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By Email

June 6, 2019

Collier Cook, President
Ballston-Virginia Square Civic Association
1001 N. Randolph Street #409
Arlington, VA 22201
bvscaorg@gmail.com

Re: Minor Site Plan Amendment to Site Plan

Dear Mr. Cook,

The Arlington Partnership for Affordable Housing (“APAH”) recently reached an agreement with the Central United Methodist Church (“CUMC”) to permit APAH to assist CUMC in successfully completing the Ballston Station project (“Site Plan #443”) approved by the Arlington County Board (the “County Board”) on February 25, 2017. The overarching goal of APAH’s agreement with the CUMC is to make Ballston Station more competitive for Low-Income Housing Tax Credits (“LIHTC”) which are necessary for financing and completing the project. CUMC has unsuccessfully applied for LIHTC funding the last two years, and in all likelihood this year is the last opportunity for this project to get financing. One crucial step towards making Ballston Station more competitive for LIHTC is making modifications to Site Plan #443 through the County Board’s approval of a minor site plan amendment. The purpose of this letter is to give the Ballston-Virginia Square Civic Association (“BVSCA”) an overview of a minor site plan amendment application APAH recently filed with Arlington County.

APAH understands that the County Board and the community make decisions throughout the 4.1 site plan process that result in shared expectations. As a result, APAH has not sought to modify the major issues that drove the community’s review of Site Plan #443. **No** changes will be made to the Tiffany stained glass windows, the Ball family cemetery, the improved streetscape, or the church/day care use.

The modifications APAH seeks to make in its minor site plan amendment are mostly technical in nature and are consistent with the spirit of Site Plan #443. Specifically, APAH’s minor site plan amendment application is proposing the following modifications to Site Plan #443:



- Increasing the number of one bedroom apartments, decreasing the number of two bedroom apartments, and adding 25 units (144 total) without changing the approved density or increasing the size of the new building;
- Making the property 100% affordable with a range of incomes given APAH's mission to provide affordable housing for Arlington residents;
- Reducing the minimum parking requirements to reflect the County Board's guidance as set out in the new Residential Parking Guidelines; and
- Making slight design alterations that incorporate cost savings but look substantially similar to the approved site plan.

The County Board is scheduled to consider APAH's minor site plan amendment at its July Board hearing.

We are providing you with the following items for BVSCA's review ahead of the June 24th meeting: (1) the statement of support APAH filed with its minor site plan application, (2) a revised exterior rendering of the project, and (3) a revised parking justification memo for the project. APAH looks forward to receiving the BVSCA's feedback and answering any questions the BVSCA might have about APAH's minor site plan amendment application at BVSCA's monthly meeting on June 24th.

Sincerely,



Jonathan C. Kinney, Counsel for APAH



Matthew J. Weinstein, Counsel for APAH

MJW:mlw
Enclosures: As stated.

cc: Nina Janopaul (w/encls.)
Carmen Romero (w/encls.)