

Site Plan Review Committee (SPRC)
Staff Report for
1601 Fairfax Drive (Inn of Rosslyn)
SPLN22-00018 (SP #471)

There are multiple ways to provide feedback and input on the proposal, County Staff is happy to accept comments in any form. Please use any method listed below.

Mail-in Comments:

Arlington County Planning Division
c/o Adam Watson
2100 Clarendon Blvd. Suite 700
Arlington, VA 22201

Contact Staff:

Contact the Arlington County Planning Staff reviewing this project either by phone or email

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awatson@arlingtonva.us

Contact the SPRC Chair

The SPRC Chair is a member of the Planning Commission and conducts all SPRC meetings

Leonardo Sarli, Chair
lsarli@me.com

1601 Fairfax Drive (Inn of Rosslyn)
SPLN22-00018 (SP #471)
(RPC# 17-027-008)

Public Review and Site Plan Review Committee (SPRC) Process:

• **Online Engagement Opportunity: April 11 – 24, 2023**

- SPRC Meeting #1 – TBD
 1. Topics TBD

- SPRC Meeting #2 – TBD
 1. Topics TBD

Glossary of Terms:

Area Median Income (AMI): The income at which half of the families of a particular household size have incomes higher and half have incomes lower.

By-Right Development: May be approved administratively in the respective zoning district subject to all other applicable requirements of this zoning ordinance. Is not required to seek approval by the County Board.

Density: The ratio of a particular use given the area of land. Density measures the intensity of a given land use.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area.

General Land Use Plan (GLUP): The GLUP is the primary policy guide for future development in the County. The GLUP establishes the overall character, extent and location of various land uses.

Gross Floor Area (GFA): Gross floor area is the sum of the area of the horizontal surface of the several floors of a building measured from the exterior faces of exterior walls, to include all floor area not defined as gross parking area.

Phased Development Site Plan (PDSP): A type of Site Plan; to permit the coordinated development of sites of more than twenty (20) acres in area, or a smaller area as authorized and accepted by the County Manager, the County Board may approve a Phased Development Site Plan (PDSP) in the form of a general plan for land uses, public facilities, transportation, and utilities.

Zoning Ordinance (ACZO): County adopted ordinance that regulates the use and development standards of all land located within the County. There are various zoning districts within the zoning ordinance and each district sets the standards for development. Examples of such requirements are: maximum heights, required parking, required setbacks, density, etc.

**SITE PLAN REVIEW COMMITTEE
MEETING AGENDA**

DATE: April 11 – 24, 2023 (Online Engagement)
TIME: N/A
PLACE: N/A

SPRC STAFF COORDINATOR: Matthew Pfeiffer

Item 1. 1601 Fairfax Drive (SPLN22-00018)
Inn of Rosslyn Site
(RPC#s 17-027-008)
Planning Commission and County Board meetings to be determined.
Adam Watson (CPHD Staff)

The Site Plan Review Committee (SPRC) is comprised of Planning Commission members, representatives from other relevant commissions and several appointed citizens. The SPRC reviews all site plans and major site plan amendments requests, which are submitted to the County Board and the Planning Commission for consideration. The major responsibilities of the SPRC are the following:

1. Review site plan or major site plan amendment requests in detail.
2. Advise the Planning Commission by recommending the appropriate action in regard to a specific plan and any conditions, which it might determine to be necessary or appropriate.
3. Provide a forum by which interested citizens, civic associations and neighborhood conservation committees can review and comment on a particular plan, or the effects that the proposed project might have on the neighborhood.

In order to save copying costs, staff has selectively chosen the reduced drawings to be included in this package. The complete full size drawings are available for review in the Arlington County Zoning Office, 10th Floor, Courthouse Plaza, 2100 Clarendon Boulevard and also in the Central Library's Virginia Room, 1015 N. Quincy St., (703) 228-5990.

For more information on the Arlington County Planning Commission, go to their web site
<http://commissions.arlingtonva.us/planning-commission/>

For more information on the Site Plan public review process, go to the Arlington County Planning Division's web site on Development Proposals/Site Plans
<https://www.arlingtonva.us/Government/Projects/Private-Development>

To view the current Site Plan Review Committee schedule, go to the web site
<http://commissions.arlingtonva.us/planning-commission/sprc/>

SUMMARY: The applicant, Monument Realty, proposes redeveloping the site with an eight (8) story multifamily residential building, including:

- 126,129 sq. ft. of residential (6.11 FAR)
- 141 dwelling units
- Underground parking at 0.62 spaces per unit (88 spaces)
- LEED Gold (0.35 FAR-level)
- Zoning modifications:
 - Additional density
 - Reduced parking requirements
 - Increased compact parking
 - Density exclusions

BACKGROUND: The following provides additional information about the site and location:

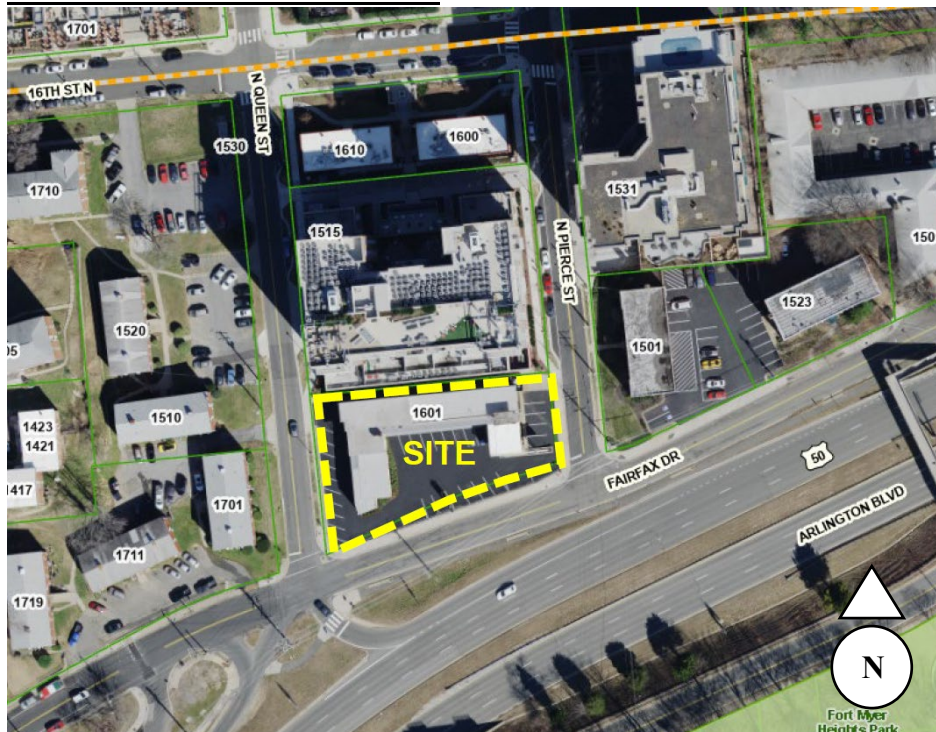
Site: The site is located at 1601 Fairfax Drive (RPC# 17-027-008).

Zoning: “RA6-15” Multiple-family Dwelling District

GLUP Designation: “Medium” Residential; Note 22: Fort Myer Heights North Special District

Neighborhood: The site is located within the Radnor/Ft. Myer Heights Civic Association boundary.

Site Location – 1601 Fairfax Drive



Zoning ("RA6-15")



Site GLUP Designation: "Medium" Residential; Note 22

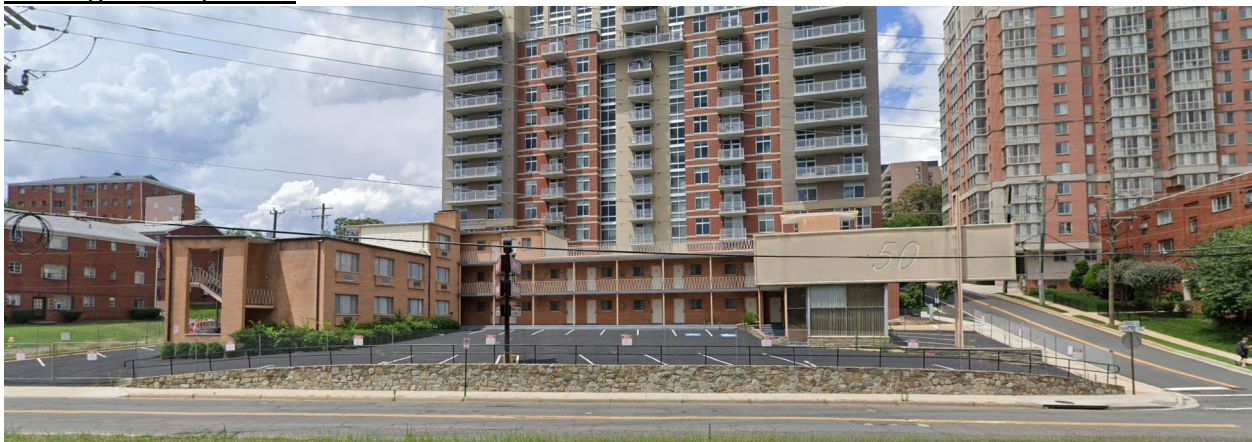


Existing Development: The site is located in the [Fort Myer Heights North Plan](#) (FMHNP or “Plan”) study area along Fairfax Drive. The 0.47-acre site is located immediately south of the Union on Queen apartments. To the east (across North Pierce Street) are the Williamsburg apartments, and the west (across North Queen Street) are the Rahill Apartments. The site is currently developed with the Inn of Rosslyn hotel which was constructed in 1957 and contains 38 units. The hotel building is ranked in the Important Top Third category of the [Historic Resources Inventory](#). Surface parking is provided, with access from North Pierce Street and Fairfax Drive. Please view the [Virtual Walking Tour](#) for additional street view images.

Existing Development:



Existing Development:



Development Potential: The following provides a statistical summary of the development potential for the site under the existing zoning.

Site Plan Area: 20,645 sq. ft. / (0.47 ac)	Density Allowed for Proposed Uses	Maximum Development
By-Right: "RA6-15" District		
20,645 sq. ft. / (0.47 ac)	One-family dwellings	3 dwelling units
	Semi-detached dwellings	5 dwelling units
	Duplex	5 dwelling units
	Multiple-family	22 dwelling units
	Townhouse	22 dwelling units
	All other uses	4 units
Special Exception Site Plan: "RA6-15" District		
20,645 sq. ft. / (0.47 ac)	Semi-detached dwellings	5 dwelling units
	Duplex	5 dwelling units
	Low or Moderate Income Housing	28 dwelling units
	Townhouse, Semi-detached, and Existing One-family Dwellings	13 dwelling units
	Elder care uses	41,290 sq. ft. of GFA
	All other uses (0.6 FAR)	4 units

Proposed Development: The following provides a statistical summary of the proposed development:

	Proposed
Site Area (sq. ft.)	
Site Area	20,050
Vacation request	595
TOTAL	20,645 (0.47 acres)
Density/Uses (sq. ft.)	
Residential (dwelling units)	
Base (3.24 FAR)	66,889.80
FMHNP – ADUs ¹	6,565.11
Add. Density – LEED Gold (0.35 FAR)	7,225.75
Add. Density – Other	52,013.45
Total proposed GFA (6.11 FAR)	126,129
Total dwelling units	141
Density Exclusions	
Garage and air shafts	TBD
Building Height	
Average Site Elevation (ASE)	111.14 ft.
Proposed residential tower:	
Stories	8
Max. Height (from ASE)	79.83 ft.

	ACZO Requirement	Proposed
Parking/Loading		
Parking		
Residential spaces	159	88
Residential ratio	1.125 + 1 per du over 200	0.62 per du
Compact parking	15%	25% (22 spaces)
Loading Spaces	1	1

Density and Uses: As described in the table above, the applicant is proposing a multifamily residential building totaling 126,129 sq. ft. and 141 dwelling units. The applicant proposes underground parking at a ratio of 0.62 spaces per dwelling unit with up to 25% compact spaces. The ACZO §9.3 states that when a site within the area designated as the Fort Myer Heights North Special District on the General Land Use Plan and within the RA8-18 or RA6-15 district is sought to be used in a manner consistent with the purposes of the Fort Myer Heights North Plan, and subject to the provisions hereafter set forth then, by special exception site plan

¹ The FMHNP recommends that all site plans designate as affordable 20 percent of the gross floor area between 1.65 FAR and 3.24 FAR, in addition to meeting the requirements of the County's Affordable Dwelling Unit Ordinance. This allocation also excludes any bonus density requested.

approval pursuant to §15.5, development may be permitted at up to 3.24 FAR in the “Revitalization Area” designated in the Plan. In addition, a site plan project in the “Revitalization Area” designated in the Plan may exceed 3.24 FAR with bonus density for achieving goals consistent with the intent of the Plan, such as LEED, provided that development is consistent with the design guidelines, including building height maximums, and where it furthers the purposes of the Plan. This site is within the Special District and zoned “RA6-15” and is therefore eligible for base density of 3.24 FAR and bonus density provisions as described above. The applicant proposes to earn additional density through the [Green Building Incentive Policy](#) (LEED Gold 0.35 FAR-level) and other means consistent with ACZO §15.5 and the Plan.

There are several zoning modifications requested, as follows:

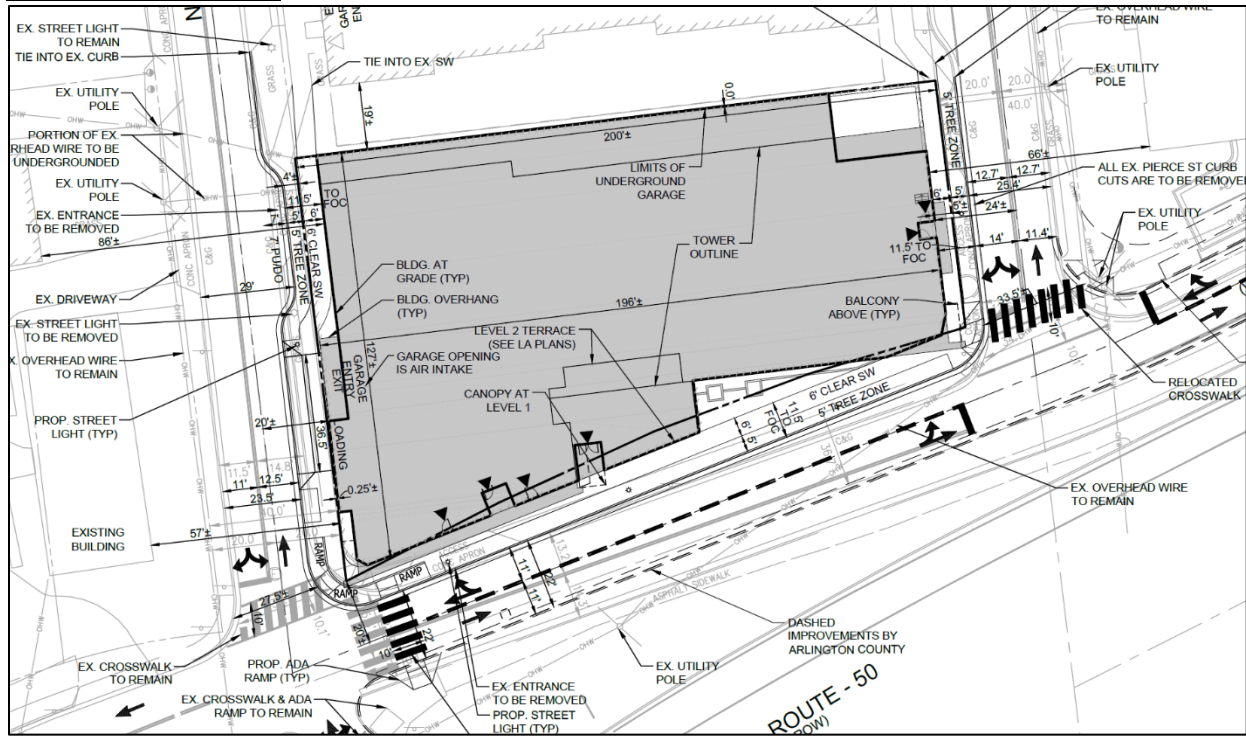
Requested Zoning Modifications²:

- Additional density for LEED Gold certification (0.35 FAR-level)
- Reduced residential parking requirement
- Increased compact parking (above 15%)
- Density exclusions

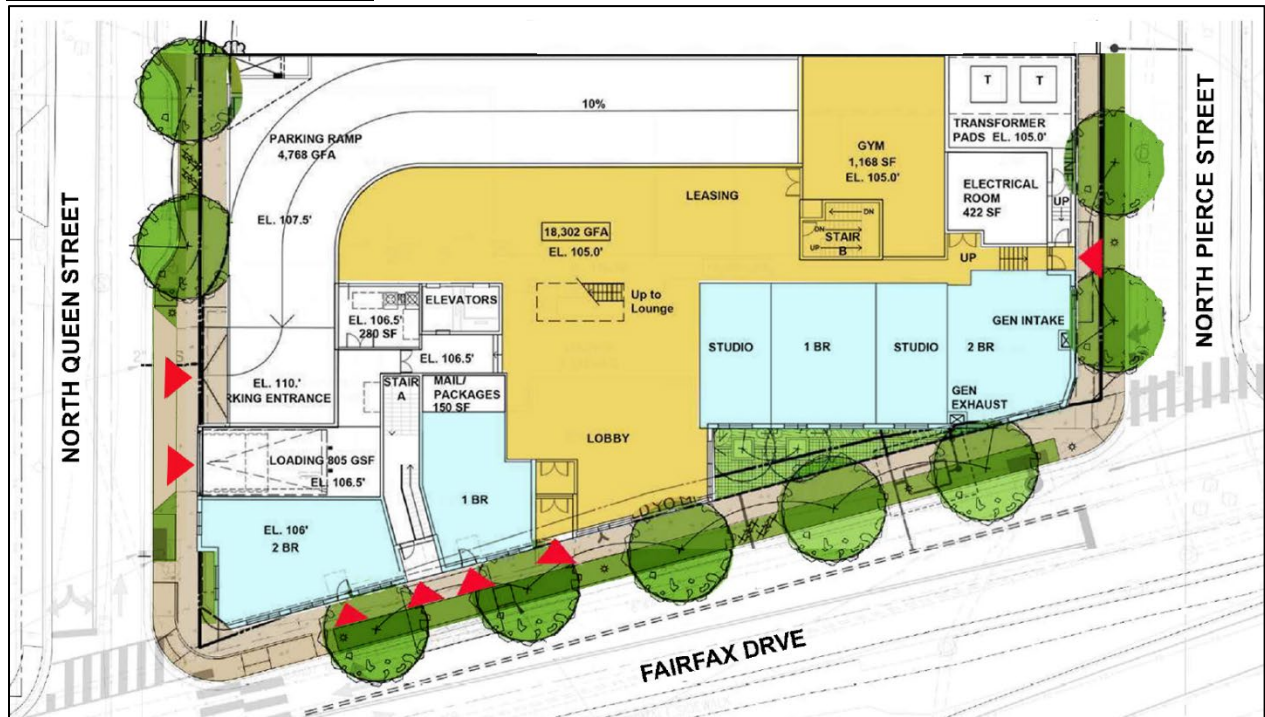
Site Layout and Building Design: The applicant proposes to construct a new eight-story multifamily building. Parking is provided in an underground garage accessed from North Queen Street. A residential loading bay and pick-up/drop-off area are also located off North Queen Street. The main residential lobby is accessed from Fairfax Drive. The building face is set back near the residential lobby, creating a “notch” along the Fairfax Drive frontage. Building massing above the second floor overhangs the podium and sidewalks below along Fairfax Drive and North Pierce Street. A private landscaped terrace is located above the lobby on the second floor. An extensive green roof is located towards the north side of the roof. The primary façade materials are masonry, laminated “wood” paneling, fiber cement and vision glass.

² The requested modifications are subject to change through the public review process.

Proposed Site Layout:



Proposed Ground Floor Plan:



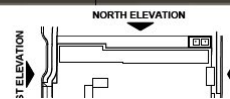
Proposal Rendering:



Building Elevations:



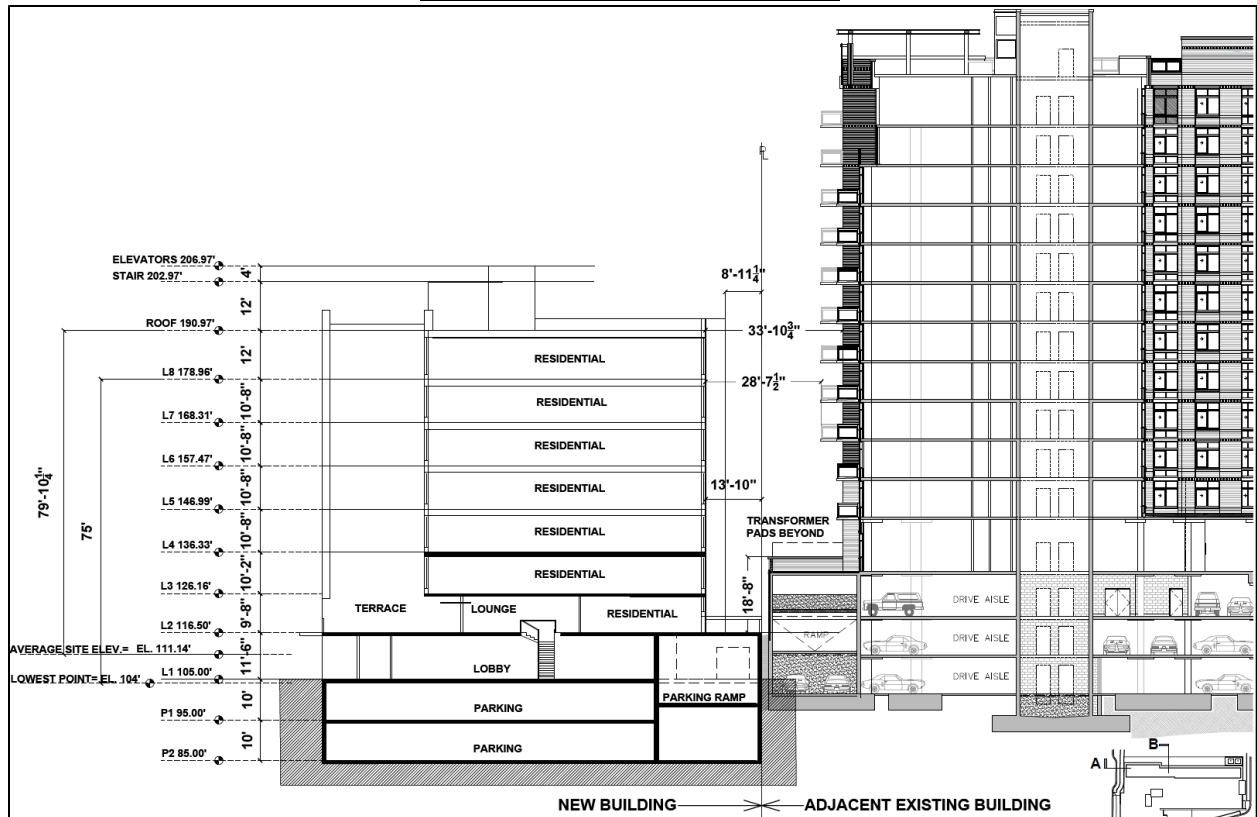
SOUTH ELEVATION





WEST ELEVATION

Building Section (Looking West):



Sustainable Design: The new buildings are proposed to be designed at the LEED Gold (0.35 FAR-level). The applicant is requesting additional density under the current 2020 [Green Building Incentive Policy](#), to align with the goals and objectives of the Community Energy Plan.

Transportation: *This section will be updated prior to the first SPRC meeting.*

DISCUSSION: The following provides staff's preliminary analysis of the proposal:

GLUP: The site General Land Use Plan (GLUP) designation is "Medium" Residential and Note 22: Fort Myer Heights North Special District. The applicant is not requesting to change the GLUP designation. "Medium" Residential allows for typical density of up to 37 - 72 units per acre; however, given that the site is within the Special District, the County Board may approve up to 3.24 F.A.R. if the development proposal substantially furthers the intent of the goals and objectives of the Fort Myer Heights North Plan. The applicant's proposal is consistent with the GLUP.

Zoning: The subject site is zoned "RA6-15" Multiple-family Dwelling District. In addition, the site is subject to ACZO §9.3 Fort Myer Heights North Special District. Within this district, site plans may exceed 3.24 FAR with bonus density for achieving goals consistent with the intent of the Plan, such as LEED, provided that development is consistent with the design guidelines,

including building height maximums, and where it furthers the purposes of the Plan. The proposed density is consistent with the ACZO.

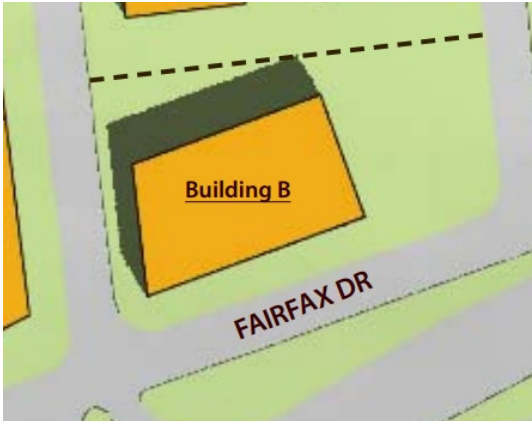
Fort Myer Heights North Plan (FMHNP or “Plan”) (2008): [The FMHNP](#) is the primary policy document guiding land use and development for the subject site and provides site-specific recommendations. Overall, the Plan notes that Fort Myer Heights North is a medium-density residential community separate and distinct from the adjacent core Metro Station Areas of Rosslyn and Courthouse. It is culturally and economically diverse with a significant amount of affordable housing. The neighborhood encompasses a variety of housing types and styles, with site design and architectural elements reminiscent of multifamily housing in Arlington built from the 1930s to the 1950s. Through the creative use of site design techniques and Zoning Ordinance tools and incentives identified for use in the neighborhood, with all stakeholders in mind, redevelopment shall consider the following goals and objectives:

- Preservation of existing affordable units and the construction of new affordable units;
- Preservation of neighborhood character and historic buildings;
- Preservation of tree cover and significant trees and the enhancement of streetscapes with shade trees;
- Provision of public and private open space;
- Enhanced pedestrian corridors along North Rhodes Street and 16th Street North;
- An improved neighborhood edge and pedestrian-oriented streetscape along Fairfax Drive and Clarendon Boulevard; and
- The provision of adequate parking using creative strategies

The subject site is identified as Block 6 in the FMHNP, and some of the relevant site-specific Plan guidance includes:

- Up to 3.24 FAR or above with community benefits
- Building heights up to 125 feet or 12 stories
- Building facades should meet the sidewalk along Fairfax Drive to create a defined neighborhood edge
- 20 percent of the gross floor area between 1.65 FAR and 3.24 FAR should be designated as affordable, in addition to meeting the ADU Ordinance requirements
- Eight-foot-wide sidewalks along Fairfax Drive; and six-foot-wide sidewalks along North Pierce and North Queen Streets

- A substantial landscaped green space should be provided on site (illustrative plan):



- New development should incorporate architectural elements, materials, patterns and colors drawn from or inspired by the Colonial Revival and Art Deco style garden apartments of the neighborhood
- Step-backs along Fairfax Drive should be at least 15 feet starting at the fourth floor

Preliminary Issues for Discussion: the following summarizes some of the preliminary key issues or matters identified by staff for discussion with the SPRC and the applicant. Staff's evaluation of this project is ongoing, and matters may be resolved and/or added as the review progresses.

Building Placement/Streetscape:

- The building podium along Fairfax Drive exceeds the property line, reducing the clear sidewalk width, and should be set back, without a notch, to provide a defined linear edge and appropriate eight-foot-clear sidewalk.
- The building footprint should be reduced to provide the recommended landscaped green space which is not currently provided. This space should mimic the style of the historic garden apartments.

Building Form and Height:

- Provide a 15-foot step-back at the fourth floor along Fairfax Drive. The proposed building overhangs the sidewalk and deviates from FMHNP guidance.
- Study adding floors (up to 12 stories total) in order to provide more appropriate building form and step-backs.

Architecture and Historic Preservation:

- The proposed building does not incorporate elements of Colonial Revival or Art Deco, as recommended. Work with staff to provide a more appropriate design.
- Work with staff on historic preservation elements for the existing Inn of Rosslyn.

Landscaping:

- As mentioned above, provide a substantial landscaped green space.

SPRC Members:

Organization	Name	Email	In Person	Remote
SPRC Chair	Leo Sarli	lsarli@me.com		
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Pedestrian Advisory Committee	Elizabeth Gallagher	erg.gallagher@gmail.com		
Disability Advisory Commission	Elizabeth Prialux	elizabeth.prialux@ndrn.org		
Historical Affairs and Landmark Review Board	Omari Davis	omari.a.davis@gmail.com		
Economic Development Commission	Bill Dunn	Bill.Dunn@wellsfargoadvisors.com		
Radnor/Ft. Myer Heights CA	Stan Karson	Dcstan@aol.com		
Union on Queen (property mgmt.)	Michael Reaves	Michael.Reaves@bozzuto.com		
Rahill Apartments (property mgmt.)	<i>TBD</i>	<i>TBD</i>		

Roster adopted by the Planning Commission.

Staff Members:

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Jane Kim

DES – Transportation

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Applicant Information:

Applicant

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