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October 22, 2014

Brian Harner
Chair
Rosslyn Process Panel
Subcommittee on Building Height and Massing
2300 9th Street South
Suite M1
Arlington, VA 22204

Re: Height and Massing Subcommittee

Dear Brian:

Our firm represents the owners of the Ames Center site, located at 1820 N. Fort Myer Drive and a majority of the block bounded by Wilson Boulevard, N. Nash Street, and N. Fort Myer Drive (the "Ames Property"). We have been an active participant throughout the Realize Rosslyn process and have attended all meetings of the Rosslyn Process Panel Subcommittee on Building Height and Massing. We are writing to express our concern regarding issues presented at the Building Height and Massing Subcommittee's September 30, 2014 meeting. Specifically, we have concerns with the previously not publicly disclosed proposed limitations on FAR, and the proposal to include above-grade parking in FAR calculations. We are also writing to express our thoughts on proposed building height limitations at certain sites. These changes, if implemented, will discourage re-development of many aging, uncompetitive buildings in Rosslyn.

By way of background, during the community outreach portion of the Realize Rosslyn process, Arlington County staff and consultants proposed the Peaks and Valleys alternative concept within Rosslyn as a tool to obtain varied building forms and articulations for Rosslyn. We believe this is an admirable goal that will create an interesting and dramatic skyline in Rosslyn. During this community outreach process and subsequent dialogue by the Working Group the Peaks and Valleys concept was never articulated as encouraging an FAR level below Rosslyn's current 10.0 FAR limit. However, at the September 30 meeting, this new restriction on maximum FAR for certain sites was unexpectedly proposed. This restriction was never discussed during

the community outreach process. We are very concerned with these new, sudden limitations on FAR because they have significant economic impacts on redevelopment feasibility during one of Rosslyn's most competitively vulnerable times, and because these restrictions on maximum FAR are just not needed to achieve the variety in heights, massing, and building articulation that were the purported goals of the Peaks and Valleys concept. Creating variation in building heights can be achieved through architectural design, while still permitting full redevelopment of sites on a FAR basis. As discussed below, we are not necessarily opposed to height restrictions for certain sites; however, adding an additional FAR restriction is unnecessary. For the Ames Property, we have modeled a proposed redevelopment that meets the height restrictions and plan goals for open space, which also achieves a 10.0 FAR. If the Realize Rosslyn goals for Peaks and Valleys can otherwise be achieved there is no need for an arbitrary restriction on FAR, particularly for a property located immediately across the street (and in the future possibly on site) from the planned metro station for the Blue Line and a block away from the Orange Line's Rosslyn Metro Station, where higher density is most appropriate, and given that buildings further away from central Rosslyn and metro stations have 10.0 FAR recommendations or recent approvals.

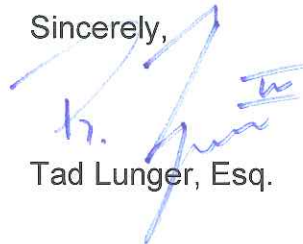
The proposed FAR restrictions are also being coupled with restrictions on maximum building heights for certain sites. We are not necessarily opposed to such restrictions because they can help achieve the goal of creating a varied and interesting skyline. However, without any height restrictions there will still be a natural variation of building heights based on the topography of the area. Even if a consistent height limit were applied, a world-class skyline can still be achieved in Rosslyn just due to the natural topography, which will create height variations and building visibility. If a height restriction is adopted, it is our belief that restrictions on height, rather than restrictions on maximum FAR, are the more appropriate way to reach that goal of creating a varied and interesting skyline. However, it should be noted that there are tradeoffs associated with reduced heights. Namely, those sites with reduced heights are less likely to be incentivized to provide the high quality, world-class architectural design that is also a goal of the Realize Rosslyn process. If a height restricted building will not be visible as part of the skyline, then an investor in Rosslyn is not going to spend extra money creating world class architecture. That is not to say buildings will not be well designed, but the incentive for creating something special is significantly reduced, and therefore there should be an acknowledgment of this tradeoff.

Finally, we were surprised by the discussion to count above-grade parking as floor area in FAR calculations. This is a significant change from past policy that is inappropriate to propose in the middle of such a competitive market cycle. Such a change creates a significant competitive disadvantage for new development when compared to recently approved Rosslyn development applications. Counting above-grade parking due to grade challenges has not been a policy applied to approved projects to date. Doing so now would reduce the rentable floor area of new projects while simultaneously causing proportionally significant cost increases not previously realized by competitors in the market. This issue is too significant to implement without

greater input. Additionally, it seems to be beyond the scope of height and massing that are the focus of this subcommittee. We believe this proposal should be dropped. However, if it is pursued it should involve a much broader and more thoughtful amount of input from impacted property owners.

The owners of the Ames Property have been involved in Arlington real estate for more than 60 years and look forward to continuing their participation in new plans for Rosslyn. As discussed above, we believe the proposed restrictions on maximum FAR for the Ames Property should be removed. Such a restriction is unnecessary to achieve the goal of building height variation in Rosslyn. Additionally, we request that the proposal to count above-grade parking in FAR calculations be removed. The proposal will significantly impact development in Rosslyn if implemented. At the very least, it should be tabled and studied in a much broader setting.

Sincerely,



Tad Lungler, Esq.

cc: Honorable Jay Fissette, Chair, Arlington County Board
Gabriela Acurio, Assistant County Manager
Robert Duffy, Director of Planning
Anthony Fusarelli, Principal Planner
Richard Eakin, President, Snell Construction Corporation
Justin Miller, Caruthers Properties

October 22, 2014

Brian Harner, Chair
Rosslyn Process Panel
Subcommittee on Building Height and Massing
2300 9th Street South Suite M1
Arlington, VA 22204

RE: Realize Rosslyn – Height and Massing restrictions

Dear Mr. Harner:

We are writing on behalf of Arlington Temple United Methodist Church with some concerns about the zoning restrictions currently proposed by the Height and Massing subcommittee of the Rosslyn Planning Commission. Arlington Temple shares a block with the Ames Center adjacent to N. Nash Street and Ft. Myer Drive. We are assuming that it is part of the site labeled “Ames Center N” in the documents from the September 30 meeting of the subcommittee. (We would appreciate some clarification as to whether this is a correct assumption.)

On this site we worship, learn, and serve; we provide space to numerous community groups and activities ranging from AA to Art Institute lectures to Washington Concert Opera rehearsals; and we welcome several other worshiping congregations including a Muslim prayer group. During the day we are a place where businesspeople from the community can come for respite from the stresses of their work, as well as a place where members of the homeless community can rest, get a simple meal, and connect with an A-SPAN outreach worker in A-SPAN’s satellite office here. Arlington Temple is the only church building in Rosslyn and has been a vital part of this community since it was founded in 1971.

In the materials from September 30, three potential scenarios are proposed. Each of these scenarios shows the site of Arlington Temple (assumed, again, to be part of “Ames Center N”) at an 8.1 max FAR and max height of 264 feet above site elevation. These proposed zoning restrictions are concerning to us for several reasons.

Forty years from now when the Realize Rosslyn vision is complete, this neighborhood will look quite different than it does today, and chances are Arlington Temple will too. We are renewing the conversation among our church leadership and congregation of what our building needs may look like in the longer term as we continue and grow our ministry in this place. In the next several years we are likely to be exploring possibilities for redevelopment in conjunction with a local business or organization in which we have both worship and meeting space along with housing units, office space, or another multi-use arrangement.

The combined current proposed height and density restrictions would have a negative effect on our property value and our potential for multi-use redevelopment. We would have a lower FAR and a lower maximum height than many of our surrounding neighbors. The fact that our site is on a hill makes below-grade parking infeasible on the Ft. Myer side; therefore, the necessity of above-grade parking in any redevelopment plan would effectively cut into our FAR even more. We are under the impression that several of our neighbors whose site plans were approved before the new FAR restrictions will not have above-grade parking count against FAR. All of these things give us a competitive disadvantage as we seek potential partners in the redevelopment of our space. In addition, the reduced property value relative to our neighbors may make us vulnerable to condemnation, especially as the county seeks a space for a new Metro station nearby.

Furthermore, several of the maps included in the September 30 presentation show the new 18th Street pedestrian corridor as jogging to the north and cutting our church off from the Ames Center, isolating us from a potential partner in development and from our source of parking. We have raised this concern many times before and, at the April meeting of the County Board, the Rosslyn Plan Framework was adopted with the plan of a straight 18th Street that will cut through the Ames property rather than cutting us off from them. While some of the maps in this presentation reflect that (for example, slide 6), others show a version of 18th Street that does not correspond with the adopted framework (for example, slide 7.) We are concerned that there still seems to be confusion about the placement of 18th Street even after the adoption of the Rosslyn Plan Framework.

With these concerns in mind, Arlington Temple UMC requests:

- That the maximum FAR return to 10 for all sites in the framework;
- That buildings on a slope not be penalized by the requirement for above-grade parking to count against FAR;
- That the maps used by the subcommittee be changed to consistently reflect the layout of 18th Street as adopted in the Rosslyn Plan Framework.

Thank you for your attention to our concerns. It is Arlington Temple's mission to serve our community. We do that in many ways that no one space in Rosslyn currently does, and we intend to continuing serving the diverse residents, visitors, and working community of Rosslyn well into the future. Changing some of the proposed restrictions will ensure that we are able to continue to do so even as Rosslyn grows and changes.

Sincerely,

Rev. Allie Rosner Bass, Pastor

Don Lassell, Chair of Trustees