

**SPRC**  
**March 20, 2023**

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**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. Sustainability/Biophilia (SPRC discussion item)
3. Public space (SPRC discussion item)
4. Community Benefits (SPRC discussion item)
5. Phasing/Construction routes (SPRC discussion item)
6. Final Comments
7. Process/Next Steps
8. Public Comment

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;
- SPRC #1: January 23, 2023
  - Topics: Architecture, transportation

# Staff 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?

# Staff Comment on Developer's Design Update

- Staff pleased with the further refinement by the developer of the building design, including addition/reuse of vintage stone-veneer foundation at lobby corner, and refinement of the “Arva” sign concept;
- From study document:

On-site parking should be provided below grade. Should limited above-grade parking be considered appropriate for the retail or retail equivalent businesses, it should be carefully screened so as not to be visible from any public roadway using architectural, landscaping or other techniques.

- Staff still recommends removing all above grade parking



# Sustainability/Biophilia

## ■ Study Document Guiding Principles

**PERSHING DRIVE SPECIAL GENERAL LAND USE PLAN STUDY**

Adopted July 17, 2021



## Biophilia and Sustainability

### GUIDING PRINCIPLES

- **Prioritize the greening of this site by expanding the tree canopy and considering the addition of living nature walls and eco-solar or green roofs and other sustainable design features on roofs and balconies or in interior courtyards and other spaces that can accommodate such elements and/or improved landscaping.**
- **Emphasize the addition of native trees, shrubs and other plantings, including pollinator-friendly plantings, in and around the site, considering noise buffering and safety when siting new plantings.**
- **Use creative stormwater management techniques throughout the site.**

# Sustainability/Biophilia

- Add trees in circled area:
- Developer will provide Street trees on all frontages
- Park Design TBD, trees shown in park for illustrative purposes only.

## PROPOSED CONDITIONS





# Wayne Street Public Space

- Proposed space meets expectations of Study for size, developer has not located garage under public space, gives County maximum flexibility for planting/uses;
- Staff would like developer to develop interim planting plan in the event site develops before DPR can develop a plan and/or fund construction;
- *Public Spaces Master Plan Design Guidelines for Privately Owned Public Spaces.*



# “Micromobility Hub”

- Developer proposing to landscape, improve space per the Study Document, add bike repair station;
  - Depending on VDOT agreement

The stub road, Wainwright Road, should be removed and replaced with an improved, off-street segment of the Arlington Boulevard Trail with a minimum paved width of 12' with 2' unpaved shoulders to either side. Should it be advisable for fire safety access, the trail could be designed in such a way that it is drivable for fire truck apparatuses, as has been done in other trail locations in the County. Street trees should be provided on the Arlington Boulevard side of the trail to serve as a buffer, to enhance the trail users experience, to reduce noise and air pollution, to improve stormwater absorption and to make this portion of the Boulevard truly feel like a boulevard. Berms and plantings should also be incorporated to further separate the trail from the roadway. Berms should be visually low, and roughly tire height, to reduce the audible rhythm of traffic noise along the highway without creating a visual barrier. The other side of the trail, closest to the potential new building, should be transformed with an eye to creating a meadow-inspired planting zone interspersed with trees. The opportunity to transform what is now a paved and grassy verge with ornamental grasses, forb species and new trees will not only result in an improved and aesthetically pleasing vegetative buffer, but will also allow for increased water infiltration, provide a habitat for flora and fauna and offer other sustainable benefits, as will the new open space.

# Community Benefits

## ■ 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.

- Under discussion with applicant, will be finalized by TC/PC;
- On-site ADUs, off-site transportation improvements; protected bike lane on N side of Pershing Drive, bike amenities at corner of Pershing Drive & Arlington Blvd;
- SPRC input welcomed.

# Phasing/Construction Vehicle Routes

- Site will probably not be phased;
- Staff reviews and approves construction vehicle routing as a condition of issuance of Demo/Land Disturbance permit;
- Goal to use arterial streets, prevent neighborhood street use by construction vehicles unless unavoidable;
- Site plan conditions require that hauling routes be posted on site, CA given copy of route plans. DES can sign construction routes and Zoning Enforcement monitor compliance (also with required condition for off-street construction worker parking).
- Standard permitted construction hours: 7 am to 9 pm M-F, 9-9 weekends/holidays

# 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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