



1/27/2022

Re: **1616 Ft. Myer - SP#85**

Dear Mr. Painter,

The site plan application (the "Site Plan Application") that you filed for property located at **1616 Ft. Myer - SP#85**, has been reviewed for compliance with the Administrative Regulation 4.1 submission standards. Staff has determined that the Site Plan Application meets the filing criteria. While the Site Plan Application meets the submission requirements, this in no way should be deemed as an endorsement of the redevelopment proposal outlined in the Site Plan Application.

The Application proposes a rezoning of the site to C-O-Rosslyn and a major site plan amendment to redevelop the property with a 30-story residential tower containing 647,747 sf of gross floor area (GFA) for a total residential of 9.95 FAR. The building is proposed to contain 691 residential units. While the Site Plan Application meets the submission requirements, the applicant should be aware of the following preliminary issues raised by staff, and recognize that this is not an exhaustive list:

- The applicant is including within the site area an "outparcel" on the south side of Fairfax Drive. While this parcel was used to calculate density during the original site plan approval, it is nonetheless located outside of the Rosslyn Coordinated Redevelopment District (RCRD). Therefore, the outparcel is ineligible for rezoning to C-O-R. Please continue to work with staff on determining the appropriate calculation of base and additional density for the project.
- The applicant is proposing a 12-foot pedestrian street on the western portion of the site (16-feet from the property line) to implement a segment of the Rosslyn Sector Plan-recommended North Nash Street Extension to Fairfax Drive on the site. Staff is recommending that a street width generally consistent with the Urban Center Local street typology be provided for the pedestrian street in order to accomplish two goals for the North Nash Street connection: 1) provide adequate separation with the adjacent Belvedere Condominiums, and 2) allow for the conversion of the North Nash Street connection to a vehicular connection in the future if determined feasible by the County. The applicant should continue to work with staff on the design of the pedestrian street to include a two-way staircase, landscaping, and street trees.
- The AC Retail Plan identifies Fort Myer Drive as a "green" frontage. Please continue to work with staff on a ground floor design that provides activation and interest to the street.
- Please work with the Fire Marshal's Office to resolve any fire access-related issues that may remain.
- Please continue to work with staff through the public review process to refine and adjust the energy model, LEED scorecard, and associated documentation as needed, as well as



to provide any information required for Green Building Incentive Policy prerequisites and extra-list items.

You may now proceed with submitting the final filing. In the final Site Plan Application, you will need to address how the proposed project meets County goals and is generally consistent with adopted planning guidance for the site. Peter Schulz will be the Planning Division staff member coordinating the review of this project; he can be reached at pschulz@arlingtonva.us or (703) 228-0067.

If you have any questions about this letter, please feel free to contact us.

Respectfully,

A handwritten signature in cursive script, appearing to read "Claude A. Williamson".

Claude A. Williamson, AICP, Director
Department of Community Planning, Housing & Development

cc: Shannon Flanagan-Watson, CMO
MinhChau Corr, CAO
Anthony Fusarelli, Jr., AICP, CPHD – Planning Director
Aaron Shriber, AICP, CPHD
Matthew Pfeiffer, AICP, CPHD
Peter Schulz, AICP, CPHD
Lisa Maher, DES
Dennis Sellin, DES