



2311 WILSON BOULEVARD
SUITE 500
ARLINGTON, VA 22201
PHONE 703.525.1863
FAX 703.525.2207

MATTHEW J. WEINSTEIN
Ext. 598
mweinstein@beankinney.com

VIA HAND DELIVERY

April 26, 2019

Ms. Arlova Vonhm
Zoning Administrator
2100 Clarendon Blvd., 10th Floor
Arlington, Virginia 22201

**Re: Statement of Justification for
Minor Site Plan Amendment Application to SP #443
4201 Fairfax Drive / RPC 14-024-017 (the "Property")**

Dear Ms. Vonhm,

On behalf of the Arlington Partnership for Affordable Housing and the Central United Methodist Church (the "Applicants"), please accept this letter as the Statement of Justification for the enclosed Minor Site Plan Amendment application to Site Plan #443 (the "Application"). With this Application, the Applicants seek to modify Site Plan #443 by committing all of the residential units as affordable housing as well as modifying Conditions 2.B, 18.D.1, 26.F, and 32.A.1 of Site Plan #443 (the "Site Plan"). The requested amendments to the Site Plan would reduce the required parking and make a number of design alterations to the exterior of the building.

Background

The Property is located at the eastern portion of the block of N. Fairfax Drive between N. Stafford Street and N. Stuart Street directly across the street from the Ballston Metro Station. The Arlington County Board (the "Board") rezoned the property from the C-2 Zoning District to the R-C Zoning District and approved Site Plan #443 on February 28, 2017. The approved Site Plan would redevelop the Central United Methodist Church in Ballston into a mixed use development. The Site included a housing component that would provide 119 dwelling units, 48 of which would be committed affordable units, and a total of 23,449 square feet of Church, Childcare, and Preschool space.

After obtaining the Board's approval for the Site Plan in 2017, the trustees of the Central United Methodist Church (the "Owners") unsuccessfully applied for Low Income Housing Tax Credit ("LIHTC") funding through the Virginia Housing Development Authority ("VHDA") in both 2017 and 2018. The Owners then entered into an agreement with the Arlington Partnership for Affordable Housing ("APAH") in 2019. The modifications requested in this Application are required to make the Site Plan more competitive for LIHTC funding, which is the key to the successful completion of this affordable housing project.



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Site Plan Amendment Requests

The Applicant requests the following modifications to the Site Plan:

- **Condition 2.B:** Applicants request that Condition 2.B be modified so that it extends the Site Plan approval for three years until February 28, 2023.
- **Condition 18.D.1:** Applicants request that condition 18.D.1 be modified to permit the Applicant to achieve Earthcraft Gold certification.
- **Condition 26.F:** Applicants request the following modifications to the design façade treatment which are substantially similar to and consistent with the approval of Site Plan #443:
 - Window locations for the residential units;
 - Modifications to the exterior cladding material;
 - Changes to the architectural fin along Fairfax Drive;
 - Modifications to the cornice belt course;
 - Changes to the Church entrance; and
 - Changes to the rooftop units screening.
- **Condition 32.A.1:** Applicants request that Condition 32.A. be modified to set the required parking ratio at .29 spaces per residential unit. This request would also result in the removal of the second level of parking. The Applicant's request is made pursuant to a Zoning Ordinance Amendment approved by the Board on April 23, 2019 which allows the Board to revise parking requirements for multi-family site plan developments in the R-C Zoning District. The R-C Zoning District previously required a minimum parking ratio of 1 parking space per residential unit. The R-C's Zoning District's previous parking requirements prohibited the County Board from approving a parking ratio below 1 parking space per residential unit for Site Plan #443 despite the Board's approval of significantly lower parking requirements for similarly situated properties.

Conclusion

The Applicants' modification requests are in the spirit of the approved Site Plan and will further Arlington County's affordable housing goals and policies, and are consistent with the Off-Street Parking Guidelines for Multi-Family Residential Projects approved by the County Board in 2017 and the revisions to R-C Parking.



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Therefore, the Applicants respectfully submits this minor site plan ADM to the Arlington County Board for their review and approval.

Very truly yours,

Bean, Kinney & Korman, P.C.

A handwritten signature in blue ink, appearing to read 'Matt Weinstein', written over a horizontal line.

Matthew J. Weinstein, Esq.
Counsel for APAH

A handwritten signature in blue ink, appearing to read 'Jonathan Kinney', written over a horizontal line.

Jonathan C. Kinney, Esq.
Counsel for APAH

MJW:mlw