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December 19, 2016

**Via Hand Delivery**

Ms. Arlova Vonhm  
Zoning Administrator  
Arlington County Zoning Office  
2100 Clarendon Boulevard, Suite 1000  
Arlington, Virginia 22201

**Re: Statement of Support for Minor Site Plan Amendment - Site Plan #94  
Property: 1700 & 1810 N. Moore St.  
(RPC #16-037-001, -007, -008; #16-038-004)  
Owner/Applicant: Rosslyn Metro Center LLC**

Dear Ms. Vonhm:

On behalf of the Applicant, please accept this letter as a statement of support for a minor site plan amendment pertaining to the above-referenced Property. With this application, the Applicant proposes internal reconfiguration of the existing retail levels, addition of approximately 7,385 sf GFA of new retail space (with the option for an additional second phase of retail expansion), and related improvements to building architecture, streetscape, open space, and pedestrian connectivity.

By way of background, the Subject Property is zoned to the "C-O-Rosslyn" District and is subject to Site Plan #94 (the "Site Plan"), which was originally approved by the Arlington County Board on October 13, 1973. The Site Plan permits a mixed-use office and retail development consisting of a fifteen-story office building containing three stories of commercial space and twelve stories of office space. The approved building contains a total density of 424,671 sf GFA (370,753 sf GFA office and 53,918 sf GFA retail), for an FAR of 6.22. The Site Plan has been amended several times since its original approval.

The Applicant is currently working to upgrade and re-brand the existing building through a series of interior and exterior improvement projects. Specifically, the Applicant proposes to reconfigure the existing retail space on building levels 1-3 to better engage the sidewalk and streetscape. Furthermore, the Applicant proposes approximately 7,385 sf GFA of new retail to complement the improvements to the existing retail space and to create the "critical mass" of retail needed to create a vibrant new destination in the heart of Rosslyn. The Applicant's proposal also includes an optional second phase of retail addition consisting of approximately

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13,846 sf GFA, which could be constructed based on ultimate tenant demand. In order to satisfy future tenant demand, the Applicant proposes that the improved upper-floor spaces on levels 2-4 also be permitted for office use. Coupled with the internal building improvements and new additions, the Applicant proposes significant improvements to the building façade, improvements to the streetscape design, creation of a new outdoor public terrace, and creation of new pedestrian connections through the building and to the Rosslyn Metro Station entrance.

The Applicant's plan for a new retail destination in the heart of Rosslyn will be an exciting component of the revitalization of Arlington's central office district, and it will naturally complement the upcoming delivery of the JBG Central Place mixed-use development. Additionally, the Applicant's proposal fulfills many of the goals of the recently adopted *Rosslyn Sector Plan*, including the creation of a new public open space on the Property, preservation of key view corridors, improvements to the pedestrian realm through targeted streetscape and ground-floor retail upgrades, and improvements in pedestrian connectivity and circulation.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if you require any additional information about the application.

Very Truly Yours,

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

*Nan E. Walsh by: mja*

Nan E. Walsh

Enclosures

cc: Doug Fleit  
Jim Walker  
Greg Rowles  
Kyle Fleit  
John Chesley  
Reg Arlond  
Brian Katz  
Scott Sterling  
Bob Berry  
Matthew Allman