

SPRC Meeting

April 3, 2025

SPLN22-00018 Inn of Rosslyn (1601 Fairfax Dr.)

New Site Plan and Rezoning (RZN25-00003)

1601 Fairfax Dr. (RPC #17-027-008)

Agenda

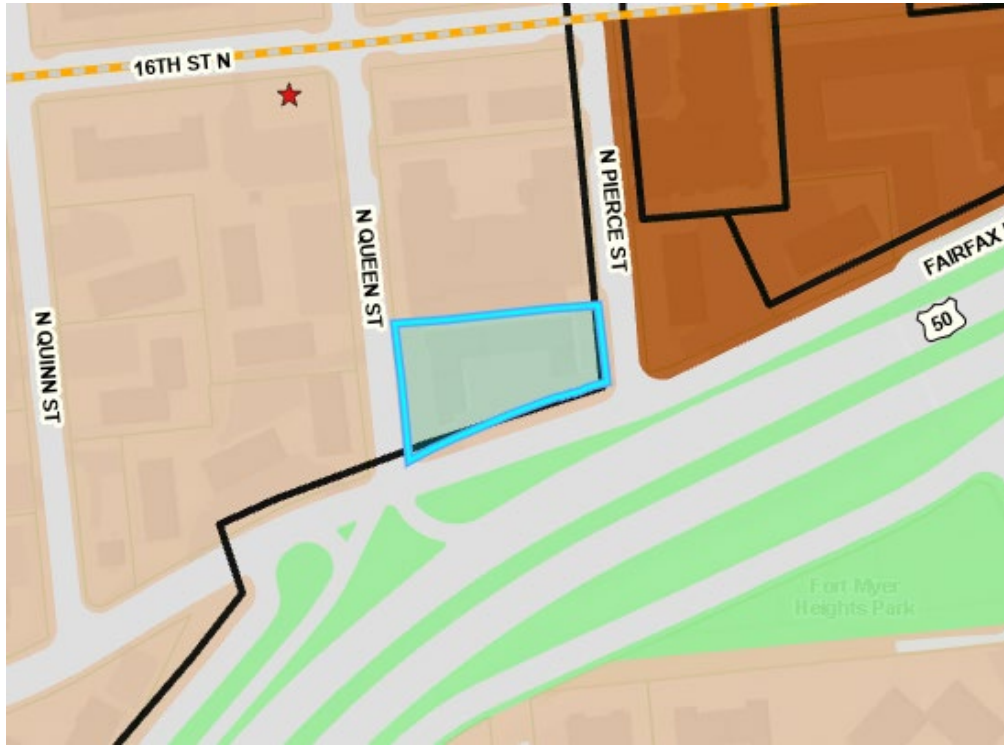
- Introductions
- Staff Presentation
- Applicant Presentation
- Topics:
 - Land Use and Density
 - Site Design and Layout– Including Landscaping and Open Space
 - Building Form & Architecture
- Public Comment
- Process/Next Steps

Location- 1601 Fairfax Drive



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” and “S-3A”

Rezoning Application

- Vacate, purchase and rezone ~2,800 s.f. of excess Fairfax Drive Right of way;
 - County does not need right-of-way and right of way intrudes on existing property.
 - Applicant will provide streetscape/sidewalk and configuration of Fairfax Drive staff requested.

- Area behind red line to be vacated



Zoning Ordinance

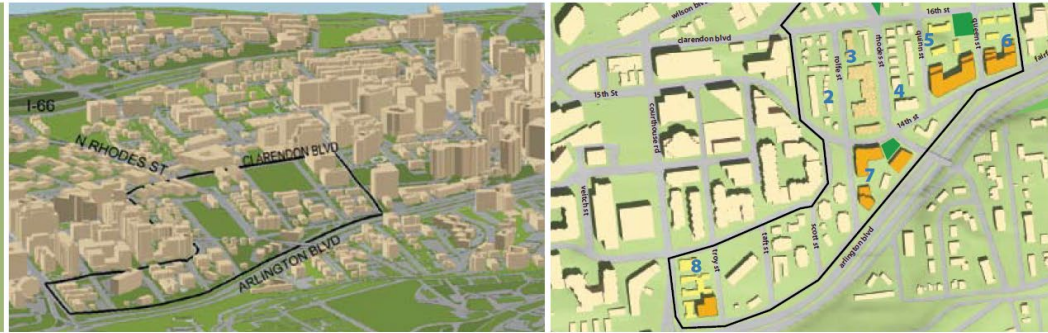
§9.3. Fort Myer Heights North Special District

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 approval pursuant to §15.5, development may be permitted at up to 3.24 F.A.R. in the “Revitalization Area” designated in the Plan. The County Board may approve site plans within the “Revitalization Area” designated in the Plan where the goals recommended in the Plan for that site are addressed, including, as applicable, the affordable housing contribution recommended in the Plan, the historic buildings identified for preservation in the Plan, and such other buildings as the County Board may identify as worthy of historic preservation, with their surrounding open spaces, the provision of the public open spaces identified in the Plan, and the preservation of significant trees identified in the Plan or their replacement in accordance with the county’s tree replacement guidelines.

Fort Myer Heights North Plan | 2008

Fort Myer Heights North Plan | 2008

AFFORDABLE HOUSING | HISTORIC BUILDINGS | OPEN SPACE | SIGNIFICANT TREES | NEIGHBORHOOD SCALE



Adopted by the Arlington County Board 9-13-2008

Historic Resources Inventory (HRI)

- Adopted several years after the adoption of the Area Plan,
 - the site in the “top 1/3” of Important category
 - “strive to protect and promote the reuse” of important sites
 - Items in this category are required to go to the HALRB for review

Proposed Development

- 8 story residential
 - 142 units
 - 5.6 FAR
 - 85 parking spaces
 - Working with applicant to get proposed percentage of compact spaces down
- Stick over concrete construction

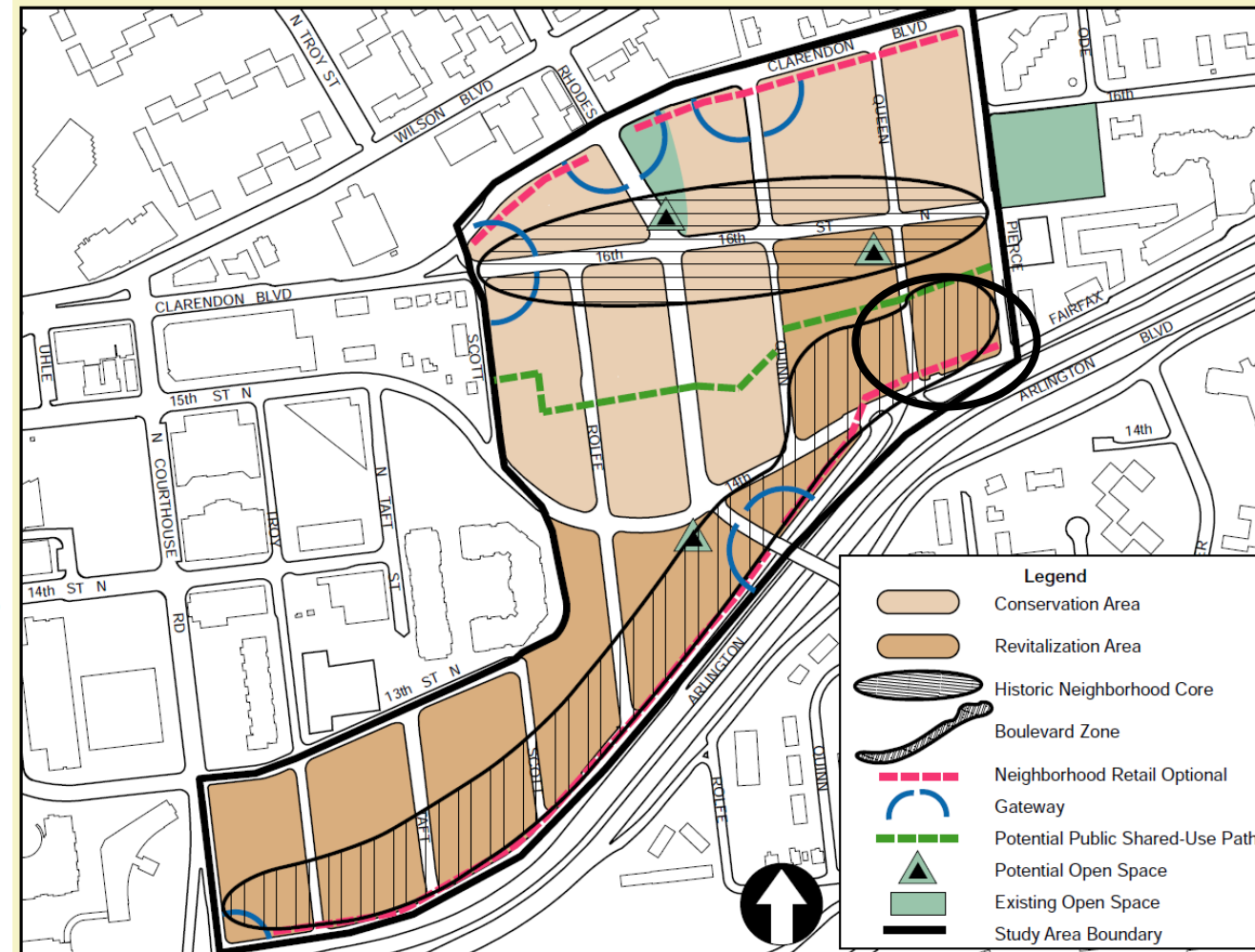


RENDERING - SOUTHEAST (ARIAL)

Land Use and Density--Fort Myer Heights North Plan

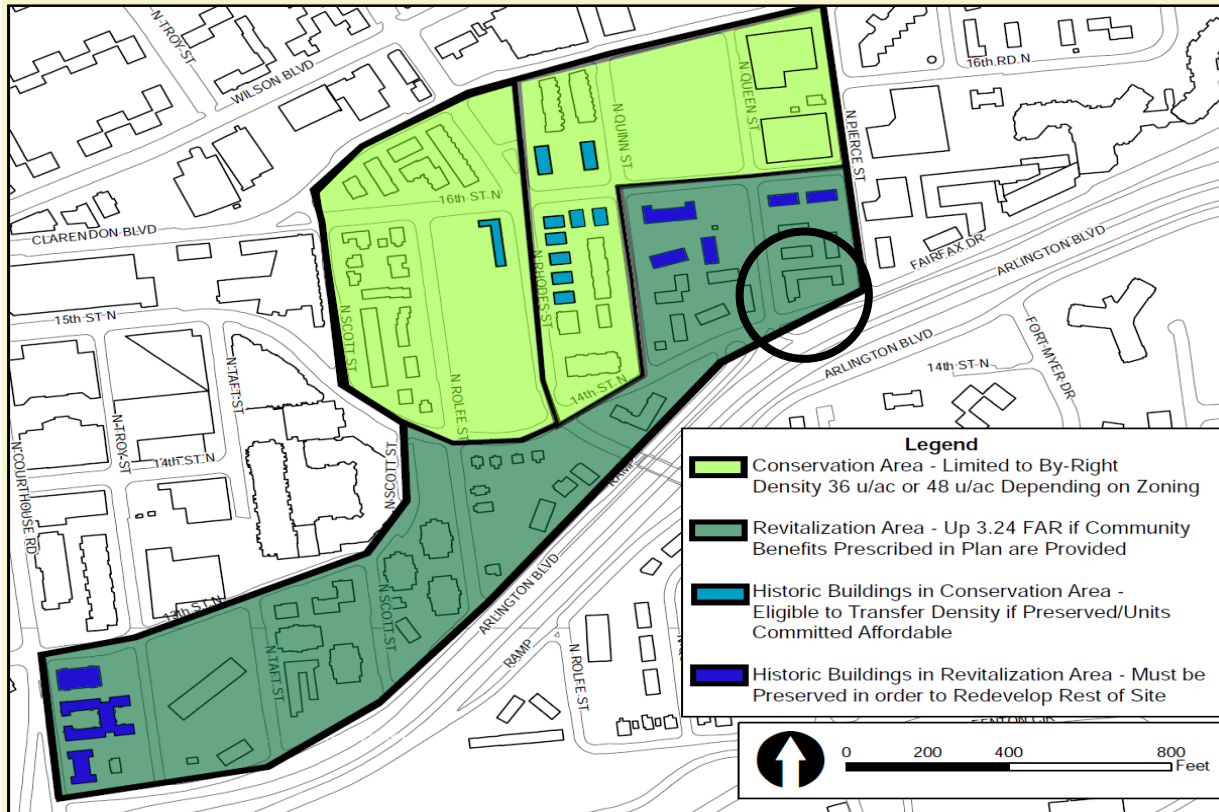
- Preservation of existing affordable units and the construction of new affordable units;
 - Preservation of neighborhood character and historic buildings;
 - Preservation of tree cover and significant trees and the enhancement of streetscapes with shade trees;
 - Provision of public and private open 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.
-
- Planning Area divided into Conservation" and "revitalization" areas

Concept Plan

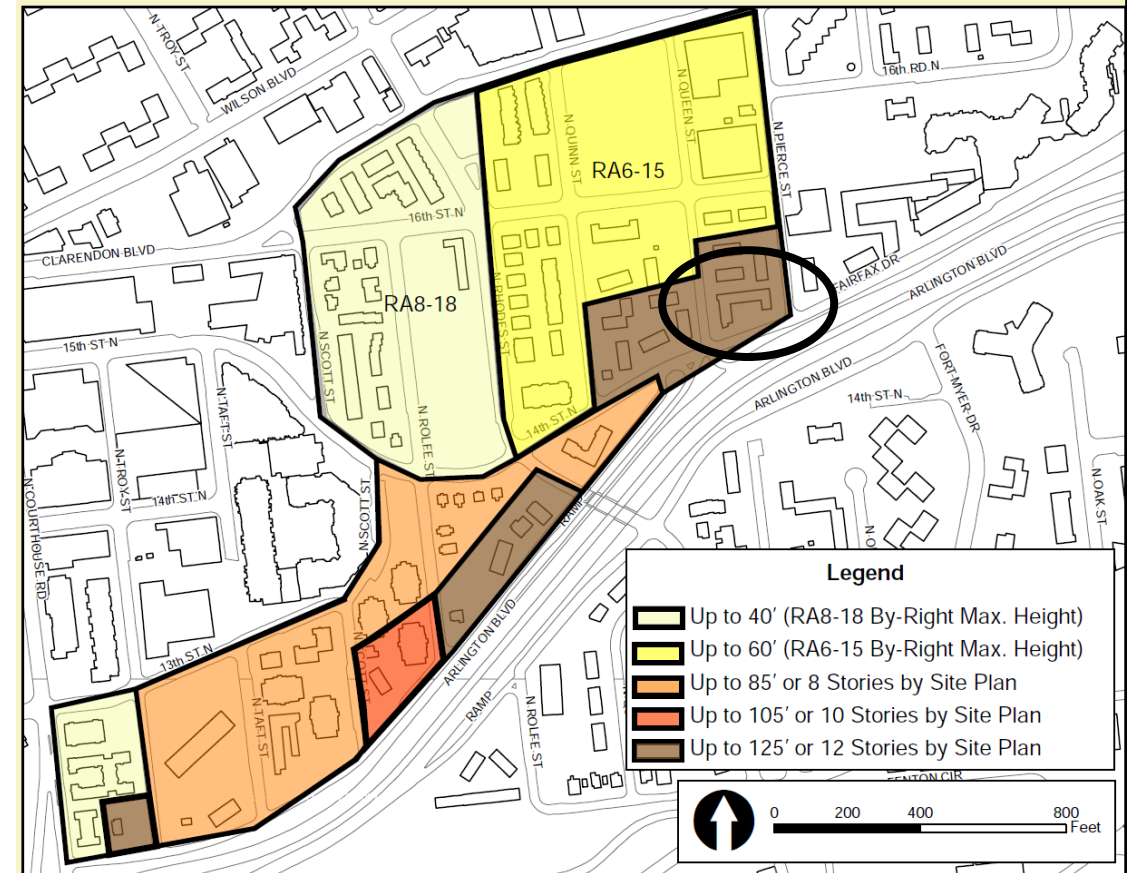


Land Use and Density-Fort Myers Heights North

Density Plan

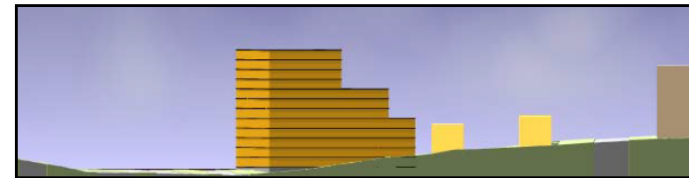
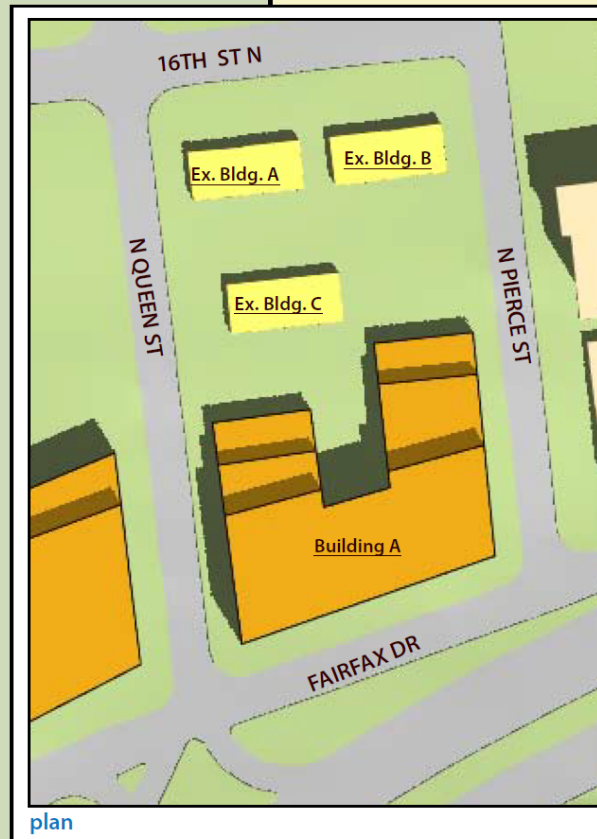


Heights Plan



Fort Myer Heights North Plan--Site Specific Guidance

Block 6 — Up To 3.24 FAR By Site Plan— Alternative A

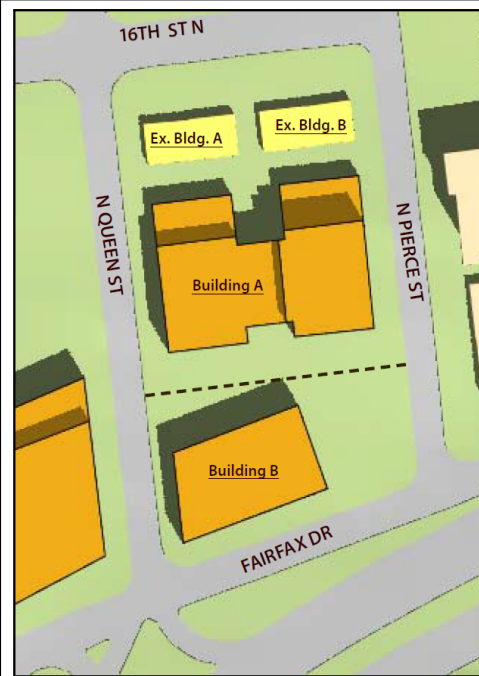


GROSS FLOOR AREA	BLOCK 6 - Alt A			
	BUILDING A	EXISTING BLDG A	EXISTING BLDG B	EXISTING BLDG C
Floor 1	7,500	1,188	1,188	1,188
Floor 2	22,500	2,375	2,375	2,375
Floor 3	22,500	2,375	2,375	2,375
Floor 4	22,500			
Floor 5	22,500			
Floor 6	19,000			
Floor 7	19,000			
Floor 8	19,000			
Floor 9	13,500			
Floor 10	13,500			
Floor 11	13,500			
Floor 12	13,500			
TOTAL	208,500	5,938	5,938	5,938
SITE AREA	70,050			70,050
FAR	3.23			3.23

This represents the preferred alternative for the redevelopment of this block and assumes full block consolidation. In this instance, the three northernmost buildings must be preserved. Any new buildings should taper down to respect the preserved buildings.

Fort Myer Heights North Plan—Site Specific guidance

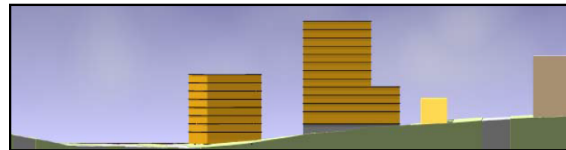
Block 6 — Up to 3.24 FAR By Site Plan — Alternative B



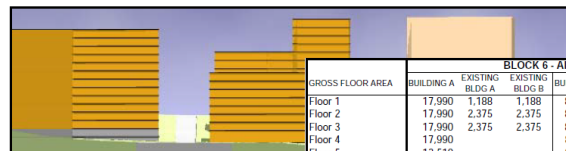
plan



southeast axonometric



east elevation



south elevation

In this scenario, it is assumed that full block consolidation cannot be achieved and that the northern and southern portions of the block redevelop independently. In this situation, only the two northernmost buildings along 16th Street North must be preserved to allow for a reasonable developable area for the northern portion of the block. Any new buildings should taper down to respect the preserved buildings. If the southern portion of the block is redeveloped independently, a substantial landscaped green space should be provided on site.

GROSS FLOOR AREA	BLOCK 6 - Alt B			
	BUILDING A	EXISTING BLDG A	EXISTING BLDG B	BLOCK 6 TOTAL
Floor 1	17,990	1,188	1,188	28,495
Floor 2	17,990	2,375	2,375	30,870
Floor 3	17,990	2,375	2,375	30,870
Floor 4	17,990			26,120
Floor 5	13,510			21,640
Floor 6	13,510			21,640
Floor 7	13,510			21,640
Floor 8	13,510			21,640
Floor 9	5,900			5,900
Floor 10	5,900			5,900
Floor 11	5,900			5,900
Floor 12	5,900			5,900
TOTAL	149,600	5,938	5,938	226,515
SITE AREA	50,000		20,050	70,050
FAR	3.23		3.24	3.23

“if the southern portion of the block is redeveloped independently, a substantial landscaped green space should be provided on site”

Land Use and Density

■ Land Use

Fort Myer Heights North is intended to be a residential neighborhood characterized by a variety of housing styles and types with limited, neighborhood-serving retail. This neighborhood has historically been defined by low-rise, garden-style apartments. The northern portion of the neighborhood, which includes its historic core, is intended to remain as it is, with no provisions for additional density or height. The southern portion of the neighborhood has been identified as a location for a strategic blend of conservation and redevelopment in return for significant, defined community benefits.

Revitalization Area

While the goal of the Conservation Area is to preserve neighborhood scale, as well as historic buildings and existing trees, it is in the Revitalization Area that the other goals of the community will be realized. Targeted redevelopment through the site plan process will be permitted up to 3.24 FAR for projects that substantially further the intent of the goals and objectives of this Plan. In order for a developer to so much as enter the site plan process, the following recommendations should be met. The affordable housing contribution recommended in the Plan must be provided; the historic buildings identified for preservation in the Plan, and such other buildings as the County Board may identify, must be preserved with their surrounding open spaces; the public open spaces identified in the Plan must be provided; and the preservation of significant trees identified in the Plan or their replacement per the County's Tree Replacement Guidelines must be effected. The result will be a strategic mix of preservation and redevelopment.

Land Use and Density

Area Plan

- Highest densities and heights in redevelopment district
- Residential use
- Retail optional
- 3.24 FAR and up if Area Plan Goals met and for provision of site amenities per ACZO 15.5.9.
- 12 stories permitted

§9.3.1. Floor area ratio

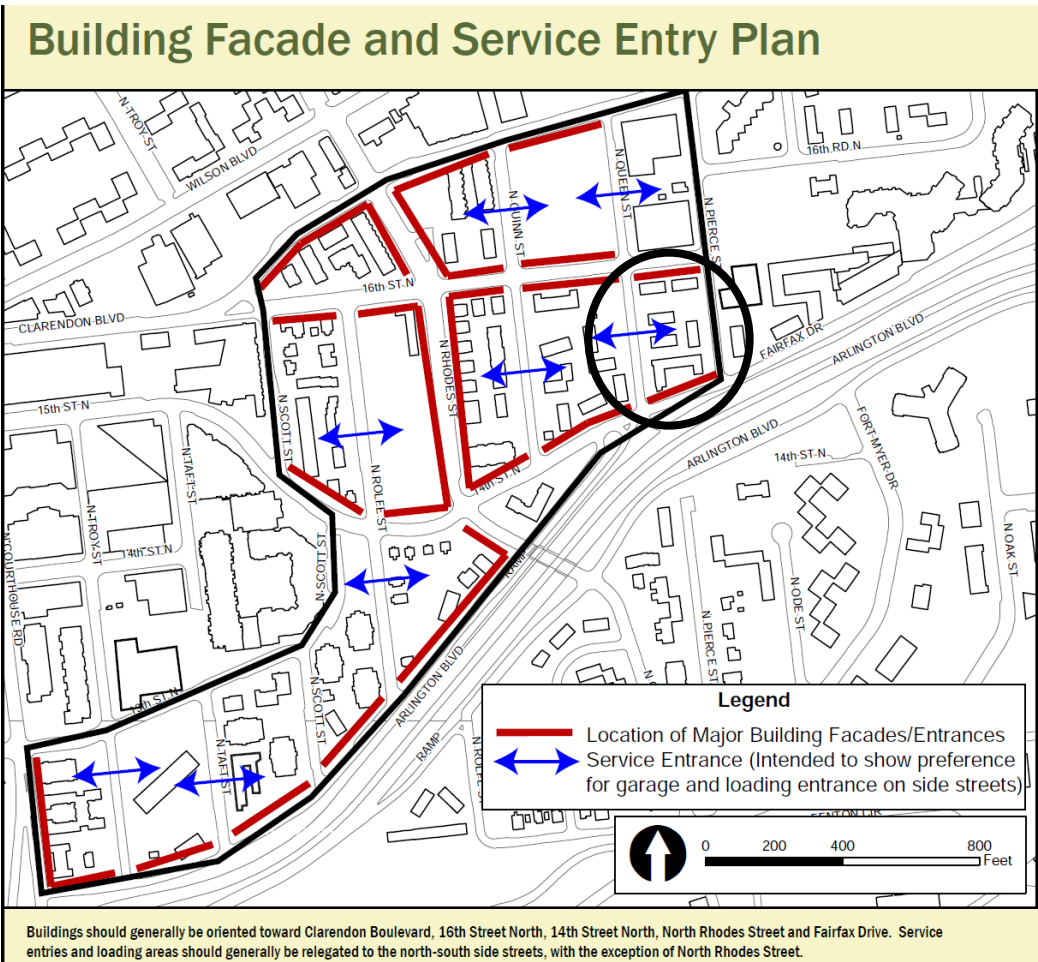
A site plan project in the “Revitalization Area” designated in the Plan may exceed 3.24 F.A.R. with bonus density for achieving goals consistent with the intent of the Plan, such as LEED, provided that development is consistent with the design guidelines, including building height maximums, and where it furthers the purposes of the Plan.

Proposal

- Consistent in intended density
- Use is residential
- No retail
- Proposed density 5.5 FAR but are goals of plan being met and is plan consistent with the design guidelines?
- Eight (8) stories

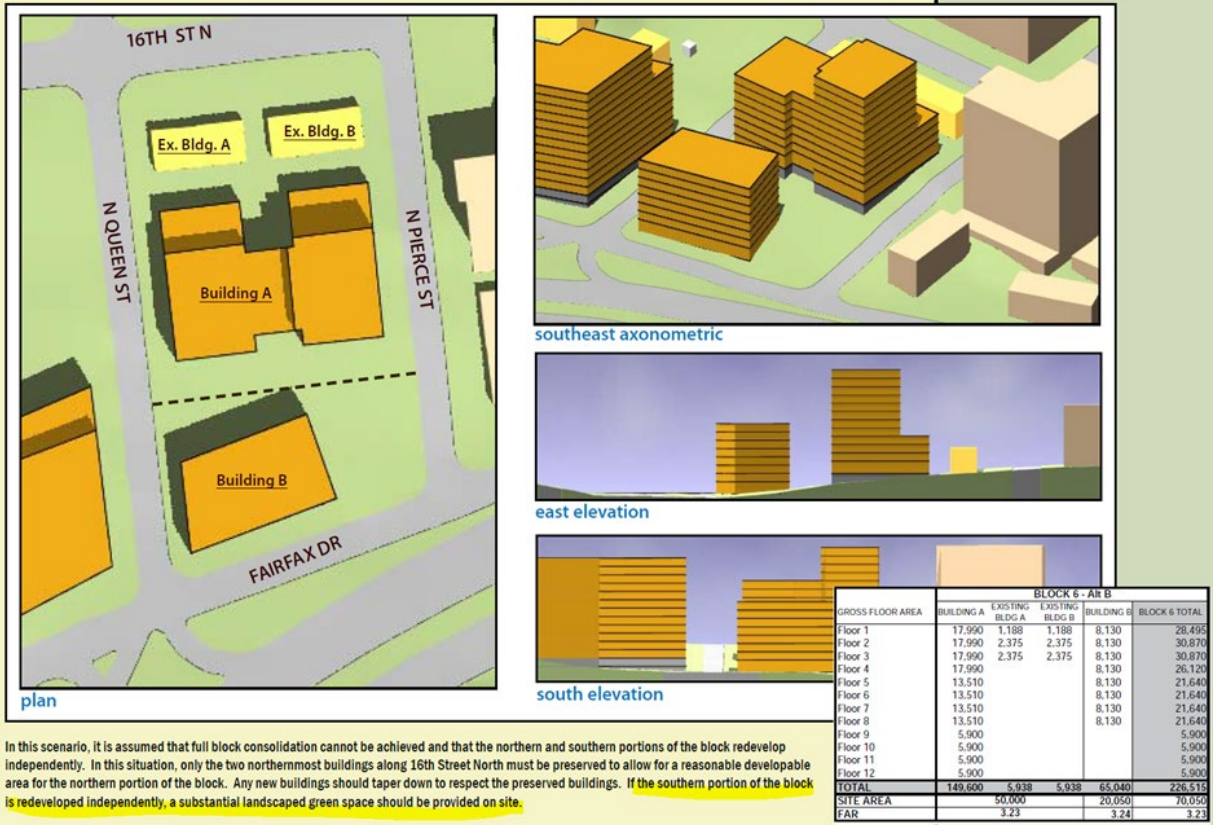
Site Design and Layout/Open Space

Area Plan

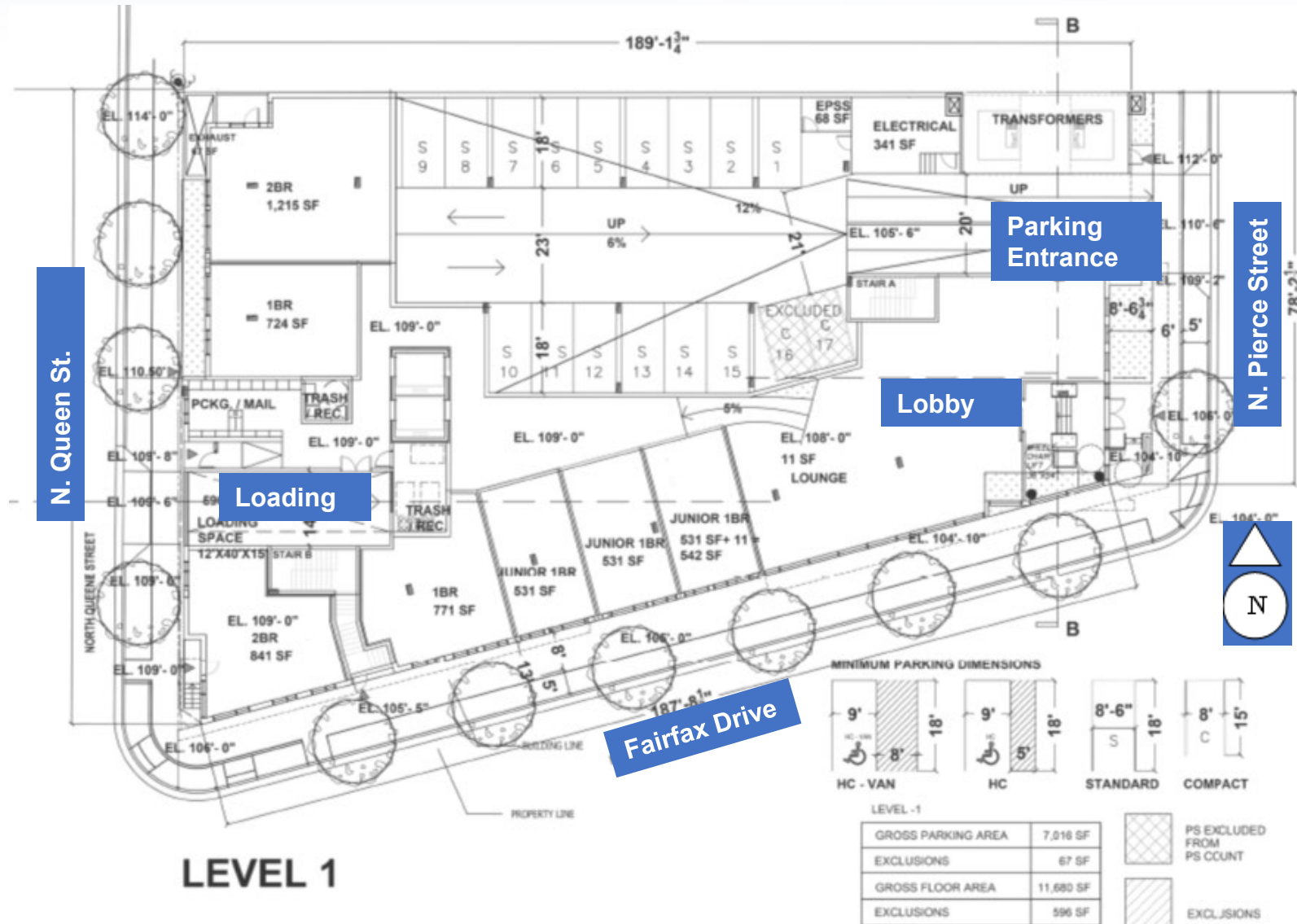


Area Plan

Block 6 — Up to 3.24 FAR By Site Plan — Alternative B



Site Design and Layout/Open Space

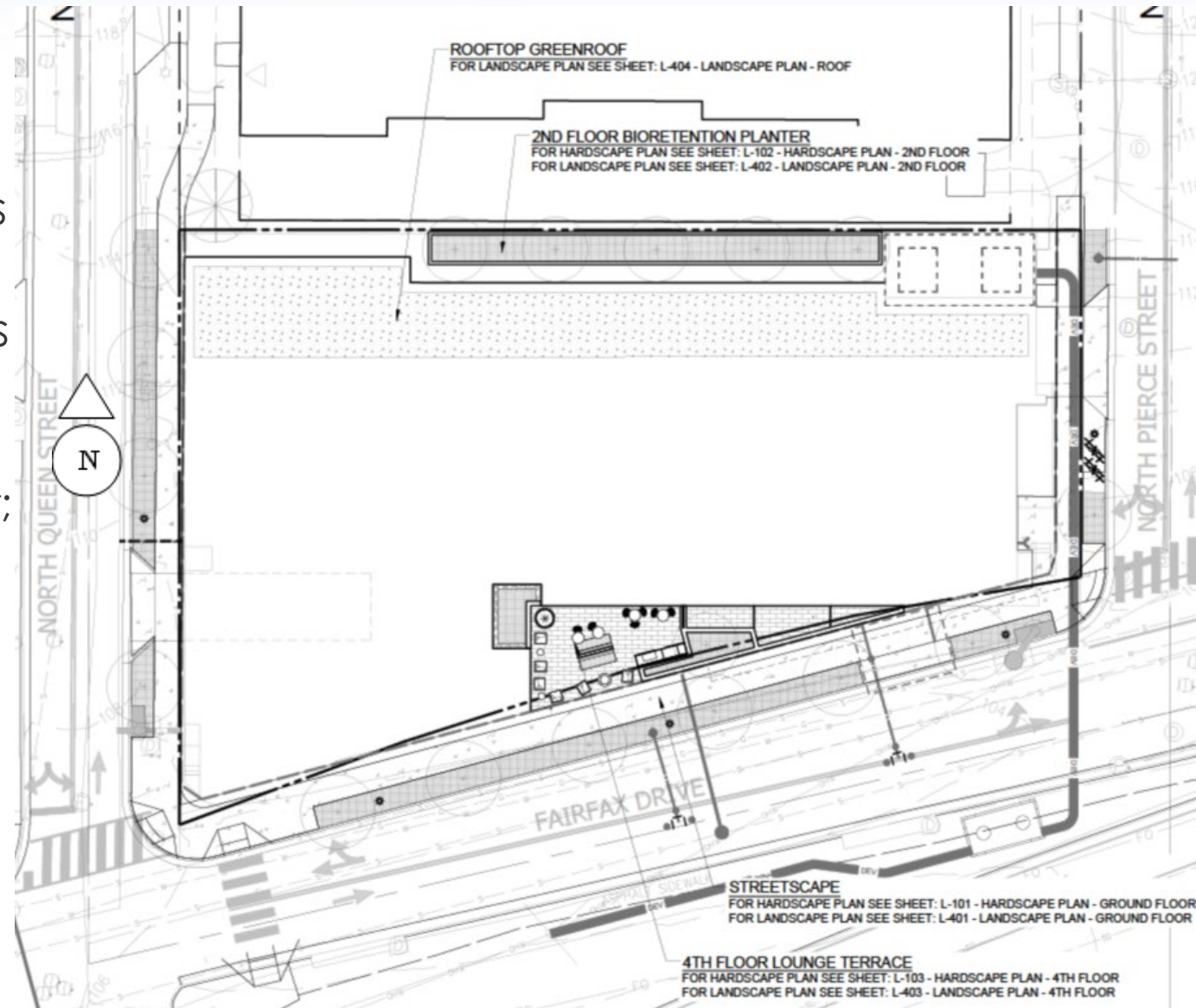


Site Design and Layout/Open Space



Site Design and Layout/Open Space

- Current site has no landscaping;
- Developer proposes green roof areas and street trees;
- Questions whether tree canopy goals and Ches Bay requirements can be met
 - Proposed trees in bioretention planter;
 - Street trees may be too close to building to create desired shade canopy.



Fort Myer Heights North Plan | 2008

Open Space

Open spaces on private property should evoke the “garden” element of the garden apartment concept and the traditional style of using lawns and landscaped areas to frame buildings.

- Private open spaces should be situated as generally depicted in the Illustrative Examples and planted in a manner in keeping with the garden apartment aesthetic and in such a way as to ensure continued longevity of the tree canopy. The planting of canopy trees is highly recommended for all open spaces and landscaped setbacks.
- Site design, including building placement and landscaping features, should reflect the garden apartment aesthetic of open lawns and numerous hardwood and ornamental trees. Fenced or walled open spaces are not recommended, as the historic garden apartments are characterized by verdant open spaces which can be clearly viewed by residents and passersby, creating a sense of openness. Surface parking should be eliminated or avoided to the extent possible.

Site Design and Layout/Open Space

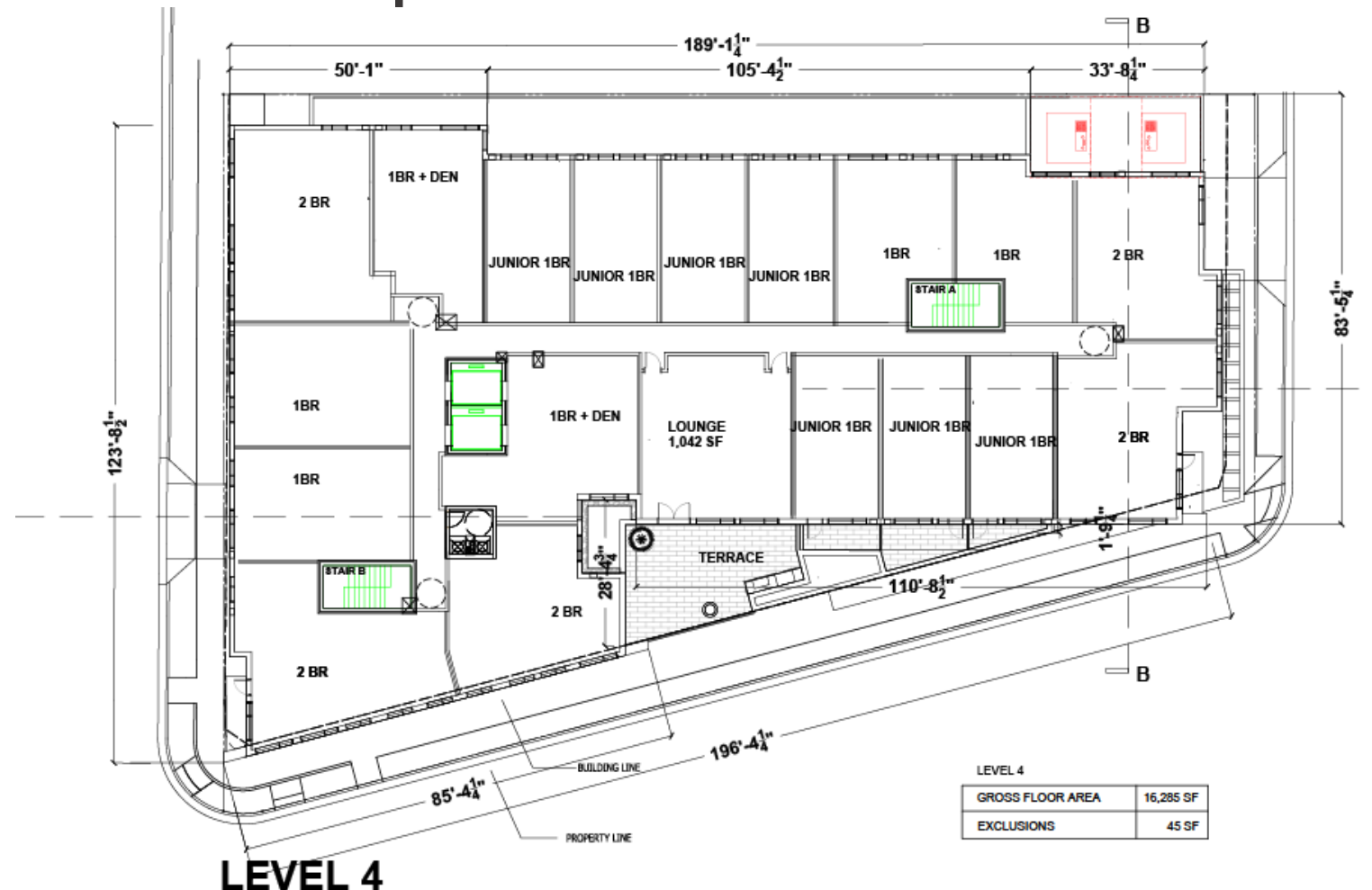
- Staff has been very consistent in stating to applicant that the lack of the open space is a serious deviation from the Area Plan
- Private open space does not have specific target size, location may be flexible

Building Form and Architecture—Fairfax Drive Stepback

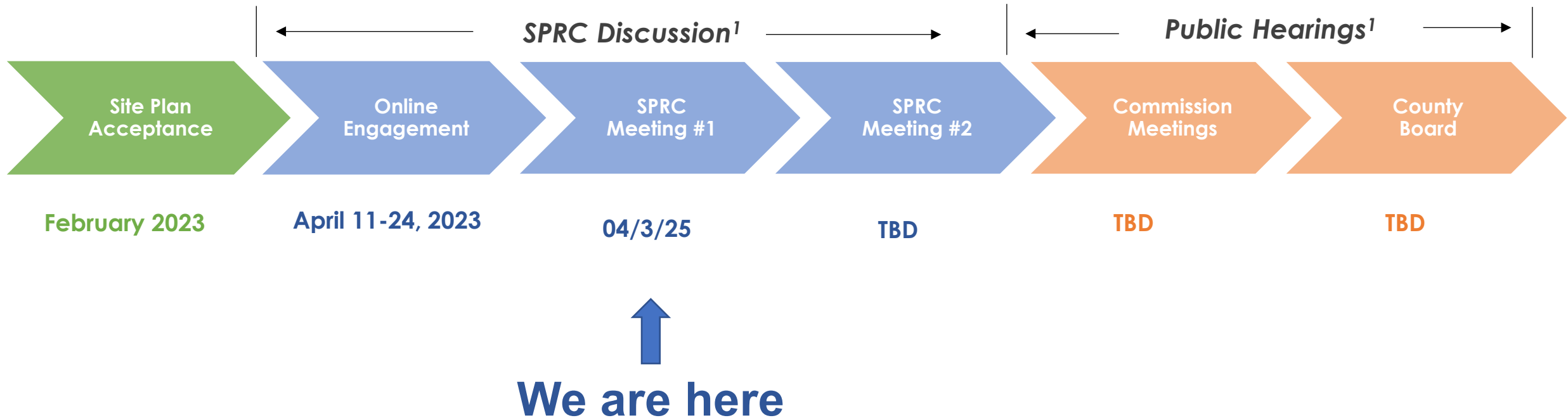
Area Plan

- On sites with multiple buildings, particularly on sites where smaller-scale older buildings are to be preserved, new buildings should be sited and designed with appropriate tapers and setbacks to allow adequate room for circulation, light, appropriate landscaping and passive recreational use by building residents. Step-backs along Fairfax Drive should be at least 15 feet starting at the fourth floor.

Proposed Site Plan



Public Process and Schedule



1. Anticipated schedule is subject to change based on nature of public feedback and guidance from Planning Commission

For more information visit:

Project webpage:

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

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