



WALSH COLUCCI
LUBELEY & WALSH PC

May 17, 2023

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 Administrative Regulation 4.1 Site Plan Application
Applicant: 4600 Fairfax Partners LLC
Property: 4600 and 4610 Fairfax Drive (RPC 14-053-055, -056) and N.
Wakefield Street (RPC 14-053-023)**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this statement of support for the above-referenced major 4.1 Site Plan amendment. As detailed below, the Applicant proposes to redevelop the Property with three multi-family residential buildings in a development plan that has been substantially revised since the original submission.

Property Background

The Property is located on the southern side of Fairfax Drive, in-between its intersections with Interstate 66 to the west and North Glebe Road to the east. Across Fairfax Drive to the north are two 7-story office buildings, abutting the Property to the east is the 12-story Regent office building, and abutting the Property to the south and west are single-family homes in the Ball's Crossing neighborhood. The Property is approximately 0.3 miles, less than a 7-minute walk, to the Ballston-MU Metrorail station.

The County's real estate records indicate the Property is comprised of three parcels:

Parcel Address	Parcel RPC #	Name	Size
4610 Fairfax Drive	14-053-056	Hotel Parcel	84,663 square feet
4600 Fairfax Drive	14-053-055	Office Parcel	82,367 square feet
North Wakefield Street	14-053-023	Cul de sac Parcel	4,635 square feet

ATTORNEYS AT LAW

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The Hotel Parcel is currently developed with the Holiday Inn Arlington at Ballston hotel which was constructed in 1987 and contains 221 units. The Office Parcel is currently developed with a 162,800 square foot office building constructed in 1969 and known as the Arlington Center Building. Both parcels are supported by an above ground parking garage and surface parking on the west and southern boundaries of the Property. Access to the existing buildings is provided from Fairfax Drive, North Woodrow Street, and North Wakefield Street.

All three parcels are zoned to the C-O-2.5 Mixed Use zoning district. The C-O-2.5 zoning district generally permits institutional, office, commercial hotel, multiple-family, and other uses controlled by maximum height limitations, parking and landscaping requirements, and bulk.

Planning Guidance

The Property is located within the West Ballston subarea of the Ballston Sector Plan, which was first approved in 1980. Reflecting the existing development at the time (the single office building constructed in 1969), it is designated as “Commercial/Office” on the Concept Plan while the neighborhoods of single-family homes to the west and south are designated “Neighborhood Preservation.” The Illustrative Plan shows the Property redeveloped with a single commercial building. The Sector Plan stresses effective buffers and transitions between the low-density residential neighborhoods and the planned high-density areas. There is no further site-specific guidance for the Property in the Sector Plan.

The County’s General Land Use Plan (the “GLUP”), designates the Hotel, Office, and Cul de sac parcels as “Medium” Office-Apartment-Hotel. For properties designated “Medium” Office-Apartment-Hotel, the GLUP recommends office density up to a maximum development intensity of up to a 2.5 FAR, up to 115 residential dwelling units per acre, and up to 180 hotel units per acre. This planning designation is consistent with the Hotel, Office, and Cul de sac parcels’ C-O-2.5 zoning.

In 2008, Arlington County approved a GLUP amendment for the neighboring parcels fronting Glebe Road to change the GLUP designation for those properties from Service Commercial to Medium Office-Apartment-Hotel, matching the designation of the Office, Hotel, and Cul de sac parcels. At the time the GLUP amendment was adopted, Arlington County also added Note 23 to the GLUP stating that buildings on the southwest and western portions of the area between North Glebe Road and North Abingdon Street designated as “Medium” Office-Apartment-Hotel shall consist of residential uses and have maximum heights of 50 feet. This Note, adopted 28 years after the approval of the Sector Plan, supersedes the guidance in the Plan.

Prior Site Plan Approval

The Hotel, Office, and Cul de sac parcels are subject to special exception Site Plan #57, approved by the County Board on July 15, 1967 (the “Site Plan”). In 1967, the County Board approved construction of a 221-unit hotel and a 155,190 square-foot office building on those parcels. The County Board also approved modifications of the Zoning Ordinance requirements for the increased office density and reduced parking ratios.

Proposal

With this application, the Applicant proposes to replace the two aging buildings on the site with three new residential multi-family buildings:

- Building 1, consisting of 420 units and 407,116 square feet of residential gross floor area (“GFA”) in seven stories, will front Fairfax Drive. The design of this building has been revised substantially since the original submission. The profile of Building 1 on Fairfax drive has been reduced substantially and it now extends deeper into the site. Due to extensive utilities and associated easements along Fairfax Drive, the building is still set back significantly from the street, and the Applicant has used this space for both vehicular access to the garage and for a wide, planted pedestrian oriented sidewalk in front of the building activated with retail equivalent residential amenities. Using the existing traffic signal, it will accommodate vehicular circulation by providing a pick up and drop off area in front of the building, taking that traffic off of Fairfax Drive close to its intersection with I-66.
- Buildings 2 and 3 are designed as triplex-style multi-family buildings which each include a parking garage and driveway. These lower-density, triplex-style structures are located on the western portion of the Property, and provide a transition from the denser Building 1 to the single-family neighborhood to the west. Both triplex-style buildings are five stories in height and contain 15 units each, with 25,630 square feet of GFA in Building 2 and 25,595 square feet of GFA in Building 3.

Parking is provided for Building 1 in a below-grade garage containing 383 parking spaces, while Buildings 2 and 3 will have 30 parking spaces in garages located at the first level of the units for a total parking count of 413 spaces and a total parking ratio of .92 spaces per unit. The proposed parking ratio is consistent with adopted County policies calling for lower parking ratios for multi-family residential projects in close proximity to Metrorail stations. The Applicant also intends to pursue LEED Gold certified construction for all buildings and meet the additional green building requirements outlined for .25 FAR bonus density in the County’s 2020 Green Building Incentive Policy. In addition, the Applicant is committed to site plan improvements, such as utility improvements, sidewalk, curb and gutter, and streetscape, a new 12-foot-wide shared use path through the site as well as contributing toward affordable dwelling units, public art, the County Utility Fund, and Transportation Demand Management measures.

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 bonus density for LEED Gold construction and other green building elements in accordance with Arlington County’s Green Building Incentive Policy;

- Pursuant to § 15.5.7.A of the Zoning Ordinance, and consistent with Arlington County policies, the Applicant requests a reduced parking ratio from C-O-2.5 requirements due to the Property's proximity to a variety of public transit options. 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 a reduction in the number of required loading docks from three (3) to two (2). This will enhance the proposed streetscape by reducing the number of curb cuts interrupting the flow of pedestrian traffic.
- All other modifications necessary to achieve the proposed development.

The Applicant proposes a total of approximately 12,246 square feet of density exclusions from GFA for below-grade mechanical rooms, open mechanical, stair pressurization, and air shafts, and below-grade storage. Per the Zoning Administrator's April 11, 2016 advice on density exclusions, these are typically acceptable exclusions for site plan projects.

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.



M. Catharine Puskar



Nicholas V. Cumings

Enclosures