

# ARLINGTON COUNTY SITE PLAN REVIEW COMMITTEE 2

# ARVA APARTMENTS

2201 ARLINGTON BOULEVARD

- 1: Welcome
- 2: Updates
- 3: Sustainability
- 4: Public Space
- 5: Community Benefits
- 6: Phasing And Construction

MARCH 2023



**Hirschler**

**GOROVE SLADE**  
Transportation Planners and Engineers

**STUDIOS**  
architecture

**LandDesign** **Bowman**



# 02. ARCHITECTURE UPDATES





## MEETINGS SINCE SPRC 1

2/6/23: Arlington Historic Preservation

2/10/23: Arlington Zoning + Signage

2/17/23: Virginia DOT

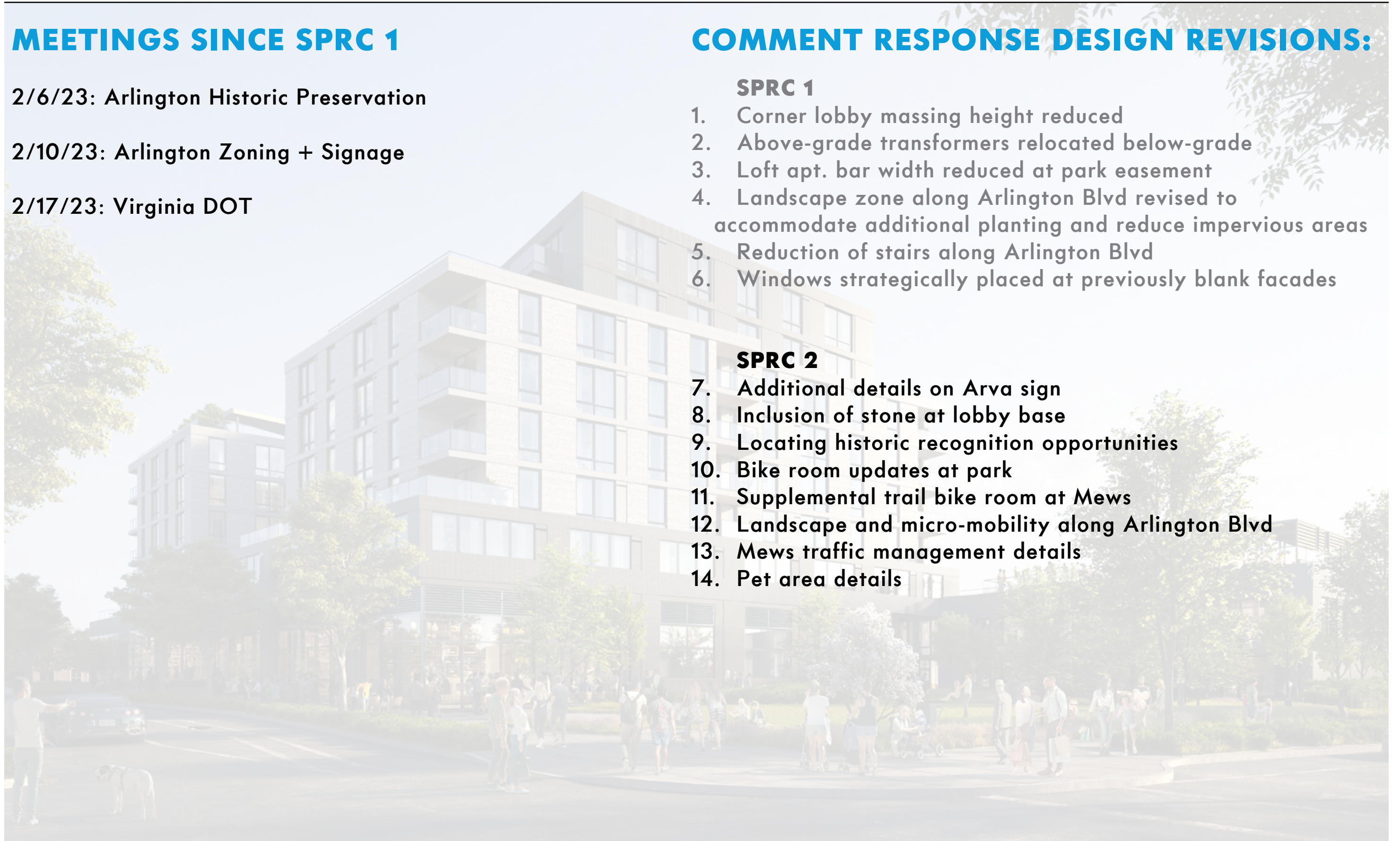
## COMMENT RESPONSE DESIGN REVISIONS:

### SPRC 1

1. Corner lobby massing height reduced
2. Above-grade transformers relocated below-grade
3. Loft apt. bar width reduced at park easement
4. Landscape zone along Arlington Blvd revised to accommodate additional planting and reduce impervious areas
5. Reduction of stairs along Arlington Blvd
6. Windows strategically placed at previously blank facades

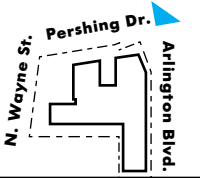
### SPRC 2

7. Additional details on Arva sign
8. Inclusion of stone at lobby base
9. Locating historic recognition opportunities
10. Bike room updates at park
11. Supplemental trail bike room at Mews
12. Landscape and micro-mobility along Arlington Blvd
13. Mews traffic management details
14. Pet area details





# ARCHITECTURE UPDATES LOBBY CORNER AT ARLINGTON BLVD AND N PERSHING DRIVE





# ARCHITECTURE UPDATES LOBBY CORNER AT ARLINGTON BLVD AND N PERSHING DRIVE



**REVISED DESIGN**

Additional Detail on sign recreation

Incorporation of Stone at Lobby

Historic Recognition Opportunity



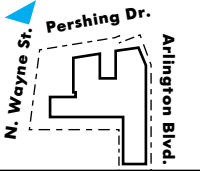


# ARCHITECTURE UPDATES LOBBY CORNER AT ARLINGTON BLVD AND N PERSHING DRIVE - ALT. ANGLED SIGN





# ARCHITECTURE UPDATES OPEN SPACE AT N PERSHING DRIVE & N WAYNE ST

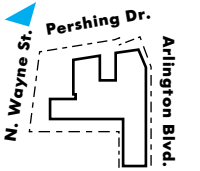


## SUBMISSION DESIGN





# ARCHITECTURE UPDATES OPEN SPACE AT N PERSHING DRIVE & N WAYNE ST



**REVISED DESIGN**



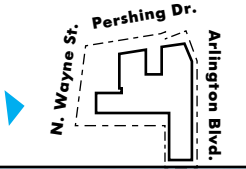
Additional openings at reconfigured bike-room

Loft apartment access sidewalk relocated out of park easement and apartment bar width reduced

Public Access Easement (final design TBD)



# ARCHITECTURE UPDATES AERIAL VIEW OVER MEWS AND COURTYARD

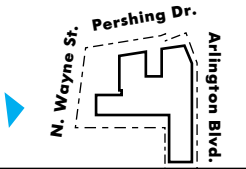


**SPRC 1 DESIGN**



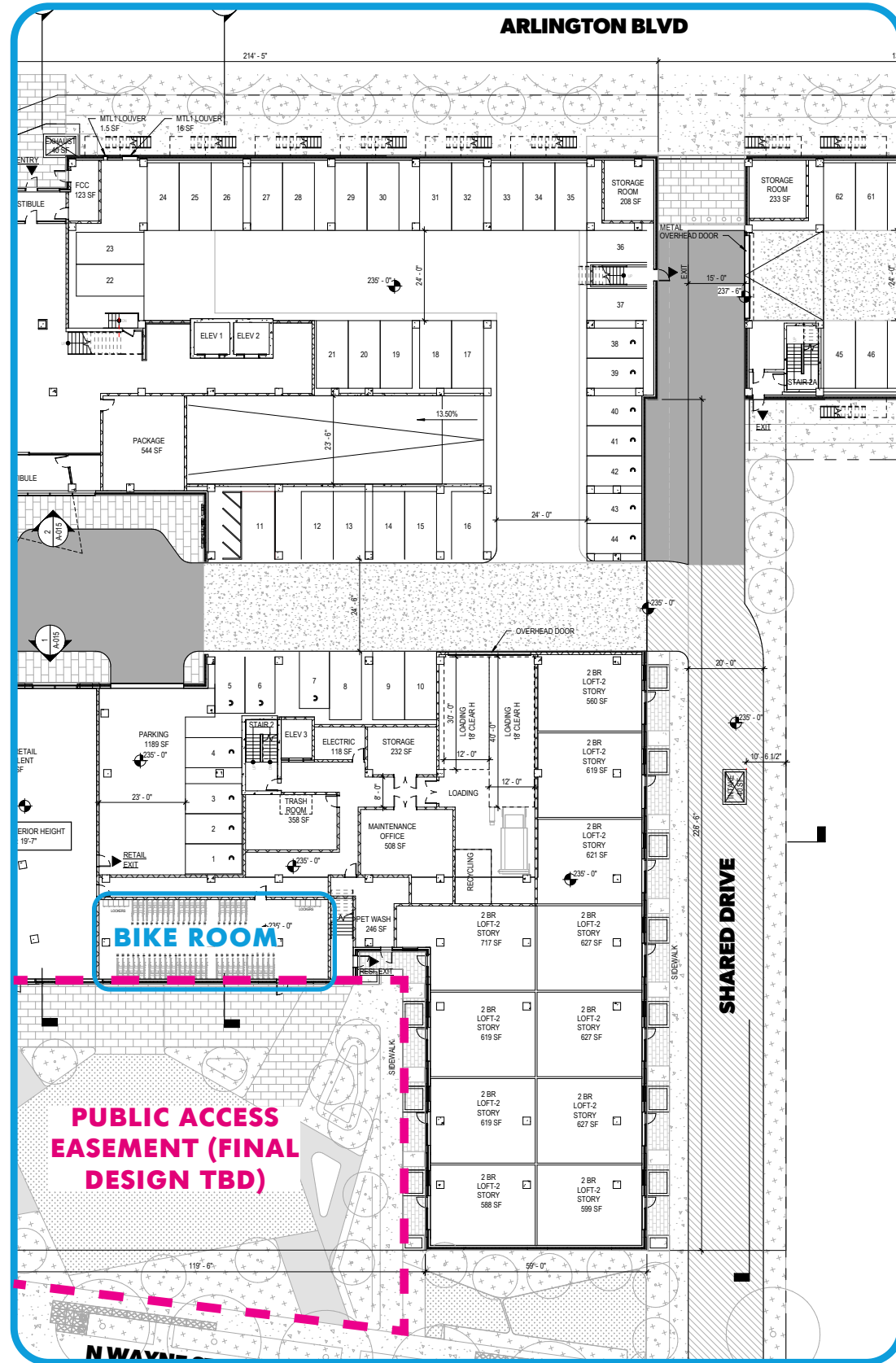
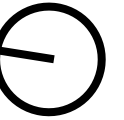


# ARCHITECTURE UPDATES AERIAL VIEW OVER MEWS AND COURTYARD

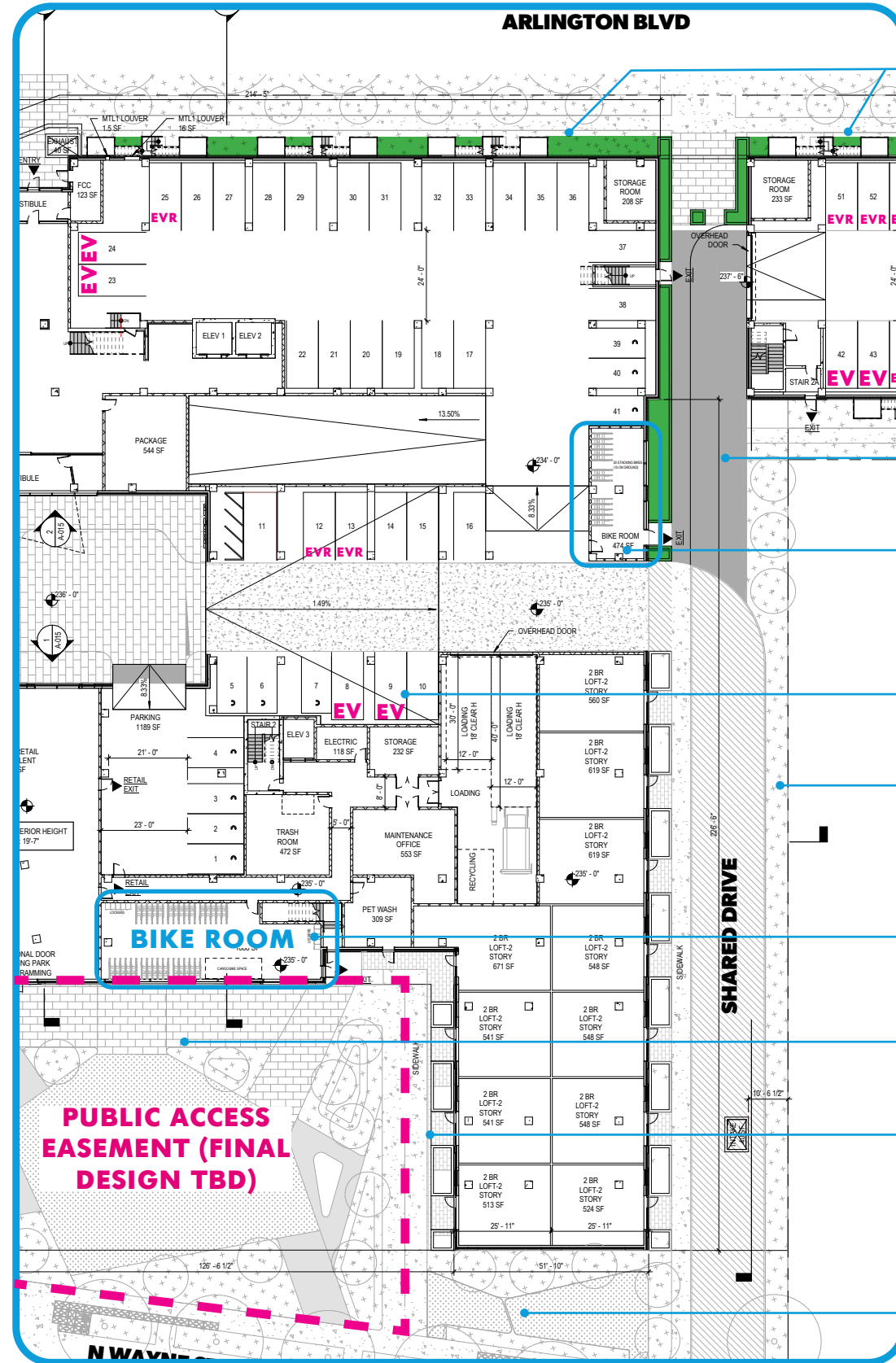




# ARCHITECTURE UPDATES P1 PLAN UPDATES



**SUBMITTED PARTIAL P1 PLAN**



**PROPOSED PARTIAL P1 PLAN**

Reduced number of stairs at trail and added additional planting to reduce impervious areas

Mews pavement updated for passive traffic management

**New supplemental trail bikeroom**  
Parking relocated below grade  
Additional landscape at mews

EV/EV Ready spaces prioritized at P1

Enhanced planting along mews

**Reconfigured bike-room**  
- Additional openings at park  
- Additional flexible space for cargo bikes/ ebikes / scooters

No required building access points from park public access easement

Loft apartment access sidewalk relocated out of park easement and apartment bar width reduced

Pet area landscaping updated



# 03. SUSTAINABILITY





## SUSTAINABILITY

### GREEN BUILDING INCENTIVE POLICY

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- LEED v4 Multifamily Midrise
  - Air Sealing and Blower Door Testing
  - Heat Island Reduction
  - Durability Management
- Energy Performance and Benchmarking
  - 20% Energy Cost Savings
  - Heat Pump DOAS and VRF Heat Pumps
  - ENERGY STAR and Electric Appliances
  - WaterSense Plumbing Fixtures
- Green Building Incentive Policy Prerequisites
  - EV charging and EV ready
  - Dark Sky Lighting





# SUSTAINABILITY BIRD FRIENDLY GLASS + ON SITE SOLAR



Etched glass pattern



Etched glass sample






## ON-SITE SOLAR:

**Rooftop limitations and solar orientation requirements limit the feasible amount of square footage available to be dedicated to on-site solar, but will continue to be studied as a possible feature of the building's sustainable approach.**





# SUSTAINABILITY SITE TRANSFORMATION

OFF-SITE	ON-SITE	
		PLANTED AREA
		HARDSCAPE AREA
		BUILDING AREA



**HARDSCAPE DOMINANT**  
EXISTING SITE SURVEY DIAGRAM



**PLANTING DOMINANT**  
PROPOSED SITE DIAGRAM



# KEY

- EXISTING TREE
- PROPOSED TREE

## EXISTING CONDITIONS



### ARVA APARTMENTS ARLINGTON, VA • SITE CONDITIONS

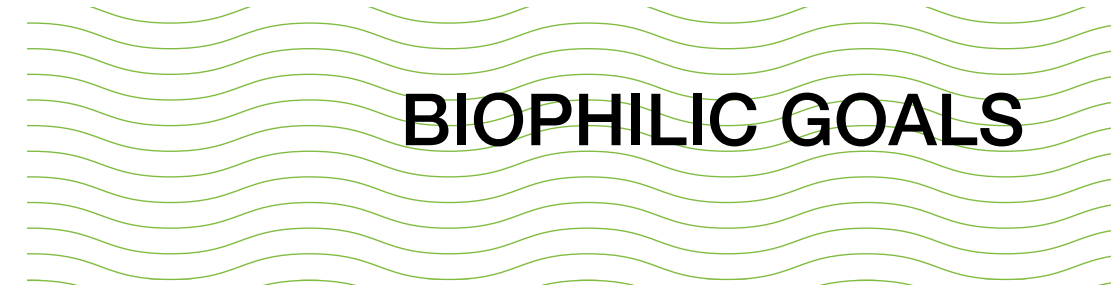
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## PROPOSED CONDITIONS







# BIOPHILIC GOALS

## 1. NATURAL ENVIRONMENT

## 4. CONNECTIONS

## 2. LIGHT

## 5. HUMAN RELATIONSHIPS TO NATURE

## 3. NATURAL FORMS & SHAPES

## 6. NATURAL PATTERNS & PROCESSES



# NATURAL ENVIRONMENT



**Brings nature to people.  
Promotes native plants and animals.  
Reduces stress.**

# BIOPHILIA PRINCIPLES

“A HYPOTHETICAL HUMAN TENDENCY TO INTERACT OR BE CLOSELY ASSOCIATED WITH OTHER FORMS OF LIFE IN NATURE. A DESIRE OR TENDENCY TO COMMUNE WITH NATURE”

- MERRIAM-WEBSTER DICTIONARY

# LIGHT



**Promotes warmth and comfort.  
Generates dappled light and shade.  
Creates desirable ambiance.**

# NATURAL FORMS & SHAPES



**Connect people to elements of nature.  
Reinforce natural geometry.  
Infuse organic features.**



## CONNECTIONS



**Physical touch of nature**  
**Immersive sight**  
**Fresh smells**  
**Calming sounds**

## BIOPHILIA PRINCIPLES

“THE IDEA THAT HUMANS POSSESS AN INNATE TENDENCY TO SEEK CONNECTION WITH NATURE AND OTHER FORMS OF LIFE”

- ENCYCLOPEDIA BRITANNICA

## HUMAN RELATIONSHIPS TO NATURE



**Reinforce the innate human connection to flora**  
**Provoke the desire to be immersed with organic matter**  
**Create the opportunity for daily interaction**

## NATURAL PATTERNS & PROCESSES



**Create repetitive visual cues to nature**  
**Suggest natural cycles**  
**Promote diversity in color and texture**

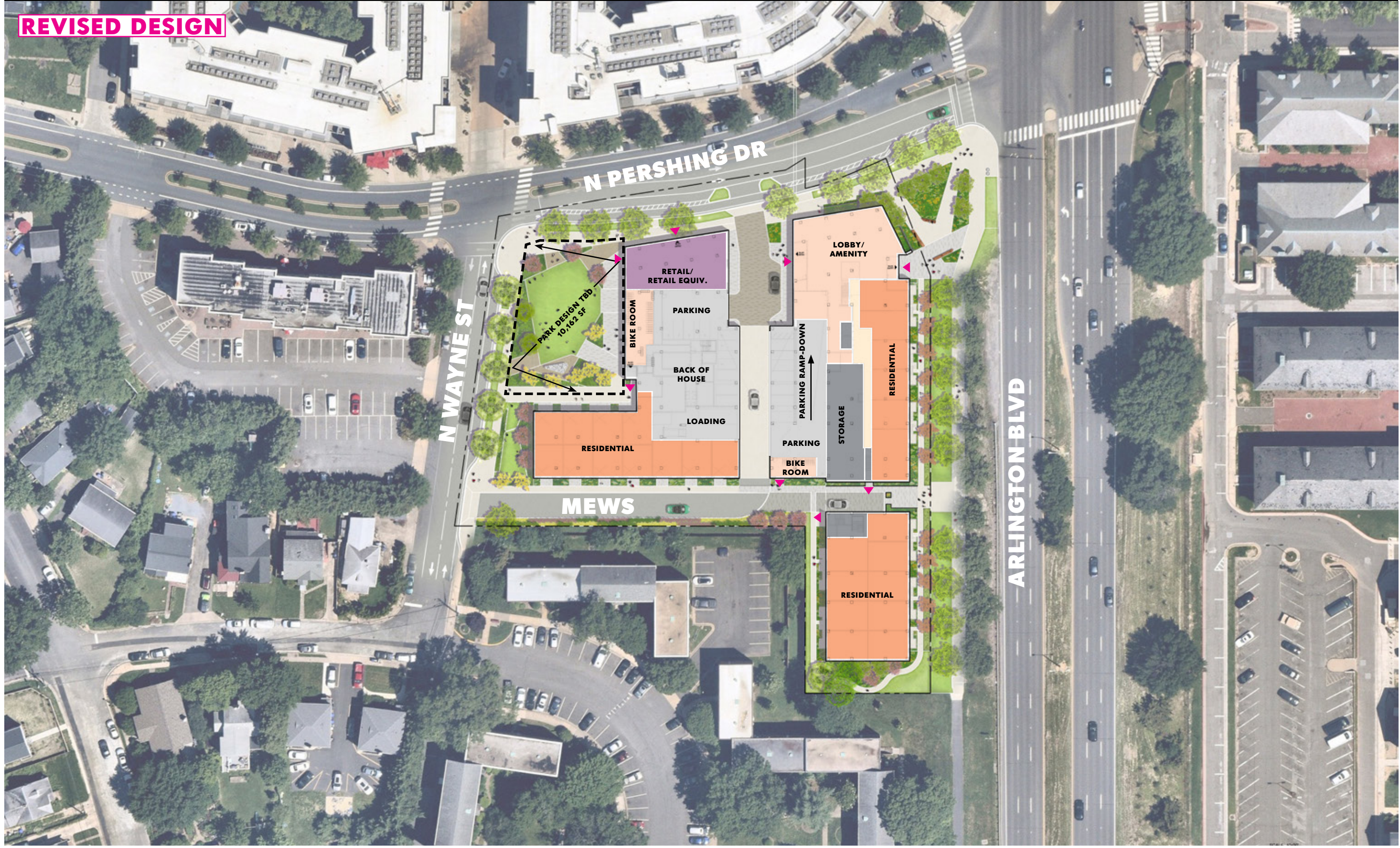


# 04. PUBLIC SPACE

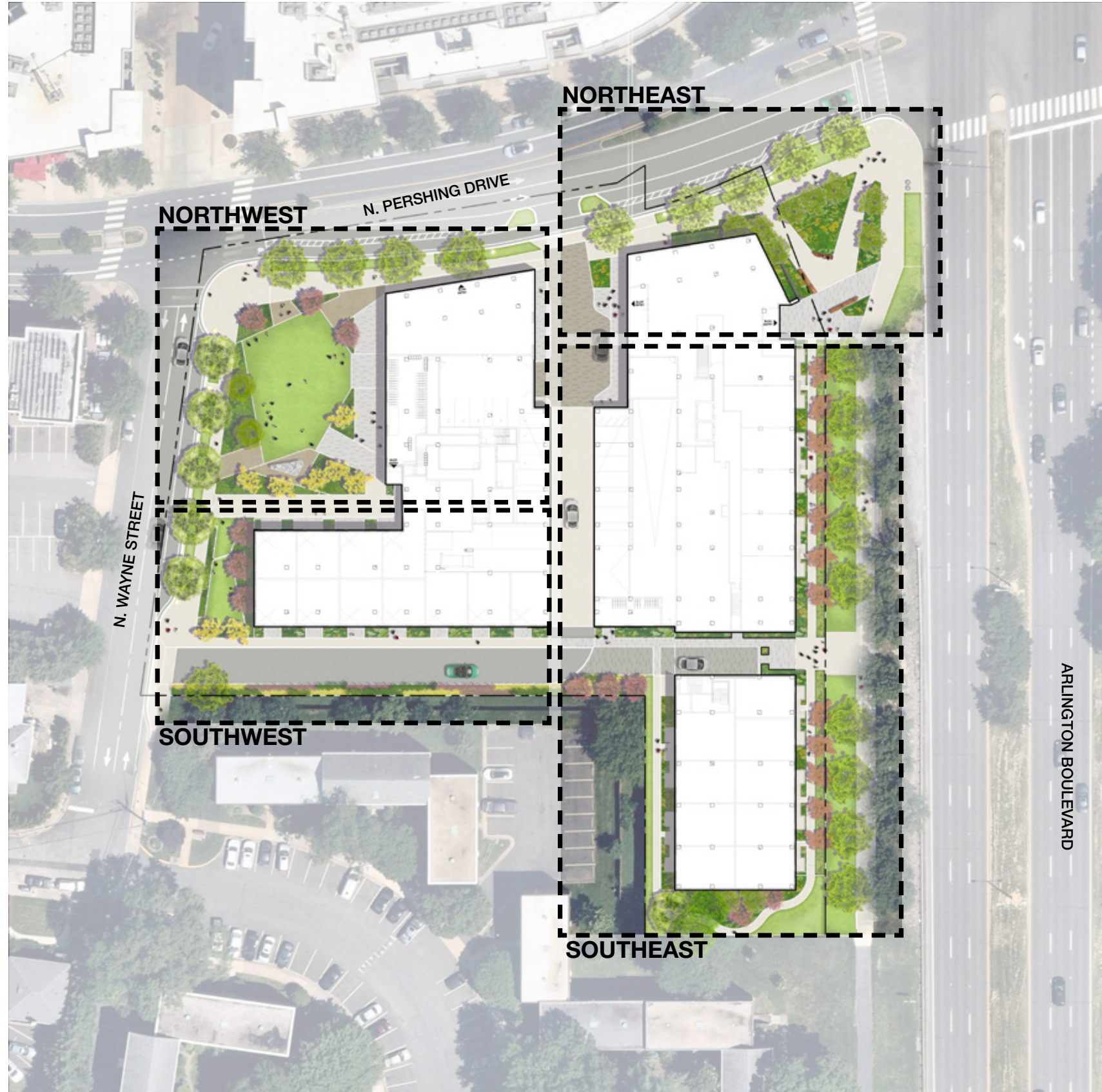




# PUBLIC SPACE SITE PLAN





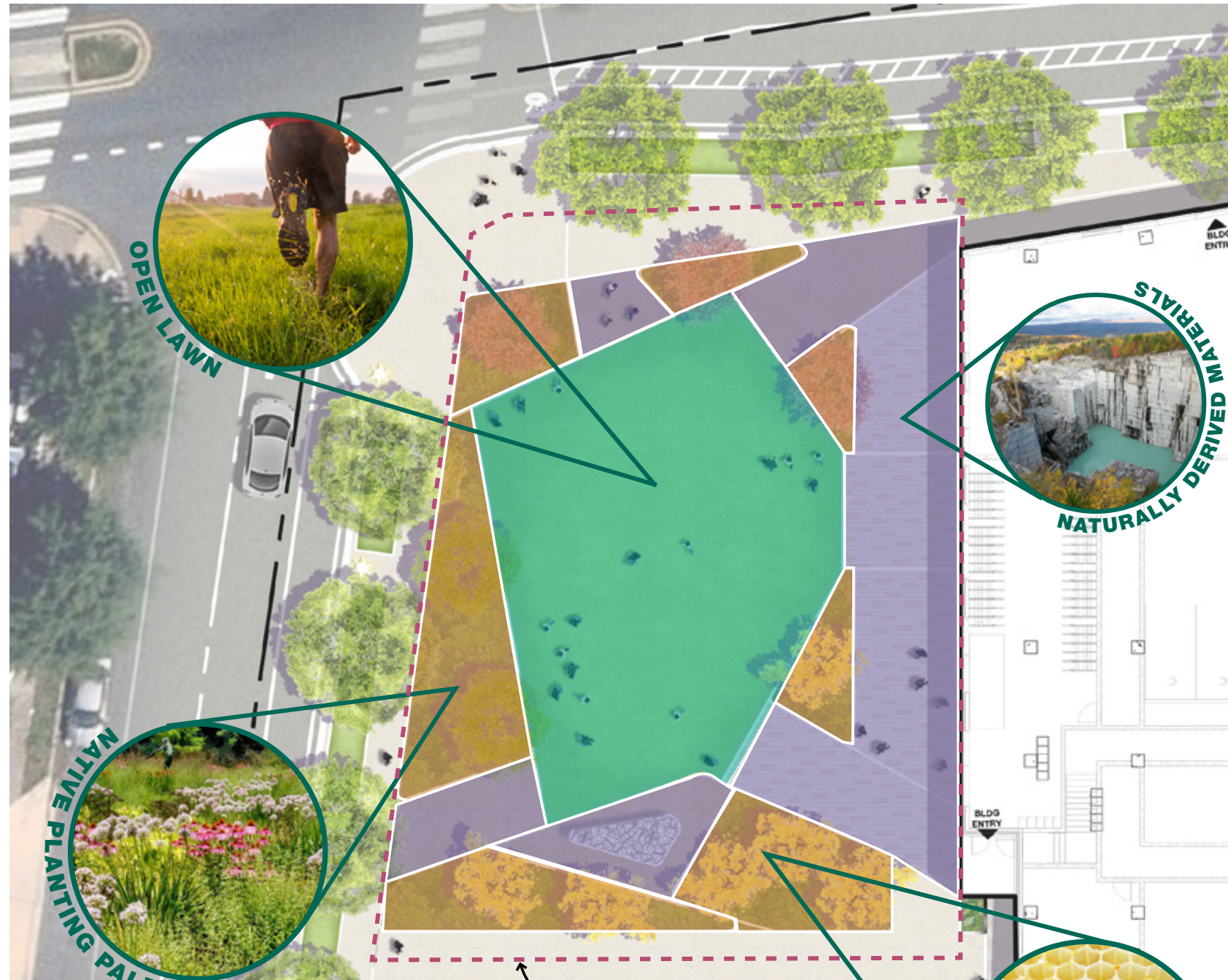


# BIOPHILIA

## ARLINGTON COUNTY BIOPHILIC INDICATORS:

- Expanded biophilic planning and design principles throughout existing policies and processes
- Educational opportunities for the community about the benefits of biophilic principles
- Expanded natural elements within Arlington's built environments, as well as conservation of natural resources
- Creation of publicly accessible urban nature projects
- Equitable access to green spaces, parks, and other natural elements





Extent of public easement

NOTE: Park as shown is conceptual and will be designed with community input and DPR.

ARVA APARTMENTS ARLINGTON, VA • BIOPHILIA IN DESIGN

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# NORTHWEST

## HUMAN RELATIONSHIP TO NATURE

### Sensory Experiences

#### Touch

- Lush lawn invites users to sit, run on, and play in the open space

#### Sight

- Cadence of enclosed pathways to open lawn create curated view throughout the park space

#### Smell

- Diversity of native plants creates a symphony of natural scents

#### Sound

- Whistling of tall grasses and chirping of native birds along with layers of trees create a sound barrier that shields you from city sounds

## NATURAL FORMS AND SHAPES

### Horizontal and Vertical Implementations

- **Naturally sourced** paving brings people back in contact with natural textures on the ground plane
- Fractal organization of plantings and hardscape create a **natural flow** through the space
- Tiered canopy reinforces the natural **vertical forms** of a forest

## NATURAL ENVIRONMENT

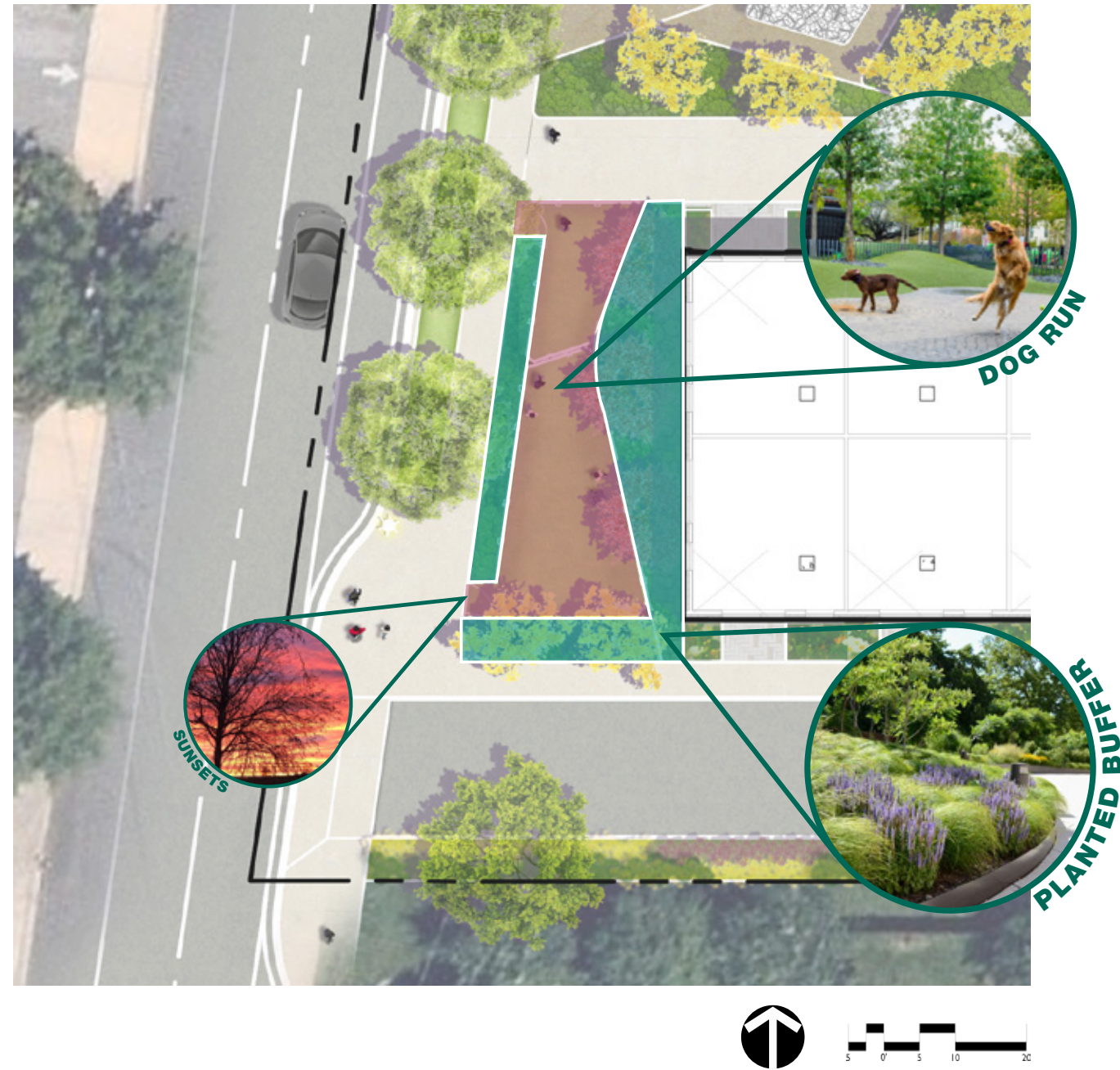
### Diverse plant palettes

- Reminiscent of expansive **open fields**, wooded areas, and meadows
- The plant palette envisioned for the project intends to bring an innate kinship through plant selections that are **native**, have **seasonal interest**, and **support urban habitat** such as **pollinators**.

## NATURAL PATTERNS AND PROCESSES

- A series of geometric forms inspired by the pattern of a **honeycomb** organize the space to delineate circulation and create nodes for gathering
- **Pathways act as branches** from the central trunk of the space





# SOUTHWEST

## CONNECTIONS

### Social Connections

- Planting framed dog area provides areas of sun and shade which allows for **year-round comfort** that encourages users to gather and interact with one another
- Park Programming serves as a resource and brings together like-minded individuals to **create a sense of community**

## HUMAN RELATIONSHIPS TO NATURE

### Diverse plant palettes

- Lush planted edges of dog run with pet friendly planting enhances user experience through the **vibrant colors, textures and scents** that **envelop users in this space** to encourage gathering and dialogue

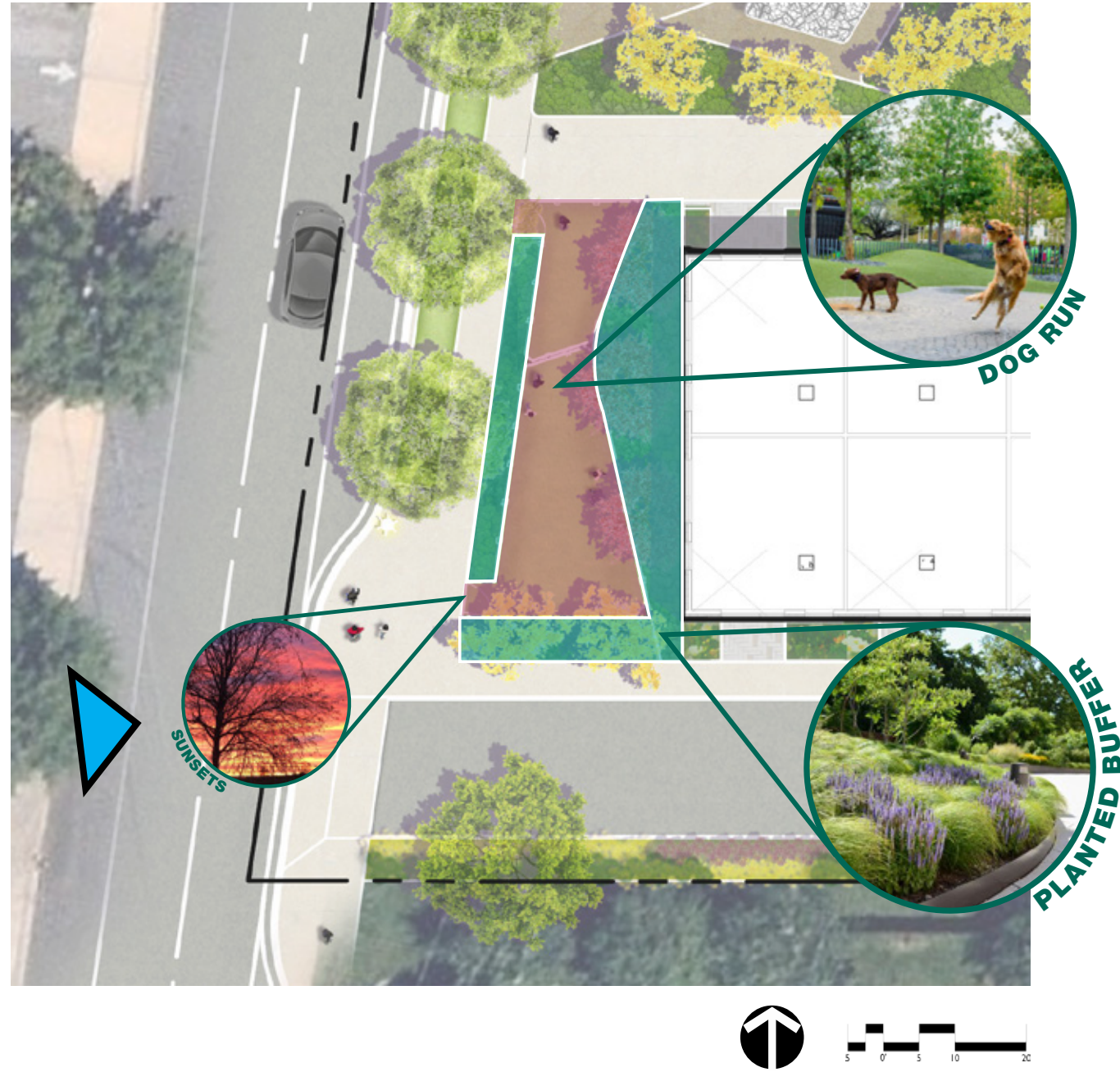
## LIGHT

- Concentrated planting along the building facade with low level planting along the western edge of the dog run **maximizes sunlight** and allows for beautiful sunset views





# SOUTHWEST

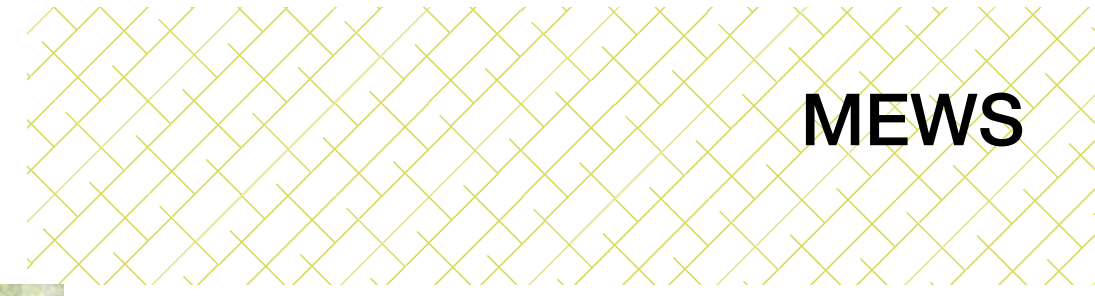


## Pet Area Details

- Private use for residents
- Gate control and signage
- Intensive landscape between pet-relief, building facade, and mews
- Widows at loft apartment second floor



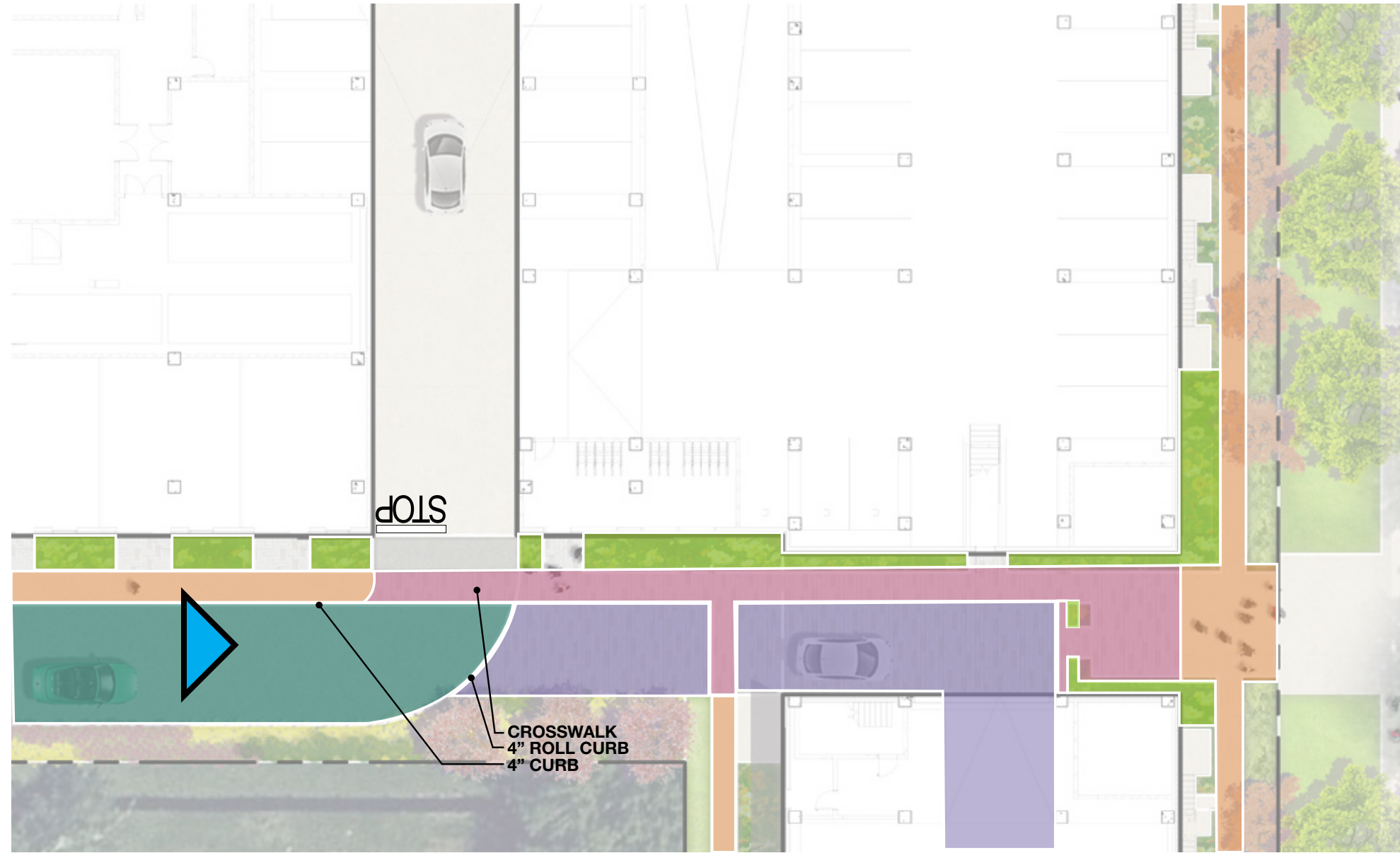




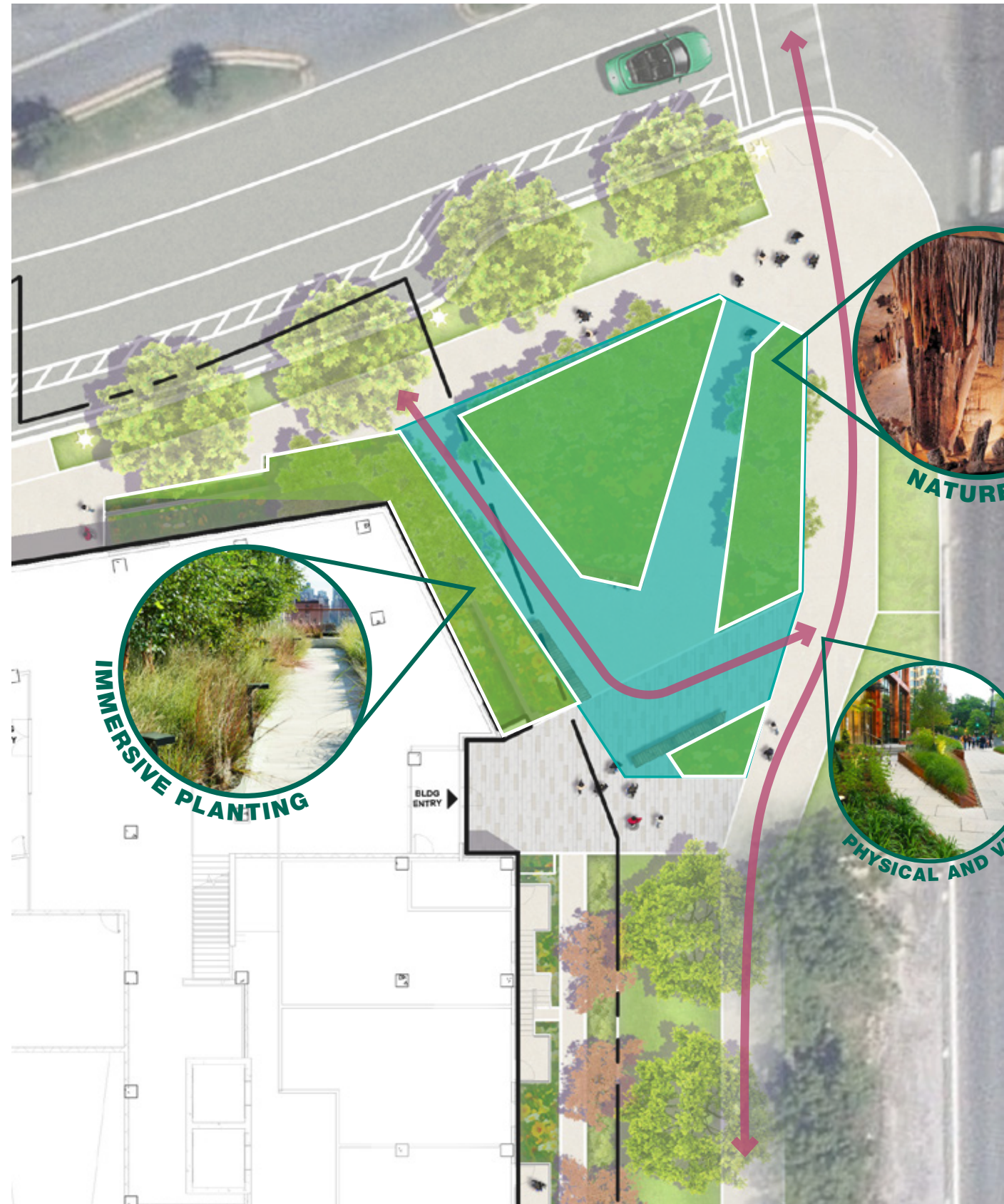
# MEWS

## PEDESTRIAN / VEHICULAR STRATEGY

- ASPHALT
- PAVERS - MULTI-MODE TRAFFIC
- PAVERS - PEDESTRIAN ONLY
- CONCRETE- PEDESTRIAN ONLY
- PLANTING







# NORTHEAST

## NATURAL FORMS AND SHAPES

- The geometric design of the space is reflective of **nature's rigidity**, shown through the hardscape and softscape design, wood benches, and the array of landscape elements
- The fractal geometry of the plaza walkways and planted areas allow pedestrians to immerse themselves in a **"green experience"** protected from the traffic along Arlington Boulevard.

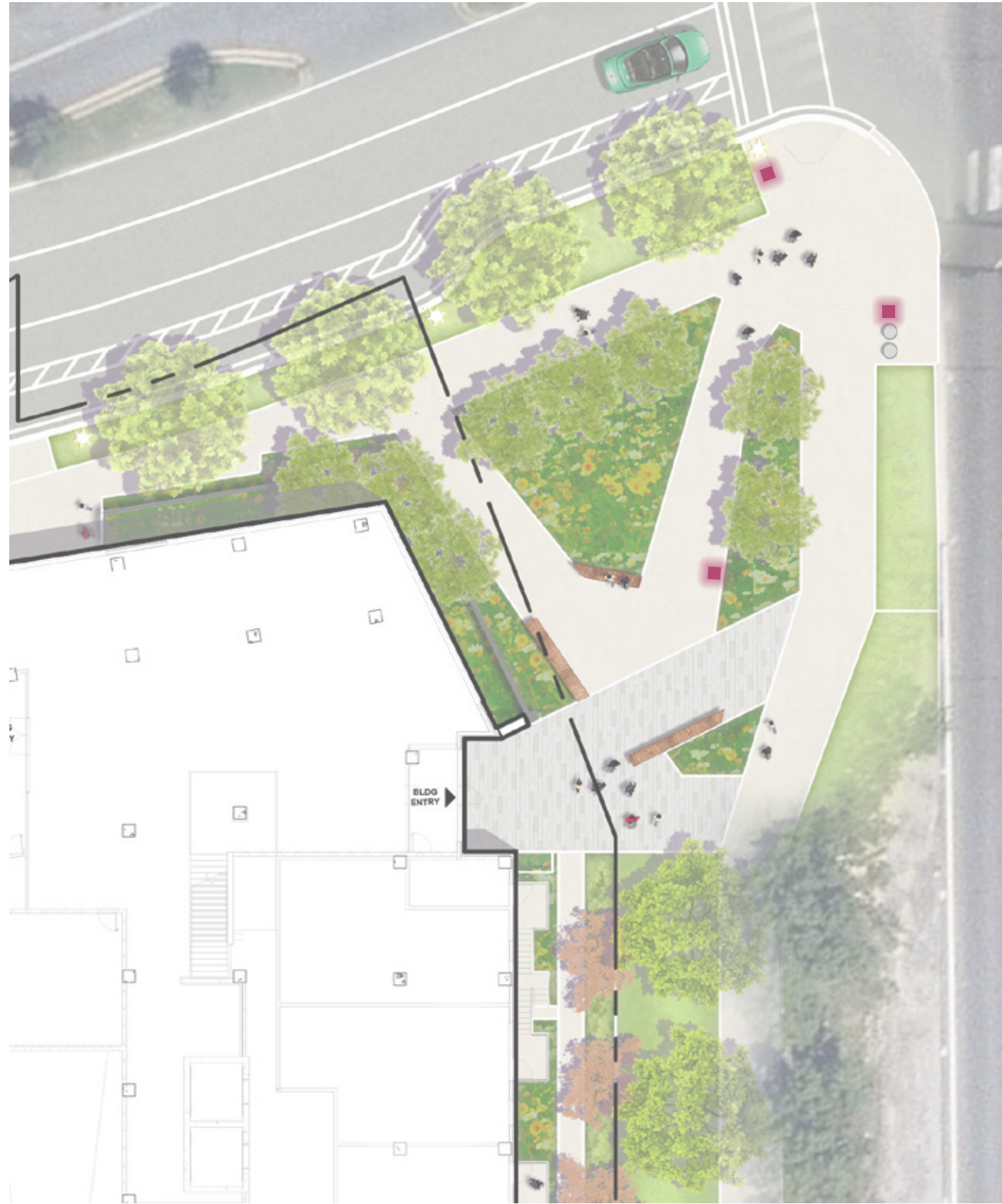
## CONNECTIONS

- **Visual and physical connections** both internally and externally are achieved through the arrangement of the planted areas; they act as a guide for pedestrians.
- Bench orientations create nooks within the planted areas that foster **social junctions** and physical ties to the flora.

## HUMAN RELATIONSHIPS TO NATURE

- **Immersive planting** design reinforces the concept of an urban meadow
- With native plants and pollinators a buzz, the atmosphere becomes an **intimate oasis** nestled within the urban landscape.





■ POTENTIAL MICRO MOBILITY STATION LOCATION

# MICRO MOBILITY STATION







# SOUTHEAST

## CONNECTIONS

### Sensory Experiences

#### Touch

- Tactile design through the hardscape pavers, wood benches, and the array of landscape elements

#### Sight

- Views are elongated through the space, creating viewsheds through the natural elements

#### Smell

- Linear spaces create breezy corridors that carry the fresh scents of flora in the wind

#### Sound

- The rustling of tree leaves in the wind, the double row of tree canopy, and plantings mitigate noise from the overall sounds of the city

## HUMAN RELATIONSHIPS TO NATURE

### Diverse plant palettes

- Reminiscent of expansive open fields, wooded areas, and other desirable natural settings.
- The plant palette envisioned for the project intends to bring an innate kinship through plant selections that are **native**, have **seasonal interest**, and **support urban habitat** such as **pollinators**.

## LIGHT

- Bright morning sun will create a beautiful **dappled light** along the share-use path, Creating an immersive experience for residents and the community.
- The color palette of materials will promote light reflectance, which will enhance the various spaces' sense of **warmth and comfort**.







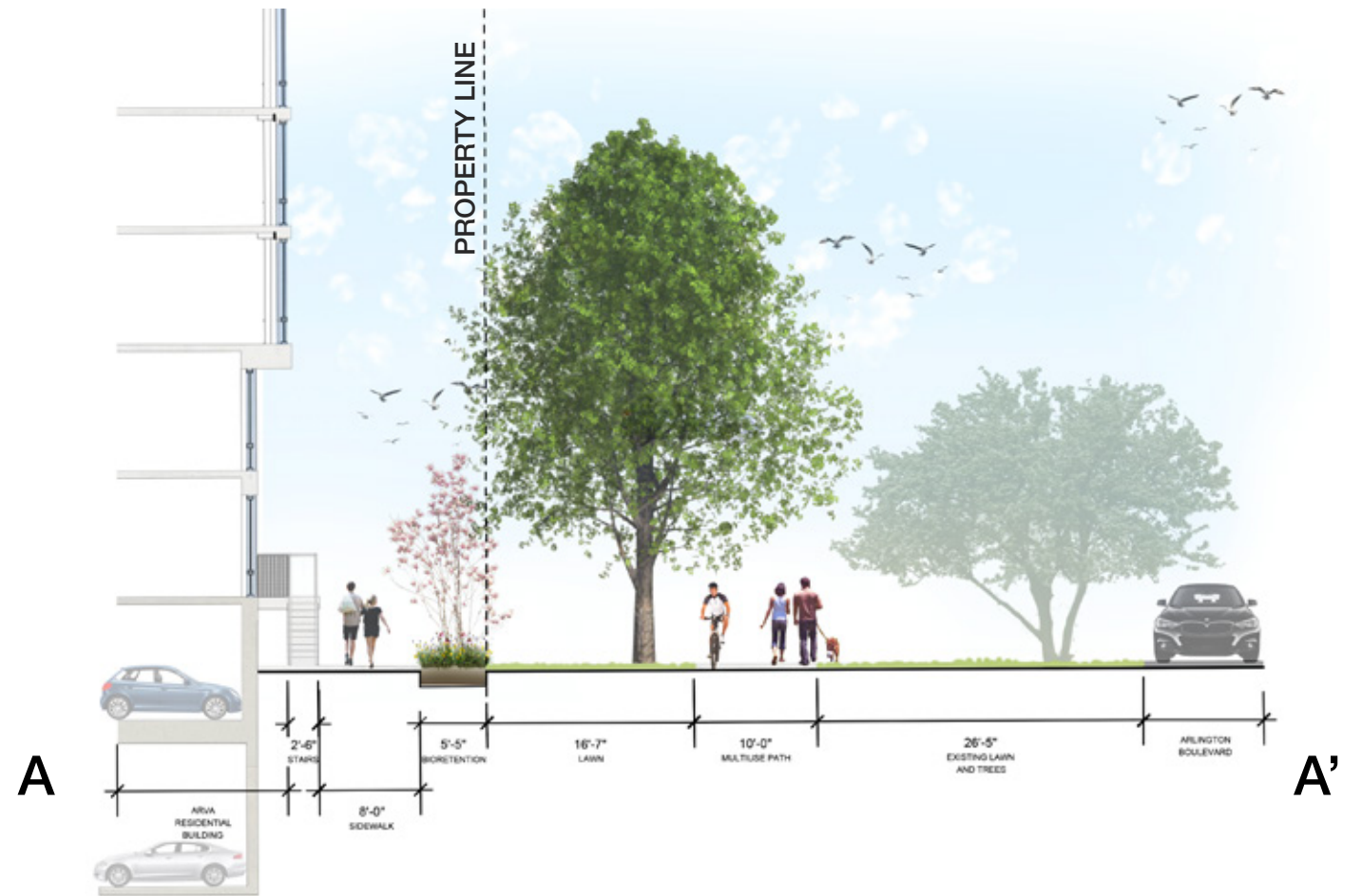
ARLINGTON BOULEVARD

A A'



# ARLINGTON BOULEVARD

## INITIAL SUBMISSION



PROPERTY LINE

A

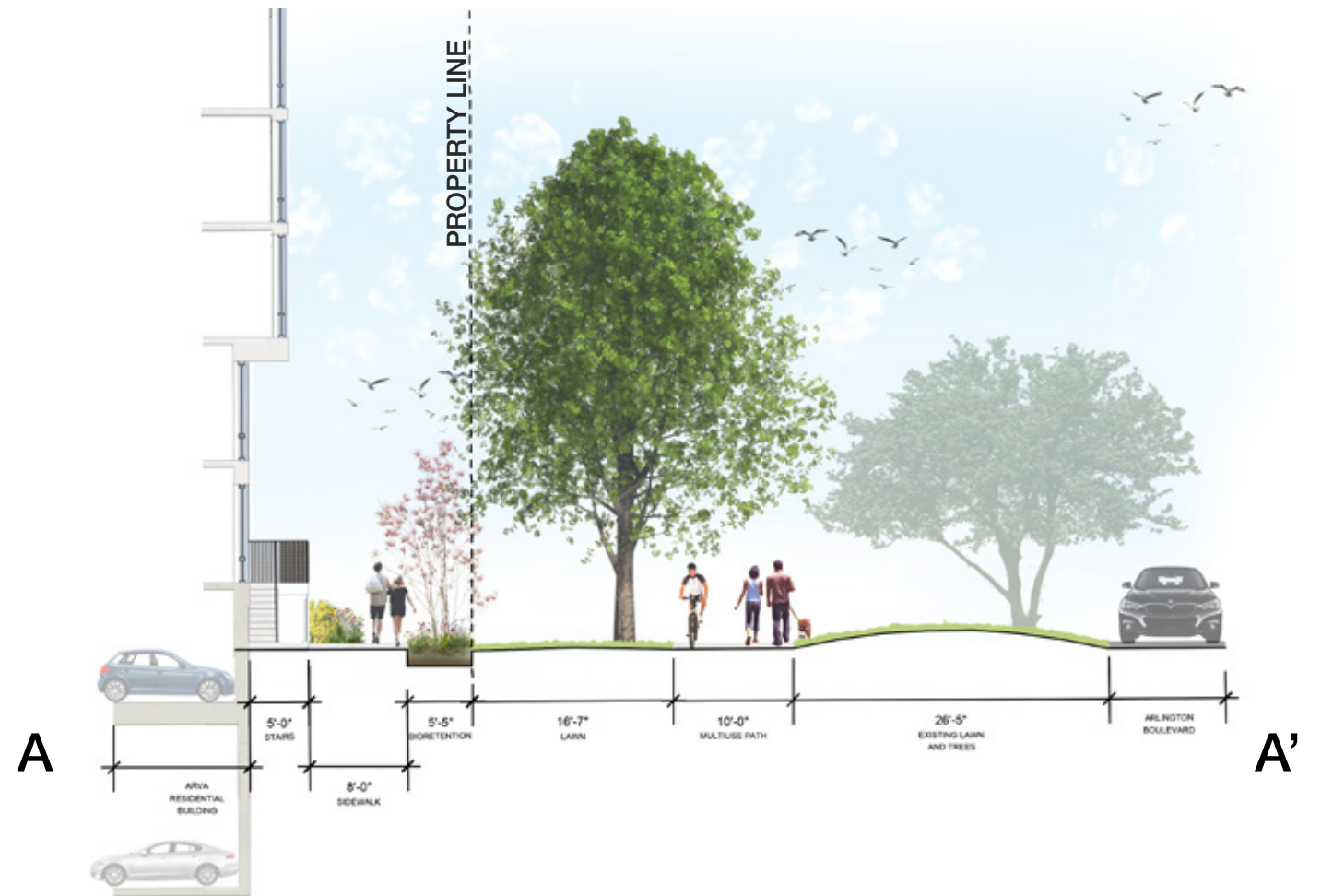
A'



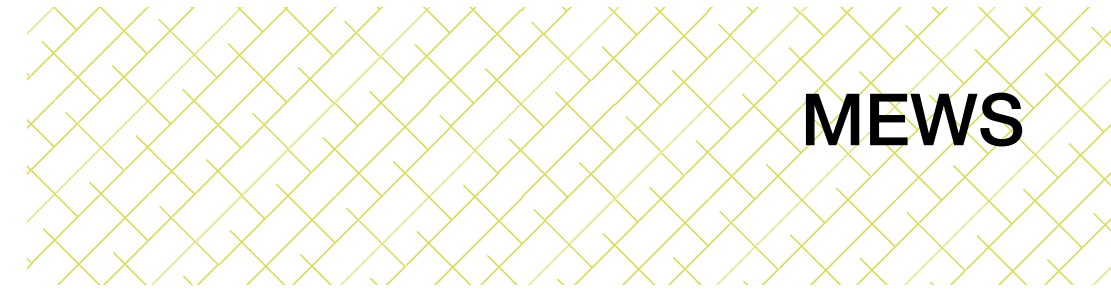
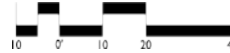
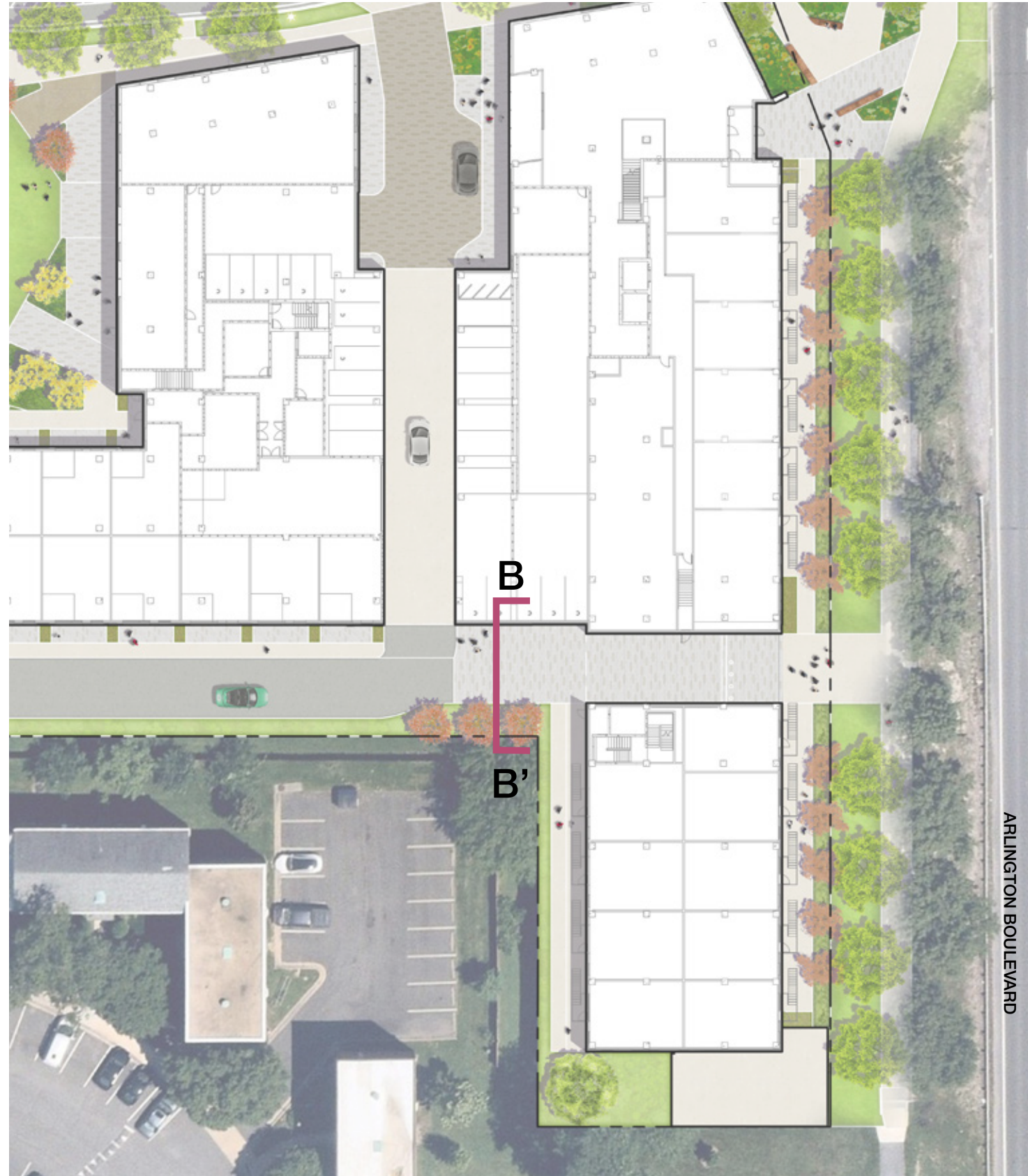


# ARLINGTON BOULEVARD

## CURRENT DESIGN

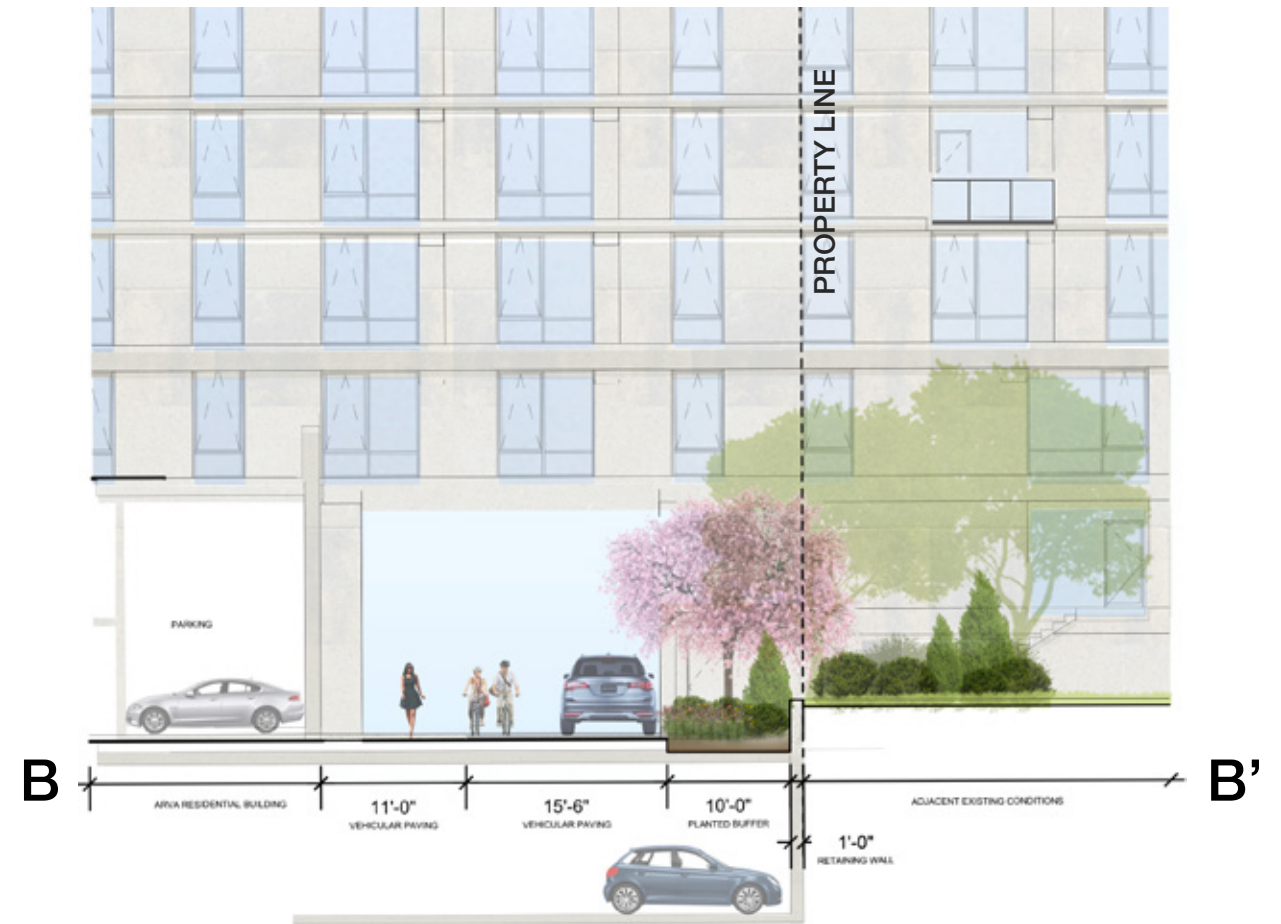






MEWS

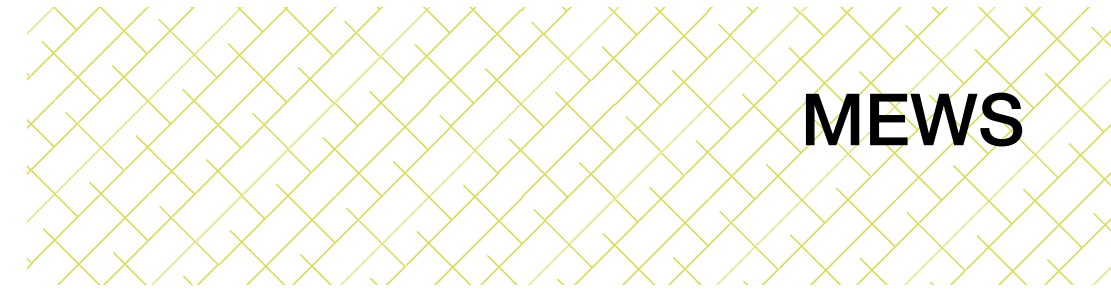
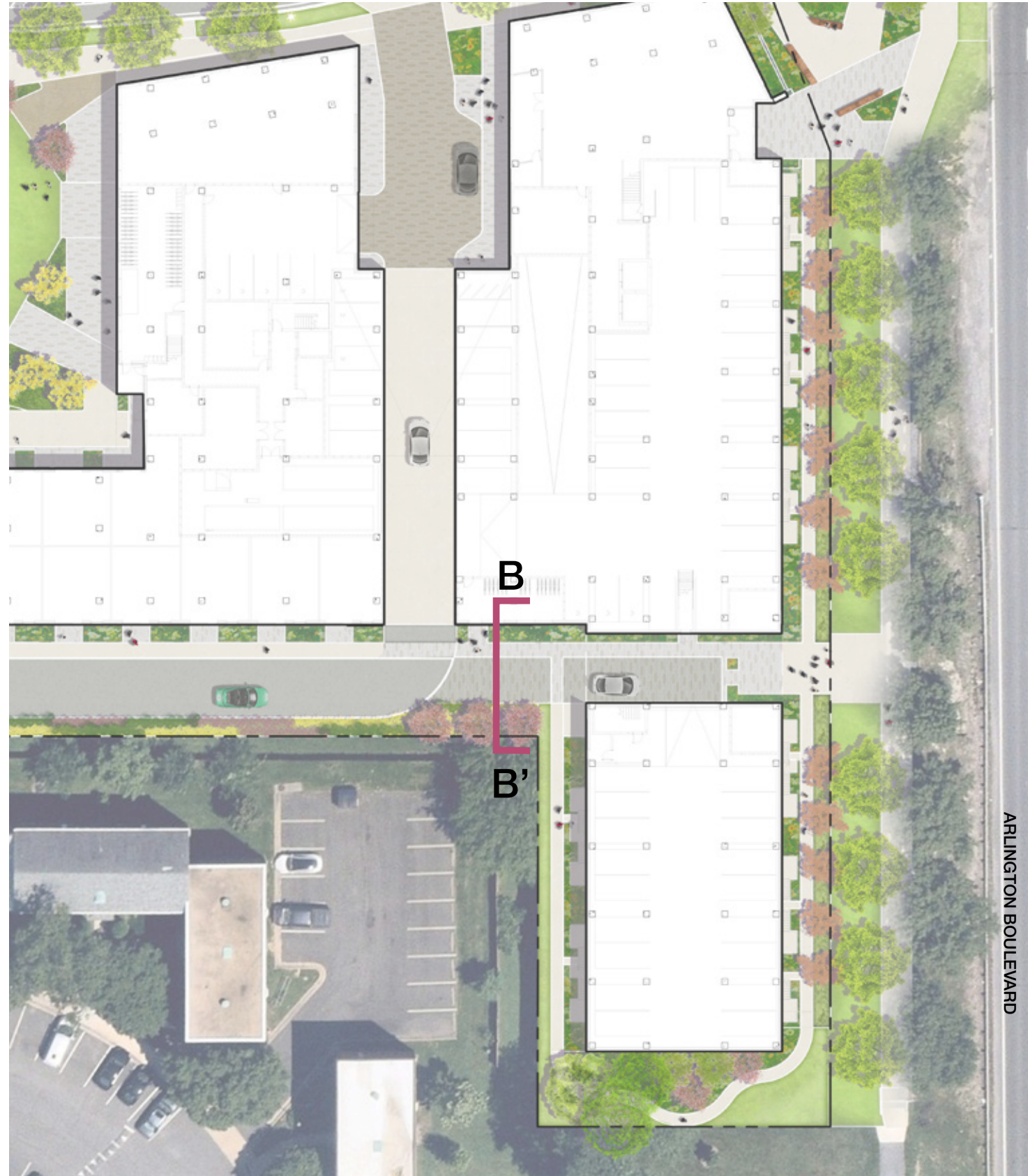
INITIAL SUBMISSION



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MEWS

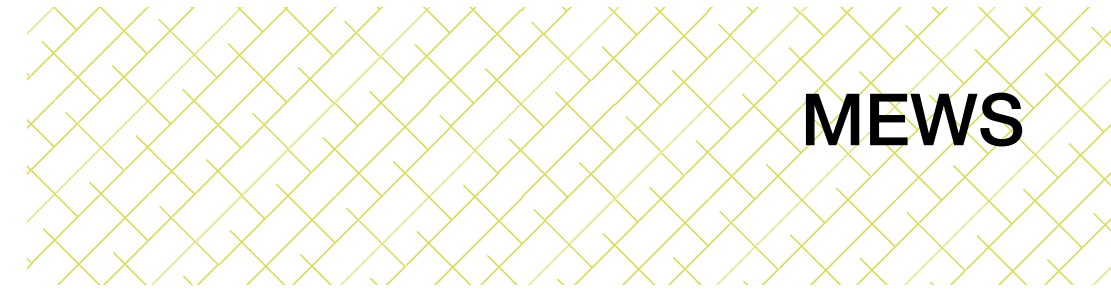
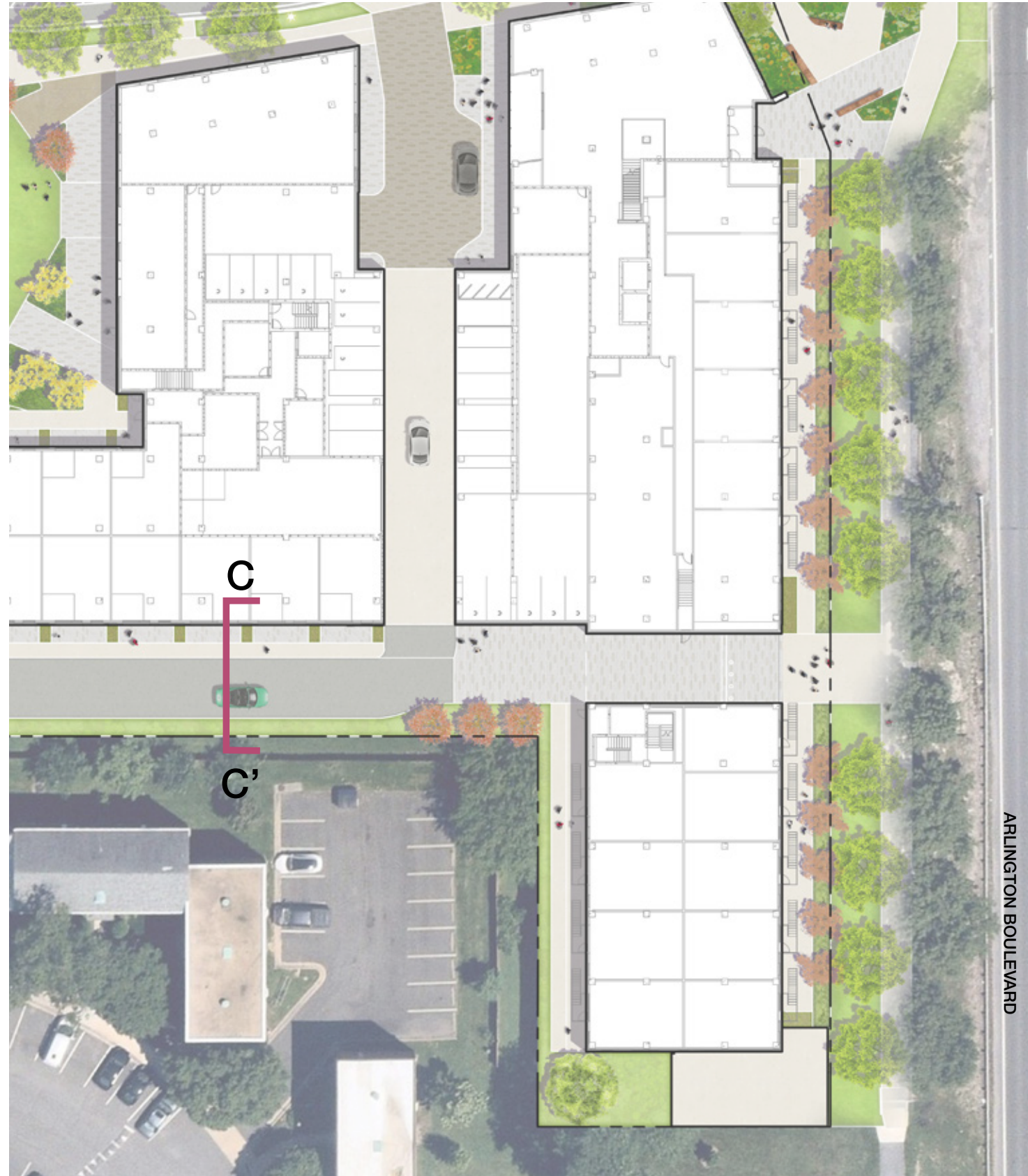
CURRENT DESIGN



ARVA APARTMENTS ARLINGTON, VA • SITE SECTION

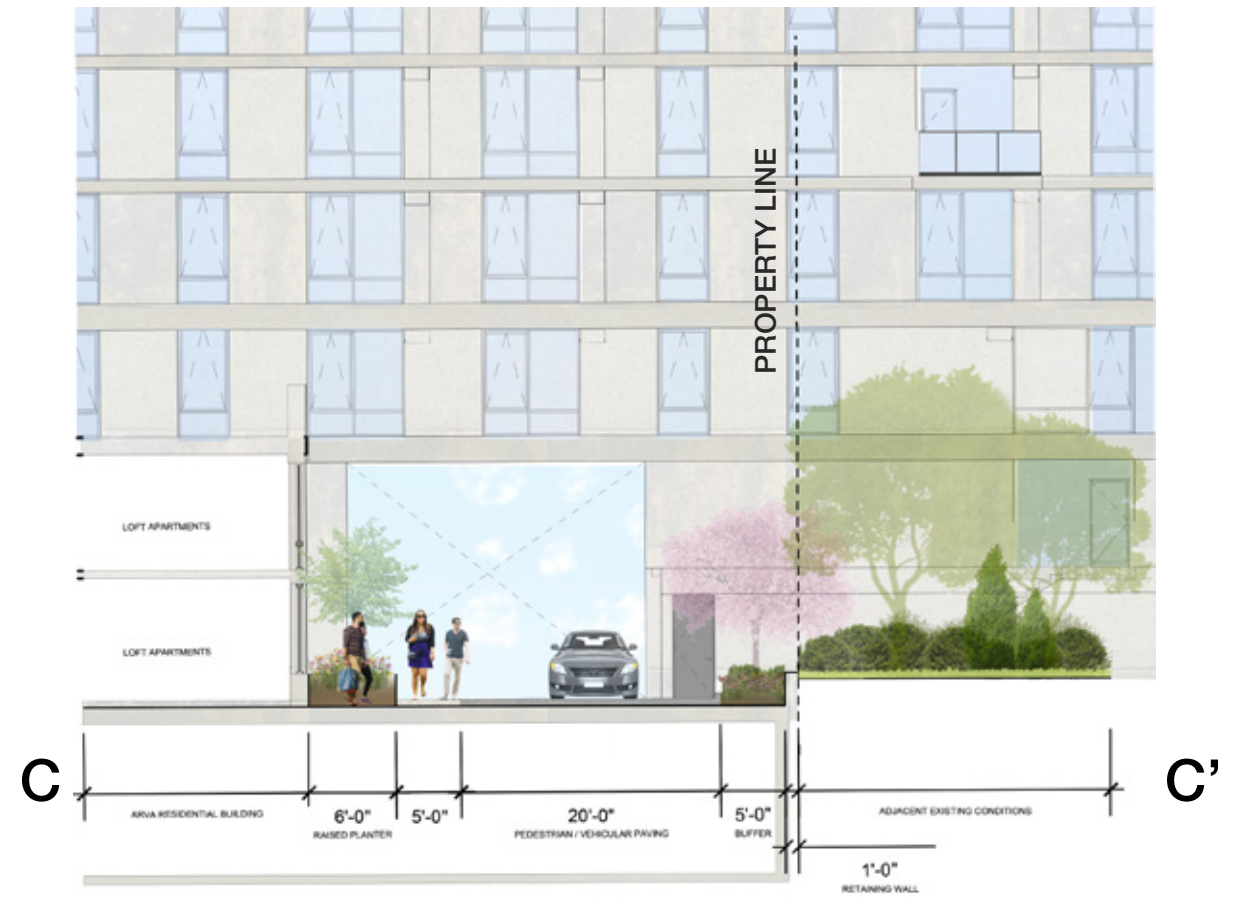
PN 2021205 | 03.16.2023





MEWS

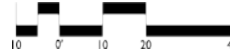
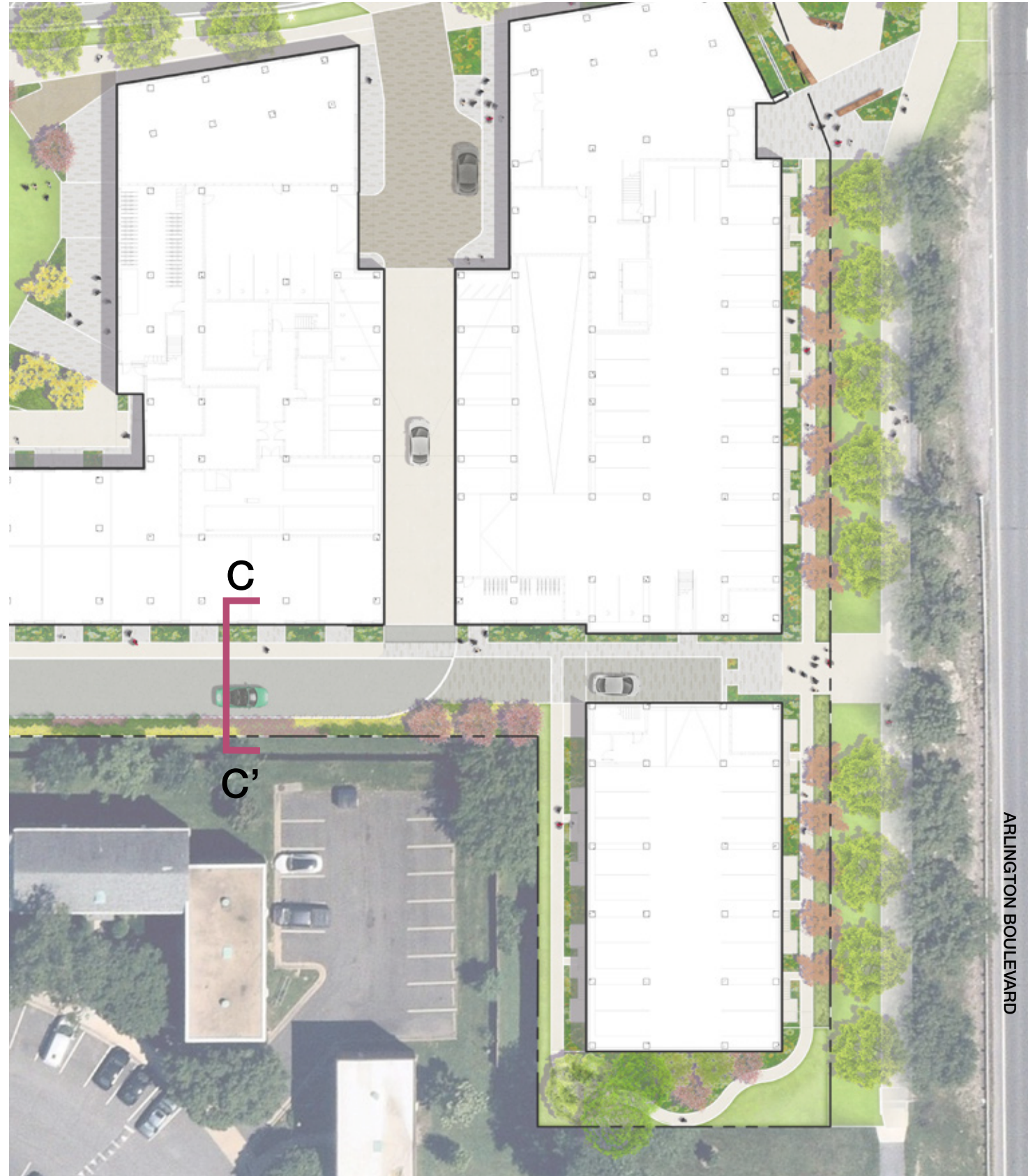
INITIAL SUBMISSION



ARVA APARTMENTS ARLINGTON, VA • SITE SECTION

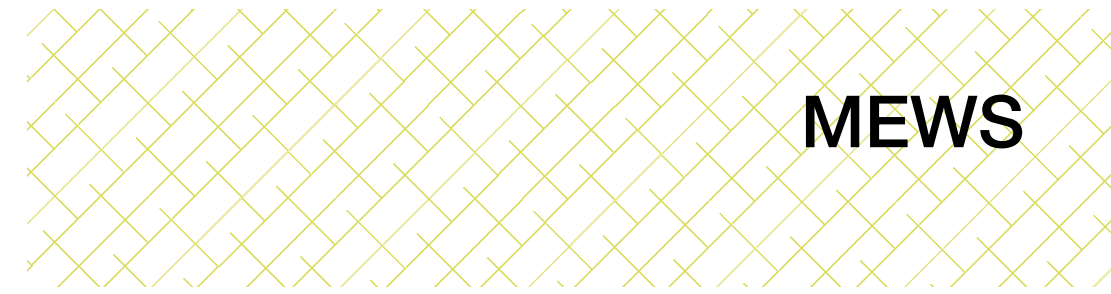
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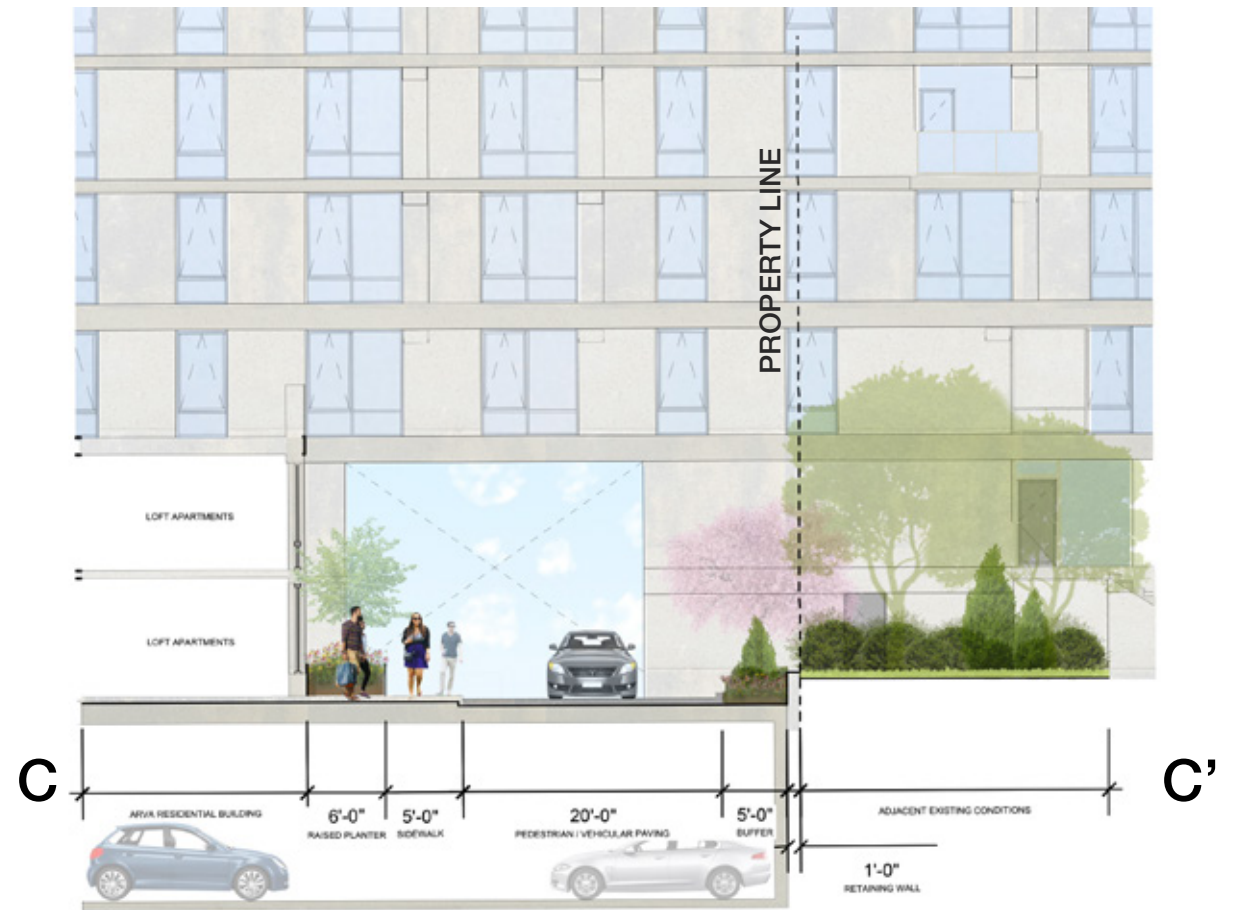
# ARVA APARTMENTS ARLINGTON, VA • SITE SECTION

PN 2021205 | 03.16.2023



MEWS

CURRENT DESIGN





# PUBLIC SPACE SITE PLAN





# 05. COMMUNITY BENEFITS





# COMMUNITY BENEFITS BENEFIT SITE PLAN AND TABULATIONS

## THE ARVA DENSITY TABULATIONS

### By-Right Tabulation: C-2/RA6-15/C-O-1.5

District	Land Area	Density	Yield
C-2	65,723 SF/1.51 AC	1.5 FAR	98,584.5 SF
RA6-15	37,843 SF/0.86 AC	48.4 U/A	41 units
C-O-1.5	103,504.95/2.3761 AC*	0.60 FAR	62,102.97 SF

### 4.1 Site Plan Density Allocations: C-O-1.5

	Site Area*	Base (1.5 FAR or 72 u/a)	LEED Gold (.25 FAR)	Section 15.5.9	TOTAL
Retail	1,684 SF/0.0386 SF	2,526 SF	421 SF	0	2,947 SF
Residential	101,820.95 SF/2.3375 AC	168 units	24 units**	59	251 units

\*Usable Site Area = 103,504.95 SF/2.3761 AC

\*\* Average Unit Size (GFA) = 1,060 SF

### 1. Transformation of Wainwright Road and extension of Arlington Boulevard trail

- Trail connection
- Bus stop improvements
- Micromobility hub
- Historic markers/plaques

### 2. Onsite public open space (approximately 10,000 SF)

### 3. LEED Gold Certification

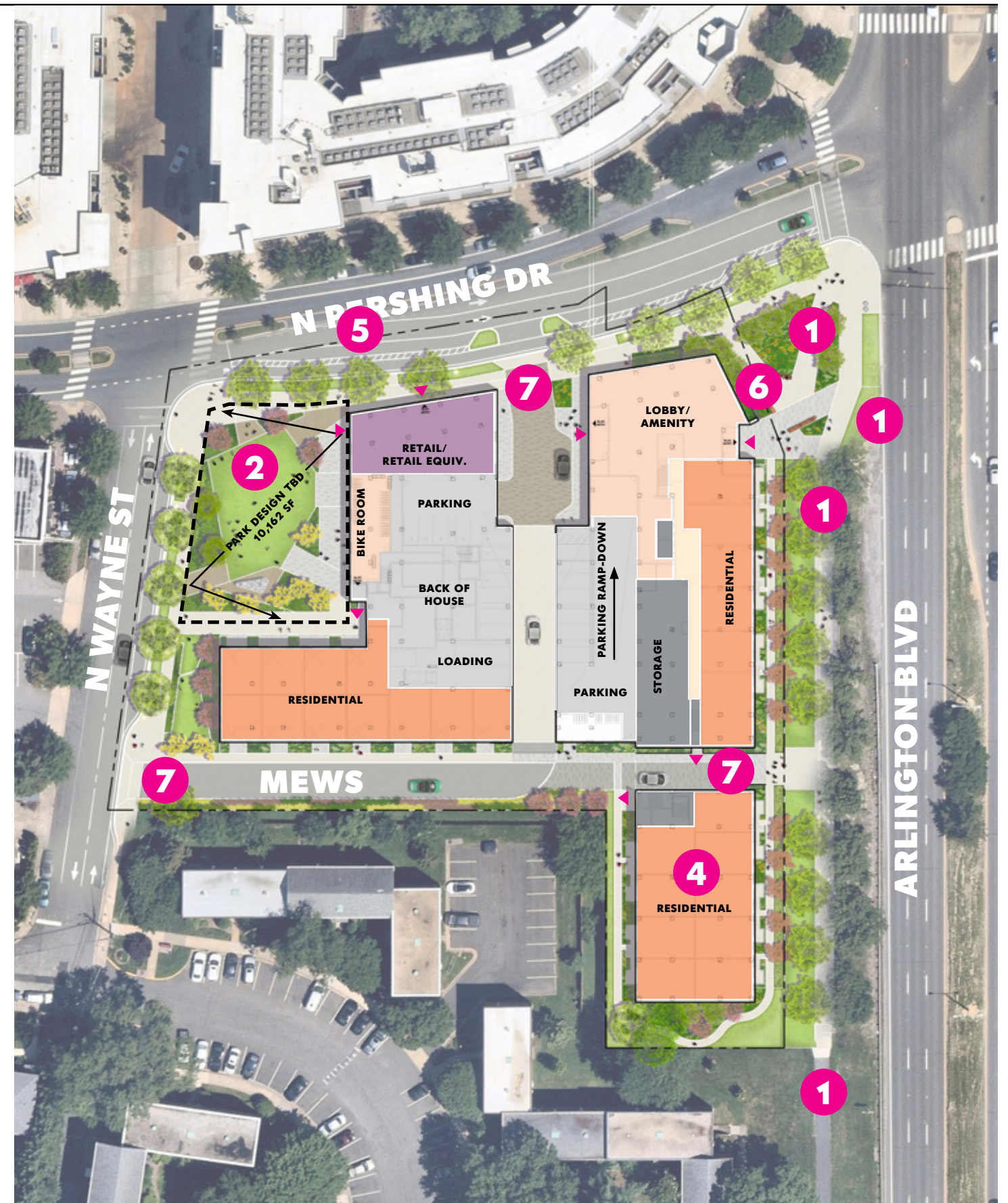
### 4. Affordable housing

### 5. Offsite protected bike lanes

### 6. Adaptive reuse and salvage

### 7. Site connectivity enhancements

- Mews
- Sidewalks
- Curb cut reductions





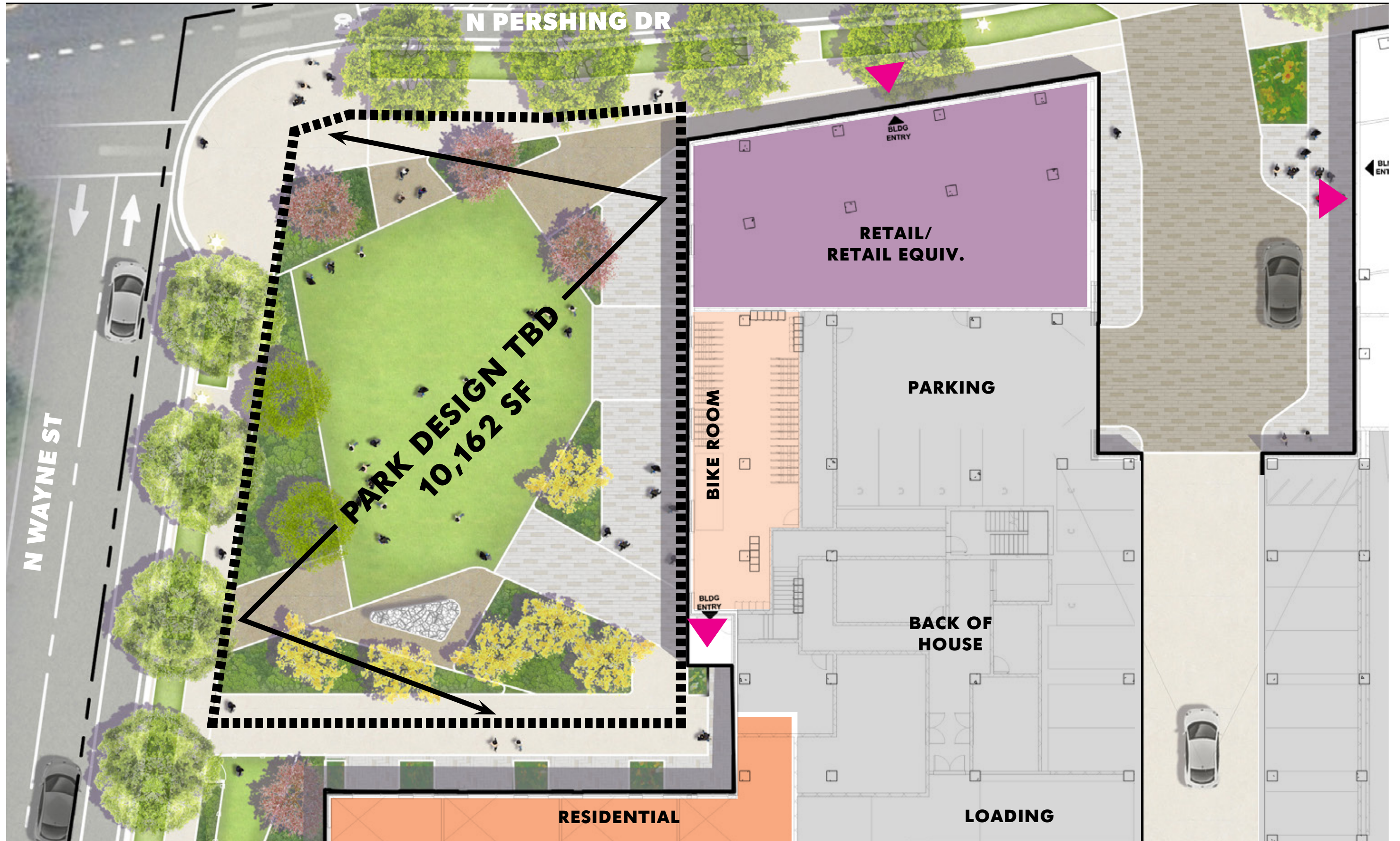
## VDOT COORDINATION

- Meeting held 2/17/23 and coordination is ongoing
- Mechanism for incorporating scope of work is through a primary discontinuance (VDOT 33.2-901)
- Justifications for discontinuance:
  - Area serves one property that no longer requires space
  - Area reuse as a pedestrian facility
- Area will retain public ownership, but will remove mileage from VDOT record





COMMUNITY BENEFITS  
PARK EASEMENT AREA





# 06. PHASING AND CONSTRUCTION





# PHASING AND CONSTRUCTION SITE LOGISTICS PLAN | PHASING

## SITE LOGISTICS DETAILS

- Wayne and Pershing sidewalks and parking lanes required to be closed for majority of construction
- Pershing bike lanes to remain open
- Arlington Blvd bus stop to remain open
- Arlington Blvd existing trail to remain open until new trail construction begins
- No overhead protection required where sidewalks to be closed

## PHASE 1: Demolition and Excavation

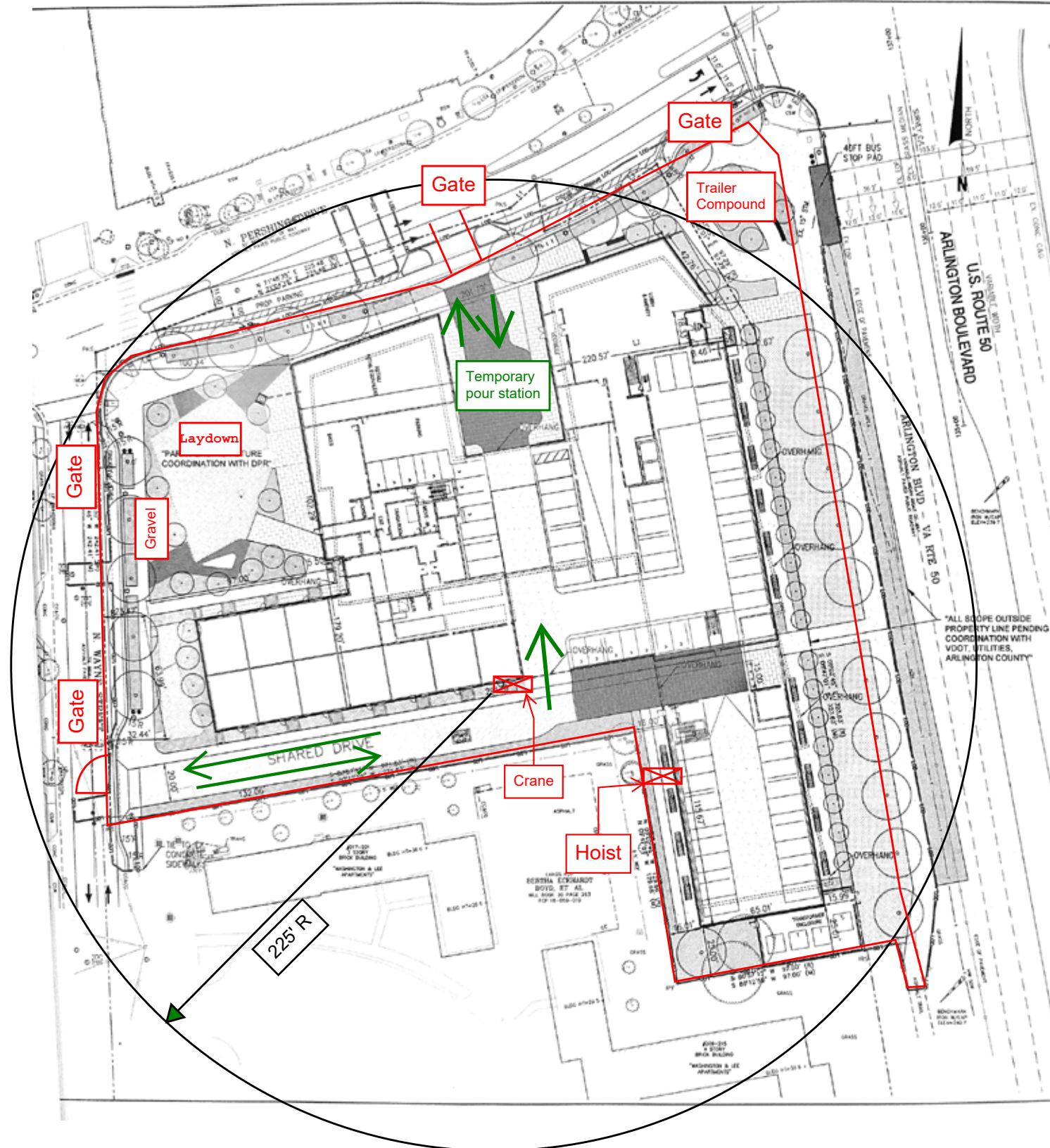
- Keep Sidewalks open around site
- Keep bike path open along Arlington Blvd

## PHASE 2: Structure and Facade

- Sidewalks closed
- Parking lanes closed
- Bus stop remains open

## PHASE 3: Landscape and Hardscape

- Sidewalks and paths closed during construction

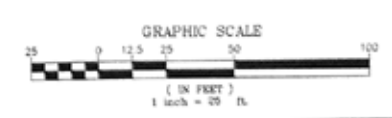


1. Crane pad either needs to be caissons or pad needs to drop down to footing elevation

2. Hoist  
 a. Use window south of balcony, 3 to roof.  
 b. Back structure requires 7 to roof, two floors.  
 c. Need to leave temporary opening in exterior wall L1 and L2 to feed those floors  
 d. Need to leave opening in corridor wall on Level 2 because of 2 story units to feed that floor.

**Structure & Facade**

- \* Sidewalks closed
- \* Parking lanes closed
- \* Bus stop remains opened



**Bowman**

ARVA APARTMENTS

2201 ARLINGTON BLVD.  
ARLINGTON VA 2201

4.1 PRELIMINARY SITE PLAN

DATE: 06/17/2022

SCALE: 1"=25'

SHEET TITLE: PRESENTATION PLAN

SHEET #: C08.00

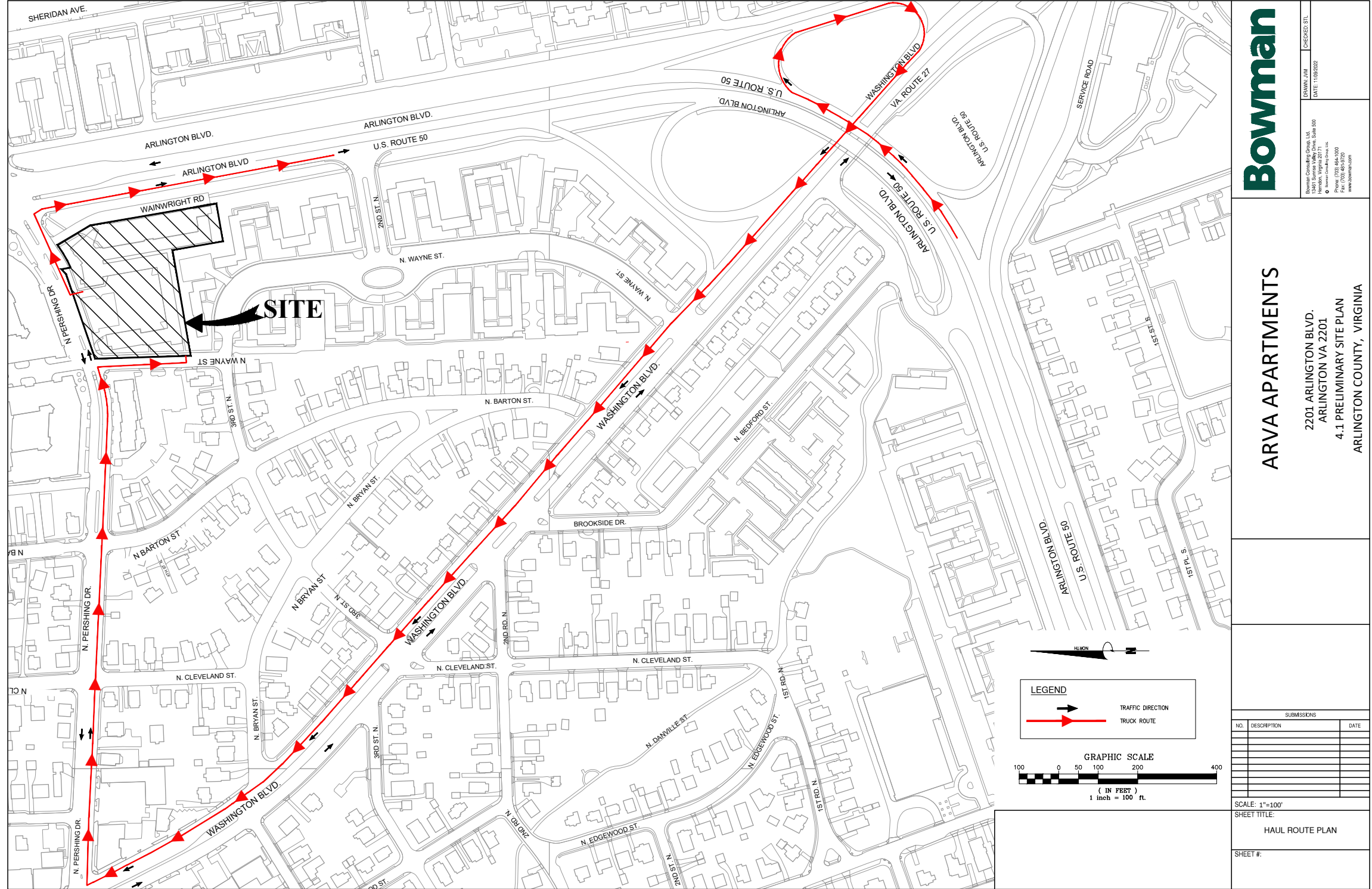
SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	ATLANTA/VA SUBMISSION	6/20
2	REVISED	6/22



# PHASING AND CONSTRUCTION HAULING ROUTE PLAN

## HAULING ROUTE DETAILS

- Route to avoid bottle neck on the north side of site at Pershing
- Route to utilize southern portion of site access
- Residential streets avoided in favor of Washington Blvd ultimately to Arlington Blvd



**Bowman**

Bowman Consulting Group, LLC  
 11841 Barnes Valley Drive, Suite 550  
 Arlington, VA 22204  
 Phone: (703) 465-1000  
 Fax: (703) 465-1020  
 www.bowman.com

Checked: JLM  
 Date: 11/09/2022

**ARVA APARTMENTS**

2201 ARLINGTON BLVD.  
 ARLINGTON VA 2201  
 4.1 PRELIMINARY SITE PLAN  
 ARLINGTON COUNTY, VIRGINIA



# THANK YOU





# 07. APPENDIX





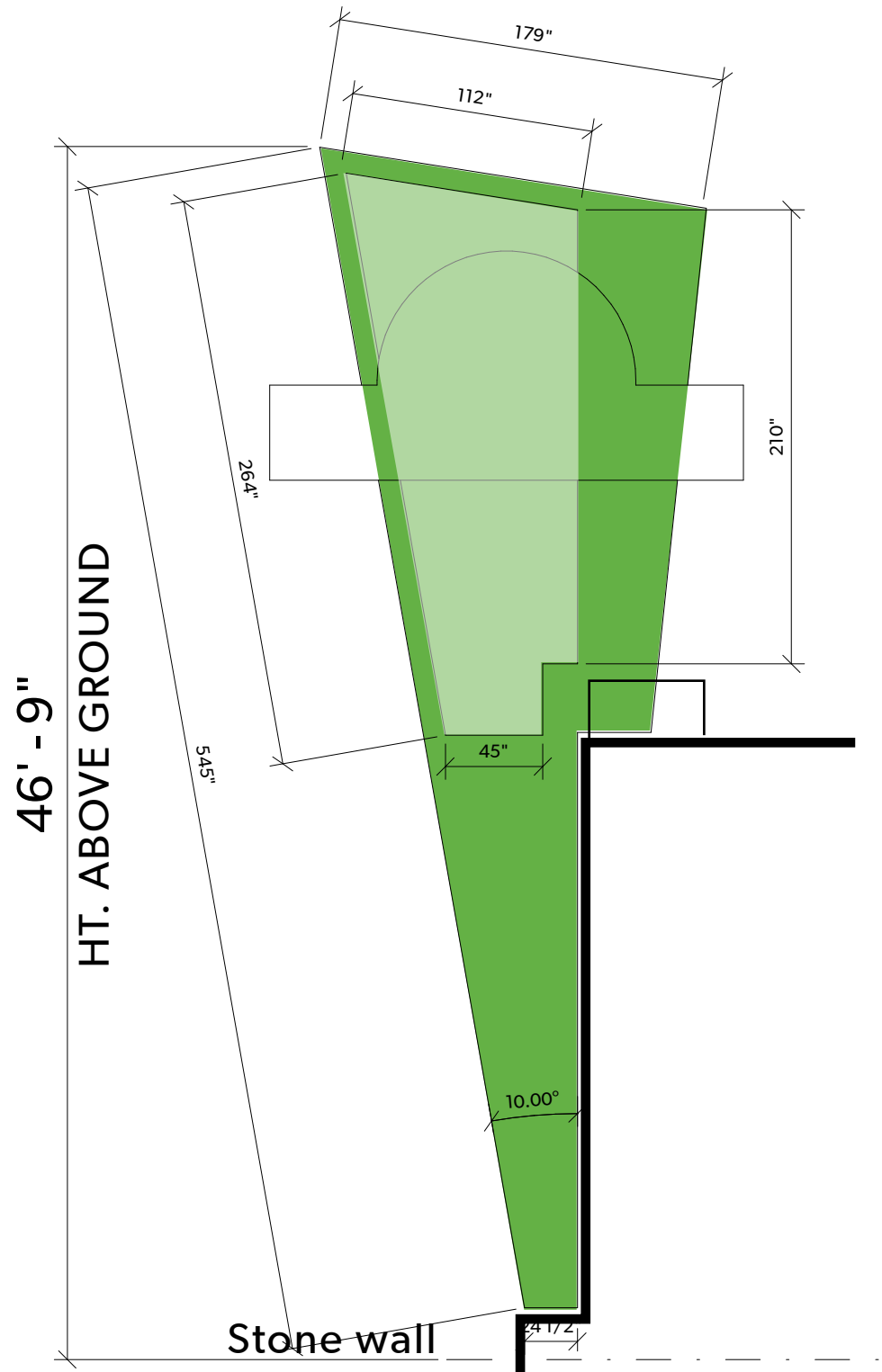
# ARCHITECTURE UPDATES LIFESPAN PHASES OF THE EXISTING MOTEL BUILDING



- Per independent structural evaluation of facade and sign:**
- **Curtain wall mullions are insufficient to resist the wind loads required per load**
  - **Signage interior steel angle frames have buckled out of plane due to over-stress of compression load due to wind loads**

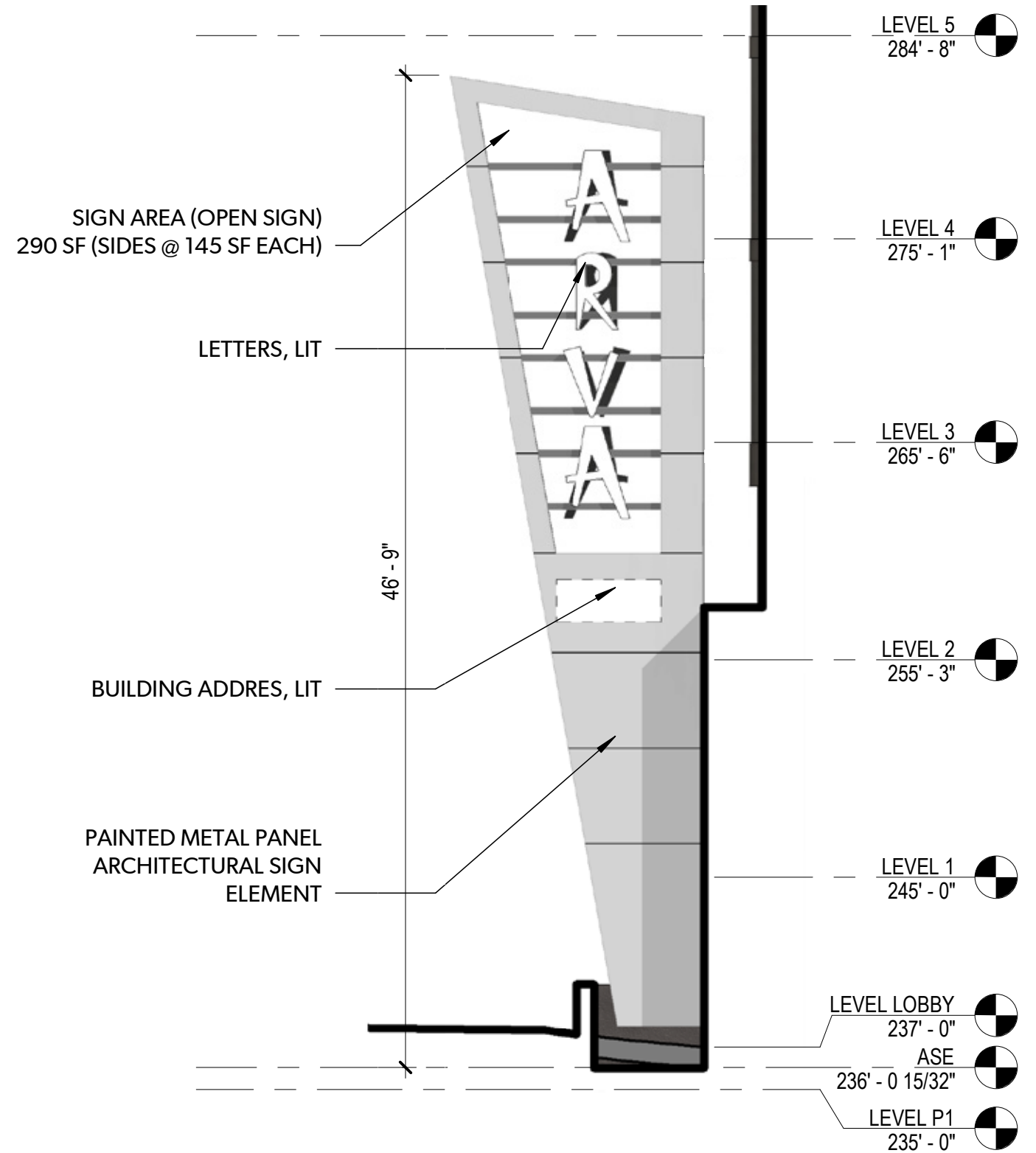


# ARCHITECTURE UPDATES HISTORIC RECOGNITION - SIGN DESIGN DETAIL



**EXISTING SIGN DRAWING SURVEY**

## HT. ABOVE MEASURE POINT

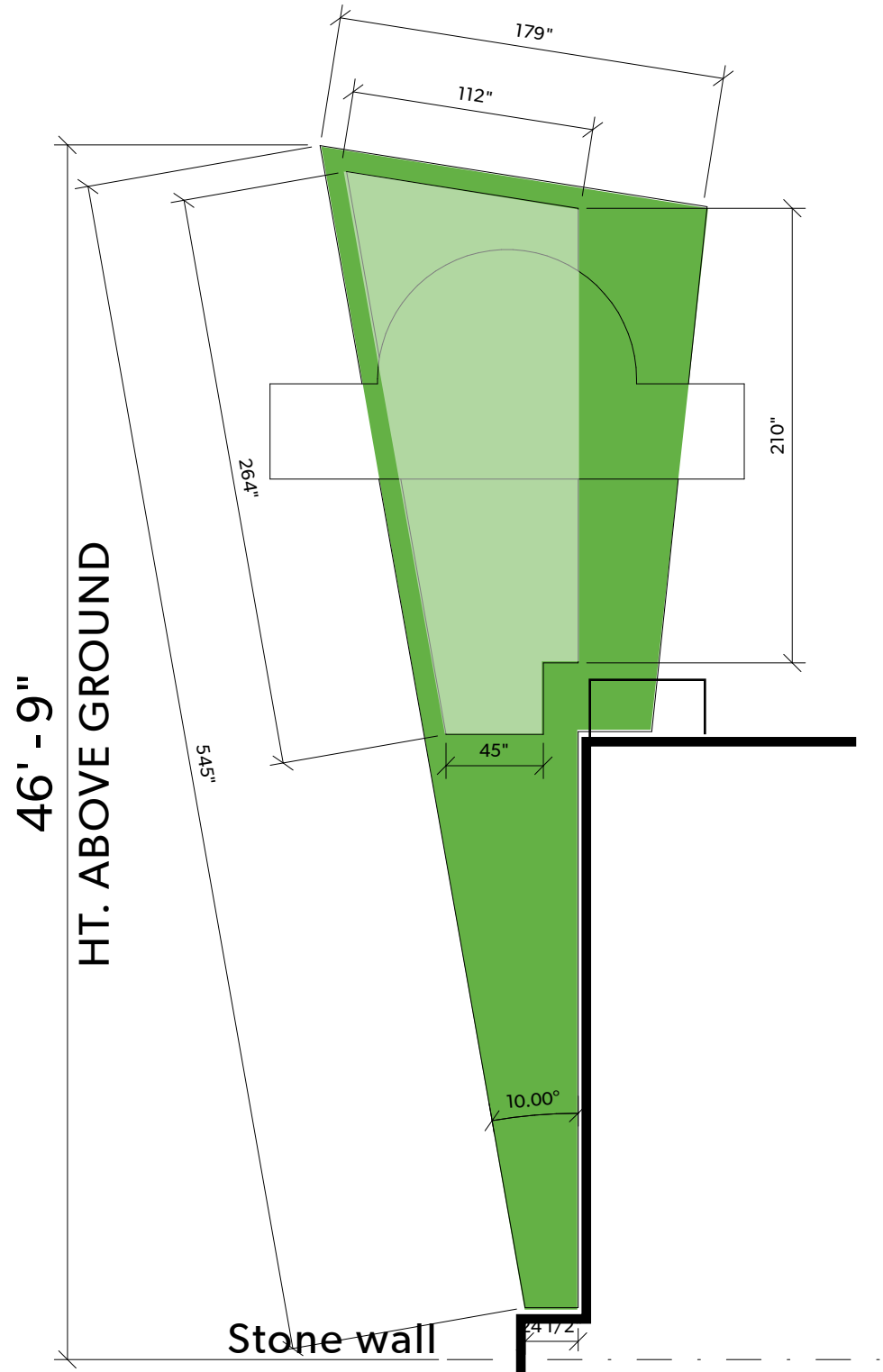


**PROPOSED SIGN DRAWINGS**



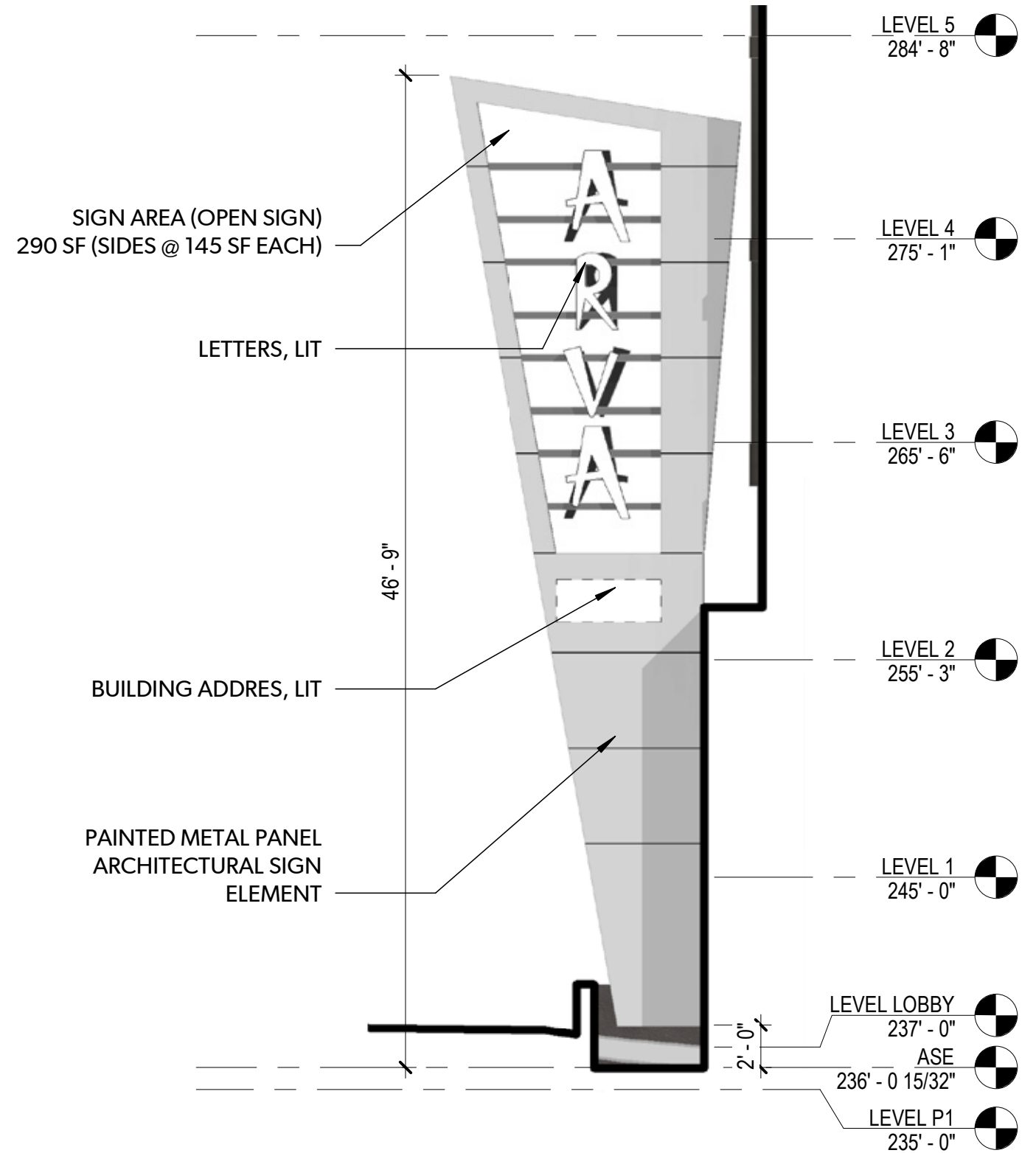
ARCHITECTURE UPDATES

HISTORIC RECOGNITION - SIGN DESIGN DETAIL - ALT. ANGLED SIGN



EXISTING SIGN DRAWING SURVEY

HT. ABOVE MEASURE POINT



PROPOSED SIGN DRAWINGS



# ARCHITECTURE UPDATES HISTORIC RECOGNITION - STONE BASE AT LOBBY



**STONE BASE TODAY**



**STONE BASE MATERIAL (REUSE OR REPLACE-IN KIND)**



**STONE BASE IN HISTORIC PHOTOS**



**ENLARGED PLAN OF STONE BASE**





**1939 - 1941**  
Rezoning at this site:  
opposition from Gen.  
Patton to commercial use  
after prohibition's repeal.

**1955 - 1990**  
Arva Hotel and motel  
development along  
Arlington Boulevard

**2000 -**  
Transformation from car-  
centric to multi-modal  
growth

### POSSIBLE HISTORIC STORIES



**Arlington Standard**



**Custom graphics**

### RECOGNITION EXAMPLES



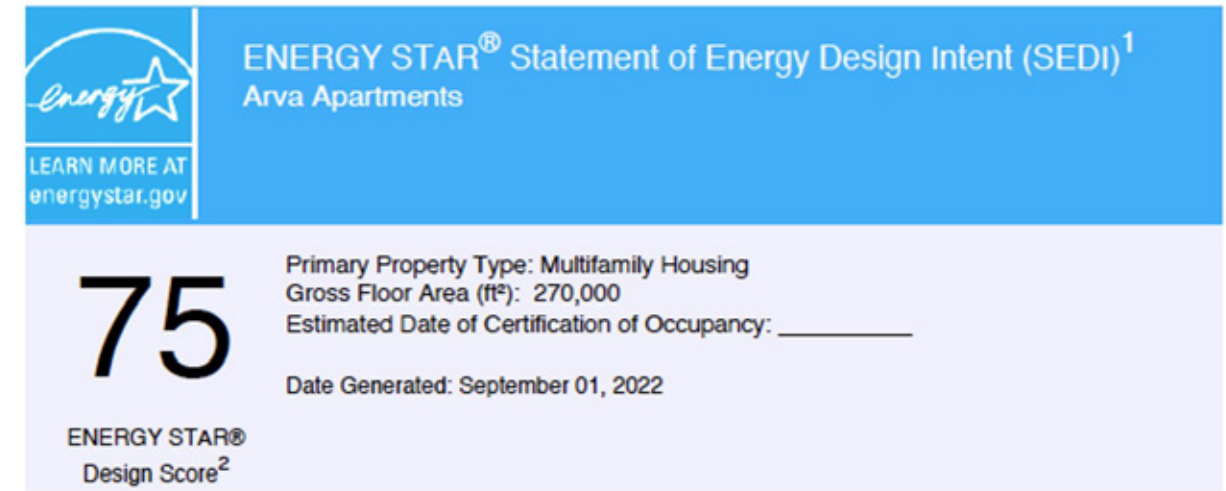
### POSSIBLE LOCATIONS FOR RECOGNITION



## SUSTAINABILITY BUILDING PERFORMANCE

### 20% Energy Cost Savings

- Air-cooled Variable Refrigerant Flow Systems
- Decoupled Ventilation Strategy
- Heat Pump DOAS
- Garage Lighting Power Reduction ( $\geq 40\%$ )
- ENERGY STAR & Electric Appliances
- WaterSense & Low Flow Plumbing Fixtures
- Blower Door & Duct Leakage Testing
- Air Sealing & Weather stripping



ENERGY STAR<sup>®</sup> Statement of Energy Design Intent (SEDI)<sup>1</sup>  
Arva Apartments

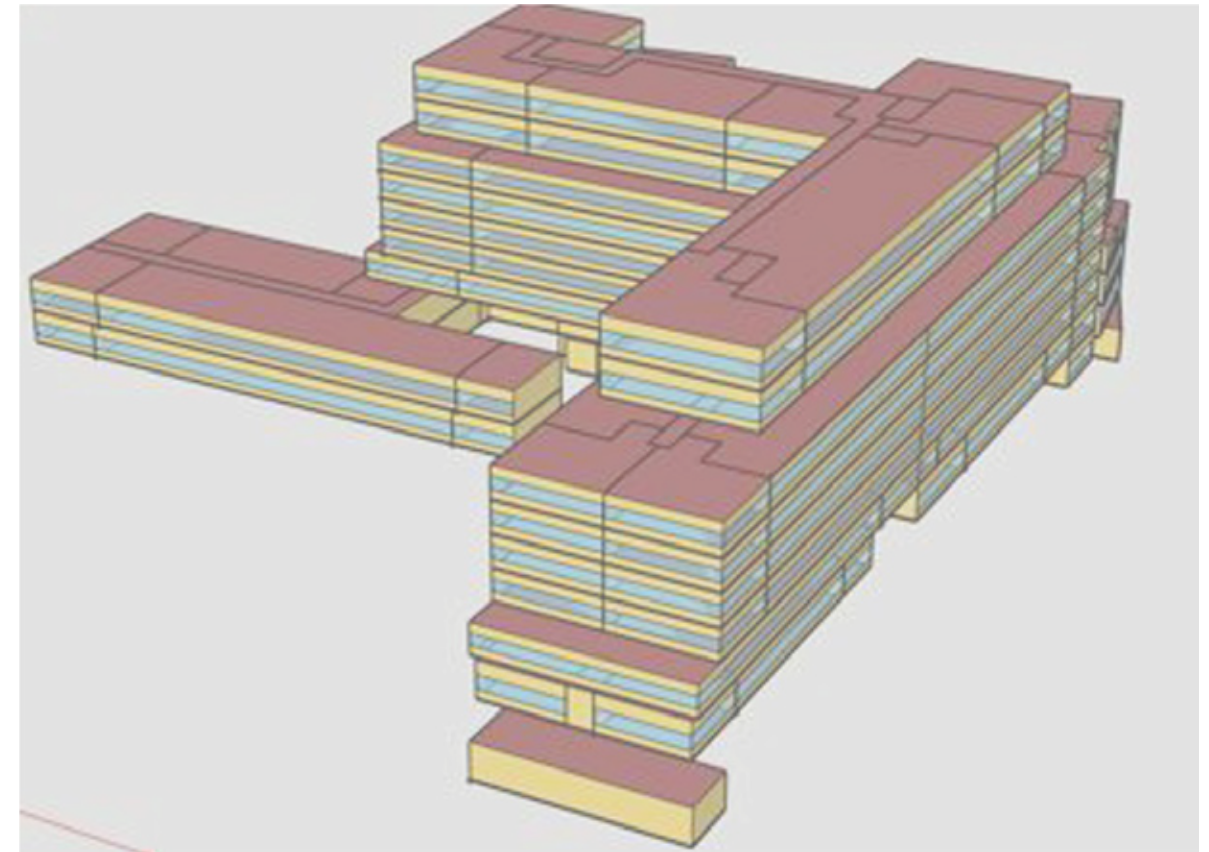
LEARN MORE AT  
energystar.gov

**75**

ENERGY STAR<sup>®</sup>  
Design Score<sup>2</sup>

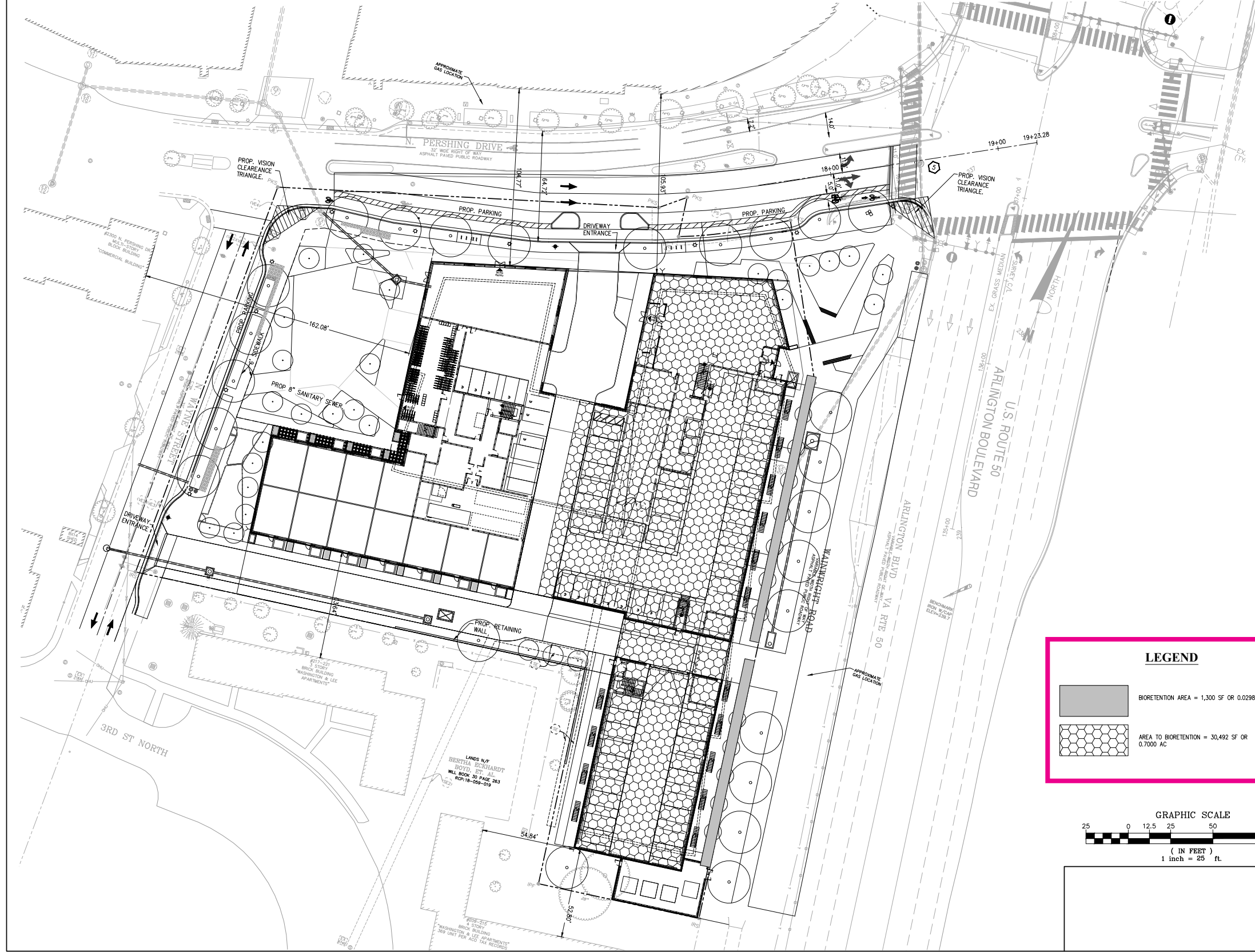
Primary Property Type: Multifamily Housing  
Gross Floor Area (ft<sup>2</sup>): 270,000  
Estimated Date of Certification of Occupancy: \_\_\_\_\_

Date Generated: September 01, 2022



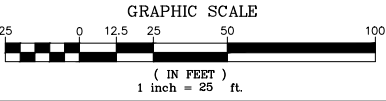


# SUSTAINABILITY STORMWATER MANAGEMENT



**LEGEND**

- BIORETENTION AREA = 1,300 SF OR 0.0298 AC
- AREA TO BIORETENTION = 30,492 SF OR 0.7000 AC



# Bowman

License: Consulting Group, Ltd.  
10000 Lakeside Drive, Suite 500  
Harrison, Virginia 22071  
Phone: (703) 494-1000  
Fax: (703) 483-9720  
www.bowman.com

CREATED: STL  
DATE: 06/26/2022

## ARVA APARTMENTS

2201 ARLINGTON BLVD.  
ARLINGTON VA 2201  
4.1 PRELIMINARY SITE PLAN  
ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	6/10/2022
2	100% SD	6/17/2022
3	4.1 FIRST RESUBMISSION	9/02/2022

SCALE: 1"=25'  
SHEET TITLE:  
STORMWATER MANAGEMENT PLAN  
SHEET # C09.20

P:\6132 - Days In\6132-01-002 (DMS) - 2201 Arlington Boulevard\Engineering\Plans\4.1 Days In Arlington Site Plan\6132-01-002-STORMWATER MANAGEMENT.dwg





**INITIAL SUBMISSION**

- Curvilinear design creates nooks but limits connectivity between different parts of the plaza, including the lobby entrance.



**CURRENT DESIGN**

- Geometric plant beds offer better connectivity through the site and respond to the desired paths of travel to and from the building lobby.





### INITIAL SUBMISSION

- Single existing tree on lawn - Opportunity to increase biodiversity
- Above ground utilities limited and divided usable space



### CURRENT DESIGN

- Existing tree to remain and increased area for diversified planting and habitat
- The meandering path creates a pedestrian connection from the streetscape to the western facing units while providing an immersive planted experience

