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WALSH COLUCCI
LUBELEY & WALSH PC

REVISED

January 15, 2016

Via Hand Delivery

Arlova Vonhm
Acting Zoning Administrator
Arlington County Zoning Office
2100 Clarendon Boulevard, 10th Floor
Arlington, VA 22201

Re: Neighborhoods Form Based Code Special Exception Use Permit Application
Applicant: WashREIT Wellington Apartments LLC
Property: 1850 Columbia Pike, 1201 & 1301 S. Scott St., and S. Rhodes St.
(RPC's #RPC 32-001-046, -047, -048, -049, -002, -003)
Preliminary Phasing Plan

Dear Ms. Vonhm:

The following Phasing Plan narrative is submitted pursuant to Section 206.A.4 of the Columbia Pike Neighborhoods Form Based Code (FBC).

By way of background, the Applicant is the owner of the approximately 12-acre Wellington Apartments development, which currently consists of 711 residential units located in 3 multifamily apartment buildings. The existing development also includes onsite surface parking and an outdoor pool. In accordance with the Neighborhoods Form Based Code, the Applicant is proposing a multi-phased infill development which will result in the construction of three new multifamily apartment buildings at the southeast corner of the Property (currently improved with a surface parking lot).

Development of the site will occur in multiple sub-phases. The first sub-phase of the development involves preliminary site work including reconfiguration and restriping of existing surface parking, construction of new surface parking, relocation of existing utilities, and relocation of the existing pool. The next sub-phase of development will involve the sequential construction of a common structured garage followed by construction of the two southernmost buildings, Buildings A and B. The final phase of development will involve construction of the third and northernmost building, Building C, and will also include the completion of the required site improvements such as new streets and sidewalks, and construction of a new mini-park. In total, the three new buildings will contain approximately 401 residential units.

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All three of the existing Wellington Apartments buildings will remain in operation during construction, and no residents will be displaced. To replace required parking being removed with demolition of existing surface parking spaces, the Applicant proposes to reconfigure existing parking spaces as well as construct new surface parking spaces at the existing parking lots located elsewhere on the Property. In addition, the new common parking garage will feature nine levels of structured parking containing approximately 631 parking spaces. The structured garage will serve the tenants of both the new residential buildings and existing Wellington Apartments buildings. When combined with existing surface parking to remain, the new structured and surface parking spaces will satisfy required parking quantities for existing and new building tenants. In order to ensure continued access to parking for the existing Wellington Apartments residents during construction, the Applicant has proposed to allow occupancy of the structured garage prior to completion of the new residential buildings.

If you have any questions regarding this information, please do not hesitate to let me know. As always, thank you for your attention to this matter.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

M. Catharine Puskar by: mga

M. Catharine Puskar

cc: Bob Elliott
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