

Online Engagement Opportunity

December 1 to 10, 2025

Waverly Ridge

SPLA25-00027

Major Site Plan Amendment

2134 North Taylor Street

(RPC #06-001-024, -025, -026, -027, -028, -029, -030, -032, -033)

Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2134-N.-Taylor-Street>



Agenda

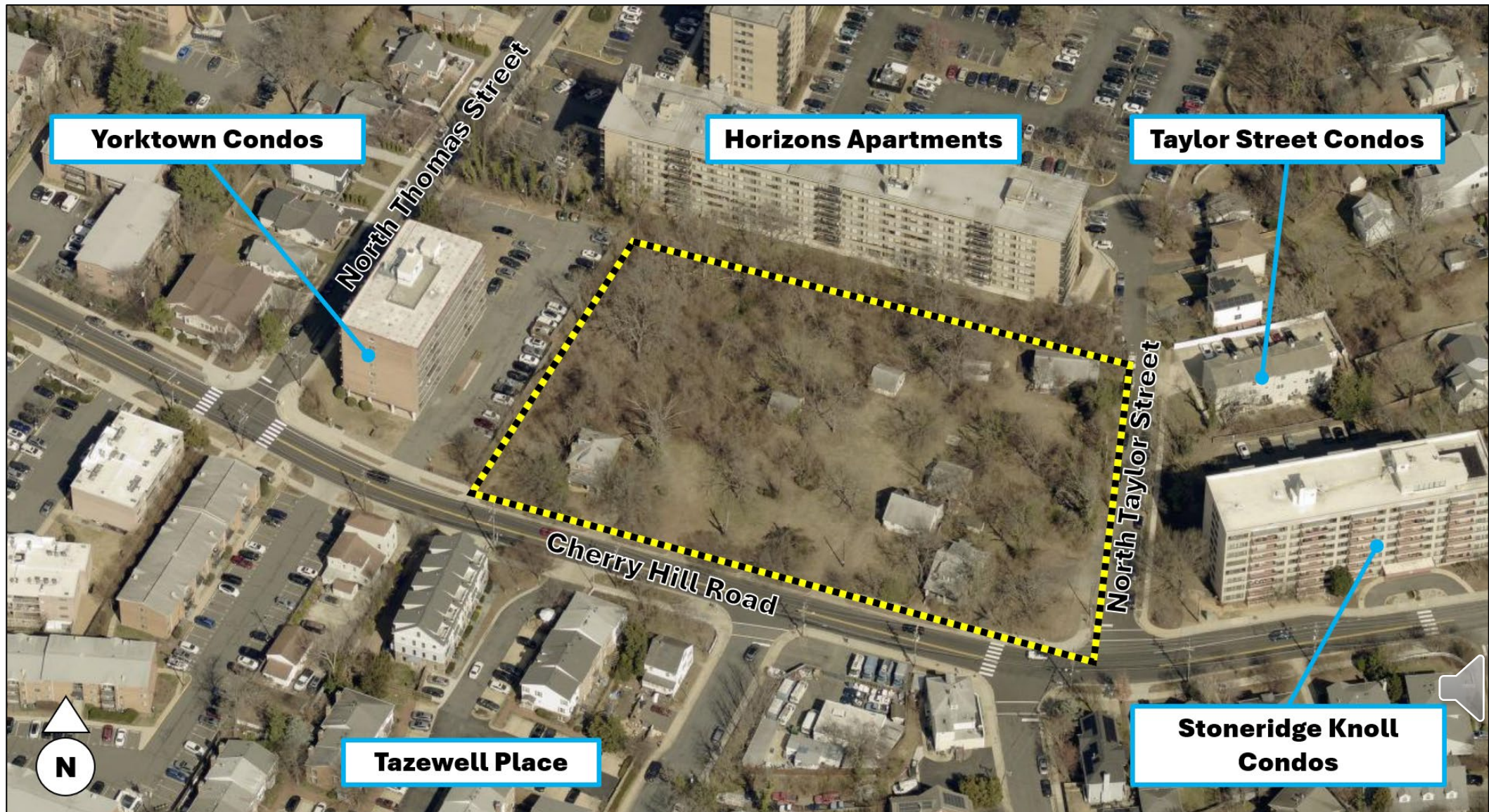
- Background
- Policy Guidance
- Proposal
- Topics:
 - Land Use & Density
 - Site Design & Layout
 - Building Height, Form & Architecture
 - Parking
 - Transportation
 - Open Space & Landscaping
 - Green Building & Sustainability
- Process & Next Steps



Rendering View from Cherry Hill Road and North Taylor Street



Site Location



Site History

2001 Site Plan #353

- 20 townhouse units
- Expired prior to development

2020 Site Plan #452 (Artis Senior Living)

- 175-unit assisted living facility
- 6 stories
- 10,174 sf public space
- Still active, but remains unbuilt

2023/ 2024 Site Plan Amendment (Solera Reserve)

- Under new contract purchaser
- Construct elder care facility with building and site revisions
- Deferred indefinitely



Rendering View of Artis Senior Living from Cherry Hill Road

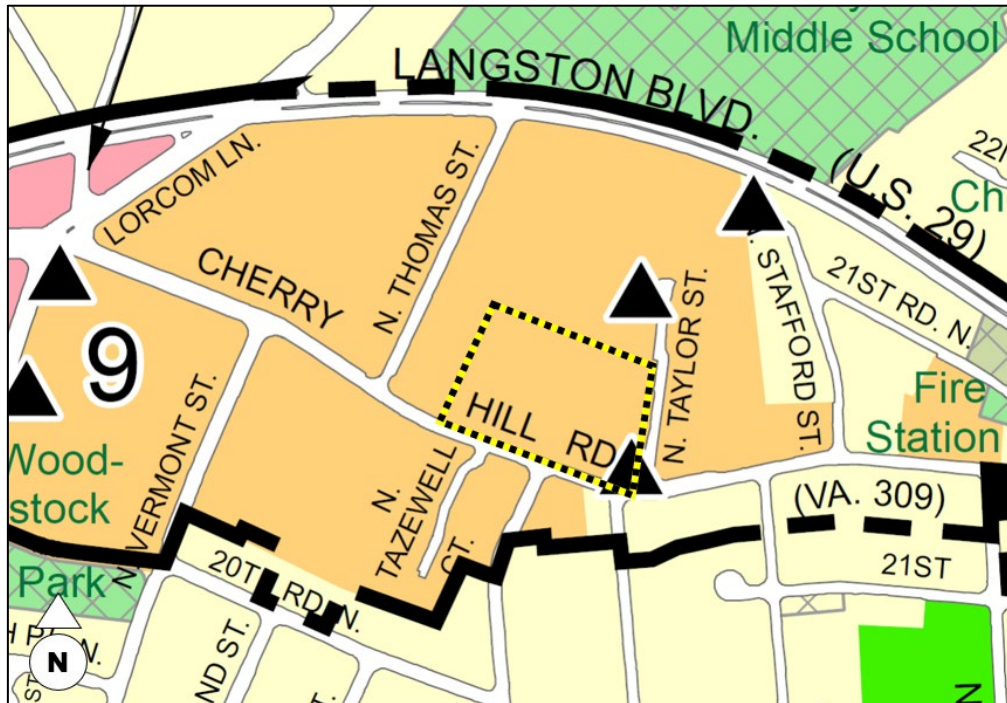


Proposed Site Layout of Artis Senior Living

Land Use & Zoning

Existing General Land Use Plan:

- “Low-Medium” Residential
- Langston Boulevard Planning District
- Public space triangle

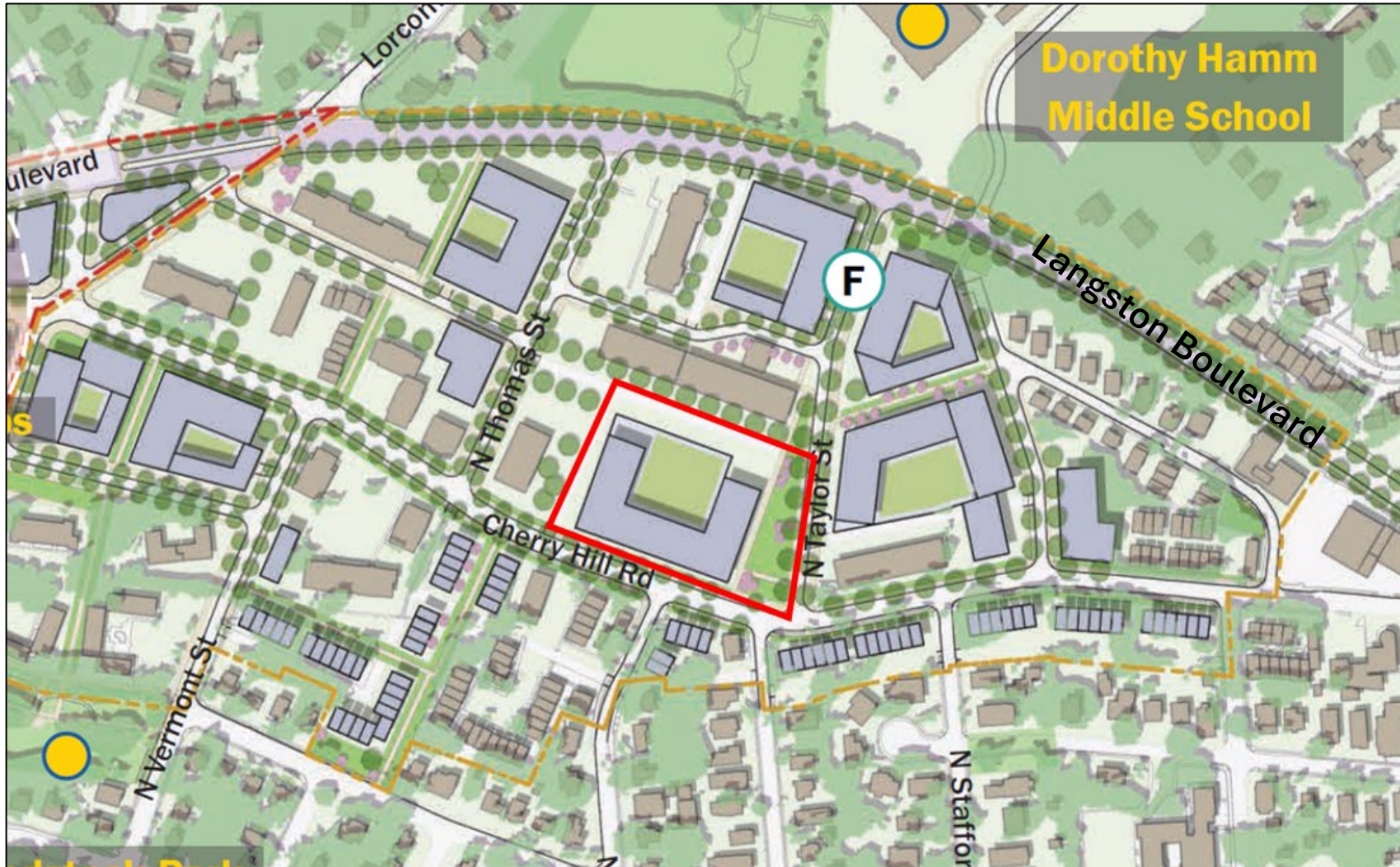


Existing Zoning:

- “RA8-18” Multiple-family Dwelling District



Langston Boulevard Area Plan (LBAP)



Area 3 Concept Plan

F N. Taylor St extension

--- Mixed Use District Boundary

--- Residential District Boundary



Proposal

- 47 townhouse units
- 110,640 sf residential GFA
- 94 residential parking spaces (2 spaces/unit)
- 11 visitor parking spaces
- 9,805 sf public space
- Internal private streets/alleys
- Requested modifications:
 - Lot coverage
 - Front yard setbacks



Rendering View from North Taylor Street



Rendering View from Internal Street

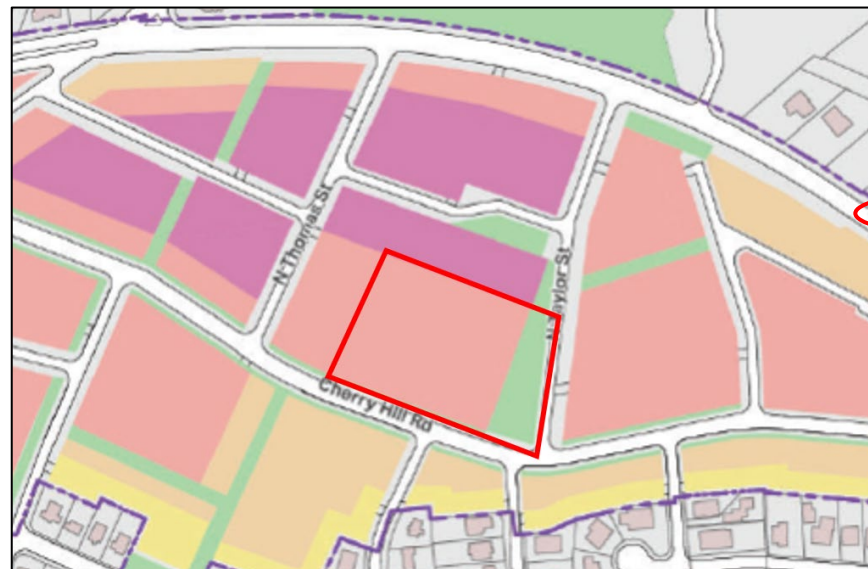
Land Use & Density

- Townhouse development
- Density: 16.8 dwelling units per acre
- Average unit size: 2,354 sf



Use Mix Map

- Ground Floor Priority (Gold)
- Ground Floor Priority (Blue)
- Commercial, Multi-Family Residential or Mixed-Use
- Multi-Family Residential
- Public Facilities
- Public Space
- Mixed Use District Boundary
- Residential District Boundary

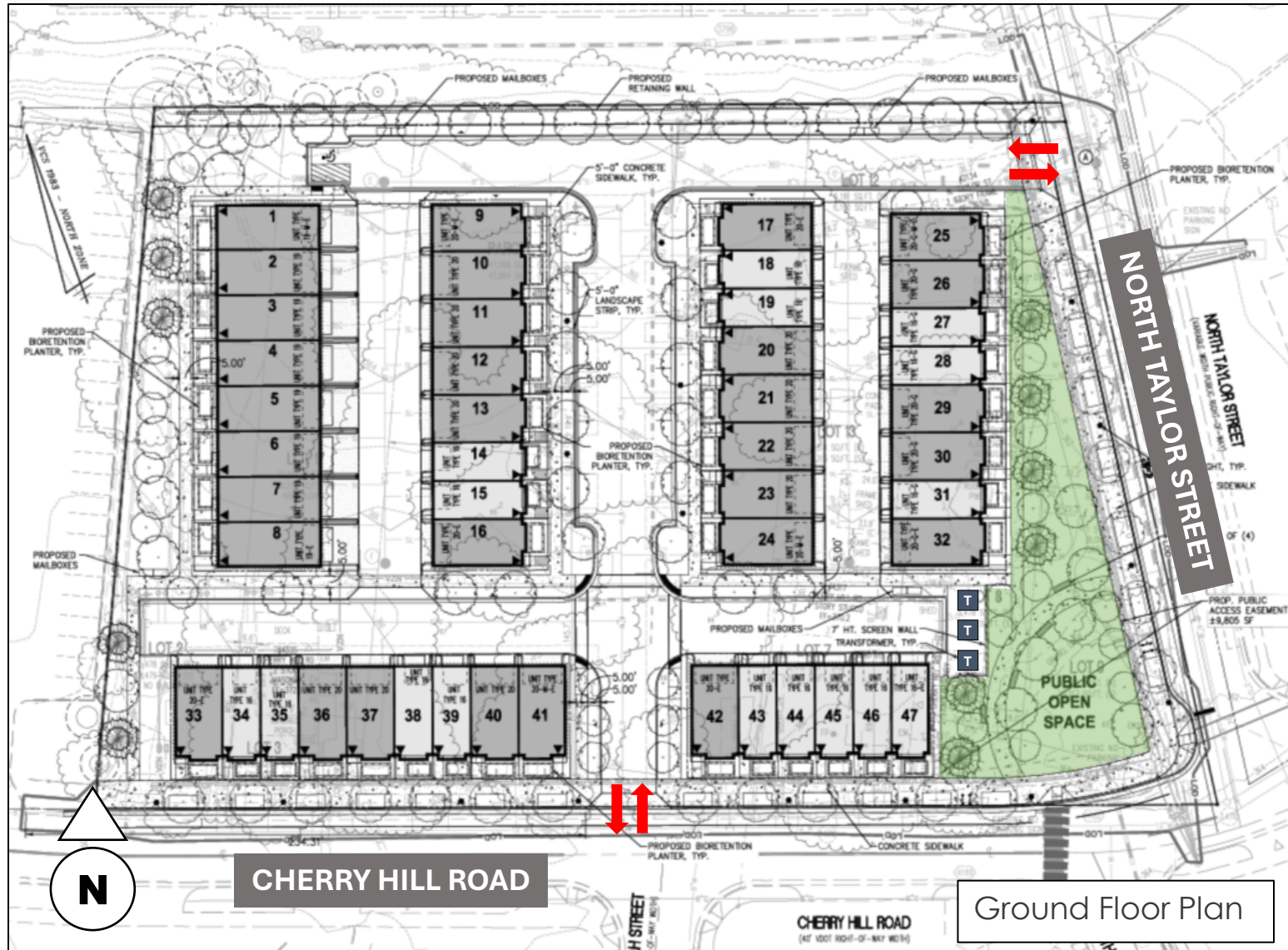


Building Height and Form Map

- Up to 10 Stories
- Up to 7 Stories
- Up to 5 Stories
- Up to 4 Stories
- Public Space
- Core Area



Site Design & Layout



Driveways



Public Space



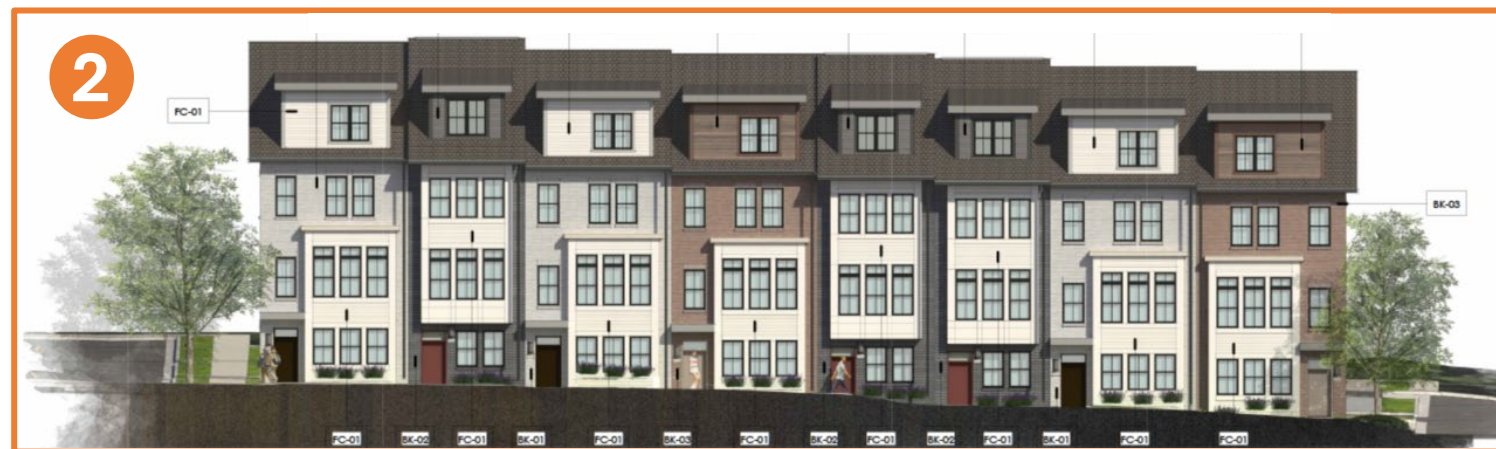
Above-grade Transformers

Street Network Map

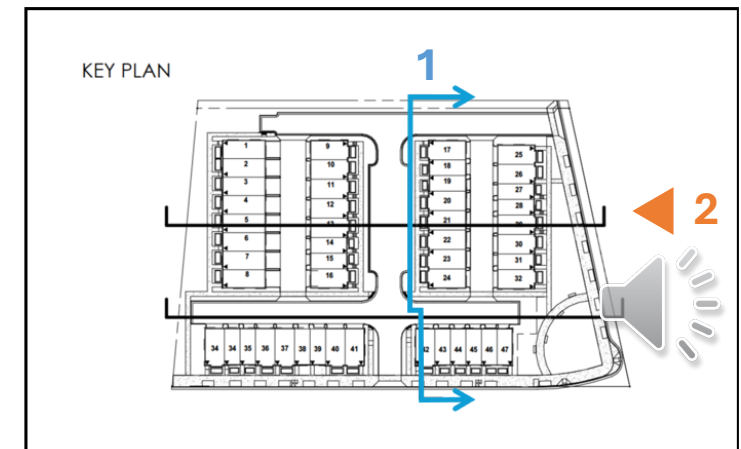


Proposed Alleys/Service Roads

Building Height, Form & Architecture

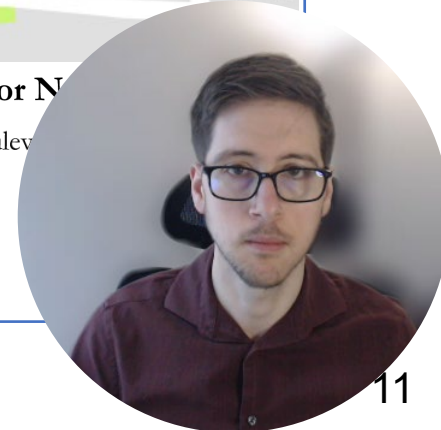
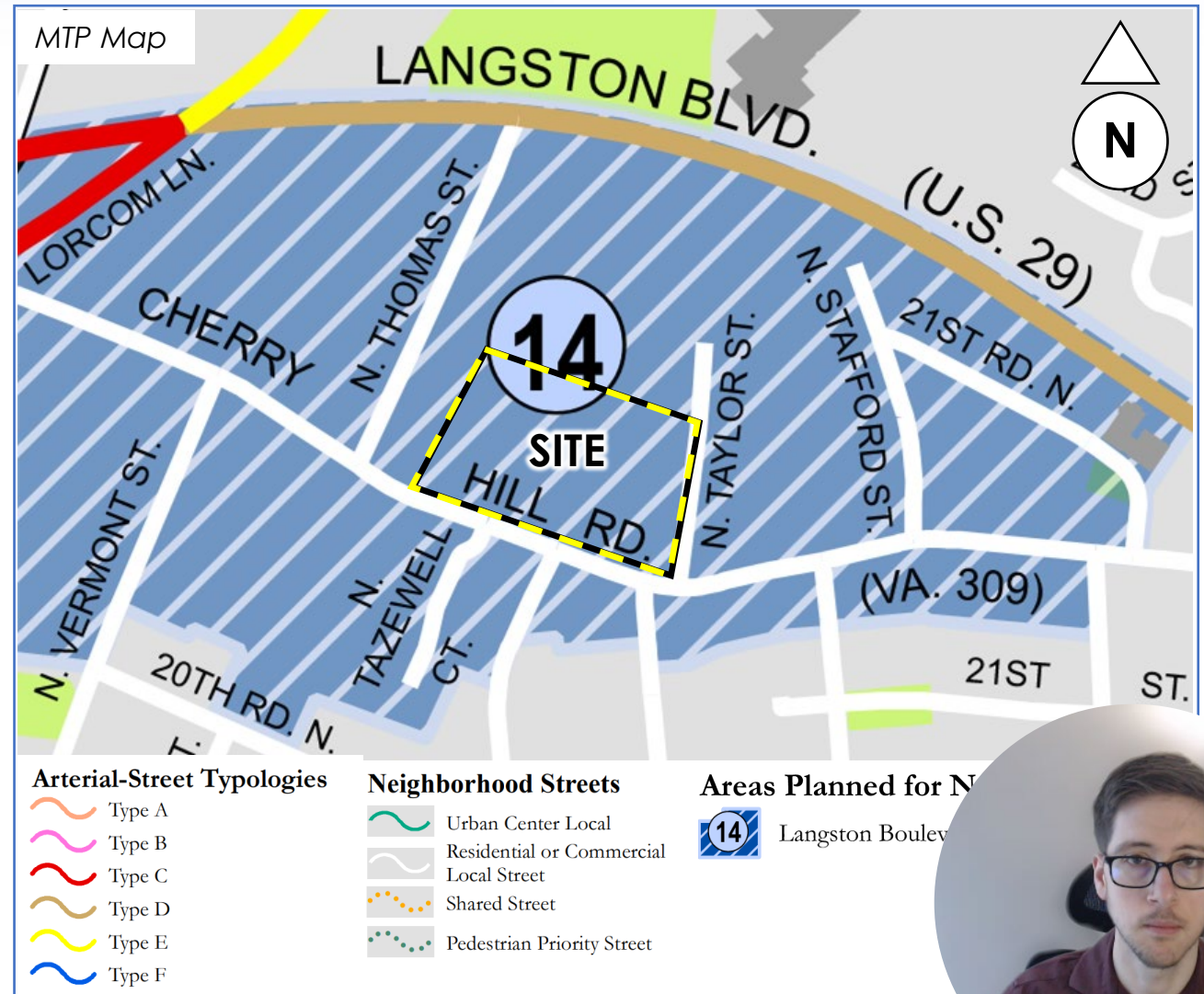


North Taylor Street Elevation (East)



Transportation

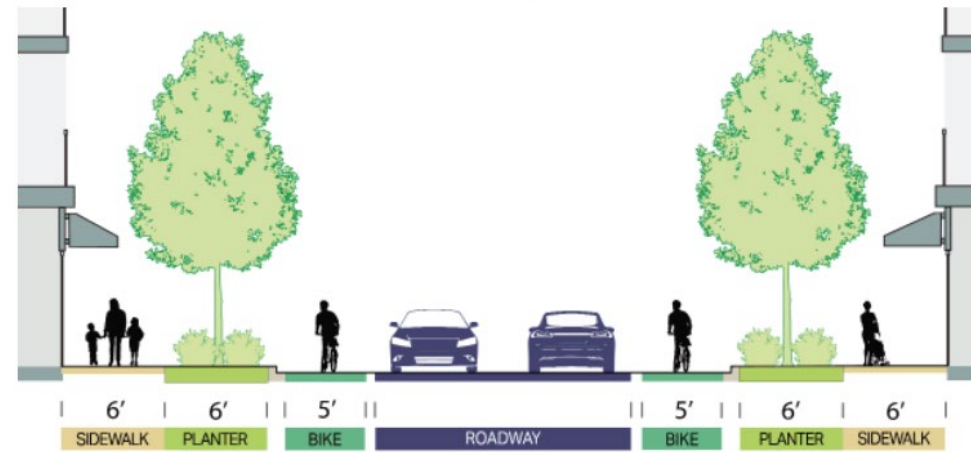
- Site is supported by multimodal options:
 - Transit – ART 55 bus stops along Cherry Hill Road to the east (1-min. walk) and west (3-min. walk)
 - Bike – Capital Bikeshare at Cherry Hill Road/North Woodstock Street (7-min. walk)
- Policy Guidance
 - Master Transportation Plan (MTP)
 - Langston Boulevard Area Plan (LBAP)



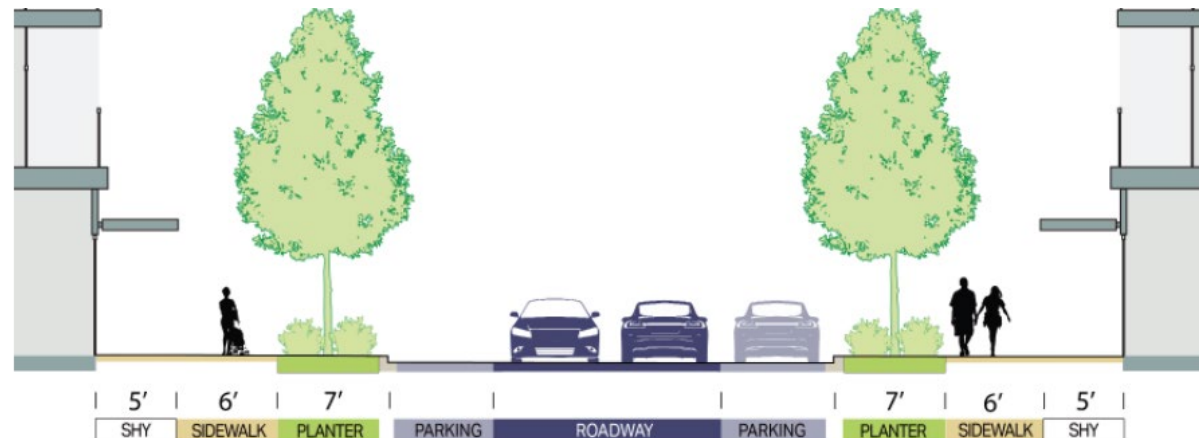
LBAP – Transportation Guidance

Cherry Hill Road Cross-Section

Cherry Hill Rd. East of N. Woodstock St.

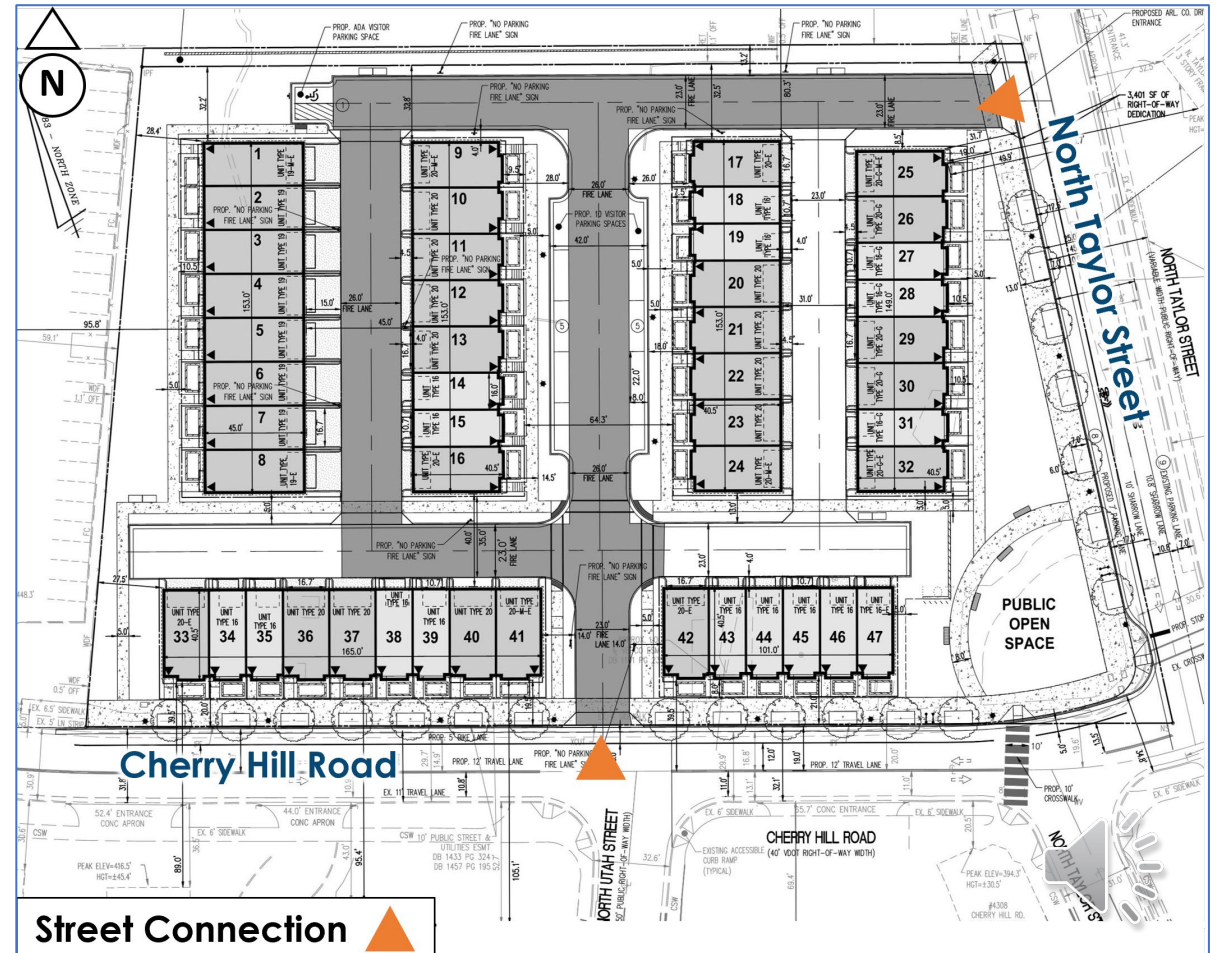


North Taylor Street Extension to the North

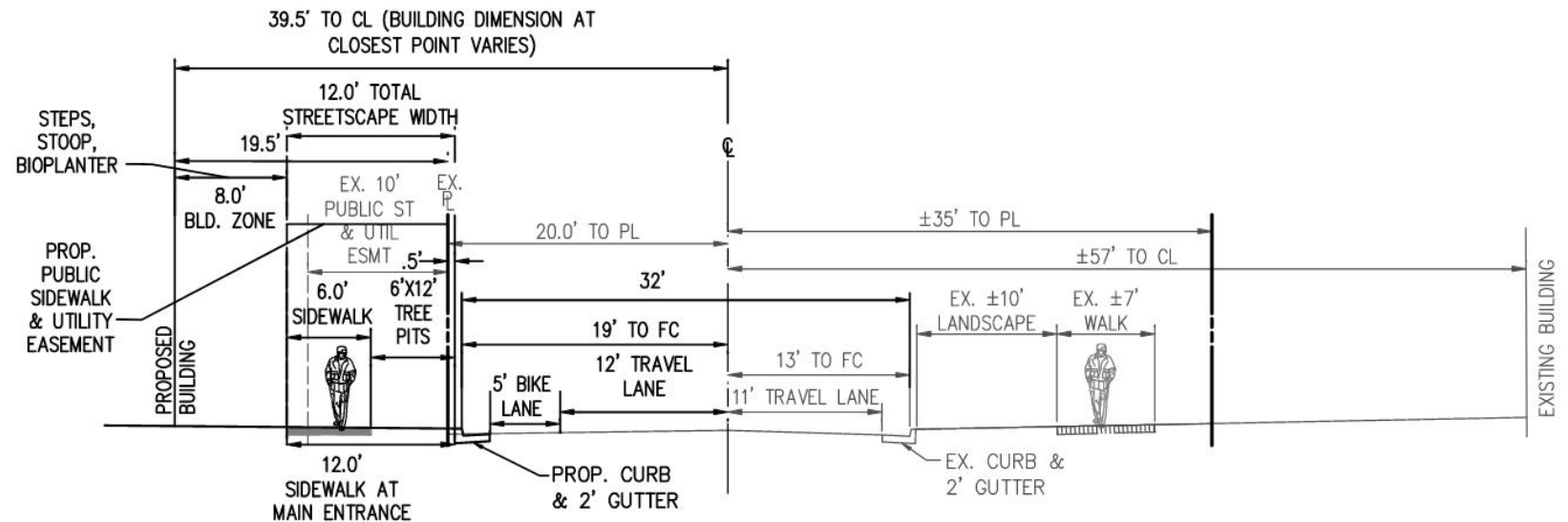
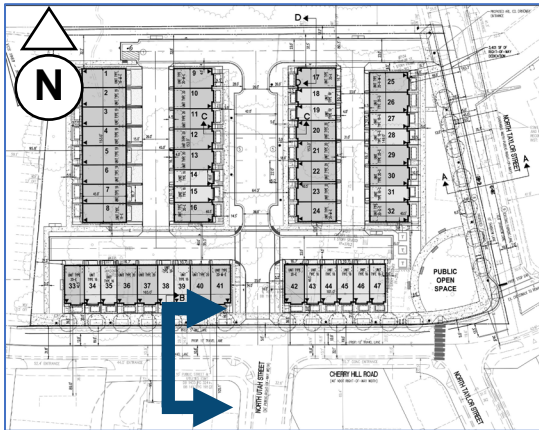


Proposed Conditions – Site Access

- **Parking:** rear-loaded garage for each townhome
 - 105 parking spaces
 - 94 garage spaces (2 spaces/unit)
 - 11 on-street visitor spaces (0.2 spaces/unit + 1 ADA space)
- **Street Access:**
 - Construct 2 street connections for private service streets
 - Remove 6 driveways
- **Bike Parking:** 8 visitor spaces



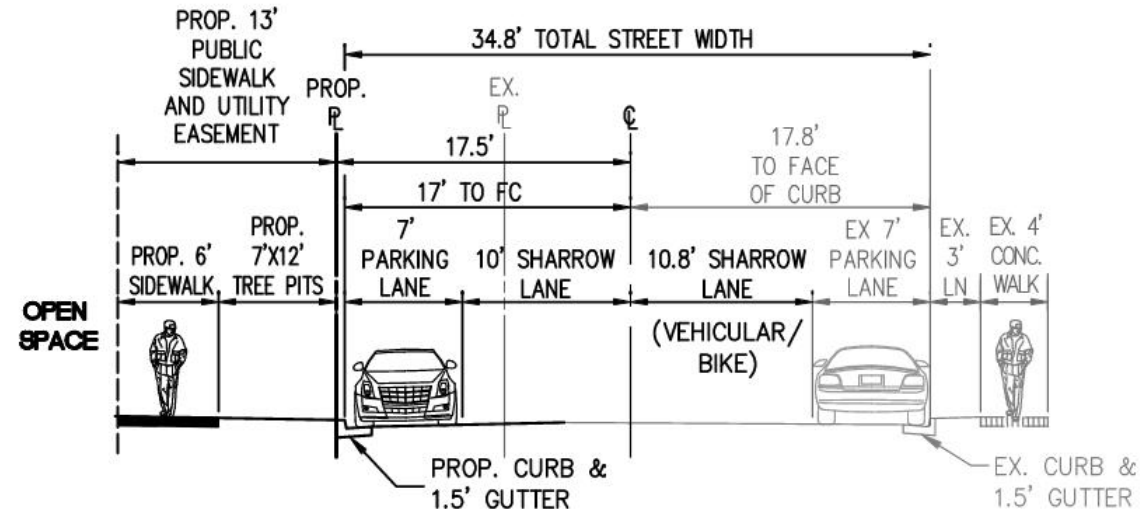
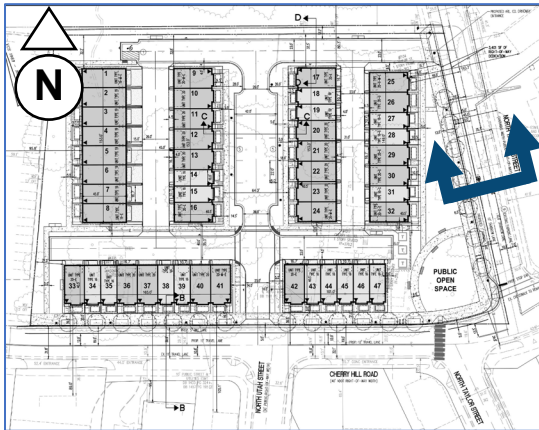
Proposed Conditions – Cherry Hill Road



Transportation	Existing	Proposed
Street	30 ft. 2 travel lanes	32 ft. 2 travel lanes + 1 bike facility
Streetscape	8 ft. 4 ft landscape + 4 ft sidewalk	12 ft. 6 ft tree pit + 6 ft sidewalk

Note: VDOT APPROVAL REQUIRED FOR ANY FRONTAGE CHANGES

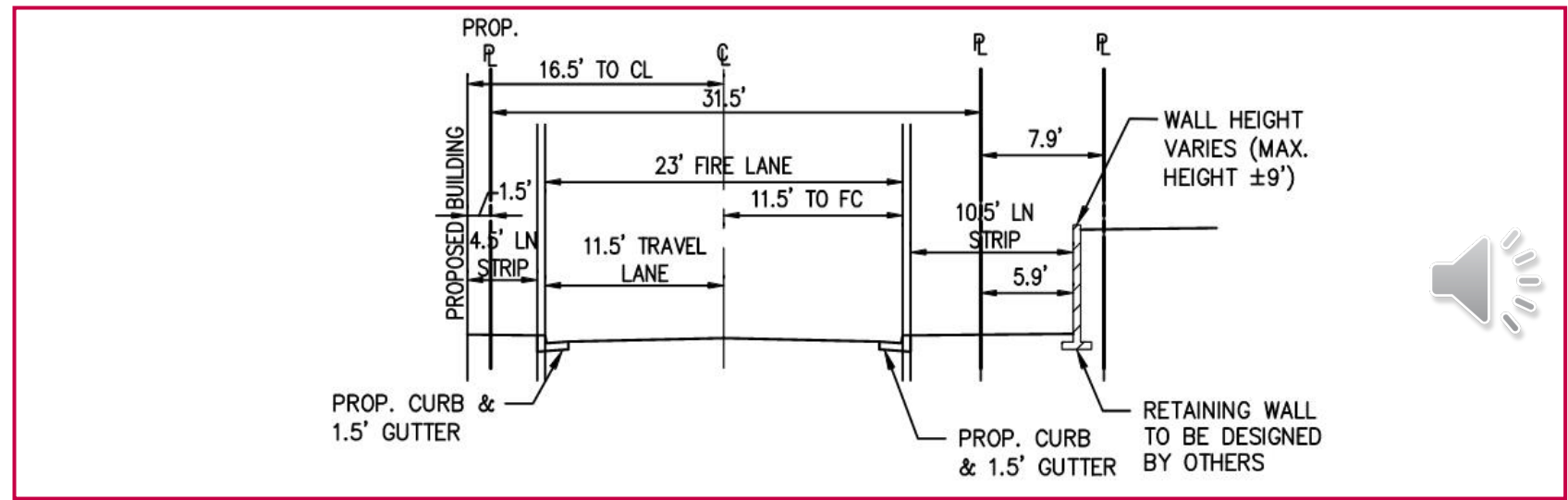
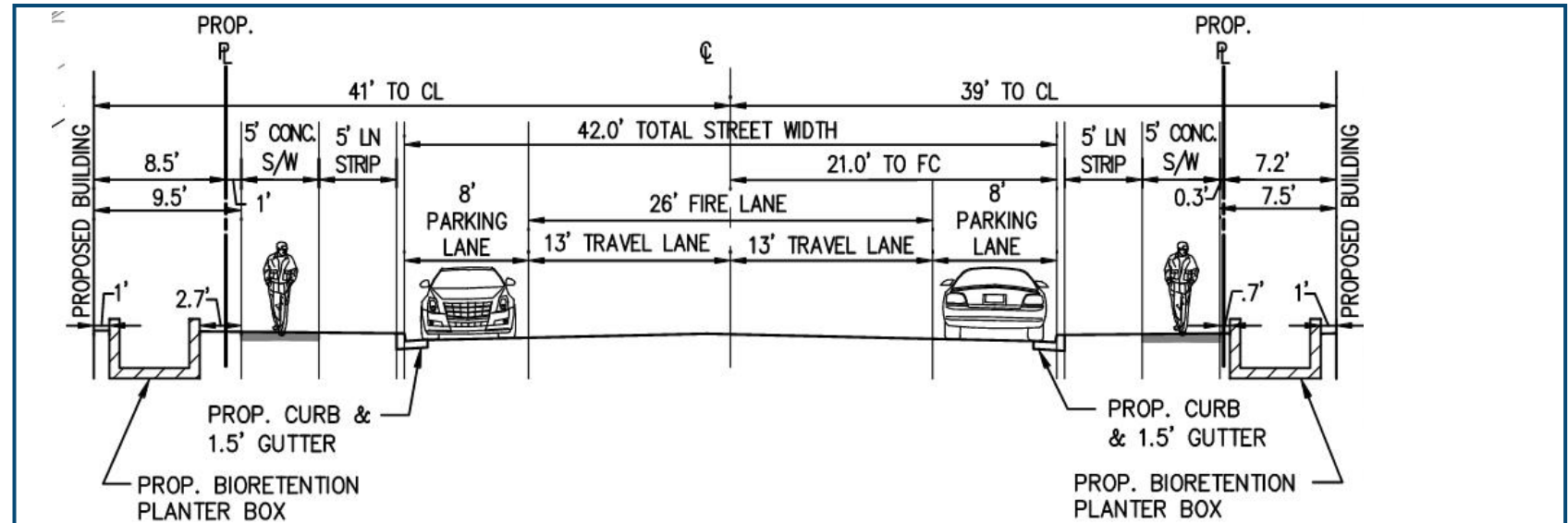
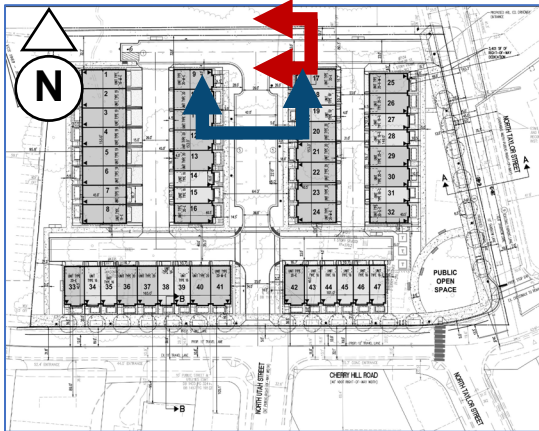
Proposed Conditions – North Taylor Street



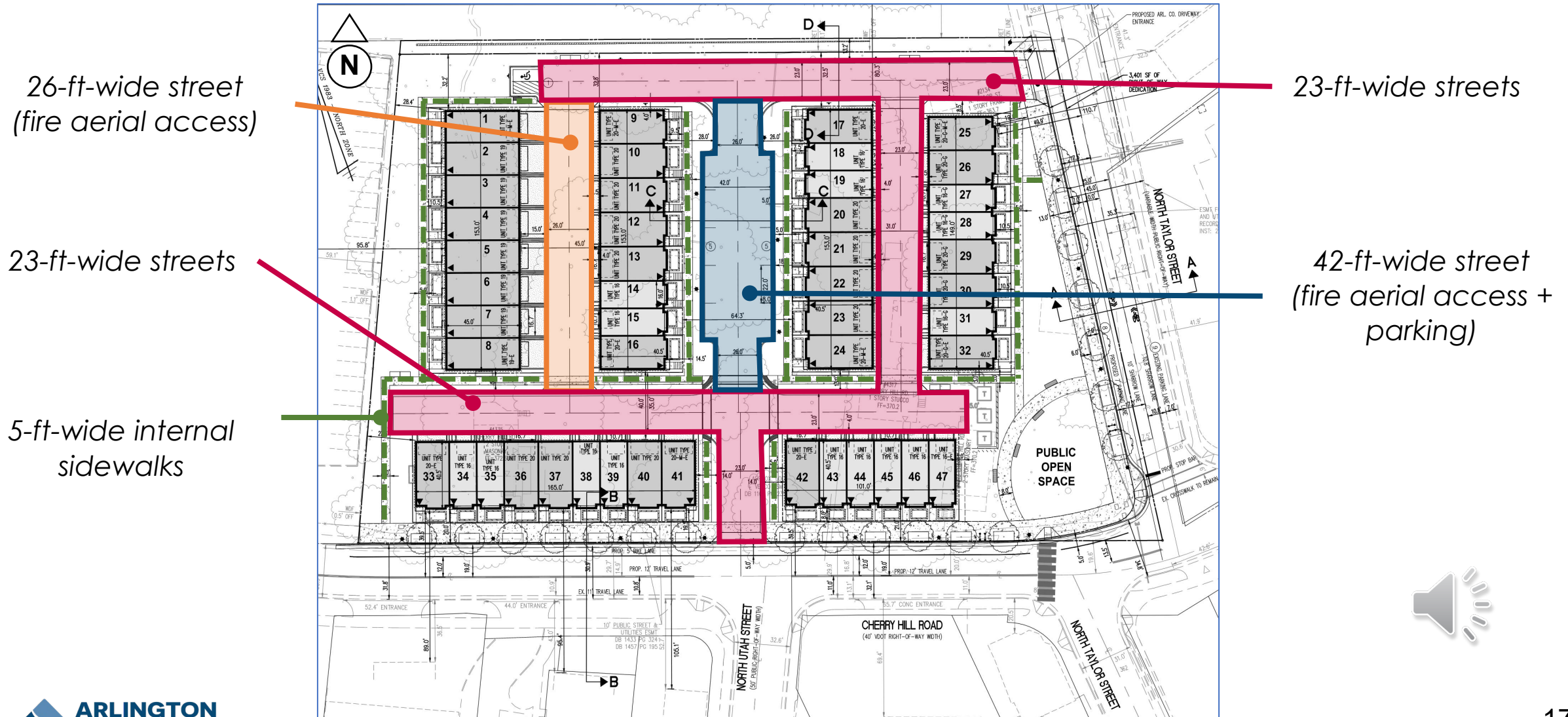
Transportation	Existing	Proposed
Street	22 ft. 1 parking + 1.5 travel lanes (yield condition street)	34.8 ft. 2 parking + 2 travel lanes
Streetscape	-	13 ft. 7 ft tree pit + 6 ft sidewalk



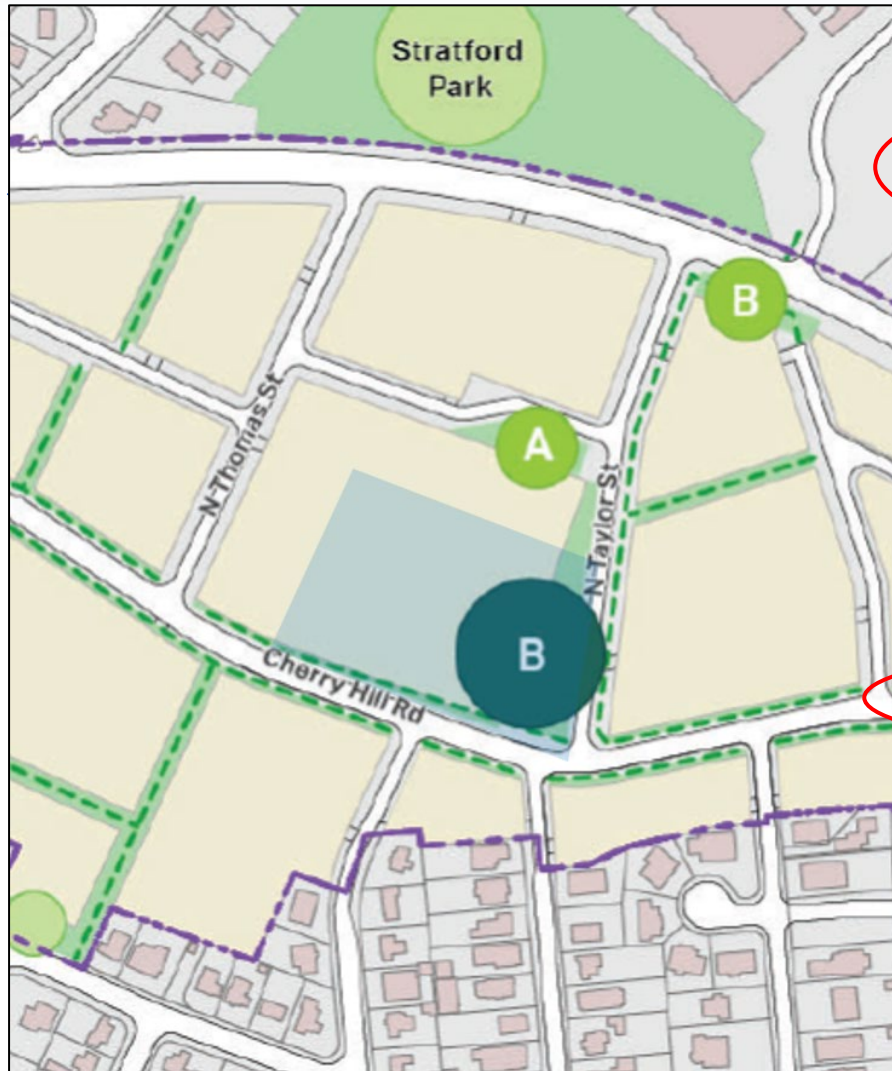
Proposed Conditions – Service Streets



Proposed Conditions – Service Streets



Open Space & Landscaping



Public Space Network Map

- Proposed public space (Min. 20,000 square feet)
- Proposed public space (Min. 10,000 square feet)
- Proposed public space (Min. 5,000 square feet)
- Existing Park
- Additional stormwater requirements
- Greenways
- Greenways with stormwater requirements
- A Plaza [primarily hardscape with seating/dining + interactive art + plantings]
- B Plaza / Park Hybrid [combination of plaza and park experiences + amenities]
- C Park [primarily softscape with seating + flexible use areas + plantings]
- Core Area

Disclaimer: The specific location, type, configuration, and design of new public spaces will be determined at the time of site plan application review and will consider the extent of property consolidation, public space needs, and, where applicable, stormwater management features.



Open Space & Landscaping



- 9,805 sf public space
- 245 trees to be removed
- 56 new trees planted
- 20 new street trees
- Tree canopy coverage: 26%



Green Building & Sustainability

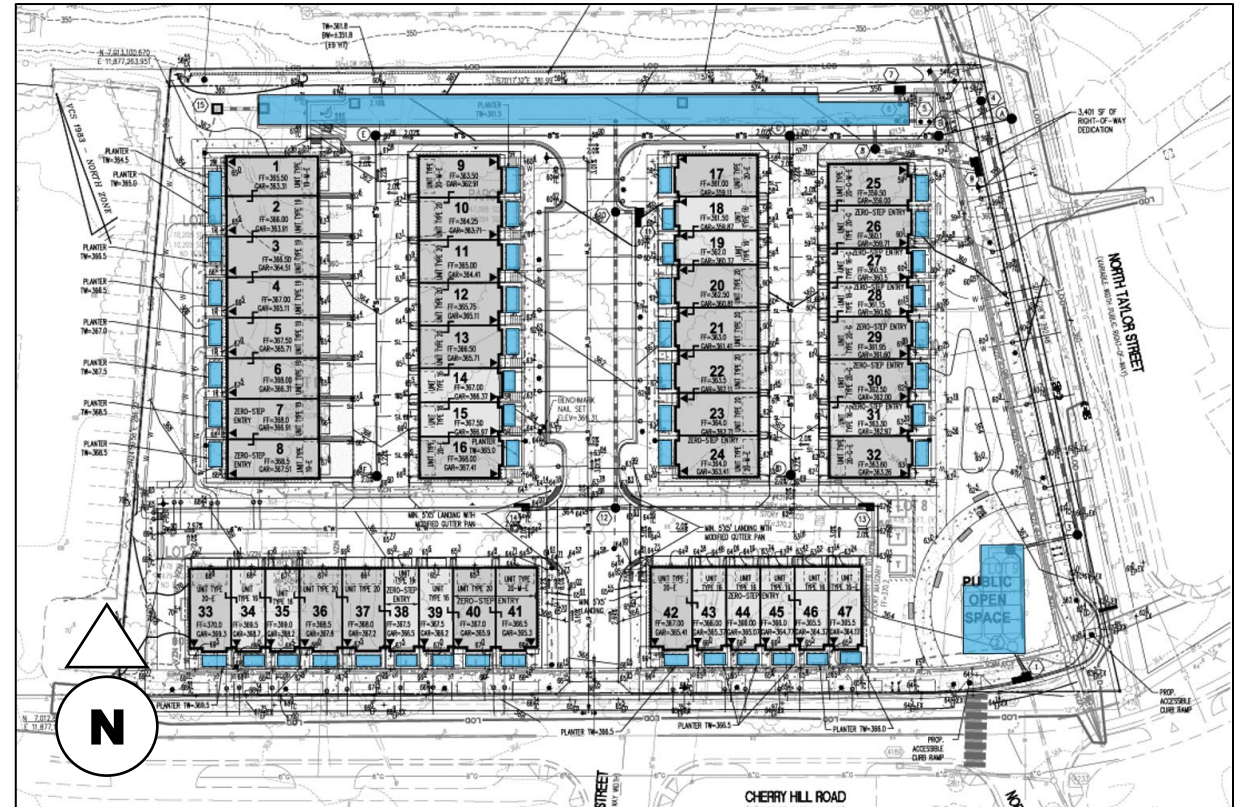
Green Building:

- Evaluating options for green building certification
- For site plans without additional density, the Green Building Incentive Policy requires LEED Silver certification, 10 years of energy reporting, and minimum energy optimization performance

Stormwater Management:

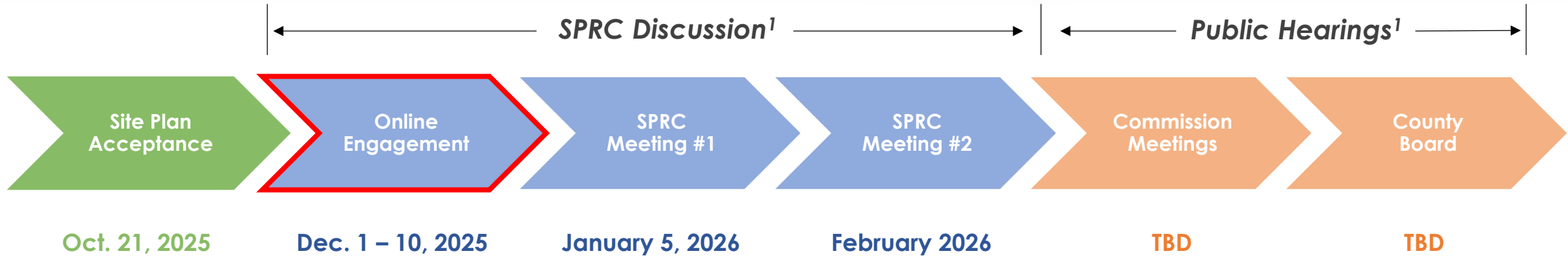
- 2 stormwater detention structures
- Small bioretention planters with each townhouse unit

Proposed Stormwater Management Facilities



Stormwater management facility

Process



Topics:

- Land Use & Density
- Site Design & Layout
- Building Height, Form & Architecture
- Parking
- Transportation
- Open Space & Landscaping
- Green Building & Sustainability



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

More Information

Project Webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2134-N.-Taylor-Street>

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