

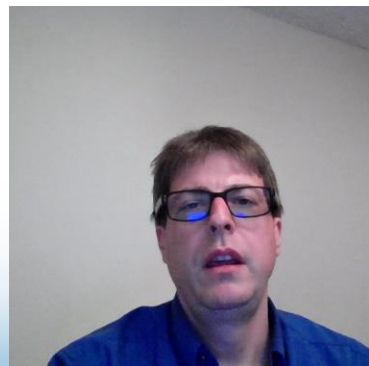
Arva Motel

2201 Arlington Boulevard

General Land Use Plan Amendment, Rezoning, Final Site
Plan

Background and adopted Planning Guidance for the Arva
Motel Site

November 2022



Background

A. *Brief Site history*

B. *Adopted planning guidance for the site, from general to the specific:*

- 1) General Land Use Plan designation;*
- 2) Site Zoning;*
- 3) Pershing Drive Special General Land Use Plan Study.*

Site and Background

- *Location: 2201 Arlington Boulevard*
- *Existing Use: 128-unit, 2-3 story motel.*
- *GLUP: “Low-Medium Residential” and “Service Commercial”*
 - *Not in a Sector but there is adopted guidance for the site;*
- *Zoning: “RA6-15” and “C-2”.*
- *Applicant: Arlington Boulevard, LLC*



History

Constructed 1955-61



1970s postcard



Site and Background

1980s renovations



Existing Conditions

N. Wayne St. frontage



Southern edge adjoining W-L Apts (right).



Existing Conditions

Frontage (Wainwright) Road & Bike trail



Rear adjoining W-L Apts



Pershing Drive Special Land Use Study

- March 2019: Applicant applied for GLUP change;
- October 2020-April 2021: A Special Land Use Study process through the Long Range Planning Committee
 - Two (2) online engagements;
 - Four (4) live virtual meeting of the LRPC;
 - Two (2) Planning Commission meetings.
- June 12, 2021: On Consent agenda, County Board approved a request to advertise a change in the General Land Use Plan to “Low” Office-Apartment-Hotel for this site;
- July 17, 2021: CB adoption of Study Document on consent agenda.

Plan and Policy Guidance

PERSHING DRIVE SPECIAL GENERAL LAND USE PLAN STUDY

Adopted July 17, 2021



<https://www.arlingtonva.us/Government/Projects/Plans-Studies/General-Land-Use-Plan/Studies/Pershing-Drive>

Or search main county webpage (arlingtonva.us) for “Pershing Drive Special Land Use Study”

Plan and Policy Guidance

Highlights of Pershing Drive Special Land Use Study

- Recommended “Low” Office-Apartment-Hotel GLUP designation for site; residential use with some ground floor retail/commercial;
- Up to 8 stories or 90 feet, concentrated in middle of site along Arlington Boulevard, stepbacks to neighboring areas;
- Public Space approx. 10% of site size at corner of N. Wayne Street and N. Pershing Dr., significant landscaping at south and east; biophilic design;
- Architecture honoring mid-century modern and/or neighboring historic properties;
- Preservation of existing sign and two-story lobby.

Other

- *Master Transportation Plan*
- *Green Building Density Incentive Program*
- *Affordable Housing Master Plan*

Understanding Arlington County's Comprehensive Plan

The **Comprehensive Plan** guides coordinated development and sets high standards of public services and facilities in the County. It is a decision-making tool for the County Board, the Planning Commission and County Departments. The plan was established in 1960 and originally included five elements. Today, it includes these eleven elements:

County Vision
Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.

- Stormwater Master Plan**
Provides a framework for managing big storms, streams and watersheds.
- General Land Use Plan**
Guides the overall character, extent and location of land uses and development.
- Master Transportation Plan**
Guides a multi-modal transportation system, organized by six modal elements.
- Historic Preservation Master Plan**
Establishes priorities for the historic built environment and general County history.
- Affordable Housing Master Plan**
Defines current and future housing need, and housing supply, access and sustainability.
- Sanitary Sewer System Master Plan**
Provides policies needed to maintain system facilities and wastewater services.
- Recycling Program Implementation Plan**
Prescribes strategies for effective County-wide recycling and waste reduction.
- Public Spaces Master Plan**
Guides planning for parks, natural resources, urban forestry and public art.
- Community Energy Plan**
Establishes a framework for transforming how we generate, use and distribute energy.
- Water Distribution Master Plan**
Evaluates system facilities, operations and policies to maintain a high level of service.
- Chesapeake Bay Preservation Plan**
Outlines policy to preserve and restore streams, the Potomac River and the Bay.

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