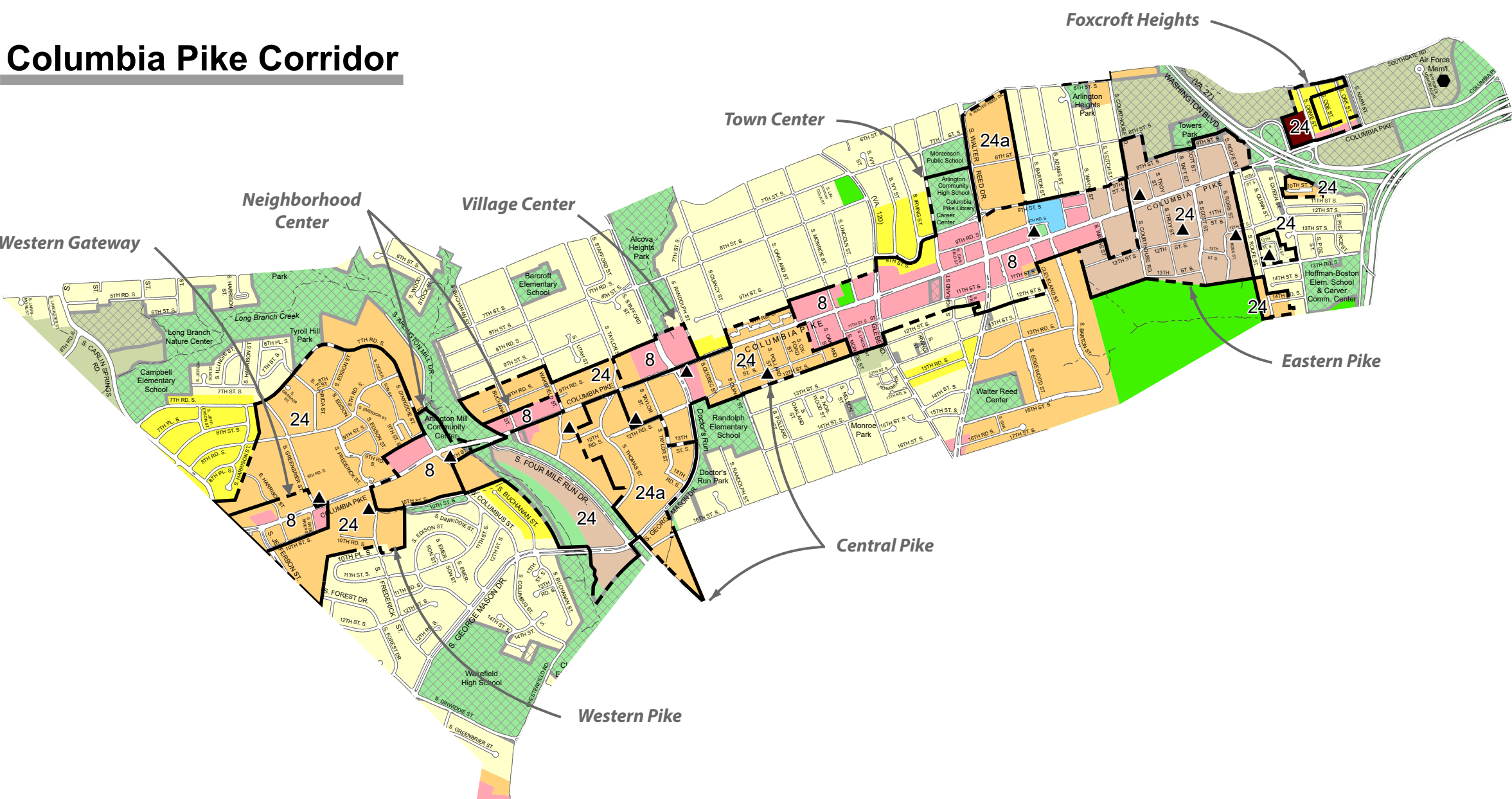
**Station Area Concept:** Mixed-use gateway with Arlington's greatest concentration of jobs, housing and activities; a preeminent destination with unparalleled views of and connectors to Greater Washington; mid- and high-density residential neighborhoods surrounding the core mixed-use district.

- 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 mountains (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 open spaces
  - A public Observation Deck at Central Plaza, 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, WRT Rosslyn Center, Rosslyn Ridge, and Rosslyn Commons); "Radnor Heights East Special District"; "Rosslyn Coordinated Redevelopment District"; "Western Rosslyn Coordinated Redevelopment District".

**Arlington Neighborhood Program Plans:** Radnor/Fort Myer Heights (2007).

## Columbia Pike Corridor



### Columbia Pike Commercial Centers

**Adopted Plans:** Columbia Pike Initiative - A Revitalization Plan, Update 2024 (2024); Columbia Pike Form Based Code (2003).

**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 space at Adams Square and Fillmore Garden Shopping Center sites
- Village Center (S. Taylor St. to S. Randolph St.):**
- Maximum height of 6 stories (except northwest 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"

**Arlington Neighborhood Program Plans:** Arlington View (1964); Penrose (2004); Arlington Heights (2008); Douglas Park (1998); Altona Heights (1999); Barcroft (2008); Clarendon (1990); Columbia Forest (2004); Columbia Heights West (2000); Columbia Heights (2000); Foxcroft Heights (2009).

### Columbia Pike Neighborhoods Areas

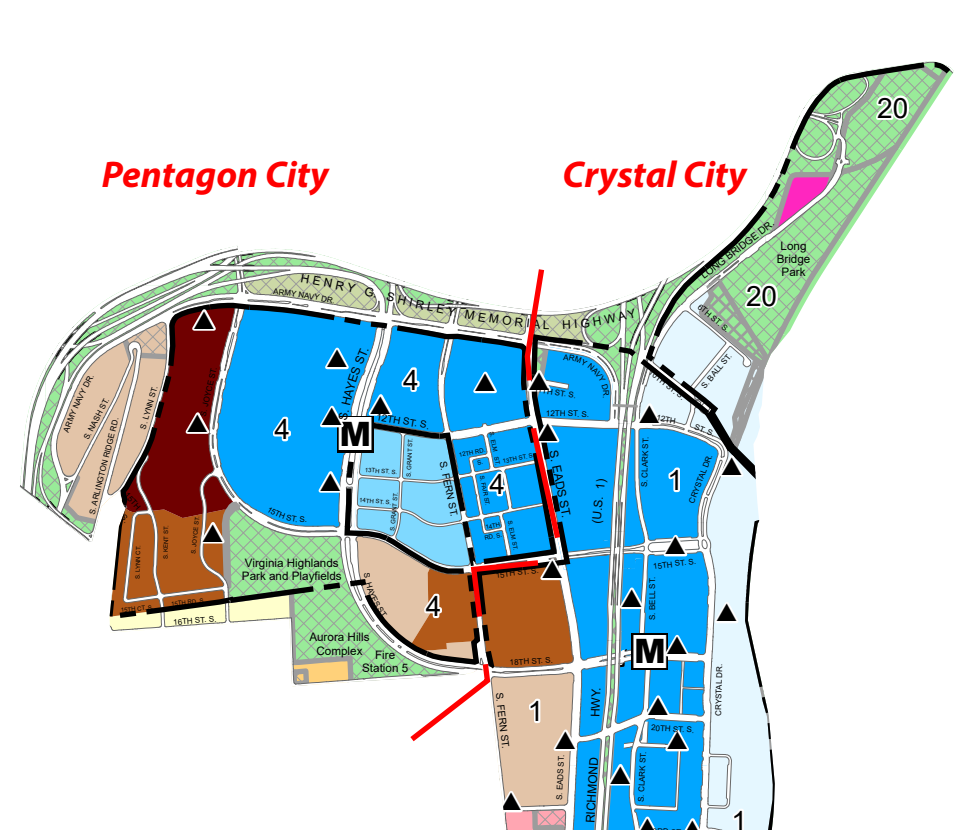
**Adopted Plans:** Columbia Pike Neighborhoods Area Plan (2024); Columbia Pike Neighborhoods Form Based Code (2013).

**Corridor Concept:** Generally 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 includes Foxcroft Heights.

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

**Arlington Neighborhood Program Plans:** Arlington View (1964); Penrose (2004); Arlington Heights (2008); Douglas Park (1998); Altona Heights (1999); Barcroft (2008); Clarendon (1990); Columbia Forest (2004); Columbia Heights West (2000); Columbia Heights (2000); Foxcroft Heights (2009).

## Richmond Highway Metro Corridor



### Pentagon City

**Adopted Plans:** Pentagon City Phased Development Site Plan (PDPSP) (1976), with amendments; Pentagon City Phased Development Site Plan (PDPSP) (2008); Pentagon City Sector Plan (2004).

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

- Plan Features for Pentagon City Coordinated Redevelopment District:**
- Complete the missing links in physical and over time - to become a cohesive neighborhood connected to the broader 22222 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 bioshops 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 City Phased Development Site Plan (PDPSP):**

- Mixed-used 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" (2024).

**Arlington Neighborhood Program Plans:** Arlington Ridge (2013); Aurora Highlands (2008).

### Crystal City

**Adopted Plans:** Crystal City Sector Plan (2010); North Tract Area Plan Study (2004); Potomac Yard Phased Development Site Plan (PDPSP) (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 network; streets and public spaces are lined with active 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 balancing office, residential, retail, cultural and civic uses among several defined neighborhood centers
  - Retain architectural and urban design to the human scale
  - 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 (PDPSP):**

- 234 million square feet of office/commercial development, 1.8 million square feet of residential and 469,835 square feet of hotel uses approved in the PDP
- Conveyance to the County of approximately 28 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 development 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 reuse
- Urban park with appealing spaces, facilities, and natural and manmade 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
- Gateway near the historic Potomac Shores
- 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)

**Arlington Neighborhood Program Plans:** Arlington Ridge (1973); Aurora Highlands (2008).

## Land Use

### Land Use Designation\* Range of Density/Typical Use Zoning\*\*

Residential	Range of Density/Typical Use	Zoning**
Low	1-10 units per acre, including one-family dwellings, accessory dwellings, and expanded housing option uses	R-20, R-10, R-10T, R-8, R-6, R-5
Low	11-15 units per acre	R-17, 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-10, C-1H
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 a block), County, state and federal administration and service facilities (police, fire, property, etc.) Hospitals, nursing homes, and institutional housing, Utilities, military reservations, airports, etc.	S-3A, S-D
Government and Community Facilities		P-5, S-D, S-3A

### Office-Apartment-Hotel

	Office Density	Apartment Density	Hotel Density	Zoning**
Low	Up to 1.5 F.A.R.	Up to 72 units/acre	Up to 110 units/acre	C-O-1.5, C-O-1.0
Medium	Up to 2.5 F.A.R.	Up to 115 units/acre	Up to 180 units/acre	C-O-2.5
High	Up to 3.8 F.A.R.	Up to 4.8 F.A.R.	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-3, MU-V5
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

\* Each land use designation on the GLUP map indicates a range of densities and typical uses for that general location. An approval by the County Board of a development proposal anywhere within this range would be consistent with the County's goals and vision. The higher end of that density range may not necessarily represent the vision for a specific location. When a development project substantially complies with County goals, policies, and plans, and is consistent with good zoning practices, the County Board may approve that development proposal at the higher end of that density range or above, as provided by the Zoning Ordinance. Where a mix is shown, the width of the stripe indicates percentage of use.

\*\* The zoning districts which are listed next to each General Land Use Plan designation are those which typically correspond to that specific land use category. However, there may be instances where other zoning categories may apply or cases in which the listed zoning categories are not appropriate, since the determination of an appropriate zoning district for a particular site depends upon factors other than simply the General Land Use Plan designation. This list is provided as a general guide only.

## Legend

### Symbols

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



CORRIDOR MAPS  
SCALE: 1 inch = 1600 feet

SCALE IN FEET  
0 800 1,600 US Feet

SCALE IN MILES  
0 0.15 0.3 0.61 Miles

## 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 "Langston Boulevard Planning District" on 11/11/23. The MTP indicates areas planned for new streets throughout the district.
- This area shall be part of a "Special Coordinated Mixed Use District" (East Clarendon, 713/332), George Mason University/Virginia Square Shopping Center, 8/7/82, (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 9/20/04.
- 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 areas 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 7/23/24, 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 Shirington Special GLUP Study Plus 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)
- (continued) Columbia Pike on 11/15/06 and amended on 12/17/02, 2/25/03, 12/15/07, and 2/25/25, and Langston Boulevard (formerly Lee Highway)/Cherrydale on 4/19/95 and amended on 12/16/23.
- This area was designated as the "Langston Boulevard Planning District" on 11/11/23. The MTP indicates areas planned for new streets throughout the district.
- Notes 9, 10, and 11 were removed in the 2019 GLUP Report to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use.
- Notes 9, 10, and 11 were removed in the 2019 GLUP Report to eliminate explanations already provided elsewhere on the map. The Note numbers have been reserved for future use.
- This area was designated the "Clarendon Revitalization District" on 7/7/90. The boundary for this district was amended on 2/25/06, 12/9/06, and 5/10/23. The goals and objectives for this area are set forth in the "Clarendon Revitalization District" located in the GLUP Booklet.
- These areas were designated a "Special Affordable Housing Protection District": Pollard Gardens/Clarendon Courts on 11/17/90; Twin Oaks on 5/24/00; The Odyssey on 11/20/01; Liberty Center on 1/26/02; WRT Rosslyn Center on 7/20/02; North Monroe Street Residential on 10/18/03; North Troy Street Residential on 2/21/04; Rosslyn Ridge on 7/10/04; Rosslyn Commons on 6/17/08; and 1501 Arlington Boulevard on 4/23/19 and amended on 1/20/2004.
- This area was designated as the "North Quincy Street Coordinated Mixed-Use District" on 2/4/95 and amended on 2/23/13.
- This area was designated as the "Rosslyn Coordinated Redevelopment District" on 5/11/96 and revised on 2/20/16.
- This area has been designated a "Coordinated Multiple Family Conservation and Development District" on 1/2/09. In order to achieve affordable housing goals without unduly impacting adjacent areas designated "Low Residential" (1 - 15 units per acre) and "Low-Medium Residential" (16-36 units per acre), development on this site shall not exceed 48 units per acre.