

Online Engagement July 31 – August 9, 2023

1501 Arlington Blvd. (Red Lion Hotel Site)

GLUP Amendment

Rezoning (REZN23-00005)

Site Plan Amendment (SPLN22-00044) (SP #233)

(RPC#s 17-003-004, -046, -047, -048, -297, 17-003-003, and 17-003-001)

Agenda

1. Site Location
2. Background
3. General Land Use Plan (GLUP)
4. Rezoning
5. Redevelopment proposal
6. Site layout
7. Policy guidance
8. Special Affordable Housing Protection District (SAHPD)
9. Process and next steps



Site Location – 1501 Arlington Blvd.



Background

■ Residential Buildings

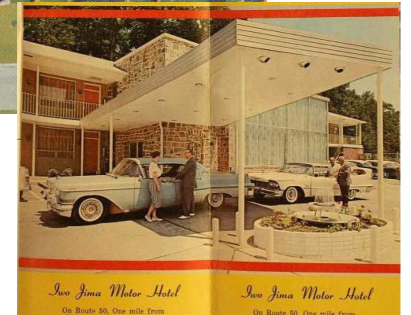
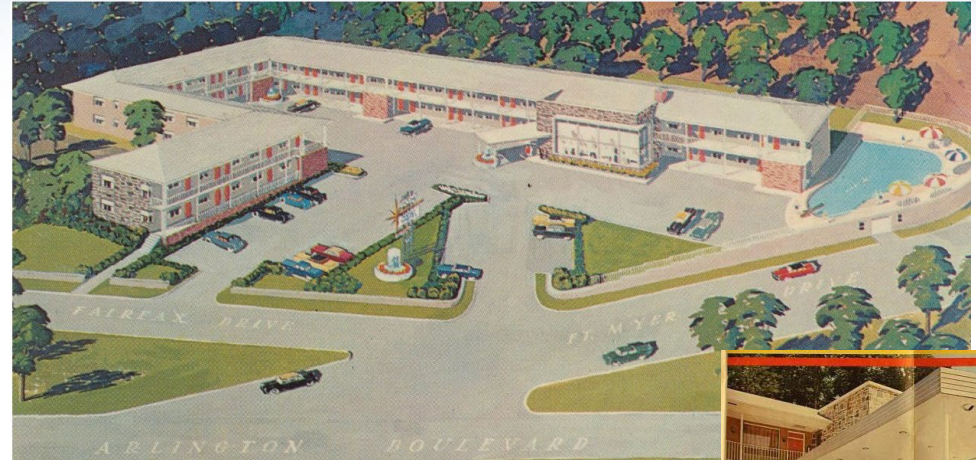
- 1954: Williamsburg & Ellis Arms apartments constructed
 - Each building has 14 units – 7 one bedrooms; 7 two bedrooms

■ Hotel Buildings

- 1958: “Iwo Jima Motor Hotel” opens

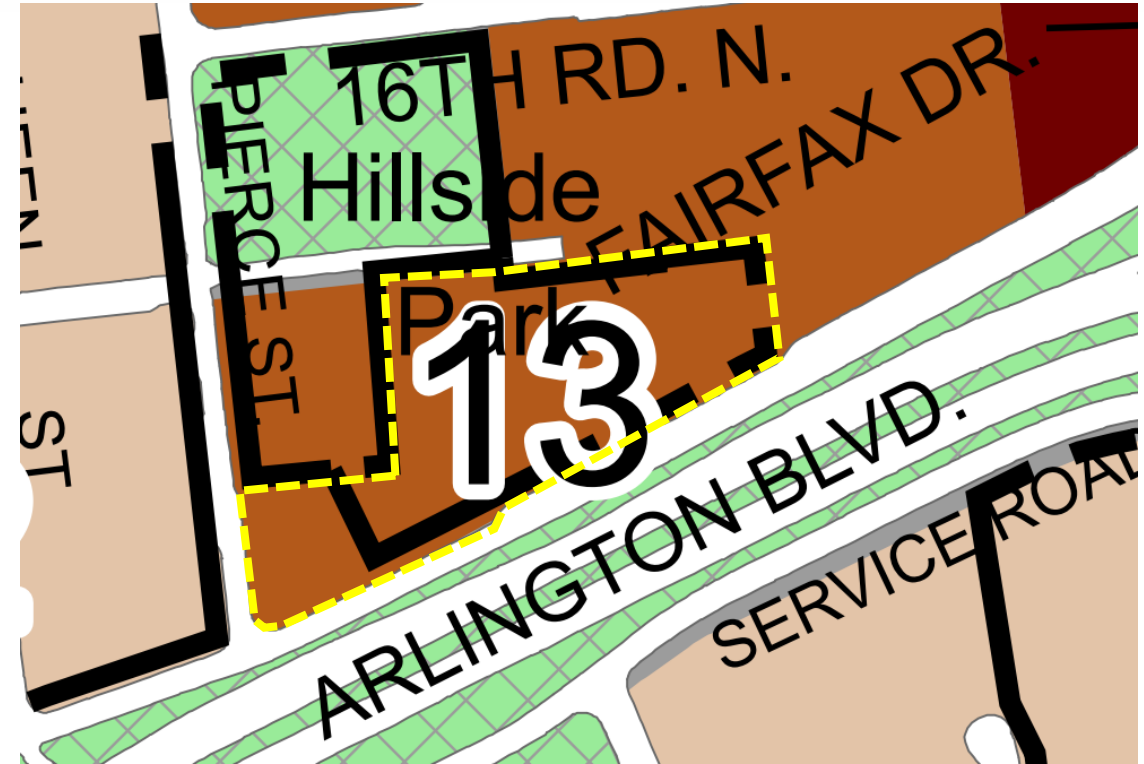
■ Site Plan #233

- 1985: Site Plan approved to allow new hotel addition (as exists today)
- 2019: Site Plan Amendment approved, but not constructed:
 - Added Ellis Arms parcel
 - Redevelopment with new 10-story condo tower and 12-story, 160-unit hotel




General Land Use Plan (GLUP)

- “High-Medium” Residential
- Note 13: Special Affordable Housing Protection District (SAHPD)
 - To be added to Williamsburg Apartments parcel via GLUP and Site Plan Amendments

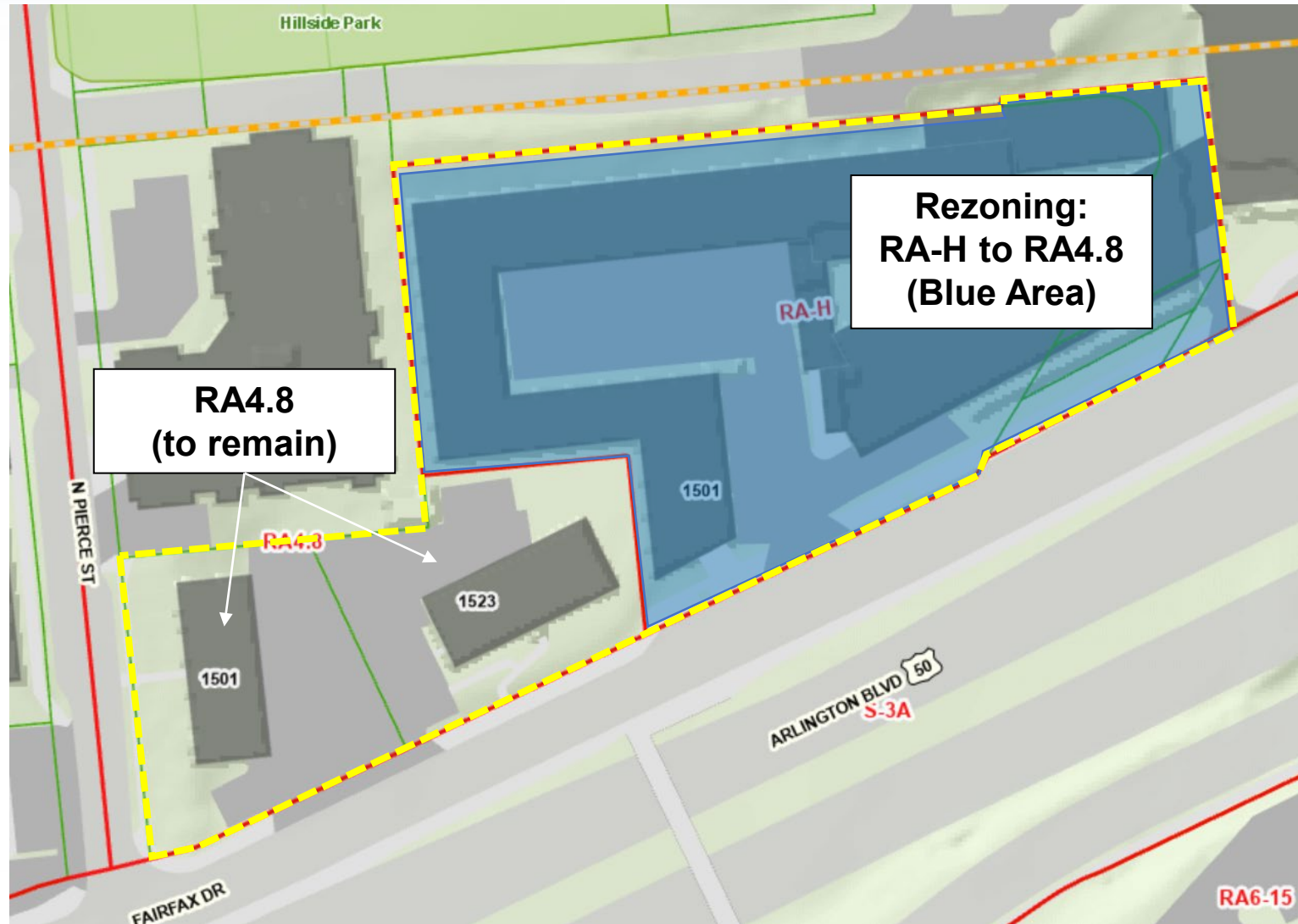


Land Use

<u>Land Use Designation*</u>	<u>Range of Density/Typical Use</u>	<u>Zoning**</u>
Residential		
 High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8

Zoning

- Existing zoning: RA4.8 and RA-H
- Proposed zoning: **RA-H to RA4.8**
- Rezoning is consistent with the existing GLUP



Redevelopment Proposal Summary

- Incorporate Williamsburg Apts. parcel into site plan (SP #233)
- Construct new 8-story multifamily residential building (4.59 FAR total)
 - 443,947 sq. ft. of GFA
 - 446 dwelling units
- Parking (at- and below-grade):
 - 256 spaces total
 - 0.57 spaces per unit
- LEED Gold construction (0.35 FAR-level) in accordance with the [Green Building Incentive Policy](#)
- Compliance with the Special Affordable Housing Protection District (SAHPD)
- Zoning modifications for: additional density, reduced parking and loading requirements, and density exclusions.
- *Not included: County reconstruction of Arlington Blvd. Trail across street (base engineering in progress)*

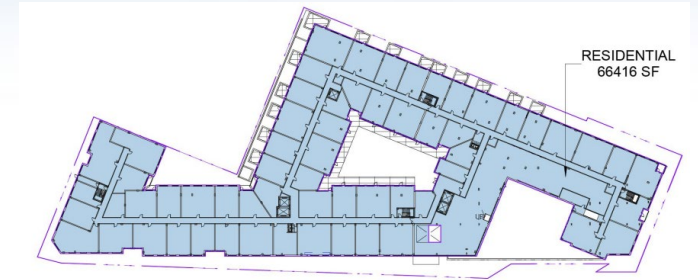
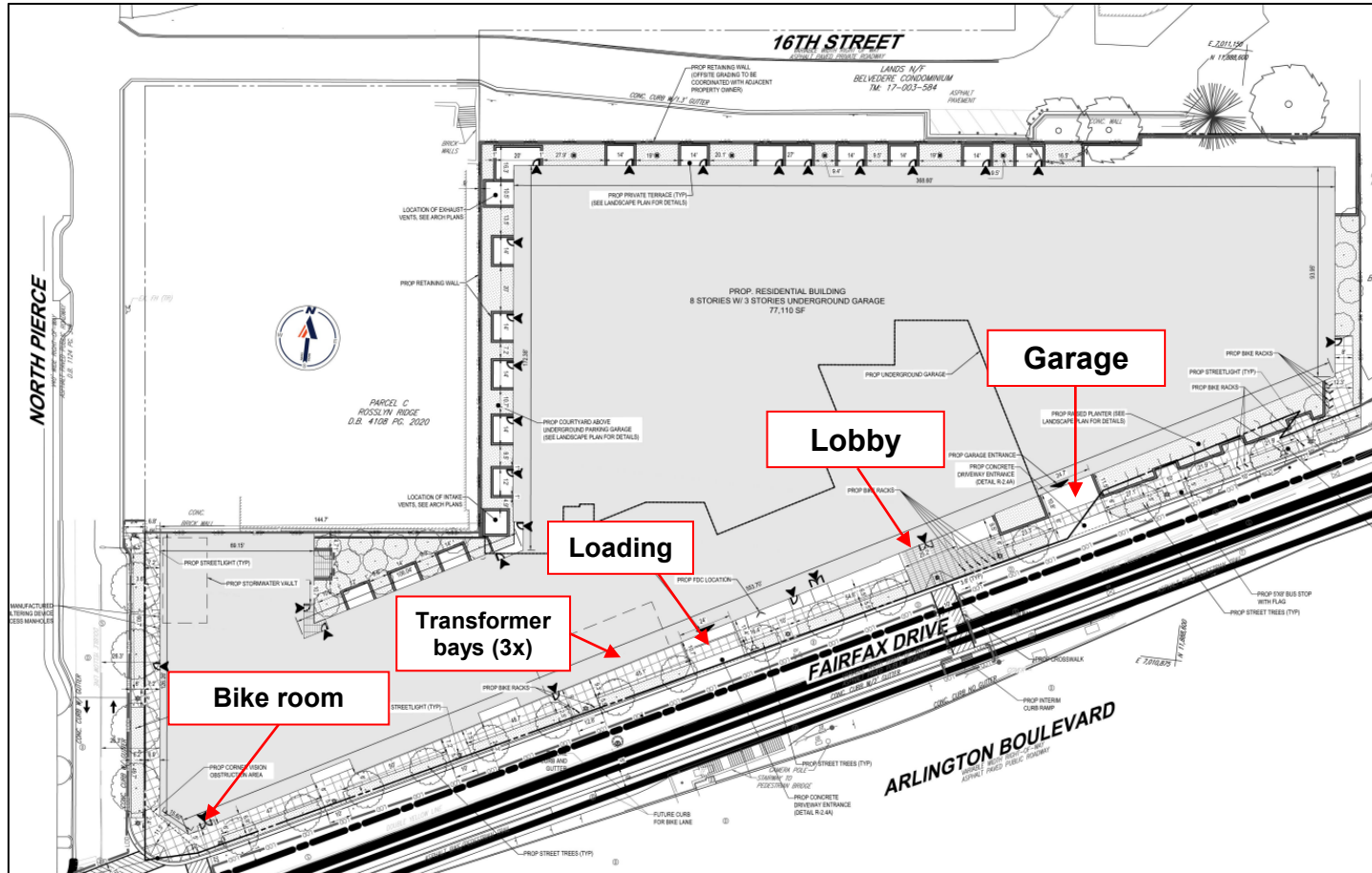
Rendering: Lobby from Fairfax Dr.



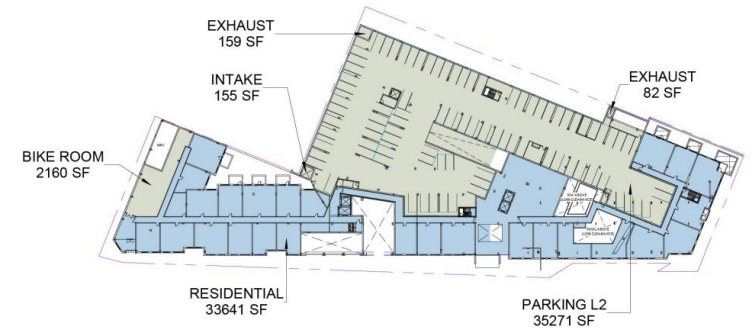
Rendering: Looking east from Arlington Blvd.



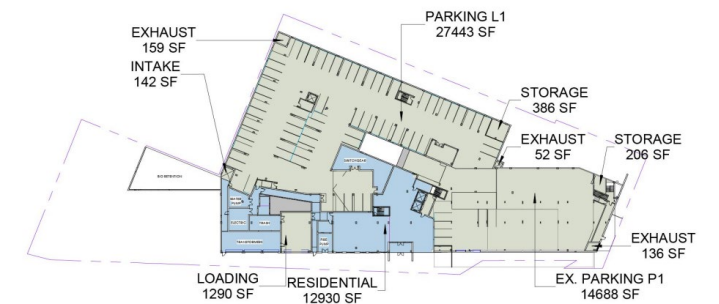
Site Layout



5 LEVEL 3



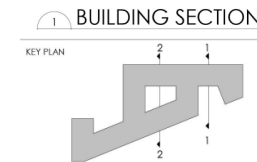
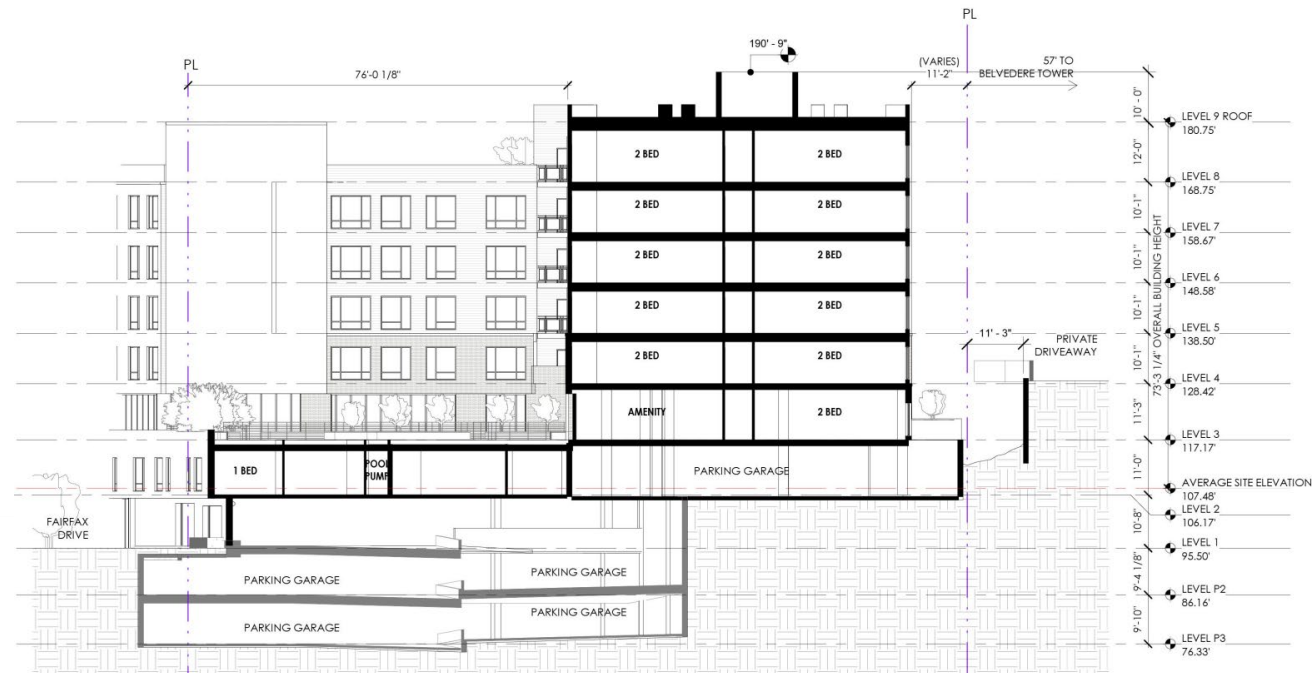
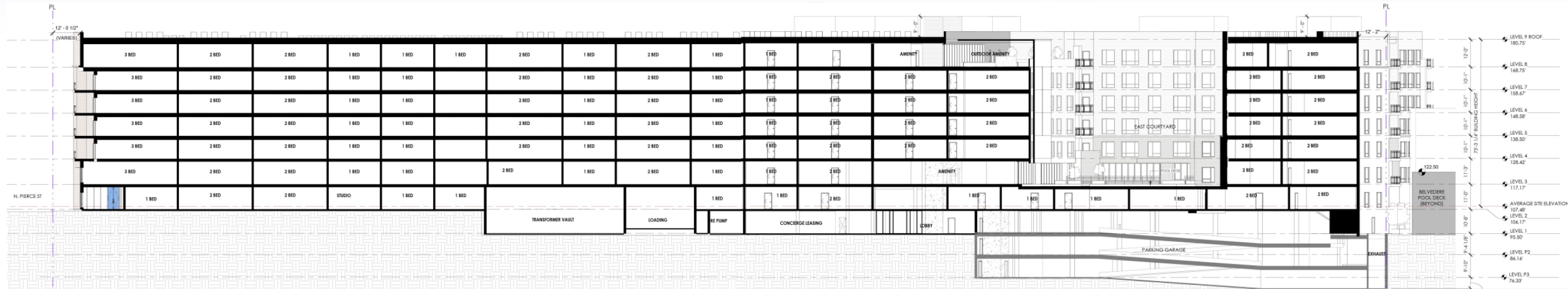
4 LEVEL 2



3 LEVEL 1

GROSS PARKING AREA
 GROSS FLOOR AREA

Site Layout – Sections



Policy Guidance

- [Rosslyn Station Area Plan Addendum](#) (1992)
 - No site-specific guidance
 - Overall objectives include:
 - *Create a more urban form where buildings relate well to one another and to the street and exemplify good architecture and urban design practice*
 - *Increase opportunities for housing*
 - *Provide an integrated system of transportation which emphasizes a multi-modal approach*
 - Subject site outside of the Rosslyn Sector Plan (2015) study area
- [Off-Street Parking Guidelines](#) (2017)
 - Allows a parking ratio **as low as 0.4 sp. per du.** for market-rate buildings on this site
- [Resolution of Concern Regarding Building Heights Related to the National Capital Mall Axis](#) (1982)
 - Applies to Rosslyn generally, but not applicable to subject proposal



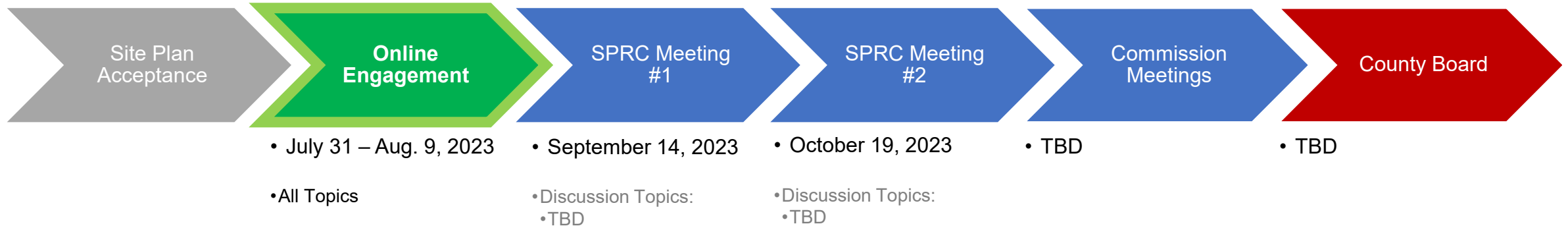
Policy Guidance, cont.

Special Affordable Housing Protection District (SAHPD) (1990)

- Overlay district on the GLUP Map (Note 13)
 - Ensures existing low- and moderate-income apartment units are replaced on sites planned for densities of 3.24 FAR or higher, when redevelopment is requested
- Proposed Site Plan Amendment triggers SAHPD
 - Would demolish Williamsburg and Ellis Arms apartments
 - Total: 28 units, 42 bedrooms
 - Proposed density above 3.24 FAR (4.59 FAR)
- Applied through replacement of bedrooms or GFA on a one-for-one basis; either on-site or similar location off-site.
 - Specific proposal forthcoming
- GLUP Amendment to add Note 13 on the Williamsburg Apts. parcel
 - Note 13 was added to remainder of subject site in 2019

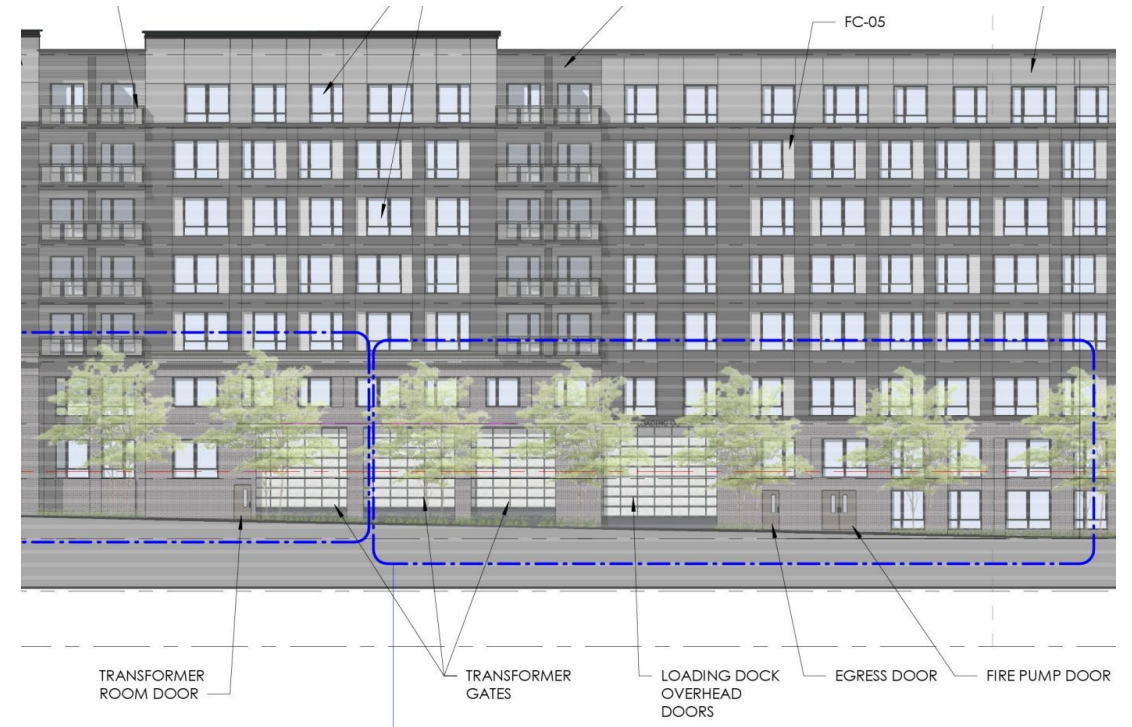
Public Review Process and Schedule

We are here



Online Engagement Topics

- Land Use
- Building Form
- Architecture
- Transportation
- Landscaping/Public Space
- Community Benefits
- Others?



For more information visit:

Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1501-Arlington-Bld-Red-Lion-Inn>

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