



**WALSH COLUCCI
LUBELEY & WALSH PC**

Added to forecast.

M. Catharine Puskar
(703) 528-4700 Ext. 5413
cpuskar@thelandlawyers.com

December 10, 2018

Ms. Arlova Vonhm
Acting Zoning Administrator
Arlington County Zoning Department
2100 Clarendon Boulevard, Suite 1000
Arlington, VA 22201

**Re: Statement of Support for Amendment to Form Based Code Use Permit (U-3429) Village Center
Property: 940, 942, 944, 948 & 950 S. George Mason Drive
(RPC# 23-034-017, -018, -019)
Owner and Applicant: Village Center Partners, LLC**

Dear Ms. Vonhm,

The following is submitted as a statement of support for an amendment to Use Permit U-3429 for temporary hotel use on the Property in conformance with the Columbia Pike Commercial Centers Form Based Code ("Form Based Code").

By way of background, on February 20, 2016 the Arlington County Board approved rezoning Z-2587-16-1 and Use Permit U-3429 to permit a mixed-use residential project containing 365 residential units, approximately 81,000 square feet of ground floor retail, and three levels of below-grade parking, containing approximately 600 parking spaces on the Property. The approved development is now under construction with the first completed residential units expected to be available for lease in the summer of 2019.

The process of leasing all residential units in the project is expected to occur over approximately 18 months. During that period of time, the Applicant proposes to partner with Washington, DC based WhyHotel, an alternative lodging service operating "pop-up hotel" accommodations in newly built, high quality apartment buildings to provide temporary hotel rooms on the Property during lease up. WhyHotel will offer approximately 160 of the residential units as temporary hotel units. Initially, the hotel units will be located on floors 3 and 5, as indicated on the attached floor plans. As residential units in the building are leased, the location of the 160 units used for hotel occupancy will shift from floors 3 and 5 to other floors in the building but the number of units used for hotel occupancy will at all times be no more than 160 units. Additionally, all units will be converted back to residential use within 2 years of the

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

completion of construction for floors 3 and 5 or 36 months from the date of approval of this Use Permit, whichever date is sooner.¹

In association with the temporary use of 160 units for hotel occupancy, WhyHotel requires the use two of those 160 units for guest services, management, and operations. The initial locations of the two rooms for hotel management are indicated on the attached plans as units # 301 (for “back of house”) and #375 (for “front of house”). WhyHotel employees will be present at the Property at all times during the period that the temporary hotel use is permitted. WhyHotel staff provide full guest services, including cleaning, monitoring of rooms and common areas, and other day-to-day operations. Working together with property management staff for the residential building, WhyHotel staff will ensure coordinated conversion of the units for hotel use and then back to residential use.


The proposed hotel units operated by WhyHotel will be offered as short-term rental (less than 30 days) or long-term rental (between 30 and 90 days) units. To track the location of these units and ensure that a maximum of 160 units are used for such rental, Use and Occupancy (U&O) permit applications will be accompanied by plans and statements indicating the location of all WhyHotel units in the building.

The temporary use of 160 units for hotel occupancy will help to activate the site sooner than would otherwise be possible and will provide much needed support for the new retail uses at Village Center, as well as tax-revenue for the public. The traffic and parking impacts of the temporary hotel use are less than those required for the approved residential use. During the “lease-up” period, the parking facilities already in place for the residential component of the project will provide more than ample parking for the temporary hotel use. Data from WhyHotel interim use units of residential buildings to date indicates that only approximately 20% of guests require vehicle parking during their stay. No changes are needed to the site plan or exterior architectural plans to accommodate the requested amendment. Only minor alterations to interior floor plans are needed to comply with building code regulations for fire, safety, and accessibility.

The Applicant’s proposal will meet the objectives of the Form Based Code by creating a lively, active, and welcoming mixed-use development at one of the Columbia Pike corridor’s most prominent intersections. 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

cc: David Orr Jason Fudin Phil Dales
 Ryan Orr Alexander Miller

¹ Construction of floors 3 and 5 is expected to be completed by October, 2019.