



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 Planning Division

2100 Clarendon Boulevard, Suite 700, Arlington, VA 22201
 TEL 703-228-3525 FAX 703-228-3543 www.arlingtonva.us

ATTACHMENT Q Conceptual Site Plan Review Application

INTRODUCTION

The purpose of the Conceptual Site Plan Review is to allow prospective applicants to discuss potential development applications with Arlington County staff prior to the submission of any application for formal review. This application, and its administrative review process, is intended to provide guidance to prospective applicants in the preparation of land use development applications through the preliminary identification of major policy, Zoning Ordinance, County Code, and/or process related issues. Note that any information discussed in the Conceptual Site Plan Review Application review is reflective of staff comments only and should not be construed to be the official position of the County Manager, Arlington County Government, and/or of any Arlington County Board or Commission. Once this Conceptual Site Plan Review Application form is completed, please submit the form and all accompanying information, including an electronic version of all materials, to the attention of:

Aaron Shriber, Current Planning Supervisor
ashriber@arlingtonva.us
 2100 Clarendon Boulevard, Suite 700
 Arlington, VA 22201
 (703) 228-3525

Once the completed Conceptual Site Plan Review Application is received by Planning Division staff, you will be contacted regarding the scheduling of a meeting with staff to commence the staff review of the application.

Once staff review has been completed and the staff report issued, the developer may, at their option, present the conceptual plan to the Site Plan Review Committee (SPRC) for their feedback.

Request optional Site Plan Review Committee review

APPLICANT INFORMATION

Name	Company	Address	Email	Phone
Jonathan C. Kinney,	5th and Randolph, LLC	115 Park Street SE #200	jkinney@beankinney.com	703-525-4000
Zachary G. Williams,		Vienna, VA 22180	zwilliams@beankinney.com	
Bean, Kinney & Korman P.C.				

**please list primary contact person first

PROPERTY INFORMATION

Location (include aerial photograph of subject site)

	Address	RPC	Owner of Record	Size (sf)
1	501 N. Randolph Street, Arlington, VA 22203	14-060-001	5th and Randolph LLC	11,402 s.f.
2	4019 5th Rd. N Arlington, VA 22203	14-060-002	5th and Randolph LLC	6,815 s.f.
3				

**please include additional sheets if necessary

Zoning/GLUP

	Existing Zoning	Existing GLUP
1	CM	Office-Apartment-Hotel Medium
2	CM	Office-Apartment-Hotel Medium
3		

**please include additional sheets if necessary

Sector/Area Plan:

Ballston Sector Plan / North Quincy Street Plan/ North Quincy Street Plan Addendum

Sector/Area Plan recommendations for subject site:

General Commercial/Office, Residential and Hotel (Medium up to 10 stories)

DEVELOPMENT PROPOSAL (check all that apply):

Proposed application type:

- Rezoning
- Site Plan
- Site Plan Major Amendment
- Phased Development Site Pan
- Crystal City Block Plan
- Other

State any rezoning, site plan, and/or use permit applications that have been previously approved for the subject site:

None.

Describe proposed development project including information regarding site layout, building uses, building heights, density, parking, etc.:

The Applicant proposes a 10 story hotel project located at 501 N. Randolph Street in the Ballston neighborhood. The proposed project will deliver exceptional architectural design that creates a distinctive skyline feature at this southern gateway into the Ballston urban core. The proposed hotel will be located approximately 0.4 miles from the Ballston Metro Station and will help to activate the sidewalk in this location and engage the park currently located across N. Randolph Street. The hotel will also deliver a dynamic landscaped rooftop amenity space with a proposed pool and bar serving food and drinks to patrons. The facade of the hotel building is proposed to include a punched-window aesthetic with various window sizes and a soft, but vibrant green color. At street level, the hotel building will feature multi-colored lights to activate the sidewalk and street. The Applicant also now proposes a 12 foot setback of the building on the northern side of the property adjacent to the existing 10 foot wide alley. The purpose of this setback is to accommodate a future roadway as envisioned in the North Quincy Street Plan Addendum. The hotel is proposed to include 180 units at a density of 430 units/ac.

List any issues that should be discussed further (i.e. Zoning Ordinance modifications, GLUP amendments, Sector Plan conformance, bonus density and/or height, vacations/encroachments, access, etc.):

Zoning Ordinance amendments, bonus density, parking, LED light/art screen

Have there been meetings/review by other County staff on the proposal? If so, indicate the department/contact, date and outcome of the meeting/review.

Yes. There have been three pre-filing meetings over the course of the last year with CPHD and County planning staff to generally discuss the project. In addition, the Applicant submitted a Concept Plan Application in late 2018. Staff reviewed the submission and had a meeting with the Applicant to discuss potential revisions to the plans.

Minimum Submission Materials (other materials may be provided as deemed appropriate)

- Aerial map of site and environs
- Site plan layout drawn to scale
- Ground floor plan of building(s) drawn to scale

- Typical floor plan of building(s) drawn to scale
- Massing study of building(s)
- Color renderings and elevations of building(s)
- Other plans and/or studies that describe the conceptual site plan
- Potential Vacations/Encroachments
- Statistical summary of the conceptual site plan including:
 - Site area (including any areas of vacation(s))
 - Density calculations (base and bonus)
 - Building height(s)
 - Parking