

Shirlington, LLC  
6360 Evangeline Lane  
Alexandria, VA 22312

March 29, 2017

Mr. Charles Monfort, Chairman  
4MRV Working Group  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

**RE: Inclusion of All Private Properties in Area Plan**

Dear Mr. Monfort:

I am writing to express the need to include all private properties in the 4MRV Area Plan, *including* those that are shown to be located within the Park Master Plan area. After attending the most recent Working Group meetings that focused on the Area Plan, I am very disappointed that none of the three (3) Area Plan Alternative Concepts show the private properties within the Park Study Area in the Area Plan Subareas. Of course, I have shared at the Working Group Meetings that I would like the private properties removed from the Park Study Area but either way, they still need to be planned along with the other private properties in the 4MRV Area Plan. ***Since the County does not currently own these properties, they need to be planned accordingly by assuming continued private ownership. For this reason, I am writing to request that all Private Properties be included in the Area Plan and Alternative Concept Subareas, specifically those currently shown within the Park Study Area.***

I bought my property twenty-five years ago and have eight (8) tenants in my building, most of which have been operating there the entire time I have owned it. In fact, I have not had a tenant change in our building in over ten years. It is a very stable economic environment, opening the door for multiple established, family-owned small businesses to serve the community and thrive in this location. This is not just the case in my building but all of the private properties within the Park Study Area. For example, Inner Ear Studio has been recording top bands out of the same space on Oakland Street since 1989. Arlington Heating and Air Conditioning has been located in the same building for over 60 years. As a result, *the vast majority if not all of the businesses in this area have no intention of leaving and the property owners do not desire to sell anytime in the near future.* It is a fair certainty that my family as well as other property owners will continue to own and operate in the same location for the next twenty-five years and likely much longer.

There is a strong demand for the continued presence of industrial businesses in Arlington County and a severe lack of supply. With Four Mile Run Drive and Shirlington Road being the last strip of industrial-zoned property in the County, there is simply nowhere for these businesses to go. While it may be possible to work out a deal with WETA to move into another office building, that is not the case for the property and business owners currently in the Park Study Area. *The businesses here require Industrial Zoning and therefore are not eligible to just move to new locations because there is no more industrial-zoned property in the County.*

In addition to the longevity of property and business owners, there has been a large influx of capital investment in this area over the last couple years. For example, StorQuest acquired the property at 2710 South Nelson Street in 2015 for \$12 million dollars with an additional \$3 million invested in renovating the self-storage facility. Another example is New District Brewery, which went through a multi-year permit approval process and spent a significant amount to begin production only last year. Arlington Food Assistance Center (AFAC) just this month moved into new administration offices in the midst of a \$1.5 million renovation project. Further examples of businesses that have heavily invested in this area in recent years are The Board Hound which opened in 2013, Landmark Atlantic, and Henderson's

Moving Service, among others. *These businesses have invested substantial amounts of money and effort on capital improvements because they see their future here.*

Despite such considerable investment, these property and business owners have been given little voice in planning the future of this area. Unfortunately, the process employed by the County does not allow us to provide real, valuable input that would assist in a better overall vision and implementation. Instead, we have been given minimal opportunity to influence a process that ultimately could lead to our removal. The businesses have been requesting a forum with the County staff and consultants since June of last year in order to provide more detailed and specific input (WG Comments and Issues Matrix #6, 2-14-17). Such input on the planning and how it will impact us should have been included at the beginning and not delayed until after a majority of the design has been completed. It has been ten months since that initial request and there still has not been a business forum despite multiple requests. Not only that, but at the Working Group meetings, we are given *one minute* to share our thoughts from 9:45 to 10 pm, after a 3-hour long meeting when everyone is tired and ready to go home. Then we are hurriedly rushed out of the building, lights flashing on and off, and barely a chance to have meaningful dialogue with those who will decide the fate of our properties and businesses as well as the livelihoods of those we employ. This is not right. *If the County is sincere about their desire to hear from and take account of every interested party, then it must do more to involve these property and business owners who are most significantly impacted and have the most to lose.*

These properties need to be planned alongside the other industrial properties and uses in the Four Mile Run Valley. ***To do so, we are requesting that the private properties within the Park Study Area be included in the planning process with the Area Plan unless and until they are purchased by the County.***

Sincerely,

Frank D. McCreery, Jr.  
Operating Manager & Owner  
Shirlington, LLC  
3800 S. Four Mile Run Drive  
Arlington, VA 22206

CC: John Vihstadt, Member, Arlington County Board  
Robin Stompler, Vice Chair, 4MRV Working Group  
Caroline Haynes, Vice Chair, 4MRV Working Group  
Richard Tucker, Principal Planner, CPHD  
Kate Thomas, Principal Planner, DPR  
Mike Katrivanos, Chairman, S4MRV Business Association  
Bryant Monroe, Member, 4MRV Working Group (AED)