

# Online Engagement

## April 11 – 24, 2023

---

### **1601 Fairfax Drive (Inn of Rosslyn Site)**

Site Plan (SPLN22-00018)(SP# 471)

(RPC# 17-027-008)

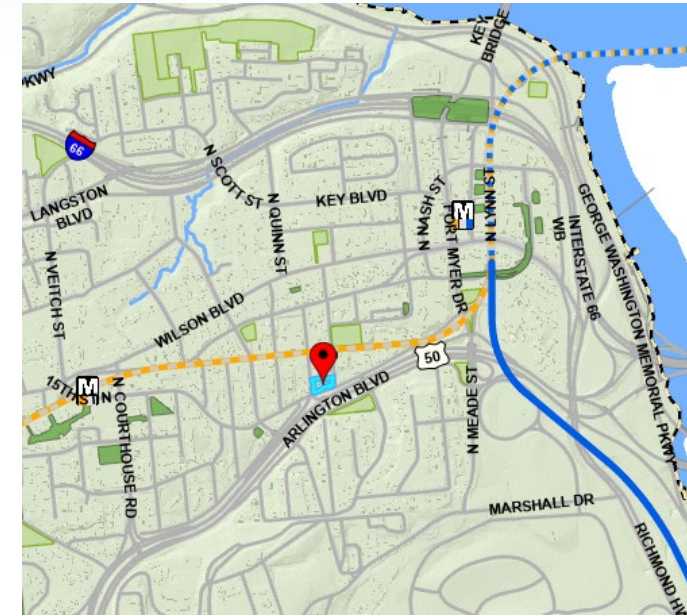
# Agenda

1. Site Location
2. Background
3. General Land Use Plan & Zoning
4. Policy Guidance & Zoning District
5. Proposed Development Summary
6. Density
7. Building Placement
8. Building Form & Height
9. Architecture & Historic Preservation
10. Process/Next Steps





# Site Location – 1601 Fairfax Drive





# Background

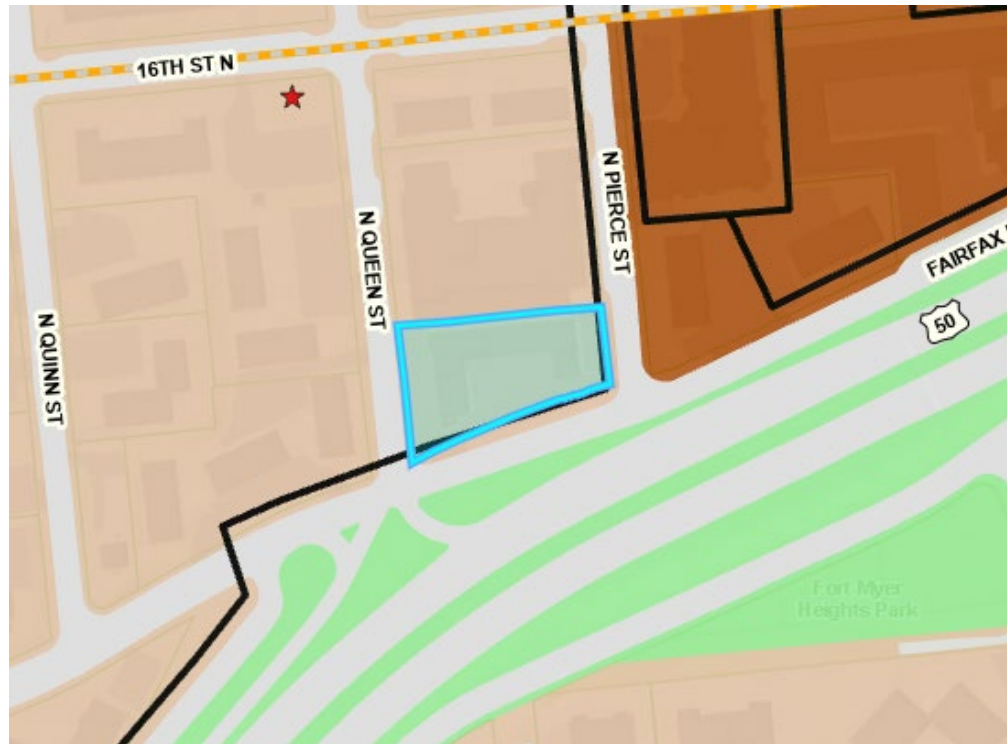
- Hotel – “Motel 50”
- Completed in 1957
- 38 units



“Motel 50” AAA Postcard

# General Land Use Plan (GLUP) & Zoning

GLUP Map



- “Medium” Residential (up to 37-72 units per acre)
- Note 22: Fort Myer Heights North Special District

Zoning Map



- Zoning: “RA6-15”



# Policy Guidance & Zoning District

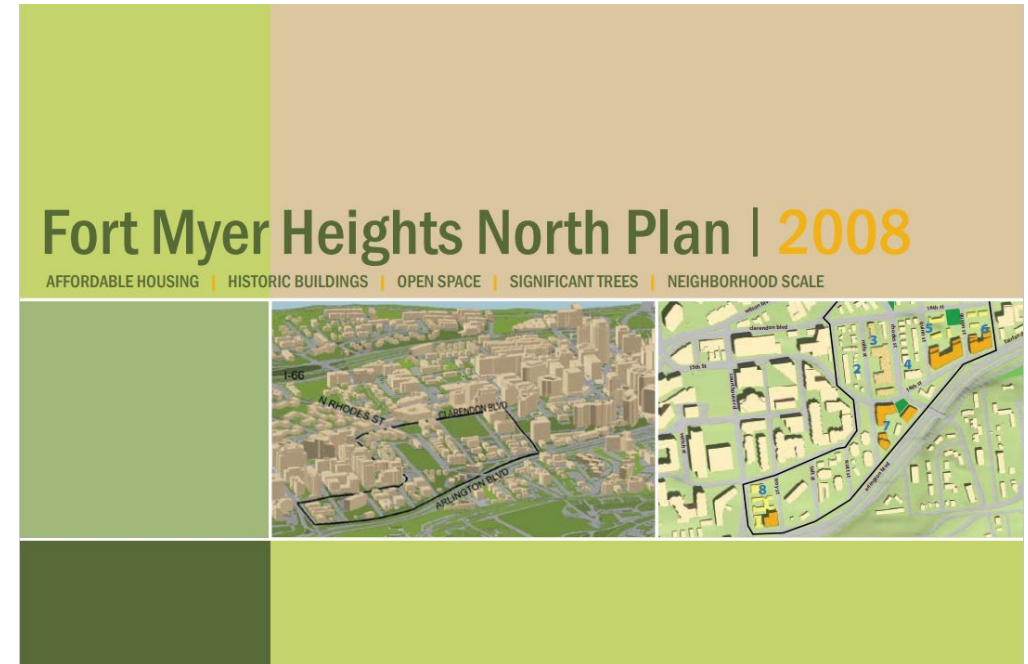
## Fort Myer Heights North Plan

(FMHNP) (2008)

- Density & height
- Affordable housing
- Design guidelines
- Streetscapes

## ACZO §9.3. Fort Myer Heights North Special District

- Density & height
- Affordable housing



# Proposal Summary

- Eight (8) story multifamily residential building
- 6.11 FAR (3.24 FAR base)
  - 141 dwelling units
- Underground parking:
  - 0.62 spaces/unit (88 total)
  - 25% compact spaces
- Zoning Modifications:
  - Additional density
  - Reduced parking ratio
  - Increased compact parking (>15%)
  - Density exclusions



# Density & Community Benefits

- ACZO §9.3.1- a site plan “may exceed 3.24 FAR with bonus density for achieving goals consistent with the intent of the FMHNP”
- FMHNP: developers must designate 20% of the GFA between 1.65 FAR and 3.24 FAR as affordable (exclusive of base affordable and bonus density)
- Applicant proposes to earn bonus density via:
  - [Green Building Incentive Policy](#) (LEED Gold, 0.35 FAR-level)
  - Affordable housing
- **Applicant’s proposal is consistent with the FMHNP and the ACZO**

Development Proposal	
Site Area	20,645 sf
Proposed density (6.11 FAR)	126,129 sf
Base density (3.24 FAR)	66,889 sf
• FMHNP – 20% ADUs	• 6,565 sf
Bonus density: LEED Gold (0.35 FAR)	7,225 sf
Bonus density: ADUs	52,013 sf





# Building Form & Height

- FMHNP recommends a **15-foot building step-back** above the third floor along Fairfax Drive
- Applicant's proposal deviates from the FMHNP with the **building overhanging the sidewalk and County right-of-way** in several locations
  - Staff does not support vacating area when the proposal conflicts with adopted policy goals
- FMHNP allows building heights up to 12 stories for this site; whereas the proposed building is only 8 stories

West Elevation (Fairfax Drive)



(illustrative building line)

Building massing should *step-back* 15' above 3<sup>rd</sup> floor; not step-out

Podium should be setback 2' further to allow an 8' sidewalk

Dimensions/building line not to scale



# Architecture & Historic Preservation

## FMHNP recommends:

- “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.”
- “Architectural elements which could be incorporated from surrounding garden apartment buildings include water tables, belt courses, decorative cornices, quoins and fenestration rhythm and design.”
- **The applicant’s proposal does not incorporate elements of Colonial Revival or Art Deco**

## Historic Resources Inventory (HRI)

- Site is listed within the top third of the “Important” category on the HRI
- Staff will work with the applicant historic preservation facets including any potential reuse of materials and/or on-site historic marker, etc.

## Nearby Redevelopment/Preservation - Examples



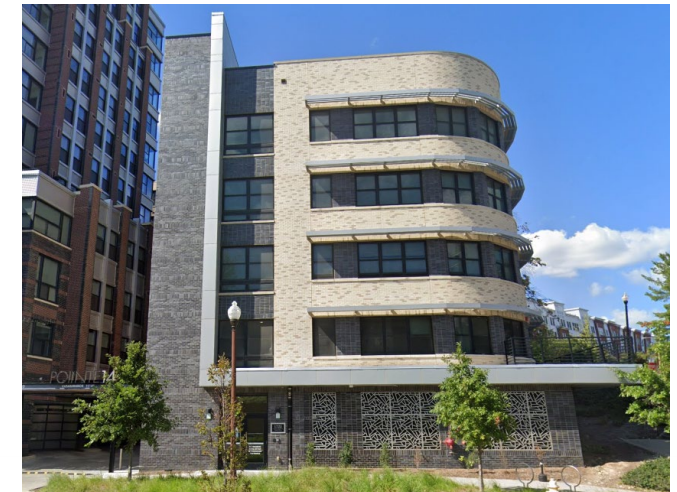
Union on Queen



Union on Queen



Gables (Point 14)



Gables (Point 14)



# Public Review Process and Schedule

We are here



• **April 11 – 24**

- Topics:
  - Site Layout
  - Building Form & Height
  - Architecture
  - Transportation
  - Landscaping
  - Community Benefits
  - Others

# For more information visit:

## Project webpage:

<https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/1601-Fairfax-Drive-Inn-Rosslyn>

## Adam Watson

Arlington County - Planning Division

[Awatson@arlingtonva.us](mailto:Awatson@arlingtonva.us)

703-228-7926

## Leonardo Sarli (SPRC Chair)

Planning Commission

[lsarli@me.com](mailto:lsarli@me.com)