

# 6045 Wilson Boulevard

Special General Land Use Plan (GLUP) Study

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Long Range Planning Committee (LRPC)

October 29, 2024



# Presentation Outline

1. Special GLUP Study Policy & Process
2. Requested Amendment
3. Existing Planning Guidance and Site Conditions
4. Applicant Presentation
5. Staff Analysis and Preliminary Findings
6. LRPC Discussion
7. Next Steps

# Special GLUP Study

## Policy & Process

# Special GLUP Study Policy

- “Policy for Consideration of General Land Use Plan Amendments Unanticipated by Previous Planning Efforts” first adopted in 2008.
- Calls for a community review process in those instances where: there is no adopted plan for the subject site, OR where the GLUP amendment request is inconsistent with the guidance of the relevant adopted plan.
- Special GLUP Studies evaluate the appropriateness of the requested GLUP change and other GLUP categories that may be appropriate.
- Following process revisions, a two-tiered approach was initiated in 2019.



# Typical Sequence of Public Reviews

## Tier I Review

- Should a more detailed study be undertaken?
- What type of study is most appropriate?
- Focus on high-level land use questions.
- Outcome – A recommendation to study in greater detail, or not and, if so, through what study process.

## Tier II Review

- What GLUP category/ies may be appropriate?
- What other guidance should be provided?
- Focus on high-level questions related to land use, density, zoning, transportation, transitions.
- Outcome – GLUP amendment may be advertised as being in the realm of consideration. Or, No amendment made at this time.

## Site Plan Review

- Is a specific redevelopment application appropriate?
- Focus on height, density, architecture, access/circulation, tapers, setbacks, open space, affordable housing, and other features.
- Outcome - If determined there is an appropriate site plan application, the GLUP and zoning may be amended concurrently.

# This SGLUP Study Review

Given that this is a small site, there is limited topography, no historic resources and site is only bordered by two streets, staff anticipates that impacts from potential low-scale/low-density residential redevelopment are limited in scope.

Staff recommends conducting a streamlined review, combining elements of Tiers I and II.



Current site development.

# Stakeholder Groups

## At the (virtual) LRPC table:

- Housing Commission
- Park & Recreation Commission
- Transportation Commission
- Forestry and Natural Resources Commission
- Dominion Hills Civic Assoc.
- Boulevard Manor Civic Assoc.
- Applicant

## Notified:

- Homeowners on the Subject Block
- Arlington Community Church and Commercial Building Across from Subject Site
- NOVA Parks

# Special GLUP Study Evaluation

## Process Guide Criteria

- **Support for County Goals:** Would the amendment possibly advance broader County goals?
- **Existing Planning Guidance:** Is there already an existing adopted plan or district designation on the GLUP for the subject area and/or adjacent area? If there is an existing plan or district recommendation for a specific area, a change to the GLUP may be less likely to be recommended.
- **Change in Conditions:** What conditions have changed to warrant revisiting the adopted policy?

# Special GLUP Study Evaluation

## Process Guide Criteria (continued)

- **Relevant Ongoing Processes:** Is the area currently under study?
- **Surrounding Context:** Is this a larger or more complex (i.e. topographical, contextual, etc.) site? Are surrounding properties similar and should they potentially be included in the study? Would it be more appropriate to address the area through a small area plan?
- **PDSP Applicability:** Is there a Phased Development Site Plan (PDSP)? Would it be more appropriate to undertake a PDSP review as opposed to a Special GLUP Study?

# Equity Lens

- Staff will develop and review its recommendations with a mind towards equity.
- LRPC and community engagement, as well as the study analysis, are crafted with attention to these equity principles to ensure equitable representation and awareness throughout the study.
- Composition of LRPC is purposely broad and inclusive with multiple stakeholder groups represented.



# Requested Amendment



# Requested Amendment

## Requested GLUP amendment:

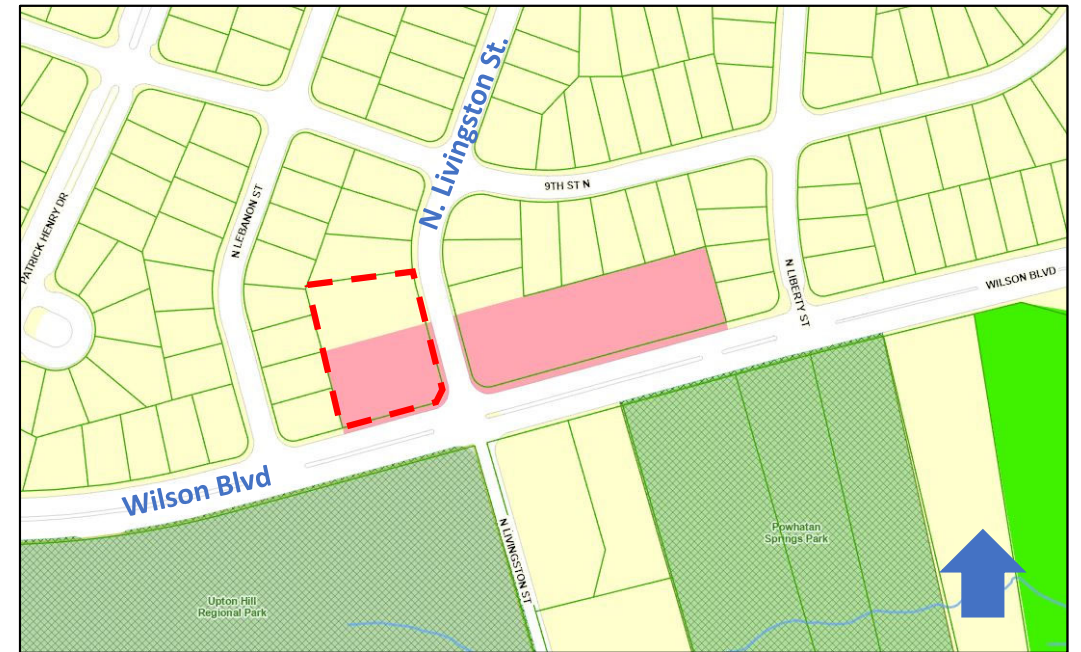
- From "Service Commercial" and "Low" Residential (1-10 units/acre)
- To "Low-Medium" Residential (16-36 units/acre)

## Requested rezoning:

- From C-1 Local Commercial District and R-6 One-family Dwelling District
- To RA8-18 Multiple-family Dwelling District

## Proposed Development:

- Townhouses



GLUP Map Excerpt



# Applicant's Rationale for Amendment

- Applicant is interested in developing townhouses.
- Townhouses are potentially compatible with surrounding single-detached dwelling residential development.
- The site is currently developed with a small, aging commercial building.
- The site has split GLUP and zoning designations: "Service Commercial" & "Low" Residential (1-10 u/ac) and C-1 & R-6, respectively.
- A GLUP amendment would be necessary to guide a rezoning request and residential redevelopment as proposed by the applicant.

# 6045 Wilson Boulevard

## Existing Planning Guidance and Site Conditions

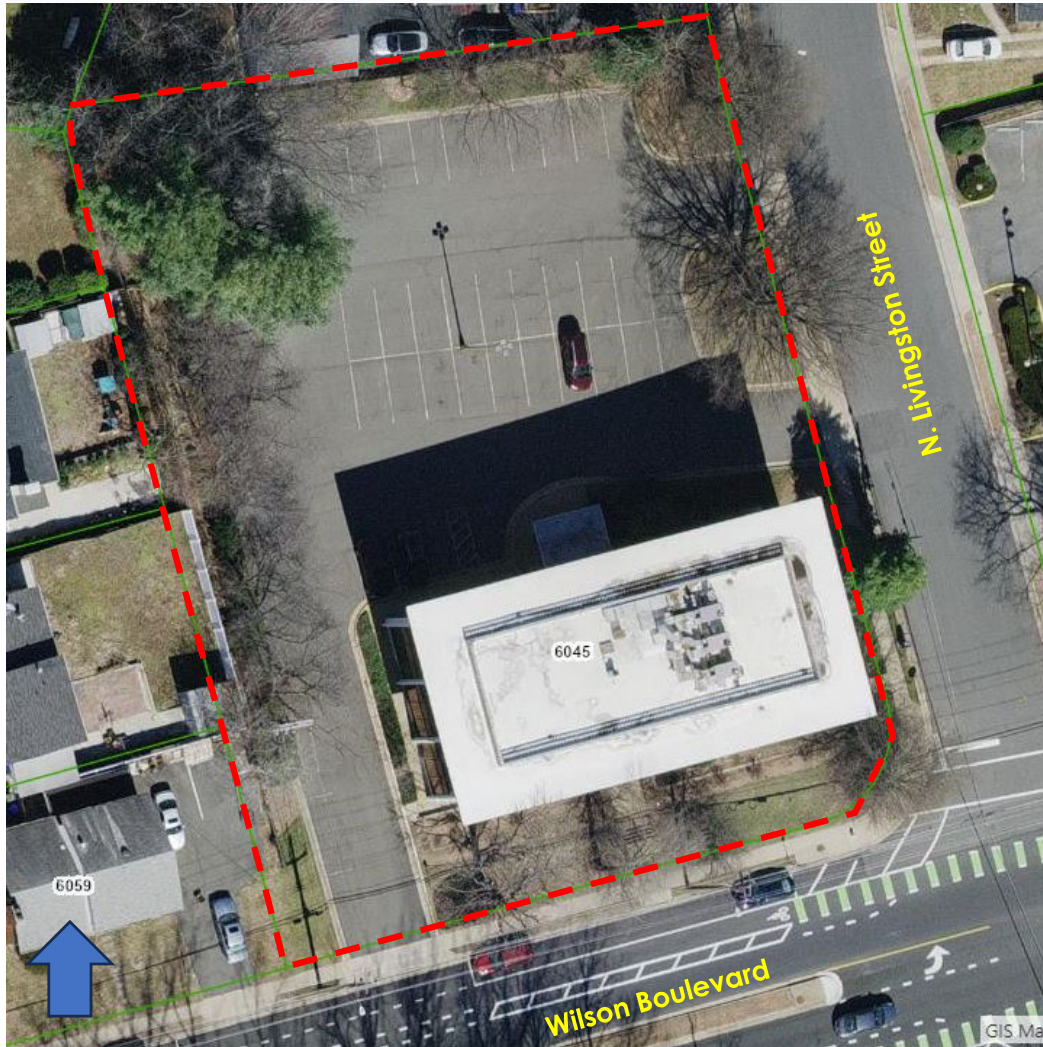
# Site Location and Surrounding Context

- Situated on NW corner of Wilson Blvd. and N. Livingston St.
- On arterial street with one Metro bus line (1A and B). 1.5 miles to East Falls Church Metro and 1.8 miles to Ballston Metro.
- Block includes 11 single-detached dwelling parcels and is across from other businesses, the Arlington Community Church and parks, including Upton Hill Regional Park & Powhatan Springs Park.





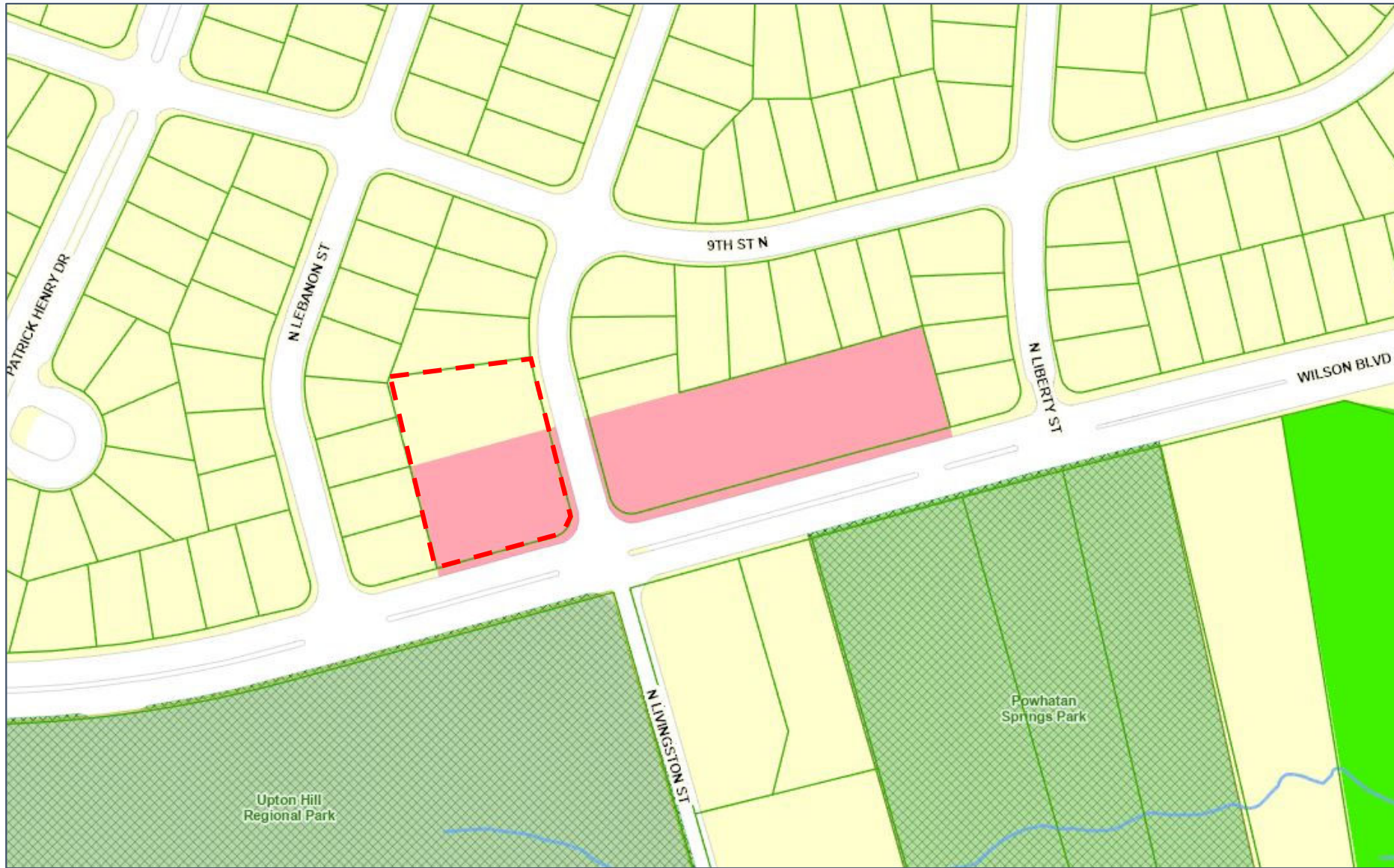
# Site Conditions









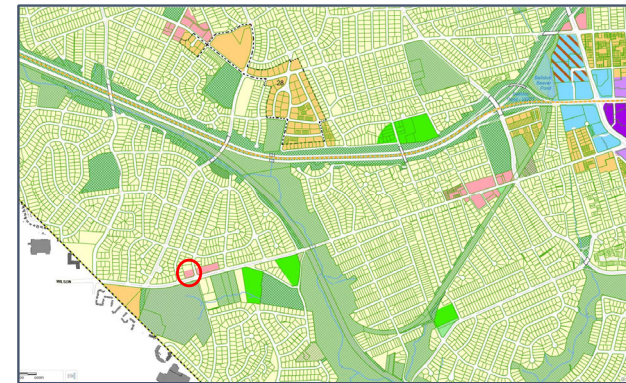
- 3-story office building built in 1967
- Approximately 14,256 sf GFA
- Site area: 37,598 sf or (0.86 acres)
- Approximately 40% tree canopy cover consisting of multiple species
- Greatest number of mature trees can be found in northeastern and northwestern portions of site, in addition to street trees along Wilson Blvd.
- Approximately 8' difference in grade change along west side



# Existing GLUP

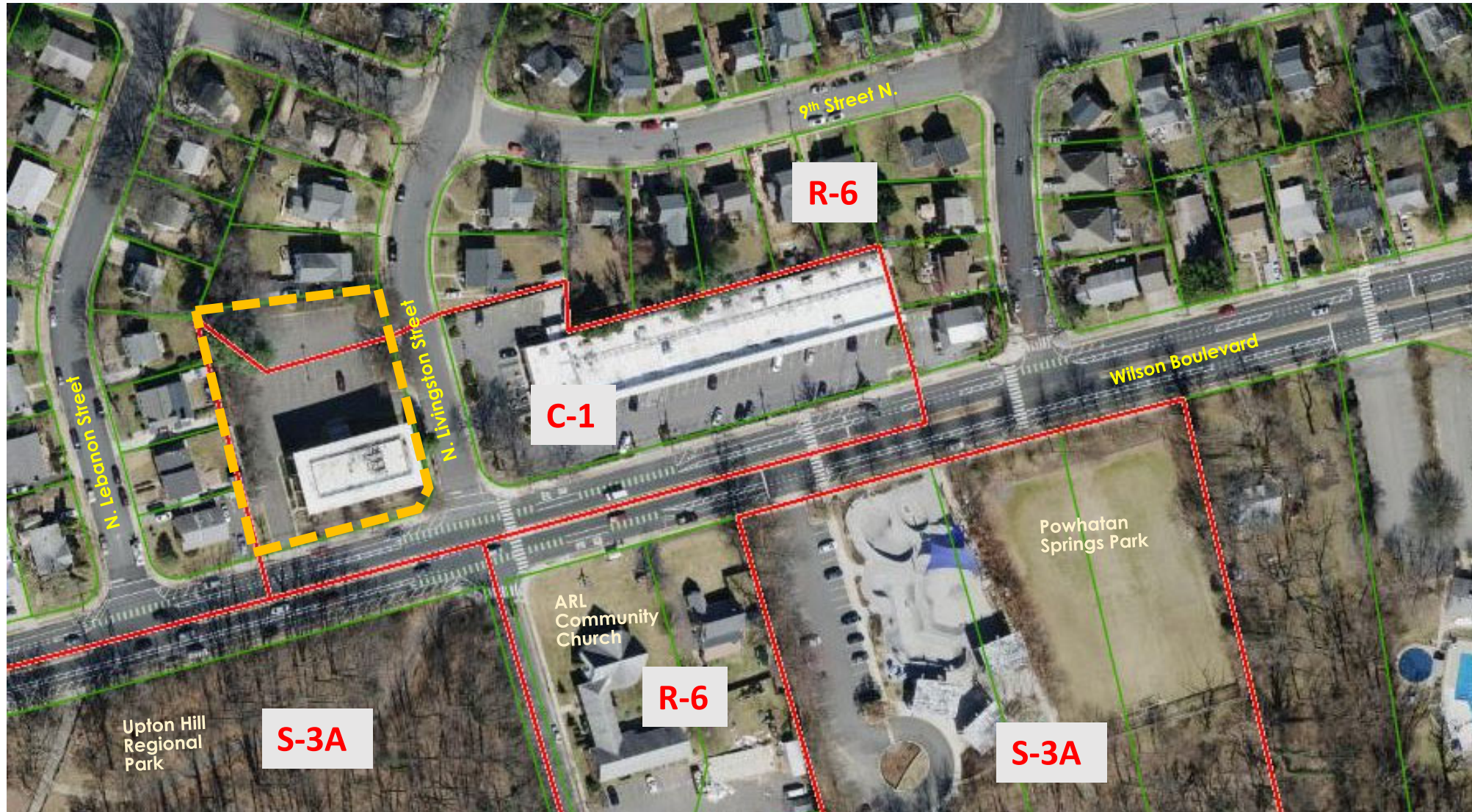




-  Subject Property Lines
-  Service Commercial
-  Low Residential (1-10 u/ac)
-  Low-Medium Residential (16-36 u/ac)
-  Public (government owned)
-  Semi-Public





# Existing Zoning



-  Subject Property Lines
-  Zoning District Boundaries



# Existing Zoning

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

# Adopted Policy

## General Land Use Plan (GLUP)

- Area largely planned for low-density residential, public, and semi-public uses, with focused areas for service commercial development.

## Affordable Housing Master Plan (AHMP)

- Ensure all segments of the community have access to housing...both market rate and affordable...a diverse and inclusive community where all segments of the population can access housing.

## Historic and Cultural Resources Plan (HCRP)

- Site is located adjacent to, but not in, the Dominion Hills National Register of Historic Places District

## Forestry and Natural Resources Plan (FNRP)

- Establishes guidance on biophilic design and conservation and tree canopy goals (35% for "High Residential" sites such as townhomes).

Note: No specific PSMP recommendations for this site.



# Adopted Policy

## Master Transportation Plan (MTP)

	Wilson Boulevard	Livingston Street
<b>Street Classification</b>	<b>Type E Arterial</b>	<b>Neighborhood Local Street</b>
Travel Lanes	2 to 4	1.5 (yield) to 2
Median Priority	Medium to None	Low to None
Target Speed	25 - 30 mph	20 - 25 mph
Transit Service	Limited	Limited to none
Bike Facilities	Shared or dedicated lane	Shared lane
Driveway Access	Does not restrict or limit driveway access	Does not restrict or limit driveway access
Parking Priority	Medium	High
Sidewalks	5'-6' Sidewalk; 4'-6' Landscape Strip	4'-6' Sidewalk; 2'-4' Landscape Strip

# Additional Planning Guidance

## Commercial Market Resiliency Initiative (CMRI)

- Seeks to enable market-based solutions to address commercial building supply, specifically repositioning obsolete inventory or converting to an alternative use(s).

### **Considerations given Adopted Policies and Additional Planning Guidance:**

Opportunity to reconsider existing policies for commercial office use and instead allow residential uses, reflecting the region's increasing job and population base, balanced with effectively enhancing existing neighborhoods and conserving existing tree canopy.

# Dominion Hills Neighborhood Cons. Plan (2004)

Prepared by the community

## Land Use, Zoning and Development

- Preserve low-density, residential character of neighborhood; no building heights above 35'.

## Capital Improvements:

- Increase attractiveness through infrastructure improvements such as elimination of streetside utility poles and burial of utility wires along major traffic arteries.

## Transportation:

- Increase pedestrian safety and ensure countywide cycling infrastructure, such as bicycle lanes and consistent street lighting, are implemented.

## Considerations given NC Plan perspectives:

- Preference for maintaining low-density residential character and improving pedestrian and bike safety, particularly along Wilson Blvd.
- Underground placement of utilities may be achieved through site plan approval process; not a requirement for by-right development.

# Applicant Presentation

# Staff Analysis and Preliminary Findings

# Proposed Guiding Planning Principles

**Purpose: to provide context-sensitive planning guidance for this site.**

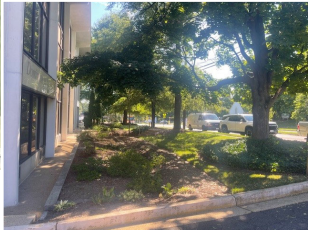
1. Ensure building scale, massing and materials complement and transition well to the surrounding area, including the adjacent Dominion Hills neighborhood.
2. Provide for attractive and welcoming pedestrian-level conditions through landscaping, other biophilic design and screened parking.
3. Enhance access, connectivity, and safety for 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.

# Preliminary Site Studies

- Staff analyzed development scenarios under various zoning districts associated with existing and potential GLUP designations.
- **For illustrative/analytical purposes only** to evaluate potential development at various scales and guide LRPC discussion about trade-offs associated with density, building height, lot coverage, tree canopy, and building placement/orientation/scale.
- Not intended to convey a preferred development concept.
- **Factors influencing site studies:**
  - Topography
  - Conserve tree canopy to greatest extent possible
  - Minimize and/or eliminate driveways along Wilson Blvd.
  - Multifamily development options, assumed:
    - Floor heights of up to 15' for ground level and 10' for upper floors
    - 65' – 75' wide (double loaded corridor)
  - Townhouse development options, assumed:
    - Floor heights of up to 10' per floor
    - Units: 20' wide and 40' – 45' deep; Attached, rear loaded garages



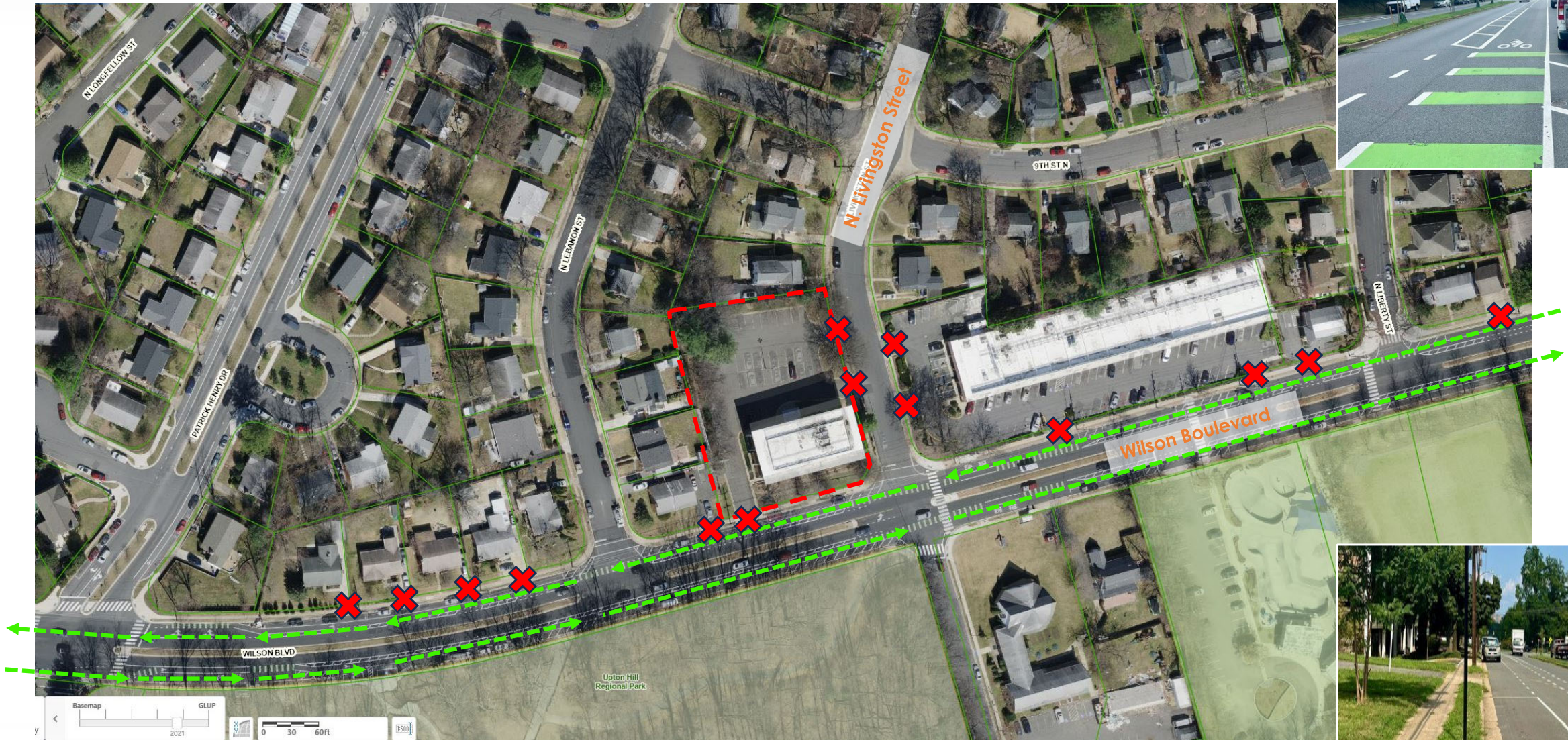
# Tree Canopy and Topography



- Subject Property Lines
- Contour Lines
- Existing Tree Canopy (AC 2016 data)



# Pedestrian and Bike Connectivity



— Subject Property Lines

✗ Driveways (Conflict points for pedestrians/bicyclists)

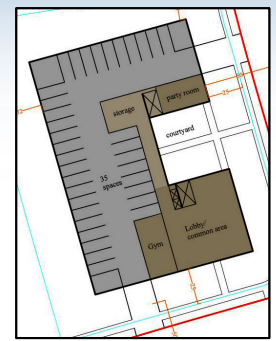
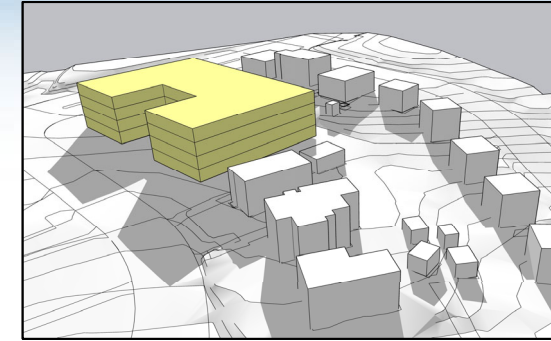
↔ Bike Lanes



# Multifamily



Floors 2 - 4



Ground Floor

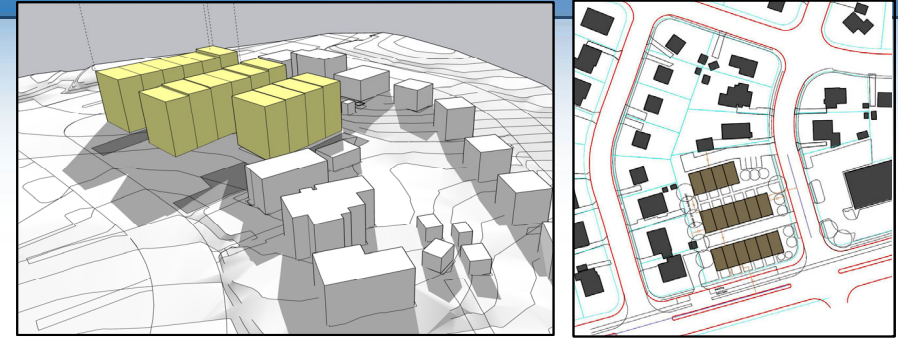
## Development Summary

- Density: layout accommodates: 31 units (36 u/a)
  - within range of "Low-Medium" Residential (16 - 36 u/a) GLUP
- Height: 40' / 4 floors
- Lot coverage: 52%

## Layout Considerations

- Could be approved under RA 8-18 (By-Right): meets zoning standards (density, height, coverage, setbacks).
- Setback requirements allow for buffer space at property lines, sidewalks, and potential tree conservation.
- Greater building scale and massing overall.
- Above ground parking with limited areas for active ground floor uses along street frontages.
- Pedestrian and bicycle access improvements along Livingston.

# Townhouses (#1)



## Development Summary

- Density: layout accommodates: 16 units (or 18 u/a)
  - within range of "Low-Medium" Residential (16 - 36 u/a) GLUP
- Height: 40' / 4 floors
- Lot coverage: 64%

## Layout Considerations

- Could be approved under RA 8-18 (Site Plan) or R15-30T (Site Plan): requires modifications of lot coverage (max allowed is 56%) and setback standards along Wilson (including parking/driveways in setbacks).
- Reduced setback along Wilson Blvd allows for 30' between building groups, however, impacts existing tree canopy along north and south sides of property.
- Greater building scale and massing overall.
- Less than 1/2 of units are street-facing.
- Pedestrian and bicycle access improvements along Wilson.



# Townhouses (# 2)



## Development Summary

- Density: layout accommodates: 14 units (or 16 u/a)
  - Within range of "Low-Medium" Residential (16-36 u/a) GLUP
- Height: 40' / 4 floors
- Lot coverage: 56%

## Layout Considerations

- Could be approved under RA 8-18 (By-Right), RA 14-26 (By-Right) or R15-30T (Site Plan): meets zoning standards (density, height, coverage, setbacks).
- Setback requirements allow for buffer space at property lines, sidewalks, and potential tree conservation.
- Greater building mass along west side.
- 1/2 street-facing units and 1/2 interior lot-oriented units.
- Pedestrian and bicycle access improvements along both streets.



# Examples of Multi-Family/Townhouses on Wilson Blvd.



## Patrick Henry Apartments

- West end, at County line (over 2 miles from metro)
- Abutting multi-family (Falls Church)

### Site

- "Low-Medium" Res./RA 14-26
- Site Area: 4.63 acres
- Total Units: 110
- Density: 24 u/a
- Surface parking

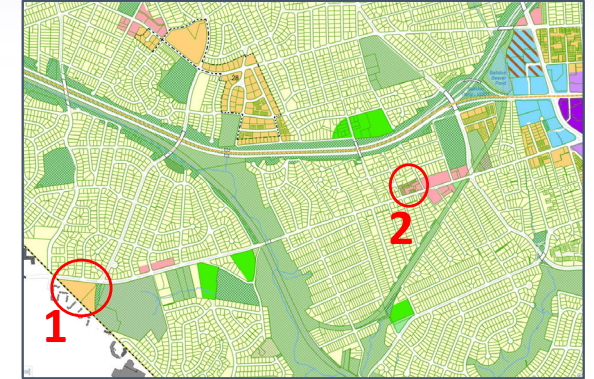


## Carlisle Park Townhouses

- Between Arl. Mill Dr. and George Mason (within 1 mile of metro)
- Abutting single-family (in "Low" Res. (1-10 u/a))

### Site

- "Service Commercial"/C-O-1.0
- Site Area: 1.44 acres
- Total Units: 32
- Density: 22 u/a
- Surface parking
- To maximize density, over 1/2 units are not street-facing





# Examples of Townhouses on Wilson Blvd.



## Ballston Park Townhouses

- East of George Mason (less than ½ mile to Metro)
- Abutting single-family (in Low Medium Res.)

### Site

- "Low-Medium" Res./RA 8-18
- Site Area: 0.89 acres
- Total Units: 19
- Density: 21 u/a
- Individual rear-access garages
- All units face street and/or public space

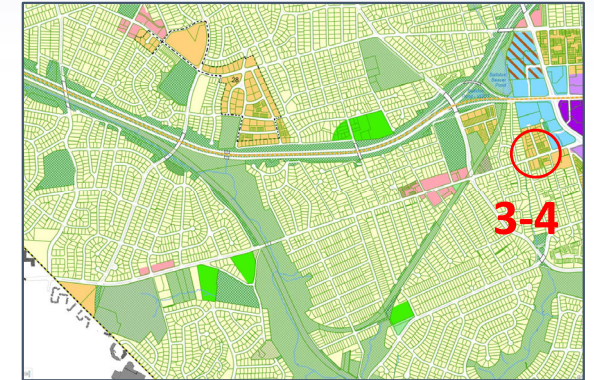


## Abingdon Court Townhouses

- East of George Mason (less than ½ mile to Metro)
- Abutting single-family (in "Low" Res. 1-10 u/a)

### Site

- "Low-Medium" Res./RA 8-18
- Site Area: 0.82 acres
- Total Units: 20
- Density: 24 u/a
- One garage (above ground) for all units
- To maximize density, some units are not street-facing and spacing between building groups is reduced (10' - 20')





# Townhouses (# 3)



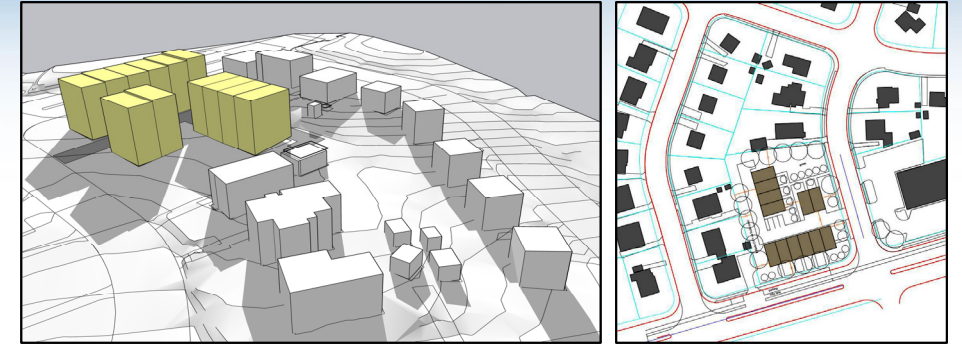
## Development Summary

- Density: layout accommodates: 12 units (or 14 u/a)
  - Within range of "Low" Residential (11-15 u/a) GLUP
- Height: 45' / 4 floors
- Lot coverage: 56%

## Layout Considerations

- Could be approved under R15-30T (Site Plan): meets zoning standards (density, height, coverage, setbacks).
- Setback requirements allow for buffer space at property lines, sidewalks, and potential tree conservation.
- Overall, smaller building mass.
- 2/3 of units are street-facing, remaining 1/3 have interior lot orientation.
- Pedestrian and bicycle access improvements along Wilson.

# Townhouses (# 4)



## Development Summary

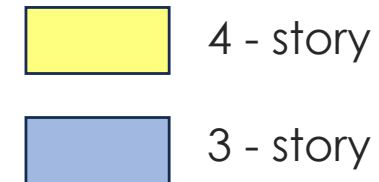
- Density: layout accommodates: 12 units (or 14 u/a)
  - Within range of "Low" Residential (11-15 u/a) GLUP
- Height: 45' / 4 floors
- Lot coverage: 51%

## Layout Considerations

- Could be approved under R15-30T (Site Plan): meets zoning standards (density, height, coverage, setbacks).
- Setback requirements allow for buffer space at property lines, sidewalks, and potential tree conservation.
- Overall, smaller building mass.
- Nearly all units are street-facing.
- Pedestrian and bicycle access improvements along both streets.
- Provides most green/pervious areas compared to other layouts.



# Example of Townhouses on Walter Reed Drive



## Columbia Place Condo

- On Walter Reed Dr. (1 block from Columbia Pike)
- "Low" Res. (1-10 u/a)/CP-FBC
- Site Area: 0.61 acres
- Total Units: 22 (14 condo units in mixed-use building and 8 townhouses)
- Density: 36 u/a
- Surface parking/Individual rear-access garages

# Scenario Comparisons (Form/Scale/Features)

	Multi Family	Townhouse			
		Scenario 1	Scenario 2	Scenario 3	Scenario 4
No. of Units	31	16	14	12	12
Density (u/ac)	36	18	16	14	14
Lot Coverage	52%	64%	56%	56%	51%
Setback (Reduction)	No	Yes	No	No	No
Tree Canopy (Impact)	Minimal / None	Significant	Minimal / None	Minimal / None	Minimal
Scale and Massing in transition areas	greater	greater	greater	less	less

# Scenario Comparisons (Approval Process)

	Multi-Family	Townhouse			
		Scenario 1	Scenario 2	Scenario 3	Scenario 4
GLUP Change	"Low-Medium" (16 – 36 u/a)	"Low-Medium" (16 – 36 u/a)	"Low-Medium" (16 – 36 u/a)	"Low" Res (11 – 15 u/ac)	"Low" Res (11 – 15 u/ac)
Rezoning	<u>By - Right</u> RA 8-18 (1)	<u>Site Plan</u> RA 8-18 (3) or R15-30T (5)	<u>By - Right</u> RA 8-18 (1) or RA 14-26 (2) <u>Site Plan</u> RA 8-18 (3) or RA 14-26 (4) R15-30T (5)	<u>Site Plan</u> R15-30T (6)	<u>Site Plan</u> R15-30T (6)
Density (u/ac)	36	18	16	14	14
Modifications to Standards	No	Yes	No	No	No

(1) max density: 36 u/ac

(2) max density: 24 u/ac

(3) max density: 22 u/ac

(4) max density: 14 u/a

(5) density up to: 16 – 30 u/ac for sites greater than 17,424 sf in size

(6) max density: 15 u/ac

**Notes:**

Modifications to standards may still be possible under the respective zoning tools.

# Zoning Associated with “Low-Medium” Residential

GLUP	Zoning	Use	Max Height	Density
"Low-Medium" Res. (16-36 u/a)	R	single-family residential	35'	8 u/a (5,000 sf per lot)
	15-30T	site plan* – two-family; townhouse	35'; 45'	10 u/a; 15 u/a or 16-30 u/a***
	RA 14-26	single-family residential	35'	7 u/a (6,000 sf per lot)
		two-family	35'	12 u/a (3,500 sf per lot)
		townhouse	35'	24 u/a (1,800 sf per lot)
		multifamily	35'	24 u/a
	RA 8-18	site plan* – two-family; townhouse; Low/Mod Income Housing**	35'; 35'; 60'***	12 u/a (3,500 sf per lot); 14 u/a; 24 u/a**
		single -family residential	35'	7 u/a (6,000 sf per lot)
		two-family	35'	12 u/a (3,500 sf per lot)
townhouse		40'	36 u/a (1,200 sf per lot)	
multifamily		40'	36 u/a	
site plan* – two-family; townhouse; Low/Mod Income Housing**	35'; 40'; 60'***	12 u/a (3,500 sf per lot); 22 u/a; 36 u/a**		

\* County Board may approve modifications to (§5.8.4 or 12.3.4): setback, yard, lot size, coverage, and parking requirements

\*\* Low/Mod Income Multi-family Housing development may request (§12.3.7):

- Heights up to 60'
- Additional density - up to 25% above or:
  - 30 u/a (RA 14-26)
  - 45 u/a (RA 8-18)
- Additional height up to 60' (§15.5.9)

\*\*\* 16 – 30 u/a:  
• For sites greater than 17,424 sf in size

By-right allowances except where site plan is noted.



# "Low-Medium" Residential

Relevant Zoning Districts:  
RA 8-18; RA 14-26; R15-30T

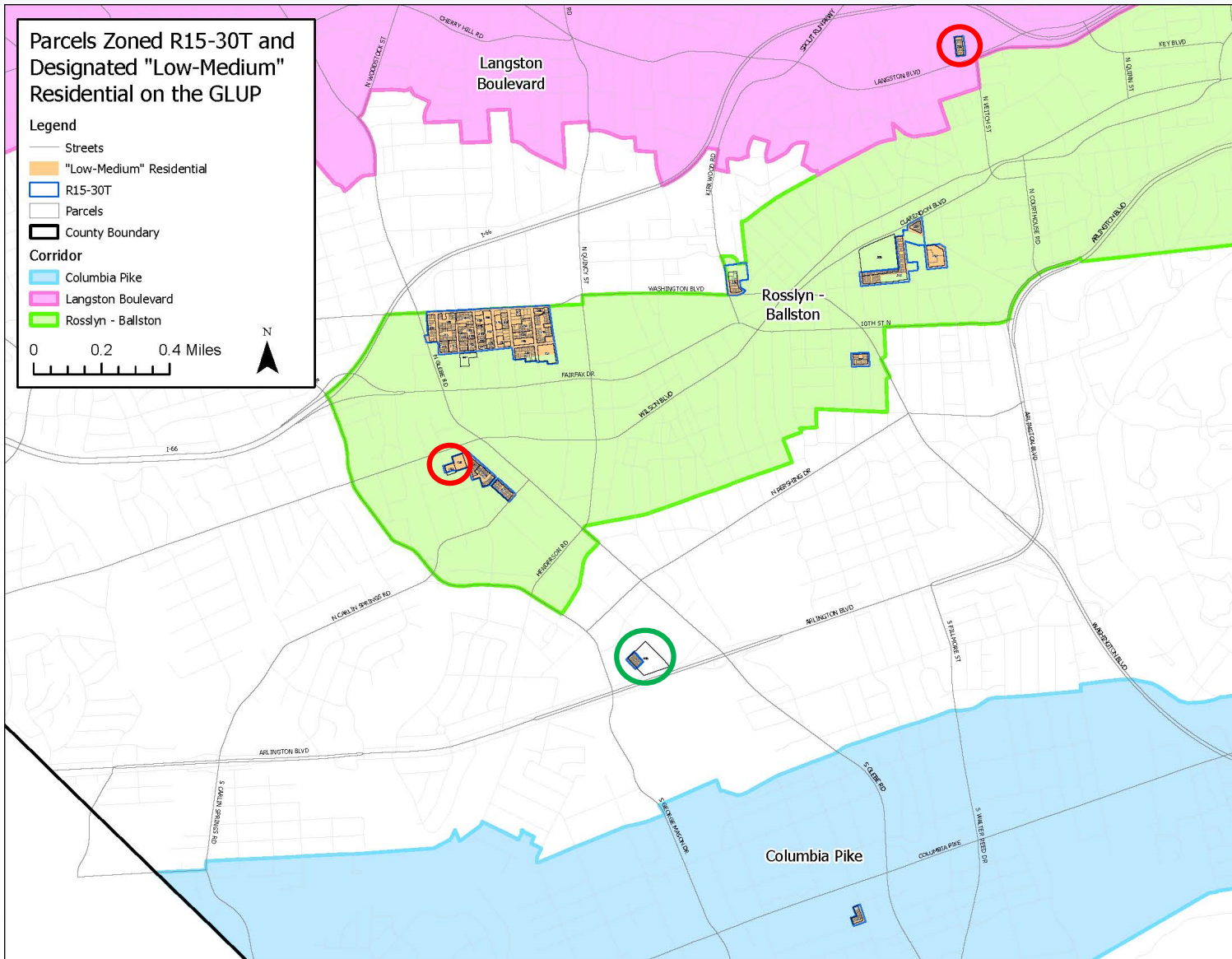
## PROs

- Allows for townhouses and multi-family dev. which supports reinvestment and additional housing options/supply beyond low-density residential development or commercial strip development.

## CONs

- Limited "Low-Medium" Residential observed in immediate area; may create an isolated density increase at a scale much greater than surrounding context of low-density residential.
- While potentially appropriate for arterial frontage, also in consideration with nearby commercial development (Dominion Hills Shopping Center) and regular bus service, this designation could:
  - allow for more units than potentially appropriate, given context, if multi-family form is pursued.
  - establish a new precedent of higher-density residential development in area not close to Metro without benefit of broader study on potential impacts to corridor.
  - allow for by-right townhouses and multifamily, with limited ability for County/community to guide built form and tree canopy conservation and achieve public realm improvements and affordable housing contributions. (Site plan development is not guaranteed.)

# "Low-Medium" Residential/R15-30T



## Development Sites

- All but one site are in a planning corridor.
  - All sites are adjacent to existing multi-family, townhouses and/or commercial.
- Only two sites (below) about single-detached dwellings (on Langston Blvd. and south of Wilson Blvd.).



# Zoning Associated with “Low” Residential

GLUP	Zoning	Use	Max Height	Density
<b>"Low" Residential (1-10 u/ac):</b> R-20,R-10, R-10T,R-8, R-6, R-5	<b>R-6</b>	single-family residential site plan – two-family	35' 35'	7 u/a (6,000 sf per lot) 10 u/a
	<b>R-5</b>	single-family residential site plan – two-family	35' 35'	8 u/a (5,000 sf per lot) 10 u/a
<b>"Low" Residential (11-15 u/ac)</b>	<b>R2-7</b>	single-family residential	35'	8 u/a (5,000 sf per lot)
		two-family	35'	12 u/a (3,500 sf per lot)
		townhouse	35'	12 u/a (3,500 sf per lot)
		site plan – two-family	35'	12 u/a (3,500 sf per lot)
<b>R 15-30T</b>	<b>R 15-30T</b>	single-family residential	35'	8 u/a (5,000 sf per lot)
		site plan – two-family; townhouse	35'; 45'	10 u/a; 15 u/a

# "Low" Residential (11-15 u/ac)

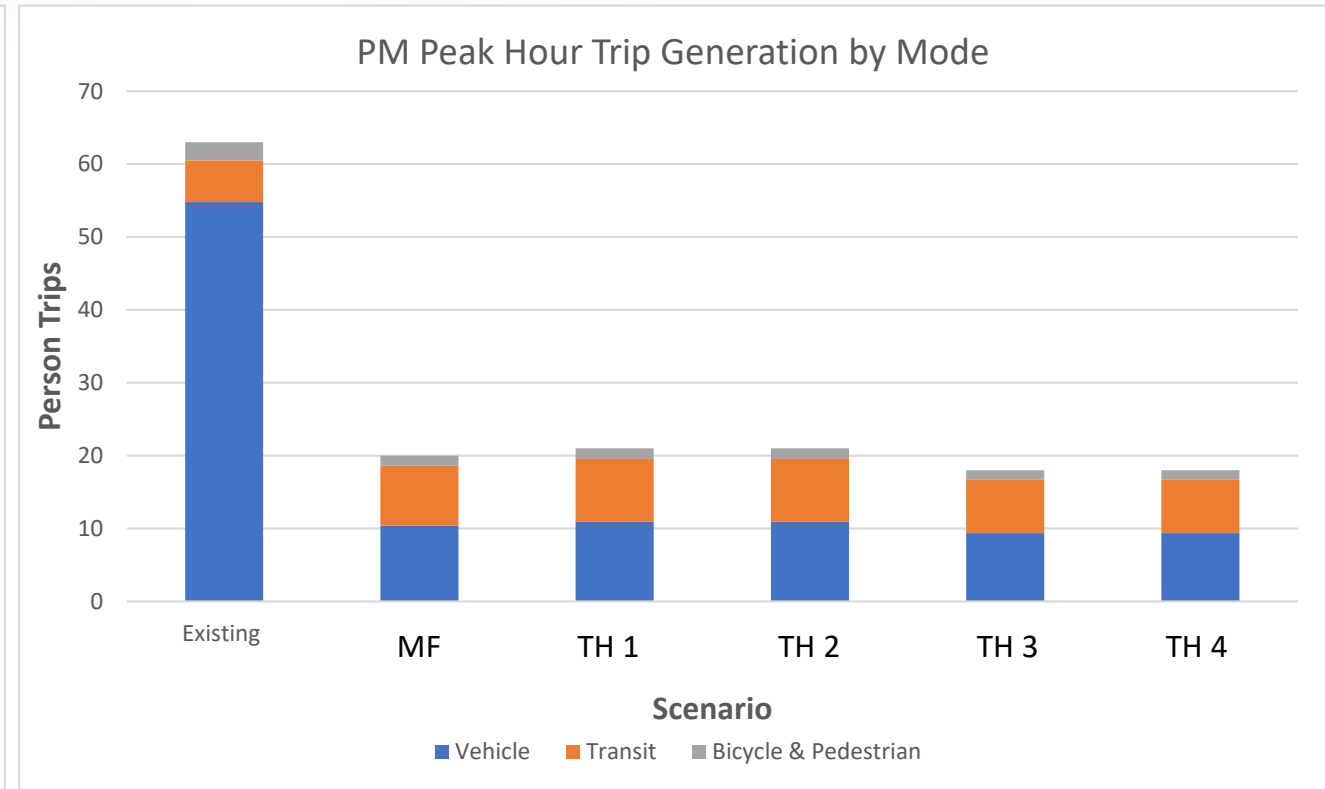
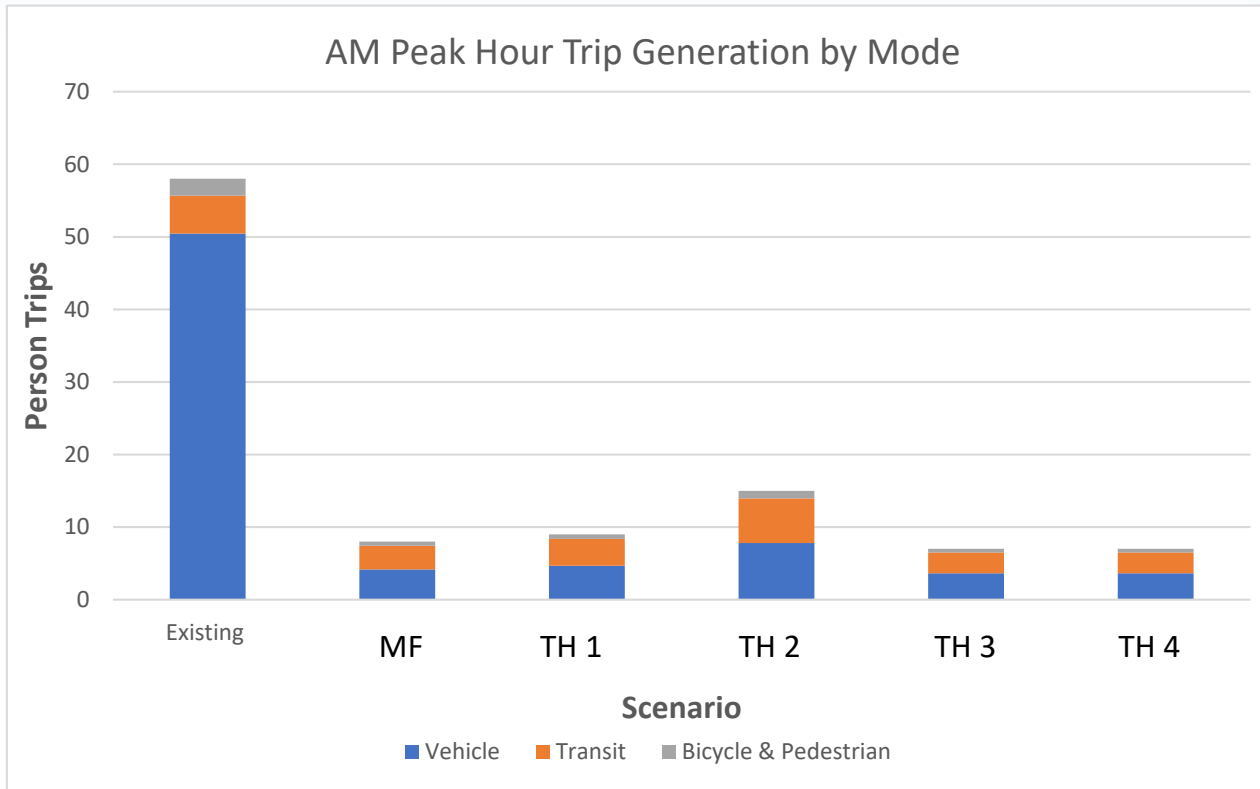
Relevant Zoning Districts:  
R2-7; R15-30T

## PROs

- Allows townhouses through site plan, which supports reinvestment and additional housing options/supply than single-detached residential development.
- "Low" Residential (11-15) allows for limited density increase above surrounding "Low" Residential (1-10 u/ac), new housing typology (townhouse), and could be appropriate transition given arterial frontage and location at edge of neighborhood.
  - Recognizing designation is not found in immediate area and may create isolated density increase.
- 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 height
  - building orientation
  - ground floor spaces
  - multimodal access
  - green space/impervious surfaces
  - tree canopy conservation
- Site plan allows attainment of public realm improvements and affordable housing contributions.



# Preliminary Trip Generation Analysis



## Summary:

- Number of potential trips associated with each scenario are expected to be lower than existing trips and would be supported by existing transportation system.
- If site plan application is filed, a more in-depth analysis will be needed.
- Mode share for site was determined by AC Mode Share Assumptions using MWCOCG Household Travel Survey Data.

# Equity Lens

## Who benefits?

- Potentially Arlington residents (existing and future) by allowing for residential development.

## Who is burdened?

- No one. Low-scale residential development may have less impact than existing office building on surrounding area from architectural and transportation standpoints.

## Who is missing?

- Potentially Arlington residents (existing and future) affected by housing crisis if higher-end luxury residential development is constructed.

## How do we know?

- Surrounding area demographics indicate percentage of persons of color, albeit lower (28%) compared to County as a whole (40.5%).

## What do/did we do?

- Extensive staff analysis;
- Broad and inclusive stakeholder group to ensure comprehensive look at land use options;
- Direct outreach to Arlington Community Church and surrounding businesses;
- Community engagement at LRPC, Planning Commission and County Board hearings on land use.



# Preliminary Staff Findings

## Tier I analysis is sufficient for this site because:

- Small site (less than 1 acre) with generally uniform adjacent uses – more extensive site design guidance is not necessary.
- Adjacent to only two roadways and not on a Metro corridor – more extensive transportation evaluation is not necessary.
- No historic preservation concerns.
- Little topographic change.
- No major stormwater/riparian considerations.
- Not located in an area where mixed-use or commercial development should be considered absent a broader or corridor study.
- Applicant has no plans for continuing commercial uses on this privately owned site and County is not specifically planning for continued commercial use in this location as way of right-sizing Arlington's office space supply.
- Staff anticipates a lower-density residential development GLUP designation.



# Preliminary Staff Findings

## Tier I Land Use Findings:

- "Service Commercial"/"Low" Residential
  - Maintaining the existing combination of "Service Commercial" and "Low" Residential does not appear to correspond to market realities for sustaining office/commercial development.
- "Low-Medium" Residential (16-36 u/a)
  - Could enable either by-right development with limited County/community input or greater density/height through site plan approval than may be appropriate given the surrounding context.
- "Low" Residential (11-15 u/ac)
  - Can provide for compatible uses and density with the surrounding context, allow for increased housing density opportunities compared with current GLUP/zoning, and allow for a balance of growth while accommodating features consistent with adopted plans and policies.
- GLUP amendment to "Low" Residential (11-15 u/ac) may provide more appropriate designation for site and context than "Low-Medium" Residential.

# Preliminary Staff Findings

## Tier 1 Design Analysis Findings

- Trade-offs associated with maximizing density and site efficiency include reduced setbacks, loss of tree canopy coverage, greater building scale and massing, less green/pervious areas, and/or interior lot-oriented units.
- Preference for:
  - Providing transitions to adjacent properties (e.g. height, stepdowns, landscape buffering, architectural treatment).
  - Conserving trees to the extent possible.
  - Providing site access off Livingston Street.
  - Providing bicycle parking/scooter corrals.
  - Providing 6' sidewalks on Wilson Blvd and 4'-6' sidewalks on Livingston St.

# Demographics



## Census Tract Demographic Dashboard

US Census Bureau, 2022 American Community Survey 5-Year Estimates

Zoom to Civic Association  
None

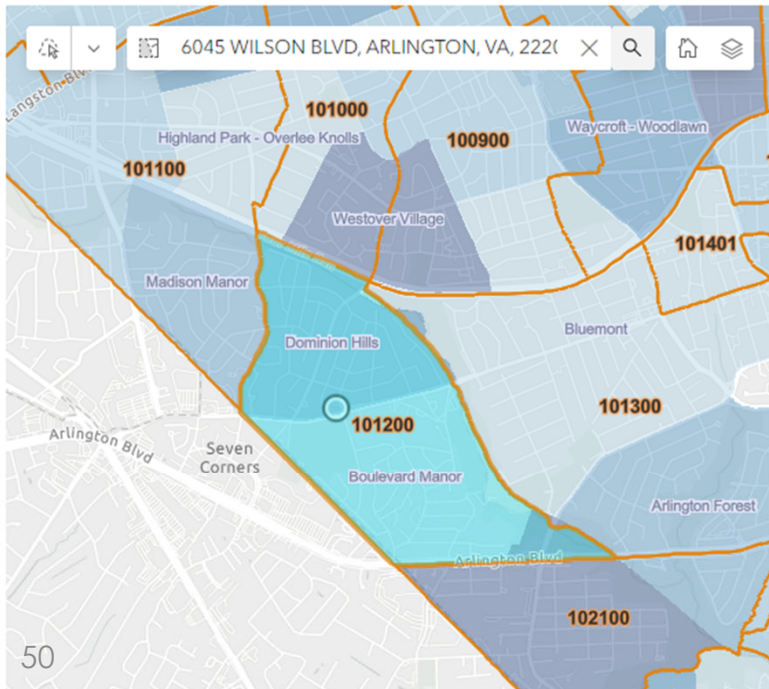
Zoom to Tract  
None

This Demographic Dashboard provides detailed demographic summaries for Arlington County's population at the Census Tracts level based on 2022 American Community Survey Data. For reliability purposes, American Indian or Alaskan Native, Native Hawaiian or Other Pacific Islander, Other, and Two or More Races were combined and represented as "Other" on the dashboard. For your convenience, civic association boundaries have been added to this application. Please note, in most cases civic association boundaries do not align to census tracts.

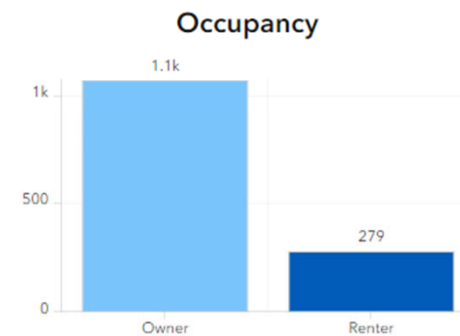
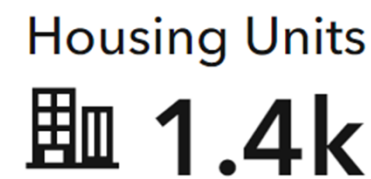
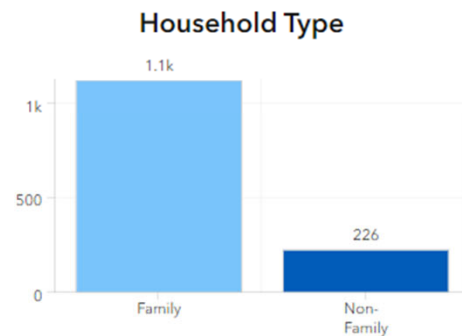
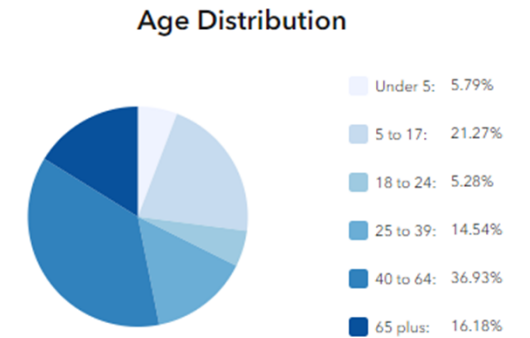
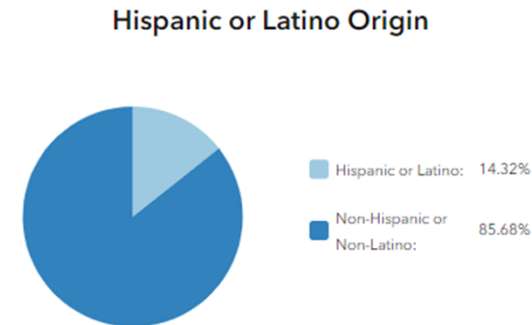
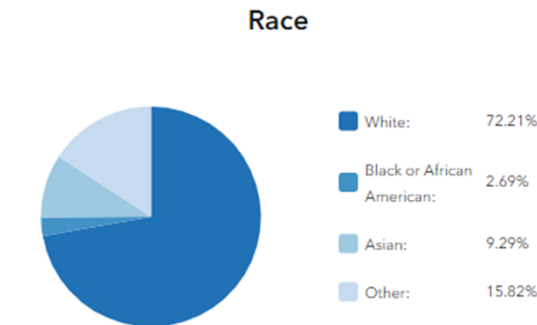
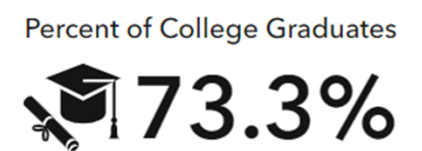
Click the arrow to the left of the map to view the instructions in a side panel

To print a report with map and data tables, use this [Reporting Application](#)  
Tracts will have to selected again when using this application

### Census Tracts and Civic Associations



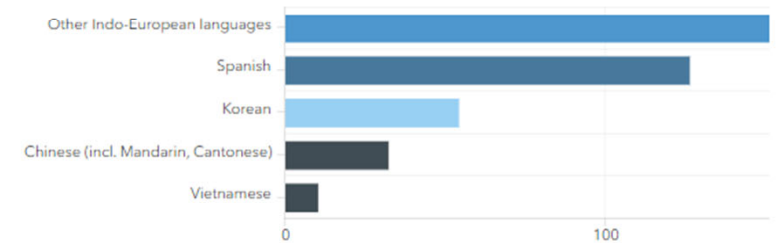
Fairfax County, VA, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc... Powered by Esri



Percent of Population with Limited English Proficiency



### Top Languages Spoken at Home by Those With Limited English Proficiency





# LRPC Discussion

# LRPC Discussion Topics

- Clarifying questions on materials presented?
- Proposed refinements to Guiding Principles?
- Input on trade-offs associated with maximizing density and site efficiency (reduced setbacks, loss of tree canopy coverage, greater building scale and massing, less green/pervious areas, and/or interior lot-oriented units)?
- Input on a potential GLUP amendment. Has sufficient information been provided?
- Is the Tier I Review sufficient?

# Next Steps



# Next Steps

- Synthesize feedback
- Additional analysis, if needed; Evaluate need for additional LRPC Meeting (in consultation with LRPC Chair)
- Develop staff report
- Public hearings at Planning Commission and County Board on request to advertise/not to advertise (timing TBD)



Existing Building