

***1601 Fairfax Drive – Inn of Rosslyn***

Action – September 4, 2025

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**Location**

The 0.47-acre site is located off Fairfax Drive, 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 site is subject to the [Fort Meyer Heights North Plan](#).

**Project Description**

The applicant, Monument Realty, proposes the demolition of the existing motel building for the development of a new 8-story multifamily residential building with 141 units.

The County Manager’s Recommendation for the proposed site plan is denial. From staff’s perspective, the proposed site plan is not consistent with the Arlington County Comprehensive Plan and the applicable and relevant County Plans and Policies (i.e., the Fort Myer Heights North Area Plan). Based on the project’s public review process, staff finds the proposed site plan significantly deviates from the adopted Fort Myer Heights North Plan because it does not provide a “substantial landscaped green space” on the eastern side of the site that “reflects the garden apartment aesthetic of open lawns and numerous hardwood and ornamental trees” that “create a sense of openness”, as recommended in the Plan. Instead, the applicant’s proposed site layout provides a 10-foot setback from North Pierce Street with one canopy tree and one ornamental tree. This setback is also interrupted by the parking garage driveway and the placement of the proposed above-grade transformers. The site plan, as proposed, will not provide usable ground level open space for the enjoyment of future building residents or relief from the building’s bulk, nor fulfill the Plan’s intent to “honor the garden apartment aesthetic” of the neighborhood.

Additionally, from Staff’s perspective, the proposed site plan is not consistent with the use regulations of Section 9.3 and 9.3.1 of the Zoning Ordinance, which permits densities above 72 units per acre in the Fort Myer Heights North Special District only for plans that advance the goals of the Fort Myer Heights North Area Plan and implements the design guidelines in the Plan for the subject site.

From staff’s point-of-view, the proposed site plan also does not functionally relate to other structures in the district. The proposed form of the building does not permit the subject site plan to provide the amount of green space with canopy trees that is envisioned for the site in the Plan. The Plan states that private green space can soften transitions between buildings, and provide relief from the bulk and massing of a building.

Finally, staff finds that the proposed site plan does not promote the public health, safety and welfare, by foreclosing an opportunity to attain tree canopy that will mitigate heat islands and

absorb carbon dioxide, nor will the proposed green space, as should be provided per Plan guidance, provide visual respite from the building's bulk for residents both of the proposed building and neighboring buildings.

Therefore, staff recommends that the County Board deny the subject rezoning and site plan applications. However, should the County Board ultimately choose to approve the applications, fully-negotiated conditions have been prepared for the County Board's consideration.

### **Affordable Housing Program**

There are three components to the Applicant's proposed affordable housing contribution, including: the base affordable housing contribution; the Fort Meyer Heights North housing requirement; and the provision of on-site committed affordable units (CAFs) to earn additional density above the General Land Use Plan (GLUP) maximum.

To meet the base affordable housing requirements of the Zoning Ordinance, the Applicant shall choose, prior to the issuance of the Shell and Core Certificate of Occupancy, between a \$141,734 cash contribution to the Affordable Housing Investment Fund (AHIF), or approximately 1 on-site unit, 2 off-site units nearby or 2 off-site units anywhere in the County. The method of satisfying this requirement is completely up to the Applicant.

The proposed site plan is subject to the affordable housing requirements in the [Fort Meyer Heights North Plan](#). The plan calls for developers to "designate 20 percent of the gross floor area over the General Land Use Plan maximum" as on-site CAFs, which equates to 7,311 gross square feet of on-site CAFs. The developer has agreed to contribute 3 1-bedroom CAFs and 4 2-bedroom CAFs to fulfill this requirement.

The applicant also requested additional density above the GLUP maximum. To achieve additional density above the standard site plan base, the applicant has committed to a contribution of 6 on-site CAFs, consisting of 3 1-bedroom units and 3 2-bedroom units. In total, the affordable housing contribution consists of the base affordable housing requirements and 13 on-site CAFs, consisting of 6 1-bedroom units and 7 2-bedroom units. All CAFs will be affordable up to 60% AMI for a term of 30 years. The applicant proposes at least one CAF to be Type A accessible.

The proposed development meets several of the County's Goals, Objectives and Policies of the County Board-adopted Affordable Housing Master Plan (AHMP):

- Policy 1.1.1 – Project will create 13 CAFs through zoning requirements.
- Policy 1.1.4 – Project will increase the geographic distribution of CAFs by adding 13 CAFs to the Rosslyn-Ballston Corridor.
- Policy 1.1.8 – Project will provide 7 family sized two-bedroom CAF units.
- Policy 2.5.3 – Project helps to maintain a sufficient supply of CAF units that are accessible for persons with physical and sensory disabilities by adding at least one Type A accessible unit that is affordable.

- Policy 1.1.9 and 3.2.2 – Project will create CAFs located close to transit.
- Policy 3.3.1 and 3.3.2 – The multifamily building will be certified LEED Gold which will help to advance the goals of the Community Energy Plan and encourage water conservation.

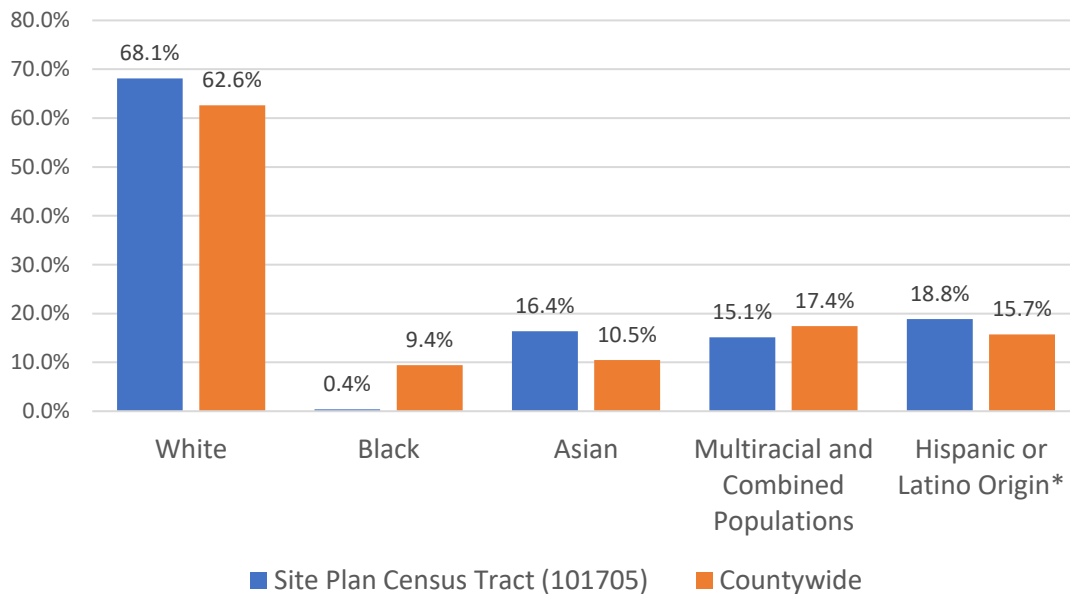
### **Racial Equity**

The County Board adopted an Equity Resolution in [September 2019](#). The resolution includes, in part, direction to apply a racial equity lens for every project. Specifically staff asks the following questions when considering racial impacts of County projects: 1) Who benefits?, 2) Who is burdened?, 3) Who is missing?, 4) How do we know?, and 5) What do/did we do?

The 2023 American Community Survey produces 5-year estimates for the racial composition of census tracts. This data indicates the census tract where the site plan is proposed has proportionally larger White (68% versus 63%) and Asian populations (16% versus 11%) than the County as a whole. The data also indicates there are proportionally smaller Black (0.4% versus 9%) and Multiracial and combined populations (15% versus 17%) than the County as a whole. There is also a proportionally larger Hispanic or Latino Origin population (19% versus 16% Countywide) in the census tract where the proposed development is located compared to the countywide population.

**Figure 1: Racial Composition of Census Tract where Site Plan is Located and Countywide**

*US Census Bureau; 2023 American Community Survey 5-Year Estimates*



*\*The Census Bureau reports Hispanic or Latino Origin separately from other races. Therefore, total percentages do not add up to 100%.*

The proposed 13 on-site CAFs will **benefit** and enable income-eligible families to live in an area of the County that is transit proximate and contains community amenities. The proposed 13 on-

site units would add needed affordable housing supply to the Clarendon and Courthouse areas. In terms of who is **burdened**, the proposed units will be affordable up to 60% AMI and may not be affordable to households with very low incomes and who may not be eligible for housing grants or housing choice vouchers. For this reason, one could say that very low-income households are **missing** from this opportunity as well since these households may not have access to live in units if they're still unaffordable.

We **know** this information based on the census tract information for this geographic area as compared to the rest of the County. In terms of **what do we do**, the County has an opportunity to consider this site plan's proposed Affordable Housing Program in light of these potential benefits and impacts.

### **Staff Recommendation**

Staff recommends approval of the Applicant's affordable housing program, which includes a base Affordable Housing Ordinance contribution and 13 on-site CAFs.

### **Inn of Rosslyn**

