

Site Plan Review Committee

November 9, 2023

1501 Arlington Blvd. (Red Lion Hotel Site)

GLUP Amendment

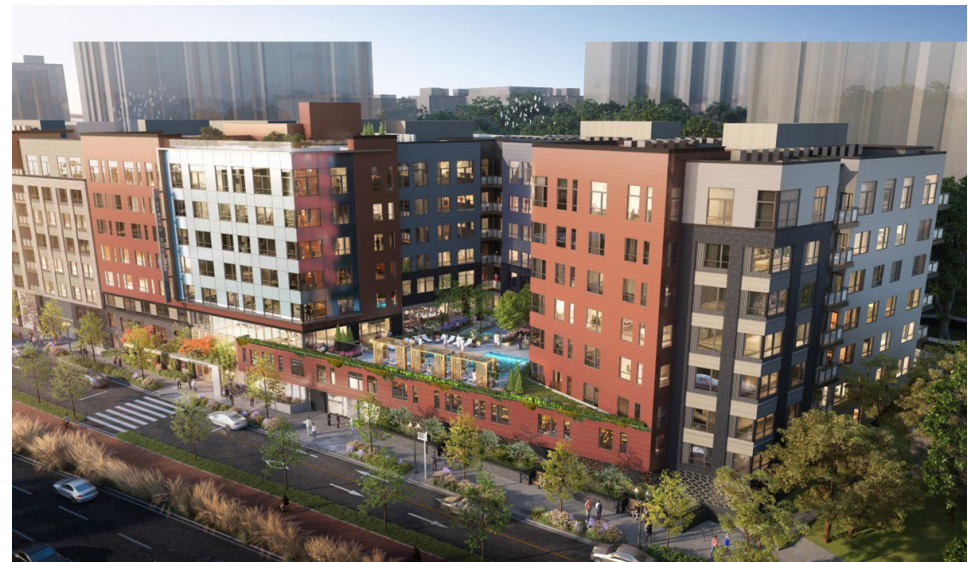
Rezoning (REZN23-00005)

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. Policy guidance
3. Housing / SAHPD
4. Community benefits
5. Transportation
6. Process and next steps



Site Location – 1501 Arlington Blvd.



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



Special Affordable Housing Protection District (SAHPD)

- 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:
 - Demolition of Williamsburg and Ellis Arms apartments
 - Total: 28 units, 42 bedrooms (14 one-br.; 14 two-br.)
 - Proposed density above 3.24 FAR (4.59 FAR)
- Typically applied through replacement of bedrooms on a one-for-one basis on-site.

SAHPD, cont.

- Proposal:

- On-site CAFs: 24 units, 42 bedrooms total

- 1-bedroom = 7 units
 - 2-bedroom = 16 units
 - 3-bedroom = 1 unit

- Proposal **matches total existing bedrooms** demolished on a one-for-one basis; **majority family-sized units**
- GLUP Amendment to add Note 13 on the Williamsburg Apts. parcel (*Note 13 already added to remainder of site in 2019*)

Tenant Relocation (Williamsburg Apts.)

- Condition #11 of the Site Plan Ordinance: **Prior to any demolition or land disturbance activity**, the **Applicant must submit a residential relocation plan** that provides for relocation payments and relocation services to eligible tenants displaced by the construction of the Site Plan project
- The Applicant is working with staff to develop a relocation plan
- [Comprehensive information on the County's Relocation Program](#)

Community Benefits

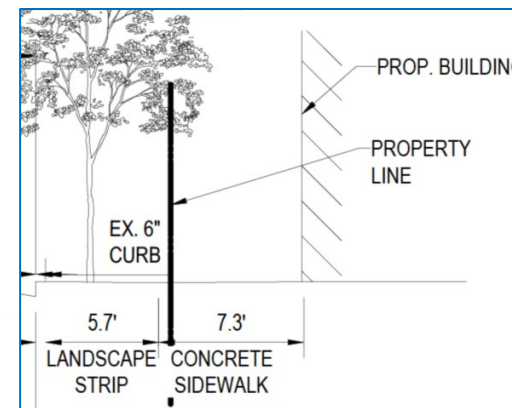
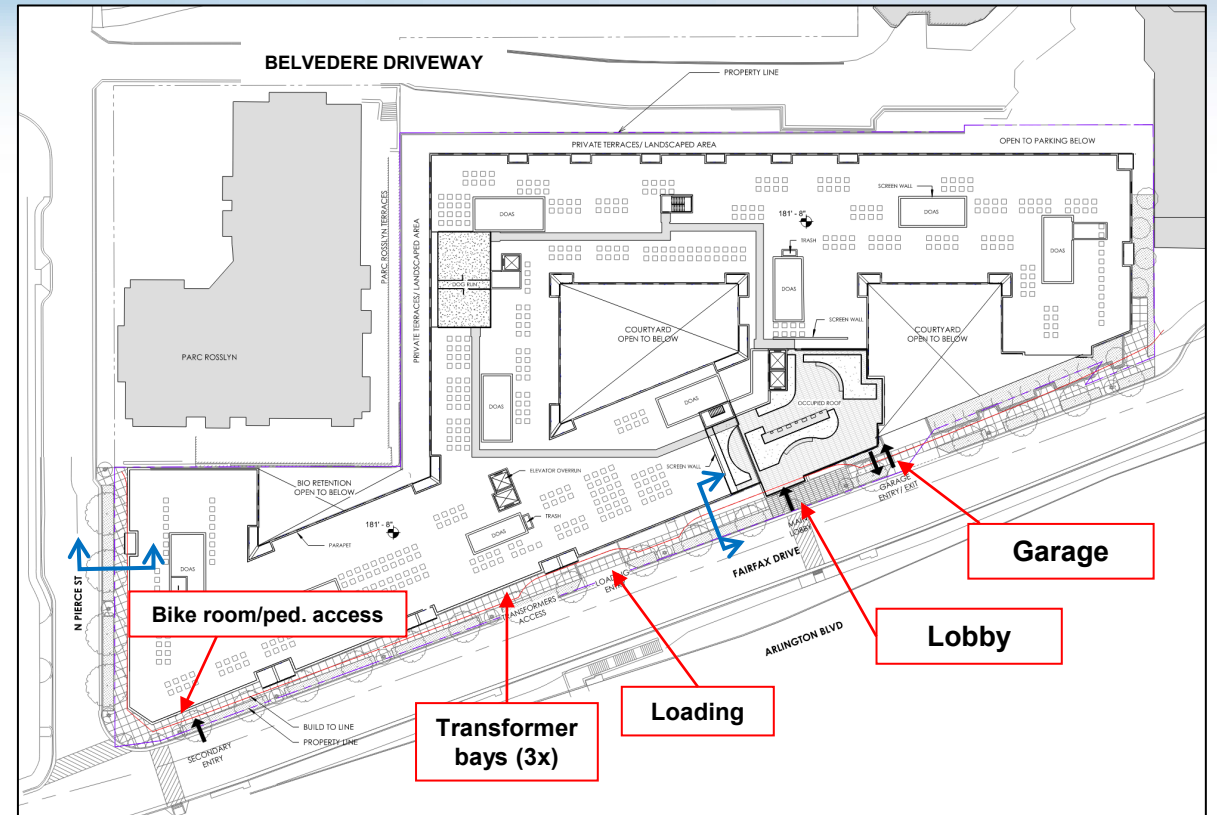
- Defined in the Zoning Ordinance, subject to County Board approval
- Proposal:
 - **Affordable dwelling units**: SAHPD
 - 24 units, 42 bedrooms on-site
 - **Green Building Incentive Program**: LEED Gold (0.35 FAR-level)
 - 10% energy optimization
 - Post-occupancy ENERGY STAR certification score >80
 - Bird-friendly materials
 - EV parking: 4% and 15% EV-ready
 - All other baseline prerequisites

Transportation

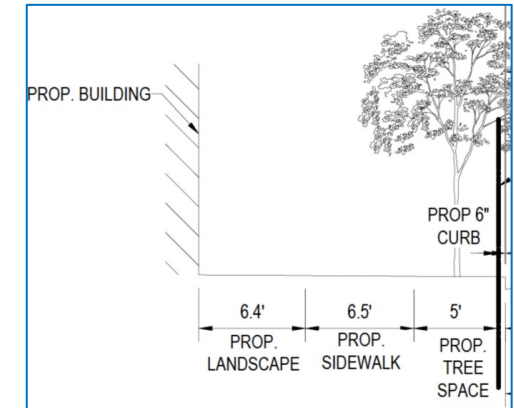
- Access:
 - Vehicular access off Fairfax Drive only
 - No proposed access off the Belvedere Driveway

- Parking:
 - 0.57 sp/du (255 spaces)
 - Consistent with Off-street Parking Guidelines

- Sidewalks:
 - 6 ft minimum clear path

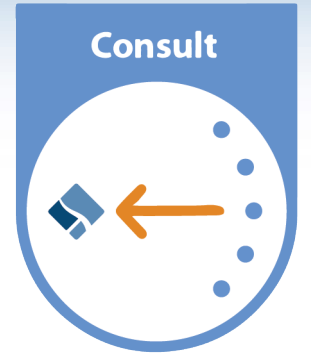


N. Pierce St.



Fairfax Dr.

Community Engagement



Online Feedback Form

- July 31 – August 9, 2023



Community Outreach

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



Promotion

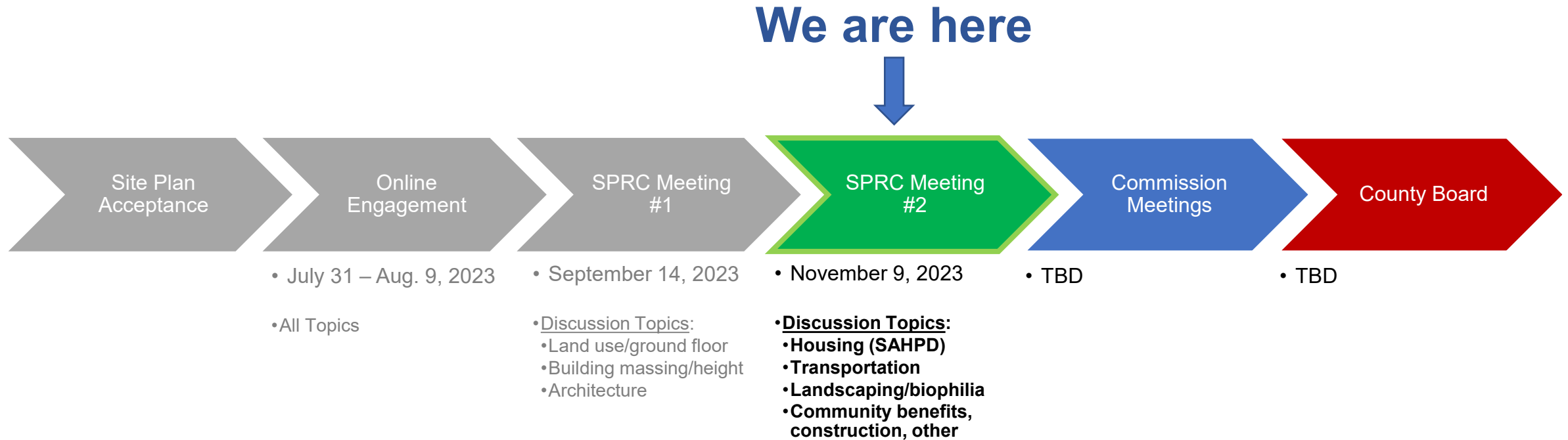
- Engagement opportunity posted on Arlington Engage webpage and other related pages
- E-newsletter and social media
- Bilingual flyer (English and Spanish)



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



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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Thank you!