

SP #79, Rosslyn Holiday Inn

Major Site Plan Amendment, Rezoning, and Vacation



Department of Community Planning,
Housing, and Development
Site Plan Review Committee #1
April 1, 2019

Additional Information Requested

Tonight

- Information on proposed green roofs (applicant)
- Proposed fritted glass on facades (applicant)
- Additional information on residential program, incl. short-term leases (applicant)
- Additional context renderings (applicant)
- Proposed density exclusions (staff)

June 17

- Additional information on conference center and parking (applicant)
- Additional information on extent of sanitary line rerouting (applicant)
- Additional information about Gateway Park planning (staff)
- Location of blue-line right of way and potential second station (staff)
- Address the loss of six (6) parking spaces on Nash Street (staff)

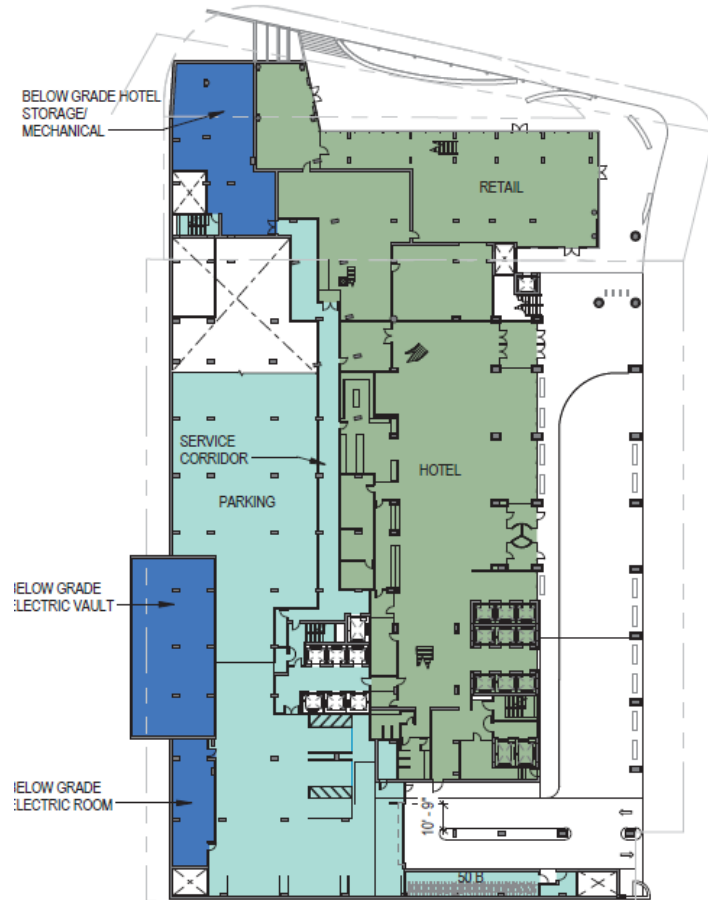
Density exclusions

Requested Density Exclusions:

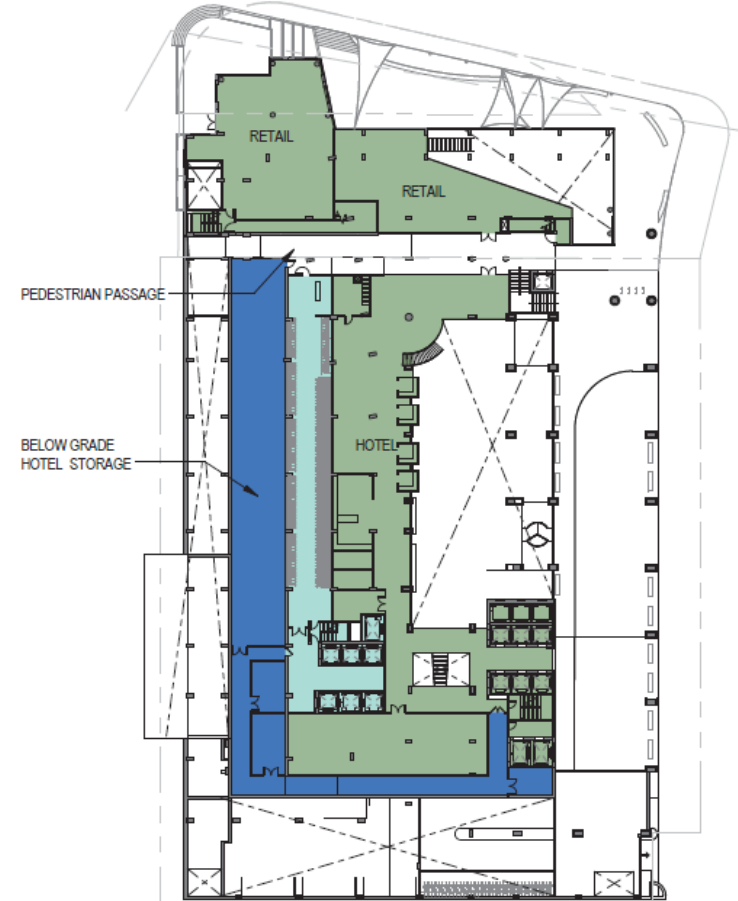
- 35,509 sf of exclusions requested
- Requested for below-grade mechanical and utility rooms, hotel storage, and vertical shafts that vent through the roof.
- Must be consistent with Zoning Administrator Memorandum on Density Exclusions.

GFA LEGEND

-  INCLUDED IN FAR
-  GROSS PARKING AREA (NOT INCLUDED IN FAR)
-  EXCLUSION



4 FAR LEVEL 1
4.1A013 SCALE: 1" = 50'-0"



5 FAR LEVEL 2
4.1A013 SCALE: 1" = 50'-0"

Thanks!

Parcel Q



SP #79

- Approved by the County Board October 23, 1969
- Zoned C-O
- Hotel with 300 guestrooms
- Accessory restaurant space
- 5,600 sf conference space
- 435 structured parking spaces

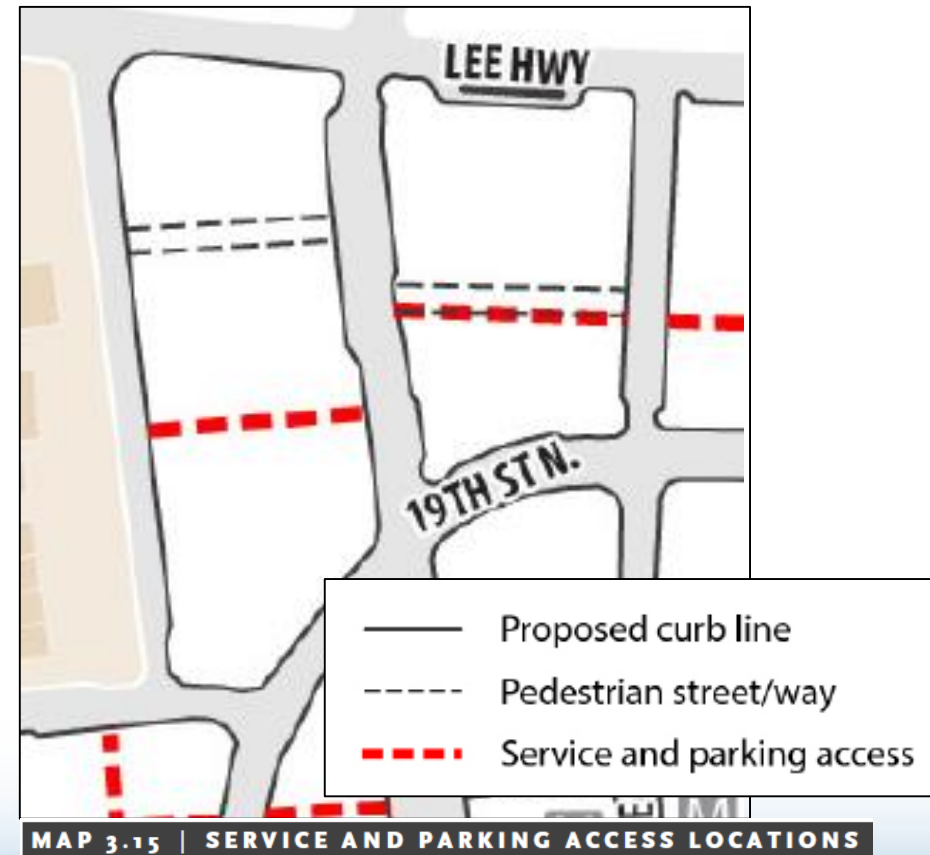
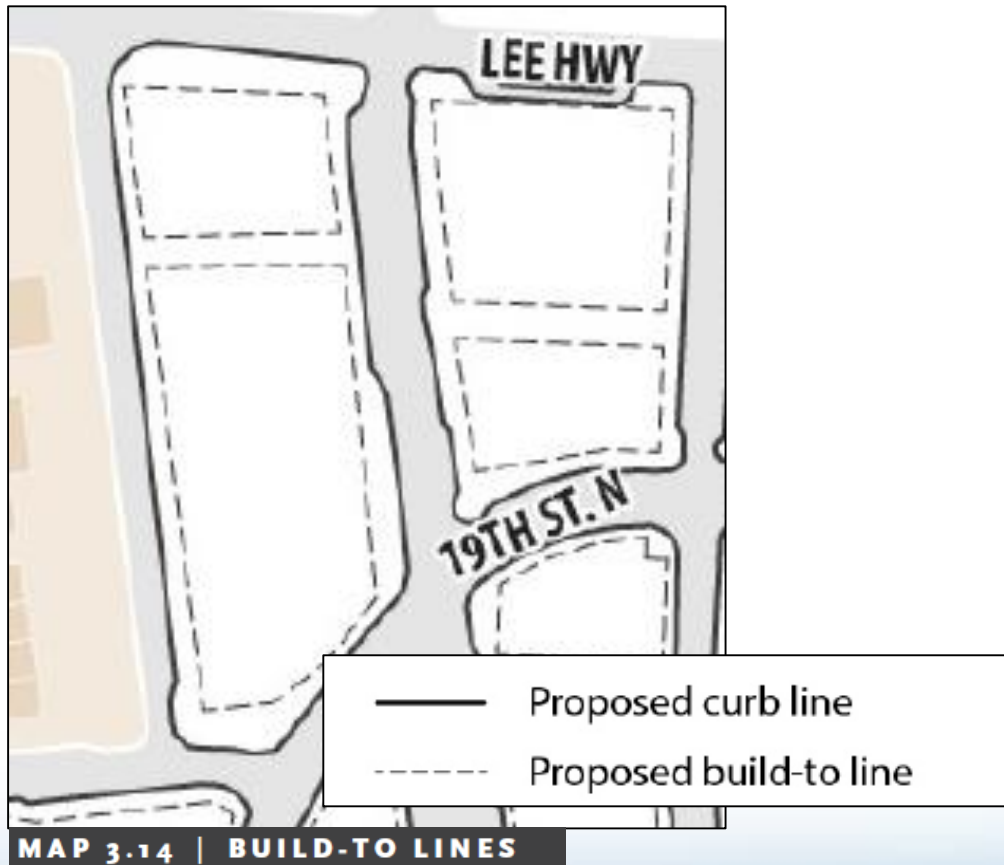
“Parcel Q”

- Leftover ROW from I-66
- Conveyed to County in 1984 for no compensation
- Restrictive covenant placed on parcel requiring it to be used as open space in perpetuity
- County Board passed resolution on March 16, 2019 requesting VDOT abandonment of interests in Parcel Q.

Plans and Policies

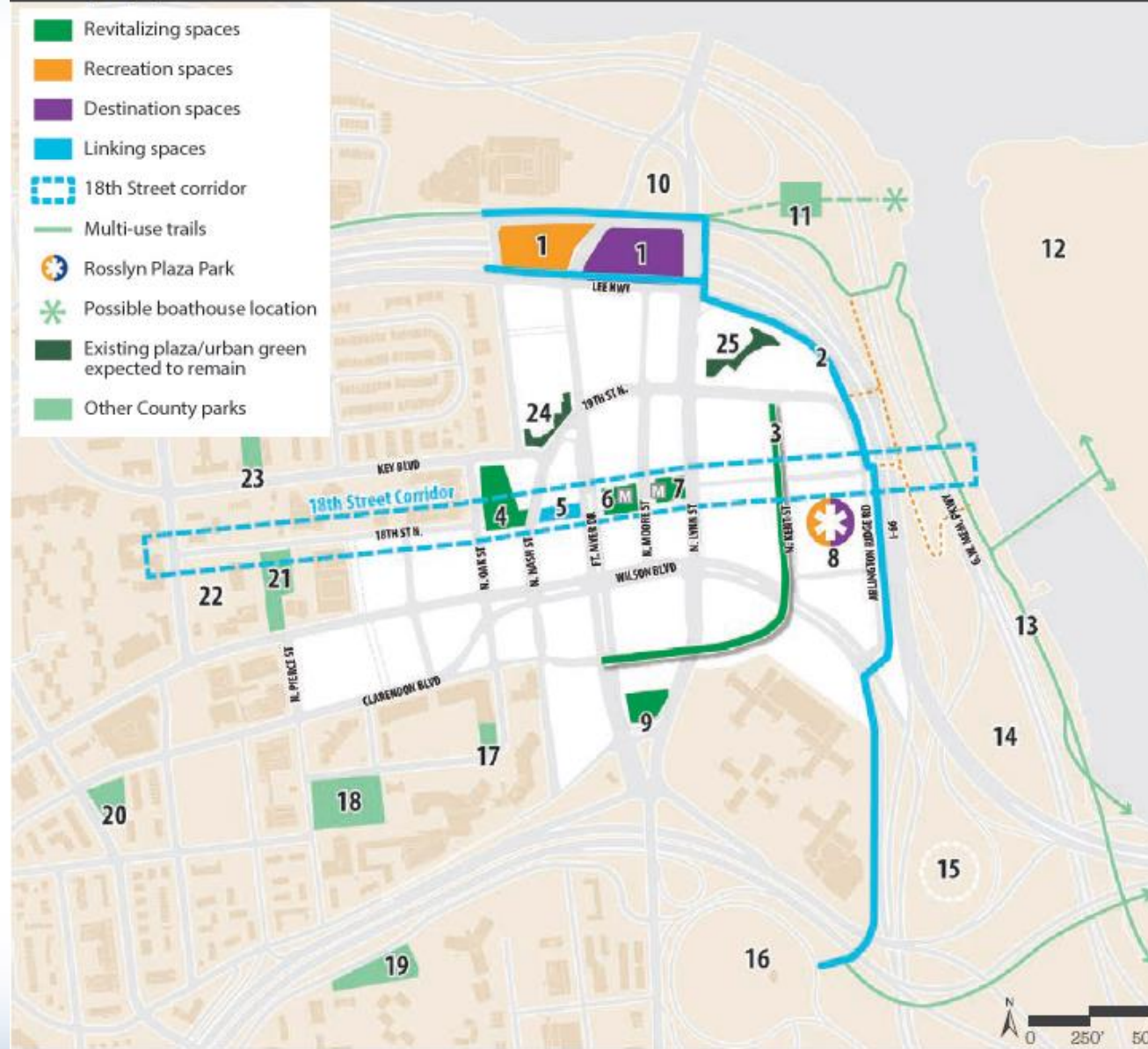
Rosslyn Sector Plan

URBAN DESIGN, BUILDING HEIGHT AND FORM



Rosslyn Sector Plan Recommended Open Space Network

MAP 3.13 | PUBLIC PARKS AND OPEN SPACE



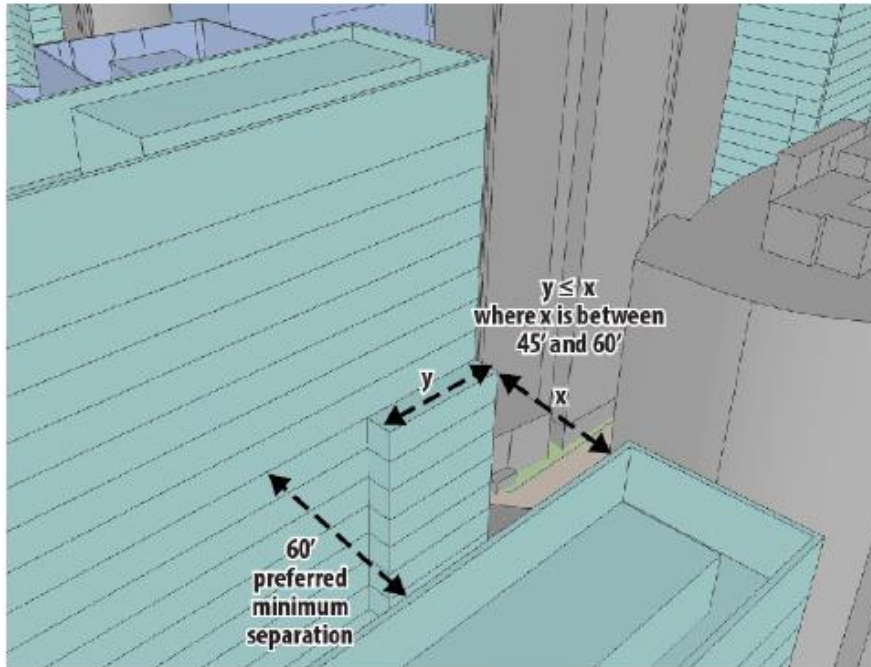
- 1 Gateway Park
- 2 Esplanade
- 3 Freedom Park
- 4 Oak and Key Park
- 5 Ames Center Plaza
- 6 Metro Station Plaza
- 7 Central Place Plaza
- 8 Rosslyn Plaza Park
- 9 Dark Star Park
- 10 Rosslyn Circle
- 11 1101 Lee Highway and example Boathouse connection
- 12 Theodore Roosevelt Island
- 13 Mt. Vernon Trail
- 14 National parklands
- 15 Potential memorial area
- 16 Iwo Jima Memorial
- 17 Belvedere Park
- 18 Hillside Park
- 19 Fort Myer Heights Park
- 20 Rhodeside Green Park
- 21 Rosslyn Highlands Park*
- 22 Wilson School Grounds*
- 23 Key Blvd Community Gardens
- 24 Turnberry Tower landscape
- 25 Waterview terrace

* Open space development at the Wilson School and Rosslyn Highlands Park site is under review as part of the West Rosslyn Area Planning Study. While the ultimate size and location is still to be determined, the study has set a goal to provide a maximum of 60,000 square feet total open space.

The proposed parks and open space network creates several new, high-quality open spaces linked by the Esplanade and the 18th Street Corridor, and renovates existing parks to better serve a variety of uses.

Preliminary Issues

Tower Separation



Towers should typically be separated by at least 60 feet. Separations as narrow as 45 feet can be considered, but should extend along the facade a distance no greater than the tower separation distance.

