

The Haven Use Permit / Ballston Macy's Site Plan

Action – December 8, 2022

Location

This proposal impacts two different properties. The first is The Haven Apartments, which is located at 5100 7th Road S. The second property impacted by this proposal is the Ballston Macy's site, which is located at 701 N. Glebe Road.

Site Plan and Use Permit Application

The applicant, Insight Property Group, proposes the demolition of the existing Ballston Macy's department store and vacant office space above the store and the development of a residential building with grocery store anchor on the ground floor. To facilitate the density proposed with this project, Insight is proposing to transfer development rights (TDR) from The Haven site along Columbia Pike to the Ballston Macy's site through a Use Permit process.

The proposed Ballston Macy's site will be a 16-story building with 553 residential units and a ground floor grocery store. There will be two levels of underground parking and one level of above grade parking. The building will be LEED Gold Certified.

To facilitate the proposed TDR, the Applicant would designate all 118 of the Haven's existing apartments as Committed Affordable Units (CAFs) available up to 60% of area median income (AMI) for a term of 30 years, as required by the [Neighborhoods Form Based Code \(N-FBC\)](#). This designation, coupled with the establishment of a Conservation Area for this site, will also trigger further review and compliance with the N-FBC's Conservation Area standards found in Part 7. The Applicant has also committed to renovations at the property and the units will be required to meet HUD Housing Quality Standards. Additionally, The Haven would receive a Historic Preservation Easement.

Affordable Housing Program

The 118 units at The Haven would become CAFs up to 60% AMI for 30 years. Of the 118 units, 87 are family-sized units. The Applicant has also committed to meet the base affordable housing requirements of the Zoning Ordinance for the Ballston Macy's site, which is approximately \$1.5M.

To earn additional density at the Ballston Macy's site the Applicant would contribute one 2-bedroom CAF at 60% AMI for a term of 30 years. The Applicant has also proposed 11 CAFs up to 80% AMI at the Ballston Macy's development. Eight CAFs will be studio units, one CAF will be a 1-bedroom unit and three CAFs will be 2-bedroom units. These CAFs will be affordable for a term of 30 years. In total, there will be 12 CAFs at the future Ballston Macy's site.

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

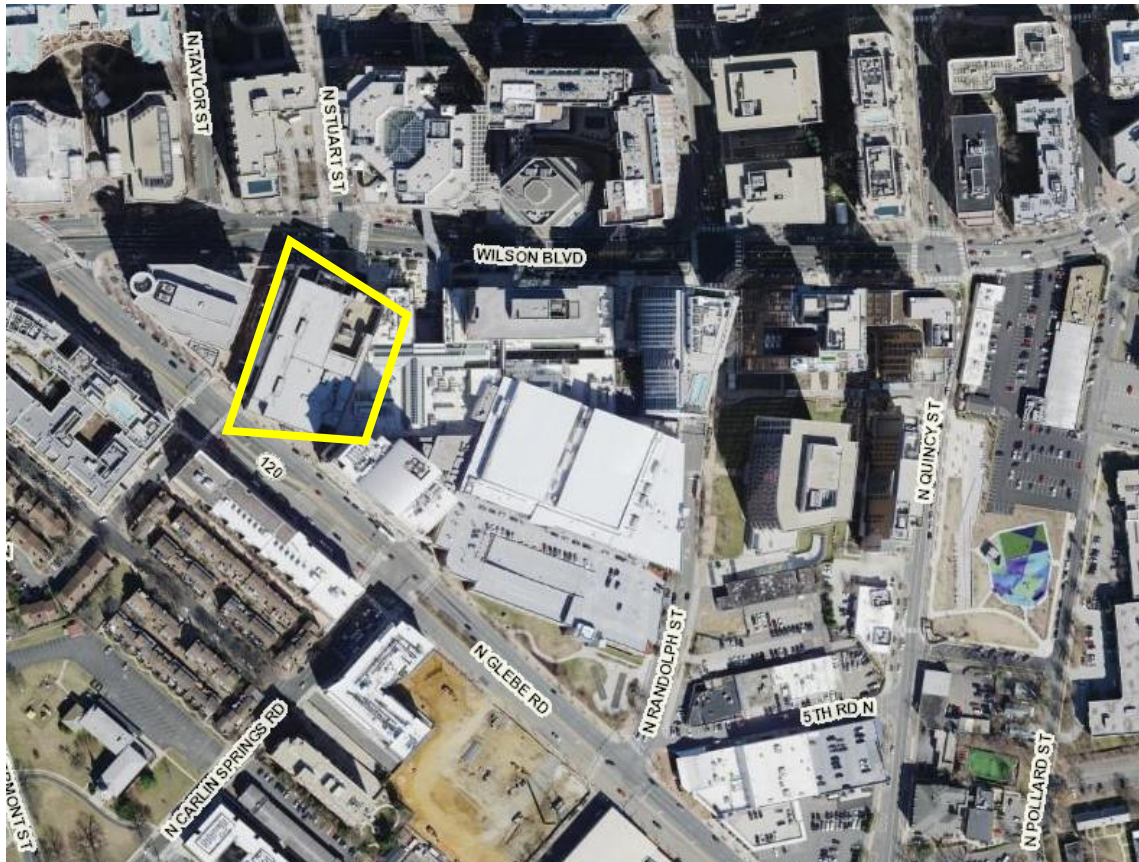
Housing Commission

1. Policy 1.1.1 – Project will create 118 CAFs up to 60% AMI at The Haven and 12 CAFs up to 80% AMI (one CAF up to 60% AMI) at the Ballston Macy's site through land use and zoning
2. Policy 1.1.3 – Make every reasonable effort to prevent the loss of market-rate affordable rental housing
3. Policy 1.1.8 – Project will provide 87 family sized units at The Haven and 4 family sized units at the Ballston Macy's site
4. Policy 1.1.9 – Project will provide 12 CAFs within transit corridors

Staff Recommendation

Staff recommends approval of the affordable housing program, which consists of the base affordable housing AHIF contribution, 12 total CAFs at the Ballston Macy's site, and the designation of all 118 units at The Haven as CAFs.

Ballston Macy's Site Location



The Haven Apartments Site Location

