

2201 Arlington Blvd. – The Arva Site Plan

Action – June 1, 2023

Location

2201 Arlington Blvd. (a map of the site is located at the end of this document).

Site Plan Application

The applicant, Arlington Blvd LLC, proposes to demolish the existing Days Inn motel and construct a mixed-use building with approximately 251 residential units and approximately 2,900 square feet of ground floor retail. The building will be a maximum of 8 stories. The site is within the [Pershing Drive Special Land Use Study](#) area.

Affordable Housing Program

The Applicant has committed to meet the base affordable housing requirements of the Zoning Ordinance (choice of \$520,937 or approximately 3 on-site units, 4 off-site nearby units or 5 off-site units). Additionally, the Applicant will contribute seven on-site Committed Affordable Units (CAFs) to meet the recommendations made in the Pershing Drive Special Land Use Study associated with the requested General Land Use Plan (GLUP) amendment. The on-site CAFs will be affordable up to 60% Area Median Income (AMI) for a term of 30 years.

On July 17, 2021, the County Board unanimously adopted the study. The study made the following recommendation regarding affordable housing at the site:

“Any GLUP amendment enacted to achieve the recommendations of this study will be subject to an affordable housing requirement in addition to the base site plan affordability requirement. This additional affordability would be achieved through on-site affordable units equivalent to 20% of the difference in floor area between the maximum density under the existing GLUP designation and the projects proposed density under the new GLUP designation.”

The gross floor area (GFA) of the seven proposed CAFs exceeds 20% of the difference in floor area between the maximum density under the existing GLUP designation and the projects proposed density under the new GLUP designation. The seven units are composed of two 1-bedroom+ units, one 2-bedroom+ units, two 2-bedroom loft units, and two 3-bedroom units.

The proposed development meets the following County Goals, Objectives and Policies of the County Board adopted Affordable Housing Master Plan (AHMP):

- Policy 1.1.1 Encourage the construction and preservation of affordable rental housing through land use/zoning policy, financial and technical assistance.
- Policy 1.1.4 Encourage and incentivize the distribution of affordable housing throughout the county
- Policy 1.1.8 Encourage production and preservation of family-sized committed affordable units

Housing Commission

Staff Recommendation: County staff supports the proposed affordable housing program which includes a base ordinance contribution of \$520,937 and an additional AHIF contribution of seven on-site CAFs to meet the GLUP amendment and study recommendations.

Location of Proposed Arva Site Plan

