

***1401 Lee Highway – Key Bridge/Marriott Site Plan #53***

Action – March 12, 2020

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**Location**

The 5.52 acre site is located at 1401 Lee Highway in the Rosslyn neighborhood. The site is bordered by the George Washington Memorial Parkway to the north, North Oak Street to the west, Fort Myer Drive to the east, and Lee Highway to the south (see Attachment 1 for map of location).

**Site Plan Application**

KBLH, LLC (Applicant), proposes a major site plan amendment to redevelop the existing hotel to site into a new 445-unit hotel, a 300-unit apartment building, and a 151-unit condominium building. The site is zoned “C-O-2.5” which allows a maximum of 115 units per acre, which would result in 377 units for the site. In order to achieve the proposed 451 residential units, the Applicant is seeking bonus density for affordable housing, green building certification, provision of open space and other environmental amenities, and pedestrian improvements.

**Affordable Housing Program**

The Applicant has committed to meet the base affordable housing requirements of the Zoning Ordinance (choice of \$4,056,660 or about 20 on-site units, 30 off-site nearby units, or 40 off-site units).

In addition, the Applicant will provide a cash contribution of \$1,750,000 related to the additional density obtained through Zoning Ordinance (ZO) Section §15.5.9 “Additional building height and density above the zoning district regulations and the General Land Use Plan.” This affordable housing contribution is anticipated to be received summer of 2022, at the time of first Certificate of Occupancy for tenant occupancy of the residential portion of the development.

**Staff Recommendation**

County staff supports the proposed affordable housing program which is consistent with County policy per the Affordable Housing Ordinance.

Attachment 1  
1401 Lee Highway Site Plan Location

