



Matthew G. Roberts
D: 804.771.9570
mroberts@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
8270 Greensboro Drive, Suite 700 | Tysons, VA 22102
P: 703.584.8900 | F: 703.584.8901

June 10, 2022

VIA PERMIT ARLINGTON

Arlova Vonhm
Zoning Administrator
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

**Re: Application for General Land Use Plan Amendment, Rezoning, and
4.1 Site Plan**
**Property: 2201 Arlington Boulevard, Arlington, VA 22201
RPC No. 16-033-025**

Dear Ms. Vonhm:

On behalf of Arlington Boulevard, LLC (the “Applicant”), please accept this letter as a statement of justification in support of the enclosed applications for a General Land Use Plan amendment, rezoning, and 4.1 Site Plan related to the Property. With these applications, the Applicant will redevelop the Property as a mixed-use residential and retail building, completing the “gateway” into the Lyon Park neighborhood.

Background

The Property contains approximately 2.38 acres and is developed with a 128-unit Days Inn hotel. The hotel was constructed in or around 1955. The Property is located at the intersection of North Pershing Drive and Arlington Boulevard, making it part of the *de facto* gateway into the Lyon Park neighborhood. The site is immediately bounded on the north by North Pershing Drive, on the east by an access drive, known as Wainwright Road, and Arlington Boulevard, on the south by the Washington & Lee Apartments, and on the west by North Wayne Street. Joint Base Myer-Henderson Hall is located across Arlington Boulevard to the east.

The Property is currently split-zoned. On the west, the Property is zoned to the C-2, Service-Commercial Business District. On the east, it is zoned to the RA6-15, Multiple-Family Dwelling District. The Property is not subject to a 4.1 Site Plan special exception. Instead, the existing hotel was developed by-right, as permitted under the Zoning Ordinance in the 1950s.

Similarly, the Property is not subject to any small area plan or sector plan guidance. However, the County Board adopted a Special General Land Use Plan study for the Property in July 2021. Currently, the Property is designated both as Service Commercial (on the west) and Low-Medium Residential (on the east). The Low-Medium Residential designation does not directly correspond to the Property’s RA6-15 District zoning on the east. Finally, the Property is listed as “notable” under the Historic Resources Inventory.

Proposed Development

As more fully described on the attached plans prepared by Studios Architecture, Bowman Consulting, and LandDesign, the Applicant intends to develop the Property with a new, mixed-use multifamily residential building. The proposed development responds directly to the Key Recommendations and Guiding Principles adopted in the Pershing Drive Special General Land Use Plan Study (the “Study”).

The Study recommends a mix of compatible uses on site. In line with the Study group’s preference for a residential use of the Property, the new building will contain up to 251 multifamily dwelling units. The units will vary in size and be interspersed across the several building floors. Ground floor walkout units are proposed along the Property’s eastern and southern façades, responding to the Study’s call for residential uses and entrances in these areas. These units will activate the streetscape along the revitalized Arlington Boulevard Trail and the new southern mews, while also providing a safety component by adding “eyes” on these areas. Along North Pershing Drive, the Applicant will add over 2,900 square feet of retail or retail equivalent space, in line with the Study’s guidance identifying this frontage as a “Gold” street under the Arlington County Retail Plan. The remainder of this frontage will be utilized as the building lobby and lounge area, which will wrap around and activate the corner towards Arlington Boulevard, further defining the distinctive look and feel created by the building architecture and landscaping.

Building heights will vary to add visual interest to the skyline. In line with the Study’s guidance, the Applicant proposes the greatest building heights along Arlington Boulevard and at the center of the building, reaching eight (8) stories and 90-feet. Along North Pershing Drive, the building will reach six (6) stories, while providing a setback above the second floor to create a pedestrian-oriented feel at the ground level. While the lobby and blade sign cannot be directly preserved, due to construction and durability issues, the Applicant will pay homage to these features with a distinguishing lobby and new blade sign. The Applicant also intends to honor the site’s history in the branding for the building, to be known as “The Arva.” Distinctive landscaping in this area will further enhance the attractiveness of the corner. The combination of building height, architecture, landscaping, and homage to the site’s history will create a distinctive corner and complete the “gateway” into the neighborhood.

Primary access to the Property will occur from North Wayne Street. Vehicles will enter the shared mews to access the building’s garage. To facilitate loading activities, loading is proposed at the ground level, with through-block access for exiting vehicles onto North Pershing Drive. Vehicles may likewise exit onto the shared mews and out to North Wayne Street. The shared mews will also be available to pedestrians and bicyclists, who may utilize the mews to access the Arlington Boulevard Trail to and from the neighborhood. Along North Pershing Drive, the Applicant proposes to install protected bike lanes in the right of way. With the site redevelopment, the number of curb cuts along North Pershing Drive will be reduced to a single curb cut from the three existing today.

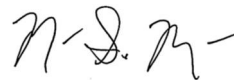
The Applicant will park residential uses at a ratio of one parking space per 0.80 dwelling units and retail uses at a ratio of one parking space per 580 square feet of retail use. The reduced parking ratio is justified in light of, among other things, substantial access to alternative transportation methods in the immediate vicinity of the Property, including, trails, bike lanes, and buses. On-site vehicle parking will primarily occur in a single-level below-grade garage. Parking for loft units and retail space is proposed at the ground level. These parking spaces will be integrated into the building design by (a) using the existing grade-features to place the parking below-grade along the eastern frontage and (b) wrapping the parking spaces with active, residential uses, so that they are not visible from public areas.

The Applicant is proposing substantial community benefits with this project. Among others, the Applicant intends to achieve (i) the transformation of Wainwright Road into a new greenway that is part of the Arlington Boulevard Trail network; (ii) a substantial onsite public open space of approximately 10,000 square feet; (iii) affordable housing; (iv) public art; (v) utility undergrounding; (vi) public right of way improvements, including substantial curb cut reductions around the site perimeter; (vii) public transportation improvements, including the improvement of the off-site bus stop on Arlington Boulevard and off-site protected bike lanes; and (viii) green building certification at the LEED Gold level.

To implement this proposed development scheme, the Applicant is requesting (i) a General Land Use Plan Amendment to replan the site to "Low" Office-Apartment-Hotel, in line with the Study, (ii) to rezone the Property to the C-O-1.5, Mixed Use District, and (iii) a 4.1 Site Plan special exception application. By a separate filing, the Applicant is requesting to vacate various easements for utility purposes, which will be replaced in-kind with the proposed development. The Applicant is further requesting modifications from the Zoning Ordinance to: (a) permit bonus density for achieving LEED Gold certification, pursuant to Section 15.5.7.A.1; (b) permit bonus density pursuant to Section 15.5.8 in light of the substantial community benefits proposed; (c) reduce required parking ratios for the multifamily residential and retail uses; and (d) other modifications necessary to achieve the proposed development.

We look forward to your comments on these applications. Please do not hesitate to contact me if you have any questions. As always, thank you for your time and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "M.G. Roberts".

Matthew G. Roberts, Esq.
Counsel for Applicant

June 10, 2022

Arlova Vonhm
Zoning Administrator
2100 Clarendon Boulevard, 10th Floor
Arlington, Virginia 22201

**Re: Application for General Land Use Plan Amendment, Rezoning,
4.1 Site Plan, and Vacation of Easement**

**Property: 2201 Arlington Boulevard, Arlington, VA 22201
RPC No. 16-033-025**

Dear Ms. Vonhm:

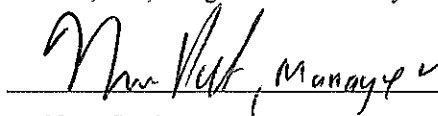
The undersigned is the owner of the Property ("Owner") and the applicant for the enclosed General Land Use Plan Amendment, Rezoning, 4.1 Site Plan, and related easement vacation applications (together, the "Applications"). By this letter, Owner hereby authorizes the law firm of Hirschler Fleischer, P.C., including, but not limited to, Matthew G. Roberts, Esq., to file and pursue approval of the Applications, including filing, signing, and delivering such Applications and any and all other documents necessary for or related thereto. Please direct all correspondence relative to this request to:

Matthew G. Roberts, Esq.
Hirschler Fleischer, P.C.
8270 Greensboro Drive, Suite 700
Tysons, Virginia 22102
mroberts@hirschlerlaw.com

Very truly yours,

Arlington Boulevard, LLC, a Virginia limited liability company

By:



Name: Nayan Patel

Title: *Manager*

DISCLOSURE STATEMENT

ARLINGTON COUNTY ZONING ORDINANCE §15.1.4

Department of Community Planning, Housing & Development – Zoning Division
 2100 Clarendon Boulevard, Suite 1000, Arlington, Virginia 22201
 building.arlingtonva.us | contactzoning@arlingtonva.us
 Phone (703) 228-3883 | Fax (703) 228-3896



Revised July 2019

REAL PROPERTY IDENTIFICATION

2201 Arlington Boulevard, Arlington, Virginia 22201

ADDRESS(ES)
18-059-020

REAL PROPERTY CODE(S) [RPC]
Alexander Estates n/a

SUBDIVISION NAME	LOT(S)	BLOCK	SECTION
See Attachment 1			

LEGAL DESCRIPTION

OWNERSHIP INTEREST(S)

Please provide the: full name, full address, and nature of ownership interest of ALL persons and/or entities having equitable ownership of the identified real estate. For properties owned by general or limited partnerships, limited liability companies (LLCs), or other corporate entities, please list the full names of all stockholders, officers, and directors [for exceptions see below], and please provide staff the state incorporation paperwork for the corporation. Please attach any additional documentation as necessary.

SUBJECT PARCEL ADDRESS/RPC	NAME OF OWNER	FULL ADDRESS OF OWNER	NATURE OF OWNERSHIP INTEREST
RPC No. 18-059-020	Arlington Boulevard, LLC, a Virginia limited liability company	6912 Elm St., McLean, VA, 22101	Fee simple title owner
RPC No. 18-059-020	See Attachment 2		

Corporations with: (1) more than 500 shareholders; and, (2) having stock traded on a national or local stock exchange are not required to list all stockholders, officers, and directors. Please indicate any corporations listed above which meet these criteria:

CERTIFICATION

I hereby certify that this is a true and accurate disclosure of all persons and/or entities having equitable ownership interest in the real property identified above.

M. S. R.
 SIGNATURE
 8270 Greensboro Drive, Suite 700, Tysons, VA 22102
 ADDRESS

STATE OF Virginia, CITY Richmond, COUNTY OF Richmond, TO WITNESS Matthew G. Roberts

Subscribed and sworn before me this 10th day of June, 20 22



Notary Brenda M. Holmes
 My commission expires 9-30-2023

THE ARVA
Disclosure Statement
Attachment 1

SURVEYED DESCRIPTION

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN ARLINGTON COUNTY, VIRGINIA, AS RECORDED IN DEED BOOK 2519 AT PAGE 1190, AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND FURTHER DESCRIBED BELOW:

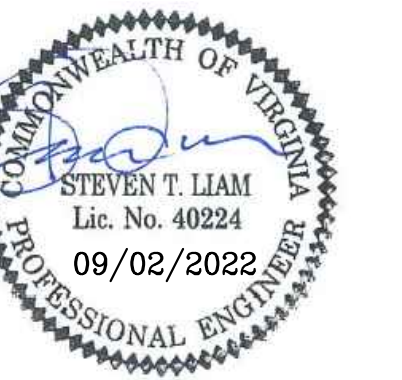
BEGINNING AT A POINT IN THE WEST LINE OF ARLINGTON BOULEVARD (FORMERLY LEE BOULEVARD), SAID POINT MARKING THE SOUTHEAST CORNER OF THE PROPERTY BEING DESCRIBED, AND BEING ALSO IN THE NORTH LINE OF THE PROPERTY OF THE WASHINGTON & LEE APARTMENTS, THENCE, DEPARTING FROM ARLINGTON BOULEVARD AND FOLLOWING LINES COMMON TO SAID APARTMENTS AND THE PROPERTY BEING DESCRIBED: S. 80° 12' 59"W. 97.00 FEET TO A POINT, N. 9° 47' 01"W. 129.66 FEET TO A POINT, AND S. 80° 12' 59"W. 271.63 FEET TO A POINT IN THE EAST SIDE OF NORTH WAYNE STREET; THENCE, WITH SAID SIDE OF SAID STREET, N. 01° 43' 46"W. 242.41 FEET TO A POINT IN THE SOUTH LINE OF NORTH PERSHING DRIVE, SAID POINT BEING ALSO IN THE ORIGINAL CENTER LINE OF OLD GEORGETOWN ROAD THENCE; FOLLOWING THE SOUTH LINE OF NORTH PERSHING DRIVE AND SAID ORIGINAL CENTER LINE. N. 71° 04' 19"E. 225.48 FEET TO A POINT; THENCE, N. 49° 15' 49"E 17.75 FEET TO A POINT; THENCE, S. 9° 47' 01"E. 23.69 FEET TO A POINT ON A 228.00 FOOT RADIUS CURVE IN THE NEW SOUTH LINE OF NORTH PERSHING DRIVE; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N. 62° 25' 42.5"E FOR A DISTANCE OF 41.51 FEET) 41.57 FEET TO A P.T.; THENCE, N. 57° 26' 29"E. 25.32 FEET TO A POINT IN THE NEW WEST LINE OF ARLINGTON BOULEVARD; THENCE, S. 30° 32' 01"E. 97.29 FEET TO AN ANGLE POINT; THENCE, WITH THE WEST LINE OF ARLINGTON BOULEVARD, S. 9° 47' 01"E. 323.59 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 103,566 SQUARE FEET OR 2.3775 ACRES.

THE ARVA
Disclosure Statement
Attachment 2

<i>Subject Parcel Address/RPC</i>	<i>Name of Owner</i>	<i>Full Address of Owner</i>	<i>Nature of Ownership Interest</i>
RPC No. 18-059-020	Nayan S. Patel	6912 Elm St., McLean, VA, 22101	Member of Arlington Boulevard, LLC; Trustee of the Prasanna Patel Irrevocable Trust and the Brijesh Patel Irrevocable Trust
RPC No. 18-059-020	Shanker Patel	6912 Elm St., McLean, VA, 22101	Member of Arlington Boulevard, LLC
RPC No. 18-059-020	Prasanna Patel Irrevocable Trust	6912 Elm St., McLean, VA, 22101	Member of Arlington Boulevard, LLC
RPC No. 18-059-020	Brijesh Patel Irrevocable Trust	6912 Elm St., McLean, VA, 22101	Member of Arlington Boulevard, LLC
RPC No. 18-059-020	Prasanna Patel	6912 Elm St., McLean, VA, 22101	Sole beneficiary of the Prasanna Patel Irrevocable Trust
RPC No. 18-059-020	Brijesh Patel	6912 Elm St., McLean, VA, 22101	Sole beneficiary of the Brijesh Patel Irrevocable Trust

ARVA APARTMENTS

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

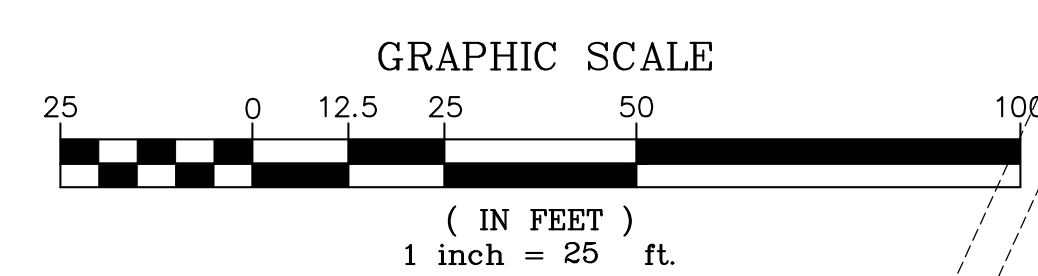


Existing Zoning
 RA6-15 = 37,843 SF or 0.86 AC
 C-2 = 65,723 SF or 1.51 AC

PROPOSED SITE ZONING

Rezoned Boundary Description

BEGINNING AT A POINT IN THE WEST LINE OF ARLINGTON BOULEVARD (FORMERLY LEE BOULEVARD), SAID POINT MARKING THE SOUTHEAST CORNER OF THE PROPERTY BEING DESCRIBED, AND BEING ALSO IN THE NORTH LINE OF THE PROPERTY OF THE WASHINGTON & LEE APARTMENTS, THENCE, DEPARTING FROM ARLINGTON BOULEVARD AND FOLLOWING LINES COMMON TO SAID APARTMENTS AND THE PROPERTY BEING DESCRIBED: S. 80° 12' 59" W. 97.00 FEET TO A POINT, N. 9° 47' 01" W. 129.66 FEET TO A POINT, AND S. 80° 12' 59" W. 271.63 FEET TO A POINT IN THE EAST SIDE OF NORTH WAYNE STREET; THENCE, WITH SAID SIDE OF SAID STREET, N. 01° 43' 46" W. 242.41 FEET TO A POINT IN THE SOUTH LINE OF NORTH PERSHING DRIVE, SAID POINT BEING ALSO IN THE ORIGINAL CENTER LINE OF OLD GEORGETOWN ROAD THENCE; FOLLOWING THE SOUTH LINE OF NORTH PERSHING DRIVE AND SAID ORIGINAL CENTER LINE, N. 71° 04' 19" E. 225.48 FEET TO A POINT; THENCE, N. 49° 15' 49" E. 17.75 FEET TO A POINT; THENCE, S. 9° 47' 01" E. 23.69 FEET TO A POINT ON A 228.00 FOOT RADIUS CURVE IN THE NEW SOUTH LINE OF NORTH PERSHING DRIVE; THENCE, ALONG THE ARC OF SAID CURVE TO THE LEFT (THE CHORD OF WHICH BEARS N. 62° 25' 42.5" E FOR A DISTANCE OF 41.51 FEET) 41.57 FEET TO A P.T.; THENCE, N. 57° 26' 29" E. 25.32 FEET TO A POINT IN THE NEW WEST LINE OF ARLINGTON BOULEVARD; THENCE, S. 30° 32' 01" E. 97.29 FEET TO AN ANGLE POINT; THENCE, WITH THE WEST LINE OF ARLINGTON BOULEVARD, S. 9° 47' 01" E. 323.59 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 103,566 SQUARE FEET OR 2.3775 ACRES.



PROPOSED
 C-0-1.5

