

ARLINGTON COUNTY SITE PLAN REVIEW COMMITTEE

ARVA APARTMENTS

2201 ARLINGTON BOULEVARD

- 1: Overview + GLUP
- 2: Architecture
- 3: Transportation
- 4: Sustainability
- 5: Public Space
- 6: Community Benefits
- 7: Phasing And Construction

NOVEMBER 2022

Hirschler *STUDIOS* LandDesign **Bowman**
architecture

01. OVERVIEW + GLUP



OVERVIEW + GLUP
AERIAL MAP AND ZONING OVERVIEW



2201 ARLINGTON BLVD

EXISTING SITE AREA: 103,556 SF / 2.3775 AC
POST DEDICATION AREA: 97,037 SF / 2.2277 AC
TOTAL PROJECT GFA: 268,957 SF
RESIDENTIAL GFA: 266,010 SF
RETAIL GFA: 2,947 SF

	GLUP/ZONING	PROVIDED
ZONING DISTRICT	C-0-1.5 (PROP.)	C-0-1.5
UNITS	168	251
BUILDING HEIGHT	10 STORIES (RES.)	8 STORIES
PARKING (RES.)	201	201
PARKING (RET.)	6	6
BIKE PARKING		
SHORT RES.	6	8
SHORT RET.	2	8
LONG RES.	101	101
LONG RET.	1	1
LOADING BERTHS (RES.)	2	2
LOADING BERTHS (RET.)	0	0

OVERVIEW + GLUP
PERSHING DRIVE SPECIAL GLUP (GENERAL LAND USE PLAN)

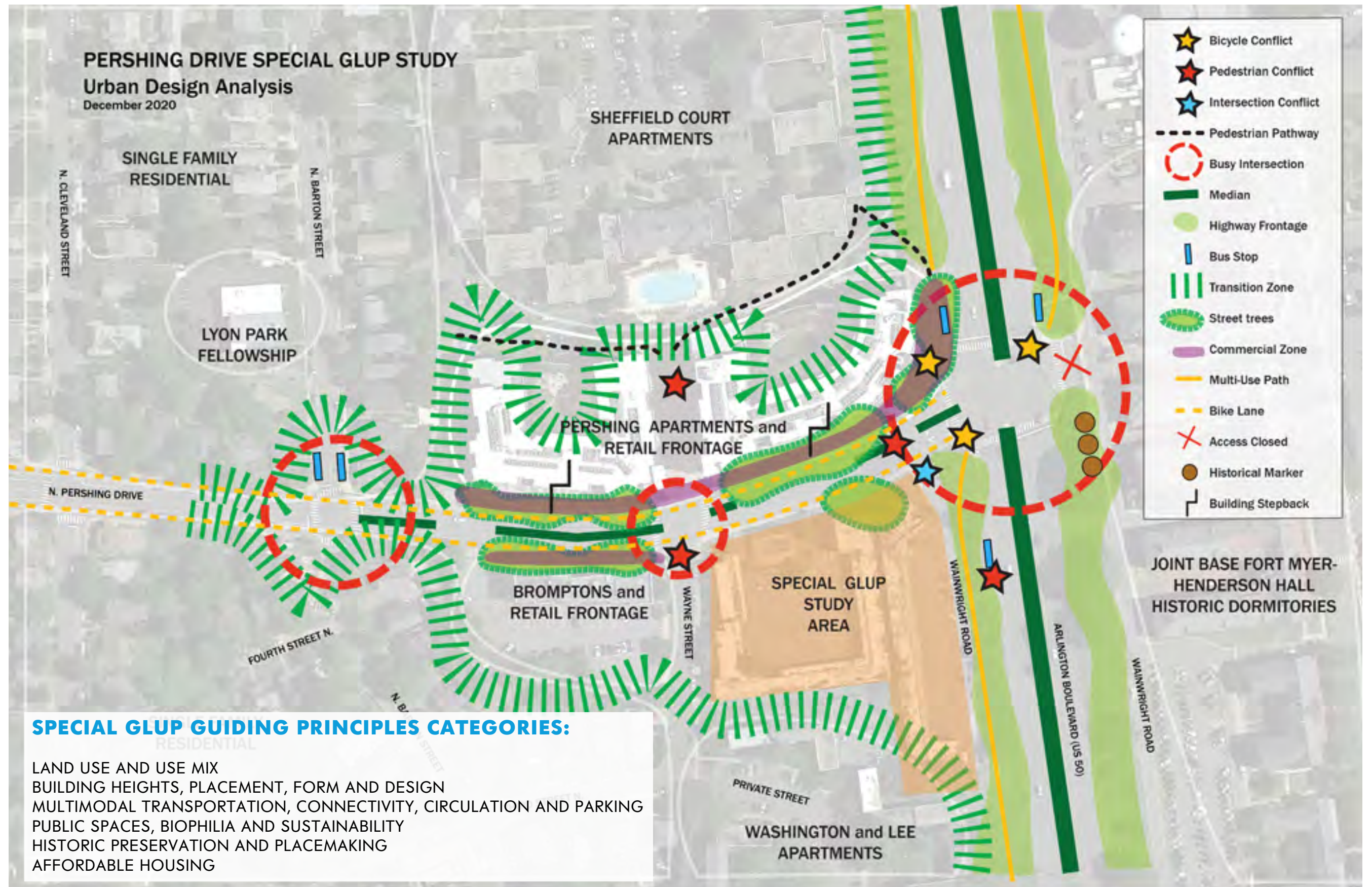
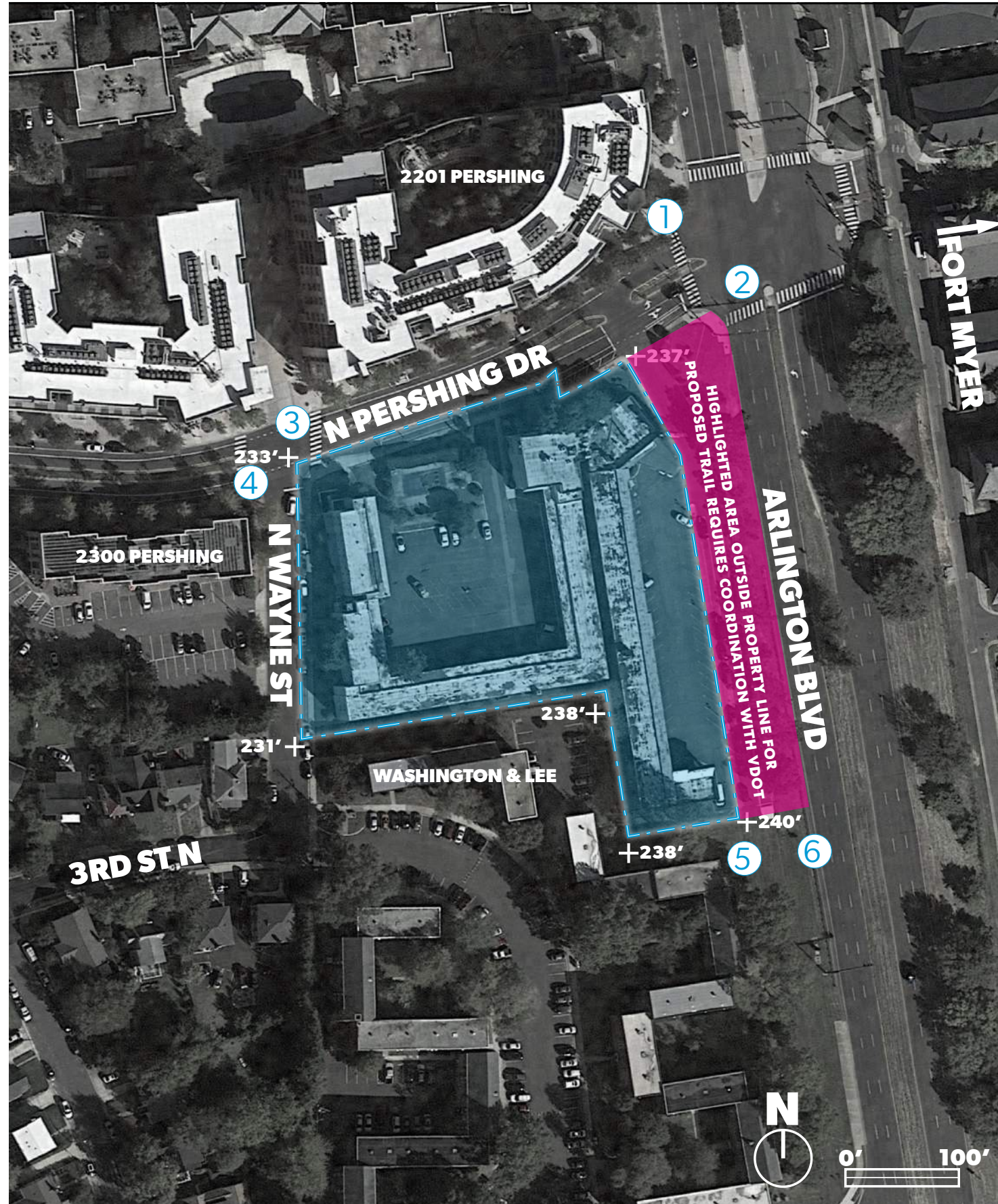


Figure 5 -1 Urban Design Analysis Map

OVERVIEW + GLUP AERIAL MAP OF SITE & ENVIRONS



02. ARCHITECTURE



North Wayne Street/Mews Urban Design Improvements

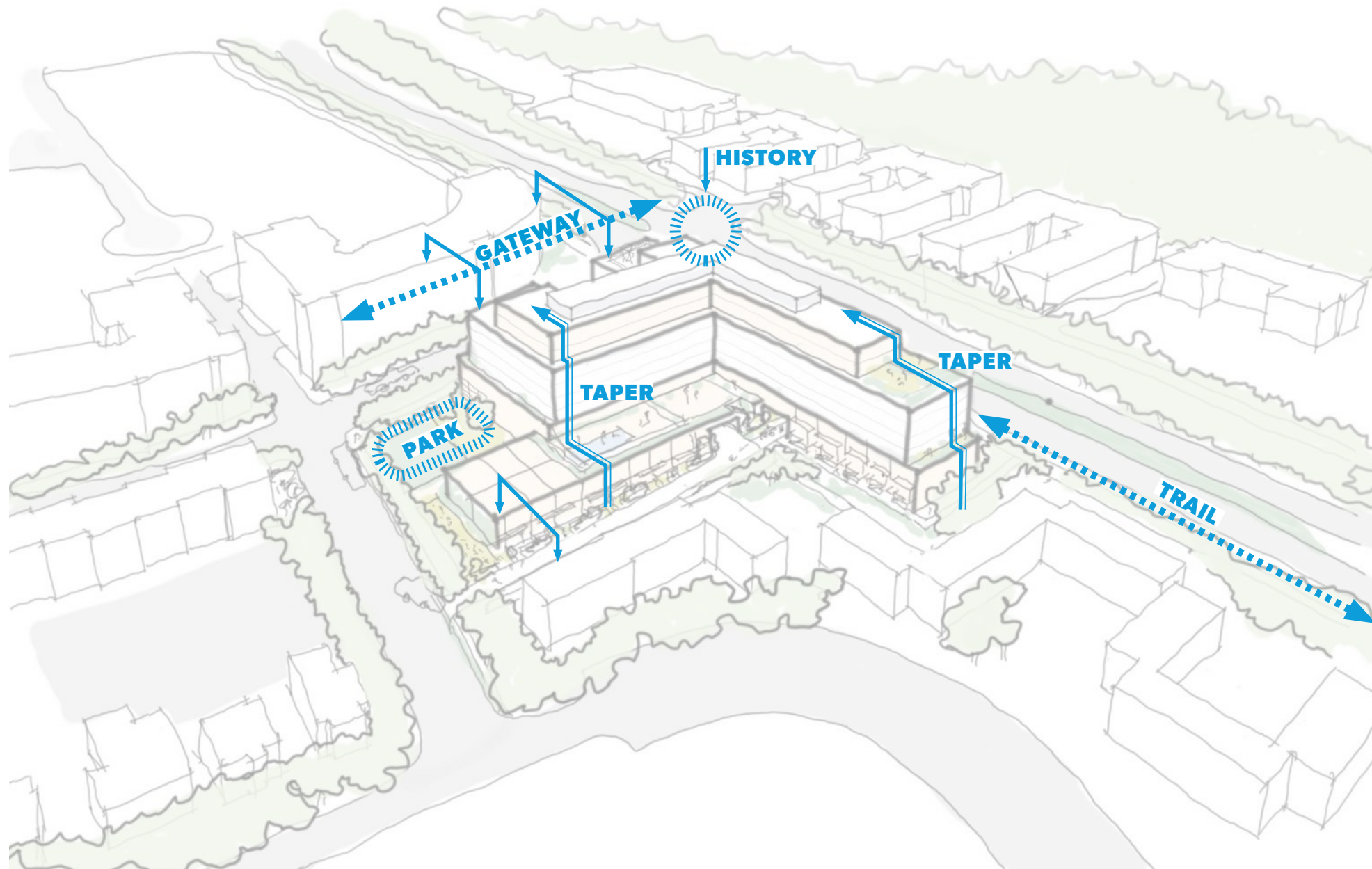
Among the improvements which could serve to enhance this edge of the site, is a shared roadway that could serve as public access for pedestrians and bicyclists to the Arlington Boulevard Trail and a garage access point for the residences along the mews. With careful design, this area can be safe, inviting and useful for both residents of the site, residents of adjacent sites and the broader Lyon Park neighborhood.



Figure 6 -19 North Wayne Street/Mews Massing

GLUP KEY GOALS

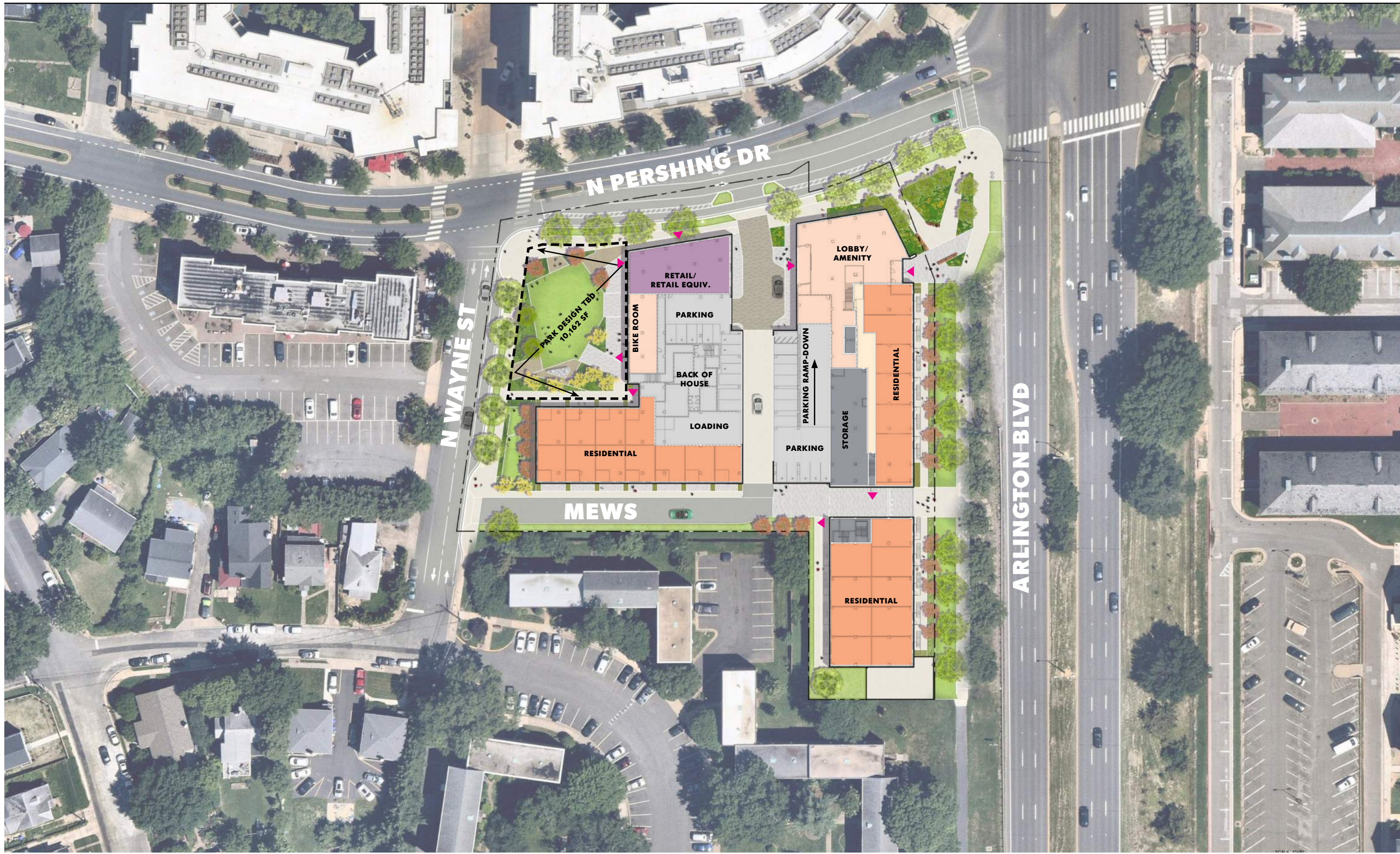
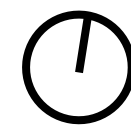
- Improve public spaces
 - New park
 - Wainwright road to trail
- Gateway to neighborhood
- Provide density while transition heights
- Embrace Site History



GLUP KEY GOALS

- Improve public spaces
 - New **park**
 - Wainwright road to **trail**
- **Gateway** to neighborhood
- Provide density while transitioning heights (**taper**)
- Embrace Site **History**

ARCHITECTURE
SITE PLAN

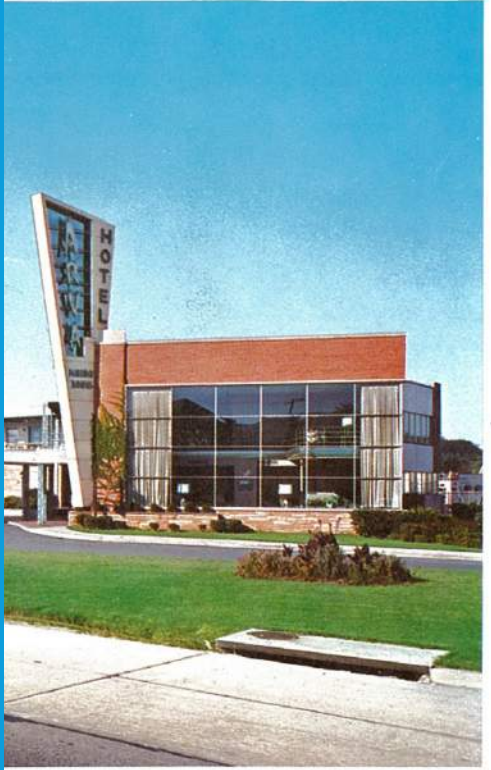


ARCHITECTURE
HISTORIC LEGACY OF ARVA MOTEL

Arlington Virginia

ARVA

MOTOR HOTEL



One mile west of Washington, D.C.,
on U.S. Route #50

2201 Arlington Blvd., Arlington, Va. • Phone 703 JAckson 5-0300



ARCHITECTURE

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 overstress of compression load due to wind loads**

ARCHITECTURE
ARCHITECTURAL STYLE PRECEDENT



ARVA MOTEL



MODERNE STYLE



MID-CENTURY MODERN STYLE



CONTEMPORARY EXPRESSION



With regard to the Moderne style, architectural historian Richard Guy Wilson characterized the style: eclectic co-existence of "traditionalism and modernism"

ARCHITECTURE LYON PARK CONTEXT - CO-EXISTENCE OF STYLE



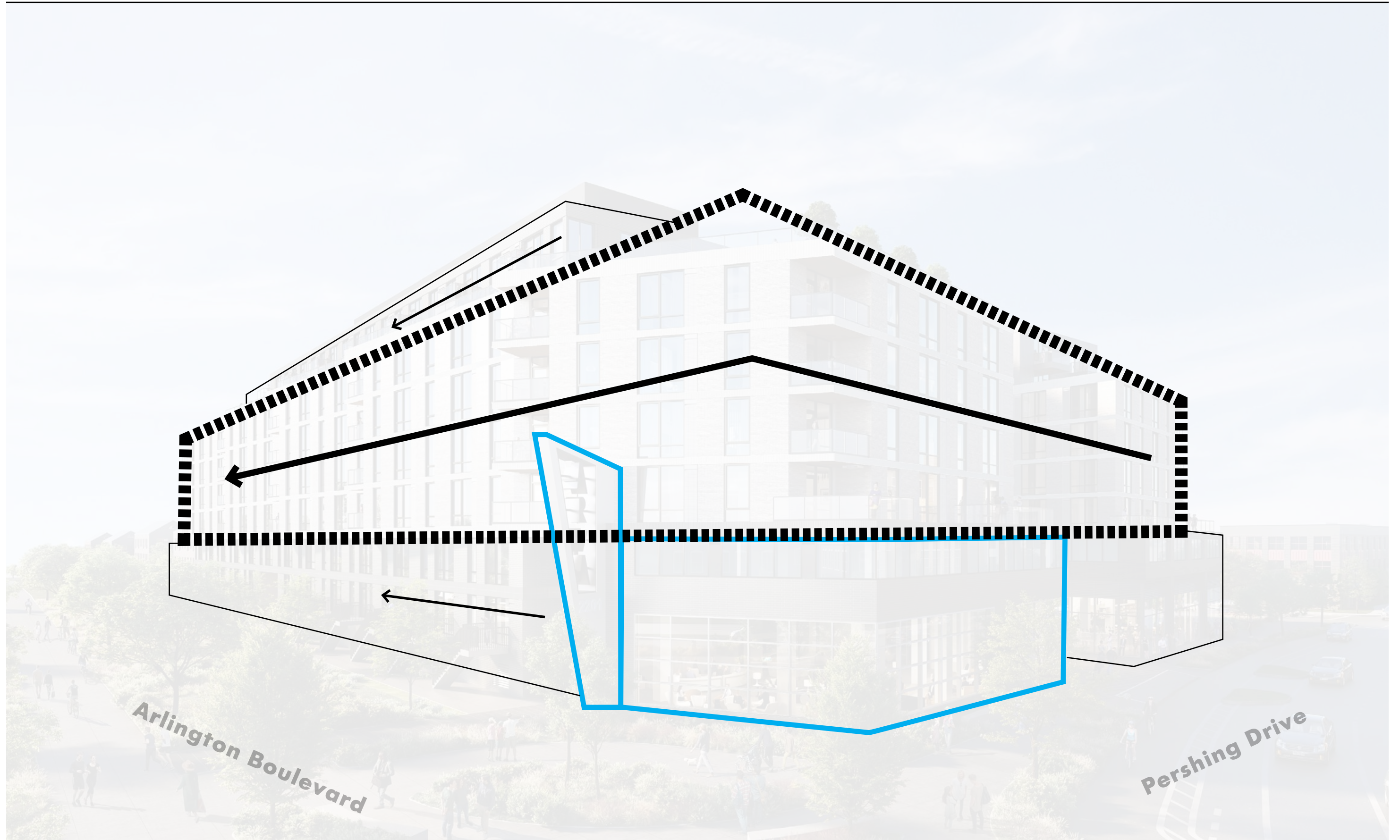
ARCHITECTURE
CONCEPT DIAGRAM: CELEBRATE IDENTITY



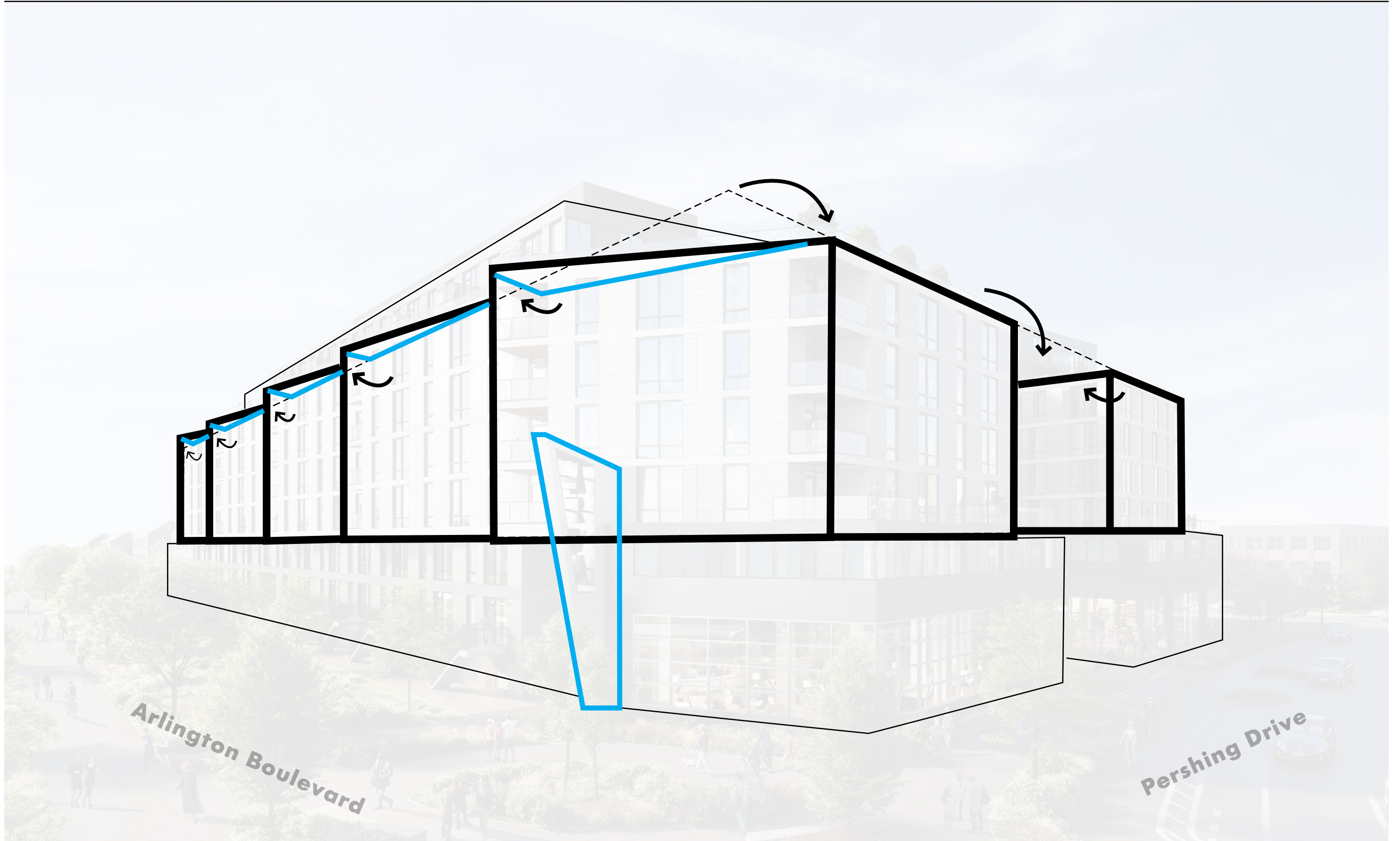
Arlington Boulevard

Pershing Drive

ARCHITECTURE
CONCEPT DIAGRAM: HORIZONTAL EXPRESSION

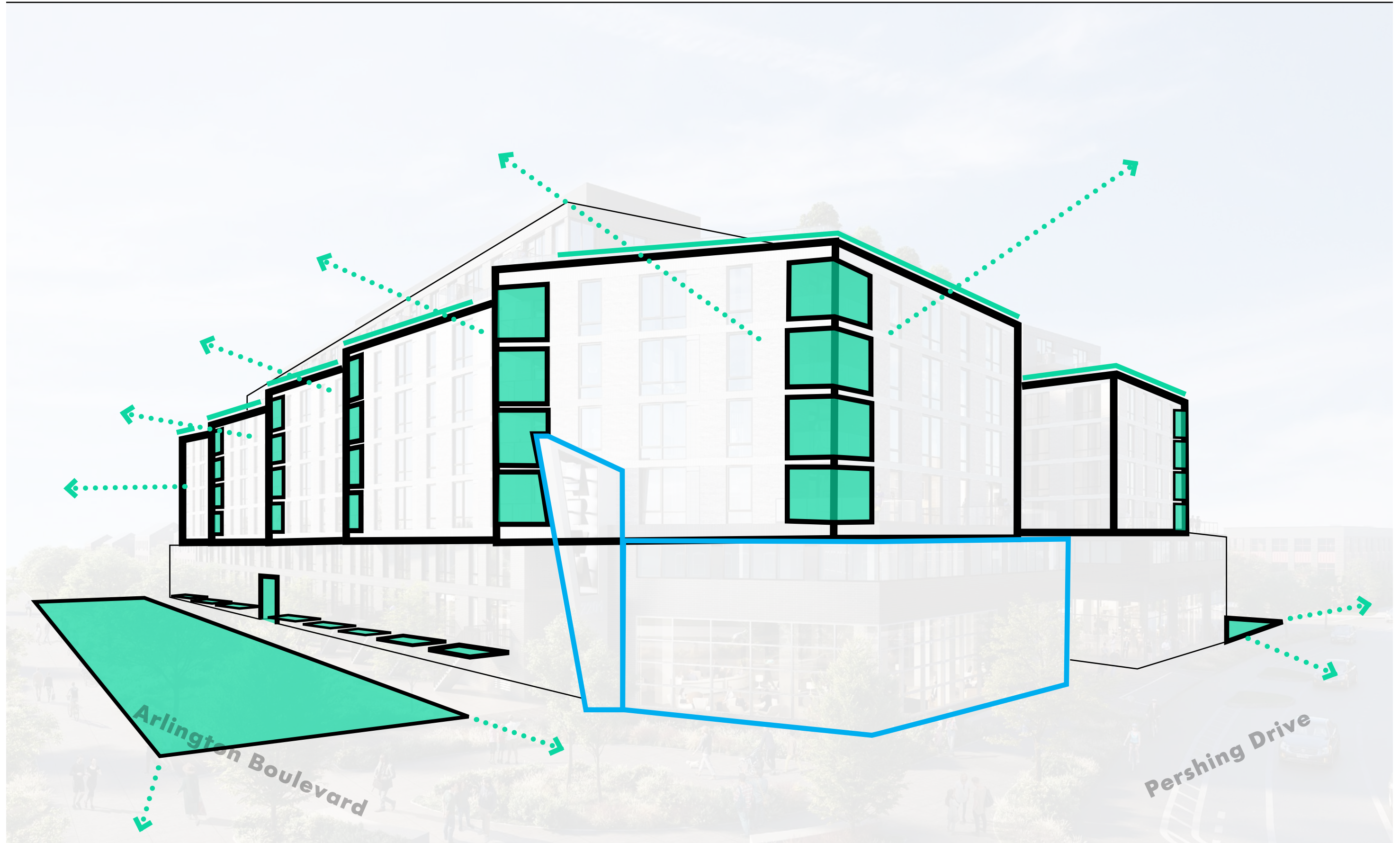


ARCHITECTURE
CONCEPT DIAGRAM: SPLIT AND TWIST FACES WITH TRIANGLE SHAPE

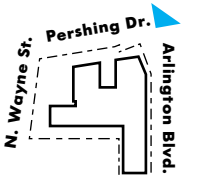


ARCHITECTURE

CONCEPT DIAGRAM: CONNECT WITH NATURE



ARCHITECTURE LOBBY CORNER AT ARLINGTON BLVD AND N PERSHING DRIVE



Biophilic design achieved through integration of architecture and site, allowing visual connections from the interior to key exterior spaces

Create gateway to neighborhood

Provide density along Arlington Blvd

Enhanced landscape along the streetscape - ground level plantings and canopy trees - nestles the building in nature and provides urban wildlife corridors

Stepback

Ground floor streetfront

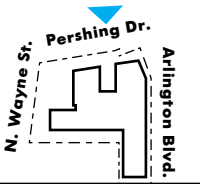
Private vehicular access

Facade and sign homage

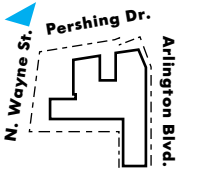
Ground floor streetfront

Streetscape improvements

ARCHITECTURE
LOBBY ENTRY AT THRU-BLOCK ON N PERSHING DRIVE



ARCHITECTURE OPEN SPACE AT N PERSHING DRIVE & N WAYNE ST



Create gateway to neighborhood

Stepback

Ground floor streetfront

Streetscape improvements

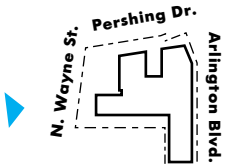
Stepback

Create public open space

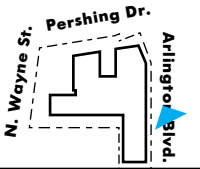
Private amenity deck

Podium level walkouts

ARCHITECTURE AERIAL VIEW OVER MEWS AND COURTYARD



ARCHITECTURE LOFTS AT TRAIL ON ARLINGTON BLVD



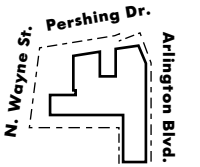
Provide density along
Arlington Blvd

Podium level
walkouts

Public access to
multi-use trail

Improved multi-use trail

ARCHITECTURE ARLINGTON BLVD LOOKING NORTH

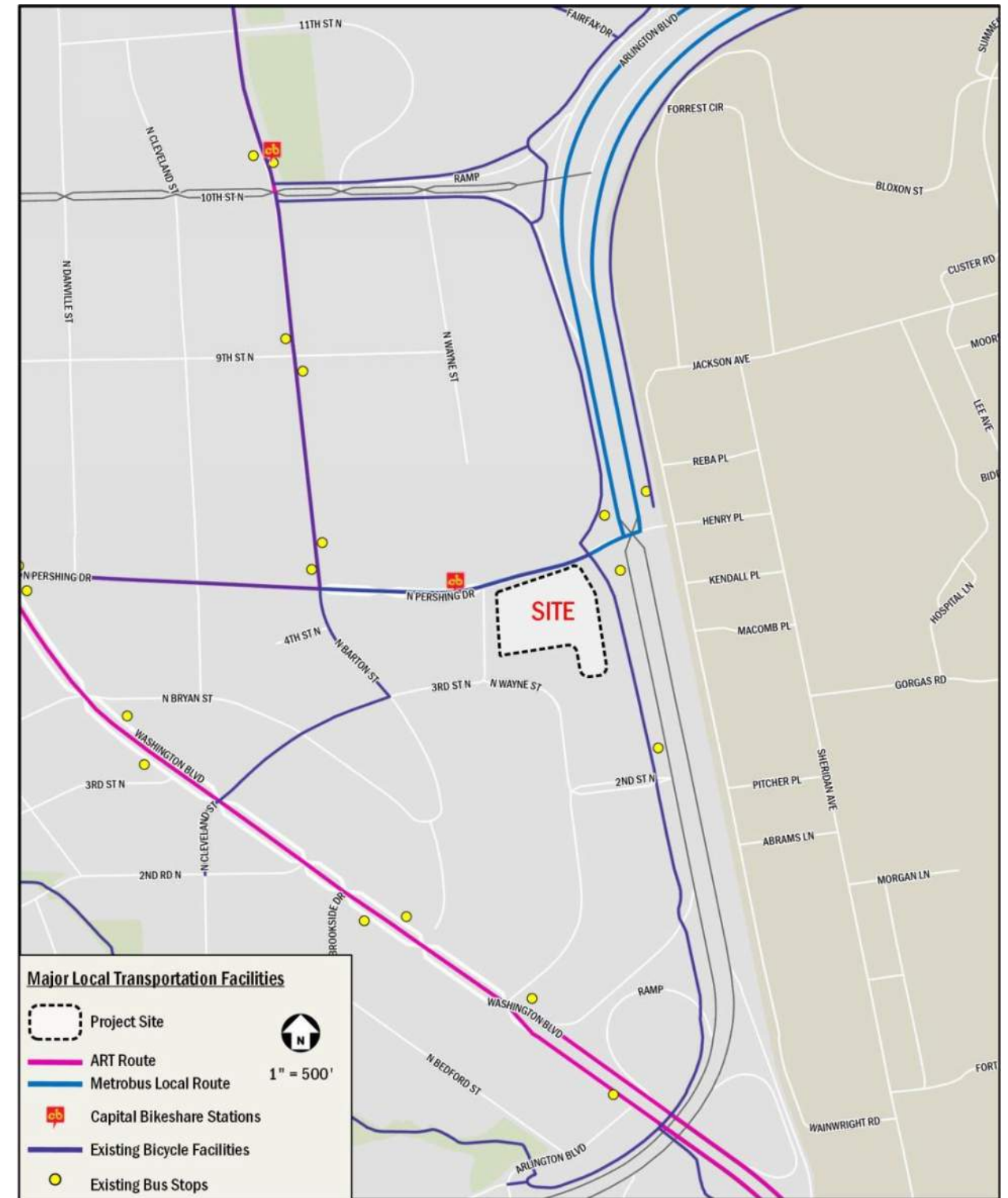


03. TRANSPORTATION



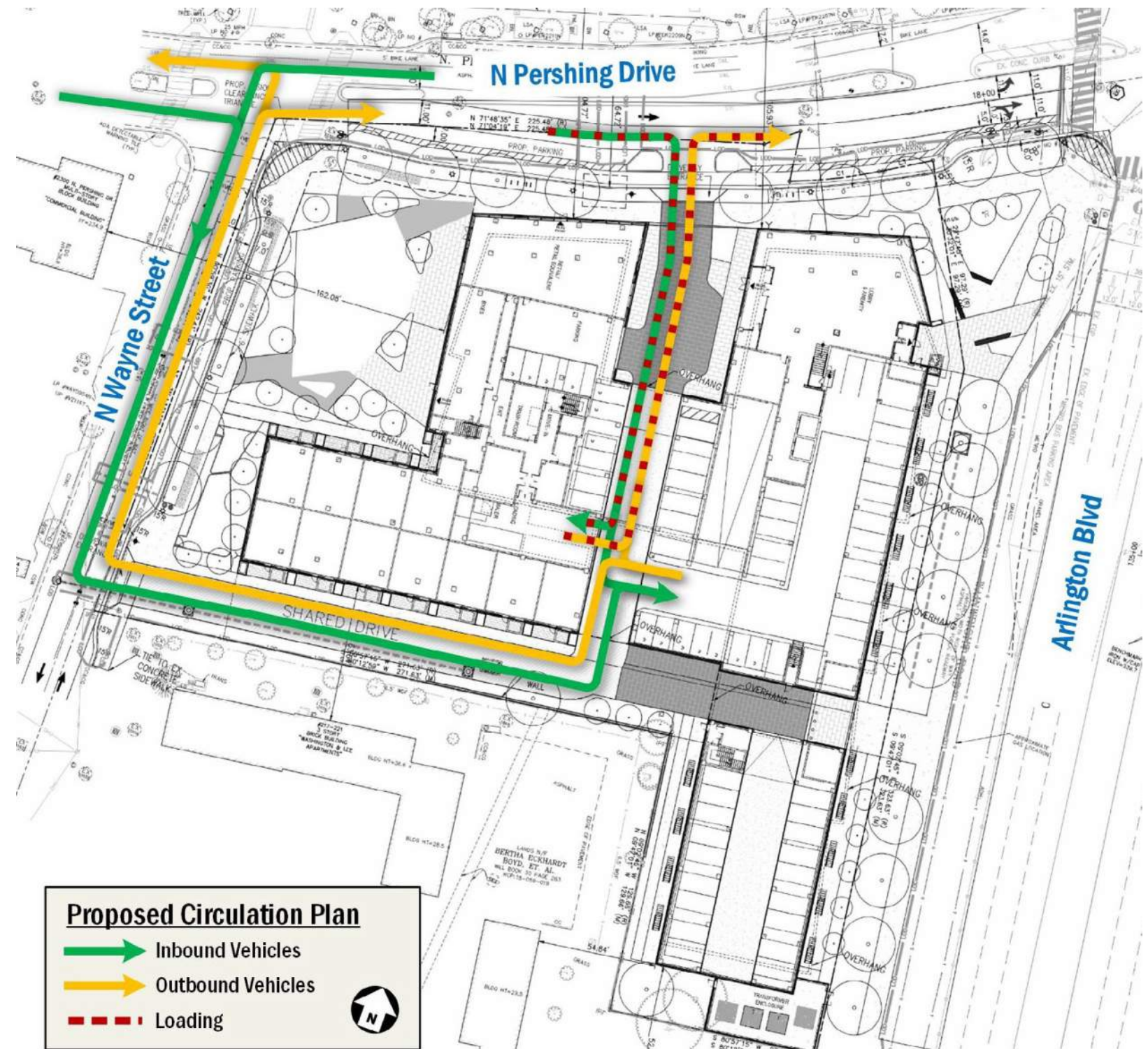
Transportation Overview

- 15 bus stops within ¼ mile
- Surrounding pedestrian and bicycle network
 - Improvement in pedestrian facilities in and around site
 - Access to several existing on- and off-street bicycle facilities
 - Recommended improvements per Special GLUP Study
- 207 proposed vehicle parking spaces
 - 201 residential spaces (0.8 parking ratio)
 - 6 retail spaces
- 102 long-term bike spaces and 16 short-term bike spaces
- Will include Transportation Management Plan



Site Circulation & Parking

- Two (2) proposed vehicular access points:
 - N Pershing Drive (Right-In/Right-Out Only)
 - N Wayne Street (Left-In/Right-Out Only)
- Internal street connects driveways to parking and loading facilities
- Shared Drive/Mews along southern frontage of residential building will include a curbless design, non-traditional paving and streetscape elements
- Proposed parking
 - Residential: 0.8 spaces per unit (201 spaces)
 - Retail: 1 space per 580 square feet (6 spaces)



04. SUSTAINABILITY



SUSTAINABILITY LEED | ENERGY STAR



LEED for Homes v4: Multifamily Mid-Rise
Arva Apartments
June 3, 2022



2 0 0 Integrative Process Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

14.0 0 1 Location and Transportation Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
8			Credit	Site Selection	8
3			Credit	Compact Development	3
2			Credit	Community Resources	2
1		1	Credit	Access to Transit	2

2 3.5 1.5 Sustainable Sites Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1		1	Credit	Heat Island Reduction	2
	3		Credit	Rainwater Management	3
1	0.5	0.5	Credit	Non-Toxic Pest Control	2

5 2 5 Water Efficiency Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
5	2	5	Credit	Total Water Use	12

22 5 10 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
21	4	5	Credit	Annual Energy Use	30
		5	Credit	Efficient Hot Water Distribution	5
1	1		Credit	Advanced Utility Tracking	2

3.5 0 5.5 Materials and Resources Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
0.5		4.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management	3

7.5 0.5 10 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1		2	Credit	Enhanced Ventilation	3
	0.5	1.5	Credit	Contaminant Control	2
1		2	Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
2			Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
1.5		1.5	Credit	Low Emitting Products	3
1			Credit	No Environmental Tobacco Smoke	1

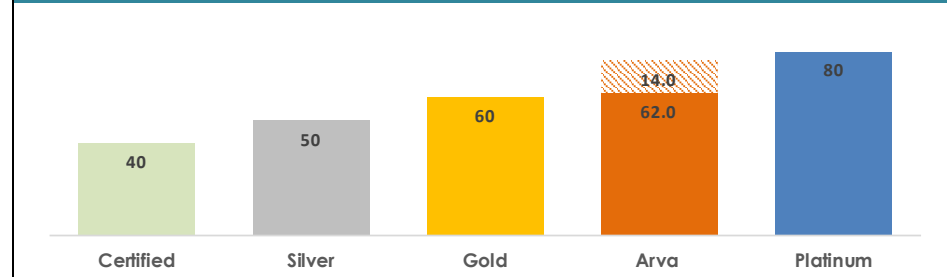
4 2 0 Innovation Possible Points: 6

Y	?	N			
3	2		Credit	Innovation	5
1			Credit	LEED AP Homes	1

2 1 1 Regional Priority Credits Possible Points: 4

Y	?	N			
1			Credit	Site Selection (8 pts)	1
1			Credit	Community Resources (2 pts)	1
		1	Credit	Access to Transit (2 pts)	1
	1		Credit	Total Water Use (12), Rainwater M. (3), Const. Waste M. (3)	1

62 14 34 Possible Points: 110



Note:
 - min 8 points total in LT and EA required
 - min 3 points in WE required
 - min 3 points in EQ required



ENERGY STAR® Statement of Energy Design Intent (SEDI)¹ Arva Apartments

LEARN MORE AT
energystar.gov

75

ENERGY STAR®
Design Score²

Primary Property Type: Multifamily Housing
 Gross Floor Area (ft²): 270,000
 Estimated Date of Certification of Occupancy: _____
 Date Generated: September 01, 2022

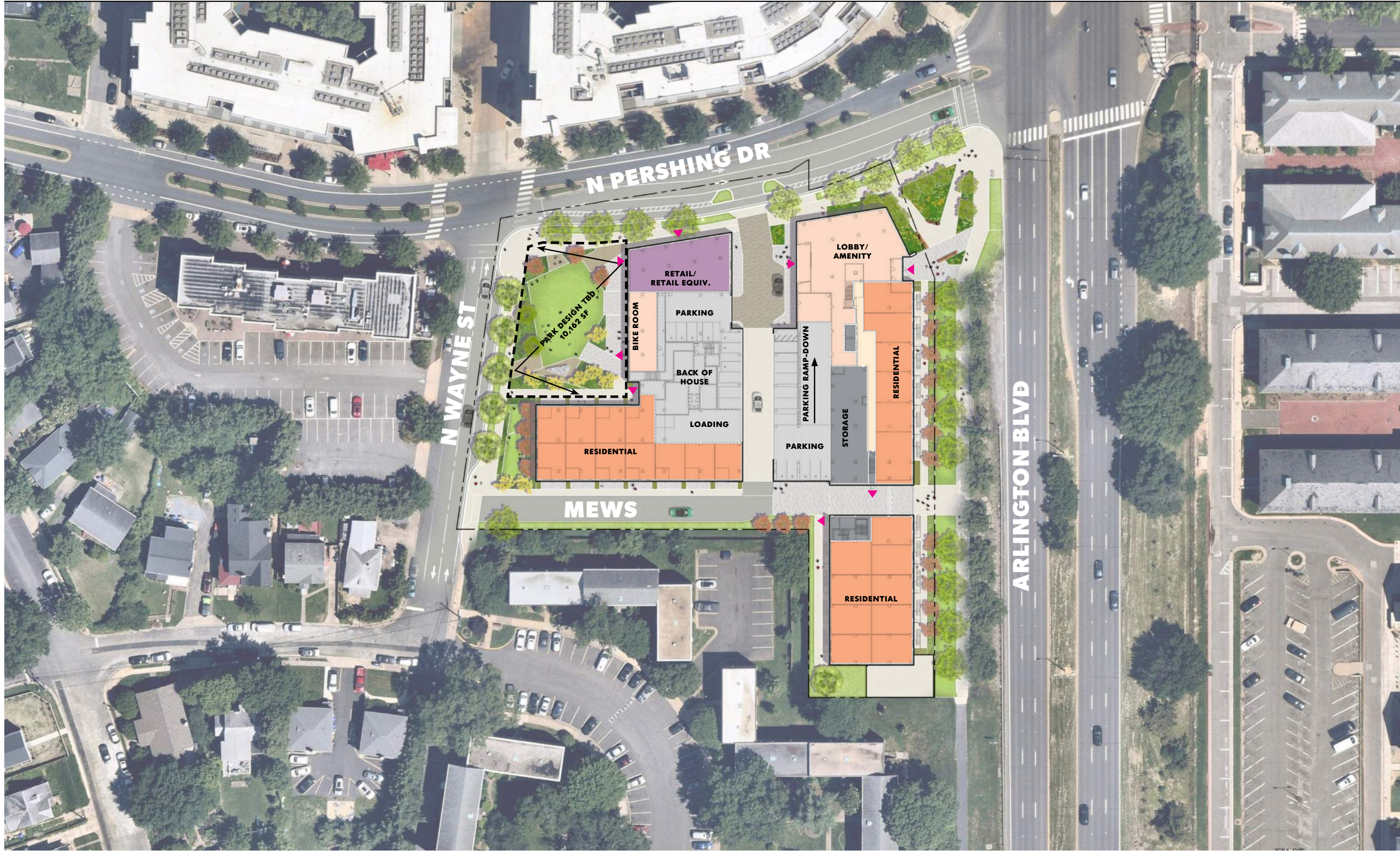
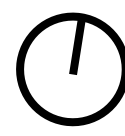
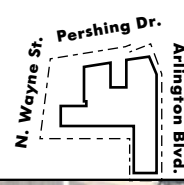
Design Energy and Emission Results

Metric	Design Project	Median Property	Estimated Savings
ENERGY STAR Score (1-100)	75	50	N/A
Energy Reduction (from Median)(%)	-15.5	0	N/A
Source Energy Use Intensity (kBtu/ft²/yr)	110	131	21
Site Energy Use Intensity (kBtu/ft²/yr)	46	55	9
Source Energy Use (kBtu/yr)	29,900,083	35,389,325	5,489,242
Site Energy Use (kBtu/yr)	12,553,601	14,858,268	2,304,667
Energy Costs (\$)	366,000	433,192	67,192
Total GHG Emissions (Metric Tons CO2e)	954	1,130	176

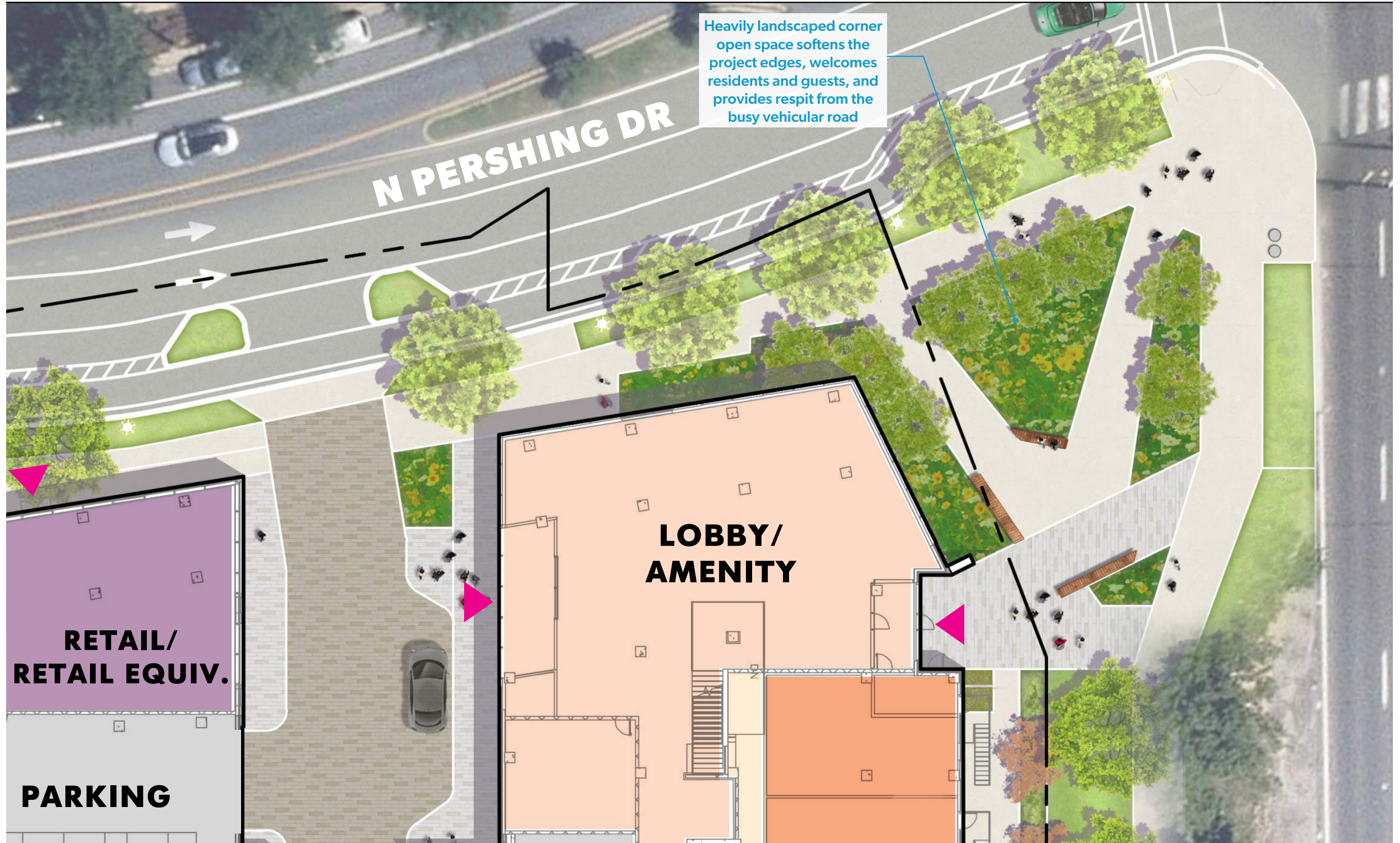
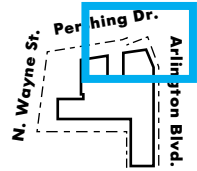
05. PUBLIC SPACE



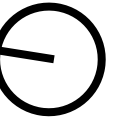
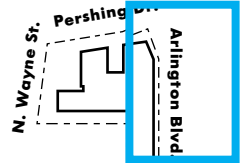
PUBLIC SPACE SITE PLAN



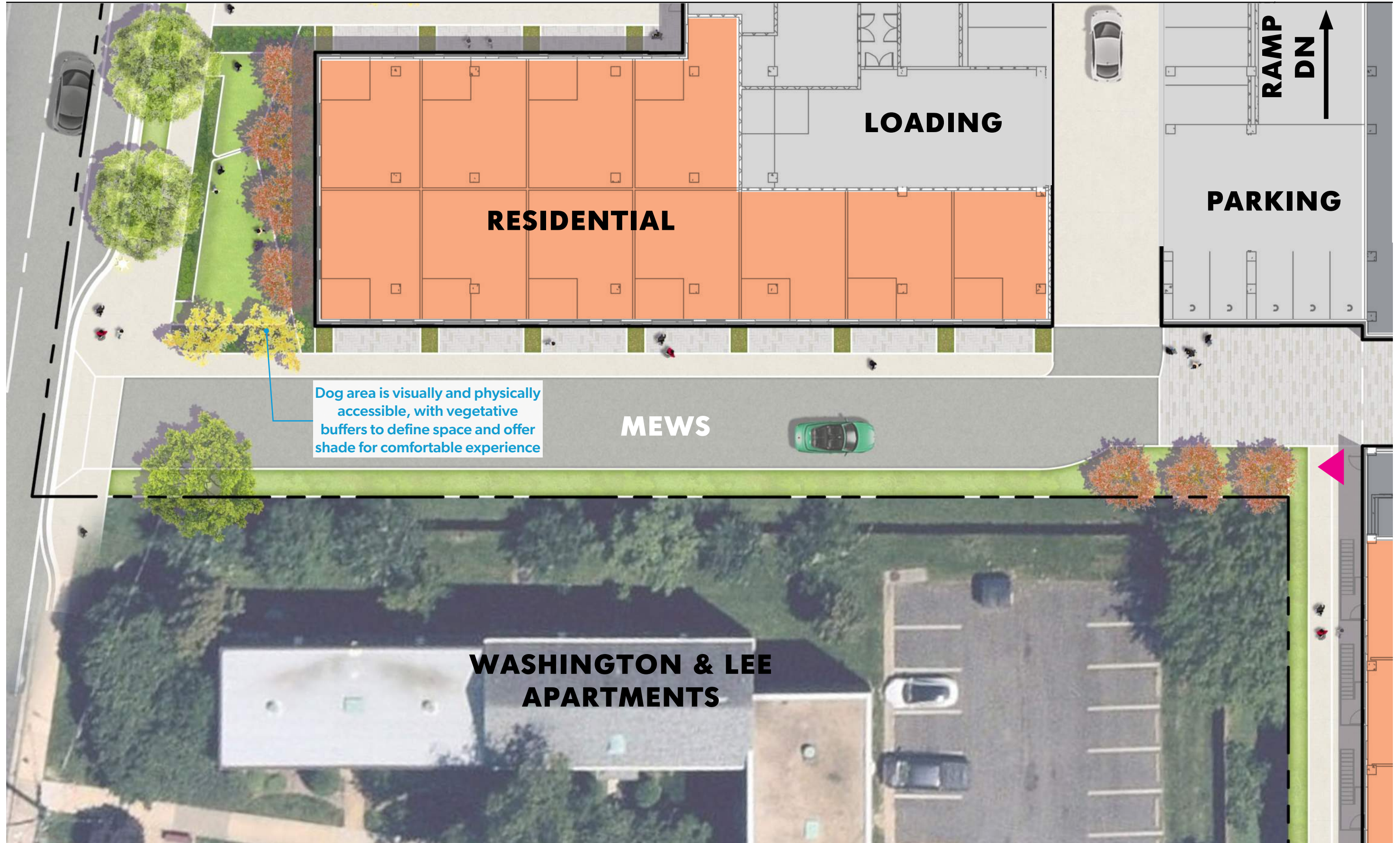
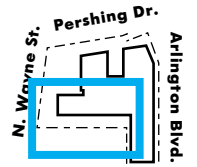
PUBLIC SPACE LANDSCAPE AT ARLINGTON BLVD AND N PERSHING DRIVE



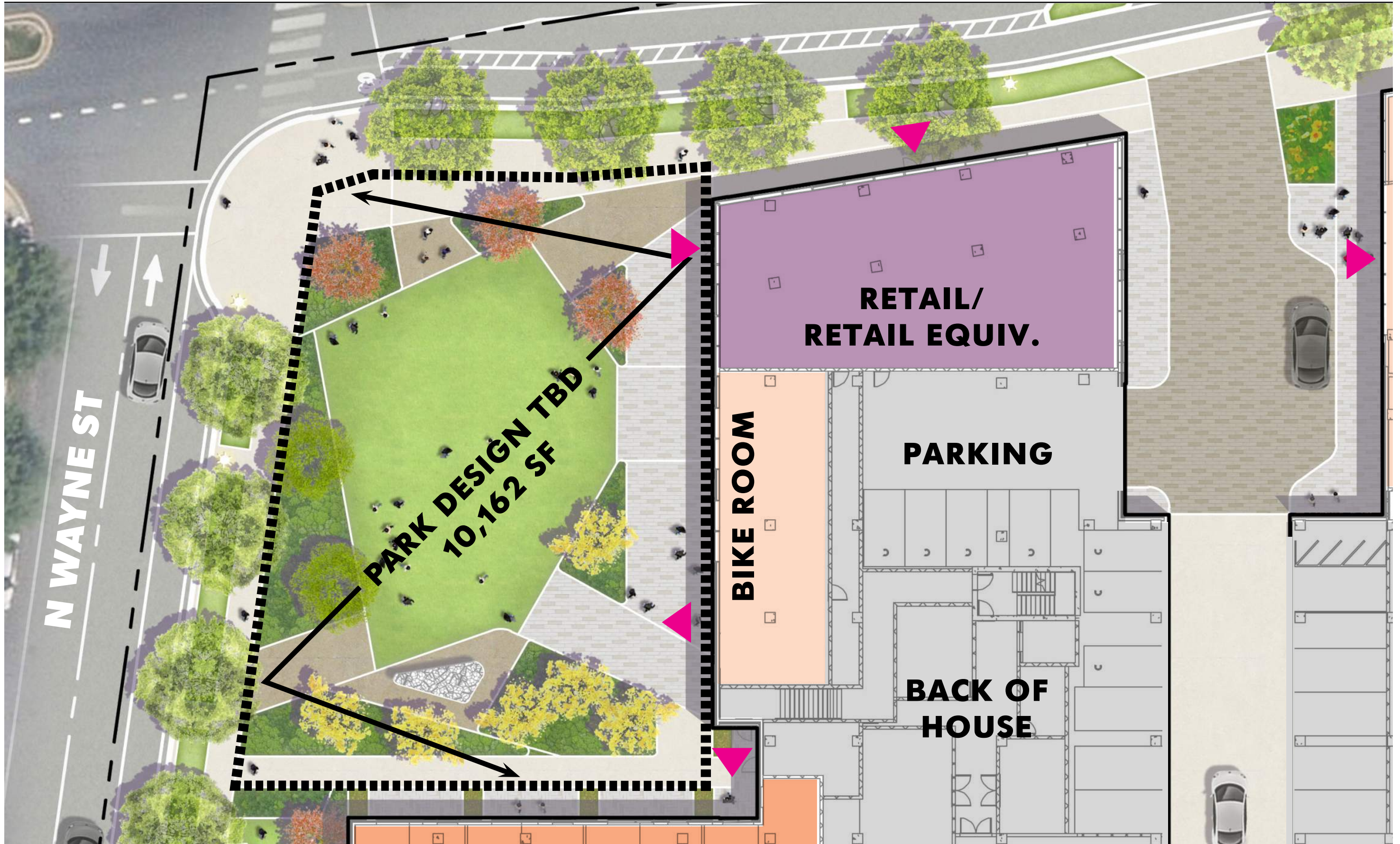
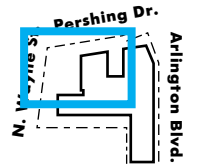
PUBLIC SPACE LANDSCAPE AT ARLINGTON BLVD AND N PERSHING DRIVE



PUBLIC SPACE
LANDSCAPE AT MEWS / SHARED STREET



PUBLIC SPACE
LANDSCAPE AT OPEN SPACE



06. 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

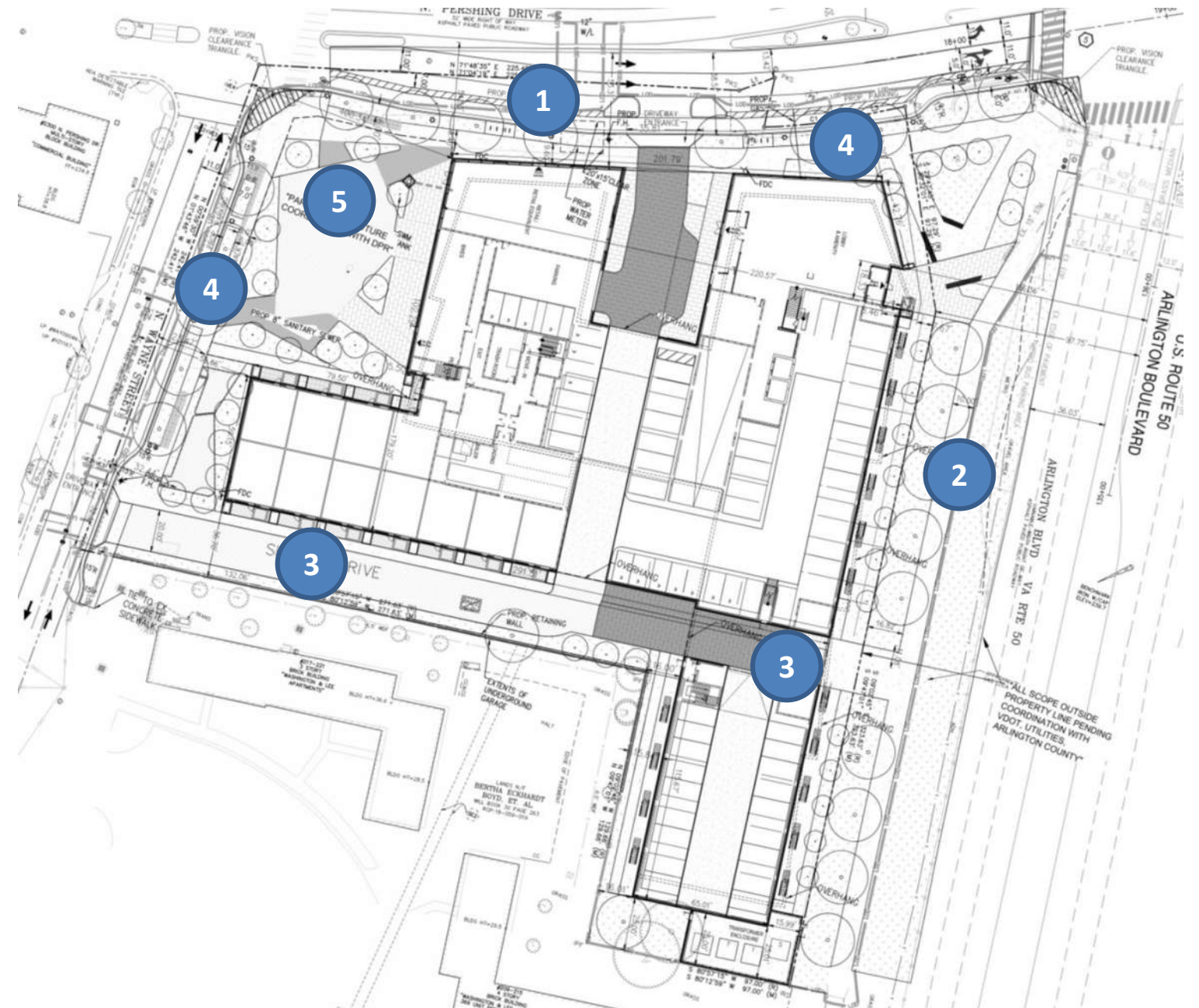
4.1 Site Plan Density Allocations: C-O-1.5

	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) = 1,022 SF

1. N Pershing Drive Eastbound Protected Bike Lane
2. New Segment of Arlington Boulevard Trail
3. East-West Shared Street/Mews Connection to Trail
4. Improved Sidewalks Along Site Perimeter
5. Open Space
6. LEED Gold Rating
7. Affordable Housing



07. 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

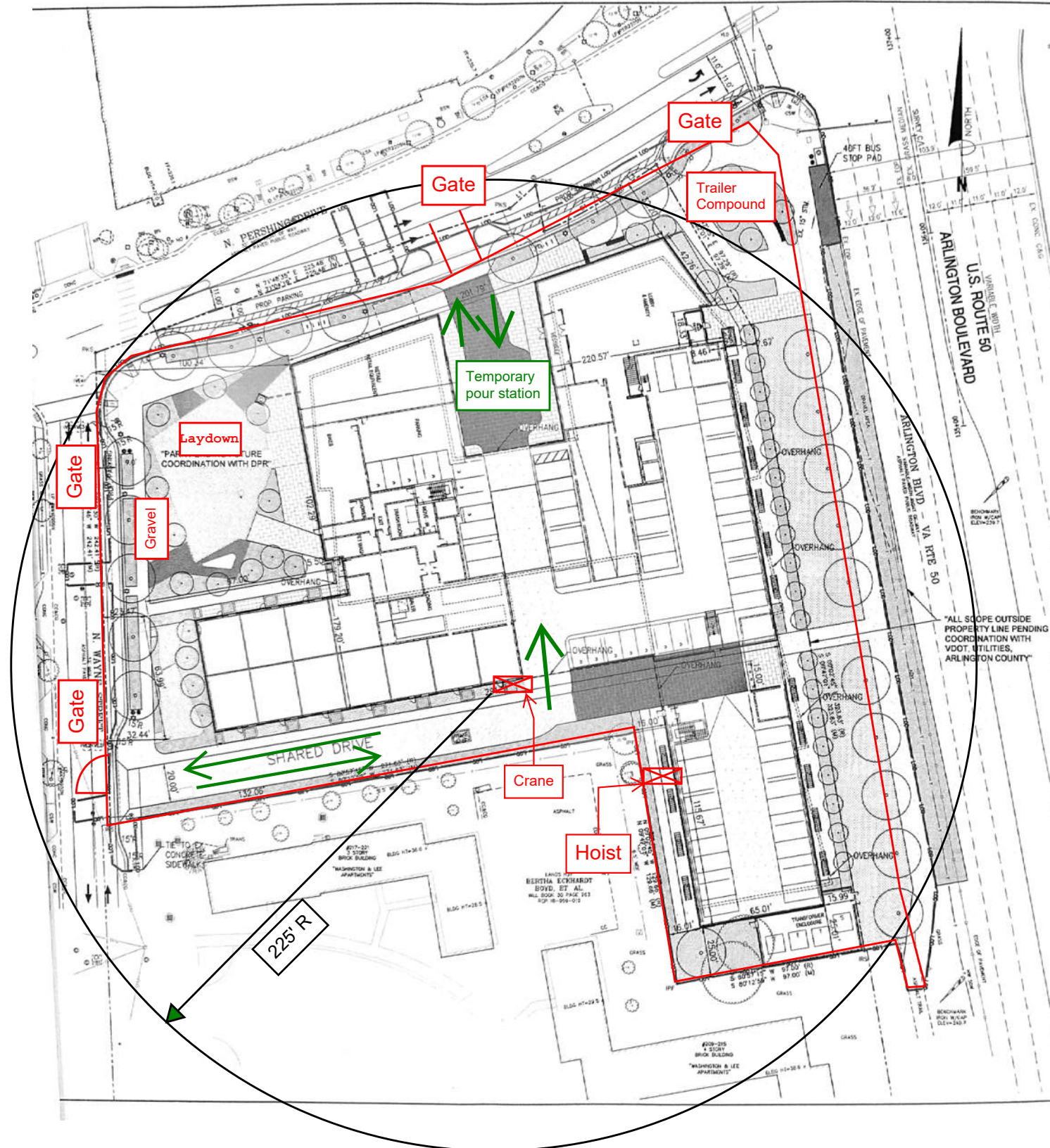
- Keep Sidewalks open around site
- Keep bike path open along Arlington Blvd

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

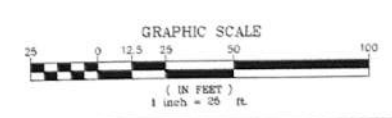


1. Crane pad either needs to be caissons or pad needs to drop down to footing elevation

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

ARLINGTON COUNTY VIRGINIA

SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 PRELIMINARY SUBMISSION	07/22
1	1.001.00	07/22

SCALE: 1"=25'

SHEET TITLE: PRESENTATION PLAN

SHEET #: C06.00

THANK YOU

