

6045 Wilson Boulevard

Special General Land Use Plan Study Document

DRAFT 2/4/25

INTRODUCTION

This document summarizes staff’s analysis, findings and recommendations from the 6045 Wilson Boulevard Special General Land Use Plan (GLUP) Study. The recommendations in this Special GLUP Study Document were informed by the input received from the Long Range Planning Committee of the Planning Commission (LRPC), other commissions, community members and interdepartmental staff. This document serves as a foundation for recommendations regarding which GLUP category or categories may be most appropriate to guide the future land use for this site. Should any site plan applications be filed subsequently for this study area, the staff evaluation will reference and be informed by this document. Included herein are:

- an overview of the application request,
- general information about the Special GLUP Study Process and the specific process for the 6045 Wilson Boulevard Special GLUP Study,
- existing planning guidance and site conditions,
- staff’s analysis and key findings,
- LRPC and public input,
- guiding principles and considerations, and
- implementation recommendations from the study process.

Through this process and analysis, staff concludes that consideration of a GLUP Amendment from “Service Commercial” and “Low” Residential (1 – 10 units/acre) to “Low” Residential (11 – 15 units/acre) or “Low-Medium” Residential (or a combination of the two) and a Rezoning from C-1 and R-6 to R 15-30T are appropriate, which should be further evaluated and confirmed by the County Board in the context of a future site plan application.

Application Request

On March 1, 2024, the applicant, BCN Homes, submitted a Special GLUP Study request for the 37,598 sf (0.86 acres) commercial property located at 6045 Wilson Boulevard (RPC # 12-019-012). The site is located on the northwest corner of Wilson Boulevard and North Livingston Street, across the street from the Dominion Hills Shopping Center and Upton Hill Regional Park. It is approximately 1.5 miles from the East Falls Church Metro Station and 1.8 miles from the Ballston Metro Station. The applicant has requested this study to consider a GLUP amendment from “Service Commercial” and “Low” Residential (1 – 10 units/acre) to “Low-Medium”

Residential (16 – 36 units/acre) with the intent to file an associated rezoning application from C-1 and R-6 to RA8-18. The Special GLUP Study application calls for redeveloping the site with townhouses.

Special GLUP Study Process Background Information

In 2008, the County Board adopted the “Policy for Consideration for General Land Use Plan (GLUP) Amendments Unanticipated by Previous Planning Efforts,” which calls for a community review process where a requested land use change is inconsistent with the guidance of the relevant adopted plan or when the request is in an area without an adopted plan. In practice, this policy resolution ensures that requested GLUP amendments (unanticipated by or inconsistent with previous planning efforts) are reviewed to evaluate their appropriateness prior to and independent of a more focused review of any associated site plan applications. Since 2008, the County has conducted 15 Special GLUP Studies, including two Special GLUP Study Plus projects.

The primary purpose of such a study is to determine whether the County Board should consider amending the GLUP designation for the subject site. While there is guidance for the subject site as expressed on the GLUP Map through its existing designations, there is no adopted area plan for this area.

Given that there is no established area plan guidance to inform a County Board decision on the requested GLUP amendment, consistent with the aforementioned resolution, a Special GLUP Study was needed to evaluate the request.

6045 Wilson Boulevard Special GLUP Study Process

Conducted through a combined Tier I and Tier II Review

Staff concluded early in the process that extensive analysis was not warranted given that the site is small (less than 1 acre), adjacent to only two roadways, and the uses around it are primarily single-detached dwellings. There are no major stormwater/riparian considerations, or significant topographical changes across the site. There are no historic preservation concerns, however, eight of 11 single-detached homes on the same block of the site are contributing to the National Register of Historic Places’ Dominion Hills Historic District, which is a federal honorary listing. Furthermore, the site is not located in an area where mixed-use or commercial development should be considered (at least not without a broader study), the applicant has no plans for continuing commercial uses on the site and the County is not specifically planning for continued commercial use in this location. For these reasons, the SGLUP Study for this site combined elements of a Tier I and Tier II Review process.

On October 29, 2024, a combined Tier I and II LRPC meeting was held to present the applicant’s request and staff’s analysis, including exploratory site studies. The site studies were prepared to

illustrate various scales of development and enable discussion with the LRPC on the various GLUP categories and the associated trade-offs associated with density, building height, lot coverage, tree canopy coverage, and building placement, orientation and scale. LRPC members included Planning Commissioners and representatives of the Transportation Commission, the Forestry and Natural Resources Commission, the Housing Commission, the Park and Recreation Commission, and the Dominion Hills and Boulevard Manor Civic Associations. Members of the public were also invited to attend the meeting.

At the meeting, the participants provided input on the appropriateness of the requested GLUP designation and rezoning, other GLUP categories analyzed by staff and other key topics, such as appropriate building heights, housing supply and affordability, tree canopy and green space, and By-right vs. Special Exception Site Plan Development. The LRPC Chair summarized the discussion indicating that there was a preference for more density on the site to increase housing supply - providing a practical solution for people who want to live in Arlington, filling the gap for townhome-style housing and potentially for housing affordability 10-20 years in the future - while also conserving mature trees.

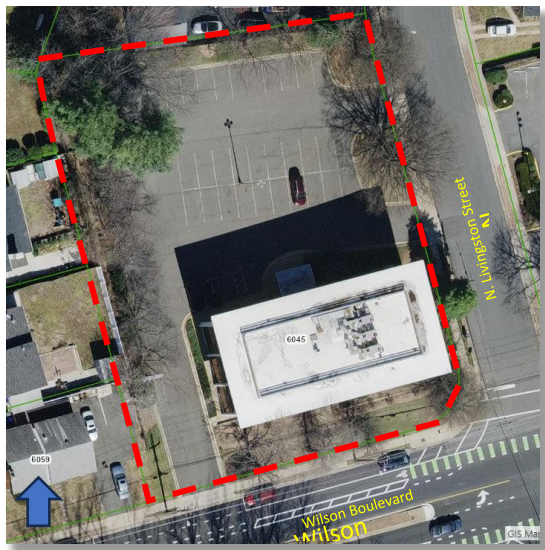
EXISTING PLANNING GUIDANCE AND SITE CONDITIONS

As part of its in-depth research and analysis, staff evaluated the site within the context of the broader surrounding area, examining the recommendations of County plans and policies, as applicable; existing GLUP designation and Zoning categories; existing and surrounding site characteristics; topographical features; transportation and connectivity; and environmental features.

Site Location and Development

The application site area is comprised of one parcel, approximately 37,598 sf (0.86 acres) in size. The site is currently occupied by a three-story commercial office building built in 1967 with lawn areas and surface parking. It is surrounded by 11 single-detached homes on the same block, the Dominion Hills Commercial Center to the east, and the Arlington Community Church and two parks to the south (including Upton Hill Regional Park and Powhatan Springs Park).

Figures 1 and 2: Site Context and Location Maps



Planning Guidance

The primary sources of County Board-adopted guidance for the site are the twelve elements of Arlington County's Comprehensive Plan. In addition, the Dominion Hills civic association has a Neighborhood Area Plan established by the neighborhood.

Regarding the Comprehensive Plan, while there is general guidance for this area as expressed on the GLUP Map through its existing designations, there is no site-specific guidance in the GLUP Booklet, as there is no adopted plan for this area.

In addition to the GLUP, there are three other Comprehensive Plan elements that provide relevant guidance, the Affordable Housing Master Plan (AHMP), the Forestry and Natural Resources Plan (FNRP) and the Master Transportation Plan (MTP), that staff is highlighting here. Other Comprehensive Plan elements and their guidance will be considered during any future site plan review process. The AHMP's goal is to ensure all segments of the community have access to housing, both market rate and affordable, to encourage a diverse and inclusive community where all segments of the population can access housing. The FNRP establishes guidance on biophilic design, conservation and tree canopy goals (35% for "High Residential" sites such as townhomes). The MTP provides guidance on the development of the County's multimodal transportation network.

In addition to the adopted policies in the Comprehensive Plan, the Commercial Market Resiliency Initiative seeks to modernize Arlington's regulations, practices, and processes to ensure a nimbler response to economic shifts, such as the current oversupply of office buildings in Arlington. Taking this into account, as well as the increase in jobs and population in the region, there is an opportunity to reconsider the viability of existing and future office development in Arlington.

The Dominion Hills Neighborhood Area Plan was created by the community in 2004. While this document is not a County Board-adopted policy, staff takes into consideration the community's vision for the area, which includes preserving the low-density, residential character of the neighborhood, with building heights no greater than 35 feet; eliminating utility poles along streets; burying utility wires along major arterial streets like Wilson Boulevard; increasing pedestrian safety; and implementing bicycle lanes and consistent street lighting throughout.

General Land Use Plan Designations and Zoning Categories

The subject site is currently designated "Service Commercial" and "Low" Residential (1-10 units/acre). The GLUP designations are consistent with the C-1 and R-6 zoning districts present at the subject site; however, the GLUP and zoning district lines do not exactly align. The property has been split zoned, C-1 and R-6, since 1945; noting however that in 1959 the County Board rezoned the C-1 portion to R-6 and the rezoning was overturned by a court ruling in favor of the property owner. Arlington County's initial GLUP was adopted in 1961 and from 1961 to 1973 the property was designated "Low" Residential (1-10 units/acre). In 1973, as part of a comprehensive GLUP amendment, the southern part of the property, zoned C-1, was reclassified as "Service Commercial," allowing for the use of personal and business services, generally one to three stories of building height, and a maximum 1.0 FAR. Since that time, the property has remained with these two GLUP designations.

With regard to the surrounding context, the site is mostly surrounded by "Low" Residential (1-10 units/acre), which include single-detached dwellings and the Arlington Community Church with R-6 zoning. To the south, the Upton Hills Regional Park and Powhatan Springs Park are

designated “Public” with S-3A zoning. The Dominion Hills Shopping Center to the east is designated “Service Commercial” with C-1 zoning.

Figures 3 and 4: Existing General Land Use Designation

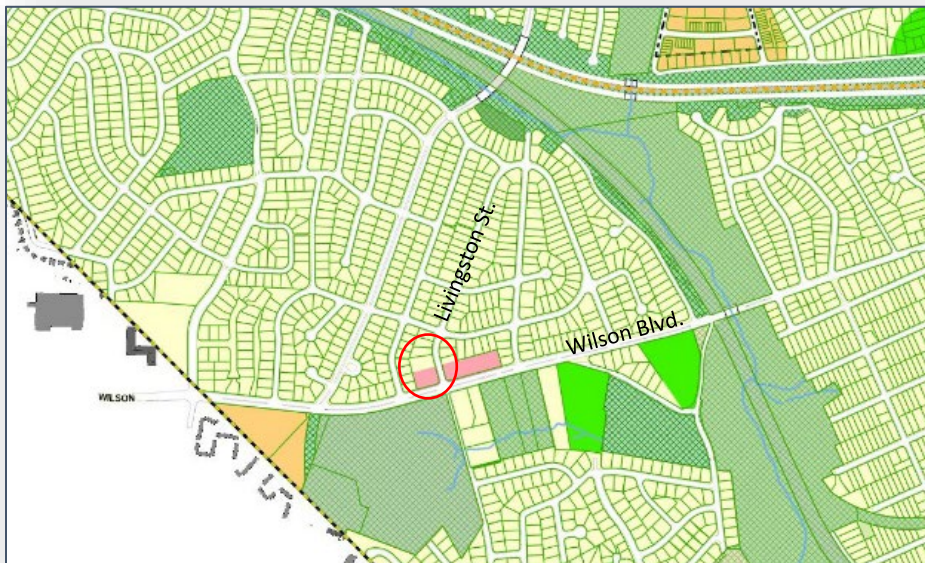
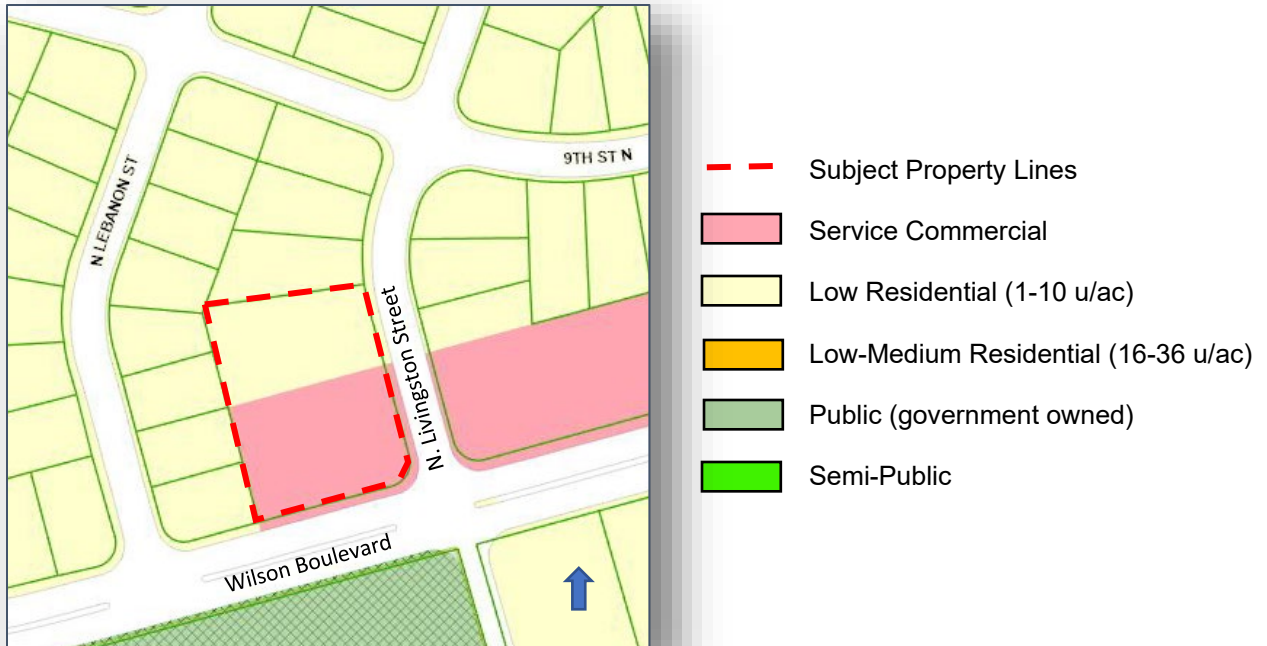


Figure 5: Existing Zoning Categories



- Subject Property Lines
- Zoning District Boundaries

Transportation

The site has frontages on both Wilson Boulevard and North Livingston Street. Both roadways are owned by Arlington County. Arlington County's Street Typology classification of these roadways is as follows.

- The MTP classifies Wilson Boulevard as a Type E Arterial. This classification is primarily assigned to streets serving lower-density residential neighborhoods and is typically characterized by a target operational speed of 25-30 miles per hour, two to four travel lanes, and limited transit service. Bike facilities in such instances are typically recommended to be accommodated as either shared lanes or dedicated bike lanes. Sidewalks should have a clear width of 5'-6' with a landscape strip of 4'-6'.
- The MTP classifies North Livingston Street as a Neighborhood Local Street, a classification characterized by 1.5 travel lanes (yield street condition) or up to two travel lanes, a target operational speed of 20-25 miles per hour and limited to no transit

service. Bike facilities are recommended to occur in shared travel lanes and sidewalks should have a clear width of 4'-6', with a landscape strip of 2'-4'. The MTP recommends that sidewalks in residential areas have a minimum clear width of 5', "to better accommodate two people walking side-by-side or people traveling in opposite directions to safely pass each other."

Wilson Boulevard features one travel lane in each direction, separated by a concrete and grass median with designated left turn pockets. Buffered bike lanes run along both directions. On-street parking is available on both sides and a narrow (approximately 4 feet wide), sidewalk on each side provides pedestrian access. Overhead utility lines and poles are positioned above and in the adjacent landscape strip.

North Livingston Street features one travel lane in each direction without a median. The street accommodates parking on both sides. There are no dedicated bike lanes, therefore cyclists share the road with vehicles. A narrow (approximately 4 feet wide) sidewalk is present on both sides of the street. Overhead utility lines and poles are positioned above and in the adjacent landscape strip.

The intersection of Wilson Boulevard and North Livingston Street is currently unsignalized, with stop signs controlling traffic on the North Livingston Street approaches. An unsignalized marked crosswalk with median pedestrian refuge is provided on the east side of the intersection to support pedestrians crossing Wilson Boulevard. On the northwest corner of the intersection there is an existing tactical curb extension (see figure 6), demarcating a refined boundary between the street and streetscape that should be made permanent with potential redevelopment of this site.

The East Falls Church Metro Station is located 1.5 miles from the site and the Ballston Metro Station is located 1.8 miles from the site. Metrobuses 1A and 1B run along Wilson Boulevard between the Ballston and Vienna Metro Stations. There is a bus stop at the northeast side of North Livingston Street and the stop is ADA compliant. There are no new bus stops or improvements to existing stops planned in the area.

There are no Capital Bikeshare stations nearby, however, there is a scooter corral on the south side of Wilson Boulevard near the crosswalk by the Powhatan Springs Park.

Figure 6: Existing Tactical Curb at corner of Wilson Boulevard and North Livingston Street



The Environment

The subject site is located across the street from Upton Hill Regional Park and Powhatan Springs Park. On the site, there are open grassy lawns and several mature canopy trees. The site has approximately 40% tree canopy cover. This was calculated using aerial imagery of the 2023 tree canopy layer. The tree canopy consists of the following species:

- On-Site Trees: White Pine, Hickory, Blackgum, Dogwood, American Cheery, American Holly, and American Basswood
- Streetscape Trees: Willow Oak, American Holly, Norway Maple, and Crepe Myrtle
- Neighboring/Off-Site Trees: Red Maple, Dogwood and Silver Maple

The greatest number of mature trees can be found in the northeast and northwest portions of the site, in addition to the street trees along Wilson Boulevard. While there are no significant topographical changes on the site, the west side is approximately 8' lower than the single-detached homes.

Figure 7: Tree Canopy Map



Figure 8: Topography with 2' Contour Lines



Additionally, there is only one storm drainage inlet near the site, at the corner of Wilson Boulevard and North Livingston Street. The site drains to the northeast opposite to the location of the inlet. Stormwater runoff from the site drains by gravity into North Livingston Street, where the next nearest inlet is located two blocks away at 9th Road North. With any future

redevelopment, it may be necessary for the applicant to add more inlets and additional storm drains in order to provide an adequate outfall for storm drainage.

STAFF ANALYSIS AND KEY FINDINGS

As previously stated, the applicant has requested a Special GLUP Study to consider a GLUP amendment from “Service Commercial” and “Low” Residential (1 – 10 units/acre) to “Low-Medium” Residential (16 – 36 units/acre) with an associated rezoning from C-1 and R-6 to RA8-18, with intentions of proposing a future townhouse development application. Staff agrees that townhouse development on this site may be appropriate, as it supports reinvestment and additional housing supply/options. To determine whether the County Board should consider advertising the requested amendment, staff analyzed the pros and cons of applying the requested designation of “Low-Medium” Residential to the site as well as the “Low” Residential (11-15 u/acre) designation, given that:

- The site today is subject to two GLUP designations;
- Multiple GLUP designations and associated zoning districts allow for townhouse development;
- The site is adjacent to single-detached dwellings with a lower-density GLUP designation (“Low” Residential 1-10 units/acre) on two sides;
- There is very little topographical change between the site and the surrounding uses and there are concerns about the scale of new development that would be possible with “Low-Medium” Residential; and
- “Low” Residential (11-15 units/acre) allows for a limited density increase above the surrounding uses, encourages a new housing typology (townhouse), and could be an appropriate transition in form, scale and density given the site’s arterial frontage and location at the edge of the neighborhood.

Additionally, because “Low-Medium” Residential allows for by-right multifamily and townhouse development - which limits the ability for the County and community to guide the built form and tree canopy conservation and achieve public realm improvements and affordable housing contributions - staff analyzed potential development scenarios under various zoning districts associated with both GLUP designations. Through these site studies, staff evaluated different forms and scales of development (including multifamily and townhouse development) to identify trade-offs associated with density, building height, lot coverage, tree canopy, and building placement/orientation/scale. The scenarios were not intended to convey a preferred development concept, but rather provide analysis and a point of departure for the discussion with the LRPC.

Analysis of Potential General Land Use Plan Designations

The tables and information below summarize the zoning categories typically associated with the potential GLUP designations of “Low-Medium” Residential (16-36 units/acre) and “Low” Residential (11-15 units/acre), as well as the pros and cons of applying those designations to

this site. These designations typically allow for residential development ranging from single-detached dwellings to multifamily, depending on the maximum density allowed under each category. The zoning districts associated with the existing “Service Commercial” and “Low” Residential (1-10 units/acre) designations are also provided for context.

Potential “Low-Medium” Residential (16-36 units/acre) GLUP Designation

Figure 9: Zoning Categories Typically Associated with “Low-Medium” Residential (16-36 units/acre) (per the General Land Use Plan map)

Zoning	Use	Max Height	Density
R15-30T	single-family residential <i>Site plan* – two-family; townhouse</i>	35’ 35’; 45’	8 u/a (5,000 sf per lot) 10 u/a; 15 u/a or 16-30 u/a***
RA14-26	single-family residential two-family townhouse multi family <i>Site plan* – two-family; townhouse; Low/Moderate Income Housing**</i>	35’ 35’ 35’ 35’ 35’; 35’; 60’***	7 u/a (6,000 sf per lot) 12 u/a (3,500 sf per lot) 24 u/a (1,800 sf per lot) 24 u/a 12 u/a (3,500 sf per lot); 14 u/a; 24 u/a**
RA8-18	single-family residential two-family townhouse multi family <i>Site plan* – two-family; townhouse; Low/Moderate Income Housing**</i>	35’ 35’ 40’ 40’ 35’; 40’; 60’***	7 u/a (6,000 sf per lot) 12 u/a (3,500 sf per lot) 36 u/a (1,200 sf per lot) 36 u/a 12 u/a (3,500 sf per lot); 22 u/a; 36 u/a**

Note: By-right allowances are shown except where site plan is noted, including the following related allowances and limitations: Elder care uses are also allowed in RA14-26 (up to 60’/1.25 FAR) and RA8-18 (up to 75’/1.5 FAR) by site plan approval for sites at least 1 acre, except as otherwise approved by the County Board.

- * **County Board may approve modifications to (§5.8.4 or 12.3.4):** setback, yard, lot size, coverage, and parking requirements
- ** **Low/Moderate Income Housing development may request (§12.3.7):**
 - Heights up to 60’
 - Additional density - up to 25% above or:
 - 30 u/acre (RA 14-26)
 - 45 u/acre (RA 8-18)
 - Additional height up to an additional 60’ (§15.5.9)

- Additional density (§15.5.9) that may be approved within the applicable zoning district height limits, or as height increases are specifically allowed by the Zoning Ordinance and/or recommended in adopted County plans.

*** **16 – 30 u/acre:**

- For sites greater than 17,424 sf in size, in accordance with the GLUP

Pros and Cons of “Low-Medium” Residential (16-36 units/acre)

PROs

- Allows for townhouses and multifamily development, which supports reinvestment and additional housing options/supply beyond low-density residential development or commercial strip development.
 - Townhouse, multifamily (as low/moderate income housing), and elder care development are potentially attainable through the special exception site plan process as identified in Figure 9 (above) that would allow for County and community input to inform a County Board decision.

CONS

- Limited "Low-Medium" Residential observed in immediate area, which may create an isolated density increase at a scale greater than the surrounding context of low-density residential, absent further study of a broader geography.
- While potentially appropriate for arterial frontage with nearby commercial development (Dominion Hills Shopping Center) and regular bus service, this designation could:
 - allow for more units and greater building scale than potentially appropriate if multifamily is pursued.
 - establish a new precedent of higher-density residential development in an area more than one mile from Metro and without a broader study on the potential impacts to the corridor.
 - allow for by-right townhouses and multifamily, with limited ability for County and community input to guide the built form, ensure tree canopy conservation and achieve public realm improvements and affordable housing contributions. (Site plan development, or vesting of approved site plan development, is not guaranteed if the site is rezoned.)

*Potential "Low" Residential (11-15 units/acre) GLUP Designation
(per the General Land Use Plan map)*

Figure 10: Zoning Categories Typically Associated with "Low" Residential (11-15 units/acre)

Zoning	Use	Max Height	Density
R2-7	single-family residential two-family townhouse <i>Site plan – two-family</i>	35' 35' 35' <i>35'</i>	8 u/a (5,000 sf per lot) 12 u/a (3,500 sf per lot) 12 u/a (3,500 sf per lot) <i>12 u/a (3,500 sf per lot)</i>
R 15-30T	single-family residential <i>Site plan – two-family; townhouse</i>	35' <i>35'; 45'</i>	8 u/a (5,000 sf per lot) <i>10 u/a; 15 u/a</i>

Note: By-right allowances are shown except where site plan is noted.

Pros and Cons of "Low" Residential (11-15 units/acre)

PROs

- Allows townhouses through site plan, which supports reinvestment and additional housing options/supply than single-detached residential development.
- "Low" Residential (11-15 units/acre) allows for limited density increase above surrounding "Low" Residential (1-10 units/acre), encourages a new housing typology (townhouse), and could be an appropriate transition given arterial frontage and location at the edge of neighborhood.
- Site plan process allows for development guided by County and community input and provides opportunity to address:
 - building scale and massing - sensitive in design and building height;
 - building orientation and spacing, and setbacks;
 - multimodal access;
 - green space/impervious surfaces;
 - tree canopy conservation; and
 - attainment of public realm improvements and affordable housing contributions.

CONs

- While the limited density increase and new housing typology supports additional housing supply/options, and could be appropriate on this site, it introduces a land use and residential density that is different than the immediate surrounding context of single-detached residential development.

Analysis of Existing General Land Use Plan Designations

Existing “Service Commercial” GLUP Designation

Figure 11: Zoning Categories Typically Associated with “Service Commercial”

Zoning	Use	Max Height	Density
C-1	<i>single-family residential</i>	35'	7 u/a (6,000 sf per lot)
	<i>low-intensity, linear shopping centers; other non-residential uses as permitted in the commercial/mixed-use table (§7.1.2.H.)</i>	35'	1.0 FAR

Note: By-right allowances are shown. There is no site plan provision in C-1. Other zoning districts (not shown) associated with Service Commercial include C-1-R, C-1-O, C-2, C-O-1.0, C-TH.

Analysis

- Townhouse development is not a land use identified for areas designated on the GLUP for “Service Commercial” and is not allowed under C-1 zoning.
- The County is not reinforcing a vision for continued office, or expansion of ground floor commercial/retail uses, on this site.

Existing “Low” Residential (1-10 units/acre) GLUP Designation

Figure 12: Existing R-6 Zoning District

Zoning	Use	Max Height	Density
R-6	<i>single-family residential</i>	35'	7 u/a (6,000 sf per lot)
	<i>Site plan – two-family</i>	35'	10 u/a

Note: By-right allowances are shown except where site plan is noted. Other zoning districts associated with “Low” Residential (1-10 u/acre) include R-20, R-10, R-10T, R-8, and R-5. These districts are not listed above as they are not observed in or around the subject site and would not allow the requested townhouse use. If a rezoning to the R-5 District were to be requested

to enable single-detached residential development, it would be the one low-density R district that would permit a density greater than the existing R-6 district, at 8 units/acre with minimum lot area of 5,000 square feet per lot or allow two-family residential units by site plan at up to 10 units/acre.

Analysis

- Townhouse development is not a land use identified for areas designated on the GLUP as “Low” Residential (1-10 units/acre) and is not allowed under R-6 zoning.
- Along the Wilson Boulevard frontage, expansion of the “Low” Residential (1-10 units/acre) areas allowing for additional single-family residential development would be consistent with the surrounding context although, a higher density residential would be appropriate along the arterial frontage to increase housing supply.

Staff’s Site Studies of Multifamily and Townhouse Development

As previously stated, staff analyzed potential development scenarios under various zoning districts associated with both the “Low-Medium” Residential (16-36 units/acre) and “Low” Residential (11-15 units/acre) GLUP designations to evaluate different forms and scales of development and identify potential trade-offs associated with density, building height, lot coverage, tree canopy, and building placement/orientation/scale. In some cases, the scenarios would only achieve planned maximum densities for GLUP designations with modifications to the required zoning regulations for setbacks and/or lot coverage maximums that could only be approved through a County Board-approved site plan application. The scenarios do not convey staff’s preferred development concept(s), but rather provide a point of departure for discussion with the LRPC.

Generally, while staff may recommend approval of a GLUP amendment if it is considered in the context of an appropriate rezoning and/or site plan applications, it should be noted there may be instances when an approved site plan is not ultimately built or vested, and by-right development is made possible under the GLUP and zoning that remains for the site. Therefore, the analysis described below may indicate tradeoffs related to both by-right and site plan development options.

The site studies consider development scenarios for both multifamily and townhouse development that are consistent with the potential GLUP designations and associated zoning categories. Staff’s analysis highlights how the scenarios reflect the urban design principles stated in this report (under Guiding Principles and Considerations), which include (among others) the conservation of tree canopy and provision of development forms that are compatible with the surrounding development, and would meet parking requirements. Assumptions used to develop the scenarios included:

- Multifamily Development
 - Floor heights of up to 15’ for ground level and 10’ for upper floors

- 65' – 75' wide (double-loaded corridor)
- 4 stories
- 1.125 parking spaces per unit
- Townhouse Development
 - Floor heights of up to 10' per floor
 - Units: 20' wide and 40' – 45' deep
 - 4 stories
 - Attached, rear-loaded garages
 - 2 parking spaces per unit and 1 visitor space for every 5 units
 - Spacing between buildings: 30' minimum for privacy, light, and air

Multifamily Scenario

Figure 13: Multifamily Scenario (Source: Staff)



This scenario shows a potential four-story, double-loaded multifamily residential building, with a courtyard facing east. The parking, lobby and common areas are on the ground floor with residential units on the second through fourth floors. The parking area is enclosed in a ground-level garage and has access off both streets, which limits the areas for active ground floor uses along the street frontages.

This scenario could be approved under RA 8-18 with a land use designation of “Low-Medium” Residential. The site layout accommodates the maximum density allowed (36 units/acre) without exceeding the maximum lot coverage of 56% or modifying the setbacks. This scenario allows for some tree conservation along the perimeter of the site provided the trees remain outside of the limits of disturbance and the impact to the critical root zone of each tree can be minimized to under 30%. Ground floor units along the west side would face an 8' retaining wall and yard space with limited sunlight access. The overall building mass and scale is significantly greater than the surrounding context.

Townhouse Scenario 1

Figure 14: Townhouse Scenario 1 (Source: Staff)



This scenario presents a potential townhouse development with buildings oriented perpendicular to North Livingston Street. The setback along Wilson Boulevard has been reduced from both the existing condition and what is required by zoning to accommodate more townhouse building groups and provide adequate space, a minimum of 30', between buildings. This layout accommodates 16 units (or 19 units/acre), however would require modifications to lot coverage (scenario exceeds the maximum 56% allowed) and setback standards (including parking/driveways in setbacks), which can only be approved through site plan under RA8-18 or R15-30T. Additionally, at this density level, the land use designation of "Low-Medium" Residential for the entire site would be necessary.

While this scenario eliminates the driveway along Wilson Boulevard, which improves pedestrian and bicycle circulation, the reduced setback along that frontage and the need to accommodate rear access for the units impacts the existing tree canopy along the north and south sides of the site. Less than half of the units are street-facing, and the overall building mass and scale is greater than the surrounding context.

Townhouse Scenario 2

Figure 15: Townhouse Scenario 2 (Source: Staff)



This scenario presents a potential townhouse development with building groups oriented parallel to North Livingston Street. This development could be approved under RA8-18 and RA14-26 or through site plan under R15-30T, with a land use designation of “Low-Medium” Residential. Townhouses are only permitted in R15-30T through site plan. This layout accommodates 14 units (or 16 units/acre) without exceeding the lot coverage of 56% and without modifications to setbacks. This scenario allows for some tree conservation along the perimeter of the site provided the trees remain outside of the limits of disturbance and impacts to the critical root zone of each tree can be minimized to under 30%.

This scenario eliminates the driveway along Wilson Boulevard and reduces the number of driveways along North Livingston Street to only one, which improves pedestrian and bicycle circulation on both streets. Approximately one-half of the units are street-facing. The other one-half would face an 8’ retaining wall along the west side and a yard area with limited sunlight access. Additionally, because the buildings are oriented parallel to North Livingston Street, the greatest building mass is situated along the west side of the site, which abuts single-detached dwellings.

Townhouse Scenario 3

Figure 16: Townhouse Scenario 3 (Source: Staff)



This scenario presents a potential townhouse development with townhouse building groups oriented both parallel and perpendicular to North Livingston Street. This development could be approved through site plan under R15-30T with a land use designation of “Low” Residential (11-15 units/acre). Townhouses are only permitted in R15-30T through site plan. This layout accommodates 12 units (or 15 units/acre) without exceeding the lot coverage requirement of 56% and without modifications to setbacks. Like scenario 2, this scenario allows for some tree conservation along the perimeter of the site provided the trees remain outside of the limits of disturbance and impacts to the critical root zone of each tree can be minimized to under 30%.

This scenario eliminates the driveway along Wilson Boulevard, which improves pedestrian and bicycle circulation on that street. Two-thirds of the units are street facing. The other one-third are interior lot-facing with ground floor spaces facing an 8’ retaining wall (along the west side) and yard area with limited sunlight access. Because this site layout has fewer units and buildings are oriented parallel and perpendicular to North Livingston Street, the development has a smaller building scale overall and particularly along the west side of the site, which abuts single-detached dwellings.

Townhouse Scenario 4

Figure 17: Townhouse Scenario 4 (Staff)



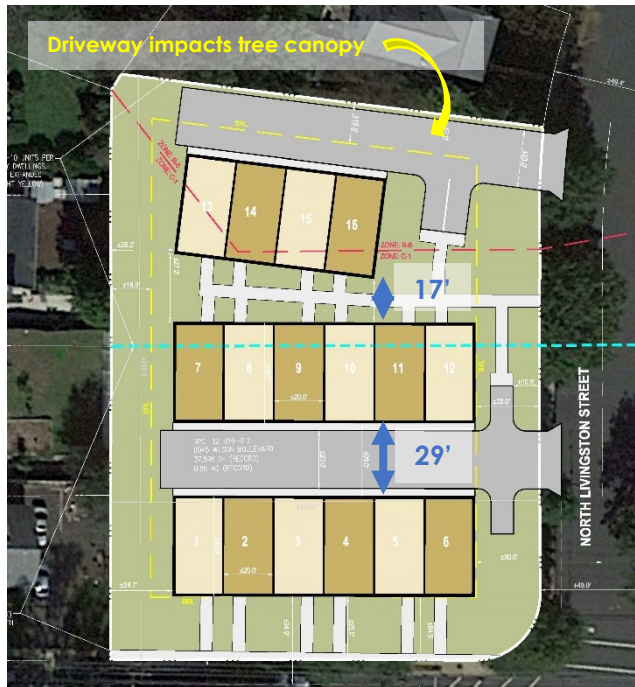
As with scenario 3, this scenario presents a townhouse development with townhouse building groups oriented both parallel and perpendicular to North Livingston Street. This development could also be approved through site plan under R15-30T with a land use designation of “Low” Residential (11-15 units/acre). This layout also accommodates 12 units (or 15 units/acre) without exceeding the lot coverage of 56% and without modifications to setbacks. Like scenarios 2 and 3, this scenario allows for some tree conservation along the perimeter of the site provided the trees remain outside of the limits of disturbance and impacts to the critical root zone of each tree can be minimized to under 30%.

This scenario eliminates the driveway along Wilson Boulevard and reduces the number of driveways along North Livingston Street to only one, which improves pedestrian and bicycle circulation on both streets. All the units are either facing a street or a private common open space on the northeast corner of the site. The units along the west side of the site have rear-loaded garages instead of ground floor spaces facing the 8’ retaining wall, which would offer an improved orientation of units, towards the street and an open space. Like scenario 3, this layout has a smaller building scale overall, particularly along the west side of the site, which abuts single-detached dwellings. However, in comparison to the other townhouse scenarios, this layout has the lowest lot coverage and allows for more green space.

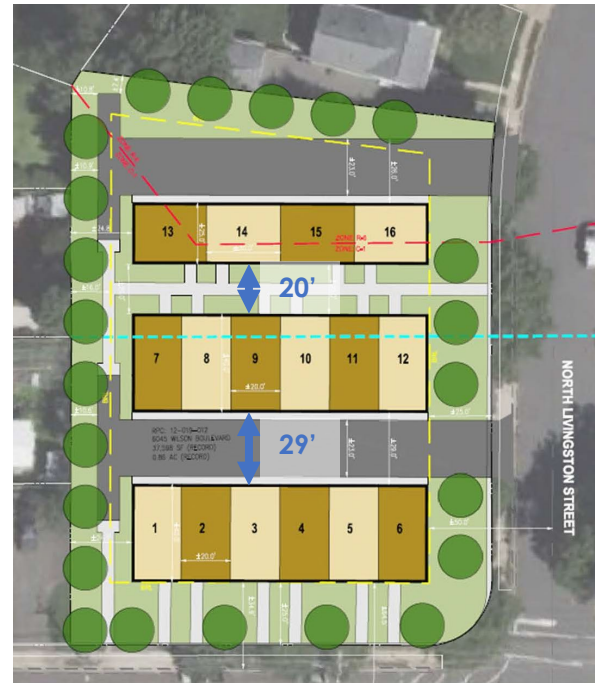
Staff concluded from these site studies that there are multiple trade-offs associated with maximizing density and efficiency on this site. The scenarios illustrated that reducing the setbacks to accommodate more units significantly impacts the existing tree canopy along the perimeter of the site. Additionally, more units result in greater lot coverage, less green areas, and less space between buildings, which means less privacy, light and air, and overall quality of life for the potential residents of the site. Additional details of the development scenarios (including 3-D computer models) prepared for the study are provided in the [Tier I and II Long Range Planning Committee Staff Presentation](#) (see pages 30-32, 35-36, and 38-39).

Applicant's Site Studies of Townhouse Development

Figures 18 and 19: Townhouse Scenarios (Source: Applicant)



Townhouse Scenario 1



Townhouse Scenario 2

The applicant's presentation included two potential townhouse scenarios. Both scenarios show a townhouse development with 16 units (at 19 units/acre) in which buildings are oriented perpendicular to North Livingston Street. The setbacks along Wilson Boulevard and North Livingston Street do not appear to have been reduced, which allows for some tree conservation along the street edges provided the trees remain outside of the limits of disturbance and the impact to the critical root zone of each tree can be minimized to under 30%. However, in scenario 1, the driveway along the north side significantly impacts the existing tree canopy and there is no landscape buffer provided. In both scenarios, the spacing between the two buildings on the northern portion of the site has been reduced significantly to accommodate more buildings. Staff's preferred minimum spacing between buildings would be 30' to allow for privacy, light and air. Scenario 1 provides a distance of 17' and scenario 2 a distance of 20'. Both scenarios appear to exceed the maximum lot coverage allowed (56%). Lastly, only one-half of the units are street-facing and the overall building mass and scale is significantly greater than the surrounding context. Additional details of the applicant's townhouse site studies are provided in the [Tier 1 and Tier II Long Range Planning Committee Applicant Presentation](#) (see pages 6-7).

Analysis of Existing Multifamily and Townhouse Developments

In addition to the site studies, staff analyzed examples of existing multifamily and townhouse developments along Wilson Boulevard that are near single-detached dwellings. The nearest multifamily development, the Patrick Henry Apartments, is located on the south side of Wilson Boulevard. It is approximately 750 feet west of the site, along the border with Fairfax County, where there are larger concentrations of multifamily residential abutting commercial development along Arlington Boulevard in and around the Seven Corners area. The multifamily site, which is across the street from single-detached dwellings, is a garden-style apartment complex with significant amounts of green space and an overall density of 24 units/acre.

The three nearest townhouse developments are located east of the site, on the north and south side of Wilson Boulevard, and have densities ranging between 21 units/acre and 24 units/acre. Carlisle Park is located 0.9 miles from the site and one mile from Metro. The other two townhouse developments, Ballston Park and Abingdon Court, are further away from the site and are less than a half mile from Metro. Staff observed that the townhouse developments with fewer units/acre, Ballston Park and Carlisle Park, provide more green space overall and greater separation (20-30') between buildings, which allow for more privacy, light and air. However, in Abingdon Court, the separation between buildings ranges between 10-20', creating yard spaces with little to no access to direct sunlight throughout the day. All three developments abut single-detached dwellings and provide sensitive transitions by either: a) orienting the shorter side of the buildings (an equivalent of approximately 40-50' long) to be perpendicular to the low-density residential lots or b) limiting the building length along the adjacent property line to a maximum of four attached units (an equivalent of approximately 80' long). Of all three sites, staff considers the Ballston Park site to offer the optimal site configuration as all the units are either facing the street or a public space.

Additional details of the analysis of existing townhouse and multifamily developments are provided in the [Tier I and II Long Range Planning Committee Staff Presentation](#). (see pages 33- 34 and 37).

Preliminary Transportation Analysis

To determine the potential automobile trip generation impact of these development scenarios, staff referred to the *Institute of Transportation Engineers Trip Generation Manual – 11th Edition* to conduct a preliminary transportation analysis. The assumptions used included:

- Land uses are not close to rail transit (not within one mile of a transit center).
- Filtered data sets to use only Northeast and Mid-Atlantic Regions (where available).
- Mode share for the site was determined by the Arlington County Mode Share Assumptions using MWCOC Household Travel Survey Data. Based on the site location and its characteristics, mode shares are most closely associated with those of the I-66 corridor:

- The existing site, an office building, is assumed to be a trip “attractor” as most trips will be attracting person trips. Therefore, the following mode splits are assumed for the existing site: Vehicle: 87%, Transit: 9% and Active: 4%. For the scenarios evaluated through this Study, the residential character suggests the site will function as a trip "producer," generating more person trips than it attracts during peak hours. The assumed mode split is as follows: Vehicle: 52%, Transit: 41%, and Active: 7%.

The objective is to assess whether the current transportation infrastructure can support the development scenarios and identify any potential transportation constraints. Below is the summary of the potential auto trips generated for each of the scenarios that staff developed. Appendix 1 provides additional detail on this analysis conducted by staff.

Figure 20: Trip Generation Summary

Trip Generation Summary	
Land Use Scenarios	Projected Peak Hour Trips (AM / PM)
Multifamily: 31 Units	15 / 21
Townhouse Scenario 1: 16 Units	9 / 21
Townhouse Scenario 2: 14 Units	8 / 20
Townhouse Scenario 3 and 4: 12 Units	7 / 18

Preliminary review of the scenarios appears to show that the number of trips derived by these development types would be supported by the existing transportation system. If and when a site plan application is filed, the applicant will be required to submit a more-in depth analysis to determine if there are transportation constraints or challenges that may need potential mitigation measures.

LRPC AND PUBLIC INPUT

On October 29, 2024, a combined Tier I and II LRPC meeting was held to present the applicant’s request and staff’s analysis. Staff presented the site studies described above which were intended to illustrate various scales of development and enable discussion with the LRPC on trade-offs associated with density, building height, lot coverage, tree canopy coverage, and building placement, orientation and scale. LRPC members included Planning Commissioners and representatives of the Transportation Commission, the Forestry and Natural Resources Commission, the Housing Commission, the Park and Recreation Commission, and the Dominion

Hills and Boulevard Manor Civic Associations. Members of the public were also invited to attend the meeting.

At the meeting, the participants provided input on the surrounding context; building height; proposed guiding principles; the appropriateness of the “Low-Medium” Residential (16-36 units/acre) and “Low” Residential (11-15 units/acre) GLUP designations and by-right and site plan development; housing affordability and accessible housing; tree canopy and green space; and parking, traffic and safety. The main topic of discussion was the potential appropriateness of the “Low-Medium” Residential (16-36 units/acre) and “Low” Residential (11-15 units/acre) GLUP designations and its impact on the tree canopy, and housing supply and affordability.

Among the LRPC members, there were mixed opinions about the appropriateness of “Low-Medium” Residential (16-36 units/acre). Some expressed support for “Low-Medium” Residential to allow more density (greater than 15 u/acre) and increased housing supply, both in the form of multifamily and townhouse development. Others shared concerns that any density greater than 15 units/acre would impact the tree canopy and green space and, therefore, expressed support for “Low” Residential (11-15 units/acre) because it would offer a better balance of development features. Some were also concerned that “Low-Medium” Residential could allow by-right development, which would limit the ability for the County and the community to guide the built form, tree canopy conservation and achieve public realm improvements and affordable housing contributions. The main source of this concern is that while staff expects a potential GLUP amendment and associated rezoning would only be supported with an associated site plan application, the implementation of an approved site plan development is not guaranteed, and the site may instead be developed by-right.

As noted above, the applicant’s potential scenarios both include 16 units. Some participants supported up to 16 units if trees could be saved and the project provides added value to the community. Some questioned if 16 units is what is truly needed to make the project financially viable or if this is just what the developer wants. Additionally, it was acknowledged that it is important for staff and the applicant to discuss what is truly realistic on the site and what makes sense, with the County Board weighing the tradeoffs for the site as it makes its decision on any proposed GLUP amendment, rezoning, and site plan applications.

Some also expressed concern that townhouse development in this location would likely be produce high-end/luxury units, whereas others noted that at the very least townhouse development would increase housing supply and could also fill the gap for that type of housing and potentially offer housing affordability 10-20 years in the future. The applicant stated that the units would likely cost over \$1 million even with the applicant’s preferred unit count of 16 units. As noted by the Housing Commission representative, the Commission has not taken an official position on this study, but generally supports more housing due to the housing shortages in Arlington and the region.

Among the members of the public, there were also mixed opinions about the level of density. Some shared support for only single-detached dwellings with any redevelopment scenario to maintain consistency with the character and density of the neighborhood, whereas others shared support for townhouses under “Low” Residential (up to 15 units/acre) or “Low-Medium” Residential (up to 36 units/acre).

The LRPC Chair summarized the discussion indicating that there was a preference for more density on the site, while also conserving mature trees.

Additional details of the feedback heard can be found in the [Tier I and Tier II Long Range Planning Committee Meeting Summary](#).

GUIDING PRINCIPLES AND CONSIDERATIONS

GLUP Designation and Zoning Category

Based on the analysis of existing planning guidance and site conditions, potential land use designations and development scenarios, and the input received from the LRPC on October 29th and the public thus far, staff considers that both “Low-Medium” Residential (16-36 units/acre) and “Low” Residential (11-15 units/acre) GLUP designations, or a combination of the two, could potentially be appropriate for this site, and, therefore, the designation should be determined based on the total number of townhouse units that are ultimately proposed through a site plan application and approved by the County Board. Staff has also concluded that multifamily development, particularly at the higher end of the density range (i.e., 36 units/acre) allowed under the “Low-Medium” Residential, is not appropriate on this site. Being less than one acre in size, multifamily development could establish a new precedent of greater building scale and density in an area that is not close to Metro without a broader study on the potential impacts to the corridor. Therefore, when applying these GLUP options and the advantages of the site plan review process, staff considers the R15-30T as the optimal zoning district for alignment with either of these GLUP designations. R15-30T allows for townhouse development through site plan approval, which staff recommends to allow the development to be guided by County and community input and provide opportunity to address:

- building scale and massing - sensitivity in design and building height;
- building orientation and spacing, and setbacks;
- pedestrian facilities and access, including ADA-accessible sidewalks
- bike facilities and access;
- parking and circulation;
- shared mobility device parking for multimodal access;
- green space/impervious surfaces;
- tree canopy conservation;
- storm drainage;

- attainment of public realm improvements; and
- affordable housing contributions.

Staff finds that townhouses are an appropriate housing typology on this site, as this typology supports more reinvestment and additional housing options/supply than single-detached residential development. Additionally, this typology could be an appropriate transition given the site's arterial frontage and location at the edge of the neighborhood. However, the total number of townhouse units and site configuration are important factors to consider on this site. The site studies and examples of existing townhouse developments illustrate multiple trade-offs associated with maximizing density and efficiency on any site. For example, reducing the setbacks to accommodate more units on this site significantly impacts the existing tree canopy along the perimeter. More and/or larger units result in greater lot coverage, less green areas, and less space between buildings, which means less privacy, light and air, and overall quality of life for the potential residents of the site. Additionally, the orientation of the buildings is important when considering the impact of building mass and scale on the adjacent single-detached dwellings and opportunities for units to face the street. To that point, the townhouse scenarios with fewer units (i.e., 12 units at 15 units/acre) provide the most balance between the built form and opportunity for green space and tree cover. An appropriate project would provide a balance between achieving additional housing supply, conserving the tree canopy and providing additional green space.

Staff acknowledges the applicant's perspective that a greater number of units may be warranted to facilitate the conversion of office on this site. To accommodate greater unit count, the applicant could consider units slightly narrower in size (i.e., less than 20' wide or 45' deep), while still providing smaller building groups and better orientation between new units and existing residential properties. Additionally, while there may only be a few possible configurations for townhouses on this site, there may be other design considerations and/or housing typologies (i.e., stacked townhouses) worth exploring.

To further evaluate opportunities for achieving the right balance of townhouse units, parking, and green space, staff recommends further evaluation of "Low-Medium" Residential (16-36 units/acre) and/or "Low" Residential (11-15 units/acre) through the site plan review process. Each individually, or a combination, could potentially be appropriate GLUP designations depending on the total number of townhouse units that are ultimately proposed and reviewed. If through the site plan review process, it is determined that the site should not accommodate more than 12 townhouse units to maintain a good balance between housing supply and green space, then the "Low" Residential (11-15 units/acre) GLUP designation should be considered. Conversely, if an appropriate balance can be achieved with a slightly higher density (above 15 townhouse units/acre) then the land use should be amended to the "Low-Medium" Residential (16-36 units/acre) GLUP designation, or a combination of both, to support the desired unit count.

To allow for a modest increase in density and facilitate a development proposal allowing for greater County and community review, staff recommends consideration of a rezoning to R15-

30T, allowing for site plan applications, and further consideration of both the “Low” and “Low-Medium” Residential GLUP designations. The R15-30T zoning district indicates both land use designations may be appropriate and densities up to 15 units/acre (in “Low” Residential 11-15 units/acre) and up to 16 - 30 units/acre (in “Low-Medium” Residential 16-36 units/acre) may be permitted by the County Board in accordance with the site plan provisions and when consistent depending on the GLUP designation, among other factors. However, a modest and appropriate increase in density on this site would be defined as density within the higher range of the “Low” Residential (11-15 units/acre) and lower range of the “Low-Medium” Residential (16-36 units/acre) GLUP designations. It should also be noted again that a balanced site development to accommodate, buffers, green space and conservation of tree canopy is the preferred outcome, and reinforcing the maximum lot coverage of, or close to, 56% (as defined by the zoning ordinance) would be an appropriate guiding element established in this Study Document for townhouse development on this site. This recommendation is based on the expectation that townhouse development, including the potential for stacked units, is the preferred and recommended land use, and any other land use would require additional analysis and/or a different set of recommendations. A future site plan application for this site should be consistent with adopted Comprehensive Plan policies, and in conformance with applicable zoning regulations, noting that the County Board has discretion to modify certain zoning standards when it finds there is sufficient reason to consider an alternative standard while still meeting the principles and goals laid out in this Study Document.

Guiding Principles

In addition to the recommendations regarding the appropriate GLUP designations for the site, the following Guiding Principles were developed to inform potential future development. Except for the fourth principle, these principles are identical to the initial guiding principles that were shared during the LRPC meeting. At the meeting, LRPC members recommended adding “biophilic design” as a fourth principle. These principles are intended to be high-level to provide a balance between guidance and flexibility. They would apply regardless of which GLUP designation is approved. More detailed guidance may be developed through the Site Plan Review Committee process in response to a specific proposal, should a site plan application be filed.

The Guiding Principles for this site are as follows:

1. Ensure building scale, massing and materials complement and transition well to the surrounding area, including the adjacent Dominion Hills neighborhood.
2. Provide for attractive and welcoming pedestrian-level conditions through landscaping, other biophilic design and screened parking.
3. Enhance access, connectivity, and safety for users of all modes of travel in and around the site.
4. Prioritize green space, tree conservation and sustainability, by minimizing increases to the building and paving footprint, as well as biophilic design.

In addition to these Guiding Principles, the combined Tier I and Tier II LRPC discussion and site studies and 3-D models, provide additional guidance that should be taken into consideration should an applicant seek to redevelop the site.

Building Height and Tapering

- Up to four stories (45') could be considered on certain parts of the site given the grade change (approximately 8') along the west, the commercial frontage along the east, and the arterial frontage along the south. However, closer to the adjacent single-detached dwellings along the north property line, the buildings should be no greater than three stories (35'), which is consistent with the surrounding low-density residential or single-detached dwellings in R-6, unless:
 - greater separation/setbacks beyond minimum zoning requirements are provided along this northern edge to better enable potential conservation of existing trees, as noted below; and
 - height above 35' is achieved through a stepback in the building height to achieve a potential 4th story along the northern edge.
- The buildings should also be designed in such a way to minimize shadows, or other negative impacts on adjacent properties, including reducing the flexibility of installing solar panels.

Transportation

- Safety, ADA and accessibility are key considerations. The new development should:
 - consider pedestrian safety improvements, particularly for those crossing Wilson Boulevard to and from Upton Hill Regional Park and Powhatan Springs Park.
 - incorporate Public Rights-of-Way Accessibility Guidelines (PROWAG) ensuring ADA-accessible connections between sidewalks and streets.
 - ensure sidewalks are clear of obstacles, including relocating or mitigating the impact of the existing fire hydrant at the northwest corner of Wilson Boulevard and North Livingston Street.
- To maximize streetscape and building improvements, parking for the townhouse units should be rear-loaded and loading and deliveries should occur on site.
- To minimize the impact of overflow parking on North Livingston Street, parking for the townhouse units, including visitor spaces, should be provided entirely on site.
- Shared mobility device (SMD) parking should be incorporated into any street redesign. For instance, if the existing tactical curb extensions at the corner of Wilson Boulevard and North Livingston Street were made permanent and the curb is extended, SMD parking could be accommodated within that space.
- According to the County's horizontal standards for driveway entrances (H-3.1), driveway entrances shall be placed on the street frontage with the lower classification, or North Livingston Street. For small multifamily dwellings (with 20 or fewer parking spaces), the

number of permitted driveway entrances that may be constructed is restricted to one per street frontage and shall not exceed two. However, the preference is to avoid driveway entrances off Wilson Boulevard, particularly for townhouse development with rear-loaded garages. This restriction is to allow for a balance between the servicing of a driveway to multifamily dwellings, the reduction of on-street parking and the reduction of vehicle-pedestrian conflicts.

- If the site is to be redeveloped, the developer must:
 - submit a multimodal transportation assessment (MMTA) with a transportation proposal designed to minimize impacts to the surrounding residential neighborhood. Traffic studies should include data collected during AM and PM peak times.
 - consider options to minimize driveway entrances and reduce vehicle – pedestrian-bicyclist conflicts. The preferred approach is to avoid driveway entrances off Wilson Boulevard.
 - assist in formalizing the existing tactical curb extension at the corner of Wilson Boulevard and North Livingston Street.
 - collaborate with the County on plans to replace/relocate the existing traffic signal at Powhatan Springs Park, a block to the east, to the intersection of Wilson Boulevard and North Livingston Street.

The Environment

- The building footprints should be designed to minimize lot coverage, while potentially achieving the goals identified below and allowing for greater separation and buffering between adjacent properties. The zoning standard for maximum lot coverage in RA districts is 56%, which when applied to this site helps achieve an appropriate balance of impervious and green spaces. The new development should aim to achieve a maximum lot coverage of, or close to, 56%.
- In terms of both the potential building and the broader site design, biophilia, sustainability and tree canopy coverage should be prioritized. The latest sustainable design measures should also be incorporated at the time of site plan application review.
- The mature trees on site, particularly in the northeast and northwest portions and along Wilson Boulevard, should be conserved with redevelopment and new large-canopy trees should be planted. Redevelopment should evaluate the feasibility of undergrounding utilities to minimize impacts to trees.
- The Forestry and Natural Resources Plan recommends 35% tree canopy for “high residential” sites, applicable to townhouse development. The site has approximately 40% tree canopy cover and every effort should be made to maintain or enhance the percentage of tree canopy coverage.
- Providing additional green spaces and landscaping should be a priority to reduce impervious surfaces. This will also be important for both the residents of the site and

nearby residents, as it can help to provide visual and noise attenuation buffers, soften transitions and support wildlife, flora and fauna.

- The existing buffer with the neighboring single-detached dwellings to the west and north should be retained through the conservation of the existing trees.

IMPLEMENTATION RECOMMENDATIONS

Based upon the research and analysis discussed above and the input received from the LRPC on October 29th and the public thus far, staff finds that townhouse development would be appropriate at this site and this use may be facilitated by the R15-30T district should a rezoning and site plan application be filed for review. Therefore, the following Special GLUP Study implementation recommendations for County Board action have been developed:

- Accept this Study Document to provide guidance to inform the development and review of any future site plan applications, and
- Advertise GLUP amendments to “Low” Residential (11-15 units/acre) and “Low-Medium” Residential (16 – 36 units/acre) as being within the realm of consideration, should there be an appropriate future site plan application that comports with the guidance in this Study Document.

ACKNOWLEDGEMENTS

- Long Range Planning Committee of the Planning Commission
- Housing Commission
- Park and Recreation Commission
- Transportation Commission
- Forestry and Natural Resources Commission
- Dominion Hills Civic Association
- Boulevard Manor Civic Association
- Community Members
- Arlington County
 - Department of Community Planning, Housing and Development – Planning Division (Comprehensive Planning, Current Planning, Urban Design); and Zoning Division
 - Department of Environmental Services - Transportation Planning, Transit, Transportation Engineering & Operations, Office of Sustainability & Environmental Management
 - Department of Parks and Recreation – Park Planning; Urban Forestry

APPENDIX

Appendix 1: Preliminary Transportation Analysis

Below are the auto trip generation results prepared by County staff based on the five different development scenarios presented during the LRPC meeting. Staff utilized the *Institute of Transportation Engineers Trip Generation Manual – 11th Edition* to prepare this analysis.

Multifamily Scenario

Peak	ITE Land Use Code	Dwelling Units	Peak Hour Person Trips	Mode Share	Estimated Number of Peak Hour Trips by Mode
AM	#221 - Multifamily Housing (Mid-Rise)	31	15	Vehicle: 52%	7.8
				Transit: 41%	6.2
				Active: 7%	1.1
PM	#221 - Multifamily Housing (Mid-Rise)	31	21	Vehicle: 52%	10.9
				Transit: 41%	8.6
				Active: 7%	1.5

Townhouse Scenario 1

Peak	ITE Land Use Code	Dwelling Units	Peak Hour Person Trips	Mode Share	Estimated Number of Peak Hour Trips by Mode
AM	#215 - Single-Family Attached Housing	16	9	Vehicle: 52%	4.7
				Transit: 41%	3.7
				Active: 7%	0.6
PM	#215 - Single-Family Attached Housing	16	21	Vehicle: 52%	10.9
				Transit: 41%	8.6
				Active: 7%	1.5

Townhouse Scenario 2

Peak	ITE Land Use Code	Dwelling Units	Peak Hour Person Trips	Mode Share	Estimated Number of Peak Hour Trips by Mode
AM	#215 - Single-Family Attached Housing	14	8	Vehicle: 52%	4.2
				Transit: 41%	3.3
				Active: 7%	0.6
PM	#215 - Single-Family Attached Housing	14	20	Vehicle: 52%	10.4
				Transit: 41%	8.2
				Active: 7%	1.4

Townhouse Scenario 3

Peak	ITE Land Use Code	Dwelling Units	Peak Hour Person Trips	Mode Share	Estimated Number of Peak Hour Trips by Mode
AM	#215 - Single-Family Attached Housing	12	7	Vehicle: 52%	3.6
				Transit: 41%	2.9
				Active: 7%	0.5
PM	#215 - Single-Family Attached Housing	12	18	Vehicle: 52%	9.4
				Transit: 41%	7.4
				Active: 7%	1.3

Townhouse Scenario 4

Peak	ITE Land Use Code	Dwelling Units	Peak Hour Person Trips	Mode Share	Estimated Number of Peak Hour Trips by Mode
AM	#215 - Single-Family Attached Housing	12	7	Vehicle: 52%	3.6
				Transit: 41%	2.9
				Active: 7%	0.5
PM	#215 - Single-Family Attached Housing	12	18	Vehicle: 52%	9.4
				Transit: 41%	7.4
				Active: 7%	1.3