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**WALSH COLUCCI  
LUBELEY & WALSH PC**

May 6, 2022

**Via Permit Arlington**

Arlova Vonhm  
Acting Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, 10<sup>th</sup> Floor  
Arlington, Virginia 22201

**Re: Statement of Justification  
Request for Commercial Form Based Code Special Exception Use Permit  
Property: 3401 Columbia Pike (RPC ##23-041-007 and -011)  
Owner/Applicant: MCP III Arlington LLC**

Dear Ms. Vonhm,

On behalf of the Applicant, please accept the following as a statement of support for a special exception use permit request for the redevelopment of the Property in conformance with the Columbia Pike Commercial Centers Form Based Code (“FBC”).

By way of background, the Property consists of two parcels of record comprising 63,141 square feet (1.45 acres) of site area on the northwest corner of the intersection of Columbia Pike and S. Glebe Road. The Property is bounded by single family homes in the Alcova Heights neighborhood to the north, S. Glebe Road and the Westmont FBC project to the east, Columbia Pike and the Pike 3400 FBC project to the south, and the Wendy’s drive through, Lincoln Street, and the Gilliam Place FBC project to the west. The existing development on the Property consists of a four-story Bank of America office building with a drive through and surface parking lot constructed in 1972.

The Property is zoned to the C-O Mixed Use zoning district and is designated “Service Commercial” in the County’s General Land Use Plan (“GLUP”). Note 8 of the GLUP designates the Property within the Columbia Pike Special Revitalization District. As such, the Property is eligible to redevelop in accordance with the FBC regulations pursuant to § 11.1 and Appendix A (i.e. the FBC) of the Zoning Ordinance. Note that the Property is currently subject to Site Plan #49 (formerly Z-1859-66-2), which was approved by the County board on February 26, 1969 and

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subsequently amended to permit the existing development. Site Plan #49 will be abandoned with this request for an FBC Use Permit to redevelop the Property.

The Property is located within the FBC Town Center Regulating Plan (“Regulating Plan”). The Property’s S. Glebe and Columbia Pike frontage is identified as “Main Street” frontage, which corresponds to the Main Street Building Envelope Standards (“BES”). The Main Street BES permits up to six stories in height on the Property and various ground floor and upper story uses, including residential and retail uses. The Regulating Plan designates the majority of the Lincoln Street as “Main Street” frontage, with a small portion at the northern end of the street designated as “Local” frontage, corresponding to the Local Street BES.

The Applicant has requested that County staff initiate an amendment to the Regulating Plan to extend the Main Street BES north along the Property’s Lincoln Street frontage to permit a consistent building façade and massing along Lincoln Street. While Section 302.2.e of the FBC permits an extension of the Main Street BES 50 feet north, there would be approximately 57 feet of Local frontage remaining along Lincoln Street. This scenario would result in an unwanted void at the northwest corner of the Property since it is not feasible to utilize the Local Frontage BES. Additionally, the building’s massing would not substantially change with the proposed amendment and would eliminate the potential dead space surrounded by a blank wall that would be required to meet the Local frontage BES. As such, the requested Regulating Plan amendment provides for a more consistent building façade, better aligns with the Main Street BES frontage to the east, and facilitates a design that meets the spirit and intent of the FBC.

The proposed redevelopment consists of a six-story multifamily building containing approximately 250 residential units, ground floor retail and residential lobby and amenity space, and a central community courtyard. The building will contain approximately 287 parking spaces located in 2.5 levels of below grade garage. Access to the parking and loading to the site is located on an alley connected to Lincoln Street, with various pedestrian and transit connections around the perimeter of the site. Note that the existing bus stop along S. Glebe Road will be relocated further to the north as shown in the enclosed plans.

The proposed redevelopment conforms to the FBC and no modifications are requested. This FBC Use Permit request will advance numerous goals the County has set forth in the FBC with a development that will contribute to the creation of a main street atmosphere along Columbia Pike. The proposed building, with its distinct architecture and activating ground floor uses, will implement the County’s vision for a commercial node at the intersection of Columbia Pike and S. Glebe Road.

If you have any questions regarding this information, please do not hesitate to let me know. As always, thank you for your attention to this matter.

Very truly yours,

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



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