



EXECUTIVE SUMMARY MARBELLA APARTMENTS MULTIMODAL TRAFFIC ASSESSMENT (MMTA)

Wells + Associates prepared an MMTA, dated May 14, 2021, for the proposed 4.1 Site Plan application for a redevelopment of Marbella Apartments. The site is located on the south side of Arlington Boulevard (US 50), east of N Queen Street and west of North Ode Street. The subject sites, Site A and Site B, are separated by N Pierce Street and include mid-rise residential apartments.

Site A is situated between N Queen Street and N Pierce Street consist of 31 residential dwelling units with surface parking. Site B is between N Pierce Street and N Ode Street consist of 41 residential dwelling units with surface parking as well as a single-family detached residence. The properties are identified as Arlington County RCP #17-033-009, 17-033-016, 17-033-017, and 17-033-006 with an RA6-15 zoning designation. The subject parcels are designated as “Medium” Residential according to the General Land Use Plan (GLUP) of Arlington.

The proposed redevelopment plans to develop Site A with 234 dwelling units with garage and loading access on N Queen Street. The main residential lobby for Site A would be on N Pierce Street, with a secondary, accessible access on the N. Queen Street. Site B would include 321 residential dwelling units with garage access on N Ode Street and loading access on N. Pierce Street. The main residential lobby and a secondary accessible entrance for Site B would be on N Pierce Street. A pedestrian path along the south side of Site A and south side of Site B would connect N Queen Street to N Ode Street with a striped, mid-block pedestrian crossing on N Pierce Street.

Both buildings would include indoor bike rooms and outdoor bike parking. The Site A bike room would accommodate 96 bikes and the Site B bike room would include parking for 130 bikes.

It is anticipated that the development will be parked with an aggregate parking ratio of 0.48 spaces per unit (0.45 spaces per unit for Site A and 0.50 spaces per unit for Site B). APAH has a portfolio-wide parking utilization rate of 0.53 spaces per dwelling unit. The existing Marbella Apartments development, however, has a utilization ratio of 0.32 spaces per unit.

Marbella Apartments is served by the ART 61 route, Capital Bikeshare, and Metrorail. Bus stops are located on North Queen Street at Arlington Boulevard and 12th Street. A Capital Bikeshare station is located adjacent to Marbella Apartments at the intersection of Arlington Boulevard and North Queen Street, another is located at Arlington Boulevard and Fort Myer Drive. The Court House Metro Station is approximately ½ of a mile from Marbella Apartments and the Rosslyn Station is approximately 0.8 miles from the subject site.

The results of the May 2021 MMTA concluded the following:

- The overall vehicular impact of the Marbella Apartments to the surrounding road network would be minimal
- With the redevelopment, bicycle and bus access, and pedestrian circulation will be improved
- The proposed high-rise multifamily dwelling units will generate 106 AM peak hour and 121 PM peak hour vehicle trips, an increase of 91 AM peak hour and 102 PM peak hour trips compared to the existing Marbella Apartments
- The TMP will be developed specifically for Marbella Apartments that will encourage use of the alternative modes of transportation serving the area and reduce the demand of single occupant vehicular use