

Metropolitan Washington Council of Governments

TOD Success Stories

Arlington County, VA

Central Place • West Rosslyn • Ballston Quarter



Department of Community Planning, Housing and Development

Planning Division

November 2, 2017

Central Place



Central Place—Development Program

- Residential building
 - 409,061 s.f. (377 units)
 - 30 stories
 - Completed 2017
- Office building (CEB Tower)
 - 570,549 s.f.
 - 31 stories
 - Observation Deck
 - Under construction
- Retail
 - 44,554 s.f.
 - Distributed between both buildings

Central Place—Community Benefits

- \$37.2M
 - Observation deck
 - Central Place public plaza
 - WMATA high-speed elevators
 - WMATA bus bay through building
 - Affordable housing contribution
 - Public art contribution (Corridor of Light)

West Rosslyn Area

PARCEL IDENTIFICATION



MAP 3.1 | CONCEPT PLAN

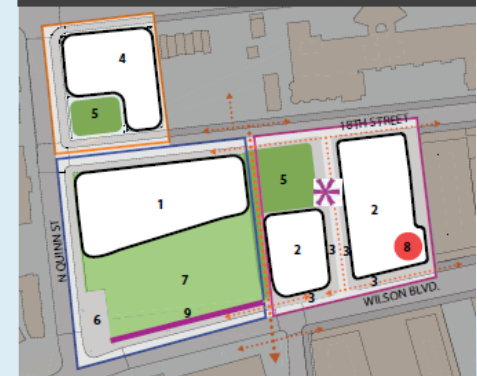


Note: Actual size of field to be determined through School Planning Process

- Mixed-Use Development Area
- School Development Area
- Housing Development Area
- ⋯ Pedestrian Access/Circulation
- ✱ New Street

- 1- School
- 2- Mixed-Use Development
- 3- Retail/Active Uses at Ground Level
- 4- Affordable Housing Development
- 5- Public Park Space
- 6- Future Public Use
- 7- School Recreation Area
- 8- Fire Station
- 9- Special Open Space Treatment

ALTERNATIVE SCHOOL DEVELOPMENT LAYOUT



1555 Wilson Boulevard



Queen's Court



Wilson School



West Rosslyn Area—Development Program

1555 Wilson Blvd (Penzance)

- 2 residential buildings (27 and 23 stories) containing 1,153,060 s.f.; 892 units
- 30,060 s.f. ground floor retail
- New fire station in ground floor of east building
- New Rosslyn Highlands Park
- Construction to commence Spring 2018
- Ground lease, development agreement, license agreement, and reciprocal easement agreements related to public-private partnership

Queen's Court (APAH)

- 12 story residential building containing 265,281 s.f.; 249 affordable housing units
- New playground component of Rosslyn Highlands Park
- Construction commencement to be determined (anticipated for sometime in 2018)

Wilson School (APS)

- 775 seat new school (180,000 s.f.) to accommodate the H.B. Woodlawn Secondary Program and Stratford Program
- Under construction

West Rosslyn Area—Community Benefits

1555 Wilson Boulevard

- New fire station (FS #10) and associated parking
- Temporary fire station while new fire station is under construction
- New Rosslyn Highlands Park
- New street (N. Pierce St.)
- 100 permanent parking spaces for use by Wilson School

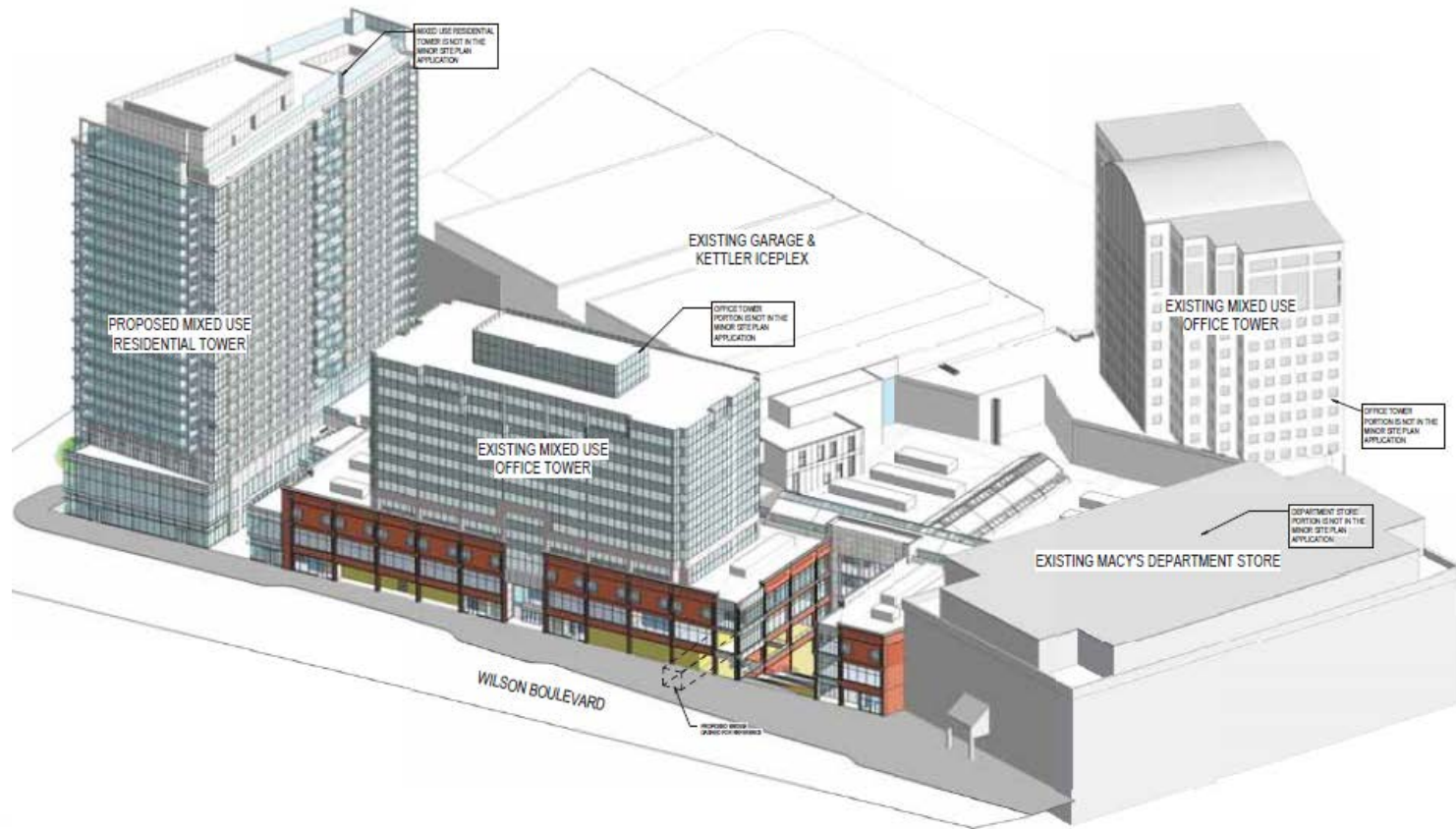
Queen's Court

- 249 committed affordable units (CAFs) at 60% of AMI
- Land (9,000 s.f.) to accommodate construction of a playground for Rosslyn Highlands Park

Wilson School

- Cooperative agreements with County regarding public use of field, 2nd level terrace, and gymnasium

Ballston Quarter



Ballston Quarter—Office Renovation



Ballston Quarter—Residential (New)



Ballston Quarter—Mall Improvements



Ballston Quarter—Development Program

Site Plan Amendment

- *Office Renovation* to modify the three levels of an existing office building above Macy's department store including façade improvements, the addition of new entrances at grade on N. Glebe Road and Wilson Boulevard, an interior courtyard, and streetscape improvements.
- *Mall Renovation* to modify the existing three-story shopping mall with façade improvements, interior improvements, the addition of an open space plaza and mews, streetscape improvements, and improvements to the Ballston Parking Garage; and
- *Residential Building* to demolish the existing Macy's Home Furniture store located at the corner of Wilson Boulevard and N. Randolph Street to permit construction of a 22-story residential building with 406 dwelling units and approximately 66,475 square feet of ground floor and second story retail.

Community Development Authority (CDA)

- Funding for up to \$46 million in public infrastructure costs related to the project. An addition \$9 million in public infrastructure costs will be provided through other public funding sources.

Ballston Quarter—Community Benefits

- \$24.7M
 - Open space
 - Pedestrian bridge
 - Streetscape improvements
 - Ballston garage and circulation enhancements

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