



Haven Columbia Pike FBC Use Permit HALRB Meeting 7.20.2022



Haven Site



- Constructed in 1949
- Within N-FBC Western Subarea Regulating Plan
- 118 units
 - 1 BRs: 31
 - 2 BRs: 81
 - 3 BRs: 6
- 161,690 SF (3.71 AC) of open space
- Listed as “notable” on Historic Resources Inventory as example of post-war garden-style communities

Site and Unit Improvements



Ongoing renovations and investments:

- Drainage and landscaping improvements
- Window replacement
- Stairwell renovations
- LED lighting on building exteriors
- Replacement of building entry doors
- Tuckpointing masonry to mitigate moisture infiltration
- Replacing blinds, carpet, countertops, refrigerators, thermostats, and humidity sensors in some units
- Painting and replacing broken fixtures with resident turnover

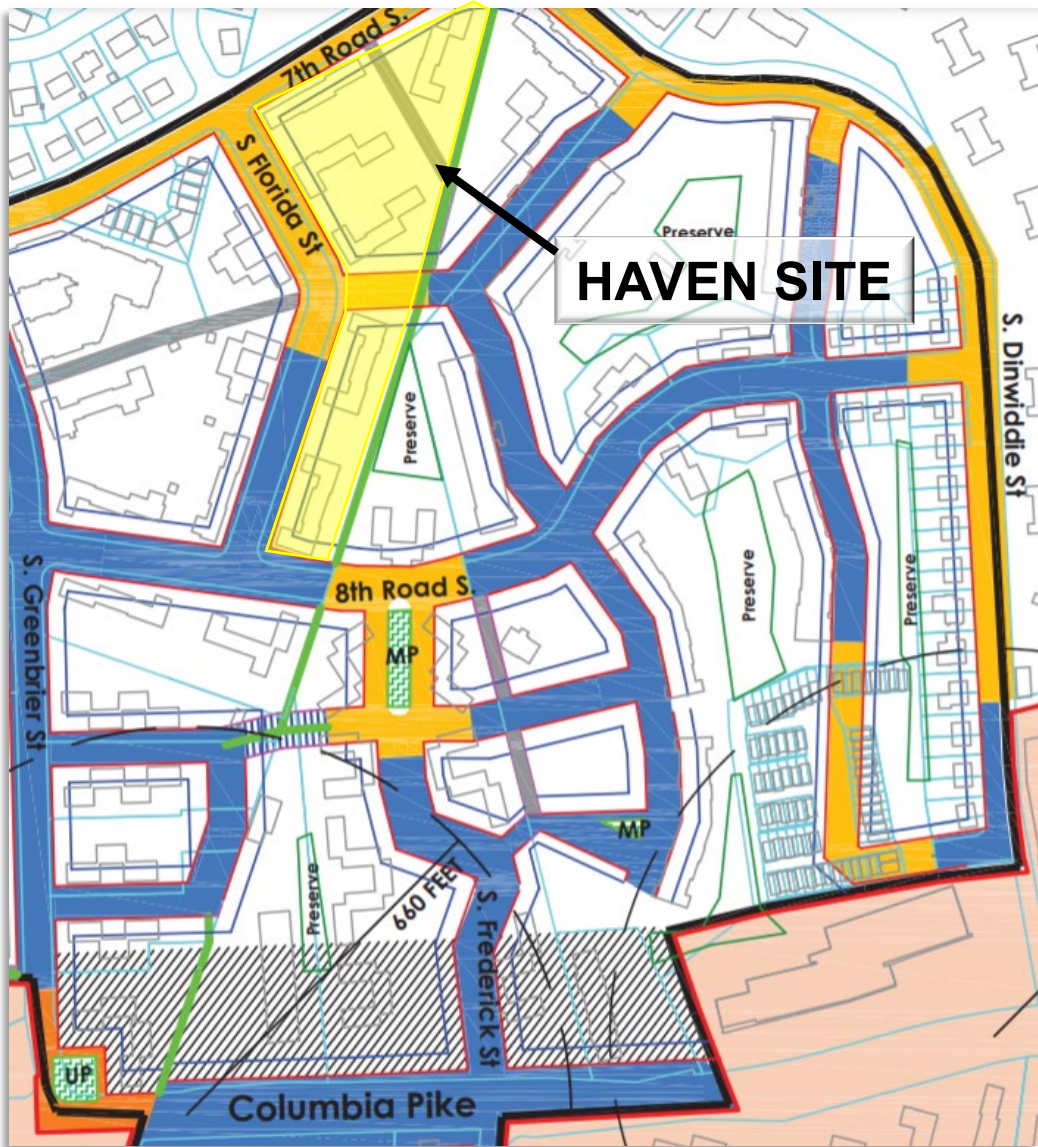
Proposal

- Earn bonus density on Ballston Macy's 4.1 Site Plan through transfer of development rights ("TDR") request

118 new Committed Affordable Units

Designation of Haven Site as "Conservation Area"

- Transfer of 118 preserved affordable units on the Haven Site to the Ballston Macy's site at 2:1 ratio = 236 transferred units



Specific Requests

- Designate Haven Site as “Conservation Area” on Columbia Pike N-FBC Western Subarea Regulating Plan map
- Certify Haven Site as “Sending Site” and Macy’s site as “Receiving Site”
- Certify transfer of density from 118 preserved affordable units from Haven Site to Ballston Macy’s site at a 2:1 ratio (236 Units)

Transfer of Development Rights

- TDRs as zoning tool to meet goals through transfer of rights to increased density
- County-wide policy adopted in 2006

Provides framework for TDRs in exchange for furtherance of County goals (e.g. historic preservation, creation and preservation of affordable housing, creation and preservation of open space, etc.)

- N-FBC amended in 2013 to allow for TDRs

Permits 2:1 multipliers for TDRs in Conservation Areas to areas outside N-FBC

Affordable Housing

- N-FBC adopted in 2012 partly to preserve 100% of approximately 6,200 existing market-rate affordable units (“MARKs”) available at $\leq 80\%$ AMI
- Some of largest concentration of MARKs in Barcroft and Fillmore Gardens Apartments designated as Conservation Areas to preserve MARKs in addition to historic assets
- Affordable Housing Master Plan and N-FBC goals to retain affordable housing and generate more affordable housing to serve extreme demand



**COLUMBIA PIKE NEIGHBORHOODS
SPECIAL REVITALIZATION DISTRICT
FORM BASED CODE**
ARLINGTON COUNTY, VIRGINIA

Conservation Area

- Request to designate Haven Site as Conservation Area subjects the site to Part 7 requirements:

Historic preservation

Affordable housing

- Historic nature of Haven Site (formerly Tyroll Hills Apartments)

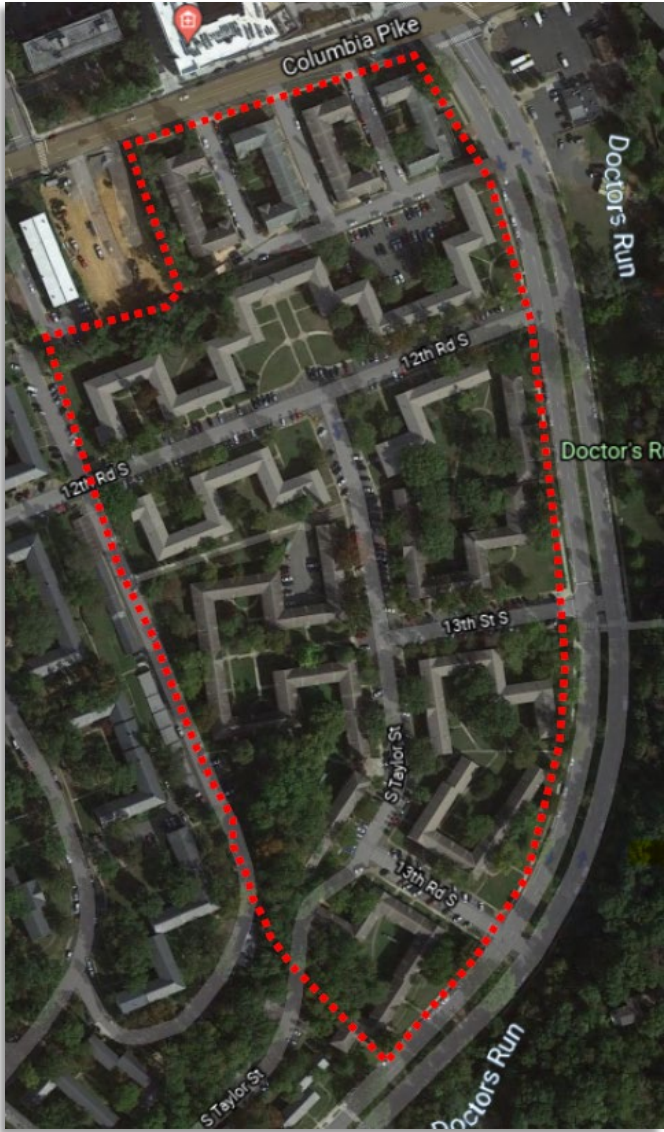
Similar age of construction, architectural style, scale, open space, building form, materials as Barcroft Apartments and Fillmore Gardens Apartments

Eligible for listing on NRHP and VLR like Barcroft and Fillmore Gardens

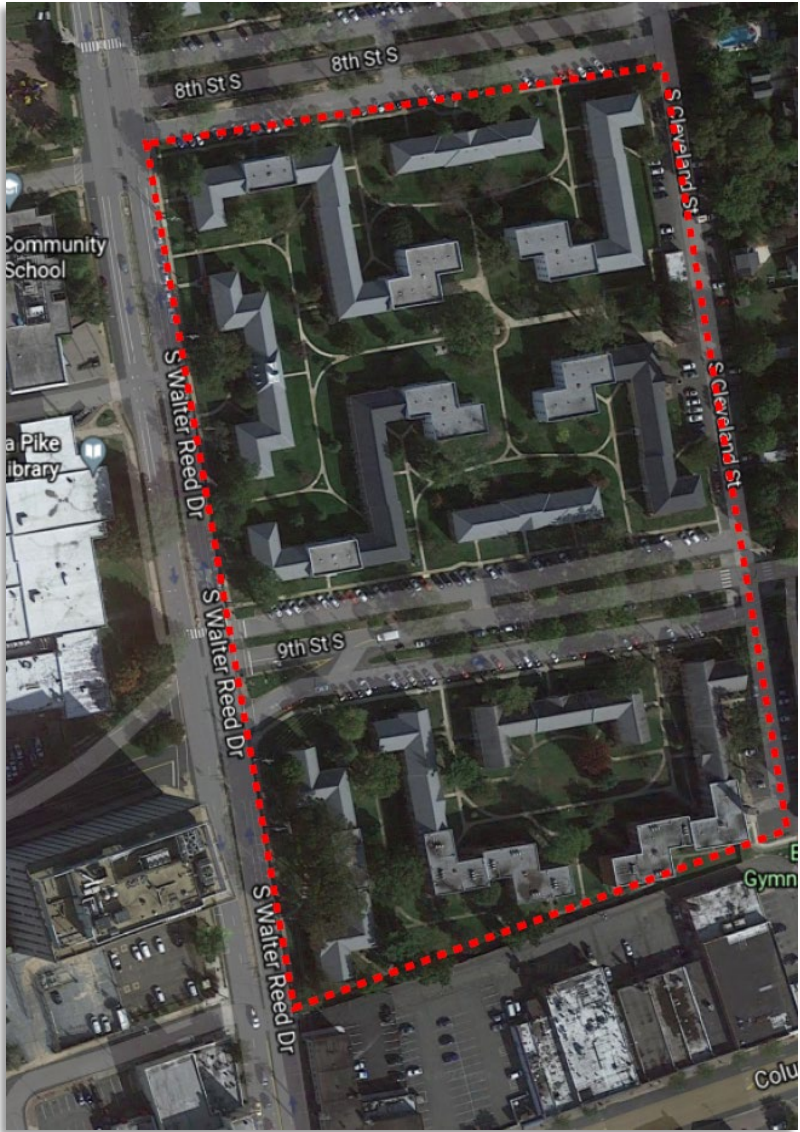
Haven Site



Barcroft



Fillmore Gardens



Haven Apartments



Barcroft Apartments



Haven Apartments



Barcroft Apartments



Historic Preservation Easement

- With proposed redevelopment, a historic preservation easement will be placed on the Haven Site
- The easement will allow certain types of potential improvements and subject the Haven Site to a maintenance plan, including the following:

Short Term (1-3 Years)

- Replace all roofs
- Replace certain windows & HVAC units
- Install insulation in roof spaces and certain basements
- Tuckpointing
- Waterproofing
- Installing LED light fixtures in units
- Replacing older appliances with Energy Star appliances
- Landscaping improvements
- Stormwater detention improvements
- Install 1-2 signs/plaques noting historical significance
- Gutters, fascia boards and soffits as needed

Mid-Term (10-15 Years)

- Replace building entry doors with doors whose configuration matches historical configuration
- Gutters, fascia boards and soffits as needed

Long-Term (25-40 Years)

- Replace windows with mullioned windows that more closely resemble historical configuration
- Potential building bump-outs consistent with FBC standards
- Potential additional parking spaces in rear lot
- Potential solar retrofits on building roofs



Haven Columbia Pike FBC Use Permit HALRB Meeting 7.20.2022

