Online Engagement July 25 – Aug. 4, 2022

4600 Fairfax Drive (Ballston Holiday Inn Site)

Site Plan (SPLN21-00008) and Rezoning (REZN21-00004) (RPC# 14-053-055, -056, -023, 14-054-020, and -008)



Project webpage: https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/4600-Fairfax-Drive

Agenda

- 1. Site Location
- 2. Proposed Development Summary
- 3. Site Layout
- 4. Building Massing
- 5. Policy Guidance
- 6. Discussion Items
- 7. Process/Next Steps







Site Location – 4600/4610 Fairfax Drive





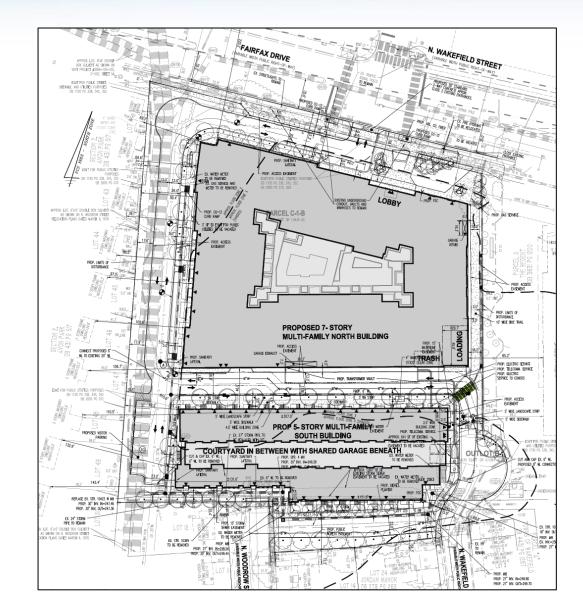




Virtual Walking Tour: <u>https://arlingtonva.konveio.com/virtual-walking-tour-4600-fairfax-drive</u>

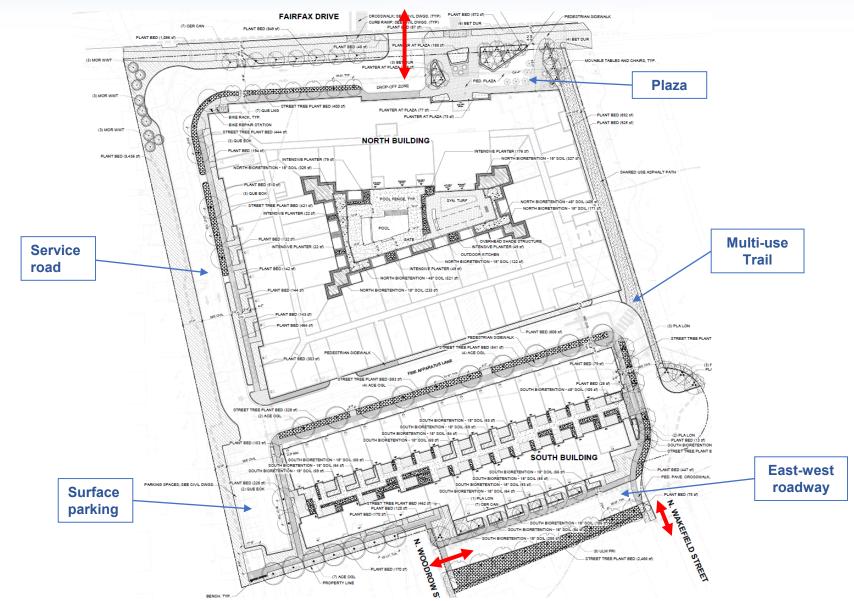
Development Proposal

- Rezoning:
 - "R-5" → "RA8-18" (single-family dwelling parcels only)
- Development:
 - Incorporate single-family parcels into site plan (SP #57)
 - North Building (residential)
 - 7 stories
 - 477 units
 - 428,522 sf
 - 383 parking spaces (0.8 s/u)
 - South Building (residential)
 - 5 stories
 - 29 units
 - 85,388 sf
 - 56 parking spaces (1.93 s/u)
 - Interior service road and surface parking
 - 10'-wide multi-use asphalt path
 - LEED Gold (0.25 FAR-level)











Proposed Floor Plans

Ground Level Level 1 Lobby/ Amenity Y --313 - 10* 1BB BIKE ROOM 313 10 FITNESS MECH 1BR MAIL AND PARCEL VEST. ELEV1&2 LOUNGE MAIN ENTR STAIR 1 STAIR 1 ELEV 182 . CANOPY STORAGE LEASING ST Walk-up LOBBY EL 263'-6' ST E TRASH TELCOM AMENITY JR1 units In JR1 2BR+D CO-WORKING BATH HOUSE ST LIFEGUARD POOL NORTH TRASH JR1 **G PARKING - NORTH BUILDING** FOUR GARAGE INTAKE 1BR CLUB ROOM 1BR 18 1BR EL. 265' - 8" GARAGE INTAKE JR1 (8 JR1 -----1BR 1BR 1BR 1BR 6 A 16 38 ----NORTH JR2 POOL A.15 A.10 •\$• BUILDING 23'-0" 18'-0" 1BR 1BR COURTYARD 1BR 2RR 1RR 1BR 6 ELEV. 1BR 1BR 21 ELEV 384 STAIR 2 EL. 255' 0 1BR 2BR JR2 JR2 JR2 JR2 ELEV 3&4 2RF 1BR 20 1BR 274 - 5 1BR ELEV. STORAGE MECH ST GARAGE EXHAUST ST EL 255-4" TRAS JR1 OPEN TO BELOW 1BR 1BR 1BR IR1 JR2 ST ST 1BR OPEN TO EL 254 37-97 M (AU) X 327 - 8" STAIR 3 14 (A17) 327 - 8" STAIR 3 312'-7" ASH TRUCK TO PUL Â.16 INCO LOADING DOCK T LOAD BINS, AND BACK OF LOADING DOCK TO EMPTY BINS, NC CLEAF HEIGHT INSIDE LONDIN AND TRASH ROOMS. 312 - 7 Loading Garage SOUTH S-1 S-1 S-1 TRASH TRUCK TO LOA AND EMPTY BINS ON STREET AN CLEAR S-1 S-1 S-1 S-1 S-1 8.1 S-1 S-1 S-1 S-1 S-1 S-1 /Trash BUILDING Entry S-1 S-1 8.1 S-1 S-1 S.1 S-1 S-1 S-1 S-1 S-1 S-1 (10) GAS RA EL 270 -MAIN ELEC/TELECOM 106' - 0" Courtyard EL 259 4 10% RAMP DN EL 257.6 G PARKING - SOUTH BUILDING --MEWS GATED GATED 8 WATER RM 8-5 S-3 S-2 S-1 S-6 S-5 S-3 S-3 S-4 S-1 S-2 S-1 S-2 Garage 8-1 8-2 8-1 8-2 8-1 8-2 S-6 Entry EL 253 312 -7* · EL 257 -74 312-7 7A OVERALL PLAN - GROUND LEVEL 7A OVERALL PLAN - LEVEL 1



North Building



3A NORTH BUILDING - NORTH EAST CORNER



3E NORTH BUILDING - NORTH WEST CORNER





6E NORTH BUILDING - SOUTH WEST CORNER



7

South Building



3A SOUTH BUILDING - NORTH EAST CORNER



3E SOUTH BUILDING - NORTH WEST CORNER



6E SOUTH BUILDING - SOUTH WEST CORNER





Policy Guidance

Ballston Sector Plan (1980)

- No site-specific guidance
- Area of transition to low-density neighborhoods; transitions could be accomplished through means such as tapered building heights, open space, plantings, topography, walls, etc.

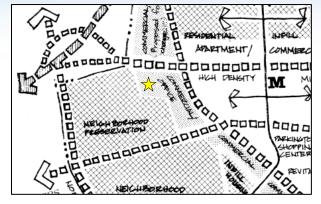
GLUP Note #23 (Peck/Staples Site)

- "Within the area shown as "Medium" Office-Apartment-Hotel, in order to provide an appropriate transition to adjacent residential neighborhoods, buildings on the southwest and western portions of the site shall consist of residential uses and have maximum heights of 50 feet."

Master Transportation Plan

- Streets Element (2016)
 - Policy 2 (6) Maintain and enhance a grid-style street network.
 - Policy 14 (12) Reduce storm-water runoff by minimizing the creation of additional impermeable areas
- Bicycle Element (2019)
 - West Ballston Connection -

Ballston Sector Plan: Concept Plan





2-05: West Ballston Connection

Develop a north-south route through the west side of Ballston that includes construction of new trail sections between Fairfax Drive and Wilson Boulevard, and along the south side of Wilson Boulevard near N. Wakefield and Vermont/Tazewell streets. Link with the Bluemont Junction, Custis and Ballston Pond trails at Fairfax Drive and via on-street bicycle facilities on N. Wakefield, and at Vermont and Tazewell streets. (0.4 mile)

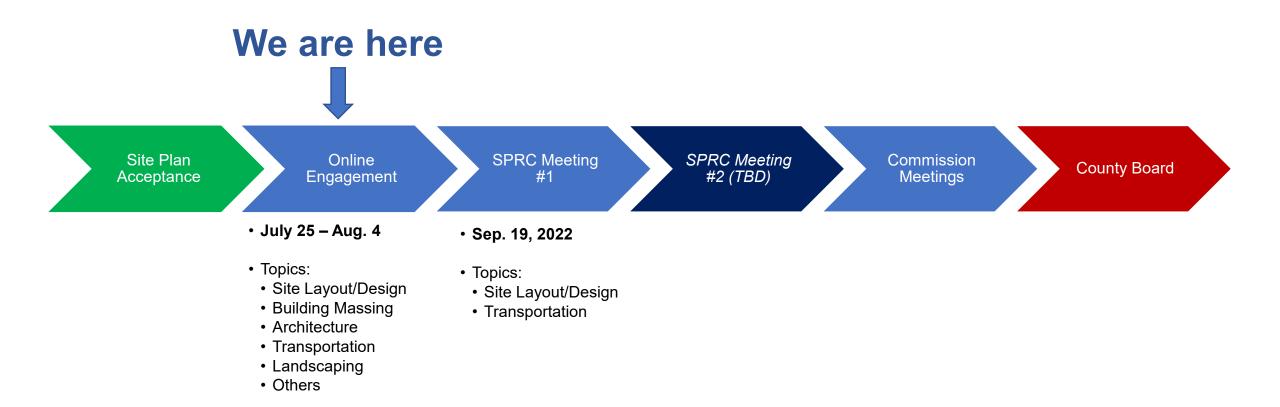


Summary: Preliminary Matters for Discussion

- Streets/Streetscape:
 - Lack of grid-style network; auto-oriented, circuitous design
 - Unnecessary amount of impermeable area; surface parking
 - Narrow and/or missing sidewalks
 - Lack of street trees
- Buildings:
 - Large footprint (North Building)
 - Lack of height tapering (North Building, west frontage)
 - No active street-level uses (North Building, south frontage)
 - Inadequate/problematic loading spaces/location
- Landscaping:
 - Removal of existing trees (west and north edges)
 - Service road/surface parking vs. landscaped buffer (west and north edges)



Public Review Process and Schedule





For more information visit:

Project webpage:

https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/4600-Fairfax-Drive

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