

September 12, 2022

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

Kedrick N. Whitmore, Esq.

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RE: STATEMENT OF SUPPORT FOR MINOR SITE PLAN AMENDMENT— SP #193
PROPERTY: 4238 WILSON BOULEVARD (RPC #14-059-047)
OWNER/APPLICANT: FC BALLSTON COMMON, LLC

Dear Ms. Vonhm:

This firm represents FC Ballston Common, LLC (the “Applicant”), an owner of the Ballston Quarter project SP #193. On behalf of the Applicant, please allow this letter to serve as written justification for a Minor Site Plan Amendment to SP #193. The Applicant requests adding the option of medical offices uses to certain underutilized second-floor portions of the site.

By way of background, the Ballston Quarter site was originally developed with the Parkington Shopping Center, which was constructed in 1952. In 1982, the County Board approved a GLUP amendment, rezoning, and a site plan to redevelop the shopping center (SP #193). The Parkington Shopping Center was replaced by the Ballston Common Shopping Mall (“Mall”), which was developed through a cooperative venture between Arlington County and a private developer. The Mall opened in 1986.

About thirty years later, the 2015 Arlington County Retail Plan (the “Retail Plan”) identified at least three challenges facing the Mall: (1) a larger trade area in which it must compete than other Arlington retail projects; (2) the age of the Mall and needing to compete with newer or recently renovated shopping areas elsewhere in the region; and (3) the extension of Metro rail to Tysons Corner, which has since increased the competition and challenges to draw customers.

Due to the Mall’s size and placement within the Ballston neighborhood, the Retail Plan declared the Mall must increase placemaking efforts including creating activity and attractions inside the Mall. To encourage and facilitate this, the Retail Plan strongly recommended the County allow for the flexibility and creativity necessary to reposition the Mall. The Retail Plan specifically stated that Mall improvements will increase the number of workers and residents within Ballston and attract new businesses to the area.

Four months after the Retail Plan’s release, the County Board approved a major redevelopment of SP #193, known as the Ballston Quarter project (“Project”). The Project consists of the Mall and

renovations to it, renovations to an existing office space above a Macy's Department Store, and a new residential structure at the corner of North Randolph Street and Wilson Boulevard.

The Project has since been amended on several occasions, and currently consists of 2,046,158 square feet dedicated to offices, retail, residences, institutional uses, and an ice-skating facility. When the Project was amended in 2015, Condition #39.B was added, which requires a site plan amendment for any changes in the use of a retail space to any non-retail use. Although medical office uses are permitted by right in the C-O-2.5 zoning district, a site plan amendment is required to include medical office uses as permitted uses in this development.

Since 2015, in addition to the challenges identified in the Retail Plan, broad trends in retail leasing difficulties and the impacts of COVID-19 have led to high vacancy levels for the Project. In a June 2022 amendment, County Staff acknowledged the challenges facing the Project, specifically challenges in leasing second-floor spaces: some second-floor spaces have never leased since redevelopment began. To resolve this specific challenge, County Staff has indicated that “[u]se flexibility for retail suites that face significant, systemic leasing challenges should be strongly considered[.]” County Staff also noted the importance of evaluating use flexibility holistically and Project-wide “to ensure that Ballston Quarter maintains its position as a carefully curated retail destination and to identify any impacts on financial performance that will affect the public-private partnership for this project.”

Today, a large portion of the Project's retail use space—more than 50,000 square feet—is vacant.

The Applicant requests the County's flexibility to allow about 28,074 square feet of medical office uses on underutilized second-floor portions of the Project. These uses would be in addition to the retail uses currently approved for on the Project's second floor. No changes would be made to the ground floor retail/retail-equivalent uses. An existing barricade will be replaced with a new exterior storefront to allow access to the second-floor medical office uses. Please see the attached Exhibits and materials for additional detail on the current and proposed uses.

Approving this application would help resolve the Project's significant, systemic leasing challenges and creatively reposition the Mall. The Applicant envisions a holistic and mutually beneficial relationship between potential medical offices and the local retail and entertainment market. Potential medical offices include providers of primary care, otolaryngology (ear, nose, and throat), ophthalmology (eyes and vision), speech therapy, and other medical care. Consistent with the Retail Plan, these medical offices would increase the number of workers and residents within Ballston, which would, in turn, attract new businesses to the area. Local retailers and businesses would further benefit from the foot traffic medical office patients generate before and after they attend their appointments. As a result, the Project would maintain its position as a carefully curated retail destination and improve its financial performance.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Kedrick N. Whitmore". The signature is fluid and cursive, with a large initial "K" and "W".

Kedrick N. Whitmore

EXHIBIT A

Current Uses

[See Following Pages]

BALLSTON QUARTER
 4238 WILSON BOULEVARD
 ARLINGTON, VIRGINIA 22203

TENANT NAMES SHOWN ON THIS PLAN REPRESENT SPACES WHICH ARE CURRENTLY OUT FOR LEASE, OR IN NEGOTIATION. OTHER SPACES, INCLUDING, BUT NOT LIMITED TO, STAIRS, ELEVATORS, OR MECHANICAL ARE SHOWN TO SHOW LOCATION AND ARE NOT TO BE CONSIDERED AS OFFERED OR AVAILABLE. THE OPERATING OR CONTROLLED OPERATOR OF ANY SPACE SHOWN IS IDENTIFIED BY THIS PLAN.

REPRESENTING THE CUSTOM OF THE INDUSTRY, INCLUDING, BUT NOT LIMITED TO, THE STAIR WELLS SHOWN ON THIS PLAN ARE TO BE LOCATED AS SHOWN OR PROPOSED LOCATIONS TO REPRESENTATION THAT THE FUTURE DEVELOPER WILL OCCUPY AS WORK.

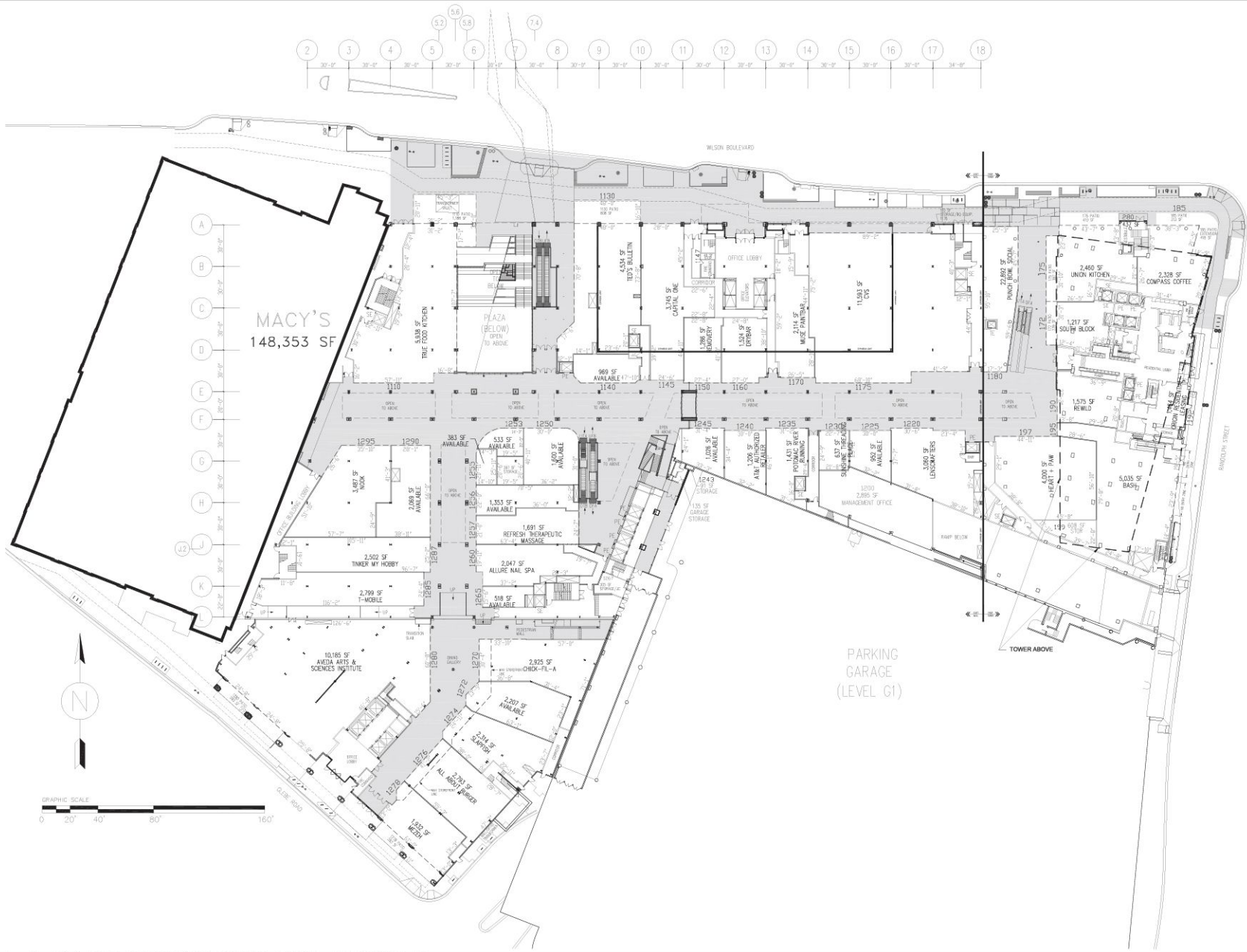
ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF OVERHEAD INFRASTRUCTURE FROM THE OUTSIDE FACE OF EXTERIOR WALL FROM THE FULL THICKNESS OF CORRIDOR AND PARTY WALLS AND FROM THE FACE OF CURB AT EXTERIOR STORE WALLS.

PROJECT NO: 3208
 DRAWN BY: VW
 © Brookfield Property REIT Inc.

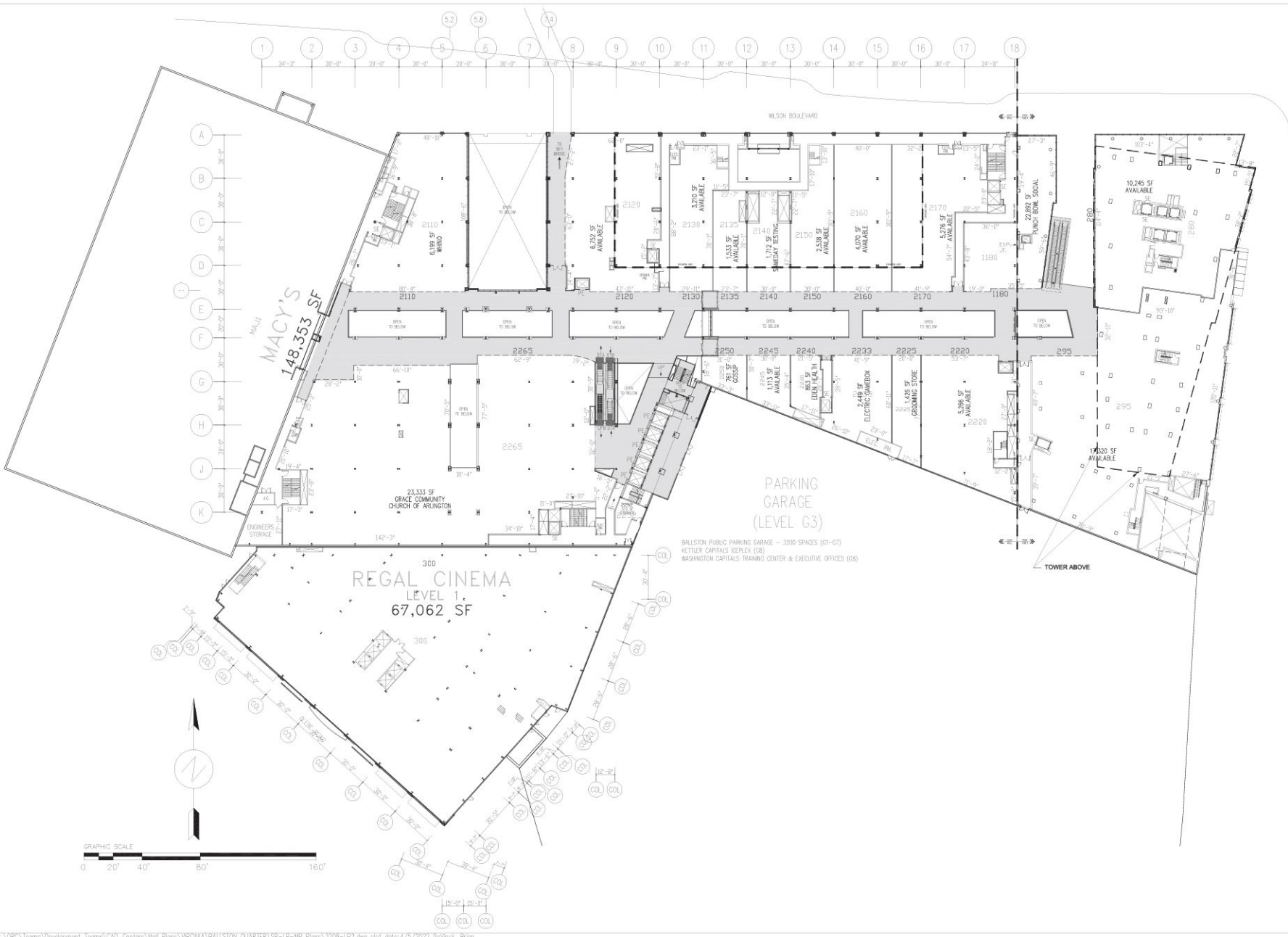
DESCRIPTION
LEASE PLAN
FIRST LEVEL

SHEET NO.
LP1

DATE: April 2022



BALLSTON QUARTER
4238 WILSON BOULEVARD
ARLINGTON, VIRGINIA 22203



TENANT NAMES SHOWN ON THIS PLAN
 REPRESENT SPACES WHICH ARE CURRENTLY
 OUT FOR LEASING, OR IN NEGOTIATION.
 OTHER NAMES, LOCATIONS, DIMENSIONS OR
 ANY OTHER INFORMATION OF ANY KIND IS
 SUBJECT TO CHANGE AND DOES NOT
 REPRESENT THE INTENT OF THE ARCHITECT
 OR ENGINEER. THE ARCHITECT AND ENGINEER
 SHALL NOT BE RESPONSIBLE FOR THE
 ACCURACY OF THE INFORMATION SHOWN
 HEREON. THE ARCHITECT AND ENGINEER
 SHALL NOT BE RESPONSIBLE FOR THE
 ACCURACY OF THE INFORMATION SHOWN
 HEREON.

PROJECT NO: 3208
 DRAWN BY: VW
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DESCRIPTION
 LEASE PLAN
 SECOND
 LEVEL

SHEET NO.
LP2

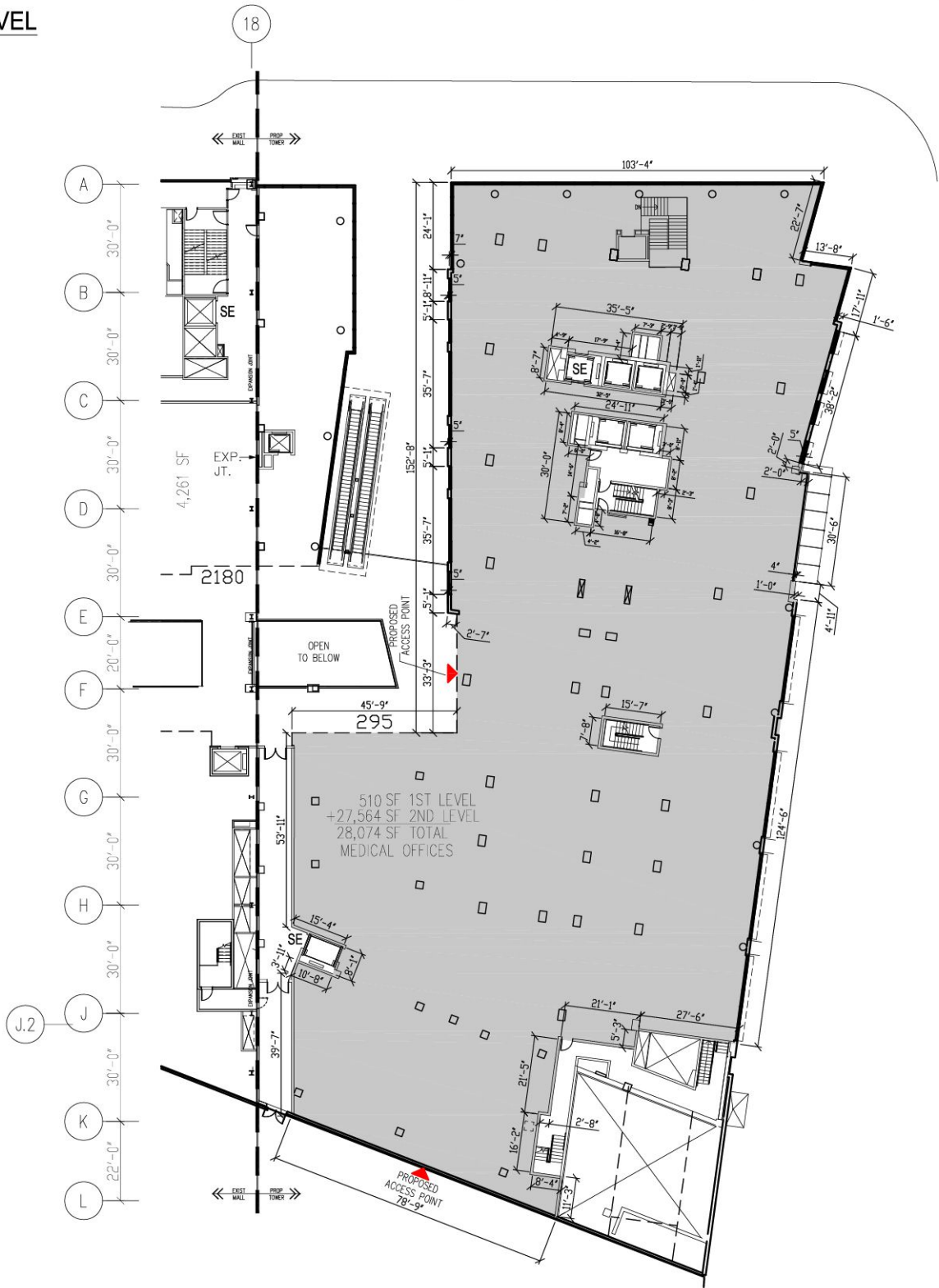
DATE: April 2022

EXHIBIT B

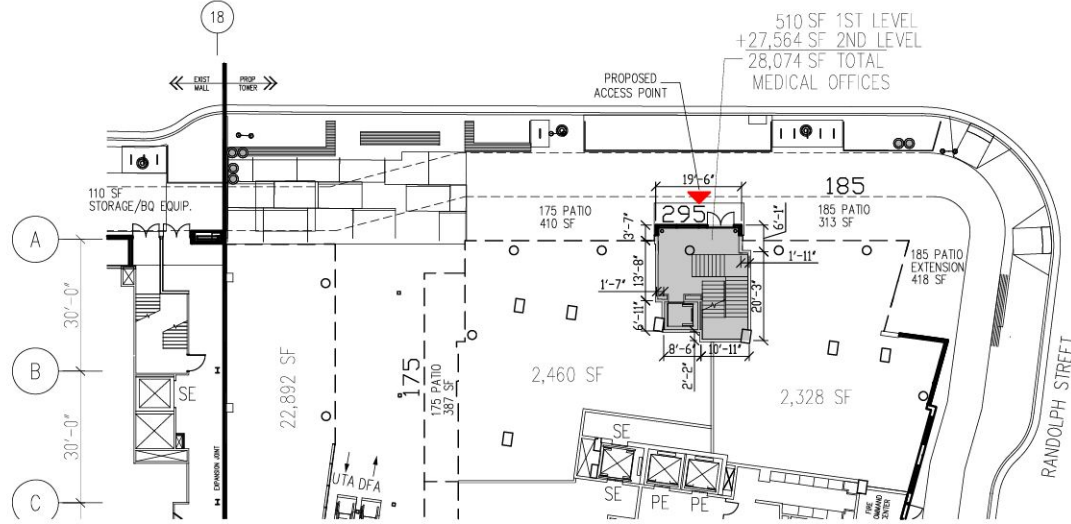
Proposed Uses

[See Following Pages]

2ND LEVEL

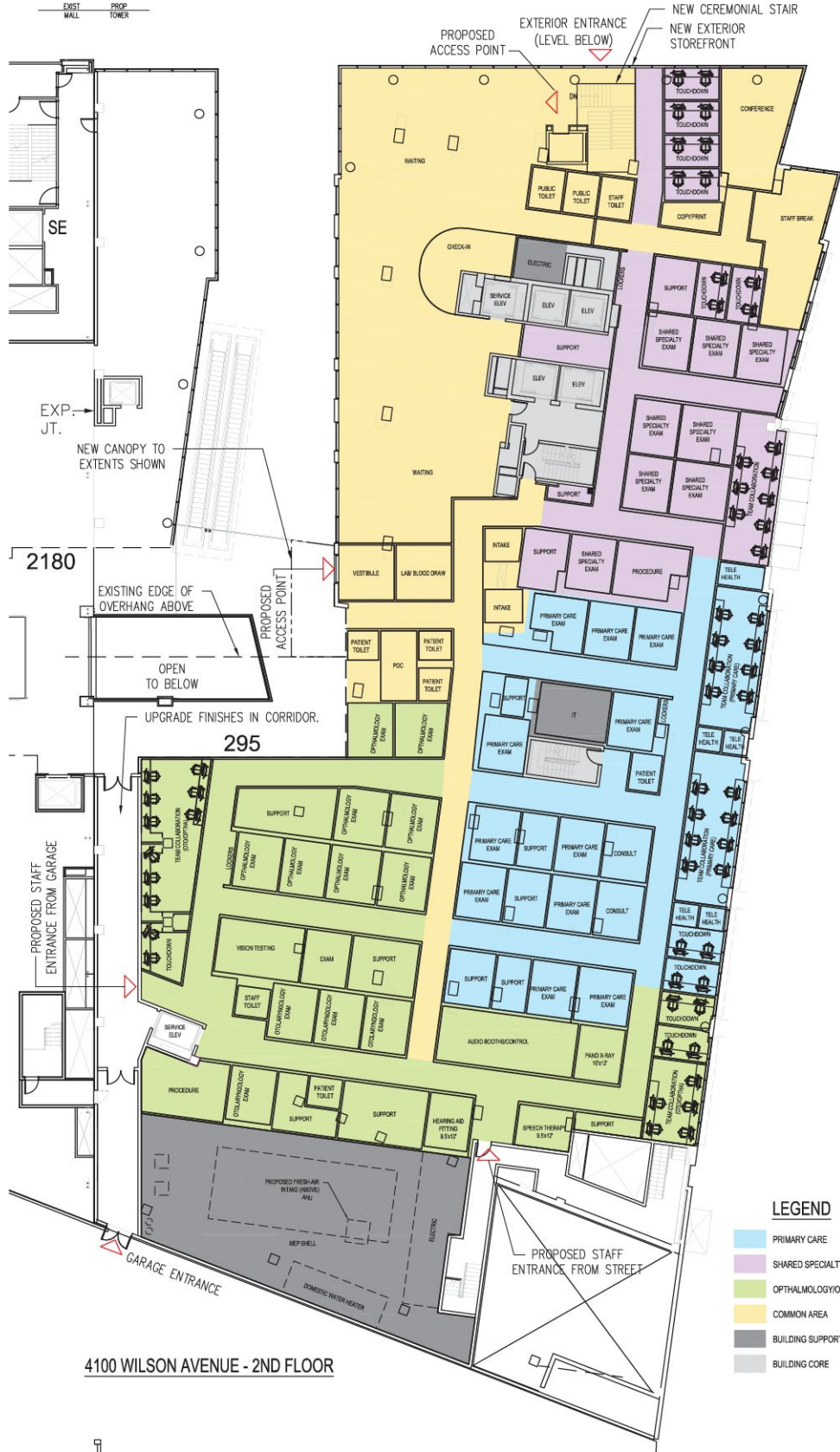


1ST LEVEL



NOTE:
 LANDLORD DOES NOT GUARANTEE THAT INTERNAL CHANGES HAVE NOT OCCURRED SINCE THESE PLANS HAVE BEEN PREPARED, AND RECOMMENDS THAT THIS SPACE BE FIELD VERIFIED BY THE TENANT TO ENSURE THE ACCURACY OF THESE DRAWINGS.
 ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALL.

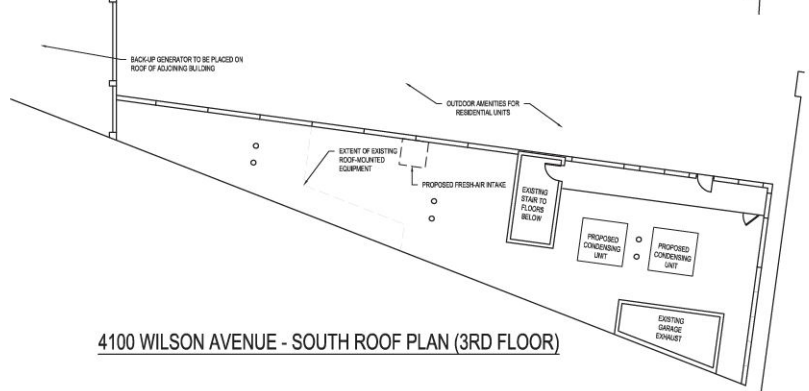
TENANT: MEDICAL OFFICES		DATE: 09/12/22	NOT TO SCALE
SPACE #: 295	AREA: 28,074 SF	DRAWN BY: VW/TMK	
LOD	BALLSTON QUARTER ARLINGTON, VIRGINIA		



4100 WILSON AVENUE - 2ND FLOOR

LEGEND

- PRIMARY CARE
- SHARED SPECIALTY
- OPHTHALMOLOGY/OTOLARYNGOLOGY
- COMMON AREA
- BUILDING SUPPORT (MEP)
- BUILDING CORE



4100 WILSON AVENUE - SOUTH ROOF PLAN (3RD FLOOR)