# Arva Motel 2201 Arlington Boulevard

General Land Use Plan Amendment, Rezoning, Final Site Plan

Background and adopted Planning Guidance for the Arva Motel Site

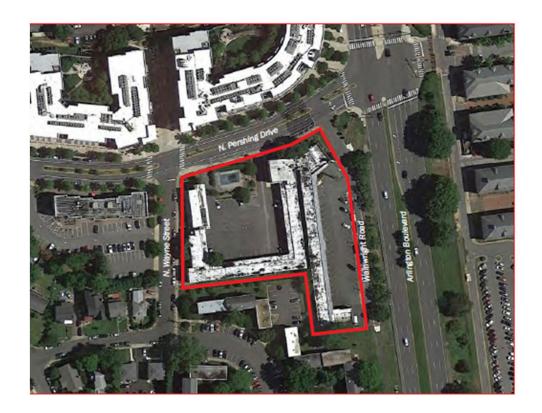
November 2022

## **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

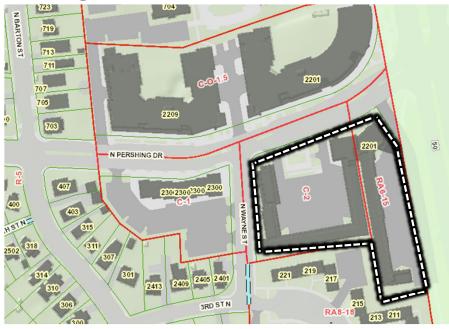


## Site and Background

#### **General Land Use Plan**



#### **Zoning**



## **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/G overnment/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 TransportationPlan
- Green Building
   Density Incentive
   Program
- Affordable Housing Master Plan

