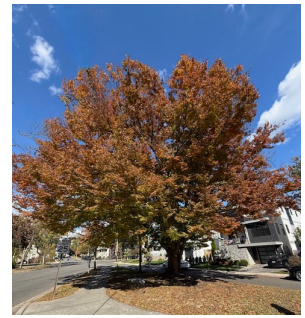


Lyon Park Citizens Association (LPCA)

414 N Fillmore Street
Arlington, VA 22201
703-819-4915



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December 1st, 2025

Arlington County Board and Planning Commission
2100 Clarendon Boulevard
Arlington, VA 22201

*Re: Rezoning and Unified Commercial Mixed-Use Permit for 3134 and 3138 10th St. North, Lyon Park,
in Clarendon Revitalization District*

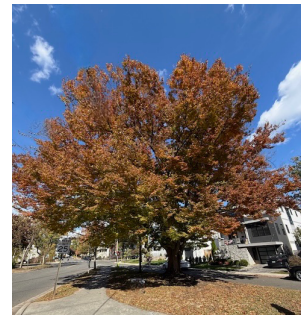
To the Arlington County Board and the Arlington County Planning Commission:

The Lyon Park Citizens Association (LPCA) respectfully recommends that the Planning Commission and the County Board vote NO on the project referenced above, with the following amendments:

1. In lieu of the additional .35 FAR being achieved by a contribution to Affordable Housing Investment Fund (AHIF) over and above that permitted by current guidance, Lyon Park requests that the developer contribute \$150,000 to the renovation of the Lyon Park play area. This is a project that LPCA is currently pursuing solely with its own funds, as this park is community owned and maintained, but heavily used by the public from all over the region. This project is a keystone of our community priorities. We believe such a contribution would ensure that at least some portion of the benefits accrues directly to our neighborhood, which is the receiving the primary impact of this almost doubling of the floor area ratio allowed by base density. **With this contribution, LPCA would approve the development, and we hope that the Planning Commission and the County Board will take this with all due consideration.**
2. We welcome more affordable units in our civic association and would like to see where the AHIF contribution might make the best sense in Lyon Park. Typically, AHIF contributions dilute the impact of the actual number of units delivered. We would be eager for a conversation with the County (CPHD) on better use of AHIF in our own community, and a better application of use permit and site plans to this end. We are also interested in exploring mechanisms for workforce housing with CPHD and others, as a long-term approach to development in Lyon Park and beyond.
3. We would like to engage the developer on best use of the retail space, to the extent that is possible, and we would like the staff and Board's support for planning processes that truly contribute to a vibrant streetscape. Our civic association wants to ensure that the commercial parts of our neighborhood remain alive after hours with retail such as small locally owned stores, coffee shops, and restaurants with adequate parking and loading docks, or alternatively with more greenspace such as

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pocket parks, which would fit best with the continued “vibe” of a more residential neighborhood, on the edge of Clarendon’s much higher density.

The LPCA discussed this project at several meetings. There were residents concerned about possible traffic issues and still others who felt that the community did not need yet another storage unit in the neighborhood. The staff report said the project would benefit our community, however many in Lyon Park are not in agreement. Perhaps an Arlington community that does not have a storage facility might find this project more beneficial?

Thank you for your consideration of our position. We have also attached a fact sheet (Appendix #1) detailing the staff specifics on the project. If you have any questions or need more information, please do not hesitate to contact me at LpcaPresidentnur@gmail.com

Sincerely,
Natalie Roy
President
LPCA

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Appendix #1:

Background info on the project and the County Staff's recommendation.

SUBJECT: Rezoning and Unified Commercial Mixed-Use Permit for 3134 and 3138 10 th St. North, Lyon Park, in Clarendon Revitalization District REZN25-00002 Rezoning from C-3 "General Commercial District to "C-TH" Commercial Townhouse District for approximately 3,916 sq. ft. area at **3138 10th St. N. (RPC #19-007-009)**

UCMU 25-00001 Use Permit for a Unified Commercial/Mixed Use Development of a 5-story self-service storage facility with ground floor retail, with modifications for additional density distance between functional entries, and other modifications necessary to achieve the proposed development at 3134 and 3138 10th St. N. RPC #19-007-009, -010, -019)

Application Materials: Info Below Adapted from the Updated Letter of Justification of October 17, 2025 (*original letter dated March 2025*).

The Property has three parcels of approximately 25,125 sq. ft. which now hosts a 4-story office building (National Association of Federal Credit Unions, now vacant), and surface parking lot. Property is bounded by 10th Street North, N. Irving Street, 9th Rd. N., and N. Highland St. Surrounding buildings are office, fire station and multifamily housing. It is currently split zoned to the C-TH, Commercial Townhouse, and C-3, General Commercial, Zoning Districts.

Approximately 21,213 sq. ft. of the NW and Southern part are zoned C-TH and contain the office building part of the parking lot. The remaining 3,912 square feet is zoned C-3 and hold part of the parking lot. Most of the property is designated under the General Land Use Plan (the "GLUP") as "Service Commercial" which supports personal and business services. This land use recommends several types of zoning, among which are the C-1-R, C-1, C-1-O, C-2, C-O-1.0, and C-TH Districts which are partially consistent with the current split zoning. A small part of the property is designated "Low-Medium" Residential in the GLUP which supports residential development and recommends the R15-30T, RA14-26, and RA8-18 Districts, which is inconsistent with the Property's current split zoning. GLUP Note 12 designates the Property as being within the Clarendon Revitalization District.

Proposal

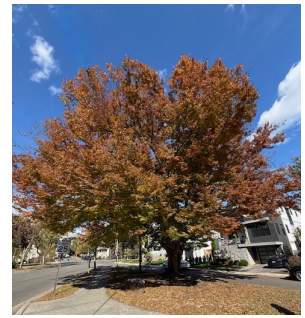
The Applicant requests a rezoning and unified commercial/mixed-use permit:

Rezoning. The Applicant proposes to rezone the small parcel of 3,912 sq. feet (RPC #: 19-007-009) from the C-3, General Commercial, District to the C-TH, Commercial Townhouse, District. Such rezoning would unify the Property under a common District and bring the Property into full compliance with the Service Commercial GLUP designation's recommended zoning districts.

UCMUD Use Permit: The Applicant proposes to demolish the current building and to construct a 5-story self-service storage use with a total 84,260 sq. ft. of gross floor area ("GFA"), including 7,039 sq. ft. of ground floor retail GFA, at a 3.35 floor area ratio ("FAR"). The building will be 55' tall. In

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accordance with the Clarendon Sector Plan (the “Sector Plan”) and the Arlington County Retail Plan (the “Retail Plan”) recommendations, the Applicant proposes ground floor retail uses along its 10th Street North frontage. Street improvements along 10th Street North and North Irving Street align with Sector Plan guidance. Total site area will be 25,125 sq. ft. for density purposes.

Zoning Ordinance § 10.2.5 allows the County Board to approve an UCMUD, by use permit, within the Clarendon Revitalization District on property located in the [applicable] zoning districts. UCMUD projects may include residential, commercial, hotel, and retail uses up to a 1.5 floor area ratio (“FAR”) base density, with the ability to request bonus density above a 1.5 FAR in exchange for various community benefits. There are several additional requirements and regulations impacting UCMUD projects (most of which may be modified by the County Board) as well as applicable Sector Plan recommendations.

The proposed project meets these requirements and recommendations. Developer Requesting Benefits: With this Application, the Applicant requests the following Zoning Ordinance modifications: • An additional 46,572.5 square feet, or 1.85 FAR, of bonus density, . . . in consideration of a cash contribution to AHIF. The Applicant requests modification of the provision limiting additional FAR from AHIF contributions to a 1.5 FAR to permit up to a 1.85 FAR of bonus density to be earned with this mechanism. The applicant is also committing to several Green Building initiatives on a voluntary basis (these are not part of the Green Building initiative but do contribute to overall project sustainability).

Staff Conclusion/Recommendation to Planning Commission for Dec 4, 2025

“The Applicant’s proposal is an appropriate application of the County’s UCMUD Zoning Ordinance and will activate the 10th Street North streetscape by providing expanded sidewalks, new landscaping, and ground floor retail. A self-service storage use will serve the surrounding community.