

North Rosslyn Civic Association

1902 N Ode St
Arlington, VA 22209-1412

May 23, 2011

VIA EMAIL

Mr. Christopher Zimmerman
Chairman
Arlington County Board
2100 Clarendon Blvd. Suite 300
Arlington, VA 22201
czimmerman@arlingtonva.us

Re: AHC's Proposed Redevelopment of
Key Boulevard Apartments

Dear Mr. Zimmerman:

The purpose of this letter is to inform the Arlington County Board of the North Rosslyn community's views on AHC Inc.'s proposed redevelopment of Key Boulevard Apartments. We understand that AHC recently filed a 4.1 on this site, but that it has not yet been accepted. We are writing immediately so you have no misunderstandings concerning the views of the North Rosslyn community when the board deliberates on the matter.

AHC presented its redevelopment plan to the community through meetings of the North Rosslyn Civic Association ("NRCA") on several occasions, most recently last September. Though, over the course of these presentations, AHC reduced building height from eight to six stories, relocated the garage entrance, and made other cosmetic changes, each plan met with nearly universal opposition from the community in spite of our firm commitment to providing affordable housing in North Rosslyn. Members of the NRCA board met subsequently with AHC to encourage the company to further modify the building's design and density to better blend with the surrounding low-rise community. Our efforts proved unsuccessful and we understand the 4.1 largely retains AHC's proposed massing and density for the building, as presented to us last September.

No density remains on the site of the Key Boulevard Apartments. The parcel's density was transferred across Key Boulevard to The Atrium Condominium in the early 1980s. AHC's proposed density for this site may be achieved only if the county allows the company to transfer density rights it accrued on a property near Ballston, some four

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miles from the Key Boulevard Apartments site. The community is opposed to this cross-county transfer, as the additional density would facilitate construction of a massive six-story building entirely out of character with the adjacent single family homes and town homes.

Despite its proximity to Metro, this development would add approximately 150 cars to area streets. The additional traffic would exacerbate an already difficult situation caused by heavy volume and poor sight lines near Ode St. on Key Boulevard, which commuters routinely use as a shortcut between I-66 and the Key Bridge. On-street parking in the area, which is almost non-existent but sorely needed by visitors and service contractors, would be similarly stressed by this development.

AHC's proposed building would overshadow our community garden for large portions of each day. We would lose important attributes associated with the existing garden apartments, including their visual green space and opportunities for outdoor play by children living on the parcel.

We note that, while AHC proposes quadrupling the number of units at the site, affordable housing on the site would actually be reduced from 100 percent of units to something under 50 percent. The community would vastly prefer a solution that retained 100 percent affordable housing in a number of units more appropriate to the site.

We trust you will consider the views of the North Rosslyn community when considering AHC's proposal.

Very truly yours,



Jennifer J. Zeien
President
North Rosslyn Civic Association

cc: Arlington County Board
Tom Miller, Acting Planning Division Chief, Arlington County
Arlington County Planning Commission (Gizele Johnson, Freida Wray)
Melinda Artman, Zoning Administrator
AHC, Inc. (John Welsh, Joe Weatherly)
Cecilia Cassidy, Executive Director, Rosslyn Renaissance
Stan Karson, President, Radnor, Ft. Myer Civic Association