

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*

