

April 10, 2019

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Ms. Arlova Vonhm
Zoning Administrator
ARLINGTON COUNTY
2100 Clarendon Boulevard
Arlington, VA 22201

**RE: MAJOR AMENDMENT TO SITE PLAN #72 AND SITE PLAN #315, REZONING & GLUP AMENDMENT
PROPERTY: 600 N. GLEBE (RPC 20-012-021), 616 N. GLEBE (RPC 20-012-020),
624 N. GLEBE (RPC 20-012-019), 640 N. GLEBE (RPC 20-012-018), N. GLEBE
(RPC 20-012-024), 525 N. THOMAS ST. (RPC 20-012-009)
STATEMENT OF JUSTIFICATION**

Dear Ms. Vonhm:

This firm represents SEHT North Glebe, LLC (the “Applicant”), who proposes to redevelop the above-referenced Property, which is part of Site Plan #72 and Site Plan #315. On behalf of the Applicant, please allow this letter to serve as the written statement of justification for a major amendment to both site plans.

Background

Site Plan #72 was originally approved as Z-1921-68-2 on December 7, 1968, for a mixed-use office, residential, and retail project. It has been amended many times over the years since. Site Plan #315 was approved as an as-built site plan in 1995 to permit a 7,500 square foot building addition on a small portion of the Property (RPCs 20-012-19, -20, and -24). The Property includes multiple zoning districts: C-O-2.5, C-2, R-C, RA8-18, and S-D. It is currently improved with a Harris Teeter grocery store and the pre-owned vehicle portion of the Mercedes-Benz of Arlington car dealership.

Rezoning & Site Plan Amendment

The Applicant proposes to partially rezone the Property to the R-C District and construct a new mixed-use project that will include a new flagship level Harris Teeter, approximately 10,600 square feet of additional retail, approximately 732 multi-family apartment units, and a half-acre public park. In order to support the proposed density and mix of uses, a portion of the Property will retain its existing C-O-2.5 zoning designation. The project will be constructed in three phases to keep the existing store and surface parking lot in service while the new store and

apartments above are under construction. North Tazewell Street will be extended into the site to meet with an extension of North Randolph Street. Parking will be provided both below and above-grade, with the above-grade portions completely wrapped with active uses or otherwise completely screened from view.

The proposed maximum density is 3.22 FAR with maximum heights of approximately 132 feet tapering down to approximately 74 feet. This proposal is therefore below the maximum 3.24 FAR, exclusive of bonus density, and (within the proposed R-C zoned portion of the site) the maximum height of 95 feet permitted in the R-C District. It is also consistent with the recommendations of the General Land Use Plan (“GLUP”) and the North Quincy Street Plan Addendum adopted in 2013.

The Applicant proposes to achieve a LEED Silver certification for the residential portion of the project, though no bonus density is requested. A modification is requested for a reduction in the amount of required residential parking to permit a ratio of 1 space per unit, the minimum permitted under the current R-C zoning regulations. A modification is also requested to permit a reduction in the amount of landscaped open space.

The proposed development will provide a new, top of the line Harris Teeter grocery store with upgraded features and offerings. It will also provide additional, much needed housing close to the Ballston Metro station and the Ballston Quarter project scheduled to open in the fall. A half-acre public park with active uses and better connectivity with the surrounding neighborhoods will be provided as well.

Amended Site Plan Area

The Applicant proposes to amend SP #72 to remove 600 N. Glebe Rd. (Harris Teeter) (RPC #20-012-021) and 525 N Thomas St. (RPC# 20-012-009). We further propose to amend SP #315 to add the entire proposed site area to SP #315, including the area removed from SP #72. Going forward, SP #315 will be the site plan number associated with the Property and will supersede the existing, as-built site plan.

GLUP Amendment

The Thomas Street parcel, which is located at 525 North Thomas Street and has a land area of 6,750 square feet, is zoned to the S-D District and is designated Low-Medium Residential on the GLUP. However, it is recommended for High-Medium Residential Mixed-Use in the North Quincy Street Plan Addendum. In order to rezone the Thomas Street parcel to the R-C District and bring it into conformance with the North Quincy Street Plan Addendum, the Applicant requests that the GLUP be amended to designate the parcel for High-Medium Residential Mixed-Use. This change is also consistent with the GLUP designation for the adjacent Springs project

Page 3

and the rest of the Property. Furthermore, for the portion of the Property which will maintain its existing C-O-2.5 zoning designation, the Applicant proposes to amend the GLUP designation from High-Medium Residential Mixed-Use to Medium Office-Apartment-Hotel. This change to the GLUP designation will ensure consistency between the GLUP designation and underlying zoning.

We appreciate your attention to this matter and this request. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Evan Pritchard", written in a cursive style.

G. Evan Pritchard