

REVISED

August 21, 2024

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

Re: Revised Justification Statement – Major Site Plan Amendment (SP #111)
Property: 2480 South Glebe Road (RPC # 31-034-024, -025)
Owner/Applicant: CC Rock Arlington Owner, LLC

Dear Ms. Vonhm:

This firm represents CC Rock Arlington Owner, LLC (the “Applicant”), the authorized developer of the above-referenced Property (the “Property”). On behalf of the Applicant, please accept this letter as a statement of support for a major site plan amendment.

By way of background, the Property is zoned to the “RA-H” Zoning District. RPC #31-034-024 is designated as “Medium Residential” in the General Land Use Plan (“GLUP”) and is currently improved with a standalone hotel building and three two-story hotel buildings (“Hotel Pentagon”). RPC #31-034-025 is designated as “Service Industry” in the GLUP and is improved with a seven-story hotel building (“Comfort Inn Pentagon”). The Property is within the boundaries of the Four Mile Run Area Plan. Additionally, the entire Property is subject to Site Plan (“SP”) #111. SP #111 was originally approved on December 4, 1976, for the now Best Western, formerly the South Gate Motel, and a restaurant. The Site Plan has been amended several times, the most significant amendment being for a 120-unit hotel at the rear of the Best Western that was approved on September 7, 1985.

With this application, the Applicant proposes amending SP #111 to permit the development of a new multifamily residential building and four, four-story multifamily flats comprising of 37 vertical apartments. In total, the development will have 532 units, two of which will be dedicated affordable units. In aggregate, the development will consist of approximately 621,316 sf GFA of residential and amenity space. The Applicant also proposes a series of site upgrades including enhanced sidewalk and streetscape design, new landscaping, and activation of the ground-floor facades.

The Applicant has revised the application in response to feedback from County staff and the community. The multifamily residential building has been shifted further east away from the

Lomax African Methodist Episcopal (AME) Zion Church to the west of the property and, beginning at the 7th level, an additional 7 ft of setback has been incorporated into a tapered and tiered building design in order to provide further distance. In addition, the redevelopment has been redesigned to move the residential main entrance from S Glebe Road to 24th Road S to better engage with the local streets, improve site ingress and egress, and enhance the pedestrian experience.

The Applicant proposes to achieve bonus density in consideration of a community benefits package to be developed in coordination with Arlington County Staff. The proposed development will achieve the goals of the Four Mile Run Area Plan by implementing new residential buildings as well as a variety of site improvements in the Four Mile Run neighborhood.

Thank you for your attention to this request. Please do not hesitate to contact me if you require additional information on the Applicant's proposal.

Sincerely,



Kedrick N. Whitmore

Enclosures