



Site Plan Review Committee

Community Engagement Comments and Responses
1601 Fairfax Drive – Inn of Rosslyn (SPLN22-00018) (SP #471)

Project Contact:

SPRC Chair:

Leo Sarli
lsarli@me.com

County Staff Contact:

CPHD Planner
Adam Watson
(703) 228-7926
awatson@arlingtonva.us

DES Planner
Jane Kim
jskim@arlingtonva.us

Applicant Contact:

Monument Realty
Josh Olsen
jolsen@monumentrealty.com

Represented by Walsh, Colucci
Nick Cumings
ncumings@thelandlawyers.com

Site Plan Project Information

Project Name: 1601 Fairfax Drive – Inn of Rosslyn

Items Requested: New Site Plan

Online Engagement Opportunity: April 11 – 24, 2023

Review Focus Topics: Land Use & Density, Site Layout & Building Placement, Building Form & Height, Building Architecture & Historic Preservation, Transportation, Landscaping, Community Benefits & Other



About this Document

This document contains comments received as a part of the Site Plan Review Committee’s (SPRC) Online Engagement Opportunity for the Inn of Rosslyn project. A total of 53 respondents provided comments during the Online Engagement Opportunity period between April 11 – 24. The feedback results and responses to common topics can be found below. All comments beyond the review focus topics are categorized as “Other”.

Feedback Results

- [Feedback Form](#)
- [All Participants](#)
- [SPRC Members](#)
- [Other Board, Commission, or Committee Members](#)
- [Community Members](#)

Responses to Common Topics

Below are common topics or themes received through the online engagement session that were identified by County staff. The list includes a summary of the topics and responses from County staff and the applicant. Please note that the topics have been summarized to provide an overview of the common themes and may not fully capture the concerns expressed by each individual respondent.

- **Density and Height:** Most respondents supported the proposed residential density (6.11 FAR) or greater. Generally, most respondents also expressed support a taller building than the eight-story building proposed. Those expressing a desire for greater density and height typically cited a need for increased housing production and tended to voice less concern about the building form complying with policy guidance.

Staff Response: The total proposed density of 126,129 sq. ft., or 6.11 FAR, is consistent with the ACZO and the [Fort Myer Heights North Plan](#) (the “Plan”), as the applicant is seeking to earn additional density, above 3.24 FAR, through community benefits consistent with the ACZO and Plan recommendations. The Plan allows building heights of up to 12 stories and staff would support greater building height, up to the maximum, provided that revised design complies with the Plan guidance for building form (e.g. step-backs), landscaped areas, and streetscape dimensions. Staff will be working with the applicant to achieve a design that is more consistent with the Plan recommendations.

Applicant Response: The Fort Myer Heights North Plan includes the site within the revitalization area and recommends redevelopment of the site at up to a 3.24 FAR and up to 12 stories and 125 in height. The Plan does not require a minimum density or height. The building is designed to the maximum height it can achieve with the current construction type, which is wood frame over a concrete podium. A taller building would require steel and concrete construction which is not economically feasible for this site. The applicant will continue to work with staff to refine the design of the building as well as study changes to the garage and ground floor given the significant amount of subterranean rock discovered underneath portions of the site.

- **Ground-Level Layout:** Along Fairfax Drive, most participants expressed concern about having only a six-foot-wide sidewalk instead of an eight-foot-wide sidewalk. In addition, many respondents called for additional landscaped area or green space on-site.

Staff Response: Staff will continue to work with the applicant on achieving a design that is more consistent with the Plan recommendations for building placement, landscaping and streetscapes. The Plan recommends both an eight-foot-wide sidewalk along Fairfax Drive and a landscaped green space along North Pierce Street.

Applicant Response: Between the two questions in the online engagement form that asked about sidewalk width, 12 respondents specifically stated that the six-foot widths were acceptable. While the Fort Myer Heights North Plan recommends eight-foot sidewalks along Fairfax Drive, it also recommends the Arlington Boulevard Trail be buffered from high-volume traffic along Route 50. Accordingly, the County has proposed to realign Fairfax Drive farther to the north to provide additional space and buffering for the Arlington Boulevard Trail. The applicant has accommodated this realignment in its proposed streetscape by dedicating a portion of the property to be used as Fairfax Drive right-of-way, which has in-turn decreased the amount of available sidewalk space. The applicant discussed a smaller sidewalk width with County staff during discussions regarding shifting Fairfax Drive to the north. The applicant is currently providing an 11-foot streetscape with a six-foot clear sidewalk width and a five-foot planting zone. The six-foot clear sidewalk is a slight reduction in the Plan’s recommended streetscape, but will provide adequate space for pedestrians while also enhancing the condition of the Arlington Boulevard Trail to the south.

- **Community Benefits & Other:** Most respondents expressed a desire for more dwelling units, generally, but particularly for affordable housing as a community benefit for earning additional density. Several respondents also expressed an interest in sustainability features and biophilic elements.

Staff Response: Staff appreciates the interest in affordable dwelling units (ADUs) on-site and will be working with the applicant on its community benefits package during the public review process. Staff anticipates that this project will deliver ADUs in three tranches: via the “base” ADU zoning requirement for site plans, the Plan recommendation for 20% of the gross floor area between 1.65 FAR and 3.24 FAR (~6,565 sq. ft.), and the zoning regulations for additional density above the zoning district regulations and the General Land Use Plan (aka “bonus density”). In addition, the applicant is voluntarily committing to the [Green Building Incentive Policy](#) at the LEED Gold (0.35 FAR-level), which includes requirements for features such as bird-friendly materials, EV parking, and energy efficiency.

Applicant Response: With this project, the applicant will provide the base affordable housing contribution required by Section 15.5.8 of the Zoning Ordinance and approximately 20% of the difference between a 1.65 and a 3.24 FAR as recommended by the Fort Myer Heights North Plan. The base affordable housing contribution will amount to either three on-site affordable units, four off-site affordable units nearby, six off-site units elsewhere, or an approximately \$356,000 cash contribution, at the applicant’s election as determined at the time it requests the Shell and Core Certificate of Occupancy. In conformance with the Fort Myer Heights North Plan recommendation, the applicant will provide approximately eight affordable units in the proposed building.

Also, the applicant proposes to earn an additional 0.35 FAR in in conformance with the County’s Green Building Incentive Policy. Accordingly, the applicant will commit to LEED Gold certification, energy optimization, electric vehicle charging, biophilic and bird-friendly building materials, and other sustainable elements to be determined as the building is further refined.

The remaining requested bonus density will be earned through additional community benefits which will be negotiated with County staff throughout the application review process, and the applicant is willing to consider including additional affordable housing units to earn this density