

2608 Shirlington Road – Unified Commercial/Mixed Use District (UCMUD) Use Permit

Action – June 9, 2022

Location

2608 Shirlington Road (a map of the site is located at the end of this document). The site is located within the Green Valley Village Center Special Revitalization District.

Use Permit Application

The applicant, Shirlington Investments LLC, has applied for:

- A Use Permit to build a four-story residential building on 14,704 sq. ft. of land currently vacant and partially developed with gravel and asphalt surface parking.
- The proposal includes 30 residential units and partially below grade parking.

Since the site is partially zoned C-2, Service Commercial-Community Business District, the project has been reviewed according to the development standards of Arlington County Zoning Ordinance (ACZO) Section 10.2.4 Unified Commercial/Mixed Use Development (UCMUD) in Green Valley Village Center Special Revitalization District. Unlike site plans which typically have greater flexibility in terms of development standards and modifications, UCMUD projects are processed as a Use Permit and reviewed according to certain development standards codified in ACZO Section 10.2. These development standards seek to emphasize predictability and consistency in terms of the built-form, architectural style, and streetscape design.

Affordable Housing Program

To achieve an additional density of 0.5 FAR, the Applicant has committed to meet the affordable housing requirement pursuant to the ACZO Section 10.2.4.L. The applicant will provide 10% of the total residential units as on-site committed affordable units (CAFs). The three on-site CAFs, will consist of one 1-br unit and two 2-br units, affordable up to 60% of Area Median Income (AMI). All CAF units will be affordable for a term of 30 years.

The proposed development meets the following County's Goals, Objectives and Policies of the County Board adopted Affordable Housing Master Plan (AHMP):

1. Policy 1.1.1 – Project will create three CAFs
2. Policy 1.1.8 – Project will provide two family sized 2-br units
3. Policy 1.1.9 and 3.2.2 – Project will create CAFs located close to transit
4. Policy 3.3.1 and 3.3.2 – Project will be certified Earthcraft Gold which will help to advance the goals of the Community Energy Plan and encourage water conservation.

For UCMUD Use Permit projects there is no base affordable housing contribution, as there typically is with site plans. Thus, the three on-site CAFs is the full affordable housing contribution for this Use Permit application, as outlined in ACZO 10.2.4.L.

Housing Commission

Staff Recommendation: County staff supports the proposed affordable housing program which includes three on-site CAFs up to 60% AMI.

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