



URBAN
DESIGN + RESEARCH

DESIGN ALTERNATIVES FOR ARLINGTON'S SINGLE FAMILY NEIGHBORHOODS

PRESENTATION TO THE ALLIANCE FOR HOUSING
SOLUTIONS

MAY 14, 2014

Kris Krider, Planning Supervisor, Urban Design + Research

Department of Community Planning, Housing and Development
Planning Division
Urban Design and Research Section





TEAM STRUCTURE

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KRIS KRIDER AICP, LEED GREEN ASSOC
Urban Design and Research Supervisor

JASON BESKE AICP
*Principal Planner +
Urban Designer*

JUSTIN FALANGO AICP
*Chief Architect +
Urban Designer*

BRETT WALLACE
RLA, ASLA, LEED AP, ISA
*Landscape Architect +
Urban Designer*

ANDREW D'HUYVETTER
AICP, LEED AP
Research Planner

ELIZABETH RODGERS
Demographer + Research Planner



TEAM FUNCTIONS

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SUPPORT

Respond to demographic and development research requests from the Arlington Community.

PLAN

Address complex planning issues through Interdivisional and Interdepartmental teams.

ADVOCATE

Support strategies and plans for improving the urban environment and public realm.

ENGAGE & PROMOTE

Facilitate community education and engagement and advocate for place making.

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REVIEW + DESIGN

Urban Design, Architecture, and Landscape Architecture Review

RESEARCH

Prepare demographic and development information, forecasts, trends and tracking reports..

STUDY

Undertake special short term Planning and Urban Design and Research Studies.



Plan View



Context



Street View

Country Club Hills Neighborhood

4 Units per Acre

Residential

Site Area

Buildings

1-10 Units per Acre





Street View



Context



Plan View



Lyon Village
Neighborhood

6 Units per Acre

Residential

□ Site Area
■ Buildings

1-10 Units per Acre



Plan View



Context



Street View

Aurora Highlands Neighborhood

7

Units per Acre

Residential

- Site Area
- Buildings
- Parks

1-10 Units per Acre

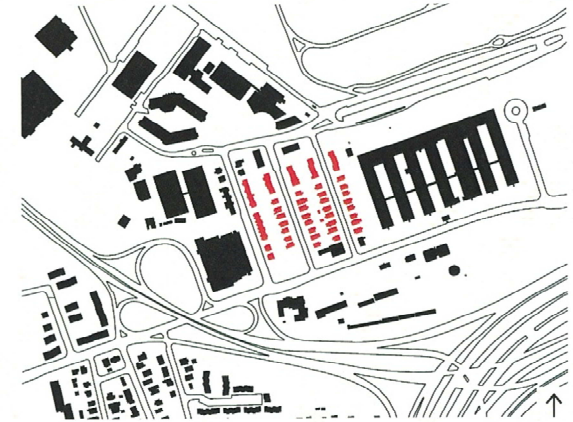




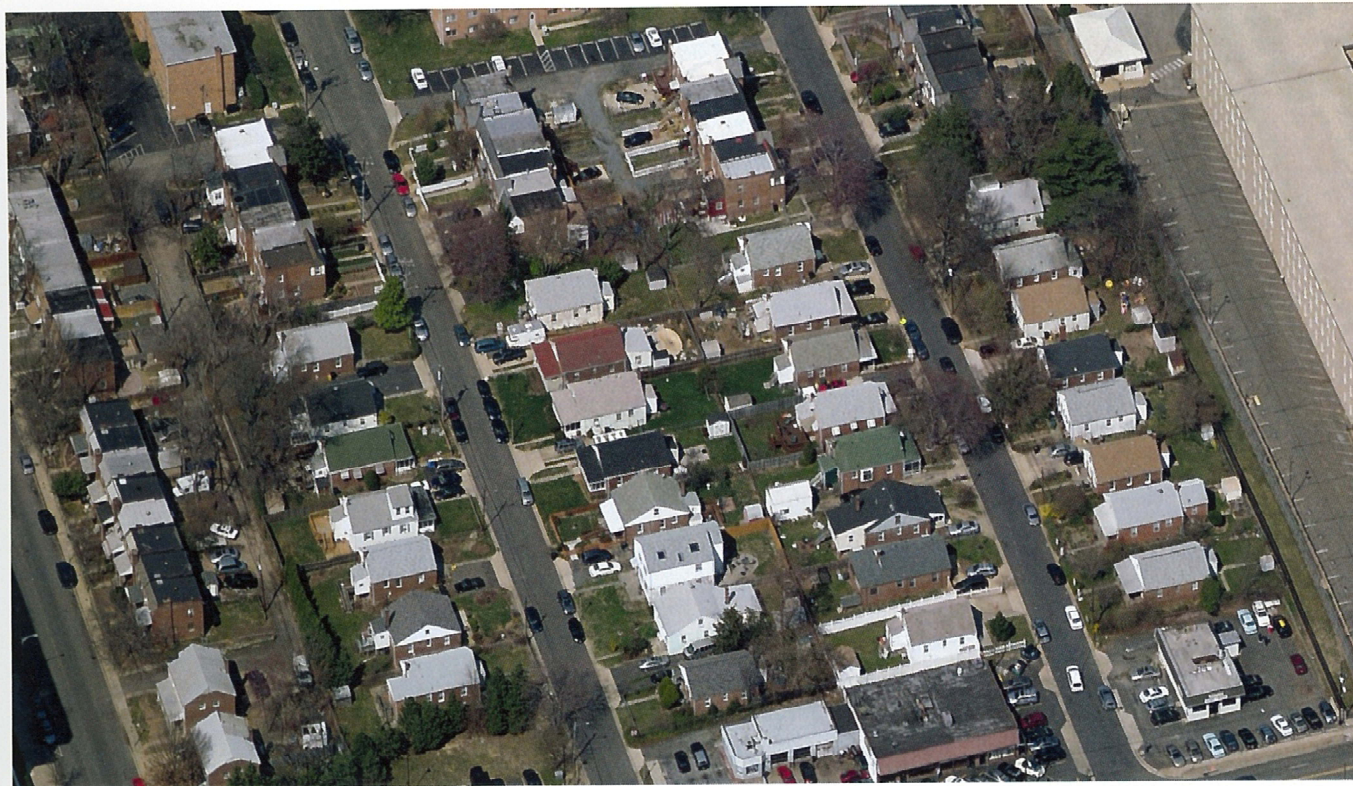
Street View



Context



Plan View



Columbia Pike
Foxcroft Heights

14 Units per Acre

Residential

Site Area

Buildings

10-20 Units per Acre

THE HOUSING CHOICE

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Urban Village living: The 'it' place to be,
the place to retire



Suburban living: The family place to be



TYPE OF HOUSING UNIT (2000 and 2014)

	2000		January 1, 2014*	
Single-family, detached	27,688	30.6%	28,400	26.1%
Single-family, attached	10,284	11.4%	11,000	10.1%
Multi-family (3+ units)	52,373	57.9%	69,500	63.7%
Other	101	0.1%	100	0.1%
Total Housing Units	90,426	100.0%	109,000	100.0%

Source: U.S. Census Bureau, 2000 Census of Population and Housing and Arlington Planning Division January 2014 estimates.

*Figures may not sum due to rounding.

TRADITIONAL SOLUTIONS

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The traditional Arlington neighborhood is changing



Demolitions on the rise: modest house replaced by big house

Single Family Home Development Statistics by Year		
Year	Completions	Demolitions
2000	46	50
2001	100	51
2002	104	64
2003	87	94
2004	137	106
2005	126	109
2006	156	126
2007	154	99
2008	144	93
2009	93	76
2010	115	99
2011	131	147
2012	135	118
2013	172	163
Total	1700	1395
Annual Average	121	100

ALTERNATIVE SOLUTIONS

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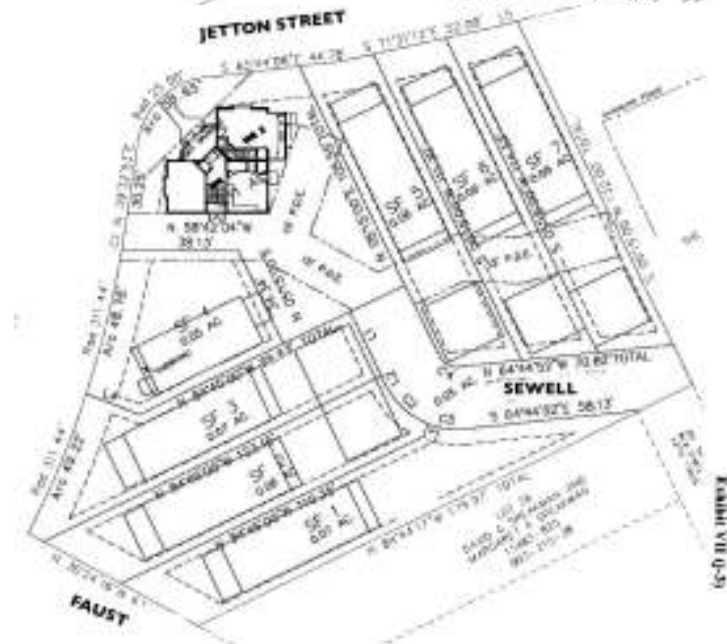
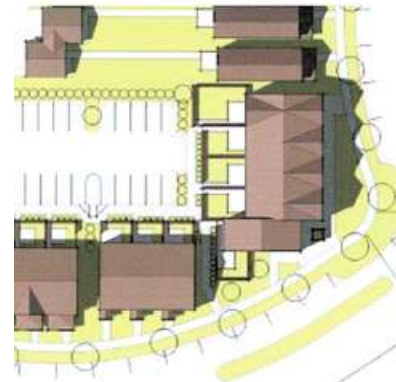
CLUSTER/POCKET NEIGHBORHOOD

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NARROW LOT/SKINNY HOUSES

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NARROW LOT/SKINNY HOUSES

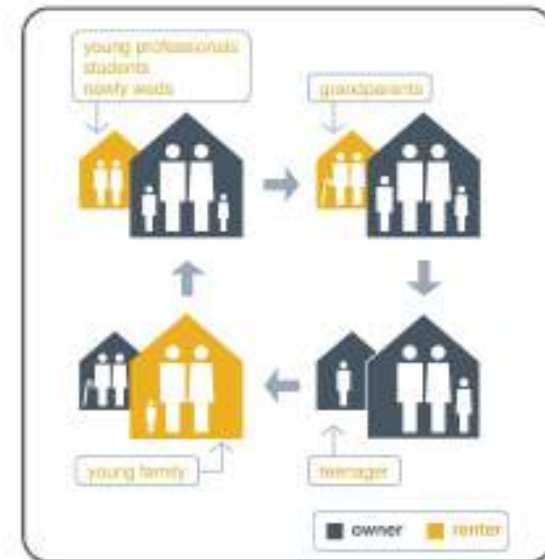
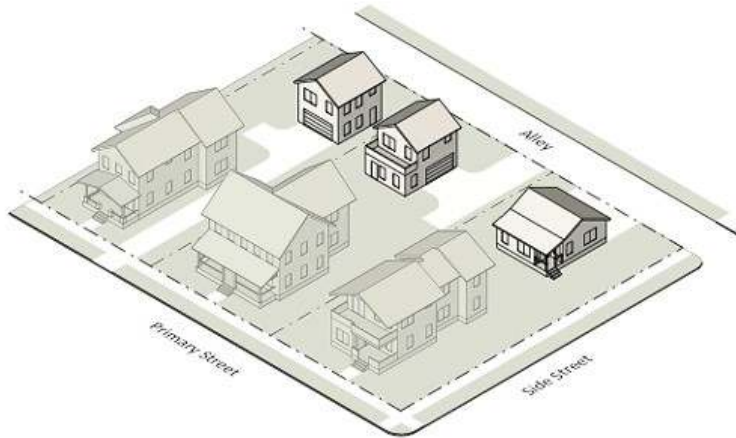
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ACCESSORY DWELLING UNITS

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Sec. 2.4.2. Backyard Cottage



Life Cycle Diagram: for family and housing needs



ACCESSORY DWELLING UNITS

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ORGANIC INFILL & MANSION APARTMENTS

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TINY/MICRO HOUSE

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MICRO HOUSE ON WHEELS

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THE ULTIMATE MOBILE SOLUTION....

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