

SPRC
January 23, 2023

SPLN22-00006 Arva Motel (Days Inn)

General Land Use Plan Amendment, Rezoning, New Site Plan

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

SPRC Agenda

1. Welcome (SPRC Chair)
2. Building Form/Architecture (SPRC discussion item)
3. Transportation discussion (SPRC discussion item)
4. Process/Next Steps
5. Final Comments

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-Blvd-Arva>

Process to Date

- Online Engagement Period
 - November 22- December 5, 2022;
 - 39 unique commenters;
 - Equally divided on preservation of lobby and sign;
 - Add retail to corner of Pershing and Arlington;
 - Generally no strong feelings on architecture;
 - More landscaping/green;
 - Green space at corner of Pershing Drive and Arlington Blvd. (water fountain frequent suggestion;
 - Desire for protected bike lanes on both sides of Pershing Drive.

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?

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.

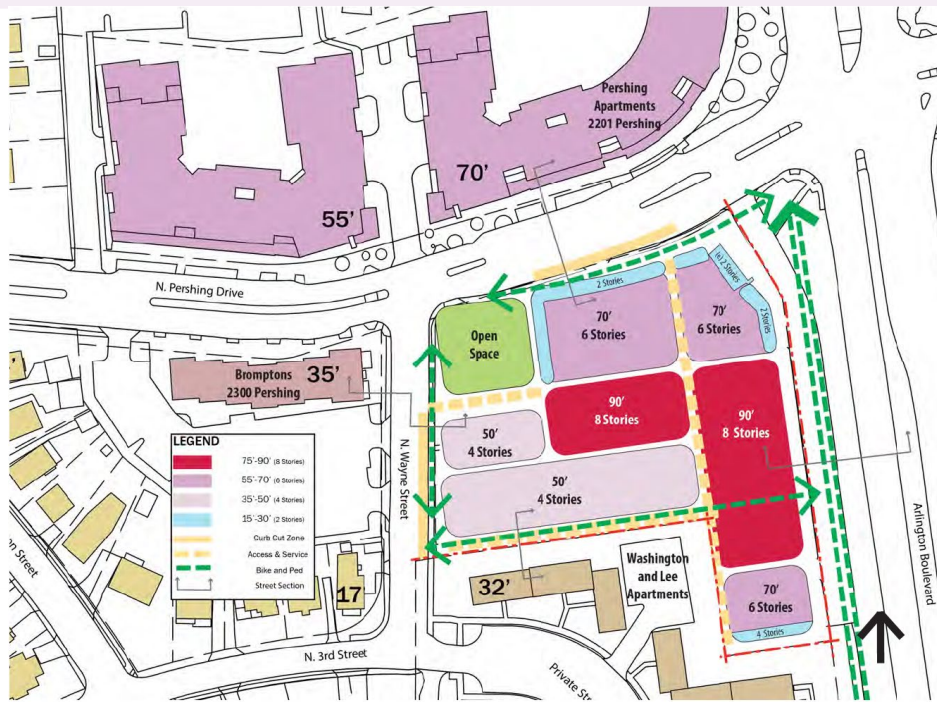


Figure 6-4 Recommended Building Heights Map

Proposed Form

- Consistent with guidance

Building Form/ Architecture

Study Document

- Preserve existing vintage sign and two-story lobby at the corner of Pershing Drive and Arlington Boulevard.

Staff Analysis

- Developer has provided third-party engineer report about preservation that there is no way to preserve sign/lobby-the sign esp. has been altered numerous times, structurally
- Don't meet current building codes.
- Staff can support replacement of sign in kind, provided dimensions and design are same;
- Preserve lobby in some form, material re-use?

Building Form/ Architecture

- Architecture should honor mid-century and/or adjacent historic Washington-Lee apartments, pg. 85 of Special GLUP Study

Historic Preservation and Placemaking

GUIDING PRINCIPLES

- **Celebrate the Mid-Century Modern architecture of the Arva Motel in the design of any new buildings and preserve the Mid-Century Modern triangular sign, the two-story lobby, and to the extent possible, building materials and/or ornamentation.**
- **Promote attractive and engaging development that complements the historic architectural character of the Washington and Lee and Sheffield Court garden apartments, which are both listed on the Historic Resources Inventory and are contributing structures in the Lyon Park National Register Historic District, as well as the National Historic Landmark, Joint Base Fort Myer-Henderson Hall.**

Building Form/Architecture—Area examples



The Arva: Transportation

Dennis Sellin, Arlington County DES/Transportation
January 2023

The Arva: Planning Background

Master Transportation Plan Bicycle Element



March 11, 2019

PERSHING DRIVE SPECIAL GENERAL LAND USE PLAN STUDY

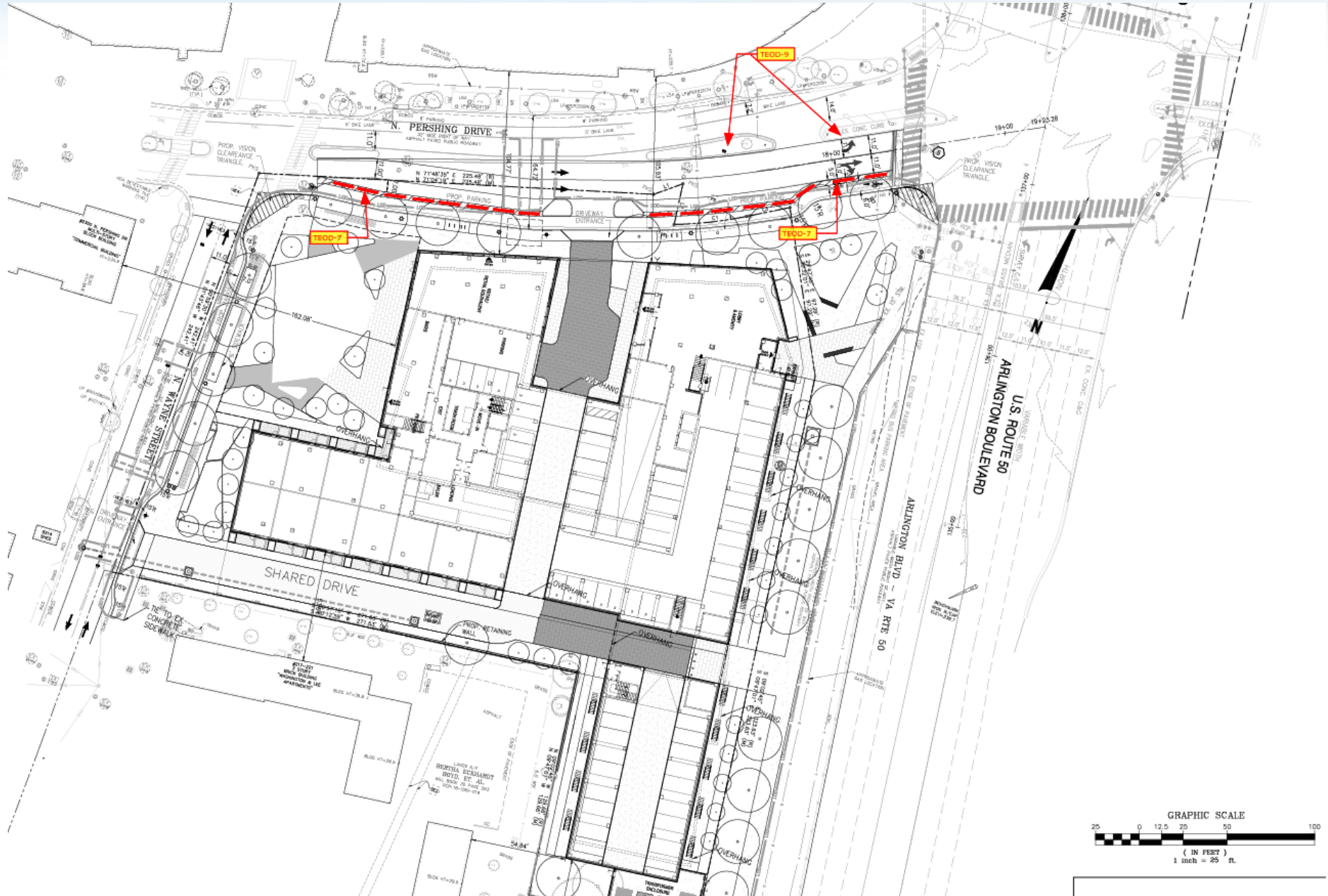
Adopted July 17, 2021



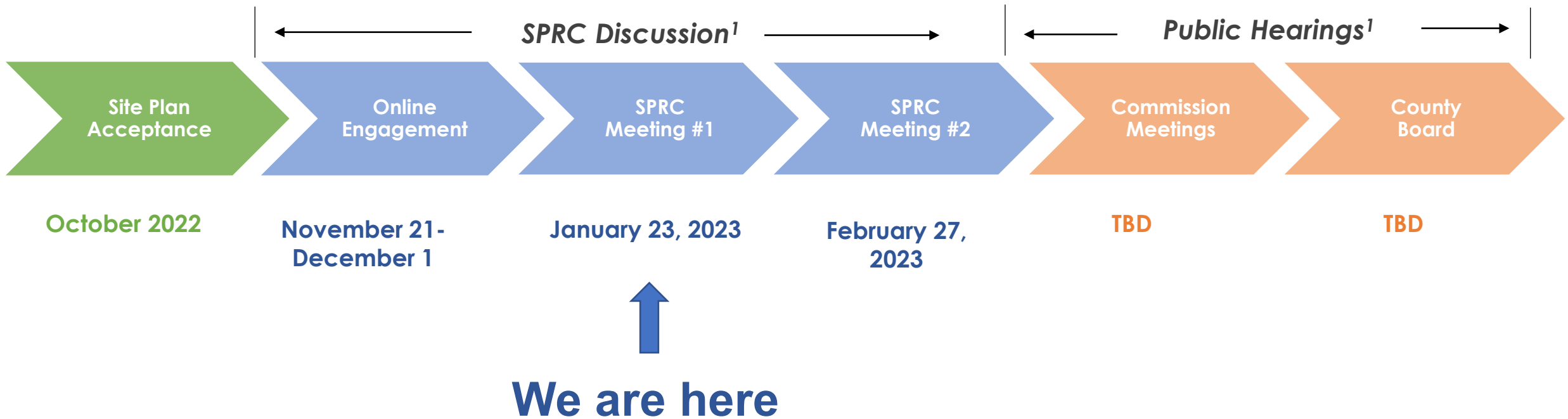
The Arva: Streets and Sidewalks, Existing Streetscape



The Arva: Proposed Streetscape, Other Transportation



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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