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From the Washington Business Journal:

<https://www.bizjournals.com/washington/news/2019/03/01/exclusive-we-now-know-what-is-planned-for-thekey.html>

## Exclusive: We now know what's planned for the Key Bridge Marriott site. It's big.

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Mar 1, 2019, 6:20pm EST Updated: Mar 1, 2019, 8:57pm EST

Woodridge Capital Partners has taken the first step toward redeveloping the historic Key Bridge Marriott property.

The Los Angeles company, which acquired the 583-room hotel at 1401 Lee Highway a little more than a year ago, submitted a major site plan amendment application to Arlington County on Thursday to partially demolish the property, reduce the number of hotel rooms and add hundreds of new residential units to the site.



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Woodridge is working with a team that includes Walsh, Colucci, Lubely & Walsh P.C., Duball Development Services, civil engineer VIKA Virginia, landscape architect Oehme, Van Sweden and traffic consultant Wells & Associates.

The plan calls for reducing the number of hotel rooms to 447 and adding a new apartment building with 300 units and two for-sale condominium buildings with 151 units. The new buildings would flank the existing hotel, which was initially built as a motel in 1959 but added onto over time.

My colleague Rebecca Cooper recently explored the history of the hotel in a cover story. Woodridge Capital CEO Michael Rosenfeld laid out his vision for the site in

an interview with Cooper in February, saying he wanted to retain as much of the existing buildings as possible.

It appears two sections of the existing hotel — the original four-story, 1959 motor lodge and last four-story addition from 1989 — will be demolished. The view of the existing hotel would be substantially obscured by the new condo towers.

The site plan amendment must go through several stages of approval, with the Arlington County Board having the final say. That process could take at least a year, and the company gave no timeline for construction.

Per the application, submitted by land use attorney Walsh, Colucci attorney Nan Walsh, the West Apartments would be built on top of the existing, partially below-grade parking structure, which will remain in use. That part of the plan calls for a new street to be constructed from Lee Highway north through the site and connect to an esplanade on the northern end of the site that would be open to the public and "offer spectacular views of the Potomac River and connect to the bike path leading to the Key Bridge."

The project is just one of many potential changes to the Lee Highway corridor. Among them, on the other side of the highway, The Dittmar Co. submitted plans in November to replace the Holiday Inn Rosslyn with a pair of residential and hotel towers, and JBG Smith Properties (NYSE: JBGS) also has a major redevelopment in store for Rosslyn Gateway.

Walsh, in her support statement, argued the Woodridge project would provide "new residential development and a renovated hotel with high-quality architecture within easy walking distance" to the Rosslyn Metro station, Gateway Park, Georgetown and downtown Rosslyn. The project would also upgrade the surrounding site, including utility improvements, and contribute toward affordable housing units, public art, utility and transportation management programs.

The below-grade part of the existing parking structure would be extended under a new ballroom portion of the hotel. The plan also calls for renovations to the existing hotel building and would "significantly modernize the building and facade." The hotel now faces east toward the existing surface parking lot facing Lee Highway, while the renovated hotel's main entrance would be on Lee Highway

facing Rosslyn. It will also include an on-site restaurant and cafe accessible from inside the hotel and via the outdoor esplanade.

The new condo buildings would replace that existing surface lot closest to where Fort Myer Drive meets the George Washington Memorial Parkway, connected by a second new street running from Lee Highway north through the site and parallel to the other new street closer to the West Apartments. Gone, per the application, would be the existing pedestrian bridge crossing above Lee Highway. Woodridge proposes to provide 430 parking spaces for the new residential units, with a total of 205 set aside for the hotel.

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