Arlington, Virginia and its Urban Villages

Planning Parameters

- Planning is important – we get what we plan
- A consensus vision: the Urban Village
- General Land Use Plan (GLUP) and detailed Sector Plans
- The Special Exception Site Plan (4.1) process and public benefit

First there was Rosslyn...
The 1961 Rosslyn Plan

- The plan was comprised of a series of technical studies
- It was a pre-Metro model e.g. the traffic analysis was predicated on patterns at the Pentagon
- It used the carrot approach of bonus density to induce developers to do things we wanted
- It also introduced the concept of public benefit with lot consolidation, under grounding of utilities, and skywalk construction
The Urban Village

- The bulls-eye concept and density
- Transit oriented development through public investment in Metro
- The fiscal proposition
- Mixed use and concurrency
- A walkable corridor
Before the Orange line...

Clarendon after the war...
Crystal City: our next redevelopment plan...

Crystal City Redevelopment Concept