



SITE PLAN APPLICATION

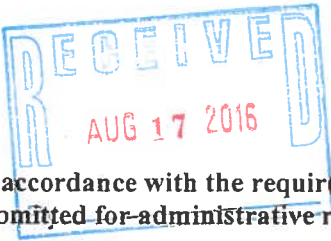
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND D
ZONING DIVISION
2100 CLARENDON BOULEVARD SUITE #1000
ARLINGTON, VIRGINIA 22201
(703) 228-3883 • Fax (703) 228-3896

MEGAN RAPPOLT

Permit #: ZADM160632

CPHD Case #:

08/17/2016



In accordance with the requirements of Administrative Regulation 4.1, Site Plan Approval Procedure, the following plan is submitted for administrative review and transmittal to the County Board for its consideration.

Original Plan [checked]

Amendment [unchecked]

Case Number _____ Date: August 16, 2016

Address: 4201, 4213, 4215, 4219 and 4223 Fairfax Drive (RPCs: 14-024-001, -004, -017, -018, and -019)

Requested Use: Construction of a new, mixed use building consisting of new church space, a mixed-income affordable housing component, on-site child care and preschool facilities, and charitable services facilities.

Drawings submitted [checked] Yes [unchecked] No

Print Name Of Owner Ballston Station Housing Corporation Owner's signature _____ (REQUIRED)

Mailing Address: 4201 Fairfax Drive

City Arlington State VA Zip 22203 Phone 703-527-8844

By: Tad Lunger, Esq., McGuire Woods [checked] attorney, Signature [signature]

Mailing Address: 1750 Tysons Blvd., Suite 1800

City Tysons State VA Zip 22102 Phone 703-712-5003

(Office Use Only)

Date: 8/17/16

This application is scheduled for the County Board meeting of _____

Zone C-2 Receipt No. R16013186 Fee 40575.90 Date Paid 8/17/16

Received by [signature]

Make checks payable to: Treasurer of Arlington County

(READ INFORMATION AND INSTRUCTIONS CAREFULLY)

ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 ZONING DIVISION
 2100 CLARENDON BOULEVARD SUITE #1000
 ARLINGTON, VIRGINIA 22201
 (703) 228-3883 • Fax (703) 228-3896

Disclosure Statement

TYPE OR PRINT IN INK

Case No. _____

Complete the following:

1. Description of the real estate affected

List the addresses of all property that is affected by the application. Provide the lot, block, section, and sub-division of all parcels only if the properties have not been subdivided.

Address(es) 4201 and 4223 N. Fairfax Drive and 4215, 4213 Fairfax Drive

Lot(s) Pt. 1-3, 4-7, 38-43, Pt. 44 Block 2

Section _____ Subdivision Center Ballston

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

YES

NO

If "Yes," give the name of the corporation and skip to item 4

3. List the names, addresses, and nature of interest of ALL persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of ALL parties in interest.

<u>PARCEL ADDRESS</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>NATURE OF INTEREST</u>
4201 Fairfax Dr.	Trustees of Central United Methodist	Church (See Attached)	
4201 Fairfax Dr.	Ballston Station Housing Corporation	(See Attached)	
4223 Fairfax Dr.	Monticello Partners LLC	(See Attached)	
4215 Fairfax Dr.	Joseph, Andrew and Carol Petrosky	(See Attached)	
4213 Fairfax Dr.	Paul Kvale and Susanna Armstrong	(See Attached)	

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.

Applicant's signature Doris Gantos

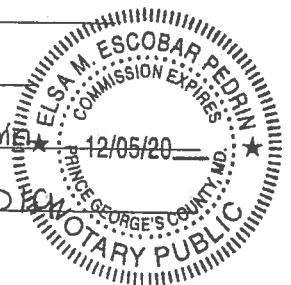
Applicant's address 4201 Fairfax Dr., Arlington, VA

STATE OF ^{Maryland} ~~VIRGINIA~~, COUNTY OF Prince Georges TO WIT: Doris Gantos

Subscribed and sworn before me this 26th day of April, 2016

Notary Elsa M. Escobar Pedrin

My commission expires 12/05/20



Disclosure Statement
4201, 4223, 4213 and 4215 N. Fairfax Drive

Applicant: Ballston Station Housing Corporation
Directors: Amanda Basta
Jean Cross
Jennifer Liu
Mike Rugala
Andrew Sacher
Melissa Wood

Title Owner
4201 N. Fairfax

Drive: Trustees of Central United Methodist Church
4201 N. Fairfax Drive, Arlington, VA

Trustees: E. David Hoard
Jean E. Cross
Mark M. Beckler
David M. Van Patten
Cathy Hix
Ronald R. Coleman
Gordon B. Ignacio
Jennifer C. Liu
Melissa A. Wood

Title Owner
4223 N. Fairfax Drive:

Monticello Partners LLC
228 W. Broad Street
Falls Church, VA 22046

Title Owner
4213 N. Fairfax

Drive: Paul Kvale and Susanna Armstrong
30134 Jefferson Avenue
St. Clair Shores, MI 48082

Title Owner
4215 N. Fairfax

Drive: Joseph F. Petrosky, Andrew Petrosky, Carol Petrosky
6043 Brook Drive
Falls Church, VA 22044

August 8, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: 4.1 Site Plan Application 4201 Fairfax Drive
Agent Authorization

Dear Ms. Vonhm:

Please accept this letter on behalf of Ballston Station Housing Corp. authorizing McGuireWoods LLP to act as agent on our behalf for the filing of a 4.1 Site Plan Application, an application for vacation, a rezoning, and all other applications related to redevelopment of the property located at 4201 N. Fairfax Drive (RPC # 14-024-017).

Sincerely,

BALLSTON Station Housing CORP., a nonprofit
corporation

By:  _____

Joseph Eugene Cross, President

May 6, 2016

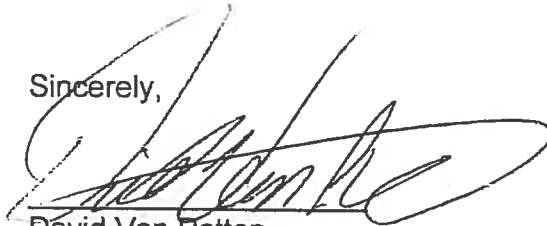
Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **4.1 Site Plan Application 4201 Fairfax Drive**
Agent Authorization

Dear Ms. Vonhm:

Please accept this letter on behalf of the Trustees of Central United Methodist Church authorizing McGuireWoods LLP to act as agent on our behalf for the filing of a 4.1 Site Plan Application, an application for vacation, a rezoning, and all other applications related to redevelopment of the property located at 4201 N. Fairfax Drive (RPC # 14-024-017).

Sincerely,

A handwritten signature in black ink, appearing to read 'David Van Patten', written over a horizontal line.

David Van Patten
Trustee Chair, Central United Methodist Church.

August 15, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **4.1 Site Plan and Rezoning Application, 4213 Fairfax Drive**
Agent Authorization

Dear Ms. Vonhm:

Please accept this letter on behalf of Susana Armstrong of the Kvale-Armstrong party, owner of 4213 Fairfax Drive (RPC #14-024-001), authorizing McGuireWoods LLP to act as agent on our behalf for the filing of a 4.1 Site Plan Application, an application for a vacation of a public alley, a rezoning, and all other applications related to redevelopment of the property located at 4201 N. Fairfax Drive (RPC # 14-024-017).

SUSANNA ARMSTRONG

By: Susanna Armstrong
Name: SUSANNA ARMSTRONG
Title:

KVALE-ARMSTRONG PARTY

COMMONWEALTH/STATE OF Tennessee
COUNTY/CITY OF Davidson / Nashville

The foregoing instrument was acknowledged before me this 5 day of
August, 2016, by SUSANNA ARMSTRONG.

Jeremy Martin
Notary Public

My Commission Expires: 03/07/2017

Registration Number: N/A



August 15, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **4.1 Site Plan and Rezoning Application, 4215 Fairfax Drive
Agent Authorization**

Dear Ms. Vonhm:

Please accept this letter on behalf of Joseph, Andrew and Carol Petrosky of Petrosky Properties, owners of 4315 Fairfax Drive (RPC #14-024-019), authorizing McGuireWoods LLP to act as agent on our behalf for the filing of a 4.1 Site Plan Application, an application for a vacation of a public alley, a rezoning, and all other applications related to redevelopment of the property located at 4201 N. Fairfax Drive (RPC # 14-024-017).

JOSEPH F. PETROSKY

By:

Name: Joseph F Petrosky
Title: Partner Petrosky Properties

Joseph F Petrosky

COMMONWEALTH/STATE OF Virginia,
COUNTY/CITY OF Fairfax

The foregoing instrument was acknowledged before me this 3 day of
August, 2016, by JOSEPH F. PETROSKY.

[Signature]
Notary Public

My Commission Expires: Aug 31, 2018

Registration Number: 7588261

HUMPHRY J. MADGE-GALVEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2018
COMMISSION # 7588261

ANDREW PETROSKY

By: *Andrew Petrosky*
Name: *owner*
Title: _____

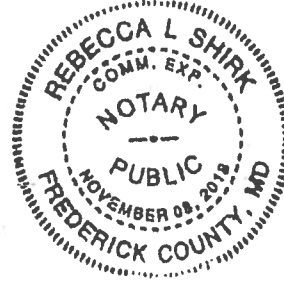
COMMONWEALTH/STATE OF *Maryland*
COUNTY/CITY OF *Frederick*

The foregoing instrument was acknowledged before me this *8* day of *August*, 2016, by ANDREW PETROSKY.

Rebecca L Shirk
Notary Public

My Commission Expires: *11-8-2018*

Registration Number: _____



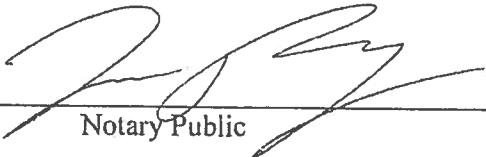
CAROL PETROSKY

By: _____
Name: CAROL PETROSKY
Title: PARTNER

Carol Petrosky

COMMONWEALTH/STATE OF Virginia,
COUNTY/CITY OF Fairfax

The foregoing instrument was acknowledged before me this 3 day of
August, 2016, by CAROL PETROSKY.



Notary Public

My Commission Expires: Aug 31, 2018
Registration Number: 7588261

HUMPHRY J. MADGE-GALVEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2018
COMMISSION # 7588261

August 15, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

**Re: 4.1 Site Plan and Rezoning Application 4219 & 4223 Fairfax Drive
Agent Authorization**

Dear Ms. Vonhm:

Please accept this letter on behalf of Monticello Partners, LLC, owners of 4219 and 4223 (RPCs 14-024-004 and -018), authorizing McGuireWoods LLP to act as agent on our behalf for the filing of a 4.1 Site Plan Application, an application for a vacation of a public alley, a rezoning, and all other applications related to redevelopment of the property located at 4201 N. Fairfax Drive (RPC # 14-024-017).

MONTICELLO PARTNERS, LLC

[Signature]

By: _____
Name: SHAWN ERIC JACOBSON
Title: MANAGER MONTICELLO PARTNERS LLC

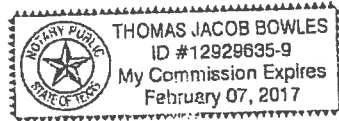
COMMONWEALTH/STATE OF Texas
COUNTY/CITY OF Tarrant

The foregoing instrument was acknowledged before me this 26th day of July, 2016, by Shawn Eric Jacobsen, as Manager of MONTICELLO PARTNERS LLC.

[Signature]
Notary Public

My Commission Expires: 02-07-2017

Registration Number: 12929635-9



SIGNED BY 7/26/16 IN BLACK INK
ARLINGTON, TEXAS



August 10, 2016

Tad Lunger, Esq.
McGuire Woods, LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102

Re: Ballston Station/Ballston Central United Methodist Church Site Plan Application

BY EMAIL DELIVERY

Dear Tad,

The Ballston Station Site Plan application (the "Site Plan Application") that you filed on behalf of Ballston Station Housing Corporation, with adjoining Monticello Partners, for property located at 4201 and 4223 N. Fairfax Drive (RPC #14-024-001, -004, -017, -018, -019), and known as Ballston Central United Methodist Church, has been reviewed for compliance with the Administrative Regulation 4.1 submission standards. Staff has determined that the Site Plan Application meets the filing criteria, with the exception that an MEP Letter and LEED documentation (tracking spreadsheet and Energy Model) have not been provided. While the Site Plan Application meets the submission requirements, other than as noted above, this in no way should be deemed as an endorsement of the redevelopment proposal outlined in the Site Plan Application.

The application, including a requested change in zoning from "C-2" to "R-C" and vacation of a public alley, proposes an 8-story residential building with 132 dwelling units (182 dwelling units per acre), out of which 55 are affordable, with 123,916 square feet of residential area (3.79 FAR) and 23,588 square feet of area for church and daycare uses on a 32,629 square foot site. The application would exceed the permitted 105,717 square feet (3.24 FAR) of base residential density permitted in the requested "R-C" Multiple-Family Dwelling and Commercial District by 18,199 square feet. The application also requests bonus density for LEED Silver certification and provision of 55 Affordable Housing Units.

As previously noted during the July 28, 2016 meeting with staff, the following issues remain outstanding and will require resolution prior to and/or during the site plan review process. As discussed, the applicant's ability to resolve these issues may in fact have an impact on the schedule of the site plan review process.

1. Plats or official documents showing property exchanged in a decree issued by the Arlington County Circuit Court in 1922 are not available and staff efforts to locate these documents have been unsuccessful. Additional clarification of property lines and church property ownership, in addition to property title documentation already provided, may be needed prior to proceeding with site plan review process.
2. The proposed rezoning to "R-C" District is consistent with the "High-Medium" Residential Mixed-Use GLUP designation; however the requested parking modification is not permitted within the proposed "R-C" District, which does not enable the County Board to modify parking to less than one space per unit. The proposal includes 132 residential units, with 129 total parking spaces of which 35 are allocated to church parking use, resulting in a residential parking ratio of 0.71 spaces per unit. Prior projects in "R-C" District properties have complied with the parking requirements as transitional development. Please provide research on development with "R-C" District properties and provide justification as to why a Zoning Ordinance amendment should be considered.

As discussed during the recent meeting with staff, a County study led by DES is currently underway in which a Residential Parking Working Group will recommend to the County Board a clear and consistent methodology to evaluate site specific, off-street parking ratios for multi-family residential buildings approved under Special Exception / Site Plan review. Consideration of parking for affordable housing development is included as a component of this study. The Working Group recommendations should be considered by the County Board prior to consideration of any Zoning Ordinance amendment that would affect the parking modification as part of a site plan approval.

3. It will be important that discussions of the proposed development program continue with Housing staff, specifically the affordable housing component and the anticipated reliance on both Arlington County AHIF and Virginia low income housing tax credits. As you know, these are important factors that often influence the timing of site plan application review and approval processes.
4. The applicant is required to obtain a permit from the Virginia Department of Historic Resource (VDHR) prior to exhuming or investigating the grave shafts on-site. This permit must be obtained prior to completing the site plan review process and County Board consideration of the project. Acquiring this permit involves a public process that includes, but is not limited to the notification of any existing family members. It is our understanding that this process has not yet begun and agreement on the proper scope of work to obtain the permit is necessary. This will involve VDHR and CPHD staff. As you know, if members of the public at large or the family object, it will likely impact the timing and possibility of receiving the permit to exhume the graves. Based on the design submitted as part of the Site Plan Application, removing the graves is a requirement of the project. A scope of work for archaeological investigations, as agreed to by staff and

including how a cemetery delineation will be performed, must also include provision of ground penetrating radar results before initiation of the public review process. Further, staff has noted concerns that the project has not considered preserving the existing gravestones and presumed graves located on N. Stafford Street at Fairfax Drive.

You may now proceed with submitting the final filing to the Zoning Office, with all required documents attached as noted above. In the final Site Plan Application you will need to address how the proposed project meets County goals and is generally consistent with adopted planning guidance for the site. Again, as noted above, the applicant's ability to completely address the above issues will be determining factors as related to the timing, completion, and ultimate conclusions of the site plan review process. Michael Cullen will be the Planning Division staff member coordinating the review of this project, and can be reached at mcullen@arlingtonva.us or (703) 228-3538.

If you have any questions about this letter, please feel free to contact us.

Best,



Steve Cover, AICP
Community Planning, Housing & Development Director

cc: Gabriela Acurio, CMO
Robert J. Duffy, AICP, CPHD
Thomas Miller, CPHD
Samia Byrd, CPHD
Michael Cullen, AICP, CPHD
Melissa Cohen, CPHD
Sarah Pizzo, CPHD
Rebeccah Ballo, CPHD
Linda Collier, DES

August 16, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

**Re: Rezoning and 4.1 Site Plan Application
4201 Fairfax Drive
Statement of Support**

Dear Ms. Vonhm:

The Ballston Station Housing Corporation (the "Applicant") is proposing a consolidated, phased site plan with the adjoining land owner, Monticello Partners. Phase 1 of the project will consist of the land east of the public alley at the site currently owned by the Ballston Central United Methodist Church. Phase 2 of the project will consist of the land area west of the public alley at the site at some time in the future, currently anticipated from seven to ten years from now. Phase 1 of the project will provide several, substantial community benefits often difficult to achieve in our metro corridors.

Phase 1 of the project, the subject Rezoning and 4.1 Site Plan request, includes construction of a mixed-use development consisting of mixed-income, committed affordable multi-family residential tower, a new church space, substantial new on-site day care facilities for approximately 100 children (use permit filed under separate cover), and significant space for community and charitable mission activities, many of which are through partnerships with Arlington's local nonprofit community. The application also presents an opportunity keep a long standing community institution in this Ballston neighborhood, while addressing the County's need for affordable housing and daycare and preschool facilities in Metro accessible locations.

The Ballston Sector Plan and General Land Use Plan calls for High-Medium Residential Mixed-Use for the Property and the corresponding R-C Zoning District, allowing for a base density of up to 3.24 FAR. The existing Zoning District is C-2 and

the Applicant is proposes a rezoning of the Property to the R-C Zoning District. The consolidated base density for both Phase 1 and Phase 2 is approximately 203,238 SF of GFA. The Applicant is proposing bonus density of .25 FAR for LEED Silver Certification and a 25% bonus for Affordable Housing, allowing a potential consolidated density of approximately 272,194 SF. The Phase 1 proposal will consist of 148,186 SF of GFA, assuming an exclusion of the density associated with the new, onsite day care facilities.

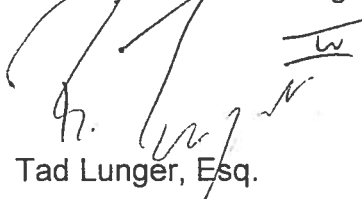
The Phase 1 proposal consists of an 8 story mixed use building consisting of 132 residential units, 55 of which will be committed affordable housing units. The first two floors of the building will consist of a new church facility, brand new preschool facilities for the preschool and daycare uses, and spaces for the church to conduct all of its charitable missions, many of which are through partnerships with Arlington's local nonprofit community.

The Applicant proposes substantial streetscape improvements along the Phase 1 frontages according to the guidance provided in the Master Transportation Plan. Parking garage and vehicular pick-up/drop-off entrances and exits are located off of a back-of-house urban alley concept. Bringing these activities onsite, rather than conducting them within Fairfax Drive and/or Stafford Street, provides for as few conflicts with pedestrian, bicycle and vehicular traffic as possible.

Parking is provided in a structured underground facility containing 128 parking spaces. The residential parking is provided at a ratio of .7 spaces per unit consistent with current thinking relating to affordable housing projects. Church and day care parking is provided at a ratio of 1 space per approximately 897 square feet of floor area. The Applicant believes these ratios are appropriate based upon current trends in the R-B Corridor market and the Property's location immediately across the street from the Ballston Metro Station. In addition to being across the street from the Ballston Metro, the site is extremely well situated for additional transit resources, being within the immediate proximity of more than a dozen bus stops, more than a half dozen bike share stations, and almost a dozen car share locations. In addition to access to all of these transit resources, the proposal also includes bike storage for 49 bicycles on-site.

We look forward to continue working with the Arlington County Department of Community Planning, Housing, and Development staff, the Planning Commission, and neighboring civic association and communities as they evaluate this proposal.

Thank you and best regards,



Tad Lungler, Esq.

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguirewoods.com

Richard T. Lunger, III
Direct: 703.712.5003

McGUIREWOODS

tlunger@mcguirewoods.com
Fax: 703.712.5247

August 16, 2016

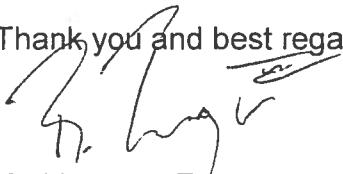
Robert J. Duffy, AICP
Planning Director
Department of Community Planning, Housing, and Development
Arlington County
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201

Re: **4.1 Site Plan – 4201 Fairfax Drive**
Notification to the Planning Director

Dear Mr. Duffy:

This letter is to provide you with notice that our client, the Ballston Station Housing Corporation and the Central United Methodist Church, intends to file a 4.1 Site Plan for property located at 4201 Fairfax Drive, as previously discussed with you.

Thank you and best regards,



Tad Lunger, Esq.

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August 16, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

Re: **4.1 Site Plan – 4201 Fairfax Drive**
Public Benefits Letter

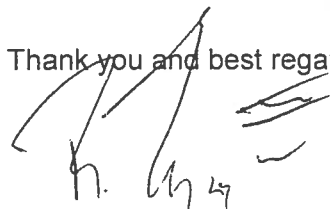
Dear Ms. Vonhm:

This letter is submitted as a list of community benefits associated with the above-referenced project. The Applicant is submitting this preliminary list in accordance with the requirements of Administrative Regulation 4.1.

- Provision of an extremely rare opportunity to deliver a committed affordable, mixed-income project immediately adjacent to the Ballston Metro Station;
- Inclusion of a brand new preschool and daycare facility for 100 children immediately adjacent to the Ballston Metro Station;
- Provision of significant amount of community serving spaces within the first floor of the building to ensure the continued partnership with the Arlington non-profit community to conduct charitable and social work at the site, including but not limited to the build-out of commercial-grade cooking facilities to provide meals for Arlington's homeless community;
- Public Art contribution or on-site public art feature;
- Utility Fund Contribution;
- The project is proposing a minimum LEED Silver certification;
- Significant streetscape improvements and expansion along both site frontages.

If you have any questions regarding the proposed community benefits, please do not hesitate to contact me.

Thank you and best regards,



Tad Lunger, Esq.

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguiirewoods.com

Richard T. Lunger, III
Direct: 703.712.5003

McGUIREWOODS

tlunger@mcguiirewoods.com
Fax: 703.712.5247

August 16, 2016

Alova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

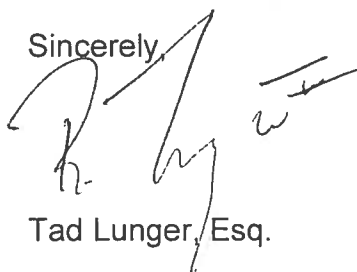
Re: **4.1 Site Plan – 4201 Fairfax Drive**
Request for Modification of Regulations and Uses

Dear Ms. Vonhm:

Please accept this letter as a list of anticipated modifications of regulations and uses for the enclosed 4.1 Site Plan. These include a reduction in the residential parking ratio to .7 spaces per unit and a reduction in the church parking ratio to 1 space per 5.88 sanctuary seats. The Applicant also requests an exclusion of all density associated with the day care use.

If you have any questions regarding the proposed modifications, please do not hesitate to contact me.

Sincerely,



Tad Lunger, Esq.

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McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguirewoods.com

Richard T. Lunger, III
Direct: 703.712.5003

McGUIREWOODS

tlunger@mcguirewoods.com
Fax: 703.712.5247

August 16, 2016

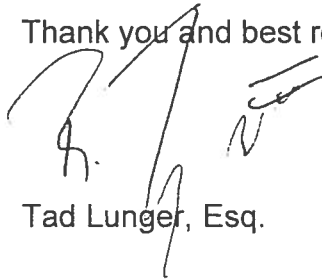
Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **4.1 Site Plan – 4201 Fairfax Drive**
Letter Regarding Public Art Fund

Dear Ms. Vonhm:

We represent the Ballston Station Housing Corporation and the Central United Methodist Church regarding a proposed 4.1 Site Plan on property located at 4201 Fairfax Drive. We plan to meet with Angela Adams to discuss incorporation opportunities for integrated public art on-site and the appropriateness of a Public Art Fund contribution versus an on-site commission. Based upon those discussions, the applicant will either elect to make a contribution to the Public Art Fund in the customary amount or provide public art on-site pursuant to County practice.

Thank you and best regards,



Tad Lunger, Esq.

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August 16, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

Re: **4.1 Major Site Plan Application**
Affordable Housing Plan

Dear Ms. Vonhm:

Please accept this letter as confirmation that the Applicant agrees to comply with Section §15.5.8 of the Zoning Ordinance, "Affordable dwelling units for increased density within General Land Use Plan" and shall execute all necessary documents to implement the approved or confirmed plan. The following includes additional information regarding the Applicant's affordable housing plan per §15.5.9 A., since bonus density in exchange for the provision of affordable housing is sought with this site plan request. Please note the details of this plan have not been finalized and are subject to change as the request moves through the public review process.

(a) Number of total housing units provided under the site plan.

As shown in the application submission materials, the Applicant plans provide 132 residential housing units.

(b) Number of total housing units in the additional housing density.

The additional housing density (bonus density) requested equates to 26,273 sf. The total number of affordable housing units proposed is 56 units. Thus, 100% of the bonus will be affordable and would approximate to 29 units based on an affordable average unit size of 882 net rentable sf.

(c) Number of low or moderate income housing units provided under the proposed site plan.

The Applicant plans to provide 56 low or moderate income housing units.

(d) Income levels of targeted families for low or moderate income housing units.

The Applicant plans to target an equal distribution of low and moderate housing units.

(e) The proposed rents and guarantee of limits on future rent increases or sales prices and the proposed affordability thereof for low or moderate income housing units.

The Applicant guarantees the proposed rents will be in keeping with low and moderate affordability rental rates as set by Arlington County. The Applicant has applied for AHIF financing for the project which requires adherence to low and moderate rental rates, among other requirements.

(f) Marketing plan for the low or moderate income housing units.

The Applicant is in the process of preparing a marketing plan for both the low and moderate income housing units and will work with Housing staff in this regard.

(g) Location of low or moderate income housing units.

The Applicant plans on dispersing the units throughout the building but has not finalized the location of the units within the plans.

(h) Sizes of low or moderate income housing units.

The average unit size of the low and moderate income units would be approximately 882 sf (net rentable).

(i) Bedroom counts of low or moderate income housing units.

The Applicant proposes both one-bedroom, one-bathroom units and two-bedroom, two bathroom units.

(j) Amenities provided for low or moderate income households.

All tenants of the building will have access to amenities of the building, some of which include bicycle storage and repair, a pet spa, and others.

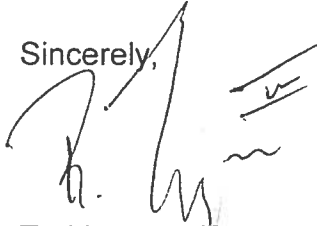
(k) Statement of consistency with County Board adopted housing policy, goals, principles and relevant staff guidelines for the use of additional housing density.

The Applicant plans to provide an amount of low and moderate affordable units that exceeds the amount of bonus density generated by the affordable housing bonus. Thus the Applicant's affordable housing plan meets and exceeds the housing goal of providing half of the bonus density as affordable units.

The Applicant looks forward to working with housing staff during the 4.1 Site Plan process.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tad Lunger", with a stylized flourish extending to the right.

Tad Lunger, Esq.

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
Tysons Corner, VA 22102-4215
Tel 703.712.5000
Fax 703.712.5050
www.mcguiirewoods.com

Richard F. Lunger, III
Direct: 703.712.5003

McGUIREWOODS

tlunger@mcguiirewoods.com
Fax: 703.712.5247

August 16, 2016

Arlova Vonhm
Zoning Administrator
Arlington County
2100 Clarendon Boulevard
Suite 1000
Arlington, VA 22201

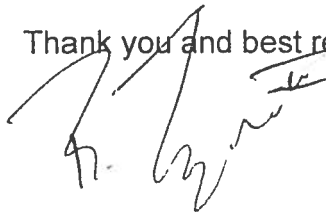
Re: **4.1 Site Plan – 4201 Fairfax Drive**
Historic Preservation Letter

Dear Ms. Vonhm:

We represent the Ballston Station Housing Corporation and the Central United Methodist Church regarding a proposed 4.1 Site Plan at property located at 4201 Fairfax Drive. We have been in contact with Historic Preservation Staff and are coordinating efforts to determine whether there are any historic resources located on-site.

Please let us know if anything further is needed.

Thank you and best regards,



Tad Lunger, Esq.

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ATTACHMENT P
HISTORIC RESOURCES INVENTORY (HRI) INFORMATIONAL FORM

For questions, please call the County's Historic Preservation Program Office at 703.228.3830 or see the County website: www.arlingtonva.us/departments/CPHD/ons/hp/page82412.aspx

Applicant: Central United Methodist Church

Application Property Name: Central United Methodist Church

Application Property Address: 4201 and 4223 N. Fairfax Drive

Arlington, VA 22203
HRI Ranking Category (please circle): ESSENTIAL

IMPORTANT

NOTABLE

MINOR

ALTERED/NOT HISTORIC

Scope of Proposed Project (please circle, and explain below):

Renovation/Rehabilitation

Addition

Partial Demolition

Full Demolition

New construction

Full demolition of existing buildings, new construction

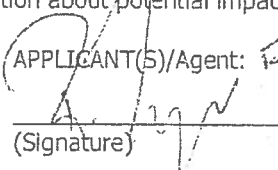
of mixed-use buildings.
Contact Information for Applicant:

Name: Tad Lunger, Esq., Attorney for Applicant

Phone: 703-712-5003

E-mail: tlunger@mcguirewoods.com

CERTIFICATION: I/We hereby certify that all statements and information provided herein are true, accurate, and complete to the best of my/our knowledge. I/We understand that depending on the HRI status of the building(s), County staff may request additional information about potential impacts to historic properties on the site.

APPLICANT(S)/Agent: 

(Signature)

(Date)

Tad Lunger, Esq.

Print Name

Central United Methodist Church - By-Right Tabulation

<u>Address</u>	<u>Owner</u>	<u>Land Area</u>	<u>Density (1.5 FAR)</u>	<u>Height</u>
4223 Fairfax Dr.	MONTICELLO PARTNERS LLC C/O WINFIELD GROUP	23,261	34,891.50	45 Feet
4201 Fairfax Dr.	LADIES AID METHODISTEPISCOPAL CHURCH ATTN WM CLEVELAND E	31,648	47,472.00	45 Feet
	Total	54,909	82,363.50	45 Feet