

# Site Plan Review Committee

## September 14, 2023

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### **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. General Land Use Plan (GLUP)
3. Policy guidance (Plan Addendum)
4. Rezoning proposal
5. Redevelopment proposal
6. Zoning compliance
7. Building massing and architecture
8. Process and next steps

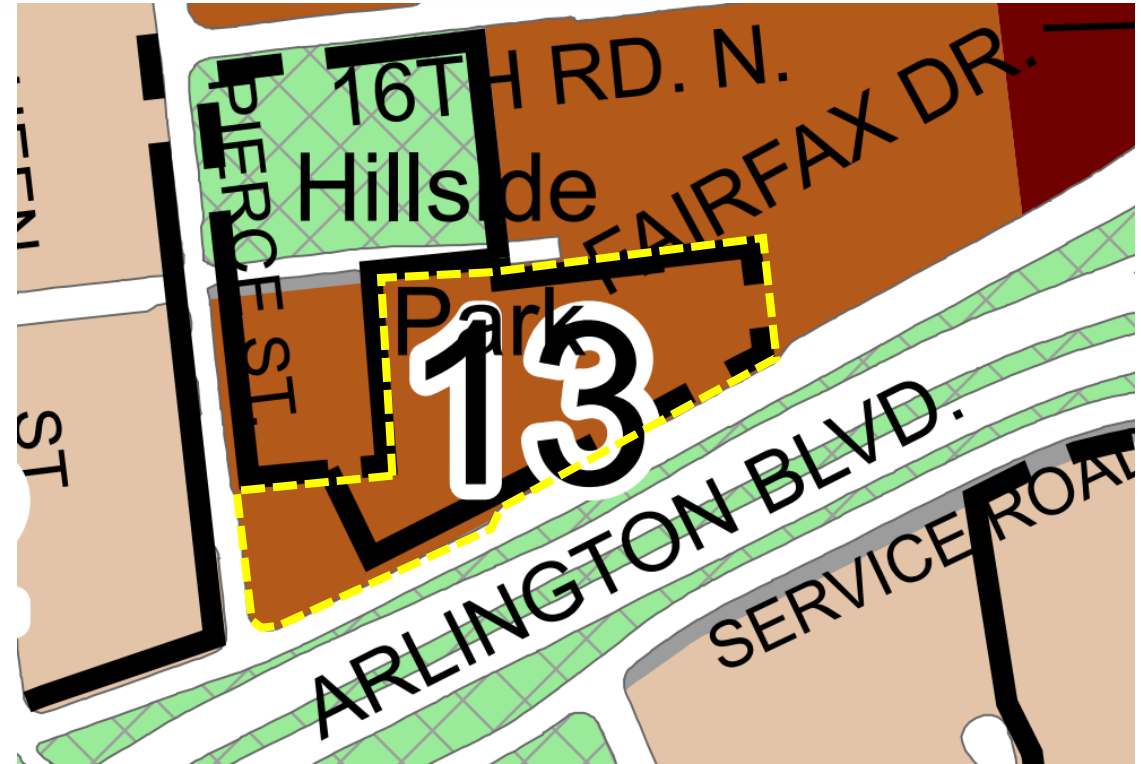


# Site Location – 1501 Arlington Blvd.




# 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>
<b>Residential</b>		
 High-Medium	Up to 3.24 F.A.R. (Floor Area Ratio) Residential	RA-4.8

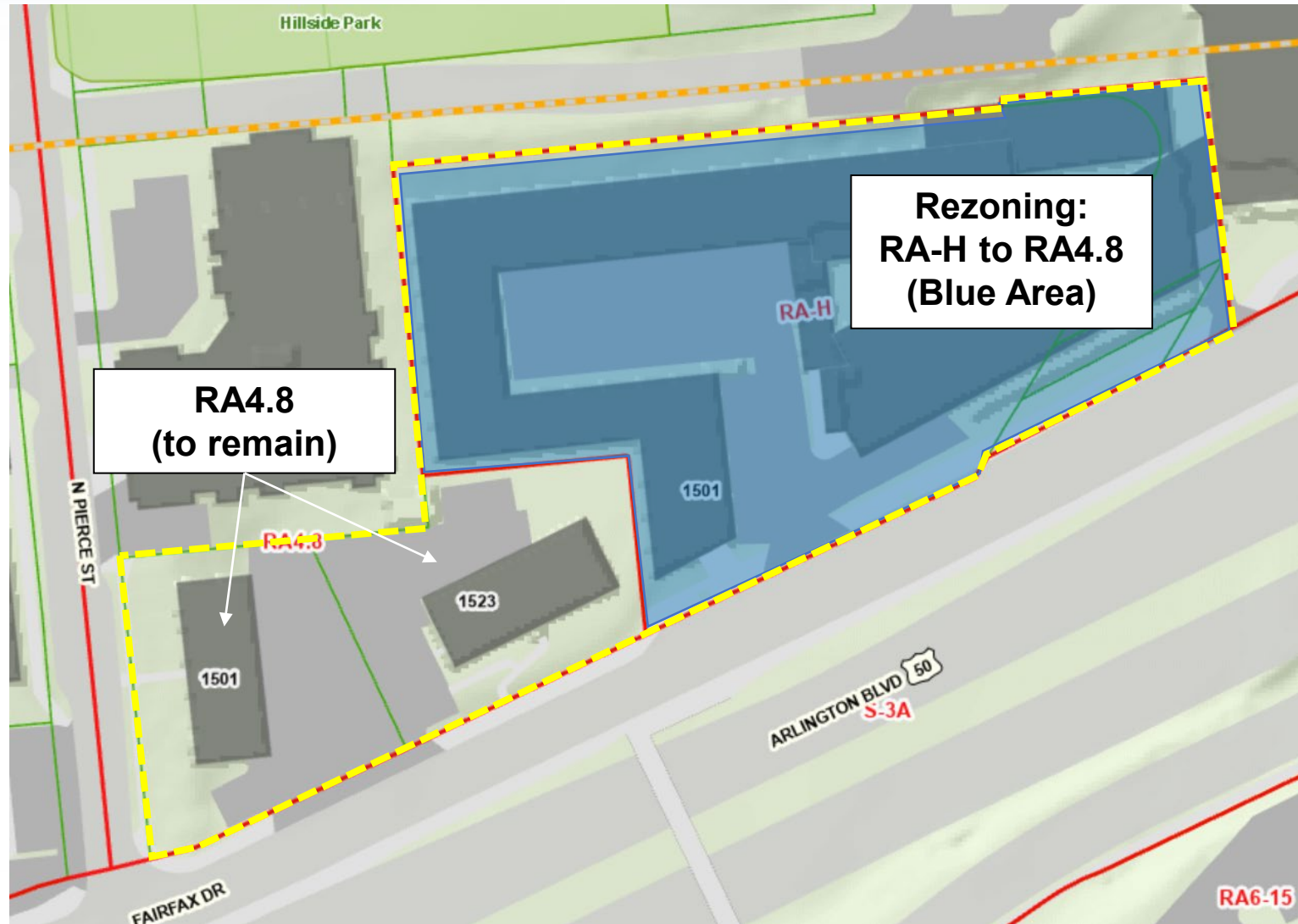
# Policy Guidance – Land Use

- 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



# Proposed Rezoning

- 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)
  - 444,442 sq. ft. of GFA
  - 446 dwelling units
- Parking (at- and below-grade):
  - 255 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.



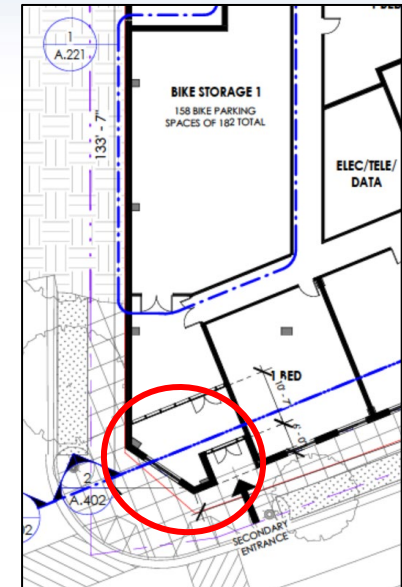
# Zoning Compliance

- **The proposal complies with the provisions of the “RA4.8” Multiple-Family Dwelling District:**
  - Use: proposed multiple-family residential use is allowed
  - Height: proposed maximum building height (75 ft) is *less* than the district maximum (136 ft)
  - Density: Proposed density (4.59 FAR) is above the base (3.24 FAR); however, the County Board may approve additional density, consistent § 15.5.9 (“community benefits”)

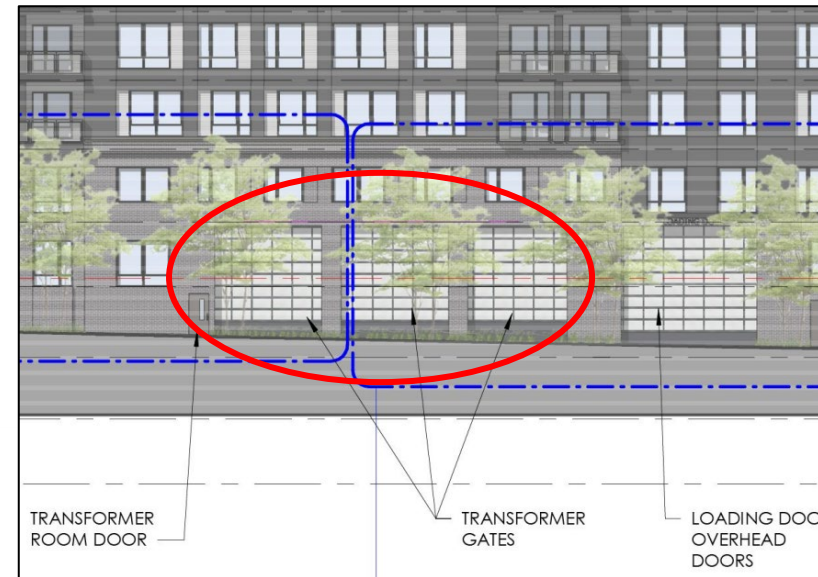


# Building Massing and Architecture

- Bike room entrance/corner
  - Open vestibule?

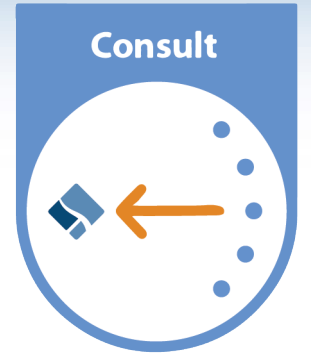


- Transformer doors treatment



- Façade materials: reducing the amount of fiber cement

# Community Engagement



## Online Feedback Form

- July 31 – August 9, 2023



## Community Outreach

- RAFOM CA, Belvedere condos, and Parc Rosslyn Apts. contacted to participate



## Promotion

- Engagement opportunity posted on Arlington Engage webpage and other related pages
- E-newsletter and social media
- Bilingual flyer (English and Spanish)



## Special Considerations

- Posted flyer (English and Spanish) at Williamsburg Apts.
- Contacted current tenant of Williamsburg Apts. about engagement opportunity and flyer distribution

# Public Review Process and Schedule

We are here



# For more information visit:

## Project webpage:

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

## Adam Watson

Arlington County - Planning Division

[Awatson@arlingtonva.us](mailto:Awatson@arlingtonva.us)

703-228-7926

## Nia Bagley & Eric Berkey (SPRC Chairs)

Planning Commission

[niabagley@yahoo.com](mailto:niabagley@yahoo.com)

[ericberkeyarlington@gmail.com](mailto:ericberkeyarlington@gmail.com)

**Thank you!**