

Online Engagement Opportunity (November 22-December 5, 2022)

SPLN22-00006 Arva Motel (Days Inn)

General Land Use Plan Amendment, Rezoning, New Site Plan

2201 Arlington Boulevard(RPC#18-059-020)

Agenda

1. Summary Development Proposal
2. Land Use
3. Building Form/Architecture
4. Public Space/Landscaping/Biophilia
5. Transportation
6. Sustainability
7. Proposed Features/Amenities
8. Process/Next Steps

For background on the site, including site history and site guidance adopted by the County Board, please see background presentation at

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2201-Arlington-Bld-Arva>



Overview of Applications

Following applications have been submitted:

1. General Land Use Plan (GLUP) amendment from “*Low-Medium Residential*” and “*Service Commercial*” to “*Low Office-Apartment-Hotel*” ;
2. Rezoning from “C-2” and “RA6-15” to “C-O-1.5”; and
3. A site plan for a new residential mixed-use building.

Location

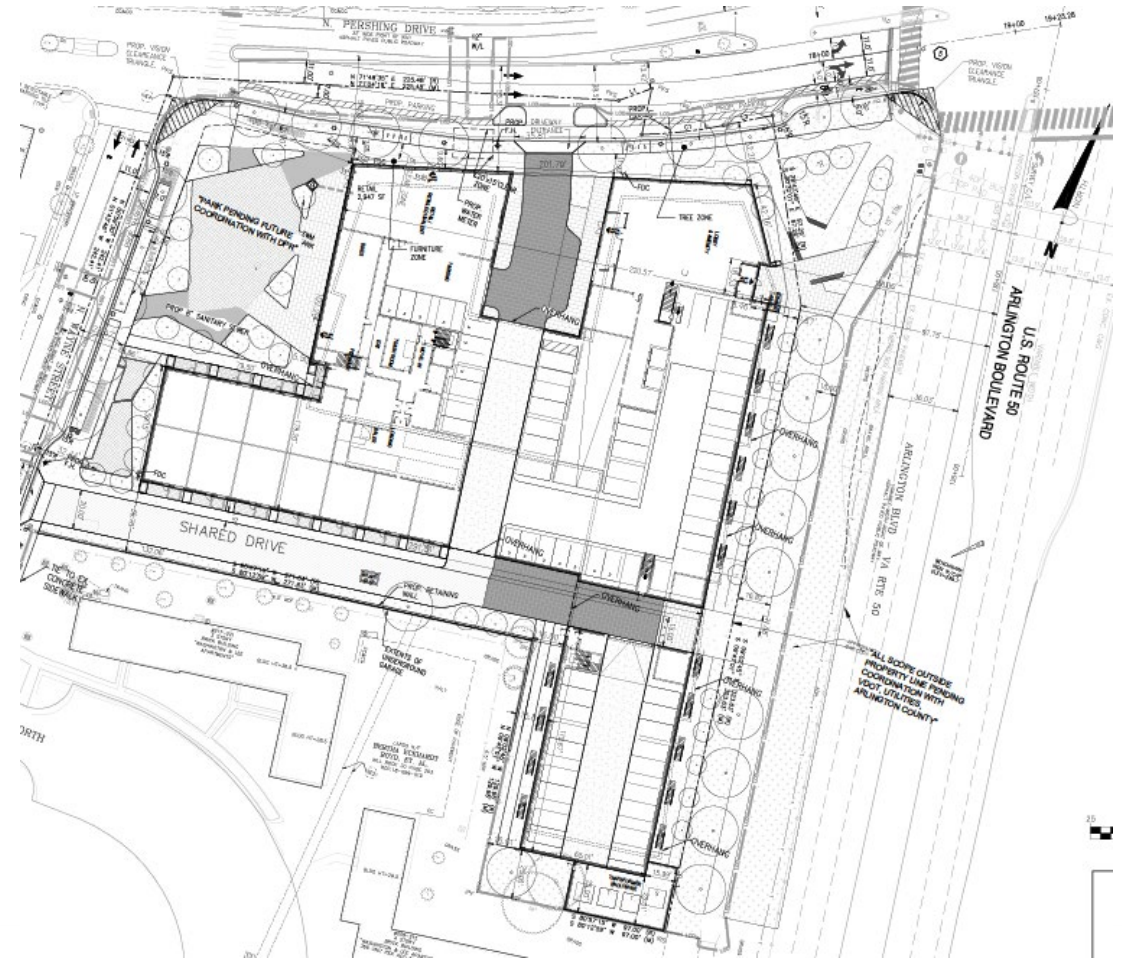
- *Location: 2201 Arlington Boulevard*
- *Existing Use: 128-unit, 2-3 story motel.*



Development Proposal

Residential Building with ground floor retail/retail equivalent

- Applicant: Arlington Boulevard LLC
- Density
 - 251 dwelling units (107 units/acre);
 - 2,947 s.f. of retail/equivalent (1.75 FAR).
- Height: 8 stories (90 feet)
 - Penthouse: 12 feet
- Parking
 - 201 residential spaces (.8/unit)
 - 6 retail spaces (1 sp/580 s.f.)
 - 2 loading spaces
- Zoning Modifications
 - Additional retail density (427 s.f.) for Achieving LEED Gold
 - Additional residential density (83 units) for LEED Gold and other amenities per Zoning Ordinance Sec. 15.59.
 - Parking ratio, compact parking



Land Use

Study Document

GUIDING PRINCIPLES

- Residential, hotel or office development could be appropriate for this site, if the form and design recommendations of this document are followed.
- To provide a lively and engaging streetscape, provide a compatible mix of uses in this location. Include retail or retail equivalent space on the ground floor along North Pershing Drive, with a potential corner architectural transition onto Arlington Boulevard.



USES	STREET TYPES			
	TKD	GOLD	BLUE	GREEN
Retail Sales	✓	✓	✓	✓
Food Establishments	✓	✓	✓	✓
Entertainment	✓	✓	✓	✓
Services & Repair	✓	✓	✓	✓
Equivalents		✓	✓	✓
Other Uses per Zoning				✓
DESIGN				
Interior	✓	✓		
Exterior	✓	✓	✓	
Other requirements	✓	✓	✓	✓

*The uses included are provided as guidance. Other uses as permitted in the Zoning Ordinance may be approved, on a case-by-case basis, by the County Board.

- Residential Use
- Retail Space provided on Pershing Drive

Building Form/Architecture

Study Document

GUIDING PRINCIPLES

- Ensure that building placement, form, setbacks, height and architectural design serve to reinforce a high-quality mixed-use environment and neighborhood gateway to Lyon Park and Clarendon from Arlington Boulevard.
- Transition to the neighborhood through changes in building design, building height and scale, tapering, architectural treatments, building use, landscaping and/or screening.

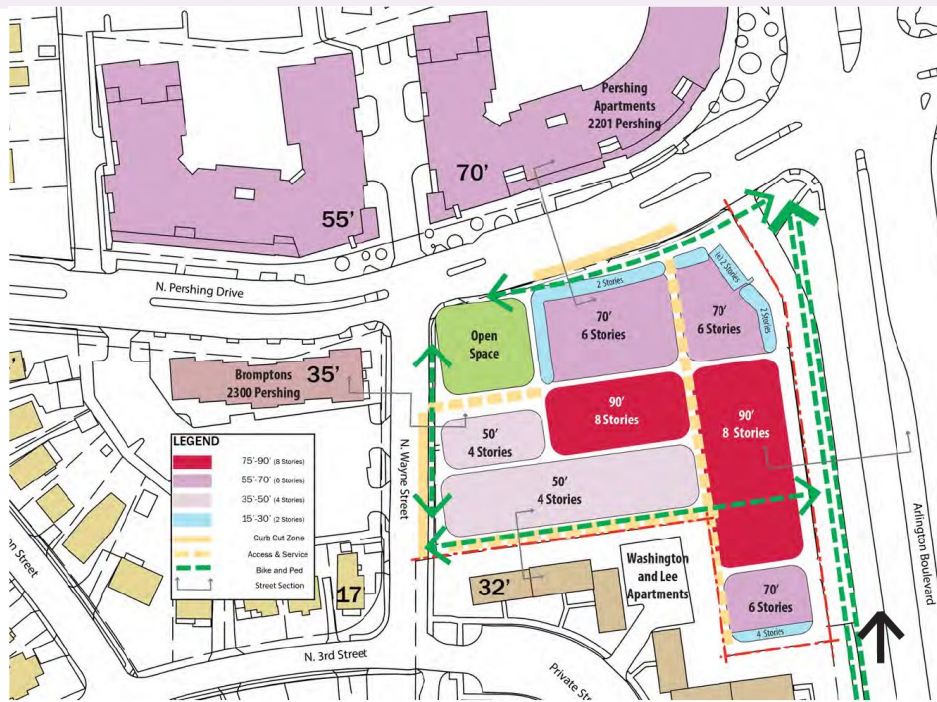


Figure 6-4 Recommended Building Heights Map

Proposed Form

- Consistent with guidance



3) CONTEXT VIEW - MEWS & COURTYARD ON WAYNE ST - LOOKING EAST

Building Form/ Architecture/Historic Preservation

Study Document

- Architecture should honor mid-century and/or adjacent historic Washington-Lee apartments
- Preserve existing vintage sign and two-story lobby at the corner of Pershing Drive and Arlington Boulevard.

Proposed Architecture



Building Form/Architecture

- Proposed development
 - Impact of above grade parking on facade



1 | CONTEXT VIEW - ARLINGTON BLVD NORTHBOUND - LOOKING NORTH
NTS

Public Space/Landscaping/Biophilia

Study Document

- Provide a “casual-use” open space
 - At corner of Wayne & Pershing
 - Approx. 10% of site size
 - DPR leads Master Plan

Proposed development

Approx 10,000 s.f.

10.4% of site size after Street dedications



Public Space/Landscaping/Biophilia

Study Document

- Transform Arl. Boulevard frontage road into greenway
- Expand tree canopy
- Green roofs/living nature walls on building
- Native planting



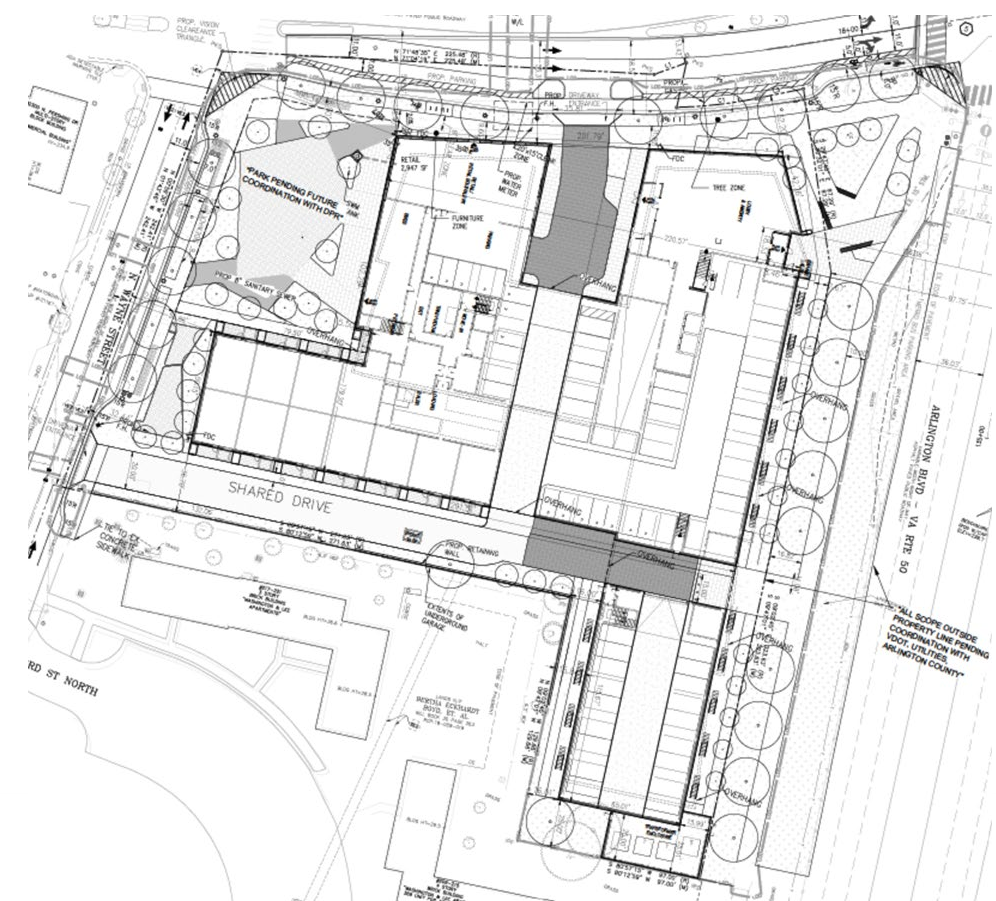
- ① Public Open Space
- ② Shared Driveway/Plaza
- ③ Private Amenity Deck
- ④ Planted Podium
- ⑤ Corner Open Space/Mobility Hub
- ⑥ Multi-Use Trail
- ⑦ Bermed Landscape and Meadow
- ⑧ Linear Green Streets

Transportation/Circulation

Study Document




Proposed development



Transportation Circulation

Master Transportation Plan Map



Type F-Primarily Low to Medium Density Mixed Use	4 to 6	High	35-45	Limited	Dedicated Shared Use Path	Yes	None
Type A-Primarily Retail Oriented Mixed-Use	2 to 4 + Turning	None	20-25	Frequent	Bike Lane / Shared Lane	Yes	High

- Adjacent Arlington Boulevard Bike Trail
- Bikeshare station across street (staff is exploring protected bike lanes here)
- Metrobus 16Y AM/PM Rush Hours (Columbia Pike-Farragut Square)

Transportation/Circulation

Study Document

- A shared street and mews concept is recommended for that portion of the site facing the Washington and Lee Apartments. Rather than turning its back on its neighbors, any new proposed building or buildings for this site should present an inviting facade along this edge with three to four story buildings, individual entrances, trees and landscaping. This area will also have a shared street that pedestrians and bicyclists can use to directly access the Arlington Boulevard Trail.

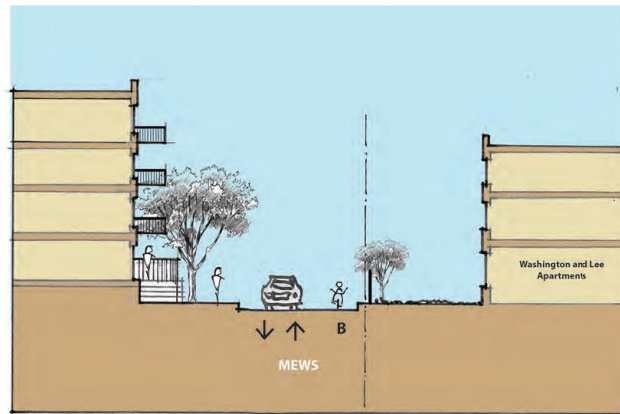
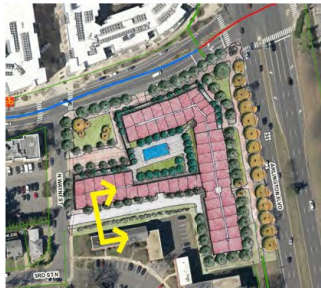


Figure 6-13 Shared Street/Mews Section

Proposed Architecture



Transportation/Circulation

- Some parking is above grade, which has an affect on the façade design, incl. along Arlington Boulevard.
- No parking structure is below the proposed public space on Pershing and Wayne St.



4 | CONTEXT VIEW - ARLINGTON BLVD & PERSHING DRIVE - LOOKING SOUTH WEST
N.T.S

Sustainability

- LEED Gold (.25 bonus)

Green Building Density Incentive Program

Note:

- The information below applies to the 2020 Green Building Program.

New development project teams may request additional bonus density and/or height in exchange for green building certification as outlined below.

Regardless of the FAR being pursued, the County's Green Building Incentive Program requires the following:

- LEED Gold v4 or v4.1
- Energy Optimization Performance
- Baseline Prerequisites

The following requirements depend on the FAR being pursued:

0.25 FAR	0.35 FAR	0.45 FAR	0.55 FAR	0.70 FAR
<ul style="list-style-type: none">• ENERGY STAR Score 75 - or - LEED site EUI verification	<ul style="list-style-type: none">• ENERGY STAR Score 80 - or - LEED site EUI verification	<ul style="list-style-type: none">• ENERGY STAR Score 85 - or - LEED site EUI verification	<ul style="list-style-type: none">• ENERGY STAR Score 90 - or - LEED site EUI verification	<ul style="list-style-type: none">• ILFI Zero Energy - or - Zero Carbon Certification

- Minimum Program Requirements include ENERGY STAR certification for commercial office, 10 years of energy reporting, and ENERGY STAR lighting and appliances for multifamily. Please see [2020 Board Report](#) for more information.
- 0.35 - 0.55 FAR includes 3-6 Extra List Items. See 2020 Board Report for more information below.
- 0.45 and 0.55 FAR include a second option. See 2020 Board Report for more information below.

Other Proposed Features and Amenities

Study Document

Affordable Housing

GUIDING PRINCIPLES

- 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.

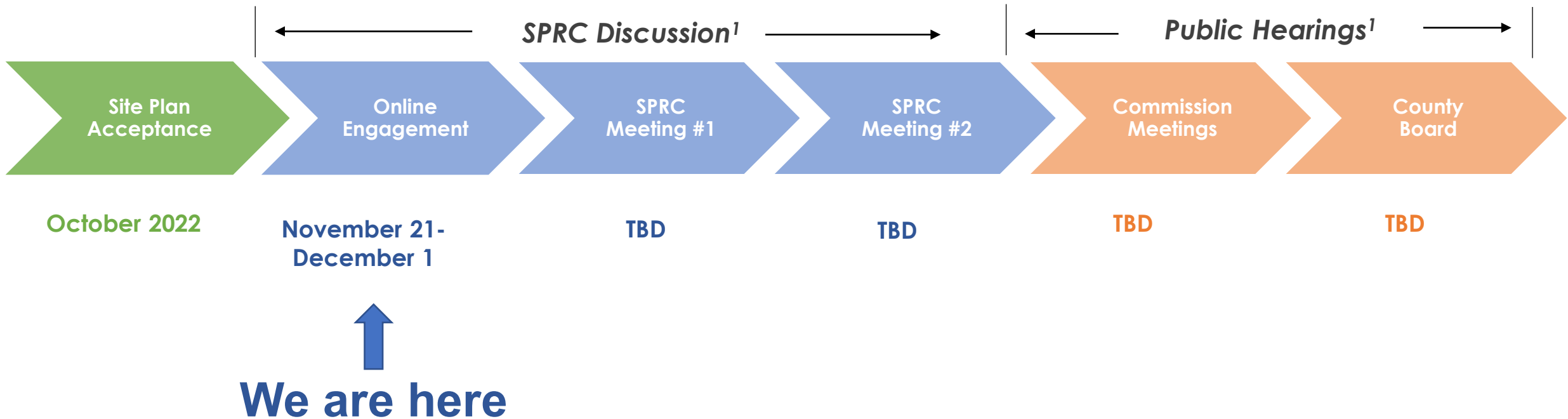
Proposed development

- The developer needs to earn additional density;
 - A package is not developed at this early stage;
 - Welcome feedback for priorities.

Staff Preliminary Issues

- Above grade parking;
- Transformer location;
- Suggest improved landscaping, esp. at southern end;
- Please provide evidence that the existing sign and lobby cannot be preserved;
- Can more be done for sustainability and biophilia at site?

Public Process and Schedule



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

For more information visit:

Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/2201-Arlington-Blvd-Arva>

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