



Haven Columbia Pike FBC Use Permit

Advisory Working Group
2.16.2022



Haven Site



- Constructed in 1949
- Within N-FBC Western Subarea Regulating Plan
- 118 units
 - 1 BRs: 31
 - 2 BRs: 81
 - 3 BRs: 6
- Current rents at ~60% AMI
- 161,690 SF (3.71 AC) of open space
- Listed as “notable” on Historic Resources Inventory

Haven Site



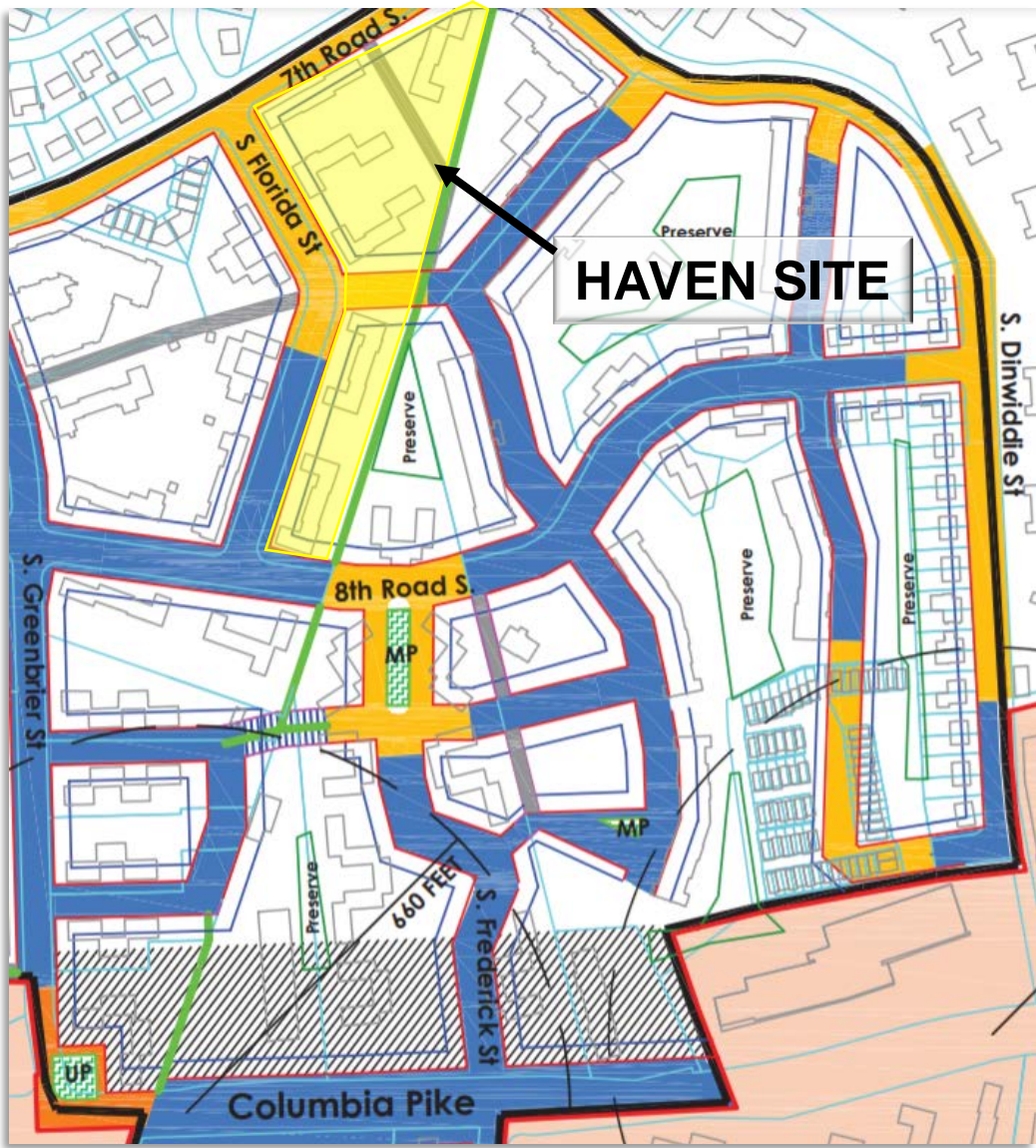
Proposal

- 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

Conservation Area

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

Historic preservation

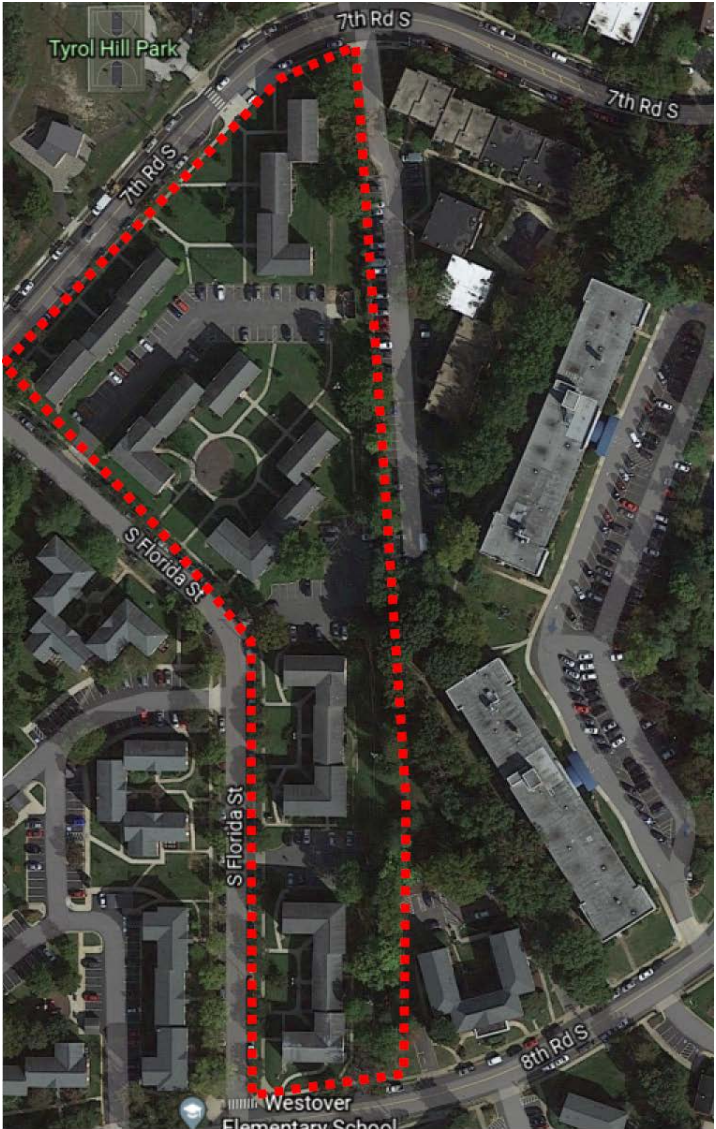
Affordable housing

- 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

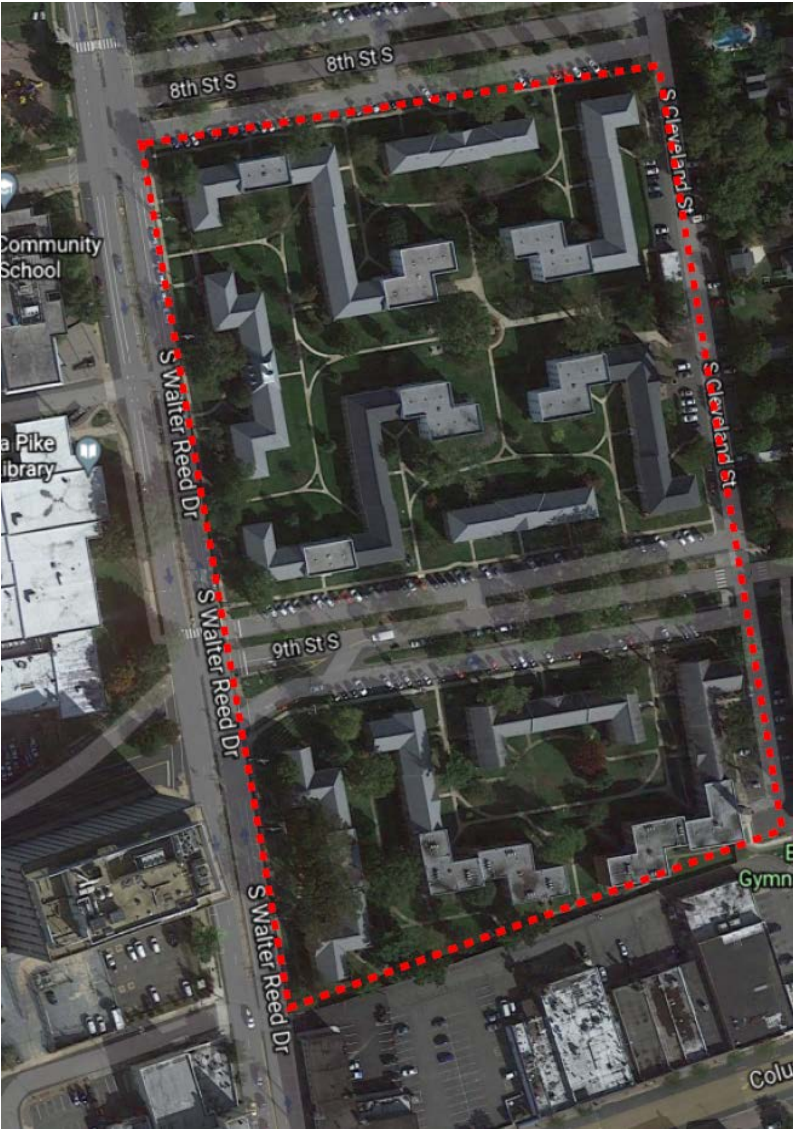
Haven Site



Barcroft



Fillmore Gardens



Haven Apartments



Barcroft Apartments



Haven Apartments



Barcroft Apartments



Haven Apartments



Haven Apartments



Fillmore Gardens Apartments



Fillmore Gardens Apartments





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

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 in part to preserve MARKs
- Affordable Housing Master Plan and N-FBC goals to retain affordable housing and generate more affordable housing to serve extreme demand

Affordable Housing

Income by Percent AMI*	
Household Size	60% AMI
1	\$54,180
2	\$61,920
3	\$69,660
4	\$77,400
5	\$83,640
6	\$89,820

Rents by Percent AMI*	
Unit Size	60% AMI
Efficiency	\$1,354
1	\$1,451
2	\$1,741
3	\$2,013
4	\$2,245

- Proposal preserves workforce housing
- Allows most residents to remain
- Average Arlington County rents**

1BR = \$1,968.00
 2 BR = \$2,558.00
 3BR = \$3,307.00

- Average Columbia Pike Rents**

1BR = \$1,628.00
 2BR = \$1,909.00
 3BR = \$1,987.00

*Based on median income statistics for the Washington-Arlington-Alexandria Metro Area issued annually by the Department of Housing and Urban Development; as of April 1, 2021.

**Per Arlington County Housing Division. Average includes all class types.



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