



WALSH COLUCCI
LUBELEY & WALSH PC

November 15, 2021

Via Permit Arlington

Ms. Arlova Vonhm, Zoning Administrator
Arlington County Zoning Division
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

**Re: Statement of Justification
Request for Major 4.1 Site Plan Amendment & Rezoning
Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this statement of support for the above-referenced major 4.1 Site Plan amendment and rezoning applications. As detailed below, the Applicant proposes to demolish and redevelop the existing 1970's-era building on the Property into a high-rise residential building. The Property is owned by the Teachers Insurance and Annuity Association of America ("TIAA"). The Applicant is a special purpose entity affiliated with Nuveen, LLC and TIAA. Both the Applicant and Property owner have consented to these applications.

Property Background

The Property is located at the southern edge of Rosslyn and consists of two parcels comprising approximately 65,116 square feet (approximately 1.49 acres). The Property is zoned to the C-O Mixed Use zoning district pursuant to § 7.13 *et seq.* of the Arlington County Zoning Ordinance (the "Zoning Ordinance").

The Property is subject to Site Plan #85, which was approved by the Arlington County Board (the "County Board") on April 10, 1971 ("Site Plan #85"). This approval permitted the construction of the exiting commercial building on the Property, commonly known as the "Xerox Building," with approximately 223,236 square feet of office gross floor area ("GFA"), 15,500 square feet of commercial GFA, 9,166 square feet of cafeteria space, a 16,620-square foot restaurant, a 2,000-square foot meeting room, and a 52,500-square foot automobile service area,

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LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664



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Via Permit Arlington

Ms. Arlova Vonhm, Zoning Administrator
Arlington County Zoning Division
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

**Re: Modifications and Exclusions Letter
Request for Major 4.1 Site Plan Amendment & Rezoning
Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this Modifications and Exclusions Letter in fulfillment of the Administrative Regulation 4.1 filing requirements. The Applicant requests the following Zoning Ordinance modifications:

- Pursuant to § 15.5.7.A.1 of the Zoning Ordinance, the Applicant requests 16,279 square feet of bonus density for LEED Gold (at the 0.25 FAR level) in accordance with Arlington County's recently-adopted *Green Building New Construction Program*;
- Pursuant to §§ 7.15.4.A and -B, and § 15.5.5 of the Zoning Ordinance, the Applicant requests an additional 318,911.20 square feet of bonus density (not including any LEED bonus density or GFA exclusions, discussed below), as well as additional height, in consideration for community benefits;
- Pursuant to § 15.5.7.A of the Zoning Ordinance, and consistent with Arlington County policies, the Applicant requests a reduced parking ratio from one space per dwelling unit to 0.56 spaces per dwelling unit due to the Property's proximity to a variety of public transit options (e.g., the Rosslyn Metrorail station, Metrobus, and ART bus stops). The proposed parking reduction will allow the Applicant to construct a more transit-oriented development with reduced vehicular traffic to the site;
- Pursuant to § 15.5.7.A of the Zoning Ordinance, the Applicant requests an increase in the percentage of compact car spaces from 15 percent to 16.30 percent. The proposed

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increase in compact spaces will allow for greater utilization of garage areas and a more efficient garage;

- Pursuant to § 15.5.7.A of the Zoning Ordinance, the Applicant requests a reduction of the required loading dock spaces from four to three. In the Applicant's experience with a residential building of this size, three loading docks are sufficient to serve the proposed 691 residential units. The proposed modification will not cause undue adverse impacts to the development or surrounding community as a result; and
- All other modifications necessary to achieve the proposed development.

The Applicant proposes 27,816 square feet of exclusions from GFA, as follows:

- A total of 8,609 square feet of above and below grade mechanical rooms;
- A total of 7,537 square feet of open mechanical, stair pressurization, and air shafts;
- A total of 263 square feet of open trash chutes;
- A total of 11,407 square feet of below-grade tenant storage; and
- All other exclusions necessary to achieve the proposed development.

Please let us know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Nan E. Walsh



Andrew A. Painter

Enclosures

cc: Mr. Rishi Suri, Nuveen
Mr. Vadim Goland, Nuveen
Mr. Christopher Short, AIA, Arquitectonica
Mr. Harry Park, Arquitectonica
Mr. Jeff Kreps, PLA, ASLA, APA, VIKA
Mr. Russel James, Dewberry

Mr. Brian Tanner, P.E., Dewberry

Mr. Michael J. Workosky, PTP, TOPS, TSOS, Wells + Associates

Mr. Cole McGarry, Real Projectives

Lauren G. Riley, Esq., Walsh Colucci

supported by 163,100 square feet of parking area. Site Plan #85 has been amended numerous times since its original approval and, as amended, currently permits an office building with approximately 270,306 square feet of office GFA, approximately 5,808 square feet of commercial GFA, and approximately 183,299 square feet of parking area.

The Property contains two parcels of record located east of the Belvedere Condominium (1600 N. Oak Street), south of the Arlington Tower/Noland office building (1300 N. 17th Street), and west of Fort Myer Drive. The parcel located north of Fairfax Drive (RPC #17-003-033) contains approximately 58,000 square feet and an approximately 227,114-square foot office building constructed in 1974 commonly known as the “Xerox Building.” The parcel south of Fairfax Drive (RPC #17-003-015), commonly known as the “Sullivan Parcel,” contains approximately 6,400 square feet and is improved with Washington Metropolitan Transit Authority’s (“WMATA”) mechanical chiller which straddles the Property boundary. The square footage of both parcels was included within the site area for density purposes for Site Plan #85.

The Property is designated “High” Office-Apartment-Hotel on the County’s General Land Use Plan (“GLUP”). Pursuant to Note 15 of the GLUP, the Property is included within the Rosslyn Coordinated Redevelopment District (the “RCRD”).

The Property is subject to the Rosslyn Sector Plan (the “Sector Plan”) which recommends, among other guidelines, that any new building on the Property be developed up to a maximum height of 290 feet (exclusive of a mechanical penthouse) and achieve development intensity of up to a 10.0 FAR through the 4.1 Site Plan process. The Sector Plan also recommends that any redevelopment consider its appearance as a gateway to the Rosslyn area. To help achieve this, the Sector Plan recommends a 15-foot step-back at approximately three-to-six stories between the building’s base and the tower along the Property’s western boundary adjacent to the Belvedere condominium. The Property is not located in a priority view corridor from the Central Place observation deck.

The Property’s inclusion in the RCRD, along with its corresponding designation in the GLUP and site-specific Sector Plan recommendations, permit a rezoning to the C-O Rosslyn District pursuant to § 7.15 et seq. of the Zoning Ordinance. The C-O Rosslyn zoning district permits, with 4.1 Site Plan approval, additional density over the C-O Rosslyn zoning district permissions up to a 10.0 FAR, provided that the development is consistent with the Sector Plan’s recommendations.

Proposal

Recognizing the Property’s location and topography, this application envisions the transformation of the Property into an exciting multifamily residential development with world-class architecture. The Applicant proposes to rezone the Property to the C-O Rosslyn zoning district, consistent with the Property’s GLUP designation, and amend Site Plan #85 to permit a single 30-story residential building comprising approximately 647,747 square feet of residential GFA achieving a 9.95 FAR. The building is proposed to be 290 feet in height (not including

mechanical penthouse) and include 691 residential units. The Applicant is considering designating up to 250 residential units for a temporary hotel use and short-term rental during the initial lease-up period for a limited period of up to five years.

The proposed building, which will serve as an iconic architectural feature for Rosslyn's southern gateway, is proposed to be served by 387 parking spaces at a ratio of approximately 0.56 spaces per unit. The proposed parking ratio is in-line with recent County policies supporting significant parking reductions for residential development in close proximity to transit. The Property's substantial topographic drop between its northern and southern boundaries permits the building's parking garage to be tucked into the Property's natural grade. Any above-grade portions of the garage will be fully screened from public view through architectural treatment and residential uses.

The main building entrance is proposed on Fort. Myer Drive allowing residents and visitors to access the building through two entry points: an exterior pedestrian walkway with an ornamental staircase; and a ground floor lobby.

Vehicular access for drop-off/pick-ups, short-term parking, and ridesharing is proposed adjacent to the lobby along Fort. Myer Drive. To reduce the chances for blocking vehicular access on Fort Myer Drive, this access point will provide space for a full vehicle turnaround and short-term parking spaces.

Access to loading and resident parking, as well as to long-term visitor parking, is proposed from Fairfax Drive. Separation of the building's lobby/drop-off area (along Fort Myer Drive) from the vehicle access/loading area (along Fairfax Drive) will allow safer and unencumbered street usage along Fort Myer Drive for pedestrians, cyclists, and delivery/shared vehicle activities.

The proposed project meets the following Zoning Ordinance requirements and Sector Plan recommendations:

- The proposed building height complies with the Sector Plan's 290-foot maximum height and contributes to a distinctive skyline with "peaks and valleys";
- The proposed building meets the land use recommendations set forth in the Sector Plan, which calls for new residential uses to drive the demand for ground floor retail and office uses;
- The proposed building complies with the Sector Plan's recommended build-to lines and streetscape recommendations, including 15- to 19-foot sidewalks and a cycle track along Fort Myer Drive and 12- to 14-foot sidewalks along Fairfax Drive;
- The proposed building provides an east-west view corridor between the Property and the Arlington Tower to the north, and increases the width of the existing corridor from

approximately 22.6 feet in width under existing conditions to approximately 38.5 feet in width;

- The project includes a new 12-foot variable-width pedestrian way along the western edge of the Property between 17th Street N. and Fairfax Drive (the “Nash Street Pedestrian Way”) to provide enhanced pedestrian connectivity and circulation in Rosslyn;
- The proposed building’s base is stepped back 15 feet at the sixth story along the building’s western frontage adjacent to the proposed Nash Street Pedestrian Way as called for in Sector Plan Map 3.16, and to create a comfortable and inviting walking environment;
- The building sets back along Fairfax Drive and Fort Myer Drive frontages, creating an open and sensitive “Gateway Edge” and architecturally welcoming those entering Rosslyn from the south and east, and overlooking Dark Star Park, the southern entrance into Rosslyn, Arlington National Cemetery and the Marine Corps War Memorial; and
- All drop-off/pick-ups and short-term parking will occur interior to the site so as to not block traffic along Fort Myer Drive, and all loading access, including truck turnarounds, will occur inside the proposed garage on Fairfax Drive; and
- Any above-grade parking will be screened from streets and public areas.

Proposed Modifications & Density Exclusions

The Zoning Ordinance permits the County Board to modify certain regulations for 4.1 Site Plans. With this application, the Applicant requests the following Zoning Ordinance modifications:

- Pursuant to § 15.5.7.A.1 of the Zoning Ordinance, the Applicant requests 16,279 square feet of bonus density for LEED Gold (at the 0.25 FAR level) in accordance with Arlington County’s recently-adopted *Green Building New Construction Program*;
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The Applicant proposes 27,816 square feet of exclusions from GFA, as follows:

- A total of 8,609 square feet of above and below grade mechanical rooms;
- A total of 7,537 square feet of open mechanical, stair pressurization, and air shafts;
- A total of 263 square feet of open trash chutes;
- A total of 11,407 square feet of below-grade tenant storage; and
- All other exclusions necessary to achieve the proposed development.

Summary

The Applicant has carefully planned the design of the proposed building in furtherance of the Sector Plan's recommendations. The proposed development will provide new residential units in a building with high-quality architecture that is within short walking distance to many community amenities and transit options.

We would appreciate your review of this application and thank you for your time and consideration. Please feel free to call us with any questions or comments.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Nan E. Walsh



Andrew A. Painter

Enclosures

cc: Mr. Rishi Suri, Nuveen
Mr. Vadim Goland, Nuveen
Mr. Christopher Short, AIA, Arquitectonica
Mr. Harry Park, Arquitectonica
Mr. Jeff Kreps, PLA, ASLA, APA, VIKA
Mr. Russel James, Dewberry
Mr. Brian Tanner, P.E., Dewberry
Mr. Michael J. Workosky, PTP, TOPS, TSOS, Wells + Associates
Mr. Cole McGarry, Real Projectives
Lauren G. Riley, Esq., Walsh Colucci

Site Plan Specification Form

STAFF ENTRY:	
Assigned Site Plan Number	SP #85
PDSP Phase Number	
APPLICANT ENTRY:	
Form (Re)Submission Date	Monday November 15, 2021
Project Title	1616 Ft. Myer Drive
Project Location	1616 Fort Myer Drive, Arlington, Virginia, 22209
Parcel RPC Numbers	#17-003-033 & #17-002-015
DEVELOPMENT TEAM:	
Applicant	Nuveen Alternatives Advisors LLC
Address (incl. zip code)	
Telephone Number (daytime w/area code)	
Contact	
E-mail Address	
Fax #	
APPLICATION MADE BY:	
Name	Nan E. Walsh & Andrew A. Painter, Attorneys/Agents
Address (incl. zip code)	
Telephone Number (daytime w/area code)	
Contact	
E-mail Address	
Fax Number	
ATTORNEY:	
Firm	Walsh, Colucci, Lubeley & Walsh, P.C.
Address	2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201
Telephone Number	703-528-4700
Contact	Nan E. Walsh & Andrew A. Painter
E-mail Address	nwalsh@thelandlawyers.com; apainter@thelandlawyers.com
Fax #	
ARCHITECT:	
Firm	Arquitectonica
Address	104 Fifth Avenue – 6 th Floor New York, NY 10011
Telephone Number	212-254-2700
Contact	Christopher Short
E-mail Address	cshort@arquitectonica.com
Fax #	

ENGINEER:	
Firm	VIKA VIRGINIA, LLC
Address	8180 Greensboro Drive, Suite 200, Tysons, VA 22102
Telephone Number	703-442-7800
Contact	Robert Cochran, Jeff Kreps, Dennis Dixon
E-mail Address	cochran@vika.com; kreps@vika.com; dixon@vika.com
Fax #	
LANDSCAPE ARCHITECT:	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
LEED CONSULTANT:	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
TRAFFIC CONSULTANT:	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	
ADDITIONAL CONSULTANT(S):	
Firm	
Address	
Telephone Number	
Contact	
E-mail Address	
Fax #	

		Square Feet	Acres
1.	A. Total Site Area	65,116	1.49
	B. Site Area in Existing Zoning Districts		
	1. District C-O	65,116	1.49
	2. District		
	3. District		
	4. District		
	5. District		
	C. Site Area in Proposed Zoning Districts		
	1. District C-O-Rosslyn	65,116	1.49
	2. District		
	3. District		
	4. District		
	5. District		
2.	Site Area Allocated for Density Purposes To: (Attach exhibit of site area allocation when necessary)		
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential	65,116	1.49
	E. Other (specify)		
3.	Floor Area Ratio (FAR) inclusive of requested density bonuses and exclusions (GFA divided by site area for density purposes [for mixed use districts, the allocated site area])		FAR
	A. Office		
	B. Commercial		
	C. Hotel		
	D. Residential		9.95
	E. Other (specify)		
	Total		9.95
4.	Dwelling Units Per Acre		464
5.	Hotel Rooms Per Acre		

		Square Feet	
6.	Total Gross Floor Area		
	A. Office Use		
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	B. Retail Use		
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	C. Hotel Use	Square Feet	# Rooms
	1. Building 1		
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	D. Residential Use	Square Feet	# Units
	1. Building 1	647,747	691
	2. Building 2		
	3. Building 3		
	4. Building 4		
	5. Building 5		
	Total		
	Affordable Housing Units		
	E. Other (specify)	Square Feet	

7.	Total # of Parking Spaces					
	A. Office Use	Standard	Compact	HC	Total	% Compact
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	B. Retail Use					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	C. Hotel – 0.7 spaces per room					
	1. Building 1					
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	D. Residential -					
	1. Building 1	304	63	20	387	16.3%
	2. Building 2					
	3. Building 3					
	4. Building 4					
	5. Building 5					
	Total					
	E. Other (specify) All Parking Provided in Shared Garage					

8.	Type of Parking	# of spaces		
	A. Structured	387		
	B. Surface			
9.	Parking Ratio			
	A. # of Spaces per Office GFA	One space	per	Sq. Ft.
	B. # of Spaces per Retail GFA	One space	per	Sq. Ft.
	C. # of Spaces per Hotel Rooms	space(s)	per	One room
	D. # of Spaces per Residential	.56 space(s)	per	One unit
	E. # of Spaces per Other (specify)	space(s)	per	Sq. Ft.
10.	Building Height			
	A. Average Elevation of the Site in feet above sea level	107'-10"		Feet
	B. Building Height in feet to Main Roof and Penthouse Roof			
	1. Office	Main Roof	Penthouse Roof	# Stories
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			

10. (con't)				
	4. Residential	Main Roof	Penthouse Roof	# Stories
	a. Building 1	290'	313'	30
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	5. Other (Specify)			
	C. Building Elevation to Main Roof and Penthouse Roof (in feet above sea level)			
	1. Office	Main Roof	Penthouse Roof	
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	2. Retail			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
	e. Building 5			
	3. Hotel			
	a. Building 1			
	b. Building 2			
	c. Building 3			
	d. Building 4			
e. Building 5				
4. Residential				
a. Building 1	397'-10"	420'-10"		
b. Building 2				
c. Building 3				
d. Building 4				
e. Building 5				
5. Other (Specify)				

10. (con't)	
D. Slab-to-slab heights	
1. Office	Height in Feet
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
2. Retail	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
3. Hotel	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
4. Residential	
a. Building 1	
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
4. Residential	
a. Building 1	9'-8" typical unit floor, 12'-0" typical amenity
b. Building 2	
c. Building 3	
d. Building 4	
e. Building 5	
5. Other (Specify)	

	Sq. Ft.	%	
11.	Coverage and Percent Coverage	49,500 (+/-)	76%
12.	Dimensions of Yards or Setbacks from right-of-way (for townhouse projects)		
	A. Front		
	B. Side		
	C. Side		
	D. Rear		
13.	Common Open Space (if required)		
14.	Landscaped Area ("R-C", "C-O-A" and "C-R")		
15.	Proximity to Metro Entrance (walking distance from main entrance to nearest station entrance) and proximity to regional and local bus service (walking distance from main entrance to bus shelter/ bus stop)	Approximately 990' to Rosslyn Metro Station. Approximately 130' to WMATA bus stop on Fairfax Drive.	
16.	Requested Zoning Ordinance Modifications of Use Regulations (for example, density, height, parking, setback, coverage, etc.) - Please see attached Modifications Letter.		
	A. Bonus density for LEED Gold certified construction and for community benefits;		
	B. Reduced parking ratios;		
	C. Density exclusions;		
	D. All other modifications necessary to achieve the proposed development.		
	E.		
17.	Requested Encroachment(s) and/or Vacation(s). Include plat(s) showing exact locations and types. Encroachment Exhibit (C-04) provided in the Civil Engineering Plans.		
18.	# LEED Credits	Yes 63	No 33 Maybe 14
19.	Historic District and/or Building	Yes	No
	Name of Building:		
	Address of Building:		

Site Plan Submittal Checklist

To ensure a complete Site Plan Submittal, the applicant must complete and submit this form.

						Staff Notes
DATE: June 18, 2021						
APPLICANT/DEVELOPER: Nuveen Alternatives Advisors LLC						
APPLICATION BY: Nan E. Walsh & Andrew A. Painter, Attorneys/Agents, Walsh, Colucci, Lubeley & Walsh, P.C.						
ADDRESS: 2200 Clarendon Boulevard, Suite 1300, Arlington, VA 22201						
DAYTIME PHONE: 703-528-4700						
EMAIL ADDRESS: nwalsh@thelandlawyers.com; apainter@thelandlawyers.com						
CONTACT: Nan E. Walsh & Andrew A. Painter						
PROJECT TITLE: 1616 Ft. Myer Drive						
PROJECT LOCATION: 1616 Fort Myer Drive, Arlington, Virginia, 22209						
	Applicant	Staff				
		1st	2nd	3rd	4th	
Preliminary Site Plan Drawings: 2 copies of plan at correct scale and size (24" x 36"), with additional required information and 1 digital PDF copy	✓					
Final Site Plan Drawings: 8 copies of plan at 24" x 36" and 11" x 17", with graphic scale representation, with additional required information and digital copy						
1. Site Plan Drawings Cover Page	✓					
2. Civil Engineering Plans:						
A. Certified Survey Plat at Scale that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30'	✓					See Sheet C-02
1) Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections	✓					See Sheets C-14 and C-15
2) Dimensions of Tracts	✓					See Sheet C-02
3) Lot area by Zoning District (square feet and acres) for each tract	✓					See Sheet C-02
4) North Arrow	✓					See Sheet C-02
5) Types and dimensions of existing easements	✓					See Sheet C-02
6) Location, dimensions, size and uses of existing structures and below-grade structures, number parking spaces, number residential and hotel units, and distance from side lot lines and centerlines of adjacent streets	✓					See Sheet C-02
7) Topography at 2-foot intervals	✓					See Sheet C-02
8) Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets	✓					See Sheet C-02
9) Show location of trees on site with caliper of 3 inches or greater.	✓					See Sheet C-02
10) Historic district and/or structures on the site or adjacent sites – add a note on the plot and location plan if there are not any	✓					See Sheet C-02
11) Resource protection areas – add a note on the plot and location plan if there are not any	✓					See Sheet C-02
12) Metes and Bounds Narrative Description	✓					See Sheet C-02
B. Current aerial photograph of full site and surrounding uses	✓					See Sheet C-08
C. Zoning plat including notation if from an R, RA, S-3A, S-D, C-1-R, C-1, C-1-R, C-2, C-1-O or C-O-1.0 district to any other commercial, mixed-use (C), industrial (M) or P-S district	✓					See Sheet C-03
D. Proposed preliminary subdivision plat showing requirements of Subdivision Ordinance, including:	N/A					
1) Lot lines	N/A					
2) Size of subdivided parcels	N/A					
E. Plot and location plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale.						See Sheet C-10
1) Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district	✓					See Sheet C-10
2) North Arrow	✓					See Sheet C-10

3) Public street and right-of-way dedications, with square footage, and site area before and after dedication	No public street and right-of-way dedication proposed.						
4) Proposed grading at 2-foot contour intervals	✓						See Sheet C-10
5) Location, dimension, connection, label and description of proposed and existing underground, surface, and aerial utilities and structures within the property, on the periphery of the site and in the full street. Show relationship of underground utilities to street tree placement.	✓						See Sheet C-10
	Applicant		Staff				Staff Notes
			1st		2nd		
	Ext	Prop	Ext	Prop	Ext	Prop	
a. Water meter vaults & water meter clear zones	✓	✓					See Sheets C-10 and C-12
b. Electric Transformer vaults	✓	✓					See Sheets C-10 and C-12
c. Storm Sewer	✓	✓					See Sheets C-10 and C-12
d. Gas	✓	✓					See Sheets C-10 and C-12
e. Sanitary Sewer	✓	✓					See Sheets C-10 and C-12
f. Water	✓	✓					See Sheets C-10 and C-12
g. Electric	✓	✓					See Sheets C-10 and C-12
h. Cable TV	✓	✓					See Sheets C-10 and C-12
i. Telephone	✓	✓					See Sheets C-10 and C-12
j. Fiber optics	✓	N/A					See Sheets C-10 and C-12
k. Other (please specify)	N/A	N/A					See Sheets C-10 and C-12
l. METRO-related structures	✓	N/A					See Sheets C-10 and C-12
	Applicant		Staff				Staff Notes
			1st	2nd	3rd	4th	
6) Location, dimension, connection, label and description of proposed and existing surface and below grade structures within the property, on the periphery of the site.							
	Applicant		Staff				
			1st		2nd		
	Ext	Prop	Ext	Prop	Ext	Prop	
a. Full street sections and intersections.	✓	✓					See Sheets C-14 and C-15
b. Sidewalks (full sidewalk and clear width)	✓	✓					See Sheets C-10 and C-11
c. Curb and gutter	✓	✓					See Sheets C-10 and C-11
d. Street lights	✓	✓					See Sheets C-10 and C-11
e. Utility poles	✓	N/A					See Sheets C-10 and C-11
f. Bus Stops / Bus Shelters, if applicable	✓	✓					See Sheets C-10 and C-11
g. Street trees, tree pits and/or tree planting strips	✓	✓					See Sheets C-10, C-11 and L-100
h. Transformer pads	✓	✓					See Sheets C-10 and C-11
i. Fire hydrants and fire department connections	✓	✓					See Sheets C-10 and C-11
j. Crosswalks	✓	✓					See Sheets C-10 and C-11
k. ADA ramps and driveway entrances	✓	✓					See Sheets C-10 and C-11
l. Traffic signal poles and cabinets	✓	✓					See Sheets C-10 and C-11
	Applicant		Staff				
			1st	2nd	3rd	4th	
m. Distance to all property lines and street center lines	✓	✓					See Sheets C-02 and C-10
n. Corner vision obstruction area	N/A	✓					See Sheets C-02 and C-10
o. Physical relationship and distance to adjacent lots and buildings on same block, contiguous blocks and across adjacent streets	✓	✓					See Sheets C-02 and C-10
p. Location of streets on adjacent sites and blocks, with garage and loading docks marked	✓	✓					See Sheets C-02 and C-10
q. Driveways and driveway entrances on the same block and across the street	✓	✓					See Sheets C-02 and C-10
r. Interior streets, sidewalks & open spaces	✓	✓					See Sheets C-02 and C-10
s. Distance from shared property line or proposed subdivision line.	✓	✓					See Sheets C-02 and C-10
t. Surface parking and loading areas	✓	✓					See Sheets C-02 and C-10
u. Size and location of garage air intake and exhaust vents	✓	✓					See Sheets C-02 and C-10
7) Retail							

a. Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevation(s) of the retail space(s) is equal to the finished grade of the sidewalk, and label these areas as the location of potential retail entrances.	N/A	N/A			
b. Label street/pedestrian access	✓	✓			
8) Proposed elevations at:					
a. Ramps		✓			See Sheet C-11
b. Patios		✓			See Sheet C-11 and L-103
c. Plazas		✓			See Sheet C-11 and L-103, L-104, and L-130
d. Top/bottom of privacy walls and fences		✓			
e. Sidewalks		✓			See Sheet C-11
f. First floor and all entrances		✓			See Sheet C-11 and A-101 through A-103
g. Garage & loading dock Entrances		✓			See Sheet C-11
9) Location of trees to be saved, and limits of clearing and grading		✓			See Sheet C-05 and L-100
10) Average elevation of the site		✓			See Sheet C-011
11) Coverage/Percent Coverage		✓			See Sheet C-10
F. Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments		✓			See Sheet C-04
G. Other special plans or data – if applicable		✓			See Sheet C-03A
H. Presentation Plan at 1" = 25' scale showing proposed improvements only:					
1) Location, dimension, connection, label and description of all proposed surface structures within the property, on the periphery of the site, including:					
a. Buildings		✓			See Sheet C-12
b. Sidewalks (full sidewalk clear width)		✓			See Sheet C-12
c. Curb and Gutter		✓			See Sheet C-12
d. Bus stops/shelters, if applicable		✓			See Sheet C-12
e. Street trees, tree pits, and/or tree planting strips		✓			See Sheet C-12
f. Crosswalks		✓			See Sheet C-12
g. ADA ramps and driveway entrances		✓			See Sheet C-12
h. Interior Streets, sidewalks, and open spaces		✓			See Sheet C-12 and L-103, L-104, and L-130
i. Surface parking and loading areas		✓			See Sheet C-12
j. Transformer Pads		✓			See Sheet C-12
k. Fire hydrants and fire department connections		✓			See Sheet C-12 and C-16
l. Street lights		✓			See Sheet C-12
m. Utility poles		N/A			See Sheet C-12
n. Traffic signal poles and cabinets		✓			See Sheet C-12
o. Corner vision obstruction area		✓			See Sheet C-12
p. Size and location of garage air intake and exhaust vents		✓			See Sheet C-12
q. Distance to all property lines and street center lines		✓			See Sheet C-12
r. Distance from shared property line or proposed subdivision line		✓			See Sheet C-13
2) Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevations of the retail space(s) is equal to the finished grade of the sidewalk, label these areas as the location of potential retail entrances.		N/A			
3) Proposed limits of clearing and grading.		✓			See Sheet C-12
4) North arrow orientation		✓			See Sheet C-12
5) Symbol Key/Legend		✓			See Sheet C-12
I. Striping and marking plan providing number, direction and width of existing and proposed travel and parking lanes, crosswalks, medians, bike lanes; width of existing and proposed curb cuts, planting areas, street lights, existing traffic signals (poles, span wires and/or mast arms), label and delineate fire lanes, if applicable		✓			See-Sheet C-13

J. Existing and proposed street cross- sections:						
1) Building wall lines & dimensions of sidewalk	✓	✓				See Sheets C-14 and C-15
2) Planting areas	✓	✓				See Sheets C-14 and C-15
3) Curb and gutter	✓	✓				See Sheets C-14 and C-15
4) Parking, bike and travel lanes	✓	✓				See Sheets C-14 and C-15
5) Medians	✓	✓				See Sheets C-14 and C-15
K. Fire Marshal page showing existing and proposed fire department connections, hydrant locations, and adjacent street widths.	✓	✓				See Sheet C-16
3. Architectural Plans at a scale appropriate for the project size						
A. Floor Plans of each garage level, including:		✓				See Sheets A-096 through A-102
1) Elevations		✓				
2) Dimensions of overall structure		✓				
3) GFA of overall structure		✓				
4) Layout and number of parking spaces		✓				
5) Label and dimension of typical standard, compact and handicapped spaces		✓				
6) Widths of each aisle		✓				
7) Label and size of storage, mechanical, retail parking, bicycle parking, and other non-parking areas.		✓				
B. Ground Floor Plan		✓				See Sheets A-101 through A-103
1) Overall dimension, elevation and GFA		✓				
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage		✓				
3) Label building entrances for pedestrians and vehicles, including ground floor retail		✓				
4) Location and information on landscaping, plazas and other site features		✓				See L-100 and L-103
C. Non-typical Floors		✓				See Sheets A-103M through A-107 and A-130
5) Overall dimensions, elevation and GFA of each floor level		✓				
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage		✓				
D. Typical Floors		✓				See Sheet A-108
6) Overall dimensions, elevation and GFA of each floor level		✓				
2) Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage		✓				
E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units		✓				See Sheets A-131 and A-132
F. Elevations of each building from the north, south, east and west showing:		✓				See Sheets A-301 through A-304
1) Height in feet of proposed building as measured from average site elevation, to the top of main roof, penthouse, and structures above the penthouse		✓				
2) Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-		✓				
slab heights of all retail spaces		✓				
3) Height, location and general design of structures above building height limit		✓				
4) Label location and access to underground parking and loading		✓				
5) Label façade and exterior surface materials and colors		✓				

6) Complete street frontage, lobby and or plaza level elevations showing complete design details, façade materials and colors at a scale of 1/8" = 1'		✓				See Sheet A-305
7) Distance from shared property line and percentage of building wall openings		✓				See Sheets A-301 through A-304 and A-101 through A-132
8) General size and location of vents for garage air intake and exhaust, HVAC, and laundry		✓				See Sheets A-303 and A-304
G. Vertical cross sectional views showing:		✓				See Sheets A-320 and A-321
1) Average elevation of the site		✓				
2) Height in feet of proposed structure(s) as measured from average site elevation		✓				
3) Number of floors and elevation of each floor, including main roof, penthouse, and structures above the penthouse		✓				
4) Height, location, and general design of structures proposed above the building height limit		✓				
5) Label location and access to underground parking and loading		✓				
6) Elevation of all floor grades above and below ground		✓				
7) Buildings in relationship to surrounding uses:		✓				
a. Distance between proposed buildings and adjacent lots		✓				
b. Distance between proposed buildings and adjacent buildings		✓				
c. Distance between proposed buildings and adjacent streets		✓				
d. Heights of proposed building and adjacent buildings.		✓				
e. Distance of building wall from the shared property line.		✓				
8) Plazas and landscape area above structures, soil depth for all landscaping, and elevations at finished grade		✓				See Sheets L-103, L-104, and L-130
9) Key showing where cross-sections are taken		✓				
H. Screening Plans for:						
1) Mechanical equipment		N/A				
2) Parking areas		N/A				
3) Loading areas		N/A				
4) Trash areas		N/A				
5) Penthouse areas		✓				See Sheet A-131
4. Conceptual Landscape Plan						
A. Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain) and proposed underground structures		✓				See Sheet C-10
B. Existing and proposed utilities, and topography at 2' intervals		✓				See Sheet C-11
C. Streetscape		✓				See Sheet L-100
D. Label, design and size of plazas and other site features; location and types of landscaping; label other landscape elements; label street trees and streetscape elements		✓				See Sheets L-100, L-103, L-104 and L-130
E. Label, size and elements of common open spaces, open space easements and required landscaping		✓				See Sheets L-100, L-103, L-104 and L-130
F. Location to be saved, and limits of clearing and grading		✓				See Sheet L-100
G. Tree survey of all trees on the site with a caliper of 3 inches and greater. Provide locations, sizes, and identification/species of all existing trees to be saved, trees to be removed, proposed limits of clearing and grading, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula		✓				See Sheets C-05 and L-100
5. Additional Drawings						
A. Materials of special architectural features		✓				See Sheets A-301 through A-305
B. Treatment of mechanical shafts and balcony railings		✓				See Sheets A-301 through A-305
C. Exterior treatment of loading dock doors		N/A				

D. Street level context of how buildings fit in neighborhood with existing conditions and known future development		✓			See Sheet G-002
E. Massing context of how buildings fit in surrounding development		✓			See Sheet G-002
F. Comparative drawing (sections) of height profiles within a 400-foot offset of development		✓			See Sheet G-002
G. Context plan of street alignments, parking and travel lane designations, sidewalks, bike and transit facilities, and building lines within a 400-foot offset of development		✓			See Sheet C-09
6. Information Sheet					
A. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type.		✓			See Sheet G-001
B. Tabulation in chart form of the square footage of all separate uses, by floor, and the totals for all floors, including storage,		✓			See Sheet G-001
loading and service areas including height of loading docks, retail including retail slab-to-slab height, recycling and trash collection areas, and garage		✓			See Sheet G-001
C. Tabulation in chart form of the total number of residential units by type, number of bedrooms/dens, and by floor area, per floor and total for all floors		✓			See Sheet G-001
D. Tabulation in chart form of total number of hotel units by floor area, per floor, and total		N/A			
E. Tabulation in chart form of elevation and GFA for each floor and total GFA for all floors		✓			See Sheet G-001
7. Tabulation in chart form of proposed density (GFA and/or Units per Acre) of the site plan project including all requested density bonuses and exclusions.		✓			See Sheet G-001
8. Additional filing information					
A. Site Plan Application Acceptance Letter from CPHD, Director	N/A;first preliminary submission				
B. Application form	✓				
C. Statement of justification letter	✓				
D. Disclosure statement	✓				
E. Consent of all property owners	✓				
F. Site Plan Specification form	✓				
G. Tabulation in chart form showing by- right development capacity	✓				
H. Letter stating all requested Zoning Ordinance modifications (density bonuses and/or exclusions), height, parking, etc.) and justification of each, where applicable.	✓				
I. Community benefits letter	✓				
J. Vacation and Encroachment plat and application(s) or waiver form. The plat shall show the exact locations and types of vacations and/or encroachments	✓	✓			See Sheet C-04
K. Transportation Demand Management Plan	✓				
L. Stormwater Management and Compliance Plan (may be within site plan drawings)	✓	✓			See Sheet C-19
M. MEP letter documenting transformer size and location	✓				
N. LEED® version 4 (or most recent as approved by the County Manager) Scorecard	✓				
1) Tracking sheet with description of proposed credits with explanation as to why/why not being achieved	✓				
2) Energy model summary and proposed savings	✓				
3) LEED consultant information	✓				
O. Description of Retail Program	✓				
P. Number and location of existing residential households and retail tenants requiring relocation, including names of retail tenants. Relocation Plan, if applicable.	N/A				
Q. Public art letter	✓				
R. Rezoning Application and rezoning plat, if applicable	✓				

S. Traffic Impact Analysis, if applicable	to be provided with later submission					
T. Description and plats of transactions involving County property, if applicable		N/A				
U. Affordable Housing Plan, if applicable	✓					
V. Historic preservation letter, if applicable	N/A					
W. Historic Resources Inventory (HRI) Informational Form, if applicable	N/A					
X. CCBP, Block development drawings at 24" x 36", if applicable	N/A					
Y. CCBP, Block Framework drawings at 11" x 17", if applicable	N/A					
Z. Urban Design Guidelines, if applicable	N/A					
AA. Staff Report on the Conceptual Site Plan Review, if applicable	N/A					
BB. Formal response to comments (for resubmissions only)	N/A					



WALSH COLUCCI
LUBELEY & WALSH PC

November 15, 2021

Via Permit Arlington

Ms. Arlova Vonhm, Zoning Administrator
Arlington County Zoning Division
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

**Re: Affordable Housing Letter
Request for Major 4.1 Site Plan Amendment & Rezoning
Applicant: Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this letter in fulfillment of the Administrative Regulation 4.1 requirement related to affordable housing. The Applicant met with Arlington County Housing staff on July 7, 2020 and will continue to work with staff throughout the site plan process to develop an affordable housing plan. The Applicant will comply with § 15.5.8 of the Arlington County Zoning Ordinance, as amended.

Please let us know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Nan E. Walsh



Andrew A. Painter

Enclosures

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

cc: Mr. Rishi Suri, Nuveen
Mr. Vadim Goland, Nuveen
Mr. Christopher Short, AIA, Arquitectonica
Mr. Harry Park, Arquitectonica
Mr. Jeff Kreps, PLA, ASLA, APA, VIKI
Mr. Russel James, Dewberry
Mr. Brian Tanner, P.E., Dewberry
Mr. Michael J. Workosky, PTP, TOPS, TSOS, Wells + Associates
Mr. Cole McGarry, Real Projectives
Lauren G. Riley, Esq., Walsh Colucci

1616 Fort Myer Drive
By-Right Tabulation
December 23, 2021

	C-O Zoning	C-O-Rosslyn Zoning (with site plan)	Existing C-O Zoning Site Plan #85	Proposed C-O-Rosslyn Site Plan #85
Use	Single family homes, office, retail, and institutional	Single family homes, office, retail, and institutional	Office/commercial	Multi-family residential
Site Area	65,116 sq. ft. (1.49 ac)	65,116 sq. ft. (1.49 ac)	65,116 sq. ft. (1.49 ac)	65,116 sq. ft. (1.49 ac)
Density Permitted	Office and Hotel: 3.8 FAR Multi-family and Elder Care: 4.8 FAR	Office: 3.8 FAR Multi-family, Hotel, and Elder Care: 4.8 FAR	4.24 FAR	9.95 FAR
Maximum GFA	See above	See above	Office: 270,306 sq. ft. Commercial: 5,808 sq. ft. Total: 276,114 sq. ft.	Residential: 647,747 sq. ft. (691 units)
Height	180 ft.	180 ft.	21 stories	290 ft.
Parking	One space per each 530 sq. ft. of office or retail GFA; One space per dwelling unit; 0.7 spaces per hotel unit	One space per each 530 sq. ft. of office or retail GFA; One space per dwelling unit; 0.7 spaces per hotel unit	183,299 sq. ft. of parking area	Residential: 0.56 spaces per unit (387 spaces)
Setbacks	Setback from any street: the larger of 50 feet from the centerline or 25 feet from any street right-of- way line Side and rear yard setbacks: ten feet, plus one additional foot for each 2.5 feet, or fraction thereof, of building height above 25 feet	Setback from any street: the larger of 50 feet from the centerline or 25 feet from any street right-of- way line Side and rear yard setbacks: ten feet, plus one additional foot for each 2.5 feet, or fraction thereof, of building height above 25 feet	N/A	See enclosed 4.1 site plans

June 4, 2021

Permit Arlington
Attn: Ms. Arlova Vonhm, Zoning Administrator
Arlington County Zoning Division
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

RE: 1616 North Ft Myer Drive Residential Tower – Utility Vault Coordination

Dear Ms. Vonhm,

The purpose of this letter is to inform the Arlington County Zoning Division regarding the ongoing status of the electrical utility vault coordination.

At the time of date of this letter, The Project Team has met initially with Dominion Virginia Power, however the status of the overall electrical utility vault coordination is currently ongoing. Final utility transformer sizes, quantities, and locations is pending final determination by Dominion Virginia Power.

Please let us know should you have any questions.

Sincerely,



Steve Black, PE
Project Electrical Engineer



WALSH COLUCCI
LUBELEY & WALSH PC

November 15, 2021

Via Permit Arlington

Ms. Arlova Vonhm, Zoning Administrator
Arlington County Zoning Division
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

**Re: Community Benefits Letter
Request for Major 4.1 Site Plan Amendment & Rezoning
Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this letter as a preliminary list of anticipated community benefits which will be realized through the proposed major 4.1 Site Plan amendment and rezoning. This list is being provided solely to fulfill the Administrative Regulation 4.1 filing requirements, with the understanding that the final community benefits package will be negotiated throughout the site plan process, and is not agreed upon at the time of application acceptance:

- Provision of world-class architecture;
- Utility Fund contribution;
- Provision of bicycle parking;
- Implementation of a Transportation Demand Management plan;
- Implementation of a Parking Management Plan;
- Transportation performance monitoring studies;
- Contribution to Arlington County Commuter Services;

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

- Public Art Contribution;
- Affordable Housing Contribution;
- Provision of in-building first responder network;
- Green Building/Sustainable Design;
- Rosslyn Sector Plan recommendations and goals including streetscapes, sidewalks, curb and gutter improvements, a cycle track along Fort Myer Drive, massing, stepbacks, and placement;
- Provision of Nash Street pedestrian way between 17th Street N. and Fairfax Drive;
- Preservation of an east-west view corridor between the Property and Noland Building to the north;
- Increased real estate and sales tax revenue; and
- Job creation.

Please let us know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Nan E. Walsh



Andrew A. Painter

Enclosures

cc: Mr. Rishi Suri, Nuveen
Mr. Vadim Goland, Nuveen
Mr. Christopher Short, AIA, Arquitectonica
Mr. Harry Park, Arquitectonica
Mr. Jeff Kreps, PLA, ASLA, APA, VIKA
Mr. Russel James, Dewberry
Mr. Brian Tanner, P.E., Dewberry

Ms. Arlova Vonhm, Zoning Administrator

November 15, 2021

Page 3 of 3

Mr. Michael J. Workosky, PTP, TOPS, TSOS, Wells + Associates

Mr. Cole McGarry, Real Projectives

Lauren G. Riley, Esq., Walsh Colucci

DISCLOSURE STATEMENT

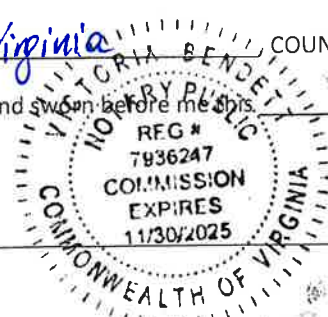
ARLINGTON COUNTY ZONING ORDINANCE §15.1.4

Department of Community Planning, Housing & Development – Zoning Division
 2100 Clarendon Boulevard, Suite 1000, Arlington, Virginia 22201
 building.arlingtonva.us | contactzoning@arlingtonva.us
 Phone (703) 228-3883 | Fax (703) 228-3896



Revised July 2019

REAL PROPERTY IDENTIFICATION			
1616 Fort Myer Drive			
<small>ADDRESS(ES)</small> 17-003-033 & 17-002-015			
<small>REAL PROPERTY CODE(S) [RPC]</small>			
<small>SUBDIVISION NAME</small>	<small>LOT(S)</small>	<small>BLOCK</small>	<small>SECTION</small>
<small>LEGAL DESCRIPTION</small>			
OWNERSHIP INTEREST(S)			
Please provide the: full name, full address, and nature of ownership interest of ALL persons and/or entities having equitable ownership of the identified real estate. For properties owned by general or limited partnerships, limited liability companies (LLCs), or other corporate entities, please list the full names of all stockholders, officers, and directors [for exceptions see below], and please provide staff the state incorporation paperwork for the corporation. Please attach any additional documentation as necessary.			
SUBJECT PARCEL ADDRESS/RPC	NAME OF OWNER	FULL ADDRESS OF OWNER	NATURE OF OWNERSHIP INTEREST
See attached.			
Corporations with: (1) more than 500 shareholders; and, (2) having stock traded on a national or local stock exchange are <u>not</u> required to list all stockholders, officers, and directors. Please indicate any corporations listed above which meet these criteria:			
CERTIFICATION			
I hereby certify that this is a true and accurate disclosure of all persons and/or entities having equitable ownership interest in the real property identified above.			
Nuveen Alternatives Advisors LLC, By: Nan E. Walsh and Andrew A. Painter, Attorneys/Agents			
<small>SIGNATURE</small>			
Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Blvd., Suite 1300, Arlington VA 22201			
<small>ADDRESS</small>			
STATE OF <u>Virginia</u> COUNTY OF <u>Arlington</u> TO WITNESS _____			
Subscribed and sworn before me this <u>18th</u> day of <u>June</u> , 20 <u>21</u>			
Notary			
My commission expires <u>11/30/2025</u>			



DISCLOSURE ATTACHMENT

Nuveen Alternatives Advisors LLC
730 Third Avenue
New York, NY 10017
(Applicant)

Sole Member: Teachers Insurance and Annuity Association of America

Teachers Insurance and Annuity Association of America
730 Third Avenue
New York, NY 10017
(Title Owner of RPC #17-003-033 and 17-002-015)

A non-profit organization with no shareholders and all profits are returned to policy holders.

Officers:

Thasunda Brown Duckett, President and CEO; Doug Chittenden, EVP; John Douglas Sr. EVP
Ajit Naidu, EVP; David Nason, Sr. EVP; Seun Salami, SVP and Acting CFO; Marty Willis, Sr.
EVP, Sean Woodroffe, Sr. EVP

Board of Governors:

Rebecca M. Blank, Scott S. Cowen, Thasunda Brown Duckett, Renu Khator, Michael S.
McPherson, Theodore R. Mitchell

Ms. Arlova Vonhm
Zoning Administrator
Arlington County Zoning Office
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: Consent and Authorization
Owner: Teachers Insurance and Annuity Association of America
Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)

Dear Ms. Vonhm:

Nuveen Alternatives Advisors LLC, as the applicant/development manager of the above-referenced Property, hereby consents to the filing of Major Site Plan Amendment, Rezoning, and/or any other related applications for the Property.

Nuveen Alternatives Advisors LLC hereby appoints Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing of Major Site Plan Amendment, Rezoning, and/or any other related applications for the Property.

Please direct all correspondence relative to the above-referenced application to Nan E. Walsh and/or Andrew A. Painter at Walsh, Colucci, Lubeley & Walsh, P.C.

Very truly yours,

Nuveen Alternatives Advisors LLC
a Delaware limited liability company

By:

Name: Vadim Goland
Title: Authorized Signer



Digitally signed by golandv
Date: 2021.06.15 09:42:42 -04'00'
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2021.001.20155

Ms. Arlova Vonhm
Zoning Administrator
Arlington County Zoning Office
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: Property Owner Consent
Owner: Teachers Insurance and Annuity Association of America
Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)

Dear Ms. Vonhm:

Teachers Insurance and Annuity Association of America, as the owner of the above-referenced Property, hereby consents to the filing of Major Site Plan Amendment, Rezoning, and/or any other related applications for the Property by Nuveen Alternatives Advisors LLC.

Please direct all correspondence relative to the above-referenced application to Nan E. Walsh and/or Andrew A. Painter at Walsh, Colucci, Lubeley & Walsh, P.C.

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA,
a New York corporation

By: Nuveen Alternatives Advisors LLC
a Delaware limited liability company,
its investment manager



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Adobe Acrobat version:
2021.001.20155

By: _____
Name: Vadim Goland
Title: Authorized Signer



WALSH COLUCCI
LUBELEY & WALSH PC

November 15, 2021

Via Permit Arlington

Ms. Arlova Vonhm, Zoning Administrator
Arlington County Zoning Division
2100 Clarendon Boulevard, Suite 1000
Arlington, Virginia 22201

**Re: Public Art Letter
Request for Major 4.1 Site Plan Amendment & Rezoning
Applicant: Nuveen Alternatives Advisors LLC
Property: 1616 Fort Myer Drive (RPC #17-003-033 & #17-002-015)**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this letter in fulfillment of the Administrative Regulation 4.1 filing requirement related to public art. The Applicant met with public art staff on July 7, 2020 and will continue to work with staff during the application review and final site design process.

Please let us know if there is any additional information you need to review this application.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Nan E. Walsh



Andrew A. Painter

Enclosures

ATTORNEYS AT LAW

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cc: Mr. Rishi Suri, Nuveen
Mr. Vadim Goland, Nuveen
Mr. Christopher Short, AIA, Arquitectonica
Mr. Harry Park, Arquitectonica
Mr. Jeff Kreps, PLA, ASLA, APA, VIKA
Mr. Russel James, Dewberry
Mr. Brian Tanner, P.E., Dewberry
Mr. Michael J. Workosky, PTP, TOPS, TSOS, Wells + Associates
Mr. Cole McGarry, Real Projectives
Lauren G. Riley, Esq., Walsh Colucci