

# Online Engagement July 25 – Aug. 4, 2022

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## **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)

# Agenda

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

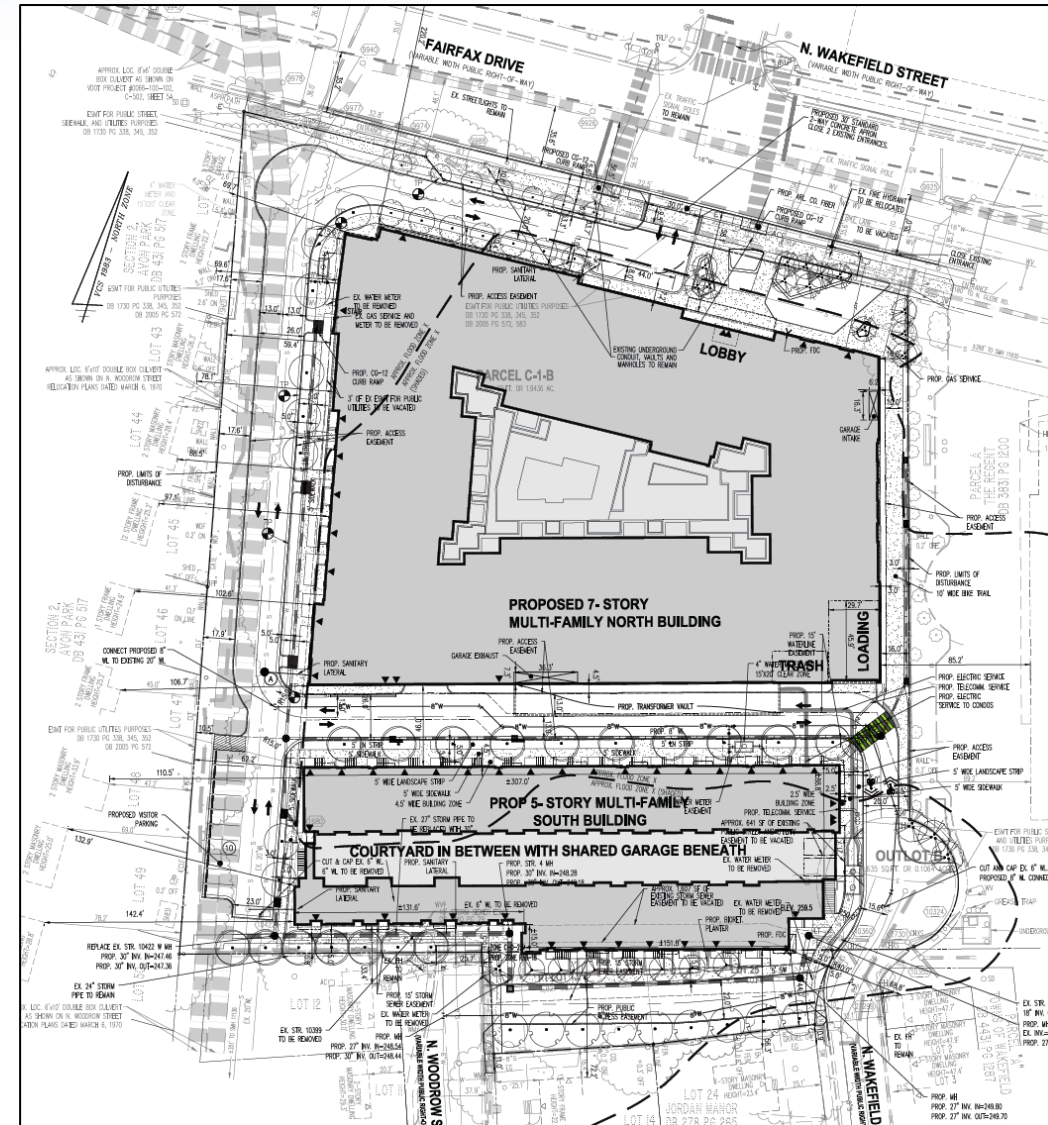


# Site Location – 4600/4610 Fairfax Drive

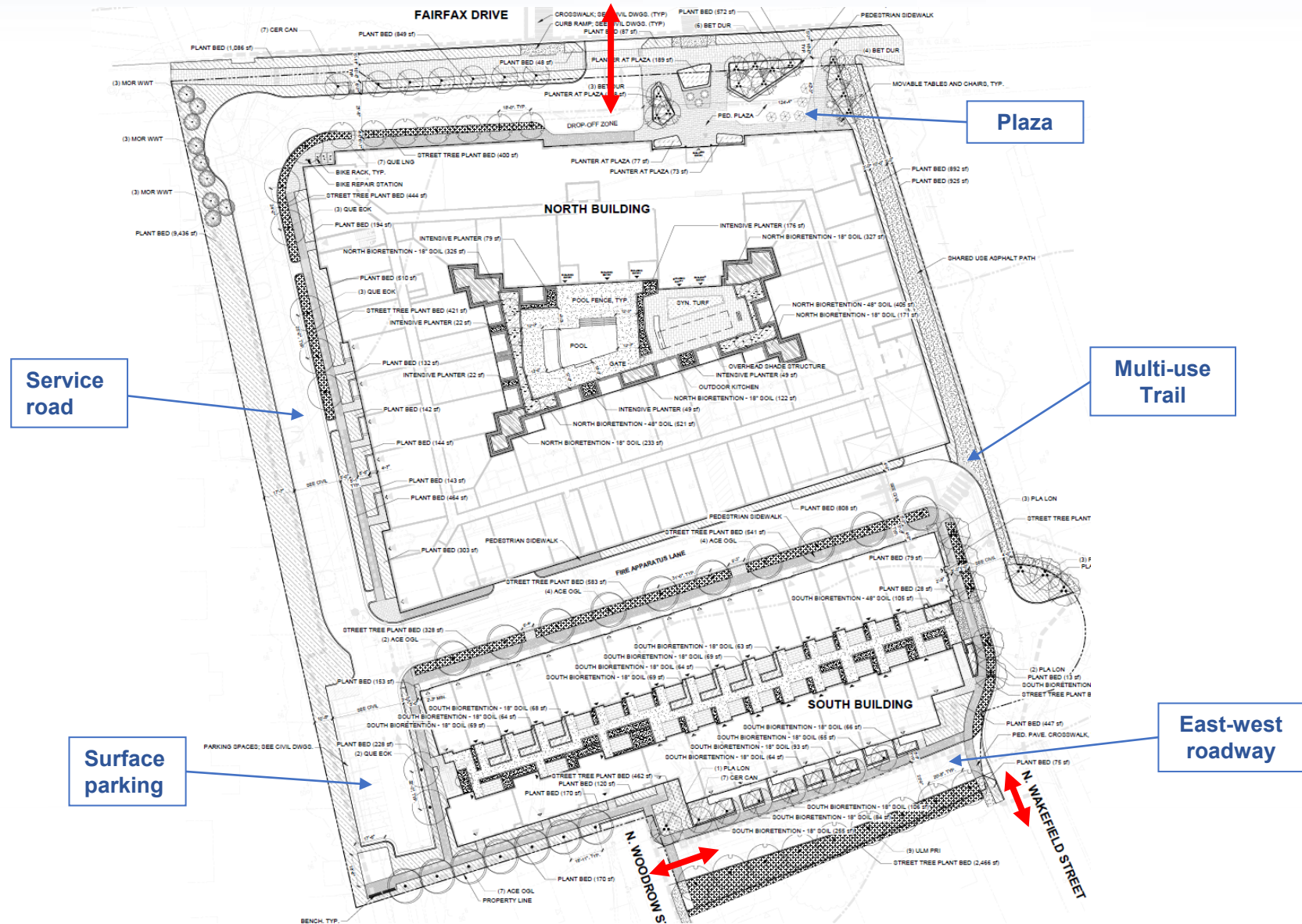


# Development Proposal

- 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)

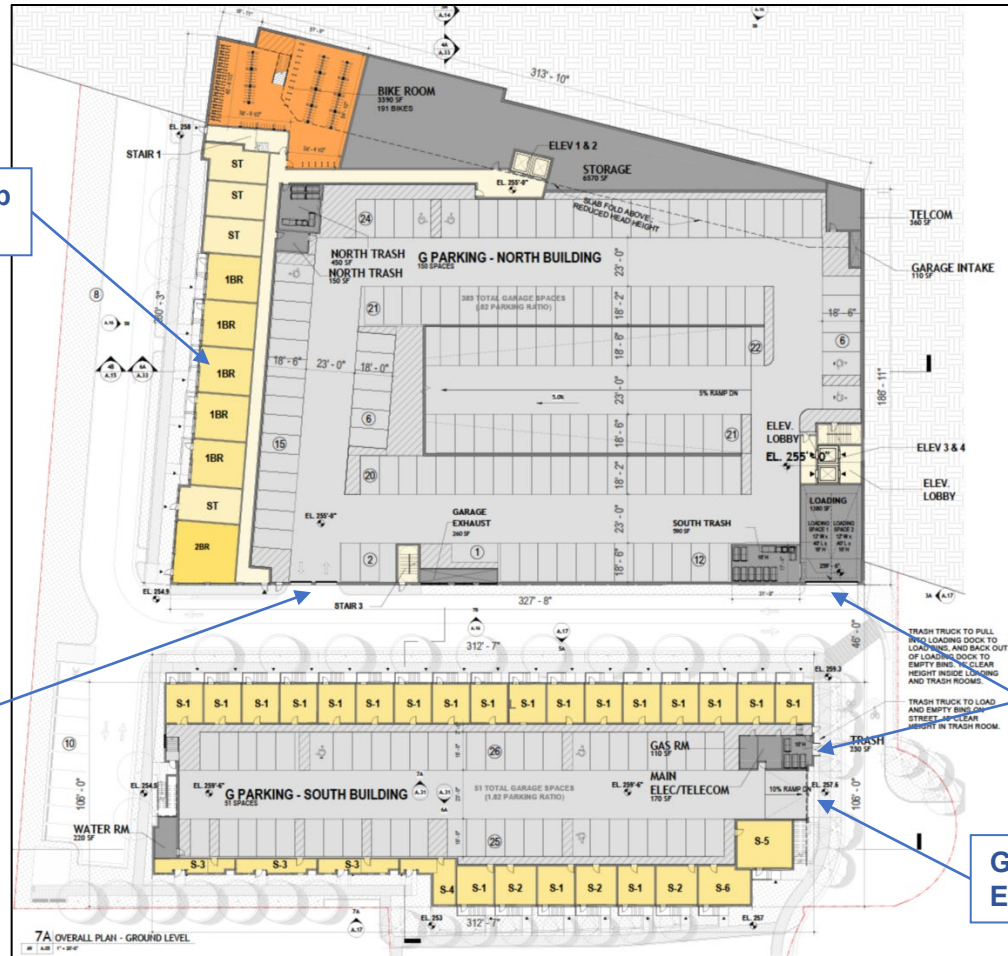


# Site Layout



# Proposed Floor Plans

## Ground Level



## Level 1



Walk-up units

Lobby/  
Amenity

Garage Entry

Loading  
/Trash

Garage Entry

Courtyard

# North Building



3A | NORTH BUILDING - NORTH EAST CORNER  
A.18 1" = 30'-0"



3E | NORTH BUILDING - NORTH WEST CORNER  
A.18 1" = 30'-0"



6A | NORTH BUILDING - SOUTH EAST CORNER  
A.18 1" = 30'-0"



6E | NORTH BUILDING - SOUTH WEST CORNER  
A.18 1" = 30'-0"

# South Building



3A | SOUTH BUILDING - NORTH EAST CORNER  
A.19 1" = 30' 0"



3E | SOUTH BUILDING - NORTH WEST CORNER  
A.19 1" = 30' 0"



6A | SOUTH BUILDING - SOUTH EAST CORNER  
A.19 1" = 30' 0"



6E | SOUTH BUILDING - SOUTH WEST CORNER  
A.19 1" = 30' 0"



# 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.

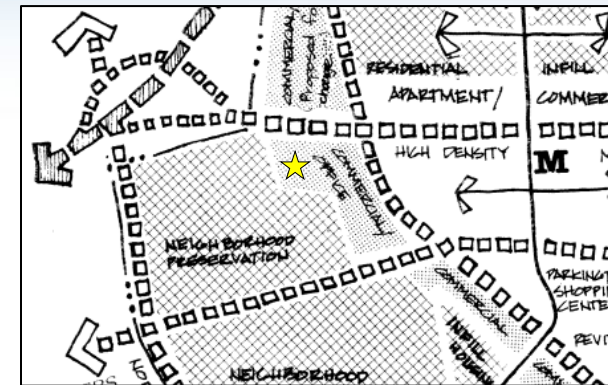
- **GLUP Note #23 (Peck/Staples Site)**

- "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."

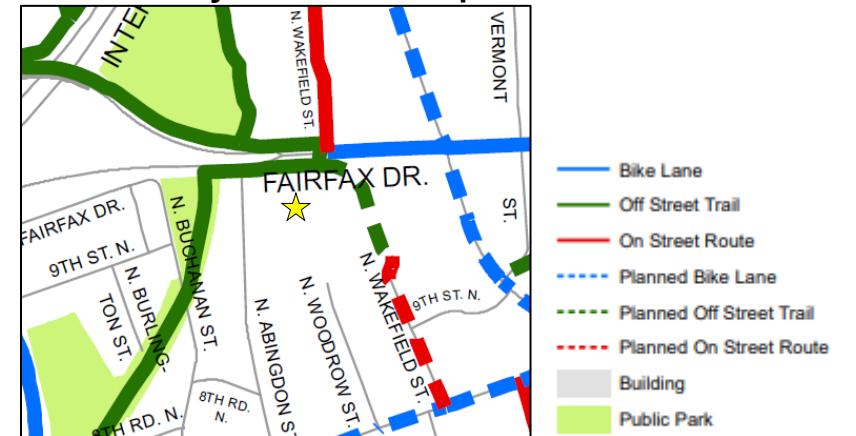
- **Master Transportation Plan**

- 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**



**MTP: Bicycle Element Map**



**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

We are here



• **July 25 – Aug. 4**

- Topics:
  - Site Layout/Design
  - Building Massing
  - Architecture
  - Transportation
  - Landscaping
  - Others

• **Sep. 19, 2022**

- Topics:
  - Site Layout/Design
  - Transportation

# For more information visit:

## Project webpage:

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

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