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**WALSH COLUCCI
LUBELEY & WALSH PC**

May 22, 2017

Via Hand Delivery

Margaret Tulloch Rhodes
Arlington County CPHD
2100 Clarendon Boulevard, Suite 700
Arlington, Virginia 22201



Re: Special GLUP Study Application
Property: 2300 S. 9th Street (RPC# 25-017-044, -048)
Applicant: AHC Inc.

Dear Ms. Rhodes:

On behalf of the Applicant, please accept this letter as an application for a Special GLUP Study for the Property.

By way of background, the Property consists of two parcels located on S. 9th Street between its intersections with S. Wayne Street and S. Adams Street. The Property is developed with a seven-story office building with ground floor retail and structured parking. The Property is subject to Site Plan #71, which was originally approved by the Arlington County Board on July 13, 1968. The original site plan approval permitted construction of an office building with 48,706 sf GFA and an FAR of 1.03 (based on a site area of 47,416 sf). SP #71 has been amended numerous times since its original approval. County records indicate that the current gross floor area of the building is 63,453 sf GFA, resulting in an FAR of 1.33.

AHC proposes to convert the existing office building into a 100% affordable residential apartment building containing approximately 80 units. In addition, AHC proposes to replace portions of the above-grade structured parking deck, which fronts S. Adams Street and S. Wayne Street, with two sticks of market-rate townhouses (for a combined total of 8-10 townhouse units), or alternatively constructing other forms of low-rise residential, such as duplex or "stacked" townhouse units.

Below, please find additional information about the Property in satisfaction of the submission criteria for a Special GLUP Study Application.

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Property Location and Size

The Property consists of two parcels located along the southern boundary of S. 9th Street between S. Wayne Street and S. Adams Street on the eastern side of Columbia Pike. The Property is generally bordered by single-family residential buildings to the north and east and multifamily apartment buildings to the south and west. Please see the aerial photo and parcel map below for the approximate location of the Property.



Arlington County Real Property Assessment records indicate that the aggregate site area of the two parcels that comprise the Property is approximately 43,413 sf (0.996 acres). According to County records associated with the approval of SP #71 (and the various amendments thereto), the site area of the Property is 47,416 sf (1.088 acres).

Current and Proposed GLUP Designations

The General Land Use Plan (GLUP) designates the Property as “Service Commercial,” which generally permits business and personal services at a height of 1-4 stories. The Property’s existing zoning is not consistent with the GLUP designation. The Property falls within the boundary of the Columbia Pike Special Revitalization District.

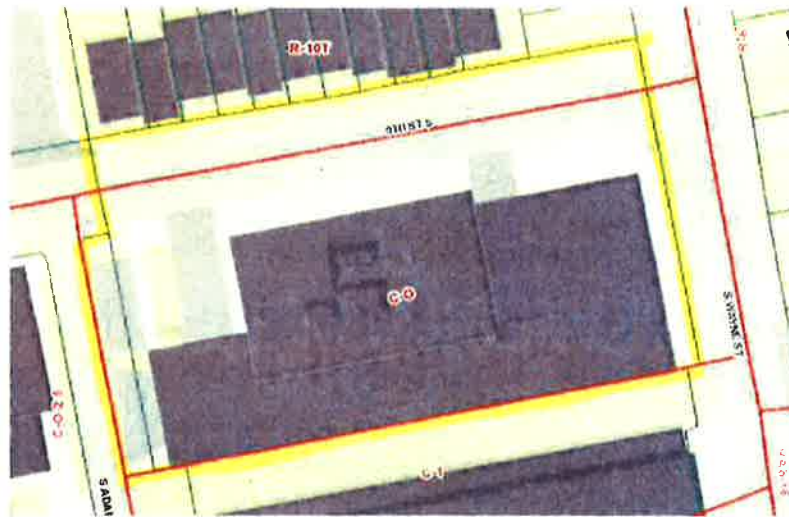
The Property is generally bordered by “Low” Residential to the north, “Medium” Residential to the east, “Service Commercial” to the south, and “Medium” Office-Apartment-Hotel to the west. Please see an excerpt from the GLUP Map below for additional information:



As part of the redevelopment proposal, the Applicant proposes to amend the GLUP designation of the two strips of land along S. Wayne Street and S. Adams Street where the townhouses will be located. Specifically, the Applicant proposed that these two strips of land be re-designated as “Low-Medium” Residential. Please see the attached exhibits for additional information.

Current and Proposed Zoning Designations

The Property is split-zoned to the “C-O” and “R-10T” Zoning Districts. Generally, the Property is bordered by “R-10T” zoned properties to the north, “R-6” zoned properties to the east, “C-1” zoned properties to the south, and “C-O-2.5” zoned properties to the west. Please see an excerpt from the Zoning Map below for additional information:



The Applicant proposes to accomplish the adaptive reuse and conversion of the existing office building through a major site plan amendment to SP #71. No changes to the Property’s existing “C-O” zoning are necessary to effectuate conversion of the building to residential use.

The envisioned major site plan amendment application will also request approval for the two strips of townhouses or stacked townhouse units. In order to pursue approval of the townhouses, it will be necessary to delete land area from the "C-O" zoned portion of the Property and to rezone two portions of the Property to a zoning district that permits townhouse or stacked townhouse development. As such, the Applicant proposes a partial rezoning of the Property to either the "R15-30T" or "RA8-18" District. While it is not common to rezone edges of a parcel, AHC proposes this option, which will keep with the Columbia Pike Form Based Code with respect to the use as townhomes. Please see the attached exhibits for additional information.

Upon approval, the Property will be governed by a single site plan (SP #71) covering both zoning districts ("C-O" and "R15-30T"/"RA8-18"), allowing for adaptive reuse of the office building for affordable housing and construction of the new townhouses.

Transportation Information

The Property is located approximately one block from Columbia Pike, making it easily accessible to one of the County's primary bus transit corridors. Even with the removal of a portion of the structured parking deck, the Applicant estimates that the remaining onsite parking will be sufficient to accommodate the needs of the new multifamily and townhouse units. No new streets or connections are proposed. Additional information regarding vehicle and pedestrian counts is forthcoming and will be submitted under separate cover.

Conclusion

The Applicant's proposal is an innovative approach to adaptive reuse of an existing office building. The project will deliver both much-needed affordable housing on the eastern end of Columbia Pike, as well as market-rate townhouses. In the long term, nothing in the Applicant's proposal precludes future redevelopment of the "C-O" zoned portion of the Property under the Form Based Code, should a future development plan choose to proceed under the Form Based Code. In addition, although the townhouse portion of the proposal is being presented as a major site plan amendment under either "R15-30T" or "RA8-18" zoning, the scale and form of the townhouses complies with the spirit of the Form Based Code and is harmonious with the character of the surrounding neighborhood.

A check for the required filing fee of \$13,548 is included with this application. Per conversation with Staff, the filing fee represents only the amount necessary for the GLUP Amendment with the rezoning fees to be determined upon the conclusion of the Special Study.

The Applicant is excited about this novel proposal. Although there has been large scale adaptive reuse of an office building into residential, it has not been done to our knowledge in a non-central business district location. This type of conversion could be a new paradigm for the region and help enliven neighborhoods with underutilized existing commercial uses.

Page 5 of 5

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

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Nan E. Walsh/SVM

Nan E. Walsh

Enclosures

cc: John Welsh
Alan Goldstein
Chris Furlong
Sara V. Mariska

A0767371.DOCX/1 App - Special GLUP Study - 05.22.17 (cfn) 000809 000017

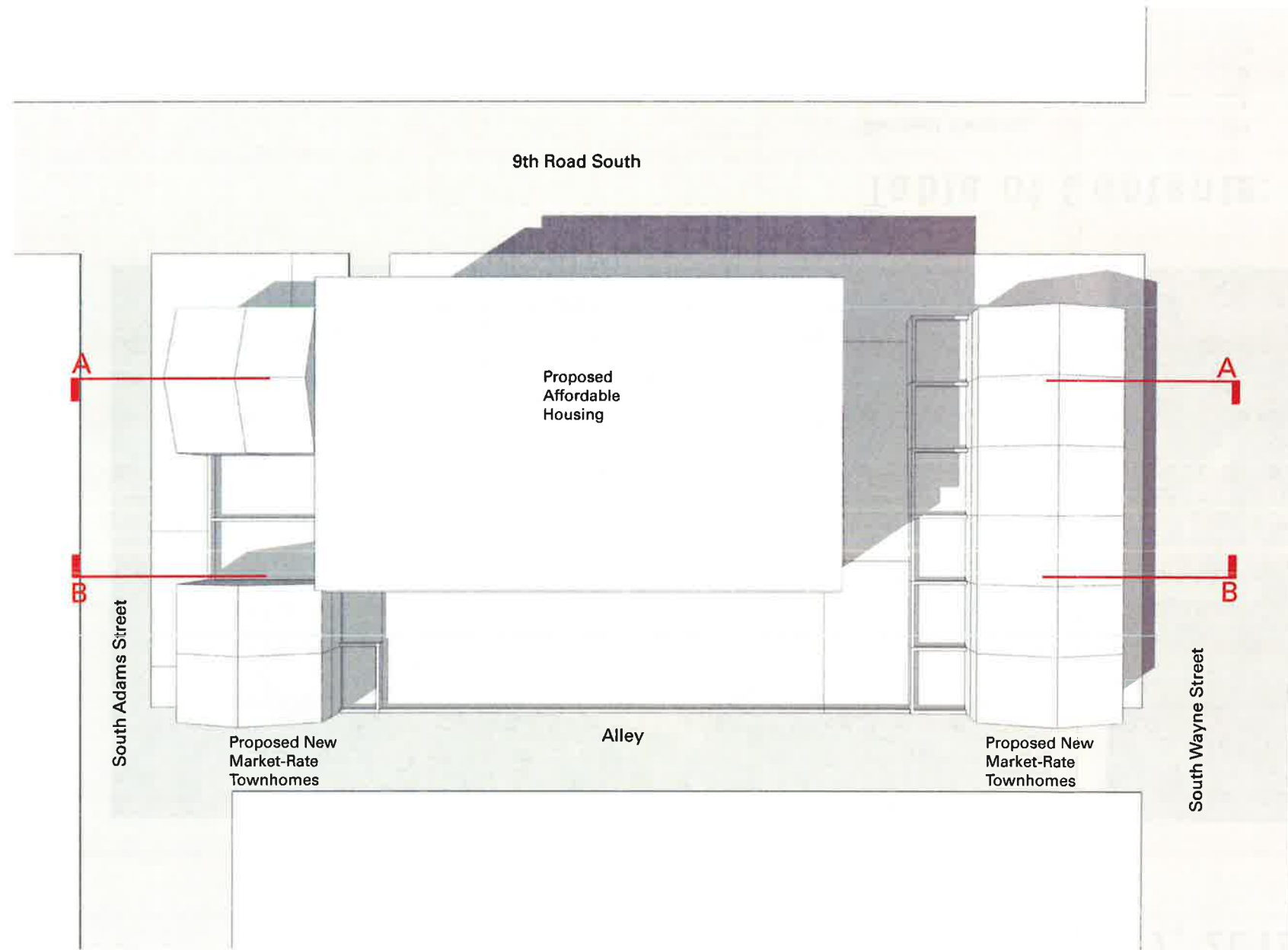
Special GLUP Study Application

September 17, 2015

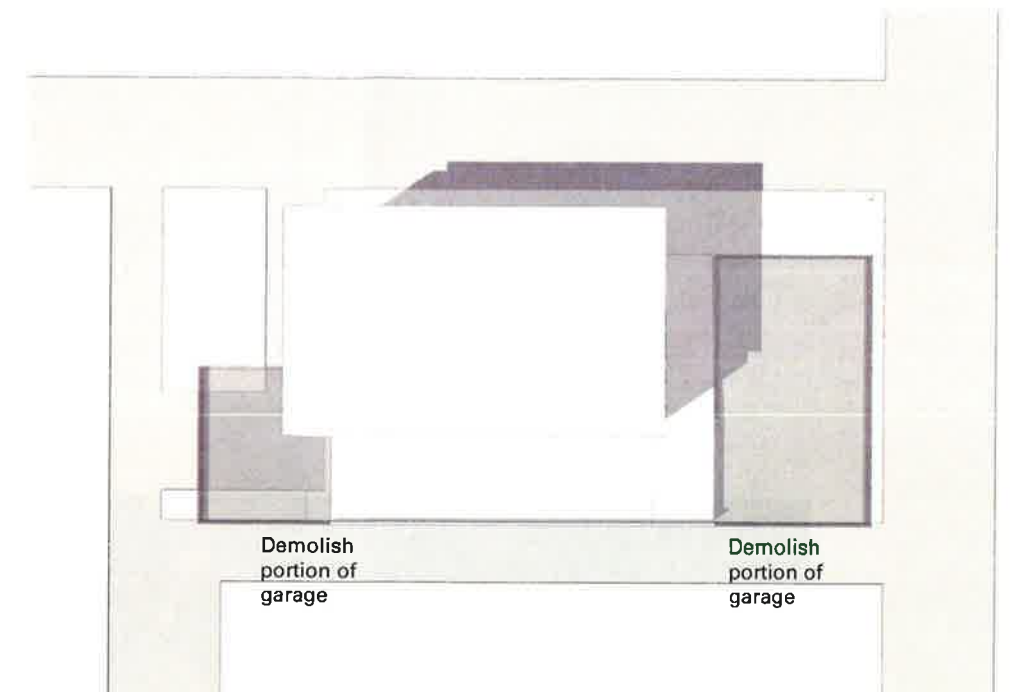


Table of Contents:

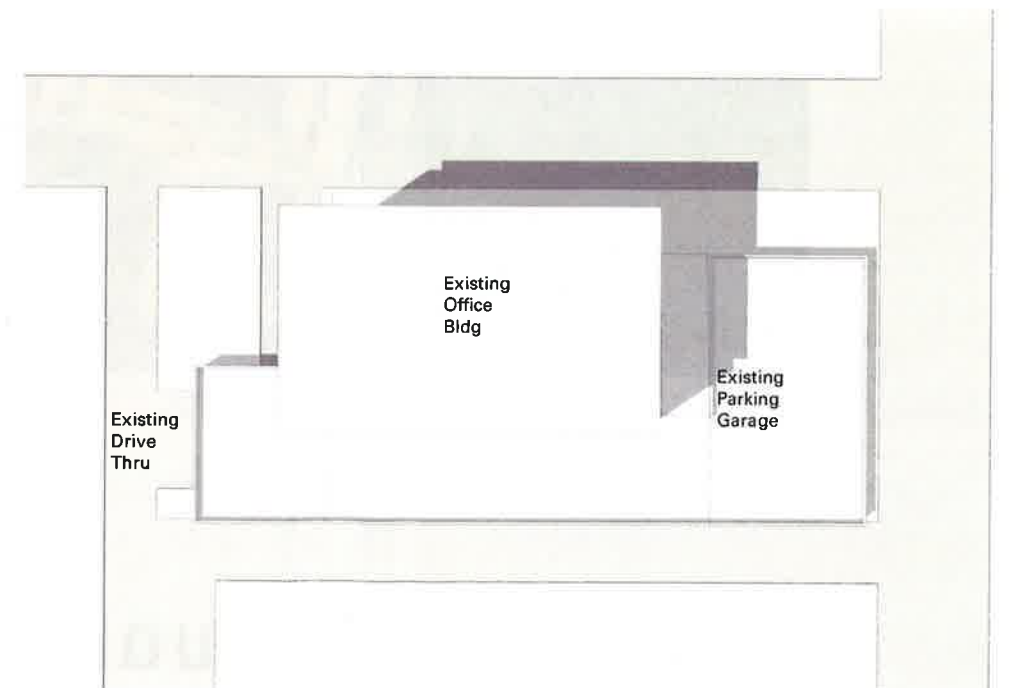
Concept Massing.....2-4
Building Sections.....5
Zoning.....6
GLUP.....7



③ Plan Massing - Proposed



② Plan Massing - Demolition



① Plan Massing - Existing

2300 9th Street South Redevelopment
Arlington, Virginia

AHC, Inc



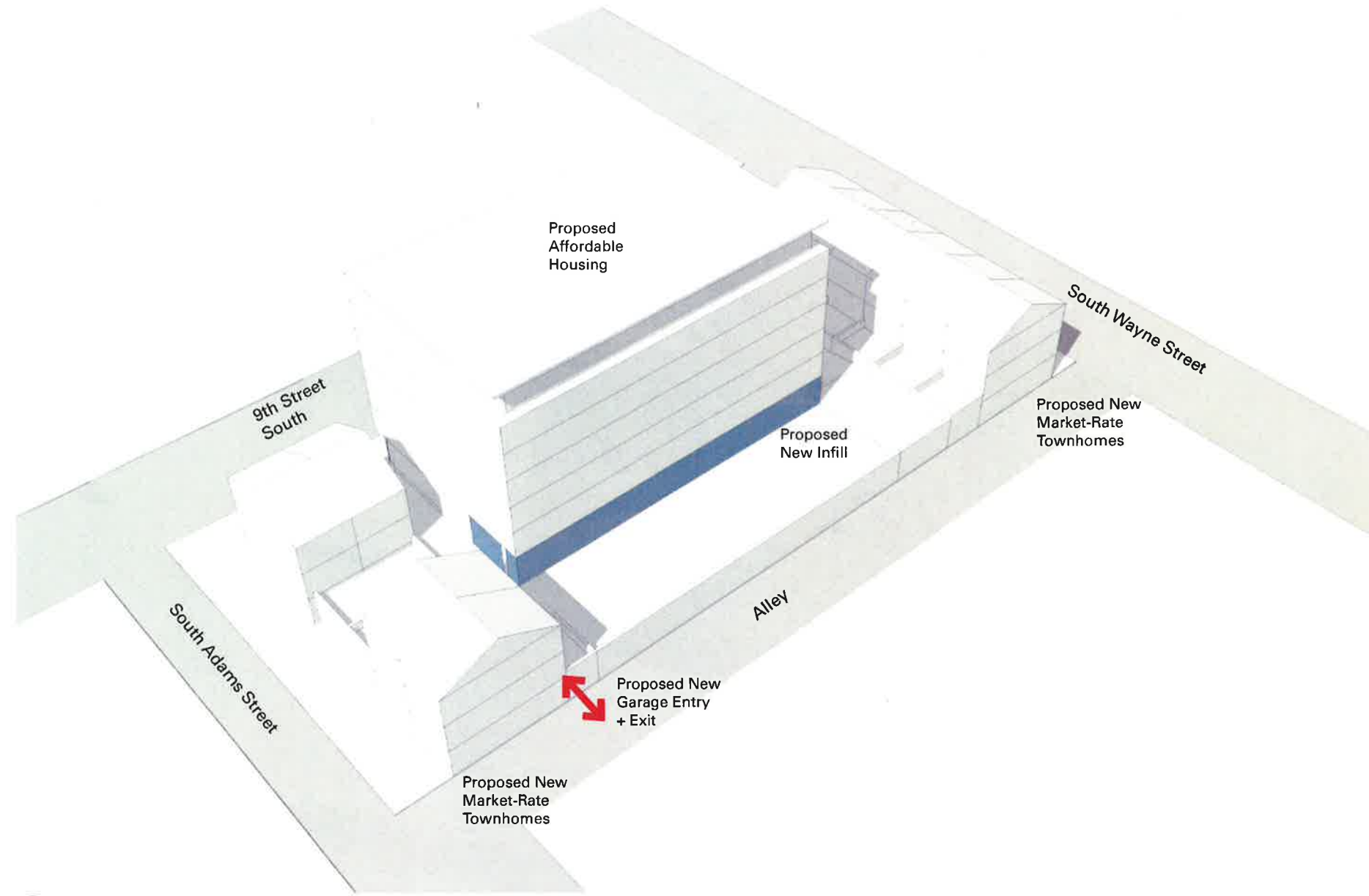
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Concept Massing
Special GLUP Study App.

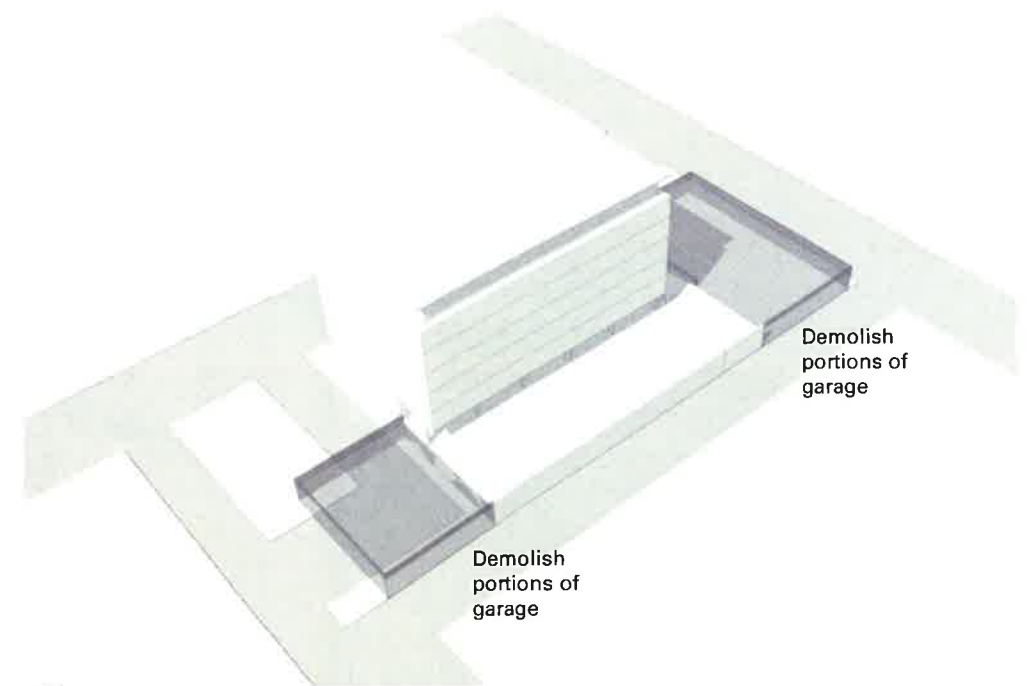
Sept. 17, 2015

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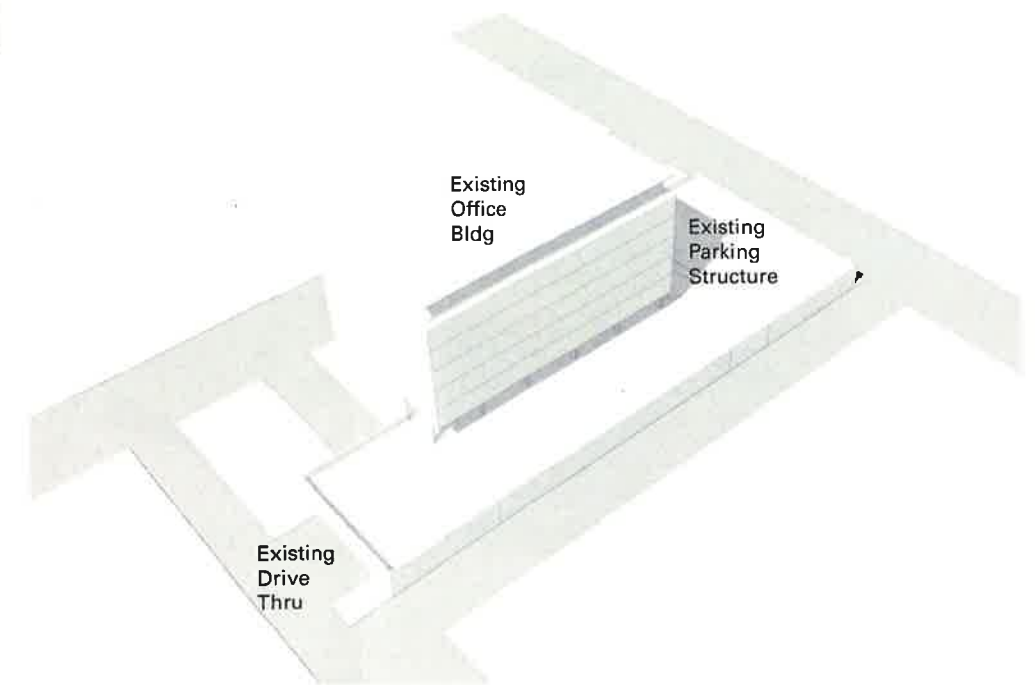
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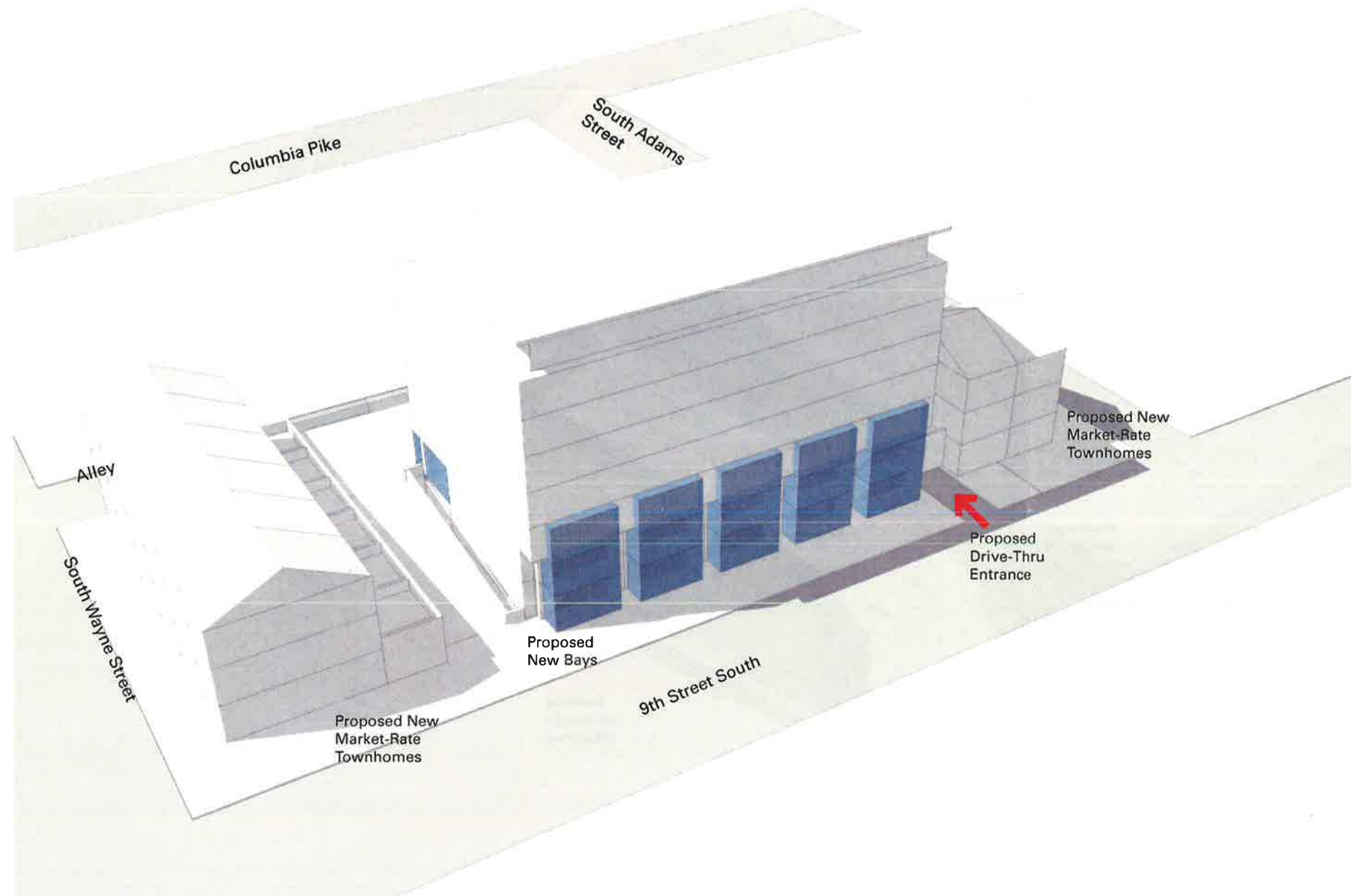
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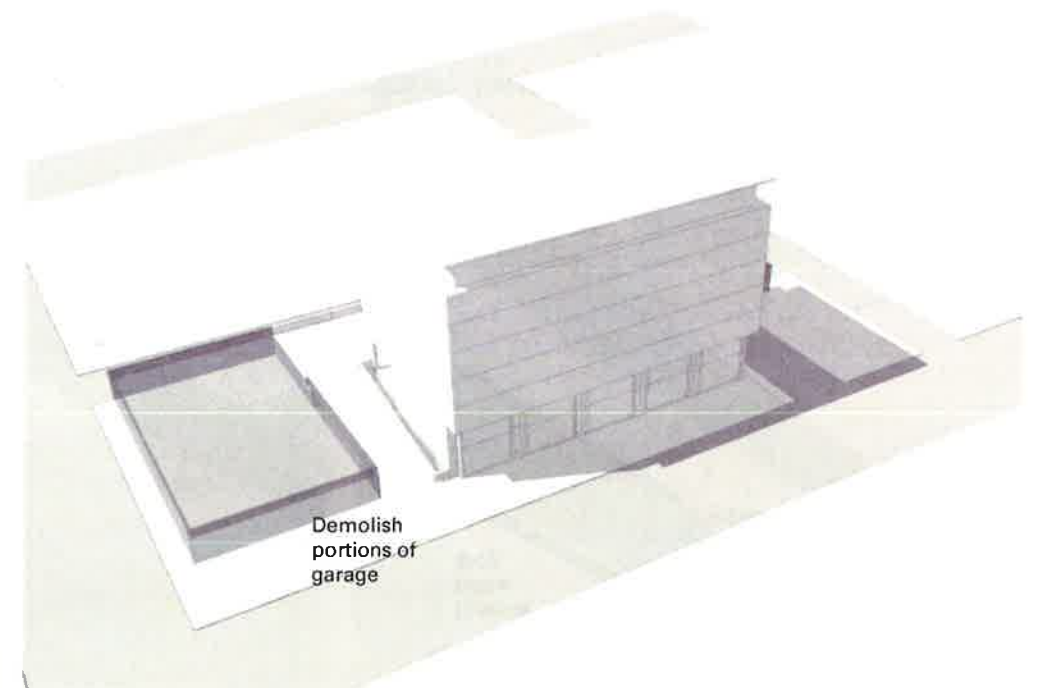
② Axon from the South West - Demolition



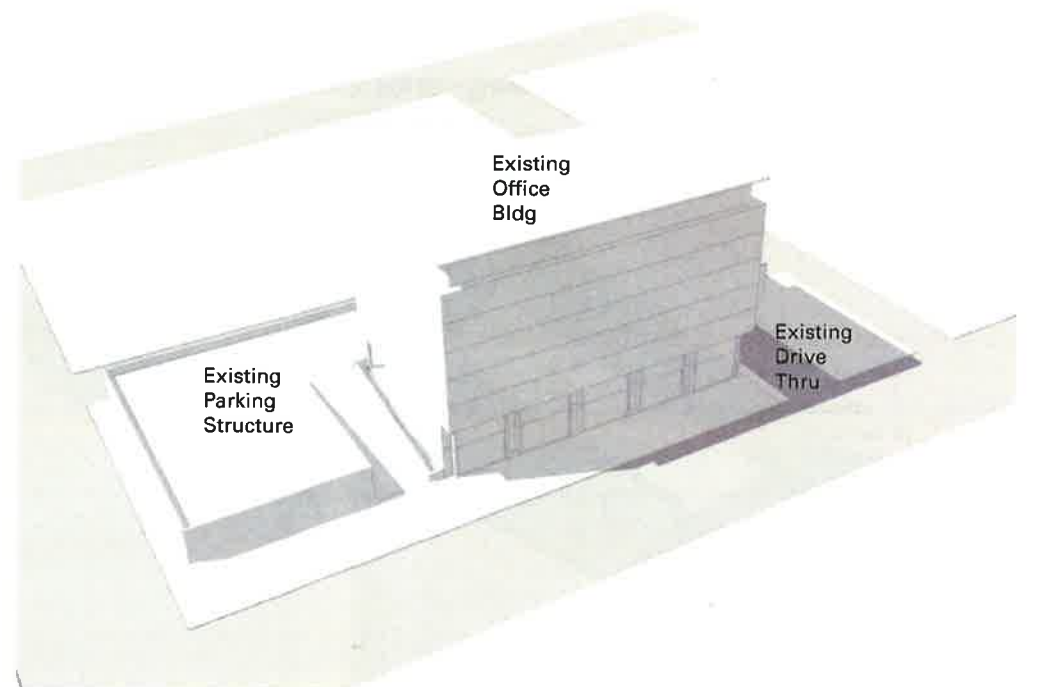
① Axon from the South West - Existing



③ Axon from the North East - Proposed



② Axon from the North East - Demolition

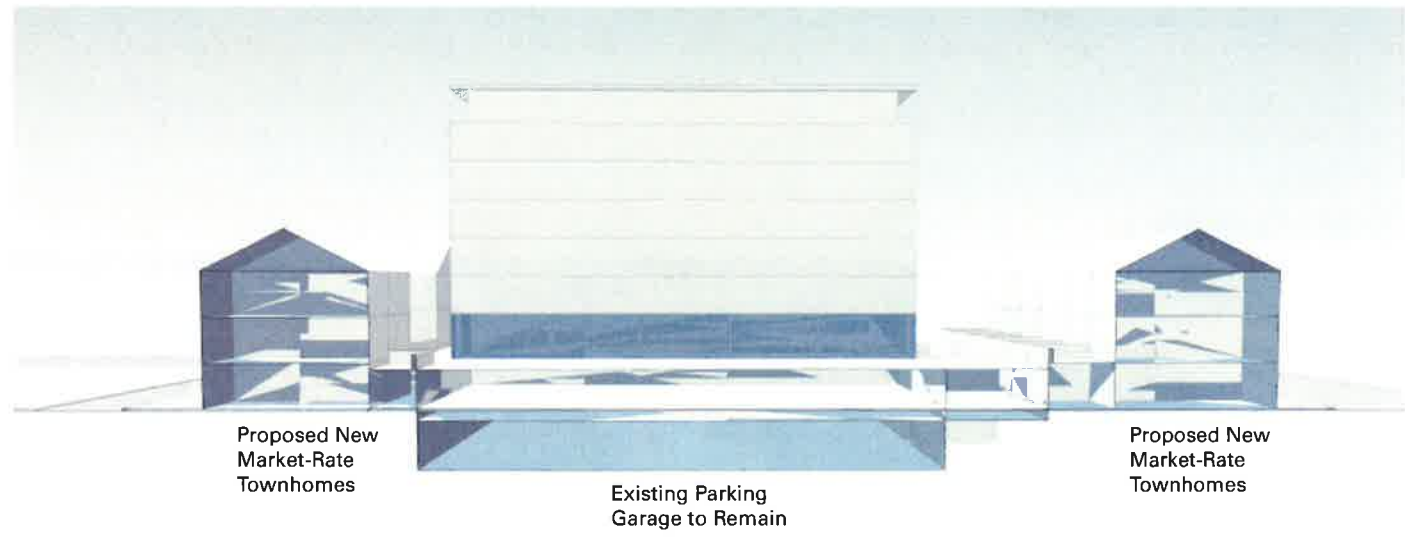


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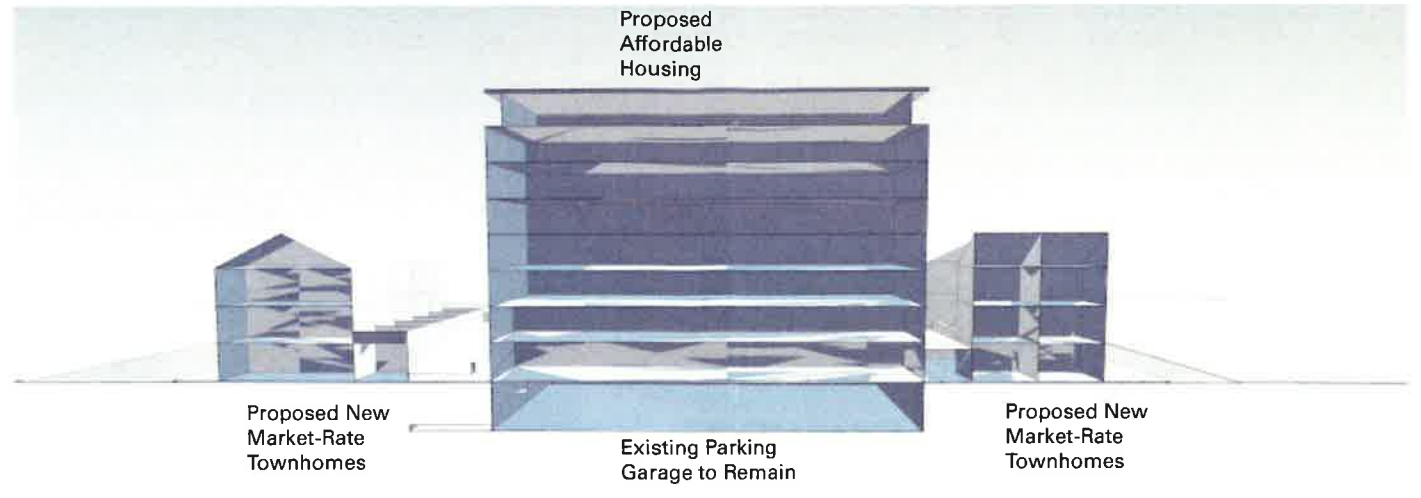
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Arlington, Virginia

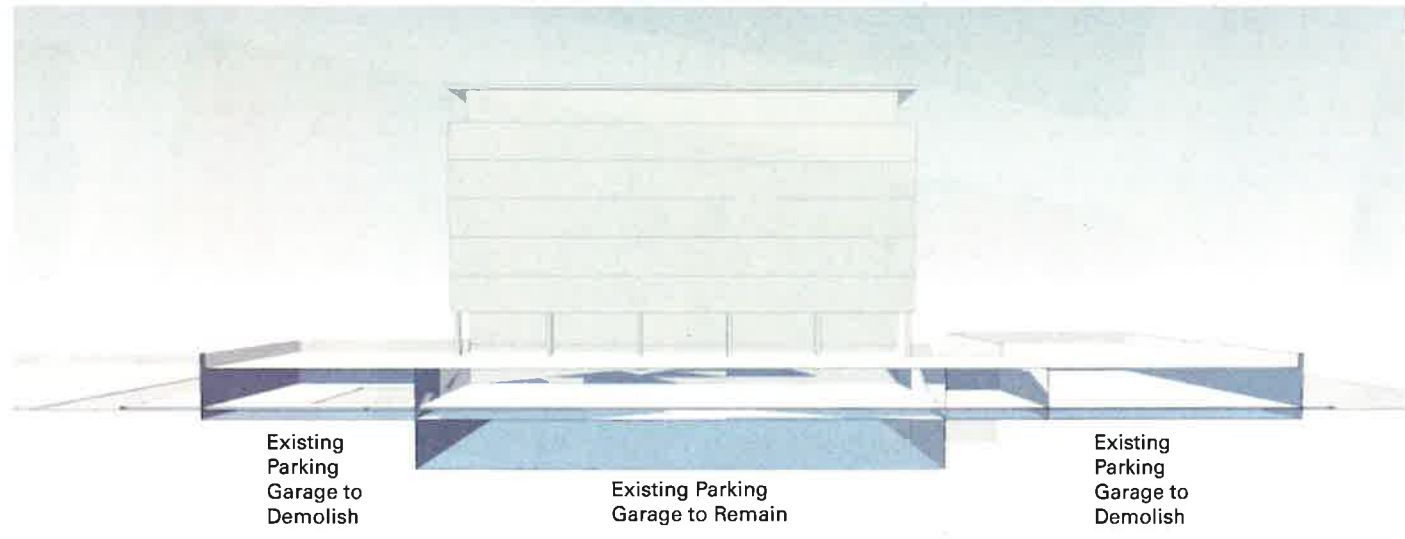
AHC, Inc



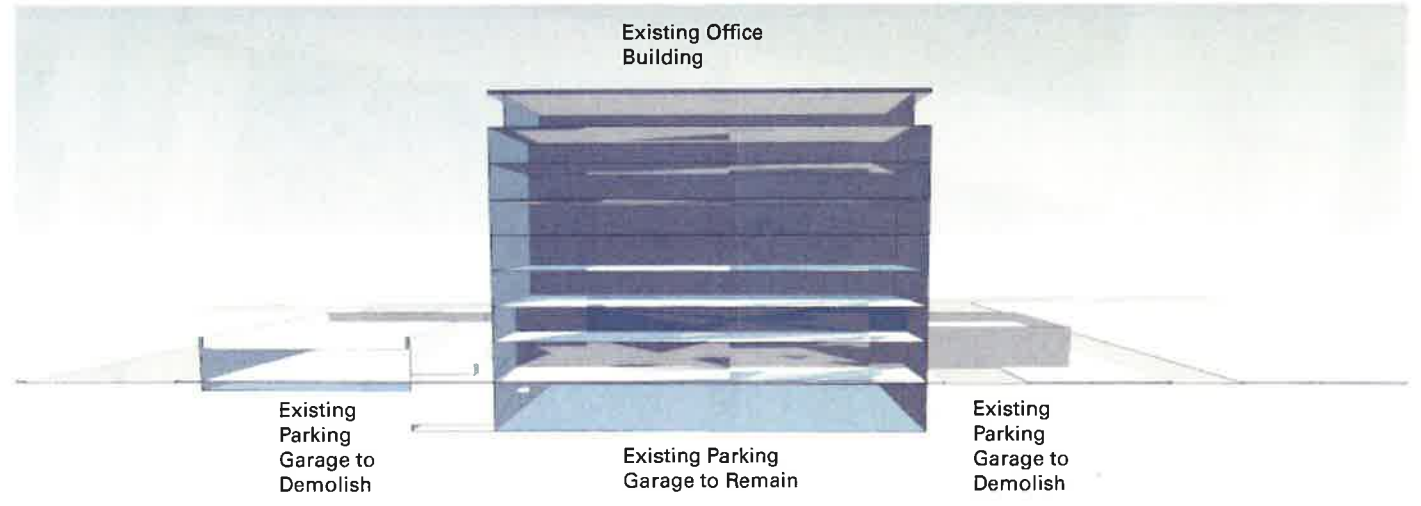
Section B-B Proposed ④



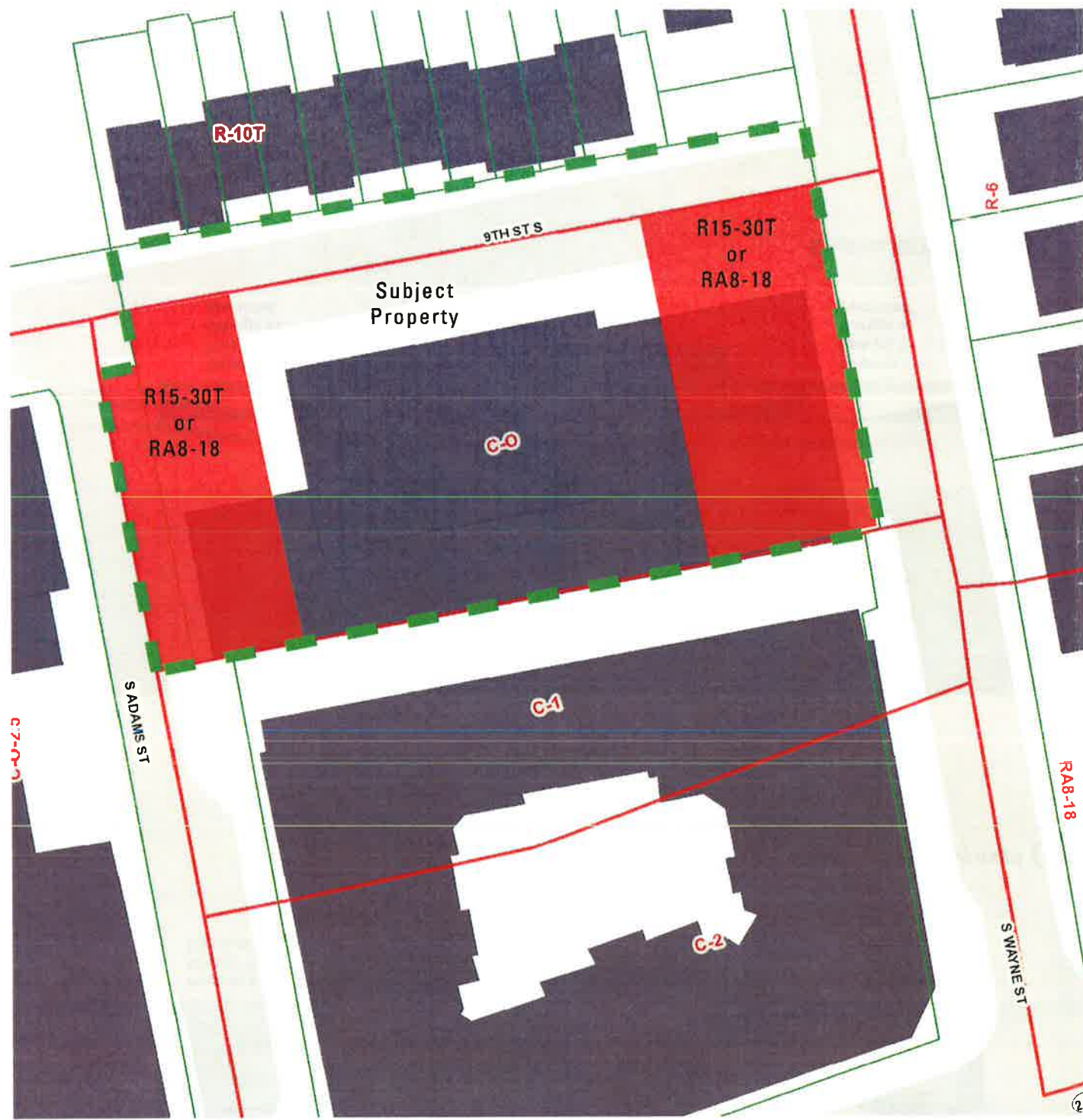
③ Section A-A Proposed



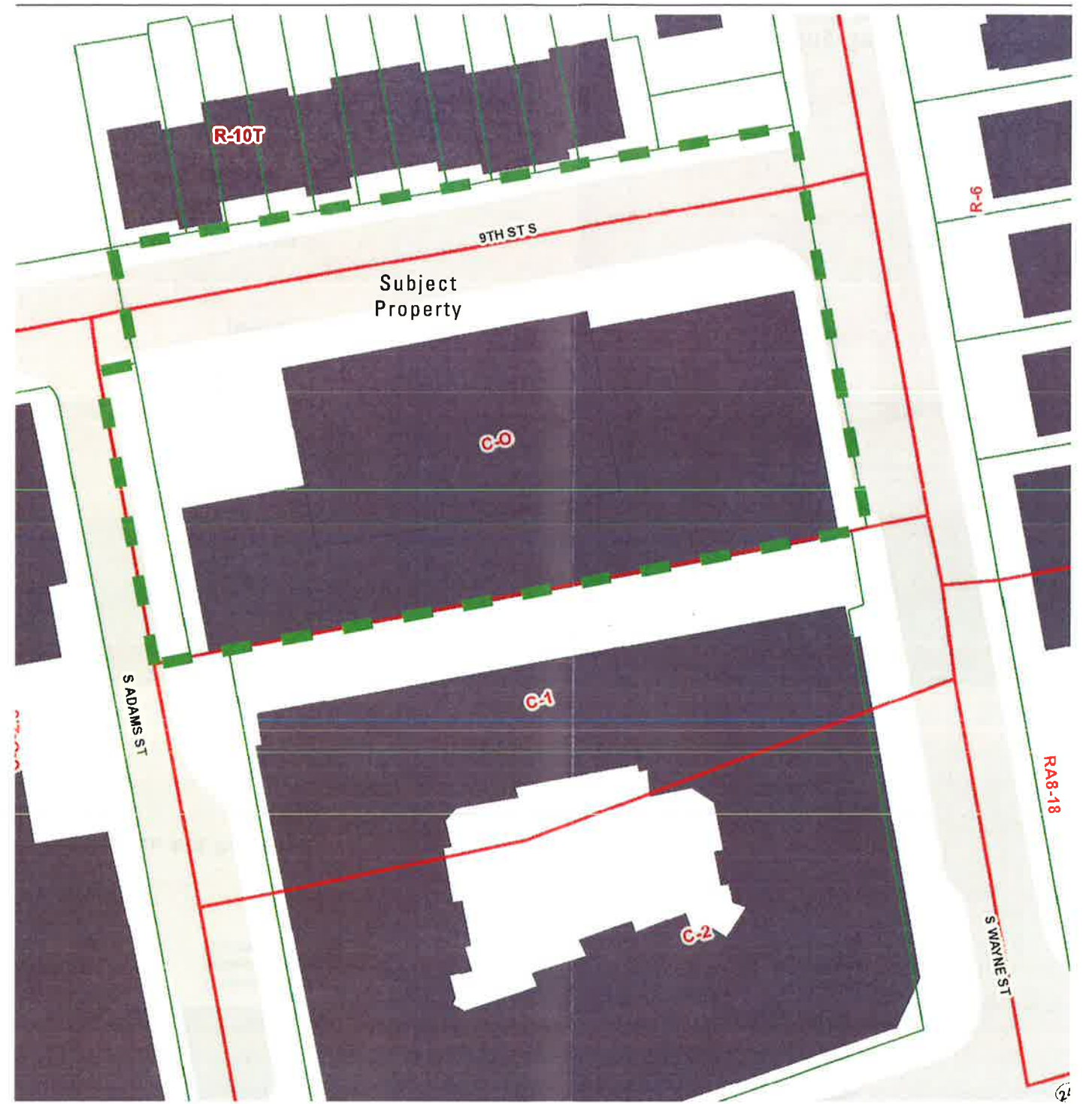
Section B-B Existing ②



① Section A-A Existing



Proposed Zoning ②



① Existing Zoning

2300 9th Street South Redevelopment

Arlington, Virginia

AHC, Inc

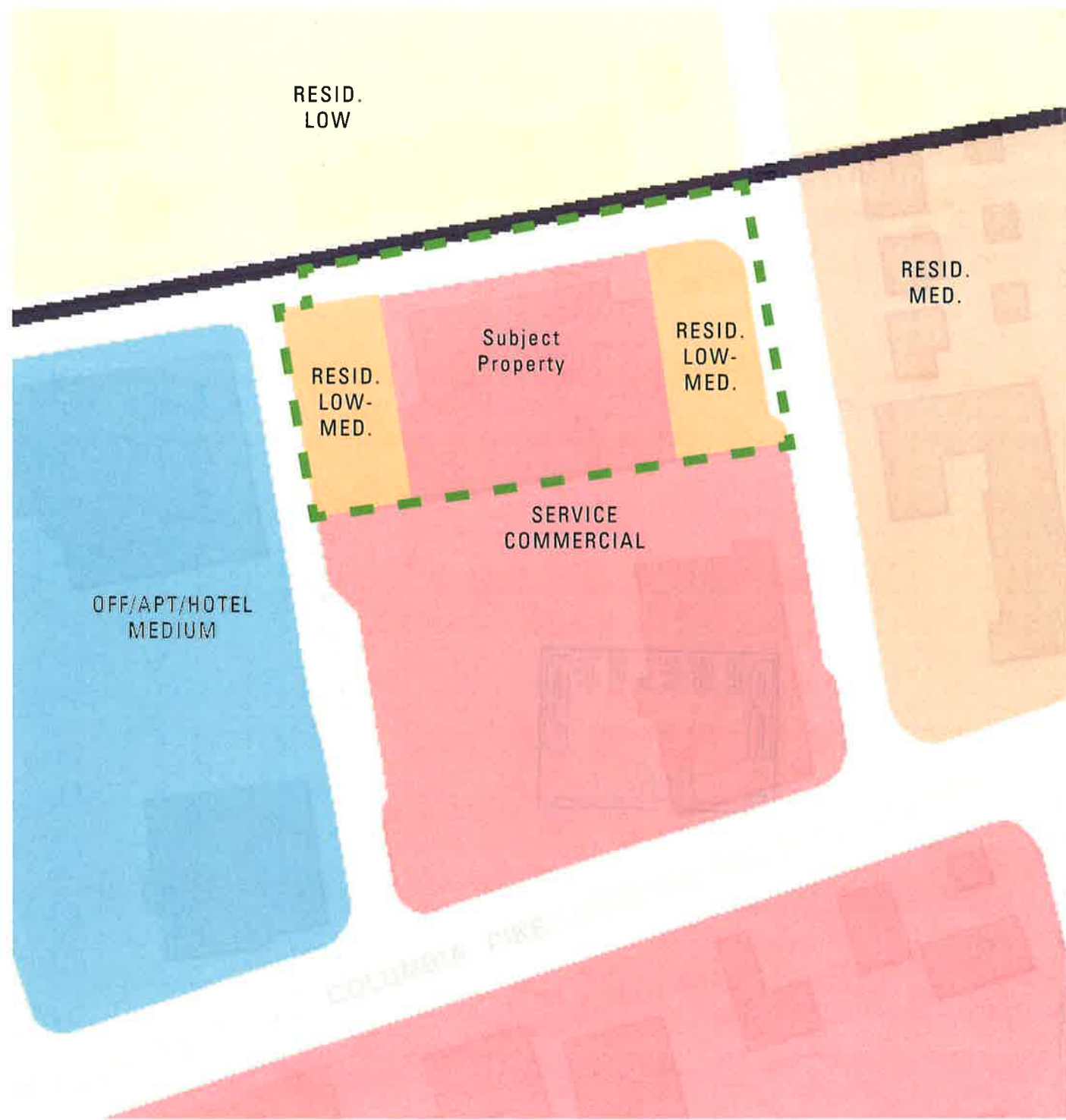


6

Zoning
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Sept. 17, 2015

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Proposed GLUP ②



① Existing GLUP