

Site Plan Review Committee
Community Engagement Comments and Responses
Marbella Apartments – SP #463

Project Contacts

SPRC Chair

Elizabeth Morton
elizabethmortonpc@gmail.com

County Staff Contact

CPHD Planner
Michael Cullen
703-228-3538
mcullen@arlingtonva.us

DES Planner
Jane S. Kim
703-228-3732
jskim@arlingtonva.us

Applicant Contact

*Arlington Partnership for
Affordable Housing (APAH)*
Charles Sims
703-276-7444
csims@apah.org

*Represented by Venable
LLP*
Kedrick Whitmore
703-905-1514
knwhitmore@venable.com

Site Plan Project Information

Project Name: Marbella Apartments (RPC# 17-033-006, -009, -016, -017)

Items Requested: New Site Plan

Engagement Session: October 4 – October 13, 2021

Review Focus Topics: (All Topics) Land Use and Zoning (including Affordable Housing Commitment); Building Height, Massing, and Architecture; Transportation; Open Space/Landscaping; and Other



Contents

About this Document	1
Responses to Common Topics.....	2
SPRC Member Comments	7
SPRC Comments: Land Use and Zoning.....	7
SPRC Comments: Building Height, Massing, and Architecture	7
SPRC Comments: Transportation	8
SPRC Comments: Open Space and Landscaping	9
SPRC Comments: Other	10
Community Member Comments.....	11

About this Document

This document contains all the comments received as a part of the Site Plan Review Committee’s online engagement for the Marbella Apartments project between October 4 – October 13, 2021. Additionally, the matrix below includes some comments that were directly emailed to staff during the engagement period. The comments are categorized by the topics that were highlighted in this review (Land Use and Zoning, Building Massing and Architecture, Transportation, Open Space/Landscaping) with SPRC member comments appearing first in the document. All comments not pertaining to the above topics are categorized as “Other.” Use the table of contents to easily jump to a particular section, or click on the “Return to Table of Contents” link at the bottom of each page to return to the first page of this document.

Responses to Common Topics

Below are common topics or themes received through the online engagement session that were identified by County staff. The list includes a summary of the topic and responses from County staff and the applicant. Please note that the topics have been summarized in order to provide an overview of the common themes and may not fully capture the concerns expressed by each individual commenter.

- **Land Use and Zoning; Affordable Housing**

- 1. General desire for affordable dwelling units**

Comments related to the proposed affordable housing commitment were positive, with respondents supportive of new units in the neighborhood and the senior housing component of the proposal.

Staff Response: Staff appreciates the feedback on this topic and the general support for achieving the goals of the Affordable Housing Master Plan.

Applicant Response: The Arlington County Affordable Housing Master Plan (AHMP) recognizes that affordable housing is essential to the achievement of the County’s vision for “an inclusive community which welcomes diverse populations, and encourages and empowers persons of all races, ages, ethnicities, religions, genders, sexual orientations, abilities, and incomes to be fully engaged in the community.” (P. 6) Further, the AHMP acknowledges the growing need for affordable senior housing in order to allow current and future Arlington residents to “age in place” and remain in the community. (P. 15) APAH has a proven track record of delivering high-quality affordable housing developments throughout the County (seventeen (17) properties in Arlington in total). The proposed Marbella development will build on this legacy by delivering 561 new committed affordable units (429 multifamily units and 131 senior units) at a mix of affordability levels ranging from 30% - 60% AMI. The proposed unit mix also emphasizes larger 2- and 3-bedroom units, in order to create a wider variety of housing options, in the multifamily buildings.

- **Building Massing and Architecture**

- 2. Additional height and appropriate mitigation**

Comments addressing additional building height were divided, with some respondents suggesting the building scale is not desirable in the neighborhood and others suggesting that the bonus height was appropriate as it provides greater affordable housing in a desirable location.

Staff Response: Staff appreciates the feedback on this topic, and we look forward to discussing the building height further at the first virtual SRPC meeting. It is important to note to purpose of the bonus height provision in ACZO Section 15.5.9, which is to promote low- and moderate-income housing that achieves the goals of the Affordable Housing Master Plan. Please see the staff response

below for additional information on building height and other building mitigation strategies related to transitions to lower density residential properties and areas.

Applicant Response: The additional bonus height and density is necessary in order to justify redevelopment of the existing Marbella Apartments and to create a critical mass of much-needed affordable housing in proximity to the Rosslyn and Courthouse neighborhoods. The Zoning Ordinance allows bonus building height only for developments which are 100% committed affordable, in recognition that affordable housing developments can be difficult to execute without procedural and/or zoning incentives. The Zoning Ordinance states that such bonus height may be considered where the use of topography, landscaping, architectural façade treatments, graduated building heights, increased stepbacks, and other measures result in a project that provides “effective transitions to lower density residential neighborhoods.” (Section 15.5.9). The Applicant’s proposal employs all five (5) of these architectural and massing strategies in order to create a building that relates to the surrounding context and tapers downward to provide height transitions. Based on feedback received from the community and Staff, the Applicant has continued to refine the building massing to provide for better transitions along multiple building frontages, particularly those designated by staff as priority transition frontages. Additional information will be shared during the Site Plan Review Committee process.

3. Building transition to lower density residential

Several respondents stated that the proposed buildings do not effectively transition to adjacent buildings or the neighborhood in general; however, some respondents noted the goal in achieving affordable housing but suggested that the massing under the initial proposal needs to be further mitigated, and greater attention given to the pedestrian level experience.

Staff Response: ACZO Section 15.5.9 states that in order to achieve bonus height under this provision, the site layout and proposed building heights for projects should be designed to establish effective transitions to lower density residential areas using the following mitigation strategies and considerations: site topography, landscaping, architectural façade treatments, graduated building heights, increased setbacks, or other similar measures. To facilitate implementation of these mitigation strategies, we have completed a preliminary building height analysis of the Marbella Apartments project with an area-wide context – resulting in suggested Priority Transition Frontages that we believe call for more intensive use of mitigation strategies identified in Section 15.5.9, prioritizing building separation, setbacks and/or building sculpting along street frontages, and greater landscaping measures. We look forward to discussing these considerations further at the virtual SRPC meeting.

Applicant Response: Please refer to the prior response. The buildings surrounding the application property vary in size and scale, with a significant concentration of multifamily housing, creating a unique context for the consideration of height transitions. The Applicant continues to evaluate design revisions that will result in more effective height transitions to adjacent properties. Specifically, the Applicant is exploring increased building tapering and sculpting, stepbacks, façade treatments, and additional landscaping/buffering at the ground plane. Additional information will be shared during the Site Plan Review Committee process.

- **Transportation**

- 4. Required parking**

Several respondents stated that the proposed parking ratio is too low, and that the number of parking spaces is insufficient for the number of units.

Staff Response: Staff appreciates the robust feedback on the proposed parking ratios. This topic, along with other transportation matters, will be discussed at the second virtual SPRC meeting. While staff will continue to evaluate the parking through the public review process, we note that the site is well-served by multi-modal transportation options including a bus stop and Capital Bikeshare station that will remain post-development, and the site is located within half a mile from both the Rosslyn and Courthouse Metro Stations. The site is located within the Rosslyn-Ballston corridor study area for the Off-Street Parking Guidelines for Multi-Family Residential Projects Approved by Special Exception in the Rosslyn-Ballston and Richmond Highway Metro Corridors (“Residential Parking Guidelines”), approved in 2017, which suggests minimum parking requirements based on housing affordability and distance to Metro. At this location the Residential Parking Guidelines identify a potential minimum parking requirement of 0.4 spaces/unit for market rate development, and a minimum parking requirement of 0.28 spaces/unit for affordable housing projects limited to households earning 60% of the Area Median Income. We have also received results from a parking survey prepared by APAH that indicates both parking availability and utilization for affordable properties in Arlington through October 2021, and by example the existing Marbella Apartments property includes 0.63 parking spaces per unit with approximately 0.32 spaces per unit occupied during the study period.

Applicant Response: The County’s Off-Street Parking Guidelines for Multifamily Residential Projects indicate that an affordable housing development in the Radnor/Fort Myer Heights neighborhood could be approved with parking ratios as low as 0.2 - 0.3 spaces per unit. The Applicant proposes 0.5 spaces per unit, which exceed the recommendations of the Parking Study. The Marbella site is well-served by a variety of multimodal transportation options, and it is within easy walking distance of two (2) Metro stations, multiple bus routes, and bike share stations, which reduces the need for onsite parking. Further, APAH’s experience with comparable affordable housing (and affordable senior housing) developments indicates that lower parking ratios are sufficient to meet resident demand. APAH has compiled data on observed parking demand at its other properties located in the County, and this analysis indicates that the 0.5 spaces/unit ratio is consistent with parking demand at its other properties. This analysis has been shared with the County.

- 5. Parking and loading entrances**

Some respondents questioned the width of the combined parking and loading entrances on N. Queen Street and the configuration of a parking entrance on N. Ode Street.

Staff Response: Staff has also identified the proposed width of the combined parking and loading entrances on N. Queen Street as an issue that deserves further consideration to minimize any impacts to the streetscape and pedestrian experience. Staff will continue to

evaluate this configuration through the public review process. We appreciate all feedback on parking and loading entrance locations, and look forward to discussing this topic at the second virtual SPRC meeting.

Applicant Response: The width of the parking and loading entrances were designed to meet minimum County requirements and to maximize the operational efficiency of the two buildings. However, the Applicant will continue to evaluate the design of the parking/loading entrances in conjunction with its ongoing analysis of building massing and design.

- **Open Space and Landscaping**

- 6. Tree canopy**

- Several respondents expressed disappointment at the loss of mature trees on the site and indicated that new tree plantings should be maximized on-site within the redevelopment.

- Staff Response: Staff appreciates the feedback on this topic which, along with other open space and landscaping matters, will be discussed at the second virtual SPRC meeting. Staff will work with the applicant to explore biophilic elements and maximize potential for on-site tree replacement and, where possible, tree preservation.

- Applicant Response: The Applicant recognizes the importance of tree canopy to the neighborhood and project site. There are several existing mature trees which are unlikely to survive the construction process, due to poor health and/or proximity to the limits of disturbance. However, the Applicant will continue to work with the Urban Forester and County Landscape Staff to identify opportunities for tree preservation and new replacement plantings. Further, the Applicant will comply with Chesapeake Bay Preservation Ordinance and County policy guidance for tree replacement.

- **Other**

- 7. General desire for increased building sustainability**

- Some respondents inquired about green building commitments and energy efficiency, including ENERGY STAR score and availability of EV parking spaces.

- Staff Response: Staff appreciates the feedback on this topic which will be discussed at the second virtual SPRC meeting as part of the community benefits for the project. Currently, the building is proposed to be designed to achieve an Earthcraft “Gold” certification and design drawings indicate rooftop solar arrays are proposed. For additional details, see the applicant response below.

Applicant Response: The Applicant shares the County's goals of creating sustainable and energy-efficient developments. The proposed development has been designed to achieve Earthcraft Gold certification as well as Energy Star MFHR certification. Both buildings will incorporate rooftop PV panels and electric car charging stations. Additional information on the sustainability features of the development will be shared during the SPRC process.

SPRC Member Comments

SPRC Comments: Land Use and Zoning (Affordable Housing)

Number	Name	Connection to Project	Comments
SPRC-LZ-1	Alice Hogan	Other Arlington County Board, Commission, or Committee member	Excellent use of land and new zoning flexibility; Assure good taper to 6 townhouses to north; examine transit to both buildings, especially for seniors/mobility challenged; great open spaces; use native plantings; incredible building(s) to provide affordable living in North Arlington

SPRC Comments: Building Massing and Architecture

Number	Name	Connection to Project	Comments
SPRC-BA-1	Mark Obradovich	Site Plan Review Committee member for this project	This project will completely destroy the view by those living at 1221 and 1245 N. Pierce Street. I purchased in this location because I was under the impression that the maximum height for buildings was 5 stories. A 12 story residential building is NOT WANTED IN THIS AREA!
SPRC-BA-2	Elizabeth Gearin	Site Plan Review Committee member for this project (PC)	With regard to design - will there be historic references to the existing garden style apartments (as was done for Queens Court, for example)? Can we please see renderings of the buildings within the overall neighborhood context, rather than the relatively close-up views? How will these look from different viewpoints?
SPRC-BA-3	Jim Lantelme	Site Plan Review Committee member for this project (PC)	I'm pleased to see that the county's density incentives for affordable housing are working. The added heights are appropriate in this neighborhood given the topography and surrounding buildings. I want to know whether the buildings would be visible from the National Mall or if they are screened by the Prospect House. The architecture is of similar quality to the newer market-rate buildings nearby so there isn't a disparity between economic classes. I particularly like the angled columns on the one building. It's a distinctive architectural feature that will make it recognizable.
SPRC-BA-4	Alistair Watson	Other Arlington County Board, Commission, or Committee member	<ul style="list-style-type: none"> * This site is an ideal place to demonstrate the new bonus height provision of the zoning ordinance that allows up to an additional 60 feet for 100% committed affordable housing properties in multi-family zones. * The new taller structures are surrounded by other existing Marbella buildings, other mid- to high-rise multifamily, and all within the RA-6-15 zoning district not bordering any lower density residential zoning districts. * The townhomes to the north of the property are located within the same RA-6-15 multi-family district, which has a by-right height maximum of 60 feet or 6 stories, and thus should not be considered a low-density residential neighborhood for these purposes. * The site is located within the R-B metro corridor (1/2 mile to both Rosslyn and Court House metros) and is therefore subject to the updated 2017 off-street multifamily residential parking guidelines. * APAH is proposing a further reduced minimum parking level of 0.5 spaces per unit, exceeding both the guidelines and the recent American Legion affordable housing property. * This 100% affordable building will meet the public purpose of increasing affordable units in North Arlington, located near transit, creating housing for seniors, providing housing at lower AMI's, and building green buildings.
SPRC-BA-5	Leonardo Sarli	Site Plan Review Committee member for this project (PC)	<p>Housing is always welcome in Arlington county. In particular, high(er) density for the inherent environmental benefit. That this is an affordable project makes it all the more commendable. The design team is proposing a varied palette of materials. Using unique treatments for areas that warrant celebrating, such as the patina facade color on the NW corner of site "A."</p> <p>Regarding massing or architecture, the notion of using color, facade treatments, and even landscaping as tools for implementing "effective transition" is not entirely adequate. Massing and setbacks are essentially the only</p>

			<p>real arrows in that quiver. With most setbacks occurring at or above the 10th level, it is safe to assume that the priority is to maximize floor plate area on this project. The triangular shard at the NW corner of building A is the exception, which helps mitigate the steep topography. The other two-level blocks are (primarily) internal to the project and don't address the neighbors/transition.</p> <p>The idea of "connection" between the two courtyards via the angled columns seems to fall short. Page 34 illustrates how the columns create a substantial visual and spatial barrier. It is not clear why this is important, it seems both sites operate independently well enough, and the proximity suffices to provide any desired association the applicant might have.</p> <p>I appreciate the intent to provide plenty of fenestration. However, glass has negligible insulation value, and the more glass, the more energy is needed for heating & cooling. If I recall correctly, between 25% to 35% glazing for a facade is the sweet spot for natural light.</p> <p>Finally, the material selection seems quite tasteful and appropriate for this project. If anything, I would err on the side of "less is more" concerning varieties, although the current material palette is quite lovely. In addition, brick is rather pervasive in this area, so it is appropriate to use it in the building.</p> <p>Thanks, and I look forward to learning more about this project.</p>
SPRC-BA-6	Ian Blackwell	Site Plan Review Committee member for this project (PAC)	<p>-I'll give my support to the different tones of brick used. This creates some visual interest and offers a different look than the increasingly common all glass buildings coming online in the R-B Corridor. The brick also offers a connection to surrounding sites.</p> <p>- Acknowledging that I'm providing criticism without a proposed solution, however, the at-grade visuals from the pedestrian experience still gives the impression of great massing and "blocky" appearance. I think there could be some more design work to make the transition to the lower rise in the neighborhood smoother. I'll caveat that I'm not sure its necessarily bad, as there are many high rises on the north side of Arlington Blvd now, but raising the point for consideration.</p>
SPRC-BA-7	Elizabeth Morton	Site Plan Review Committee member for this project (PC)	<p>Thanks to applicant and staff for the detailed presentations. I am looking forward to a great addition to our affordable housing stock and to the multigenerational opportunities.</p> <p>Building Height and Massing: I do not yet think the project is successful in achieving the "effective transitions" called for in the zoning ordinance. The relationship between Buildings A & B, and their engagement with Pierce St., is well articulated, but the project should consider neighbors and pedestrians on Queen and Ode as well. The stepback by Lisa Courts is too slight. Queen is likely to see lots of pedestrian activity with folks crossing the bridge and it would be important to have a high quality pedestrian experience here. I would like to see the applicant provide views of the new project from the vantage point of Lisa Courts and Westmoreland Condominiums. I also look forward to seeing the supplemental staff analysis regarding effective transitions.</p>
SPRC-BA-8	Celia Carpenter	Site Plan Review Committee member for this project	See attached letter under "Project Design"

SPRC Comments: Transportation

Number	Name	Connection to Project	Comments
SPRC-T-1	Elizabeth Gearin	Site Plan Review Committee member for	Thank you for the opportunity to review this application and share comments. I expect some of this information will be addressed in the SPRC meetings. With regard to parking, I'd like to know more about the proposed parking

		this project (PC)	ratio at 0.5spaces/unit, given proximity to metro this seems high. Is parking underground, does it include EV charging stations including some quick-charging stations, and is the parking fungible so that it could be configured from say parking spaces for units to parking spaces for providers of services should the demand in practice shift?
SPRC-T-2	Jim Lantelme	Site Plan Review Committee member for this project (PC)	An additional CaBi station may be needed and I'd like to know what bike facilities are planned for each building. The pedestrian ways are good and needed given the lengths of these blocks up from Arlington Blvd. i want to know if they will be public easments, be obvious and how they will be lighted and maintained.
SPRC-T-3	Mark Obradovich	Site Plan Review Committee member for this project (PAC)	A 12 story building would significantly impact a lot of local residents in their units getting natural light in, particularly those at the Flats at Pierce Court. Additionally, how does the county intend to add street infrastructure and width to accommodate an additional possible 1000-1500 residents in the immediate area?
SPRC-T-4	Chris Slatt	Other Arlington County Board, Commission, or Committee member	<ol style="list-style-type: none"> 1. I support the parking ratio and find it appropriate for the site. 2. It is great to see a 100% committed affordable project and the project review should recognize the difficulty in achieving such an outcome & avoid adding additional requirements that could endanger that outcome. 3. It's great to see the 2 new pedestrian paths improving circulation through the project / neighborhood. Ode, Pierce and Queen are needlessly disconnected in their current state. Will they be dedicated to the County or covered by a public access easement? 4. The height & massing are appropriate. The applicant has done an admirable job landscaping & stepping back from the neighbors.
SPRC-T-5	Ian Blackwell	Site Plan Review Committee member for this project (PAC)	<p>-I see that the proposed sidewalks around the property are 6 feet width, is there possibility to expand that? Given the location to metro stations and the increase of occupants on the property and presumed foot traffic, 6 feet is quite narrow next to the roads that will also have increased use.</p> <p>-I will give my support to the creation of the new pedestrian walkways through the site. I think this will be a benefit for circulation to the nearby park and a connection to Queen Street which leads over Arlington Blvd and connects via sidewalk to Courthouse metro.</p> <p>- On the phase 2 building, is it possible to separate the parking and loading entrances so as not to have a double curb cut in one location?</p>
SPRC-T-6	Elizabeth Morton	Site Plan Review Committee member for this project (PC)	Transportation: I support a relatively low parking ratio but during the next SPRC meeting would like to see additional analysis of likely parking demand compared with other APAH projects.

SPRC Comments: Open Space and Landscaping

Number	Name	Connection to Project	Comments
SPRC-OS-1	Jim Lantelme	Site Plan Review Committee member for this project (PC)	I'm sorry to see all the trees go and so I expect that they will be replaced and more added. I want to know more details for the landscaping plan. Having the A Site courtyard open onto the street is good. I want to know how the parking ratio was arrived at and what is the ratio for the current buildings?
SPRC-OS-2	David Howell	Site Plan Review Committee member for this project (PRC)	<p>The topography of the two sites is relevant not only to the two proposed structures, but also to the surrounding residences and public spaces, particularly given the proximity of several other sites slated for renovation but not part of this development. Some of this has been discussed in the presentations (staff and applicant). The walking tour should help provide a better sense of the value and impact of those building design adjustments to the site. In general, the type of adjustments, as well as the basic architecture, are positive elements for the project. At this stage my comments are primarily in the form of questions. Most relate to topics typically falling later in the engagement schedule. They are raised here to preview specific concerns and preview future topics.</p> <p>1) The applicant states that it will seek an Earthcraft Gold standard. What features will be offered in pursuit of</p>

			<p>that?</p> <p>2) The slides note that the applicant will seek at least 2 priority credits under the GBIP. Which areas and what features will be proposed for those credits?</p> <p>3) The architecture discussion in the applicant presentation notes the importance of glass for residences. Will the fenestration plan include bird-friendly glass? To what extent will that be incorporated into the design?</p> <p>4) The presentations introduce the idea of meaningful indoor and outdoor spaces. What is meant by "meaningful." Size, location, biophilic design, particular features, connections between features are important aspects for the outdoor, and indoor, spaces in which many residents will spend significant portions of their day.</p> <p>5) Presentations raise the issue of current tree canopy and future tree planting. Protection and retention of current trees is valuable where possible. For replacements, generous tree pits and selection of native trees and other vegetation are critical to allow any landscape plan to succeed and to avoid years--even decades--of unattractive and biophilically inert open spaces. We are looking forward to a robust landscape plan as part of a future meeting.</p>
SPRC-OS-3	Ian Blackwell	Site Plan Review Committee member for this project (PAC)	<p>-Is there plans to increase tree canopy coverage on the site? Via the renderings, it appears there is opportunity to increase coverage from current state. This area south of Arlington Blvd tends to have less coverage than neighborhoods north, there could be an opportunity to increase coverage.</p> <p>-On the applicant presentation it appears (on slide 32) that there is still some surface parking. How many spaces are expected? Or is this just a short-term drop off site?</p>
SPRC-OS-4	Elizabeth Morton	Site Plan Review Committee member for this project (PC)	<p>Open Space: The project courtyards are nice, but like the tapering are largely inwardly focused. Is it possible to provide increased buffering and open space between the perimeter of the buildings and its neighbors? I hope the project can retain at least the same amount of tree coverage as the existing Radnor/Ft Myer Heights coverage (17%)</p>

SPRC Comments: Other

Number	Name	Connection to Project	Comments
SPRC-O-1	Elizabeth Gearin	Site Plan Review Committee member for this project (PC)	<p>Please say more about any relocation plan for existing residents of the Marbella Garden Apts, including timing for these residents. Given the proposed taller buildings, please share outcomes of studies of wind and shade on surrounding areas. Somewhat relatedly, please share more about how this building and site design will address County priorities of equity, biophilia, and adherence to our CEP and related long-term resiliency goals - how are we ensuring this project provides regular opportunities for residents to engage with nature, for example? What is the current standard lifetime for affordability of units?</p>
	Stephen D'Alessio	Site Plan Review Committee member for this project (C2E2)	<p>-What is the planned energy efficiency for the complex as measured in percentage over ASHREA, HERS index, or Energy Star score? The worksheet included considerable detail of the features that go into overall energy efficiency but no cumulative impact assessment.</p> <p>-Will the complex be all-electric or, if natural gas systems are planned, does the developer have a pathway to fully electrifying the building? Key criteria for a building to be carbon neutral (or carbon-neutral ready) is to eliminate onsite use of fossil fuels, primarily natural gas, for heating, hot water, cooking, and dryers.</p> <p>-What portion of parking spaces will have EV charging or have the necessary wiring to be EV-ready?</p> <p>-What are the specific plans for solar panels?</p>
	Celia Carpenter	Site Plan Review Committee member for this project	<p>See attached letter under "Property Management" and "Construction"</p>

Community Member Comments

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
CM-1	Jane Green	Community member or neighbor	X					The Marbella project is a fantastic opportunity to bring much needed affordable housing to the Rosslyn-Ballston corridor. This site plan is an excellent example of using the new zoning tools that allow additional height for 100% affordable projects, with the result being 489 net-new units. This project will serve not only the residents of the property, but the entire community.
CM-2	Bradley Harmon	Community member or neighbor	X					The use of the bonus density tool and the number of affordable units this project will create is fantastic for the community, and I strongly urge the county to allow the project to be as large as possible. Ensuring more affordable housing in transit-dense areas like this one is vital to our community, and this is a fantastic project in that regard.
CM-3		Other Arlington County Board, Commission, or Committee member		X				I appreciate the color palette from N. Queen street but am dissapointed at the lack of quality, thought, and design of the facade from all angles. Too blocky, not uniform enough, and does not evoke a sense of place.
CM-4		Other: Frequent user of Potomac Avenue	X					Hello Staff. This project seems like a no brainer. It looks nice, is by a reliable non-profit and will add a lot of affordable housing to Arlington. The one bit of feedback I have is not for the building itself, but for the area. Please add a pedestrian bridge on Pierce St. This neighborhood is very cut off by the highway to the north of it. Most people have no choice but to own a car to get around. If we gave them easier access to the metro, it would encourage walking, biking and metro-ing.
CM-5		Community member or neighbor		X				I do not believe this project properly transitions down to the scale of the Westmoreland Terrace condos on N. Ode St. Putting the garage entry on N. Ode St. is really going to clog up the dead end street.
CM-6	Susan Rodgers	Community member or neighbor					X	I would like to know the current population of the area in question, and the projected population after the new structures are built. 2. Do you have statistics on the effect of home valuation fluctuations in affordable housing areas? 3. Are there other similar properties we can see to know how the property will be landscaped and maintained by your company after years have passed?
CM-7		Community member or neighbor	X		X			I am very glad to have more affordable housing options added to the County and the neighborhood. With the additional parking spaces, is there considering being made for traffic flow? The traffic in the neighborhood is already fairly high, especially by the Quarterdeck restaurant with the blind

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								intersections at 12th and Queen and 12th and Pierce. Would it be possible to add car access between Pierce and Arlington Boulevard to reduce the congestion by Quarterdeck?
CM-8	Dan Alban	Community member or neighbor	X					I write in support of this project and the nearly 500 net new affordable housing units it will bring to Arlington. There is a terrible housing shortage in the DMV generally, and in Arlington in particular, and we desperately need more housing to meet demand and keep prices reasonable for low & middle income families. The density of this project is also laudable - this will be a very efficient use of space to create ~500 new housing units. I also write in support of APAH's request for an additional 60' of height, as is now permitted for 100% affordable buildings such as this in "RA" zoning districts. The location is also ideally suited for affordable housing of this density - it is walking distance from the Clarendon/Wilson Blvd corridor and from both bus and Metro transit stops. This project is an excellent use of land to meet the needs of Arlington's current and future residents.
CM-9	Christopher Scott	Community member or neighbor	X					As a ten year resident of Rosslyn, I am very supportive of this project. We should be making housing near DC and in walkable/transit accessible neighborhoods available to as many people as possible, which requires more density.
CM-10		Community member or neighbor		X				I would like to say I fully support this project. I've been very happy with the way APAH has implemented it. I know many are upset about the height of the building, but I personally believe that this kind of change is inevitable and I am very happy it is with APAH and not a large firm looking to maximize profit.
CM-11		Community member or neighbor	X	X				The project's size and proximity to single family homes is inappropriate in multiple respects. I support APAH but the County is not paying respect to the nearest neighbors by allowing this development, similar to prior developments.
CM-12		Community member or neighbor	X		X			This is an excellent project and much needed in Arlington. These affordable units have close access to public transportation and jobs. The use of bonus density to support affordable housing is a great tool for the county to ensure as many Arlington residents benefit from this project as possible. I live down the street in 22201 and enthusiastically support this project.
CM-13		Community member or neighbor	X	X	X			I favor greater density, but not in the form of buildings that are so large they dwarf the buildings surrounding them, significantly reduce their neighbors' access to light and sky, and dominate the skyline in neighborhoods that are not commercial centers. Are these buildings massive enough to have these consequences? If so, they are too large for their setting. Also important for planning purposes: The frontage roads and bridges that manage traffic on and off Route 50 through Rosslyn are already overtaxed. If projects are improved which add significant population to Ft Myer Heights, both road improvements (including improvements for pedestrians and bicycles) and greater bus connectivity will

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								be very important.
CM-14		Community member or neighbor		X				The buildings proposed by this site plan are wildly out of proportion with the existing neighborhood. In fact, they are 70 feet higher than the maximum zoned by-right 60 feet due to the change (Section 15.5.9) that was quietly pushed through during the pandemic with only a cursory notice in the Washington Times (which no one in Arlington reads) to notify the neighborhood. The proposal to build 12 stories from the top of the hill ensures that the building on site B will loom over the rest of the neighborhood like a middle finger. The minimal setbacks and token graduated building heights are not enough to make these towers blend into the neighborhood.
CM-15		Community member or neighbor					X	The comments box on this feedback form is a single line of text. I couldn't imagine trying to submit something noteworthy in this single line of text. The feedback you receive is going to be limited because of it. Can I even continue typing in this single line of text? It appears so. I wonder what it will look like once it's received.
CM-16	Stephen Repetski	Community member or neighbor	X		X			Hello! First off, thank you for this project. We are in dire need of more housing, especially for those for whom it's unaffordable/hard to afford. The more units, the better. i am always in favor of less parking; a .5 parking ratio is a great start, but reducing even further (esp on the non-multigenerational building) would be great. In addition, Rhodes/Queen St is an important bike connection up and down to Courthouse, so ensuring safety of those on bike in that corridor is important. To that end, please ensure any loading/parking activities have sightlines needed to keep bicyclists and those driving to the development safe. Restriping Queen to add, if not a bike lane, sharrows markings, would be a good addition. Given the elevation change, please also ensure the design of the building follows accessible design standards so those walking, using wheelchairs, etc. have the same level of access as those unassisted. Last, open green space where possible is great; bioswales where tree planters might be would be a plus and help not only with runoff but add additional planting area to the development. Again, thanks!
CM-17	Kyungmin Kim	Other Arlington County Board, Commission, or Committee member		X				<p>1. It is unfair to allow extra building height just because the building will supply affordable housing. Building height restrictions exist to prevent excessive density, which can lead to negative outcomes. Thus all residential buildings should be subject to the same restriction, whether they are market-rate or affordably priced.</p> <p>2. With the recent completion of the Queen's Court, adding additional affordable housing units to the area is extremely unfair to other residents in the area and to the children that attend the neighborhood school. The burden of hosting affordable housing should be fairly distributed across the</p>

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								<p>county.</p> <p>3. The project only benefits those who will take advantage of the subsidized rent. The county has to be honest about this at least and should stop telling people that creating affordable housing units is by itself a benefit to nearby residents. How is it beneficial? How are the neighbors being compensated? As far as I know, there is none.</p>
CM-18	Trevor Pittas	Community member or neighbor		X				<p>I DISAPPROVE of the 12 story height as this is a violation of code and would directly effect the sunlight and value to my home.</p> <p>What is the plan in terms of street infrastructure to provide for the extra 1,000-1,500 units?</p>
CM-19		Community member or neighbor		X			X	<p>I previously have expressed strong objection to the bonus height to this redevelopment plan and I still oppose the proposal.</p> <p>(1) Adding additional height will inevitably burden the neighborhood school. The neighborhood in which this property is located is already suffering from side effects of frequent redevelopment such as traffic, noise, and parking. Affordable housing is the factor that has the biggest impact on the students' increase. The neighborhood already houses several affordable housings nearby. One of them, among many, is the recently developed high density property, Queens' Court, which supplied 241 affordable units. Adding another 350 units will not only overcrowd the school, but will burden the school resource with the concentration of poverty. More equitable geographic distribution of affordable housing location is needed. No bonus height should be allowed.</p> <p>(2) There is historical preservation aspect that is being conveniently ignored in this proposal. Marbella apartment is listed as a "notable" property in the county's historic preservation program. What is the use of this program if this is so easily ignored? How would the county justify the existence of other properties that are currently blocked for development because of the program?</p>
CM-20	Benjamin Larson	Community member or neighbor		X	X	X		<p>Thank you for the opportunity to comment. I would like to focus on the following three areas:</p> <p>-Building height: As noted by the Staff lead, the topology of this site varies around the local neighborhood, with the proposed Building 1 sitting at the top of the hillside. The comparison of the proposed 12-story building would completely alter the feel of the entire community, towering over to the existing Westmoreland Terrace building (on Ode St). Note that the elevation map provided by the county makes it appear that they are on the same ground elevation. However, the Westmoreland</p>

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								<p>Terrace is downhill of the proposed site and under this proposal the top level of the Westmoreland Terrace building may just reach the first floor of this proposed 12-story building. A 12-story building height at the top of the hill will tower over Ode St., changing the current “garden style” neighborhood into the feel of living in the heart of Rosslyn. How would any given member of the Board feel if a 12-story building was built at 20 feet of elevation above your garden style condo? The county should not approve of exceptions to the height ordinance when the additional height would change the entire nature of the immediate community.</p> <p>-Parking and traffic: The Staff lead notes that the proposal includes around a 0.5 ratio of parking spots per unit. Even if the final plans are just 0.5 parking spots per unit, that is still potentially 250 new vehicles, hundreds of daily Uber/Lyft rides, and multiple delivery drivers entering these buildings. It is especially concerning that the proposed site plan creates a new entrance to Building 1 from N Ode Street – an entrance to this property that does not currently exist. N Ode Street is already crowded with parked cars. It neither has the capacity to take on more traffic safely, nor does the neighborhood have the capacity to lose its very limited street parking. Instead of forcing all of this new traffic into current residential streets, the County should require the new construction to link Pierce St to the Arlington Blvd service road running between Highway 50 and Fort Myer Heights park. This change will improve pedestrian safety, buffer against the already significant impact to local residential streets, and better align with the County’s “vision zero” initiative.</p> <p>-Tree canopy: According to the County’s website, “the tree canopy is highly valued by both the residents and the County staff”. The project has not made any commitment to improving the existing tree canopy, and of great concern is the impact of the proposal to make an exception to the 6-story maximum height requirements to construct a building that is double that height. At the proposed 12-stories, the building will pose a significant threat to the extensive tree canopy that exists downhill of the building (e.g., in the historic Westmoreland Terrace community). A 12-story building is almost sure to block significant sunlight, causing stress to one of Arlington’s most impressive and extensive tree canopy areas. The County should not allow exceptions to the building height requirements when such exceptions threaten not on the immediate tree canopy, but also the surrounding tree canopy. The loss of not only the mature trees around the immediate site but also the imminent threat to the extensive surrounding tree canopy is not aligned with the County’s effort to combat climate change and suggests that the County is selling our tree canopy out to high-rise developments.</p> <p>In sum, we are strongly opposed to the proposal to exceed the 6-story height limit, particularly in regards to the building that sits on top of the hill, as well as adding an entrance to that building from N</p>

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								Ode Street. These two aspects of the proposal will result in a significant negative impact on the immediate community, blocking natural light from their windows, threatening the tree canopy, and drastically increasing traffic on a small residential side street. We are supportive of the proposal to redevelop the site as it exists – with the current traffic patterns, and current building heights. Fort Meyer Heights is not Rosslyn – it lies outside of the high rises of the business district, and constructing anything higher than 6 stories will destroy its residential ambiance. Thank you for considering the full impacts of this project to the local community, and considering how the County can expand affordable housing without such drastic impacts to other priorities, like maintaining the residential feel of residential areas and preserving the tree canopy.
CM-21	Patricia Findikoglu	Community member or neighbor	X	X	X	X		These two new buildings will play in an important role in reaching the goals set in Arlington's Affordable Housing Master Plan. New affordable units are sorely needed. It is especially good to see that a number of units will be devoted to seniors, as projections show growth in this segment of the population. There is much to like about this plan: Location near public transportation, space for wrap around services, graduated building heights. I appreciate the details of the landscaping and urge the use of native plants and trees.
CM-22	Burke Kappler	Community member or neighbor	X					I'm an Arlington resident and I wish to express my support for this project. for several reasons, including: (1) The plan furthers the goals of the Affordable Housing Master Plan; (2) The site includes a substantial number of affordable units, with units set aside for seniors, one of the fastest growing groups in the county; (3) The site is in North Arlington; (4) It's a great site near metro and bus routes and scenic views; (5) The buildings include spaces for wraparound services. All in all, this is a very well-thought out plan. More importantly, as a 20-year county resident, I want to express my support for affordable housing in Arlington generally. I know this is controversial but I'm greatly concerned that Arlington is becoming effectively an economically-gated community where only the affluent can afford to live, at risk of losing the vibrancy and diversity that makes the County attractive in the first place. And while some may say they oppose such development because they oppose increased density and "don't want to live in Manhattan," my response is that I favor increased density and diversity and don't want to live in McLean. I strongly support this project. -It's a well thought out great plan! -*In a personal sentence or two, tell a personal story around Affordable Housing.
CM-23	Ann Ulmschneider	Community member or neighbor	X					I fully support this plan for 100% affordable housing units in north Arlington. We need options for people who cannot afford luxury apartments and condos, and we need them throughout the county not only in the south where they are concentrated now. We also need more housing for seniors, a

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								growing demographic.' This appears to be well-designed, with consideration for green space.
CM-24	David McTaggart	Community member or neighbor	X					-The plan furthers the goals of the Affordable Housing Master Plan. -The site includes units for seniors, one of the fastest growing groups in the county. -The buildings include spaces for wraparound services. -It's a well thought out great plan for Arlington
CM-25	Charles Moran	Community member or neighbor	X					We need mid-rise (and high-rise) buildings to address our residential needs. This is a step in the right direction, and APAH is a proven organization in addressing our housing needs. Arlington must be committed to addressing the housing needs of low-income, and non-income, individuals and families!
CM-26	Gloria Mog	Community member or neighbor	X					This looks like a good plan in a great location. We are desperately in need of more affordable housing units. It also specifies more units for seniors which are sorely needed. Thanks for working on this plan.
CM-27	Jacomina de Regt	Community member or neighbor	X	X				I particularly like that this plan will use vertical space more effectively... the only way to create more living space in our small county. I also like that this plan is aimed at providing housing for seniors. There are so many seniors in Arlington who are interested in moving into a smaller space without a garden to maintain, but can't afford to rent in the expensive condo's nor do they qualify for Culpepper Garden. All of this is providing spaces for different socio-economic groups.
CM-28	Christina Smith	Community member or neighbor	X					I support this project for more affordable housing in Arlington for several reasons -The site includes units for seniors, one of the fastest-growing groups in the county.. -It's near metro and bus routes which reduces the need for increased car use with the increased population in the area -The buildings include spaces for wraparound services which again reduce the need for residents to travel and make it more likely that important needs are met. I teach EL students in Arlington and housing is the source of great insecurity for them and their families. The more chance that they can live among family and friends the greater chance that they will have the supports they need to be successful academically and contribute to their multiple communities of home, school and county.
CM-29		Community member or neighbor	X					I support this project because it is a step forward for Arlington's affordable housing plans. And as an individual that has just become a member of the senior age group, I strongly support that this plan provides more housing for seniors. I work at two non-profits, and much of my monthly income goes for my rent. A good plan like this to help more seniors to stay in Arlington is something we greatly need!

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
CM-30	Marjorie Green	Community member or neighbor	X					I urge approval of this project. It meets the goals of the Affordable Housing Master Plan, is located in good proximity to public transportation, provides much-needed housing for seniors, carefully incorporates green spaces, envisions a "front porch" that encourages community, is designed to take into account lower-density housing nearby, and is designed to accommodate wraparound services. This is the kind of affordable housing project that Arlington desperately needs.
CM-31	Kathleen Trygstad	Community member or neighbor	X					Improving older units and adding new affordable units is an excellent use of land. We know APAH does this well.
CM-32		Community member or neighbor		X				I appreciate the chance to review the site presentation. I really like everything about the project - except the height. Although the presenters speak a lot about careful attention to massing and adjacent building context, all the north side adjacent buildings range in height from just 2-6 stories so the new towers will be hulkingly disproportionate in scale. In the entire perimeter, only one current building exceeds 6 stories, and that one is 9. I would prefer a revised plan where the peak height of Site A is 10 stories (on the side abutting the current 9 story building) and the Site B tower maxes out at 8. Thank you for this chance to comment.
CM-33		Community member or neighbor	X					I am very concerned that many of the individuals who serve our community daily, including but not limited to, teachers, firefighters, police officers, medical personnel and mail carriers cannot afford to live in Arlington. I support zoning that would allow greater density of dwelling spaces, other than single family homes.
CM-34		Community member or neighbor				X		Need greater commitment to green areas even in a high-rise development.
CM-35	Cecelia Michelotti	Community member or neighbor	X					It's important to have AH in North Arl. Especially for families. H
CM-36	Sally Diaz-Wells	Community member or neighbor	X					I am hoping that Arlington County continues to create housing for those who live with less.
CM-37		Community member or neighbor		X	X			The proposed buildings are too large for the spaces allocated and will overwhelm our small neighborhood of Radnor Heights. I've lived at Westmoreland Terrace Condominiums for 27 years and greatly resent this colossus being forced on us. The project's height should be half what is being proposed. I don't think there will be adequate parking in its garages thereby further exacerbating

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								already scare on-street parking and most likely increasing unlawful use of WMT's parking lots. Furthermore, we could expect new pedestrian traffic across our property as it would be the most direct route to the park and playground (and pedestrian bridge across Rte. 50) on the corner of Ft. Myer and Fairfax Drive. This would mean traffic down an erosion prone hill at WMT. There's no question that vehicle traffic, and also noise would also greatly increase with such a high density project. My unit at WMT would directly face the cliff face of Tower B and I would be looking at a Transformer Yard. I wonder what this is, and if it also would be a source of noise. Over the course of my 27 years of living in the neighborhood, there had been a trend of taking out older taller and larger buildings and replacing them with smaller more aesthetically pleasing modern buildings that don't have an overwhelming large sized curb view. This project goes completely in the wrong direction for Radnor Heights!
CM-38		Community member or neighbor	X	X				<p>This seems like a great project for the area just south of 50. It will bring much needed renovations for the older buildings here. I think it would be a fair trade to also include retail in the new developments though. There are very limited places (pharmacy/grocery/restaurant, etc.) on this side of Rte. 50 for convenience. They all require crossing the highway. With more people over here, retail should be included in these plans.</p> <p>I also think they buildings are slightly too high. This area is already situated on a hill. Building 12 story buildings on top of that will stick out too much. The other buildings in the immediate area are not that highly elevated.</p> <p>I feel that these are 2 reasonable requests that should be considered. Other than that, I am excited for the new developments.</p>
CM-39		Community member or neighbor	X					Arlington County is facing a shortage of Market Rate Affordable and Committed Affordable housing, which puts our low- and moderate-income residents in competition for housing resources. This project will help to alleviate this burden and get the County closer to it's (as-yet unmet) yearly affordable housing commitment per the Affordable Housing Master Plan. It is in a location that will allow Arlingtonians who may otherwise be priced out of these experiences to have direct access to metro and a variety of convenient bus routes, our urban villages in general, and bring economic diversity to our community. As our population ages, it's also difficult for seniors to downsize so this project will help to ensure our seniors aren't driven out due to age, and lessen the strain on housing that is needed by a large swathe of our community: service workers, public safety workers, teachers,

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								bus drivers, and those who work in non-profits.
CM-40	John Acton	Community member or neighbor	X					I'm all in favor of this effort to create affordable housing in Arlington. Good job county council.
CM-41	Libby Siegmund	Community member or neighbor	X					I am in favor of this project because Arlington badly needs more affordable housing units. This project will help us get closer to the goals in the Affordable Housing Master Plan. It is in a great location with ready access to transportation. It also will provide housing for seniors. On a personal level, my son who grew up in Arlington and has a professional job, cannot afford to live here. This community is fast becoming a rich enclave and losing its diversity at a rapid rate.
CM-42	Nina Janopaul	Community member or neighbor	X					This project presents a wonderful opportunity to create affordable, mixed age housing in a high opportunity, transit rich location. This also re-introduces a more diverse population to a community that was historically a mixed race area. The design is thoughtful and attractive. It will replace aging garden Apts.
CM-43	Michelle Krockner	Community member or neighbor	X					NVAHA, an organization that supports housing affordability, especially for low and moderate households throughout NoVA, supports the use of the County's new bonus height provision for affordable housing. The new project will be compatible with the surrounding community, is within the walk shed of the R-B metro corridor, and will address a critical need for housing that's affordable for Arlington residents. This is a smart, strategic investment by the County with a proven leader in affordable housing development.
CM-44	Laura Weil	Community member or neighbor	X	X				I believe the Arlington County Board should allow mid and high rise exemptions for affordable units as part of addressing our urgent need for affordable housing. Laura Weil 2598 F S Arlington Mill Drive, Arl. 22206
CM-45	Hillary Horn	Community member or neighbor	X					I am writing on behalf of Arlington VOICE- Virginians Organized for Interfaith Community Engagement. VOICE is an interfaith organization representing over 50 faith institutions throughout northern Virginia. In Arlington, VOICE has a ten year history of advocating for solutions to the growing need for affordable housing in the county and in the Commonwealth. We supported the adoption of the Affordable Housing Master Plan and we are concerned that progress in the creation of additional affordable units is far from the goals set forth in the Affordable Housing Master Plan.

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
								<p>Therefore, we wholeheartedly applaud The Marabella project for a number of reasons. First and foremost is the impressive number of CAFs that will be added to the supply of these desperately needed apartments, including units for seniors, one of the fastest growing groups in the county.</p> <p>Secondly, we feel that The Marbella is in an ideal location for affordable housing because it ensures that residents have convenient access to the Rosslyn and Courthouse Metro stations, bus transit, parks, and employment opportunities.</p> <p>Last, but certainly not least, is our faith in Arlington Partnership for Affordable Housing. APAH has a proven record of developing quality housing and has shown a commitment to including spaces for wrap-around services, notably with a philosophy of building community among residents.</p> <p>VOICE supports continued work by the County to make this plan a reality!</p> <p>Hillary Horn Arlington VOICE Strategy Team</p>
CM-46	Kathryn Scruggs	Community member or neighbor	X				X	<p>increasing affordable units in North Arlington, located near transit (within R-B corridor), creating housing for seniors, providing housing at lower AMI's, and building green buildings are the major reasons that the improvements at Marbella, a 100% affordable building fulfills the purpose of the Affordable Housing Master Plan. It's a great vision.</p>
CM-47		Community member or neighbor	X					<p>"The plan furthers the goals of the Affordable Housing Master Plan.</p> <ul style="list-style-type: none"> -The site includes units for seniors, one of the fastest growing groups in the county. -The site is in North Arlington, where I work. -It's a great site near metro and bus routes. -The buildings include spaces for wraparound services. -It's a well thought out great plan! - I have been searching for affordable housing in Arlington, a place I absolutely love and cannot live there due to the high cost of rent and unavailability of options. Thank you for making this a priority for residents!"
CM-48	Mary McClelland	Community member or neighbor	X					<p>So pleased the plan includes space for our senior citizens and that the buildings are near the public transportation they will need. Clearly much thought went into this project.</p>

Number	Name	Connection to Project	Land Use & Zoning	Building Massing & Architecture	Transportation	Open Space & Landscaping	Other	Community Comments
CM-49	Katharine Panfil	Community member or neighbor	X					I would like to focus attention on APAH's plan to provide more affordable housing for seniors. Arlington seniors often have a hard time remaining in our county. Using AHIF funds to support housing for seniors is a priority.
CM-50		Community member or neighbor		X	X			<p>"The combination of building height and mass of the proposed buildings are excessive, looming over neighboring properties. The proposed tapering and setbacks are totally inadequate.</p> <p>The number of apartment units/residents that are proposed to be housed is much too large for the neighborhood. I strongly support affordable housing and I welcome additional housing here- perhaps 1/2 to 2/3 of the proposed numbers. Space should be found in other areas of Arlington as well.</p> <p>Mid-residential is normally 72 units per acre, or about 153 units for these two sites. The County Board is creating an exception that, if built as proposed, will allow 561 units. People who have chosen to live in the vicinity have invested a lot and now the Board is making a change that will almost certainly negatively impact their property values.</p> <p>The proposed parking ratio of .5/apartment is minimal. This plan also has no parking on one side one side of Pierce St. What about those who will wish to visit the people that live there- parking will be impossible and the problem will greatly impact the neighboring area. Decent- sized grocery stores and other retail are not convenient to the area.</p> <p>In short, I am adamantly opposed to the outrageous SIZE of this proposal."</p>

Michael Cullen
Urban Planner
Arlington County Planning Division
2100 Clarendon Boulevard
Arlington, VA 22201

Dear Mr. Cullen:

Thank you for the opportunity to provide comment on the redevelopment of the Marbella Apartments site. The undersigned are homeowners of the Lisa Court townhome community located adjacent to the subject site. The street addresses for our properties are 1610, 1612, 1614, 1616, 1618, and 1620 Arlington Boulevard.

The homeowners of Lisa Court support the use of the Marbella Apartments site for affordable housing. We also support the redevelopment of the site to increase the number of affordable units at the site and to provide modernized units for residents.

However, we are concerned about the scale of the proposed project and its impact on the structural integrity, livability, and desirability of our homes. There has also been a history of poor property management at the Marbella Apartments site, which raises questions as to whether the Arlington Partnership for Affordable Housing (APAH) is able to properly manage such a large site without negatively impacting our property. Finally, we have questions and concerns regarding how the relocation, demolition, construction, and rehabilitation will be carried out. The remainder of this letter provides further detail on our questions, comments, and concerns.

Project Design

1. We believe that the size of the proposed redevelopment will be detrimental to our property. The proposal to build two 12-story buildings, one of which will be only a dozen feet from our property line, is inconsistent with the surrounding neighborhood and does not allow for any tapering between the building and our two-story townhomes. APAH has not provided clear answers regarding why such large buildings are necessary and has not provided any indication that other options were meaningfully considered. APAH owns five buildings in the neighborhood, but is only proposing to reconstruct two of these buildings and concentrating all of its new units in these buildings. APAH should meaningfully explore reconstructing all five of its buildings to increase the current density, in order to allow it to decrease the density of the proposed buildings (e.g., reconstruct four 6-story buildings, instead of two 12-story buildings). This would greatly improve the neighborhood by reconstructing all of its aging buildings, while still reaching its affordable housing goals.
2. We are concerned that the size of the proposed new buildings (including a proposal for an underground garage) will negatively impact the structural integrity of our homes. Our townhomes are located *adjacent* and *downhill* from the Marbella Apartments site. As a result, there are hills on two sides of our townhomes that put great pressure on our foundations, which is mitigated by retaining walls. Nevertheless, the pressure from the hill on the east side of the property has already caused damage to the foundation of unit 1610, which will require costly repairs. We would like for APAH to take the necessary steps to ensure that its construction

activities and the resulting structures do not exert additional pressure on our foundations or otherwise damage our foundations (and retaining walls). We request that APAH provide detailed written information regarding the steps that it will take to address this concern so that we can independently consult with a structural engineer, if we choose to do so.

3. We are concerned that the new building on the site that is adjacent to our townhomes will block a large amount of sunlight from our homes due to its size. We request that APAH mitigate this by constructing smaller buildings, as stated in comment #1 above.
4. As stated in comment #2 above, our townhomes are located *adjacent* and *downhill* from the Marbella Apartments site. As a result, there have been issues with drainage and water flow from the Marbella Apartments site that have negatively impacted our property. Specifically, as part of the construction of the property management office in 1999, the previous owners of Marbella Apartments installed a French drain outside of the water runoff path and placed gutters and downspouts to run directly over our retaining wall and into our back decks, which caused damage to our retaining wall and foundation. The solution was to attach large, black tubes to the downspouts to redirect water flow away from our property. However, neither the previous owners nor APAH properly maintained these tubes, which were easily disconnected and/or clogged. The plastic itself has now deteriorated. While this issue was caused by the previous owners of the Marbella Apartments, this experience illustrates the vulnerability of our property when drainage systems are installed incorrectly. We would like for APAH to take the necessary steps to ensure that the drainage from its site does not negatively impact our homes or property both during and after construction. We would like for APAH to provide detailed written information regarding the steps that it will take to address this concern so that we can independently consult with a drainage professional, if we choose to do so.
5. There is currently a pedestrian pathway located on the Marbella Apartments site near our property line. The current pathway has resulted in noise and a lack of privacy, as well as trash being regularly thrown over the fence and on to our property. These issues will be exacerbated by the large increase in the number of residents at the Marbella Apartments site. Therefore, we request that this walkway be removed as part of the redeveloped project. Please note that these same concerns apply to the proposed outdoor deck that will be located a few feet from our townhomes. However, we are not asking that this deck be removed, but request that APAH erect trees or other barriers in order to improve our privacy and that APAH limit the hours when the deck can be used (i.e., by locking access doors) in order to minimize noise.
6. We would like for APAH to address their plans to incorporate trees and other greenery on the Marbella Apartments site. There are currently trees on the site at the rear of our townhomes and the rear of our parking lot. These trees provide privacy for residents of our townhomes. We ask that APAH continue to incorporate trees as a means of providing privacy.
7. Our neighborhood already suffers from a lack of parking. The Lisa Court parking lot only includes one parking space per townhome, which means that some of our residents park on the street. We are concerned that the proposed parking garage, with a ratio of 0.5 spaces per unit,

is not sufficient to accommodate the large increase in residents at the Marbella Apartments site. We would like for APAH to provide us with the current number of parking spaces and the parking ratio for the current Marbella Apartments site and why it thinks that the ratio of 0.5 spaces per unit is sufficient. We would also like APAH to consider an increase in the number of parking spaces if the data show that it is needed.

Property Management

1. As stated above, the Marbella Apartments site has a history of poor property management. Most significantly, we have documentation that shows that in 2013 APAH refused to cut down a dead tree on their property because it lacked sufficient funds. In early 2015, the tree fell on our homes, but APAH still refused to pay for any damages. While the current staff at APAH have worked to reset the relationship with us (and have recently reimbursed one of the homeowners for damage caused by the fallen tree), this incident and other incidents have given us concern that APAH does not have sufficient funds to maintain its properties. This incident and other incidents have also given us concern that APAH does not have the appropriate policies and procedures in place to identify threats to neighboring properties and respond accordingly. Furthermore, when other issues have arisen, such as Marbella residents breaking our fence and throwing trash on to our property, they have been met with indifference by previous property management companies. This gives us concern that APAH is not selecting qualified property management companies or sufficiently overseeing them.

Therefore, we ask that Arlington County take a close look at APAH's property management policies and procedures, as well as the operating budget for the proposed project, to ensure that APAH will be able to properly manage this site into the future.

Construction

1. Our neighborhood already has a large number of rodents, particularly rats, and we understand that construction can disturb their habitat and cause an increase in their population near the site. We would like for APAH to take extra steps to mitigate the number of rats during relocation, demolition, construction, and rehabilitation through both minimizing the amount of trash and setting bait stations, traps, etc. This is especially important because Lisa Court is not equipped with a parking garage. Therefore, rats often take shelter under the hood of our cars. In the past couple of years, there have been at least three incidents of rats causing damage to our cars. We would like for APAH to help minimize the potential for additional damage to our vehicles.
2. We understand that there is a water main located beneath our parking lot. We would like to know whether the proposed construction will require accessing this water main and, if so, when and how often this will occur. Accessing this water main requires digging up the asphalt and causes damage to our parking lot. Our HOA was already planning to have the parking lot repaved but would like to be informed of when and if this water main will be accessed so that we can determine the appropriate timing of the repaving.
3. We would like APAH to ensure that construction vehicles do not use or block our parking lot. In the event that it is necessary to access or block our parking lot in order to access utilities that

cannot be accessed in any other manner, we would like at least 7 days notice. We would also like for APAH to pay for any damages to the parking lot caused by any construction vehicles. This comment also applies to any moving trucks or other vehicles used to relocate residents.

4. As noted above, our neighborhood has very limited street parking. We would like at least 7 days notice if any portion of the neighborhood streets will be unavailable for street parking due to the construction.
5. We would like APAH to provide at least 30 days notice of the demolition, construction, and rehabilitation schedule, including the start and end dates and the hours during which work will occur. We ask that the work be limited to the hours of 8am-5pm, Monday-Friday, in order to minimize disruption to our lives. We would also like at least 30 days notice of any major demolition and construction activities, i.e., activities will cause a large amount of noise, dust, or debris.
6. We would also like APAH to ensure that any equipment that is detrimental to the safety and sanitation of our property is located as far away from our townhomes as possible. This includes items such as cranes, dumpsters, and portable restrooms.
7. We are generally concerned that the proposed demolition, construction, and rehabilitation activities may cause damage to our homes or property. We would like APAH to commit to paying for any damages and set aside funds for this purpose. We would also like for APAH to provide us with a transparent process for how we can file claims for any damages.

Respectfully submitted,

Julian and Celia Carpentier (1610 Arlington Blvd)
John Lee and Megha Sharma (1612 Arlington Blvd)
Stanley Kuo and Joanna Perkowska (1614 Arlington Blvd)
Erin Lonergan and John Ferrone (1616 Arlington Blvd)
Sanae Kubota (1618 Arlington Blvd)
David Broyles (1620 Arlington Blvd)

cc: Charles Sims, APAH
Michael Chiappa, APAH
Stan Karson, RAFOM