



WALSH COLUCCI
LUBELEY & WALSH PC



April 21, 2022

Via Permit Arlington

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

**Re: Statement of Justification – GLUP Amendment, Rezoning, 4.1 Site Plan
Applicants: Young Men’s Christian Association of Metropolitan Washington
(the “YMCA”) and Republic Michaels YMCA, LLC (“Republic Michaels”)
(Collectively, the “Applicant”)
Property: 3400, 3422, and 3444 13th Street North (RPC #15-086-023, -024, and
-022)**

Dear Ms. Vonhm:

On behalf of the Applicants, with the YMCA represented by Tarter Nova Law, and Republic Michaels represented by Walsh Colucci, please accept the following as a statement of justification for a General Land Use Plan (“GLUP”) Amendment, a Rezoning application, and an Administrative Regulation 4.1 Special Exception Site Plan (“4.1 Site Plan”) application for the above-referenced Property. With this application, the Applicant proposes to change the GLUP classification of the Property from “Semi-Public” and “Low Residential” to “Low Office-Apartment-Hotel”, rezone three existing “R-5” parcels to “C-O-1.5” to construct a new two-story (plus mezzanine) YMCA community facility with approximately 93,820 square feet of gross floor area (GFA), and construct a seven-story multifamily building with approximately 374 residential units.

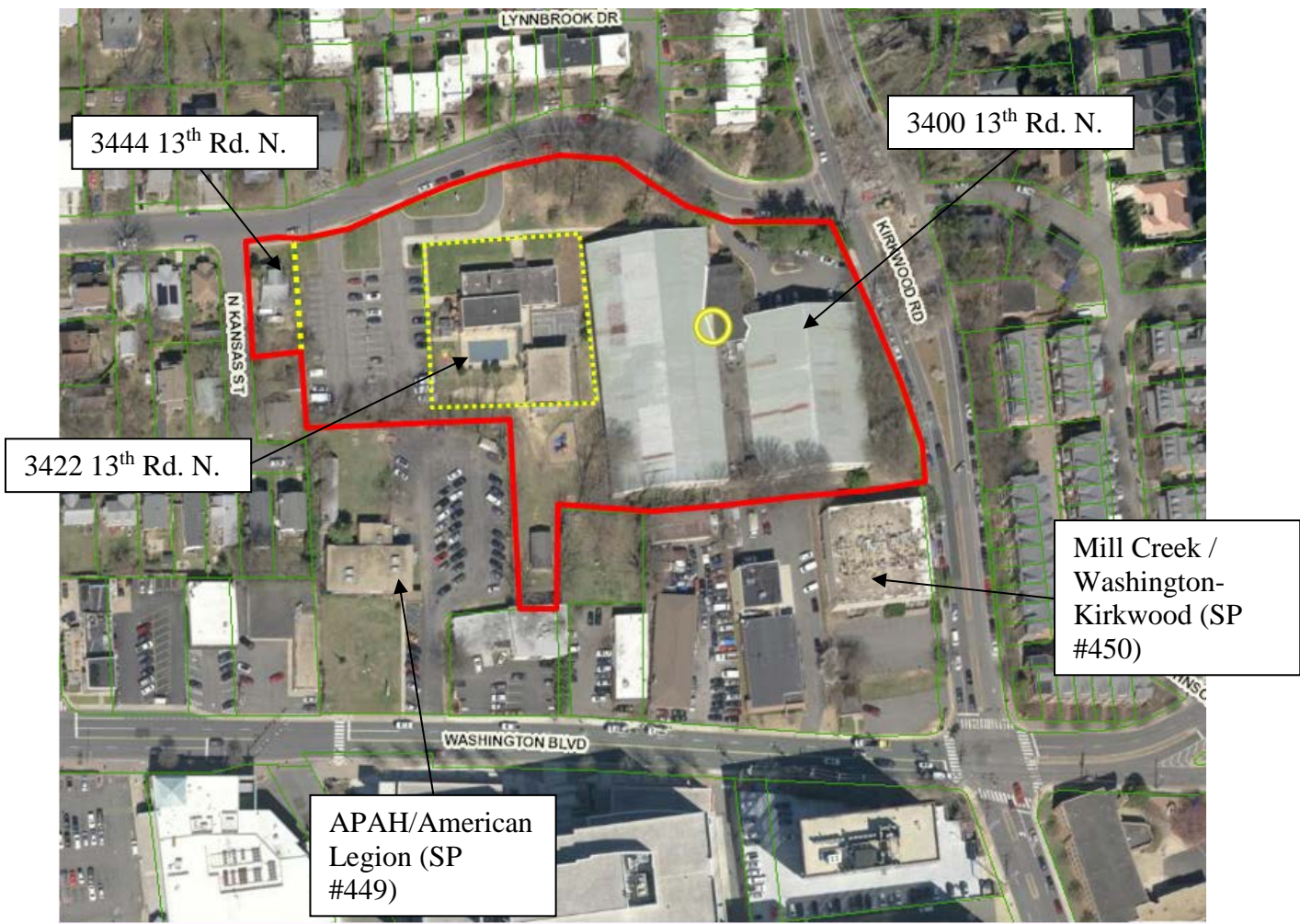
Property Background

The Property consists of three parcels located on 13th Street N. between N. Kansas Street and N. Kirkwood Road, with a site area of 191,108 square feet (4.39 acres). The Property is currently developed with one single-family home and two aging commercial buildings used by the YMCA for a variety of tennis, health and wellness, childcare, and multiple community-serving uses. The Property is generally bordered by residential uses to the east (apartment buildings and

The Bromptons at Clarendon Townhomes), to the north (Lynnbrook Townhomes), to the west (single-family homes) and to the south (the APAH/American Legion mixed-use building, and the Mill Creek/Washington-Kirkwood multi-family building), as well as auto repair and retail uses and a historic cemetery to the south. The Property is zoned “R-5,” and is not subject to an existing special exception site plan approval.

The County’s real estate records indicate the Property (outlined in red in the map below) is comprised of three parcels:

Parcel Address	Parcel RPC #	Existing Zoning	Existing GLUP Designation	Size
3400 13 th Road North	15-086-023	R-5	Semi-public	140,132 square feet
3422 13 th Road North	15-086-024	R-5	Semi-public	45,033 square feet
3444 13 th Road North	15-086-022	R-5	Low Residential	6,250 square feet



Planning Guidance

In September of 2016, the YMCA filed a Special Land Use Study Application and preliminary rezoning application. On November 18, 2017, the Arlington County Board approved the Washington Boulevard and Kirkwood Road Special General Land Use Plan Study “Plus” and Concept Plan (“GLUP Study”), which contains new land use guidance for the Property and surrounding area. Concurrent with the adoption of the GLUP Study, the County Board authorized the advertisement of potential amendments to the General Land Use Plan (GLUP) Map (GP-338-17-1). The advertised GLUP changes include the amendment of the GLUP designation for the Property from “Semi-Public” to “Low” Office-Apartment-Hotel (O-A-H) and a rezoning of the Property from the R-5 zoning district to the C-O-1.5 zoning district. The GLUP Study envisions potential redevelopment of the Property and surrounding properties with residential and recreational uses at heights that are compatible with surrounding development. Additionally, the GLUP Study calls for increased connectivity through the study area and the provision of new open space.

The YMCA property is the last of the three major development sites within the GLUP Study to redevelop. The APAH/American Legion project (SP #449) was approved by the County Board in February 2019 for a mixed-use building with 7 stories of height (82.66 feet) with 180 residential units and a lodge/membership club use on the ground floor, and the Washington-Kirkwood/Mill Creek project (SP #450) was approved by the County Board in June 2019 for a 255-unit multi-family residential building with 7 stories of height (80 feet). With the submission of the YMCA development proposal, the County’s land use and planning goals established in the GLUP Study for this area within the County are being fulfilled.

Proposal

The Applicant proposes to redevelop the site with a best in class, not for profit YMCA facility and a new multi-family residential building. To facilitate this request, the Applicant proposes a GLUP amendment to “Low” Office-Apartment-Hotel and a concurrent rezoning to the “C-O-1.5” Zoning District as well as a special exception site plan. The applicant is also requesting vacations of County utility easements. In addition, the Applicant seeks exclusion of the new YMCA’s GFA from density calculations pursuant to Sections 15.5.9.8, 7.11.3.F, 15.5.9.D and other applicable provisions of the Zoning Ordinance. This full exclusion is necessary to provide the YMCA the resources needed to construct the proposed YMCA facility.

YMCA Facility

The Applicant proposes a best in class, not for profit YMCA facility to replace the current, aging YMCA facility, which has served the community on this site for over 70 years (approximately 50 years for the tennis facility). The newly imagined YMCA facility will feature a diversity, equity, and inclusion center, a family aquatics center, indoor tennis and pickle ball courts, stem and maker-space for children, and other important indoor and outdoor post-pandemic community health amenities. The building contains 93,820 square feet of GFA dedicated to the community facility use and a four-level underground parking garage with approximately 203

parking spaces. The YMCA's main entrance will be located on 13th Street N. on the northwest corner of the building. Parking and loading access will occur from a shared street to the west of the building accessible from 13th Street N. and from Washington Boulevard via a connection of that shared street to a new roadway constructed on the western portion of the APAH project.

Residential Building

The Applicant also proposes a seven-story multifamily residential building of three and four stories confronting 13th Street N. and stepping up to seven stories to the south with 374 units. The residential building will feature a three-level parking garage with approximately 283 parking spaces, a rooftop amenity space, and an interior courtyard for residents. The main entrance for residents will be at on the N. Kirkwood road frontage in the southeast corner of the building closest to Washington Boulevard and adjacent to the Mill Creek residential building to the south. Parking and loading access will occur from an alley to the south of the building that connects with N. Kirkwood Road. The residential building will be certified "LEED Gold" and comply with the requirements of the County's Green Building Incentive Program for the .35 FAR bonus density tier.

Connectivity and Open Space

A multi-use trail will traverse the site from N. Kirkwood Road on the east to the western property boundary where it will connect with the pedestrian/bicycle path that is currently under construction on the APAH/American Legion site. Publicly accessible programmed and landscaped open space of over an acre (in excess of two and a half times the current open space) is also proposed between the YMCA building and residential building and the Ball Family Burial Ground site to the south. The Applicant also proposes a "shared street" and additional open space along the western portion of the YMCA parcel, which will connect with the roadway paths being provided as part of the APAH/American Legion development.

Features of Proposed Development

Both buildings will be constructed using high-quality architecture, will contain underground parking, will have pedestrian-focused streetscape design, and will provide generous publicly-accessible open space throughout the site. The proposed parking ratios are consistent with adopted County policies calling for lower parking ratios for multi-family residential projects in close proximity to Metrorail stations. The project also will preserve an existing stand of mature trees along 13th Street N. The Applicant also intends to pursue LEED Gold certified construction for the residential building, as well as meet the additional green building requirements outlined for .35 FAR of bonus density in the County's Green Building Bonus Density Incentive Policy. The Arlington YMCA will seek WELL certification, the premier health and wellness building certification program, through the International WELL Building Institute ("IWBI"). This achievement will make the Arlington YMCA the first post-pandemic WELL-certified YMCA, the second YMCA globally, and only the fourth project in Arlington. The WELL Standard focuses on ensuring that buildings put people first by establishing performance metrics for healthy environments including nourishment, movement, mind, and community in addition to other

metrics that closely align with other sustainable building strategies embraced by LEED and other green building programs. The WELL Standard's people-first mission closely aligns with the YMCA's mission of fostering the spiritual, mental, and physical development of individuals, families, and communities. Finally, the Applicant is committed to site plan improvements, such as utility improvements, sidewalk, curb and gutter, and streetscape, 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:

- Bonus density for the residential building for LEED Gold certified construction in accordance with Arlington County's Green Building Incentive Program.
- Reduced parking ratios. The proposed residential parking ratio of 0.75 spaces per unit is comparable to other recently approved projects of similar use, size, and proximity to public transit within the County. The proposed parking ratio for the YMCA facility is 1 space per 462.17 square feet, which is consistent with Arlington County policies.
- Reduction of the number of required loading docks from three to one for the YMCA building. In the YMCA's experience, one loading dock is sufficient to serve a YMCA facility of this size and programming.
- Reduction of the required setback from streets and reduction of the required side and rear yard setbacks. The proposed modifications conform to the GLUP Study's recommendations for setbacks at this location.
- Exclusion of the new YMCA's GFA from density calculations pursuant to Sections 15.5.9.8, 7.11.3.F, 15.5.9.D and other applicable provisions of the Zoning Ordinance. This full exclusion is necessary to provide the YMCA the resources needed to construct the proposed YMCA facility.
- All other modifications as necessary to achieve the proposed development.

The Applicant also proposes a total of approximately 13,412 square feet of density exclusions from GFA for below grade storage, building service areas, including mechanical areas, which do not contribute to the visible mass of the buildings, and vertical shafts, which provide for venting through the building to the roof and eliminate vents on the building façade in support of the County's goal of providing for better quality design. Per the Zoning Administrator's April 11, 2016 advice on density exclusions, these are typically acceptable exclusions for site plan projects.

Conclusion

This proposal will fulfill the goals and recommendations of the GLUP Study and will contribute to an active, mixed-use environment in one of the County’s key transit corridors. Additionally, the proposed buildings will serve as an appropriate transition from higher-intensity uses and urban form along the nearby Rosslyn-Ballston corridor and the lower-intensity residential uses located to the north. It will allow the YMCA to continue and expand its important community programming and facilities to better serve the broader Arlington community.

Thank you for your attention to this matter. Please do not hesitate to contact me if you need additional information.

Very truly yours,

TARTER NOVA LAW, PLC
Counsel for YMCA



P. David Tarter

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
Counsel for Republic Michaels



M. Catharine Puskar

Enclosures

cc: Allison Jones, YMCA
Joseph Bender, Republic Michaels
Kerem Demirci, Orr Partners
Nicholas Cumings, Esq., Walsh Colucci
Kristen Walentisch, 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

ADDRESS(ES)

REAL PROPERTY CODE(S) [RPC]

SUBDIVISION NAME	LOT(S)	BLOCK	SECTION

LEGAL DESCRIPTION

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

Corporations with: (1) more than 500 shareholders; and, (2) having stock traded on a national or local stock exchange are not 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.


 Republic Michaels YMCA, LLC and YMCA of Metropolitan Washington by M. Catharine Puskar, Attorney/Agent

 SIGNATURE

 ADDRESS

STATE OF Virginia, COUNTY OF Arlington, TO WITNESS _____

Subscribed and sworn before me this _____ day of _____, 20 22

Notary _____
 My commission expires _____

***DISCLOSURE STATEMENT ATTACHMENT**

Co-Applicant/Contract Purchaser of a portion of RPC #15-086-023, -024, and -022

REPUBLIC-MICHAELS YMCA LLC

1201 Maryland Avenue, SW
Suite 850
Washington, DC 20024

Members:

Arlington-Michaels LLC

The Michael J. Levitt Revocable Trust f/b/o Michael J. Levitt, managing member
John J. O'Donnell

Republic Arlington LLC

Richard L. Kramer, sole member and manager

Authorized Person: Stacy C. Hornstein

Co-Applicant/Title Owner of RPC #15-086-023, 15-086-024, 15-086-022

Young Men's Christian Association of Metropolitan Washington (a/k/a YMCA of Metropolitan Washington)

(formerly known as Young Men's Christian Association of the City of Washington)

1325 W Street, NW
Washington, DC 20009

A non-stock, not for profit organization.

Officers: Angie L. Reese-Hawkins, President & CEO; Pamela Curran, COO, Dwight Bridges, CFO; Stacey Busija, SVP, Human Resources; Janice Williams, SVP, Program Development

Directors: Erin Andrew, Robert Bolle, Treasurer, David DiLuigi, Virgil Griffin, Michelle Hallerdin, Roland Hawthorne, Recording Secretary, Norma B. Hutcheson, Chair; Alexandria O'Sullivan, Adrienne Owens, Angie L. Reese-Hawkins, Sandra Robinson, Landis Rush, Fitzroy Smith, Keith Smith, Kathryn Speakman, Roderic Woodson, Lesley Zork, Vice Chair



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Via Permit Arlington

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

Re: Consent and Authorization Letter

Property Owner: Young Men's Christian Association of Metropolitan Washington

Applicants: YMCA of Metropolitan Washington (the "YMCA") and Republic Michaels YMCA, LLC ("Republic Michaels")

Property: 3400, 3422, and 3444 13th Street North (RPC #15-086-023, -024, and -022)

Dear Ms. Vonhm:

Young Men's Christian Association of Metropolitan Washington ("YMCA"), as the co-applicant and title owner of the above-referenced Property, hereby consent to the filing of a General Land Use Plan amendment application, a Rezoning application, a 4.1 Site Plan application, a Vacation application, and/or any other related applications for the Property.

YMCA hereby appoints Tarter NoVa Law, PLC and Walsh, Colucci, Lubeley & Walsh, P.C. to act as agents on its behalf for the filing of a General Land Use Plan amendment application, a Rezoning application, a 4.1 Site Plan application, a Vacation application, and/or any other related applications, for the Property.

Please direct all correspondence relative to the above-referenced application to P. David Tarter at Tarter NoVa Law, PLC and M. Catharine Puskar at Walsh, Colucci, Lubeley & Walsh, P.C.

Very truly yours,

Young Men's Christian Association of Metropolitan Washington

By: 

Name: Angie Reese-Hawkins

Title: President and CEO

Date: 4/13/2022

REPUBLIC MICHAELS YMCA, LLC
c/o Republic Properties Corp.
1201 Maryland Avenue, SW, Suite 850
Washington, DC 20024

Via Permit Arlington

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

**Re: Consent and Authorization Letter
GLUP Amendment, Rezoning, 4.1 Site Plan, and Vacation
Applicants: YMCA of Metropolitan Washington (the "YMCA") and Republic
Michaels YMCA, LLC ("Republic Michaels")
Property: 3400, 3422, and 3444 13th Street North (RPC #15-086-023, -024,
and -022)**

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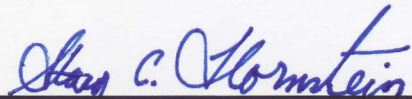
REPUBLIC MICHAELS YMCA, LLC, as co-applicant and contract purchaser of a portion of the above-referenced Property, consents to the filing of a General Land Use Plan amendment application, a Rezoning application, a 4.1 Site Plan application, a Vacation application, and/or any other related applications, for the Property.

REPUBLIC MICHAELS YMCA, LLC hereby appoints Walsh, Colucci, Lubeley & Walsh, P.C. and P. David Tarter, Esq. to act as agents on its behalf for the filing of a General Land Use Plan amendment application, a Rezoning application, a 4.1 Site Plan application, a Vacation application, and/or any other related applications, for the Property.

Please direct all correspondence relative to the above-referenced application to M. Catharine Puskar at Walsh, Colucci, Lubeley & Walsh, P.C. and P. David Tarter at Tarter NoVa Law, PLC.

Very truly yours,

REPUBLIC MICHAELS YMCA, LLC

By: 

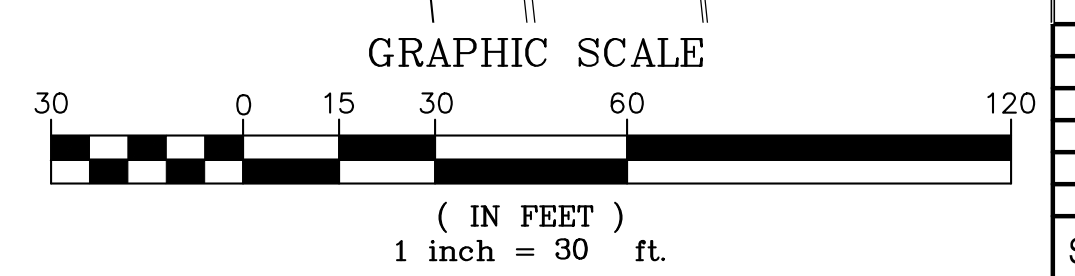
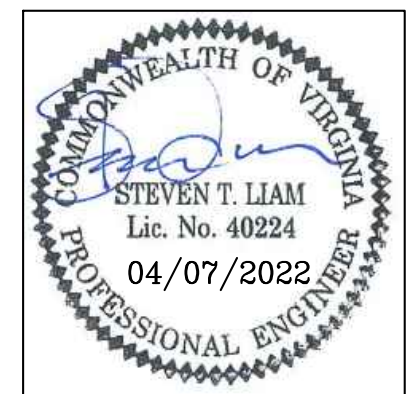
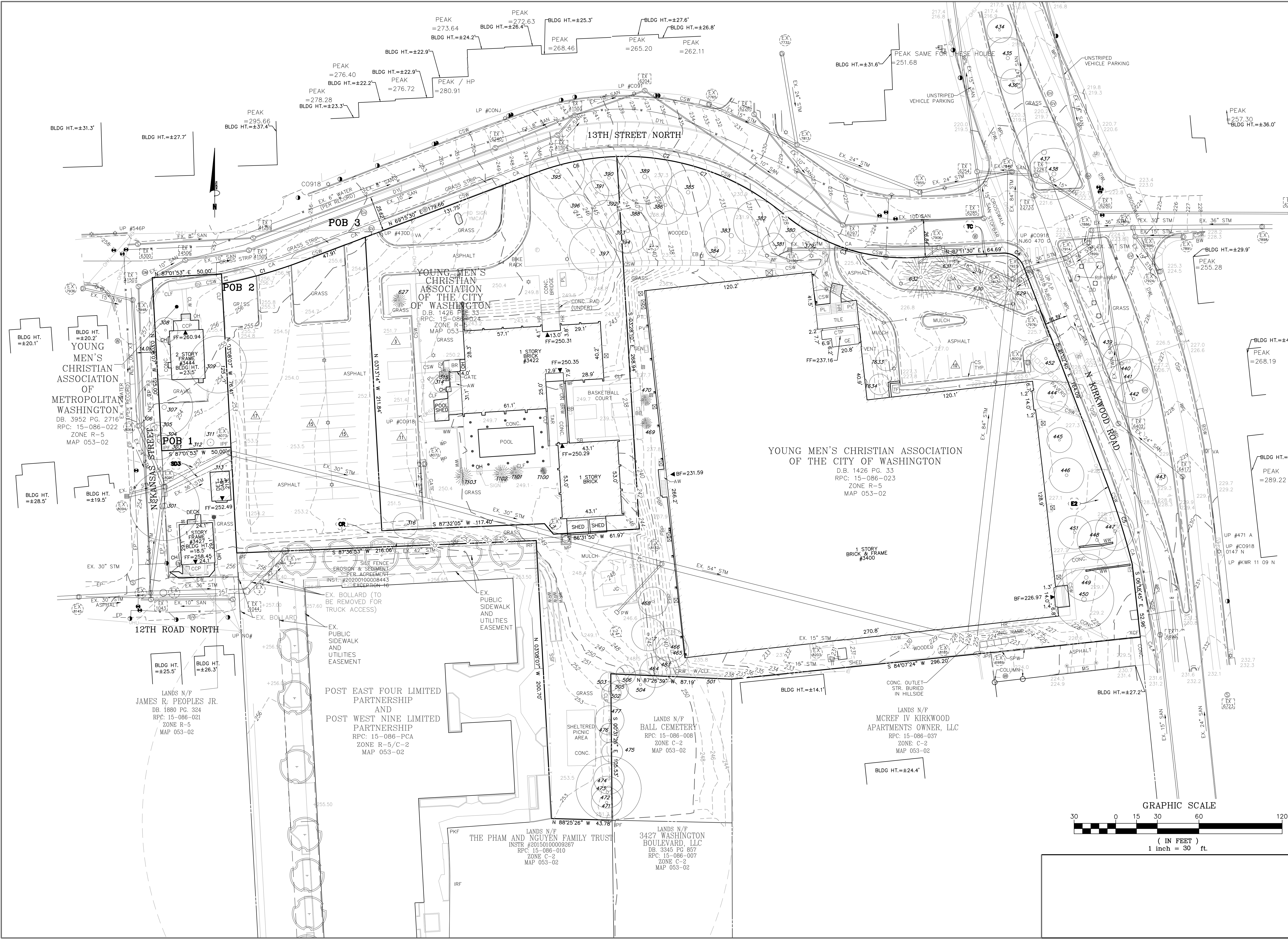
Name: Stacy C. Hornstein

Title: Authorized Person

Date: April 13, 2022

ARLINGTON YMCA

4.1 PRELIMINARY SITE PLAN ARLINGTON COUNTY, VIRGINIA

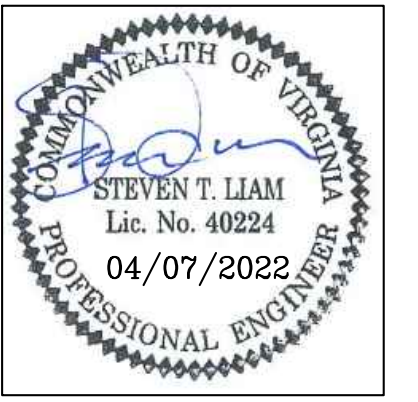


SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022

SCALE: 1"=30'
SHEET TITLE:
OVERALL CERTIFIED SURVEY
SHEET #:
C02.10

ARLINGTON YMCA

4.1 PRELIMINARY SITE PLAN ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
1	4.1 SITE PLAN PRELIMINARY SUBMISSION	04/07/2022

SCALE: 1"=30'
 SHEET TITLE:
REZONING PLAT
 SHEET #:
C03.20

