



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Director's Office / Business Operations Division

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August 31, 2015

Kendrick N. Whitmore, Esq.  
Venable LLP  
575 7<sup>th</sup> Street, NW  
Washington, DC 22204

Dear Mr. Whitmore,

Thank you for the opportunity to meet on Thursday, August 13 to discuss the Special GLUP Study request submitted for the River House properties by Vornado / Charles E. Smith. During our meeting we discussed the schedule and process for a Special GLUP Study, an initial meeting with the Planning Commission's Long Range Planning Committee (LRPC) Chair, and revised plans for the River House project that will include a potential site for a future public elementary school.

As indicated during our meeting and by the Planning Division's August 3, 2015 correspondence, the first meeting for the Special GLUP Study will be scheduled in October 2015. We have scheduled an initial project overview and scoping meeting with the LRPC Chair for 3:30 p.m. on Tuesday, September 1, 2015 in Room 715.

In regards to the submission of the revised plans as part of the Special GLUP Study request, please submit to the Zoning Administrator a revised letter and accompanying plans, graphics and documents. The letter should identify the plan amendments that vary from the original June 15, 2015 request. If project phasing and alternatives are proposed for LRPC consideration, such as school, affordable housing, parking and open space locations, the letter and accompanying plans and graphics should also note these details.

As warranted, the amended plans and documents should, at a minimum, include the following:

- Property location and size;
- Current and proposed GLUP designations for the site and surrounding sites;
- Current and proposed Zoning designations for the site and surrounding sites;
- Transportation information and analysis— proximity to transit, potential new streets or connections, existing and projected vehicle counts, modal split, transit ridership, pedestrian movements and counts, bicycle facilities and plans, and other pertinent information and research that considers the transportation and traffic implications, particularly in context with current and planned growth;

- Proposed development and building forms, massing, height and uses, both for the site and in context with surrounding blocks and parcels, particularly as related to the Pentagon City Phased Development Site Plans; and
- Other information necessary for staff analysis based on the particular site conditions, relevant County adopted plans and policies, and the proposed development plans.

In terms of further initial scoping of the transportation information and analysis, please contact the County's Transportation Bureau of the Department of Environmental Services for assistance with this important element of the requested Special GLUP Study.

If the Planning Division can be of further assistance with preparation of the revised Special GLUP Study request, please contact either Anthony Fusarelli or Margaret Tulloch - Rhodes.

Sincerely,

Robert J. Duffy, AICP, Planning Director

cc: Margaret Tulloch-Rhodes  
Anthony Fusarelli