

MARBELLA

ARLINGTON, VIRGINIA

PROJECT OVERVIEW
FOR ARLINGTON COUNTY

09/06
2021

ABOUT APAH

- **Non-profit**, innovative affordable housing developer
- **Arlington based** local developer focused on improving Arlington
- **Mission-driven**, innovative housing developer
- **Owns** 2,062 homes with 1,400 units in active pre-development
- **Focused** on 30% to 60% AMI, including 10% permanent supportive housing
- **Promotes** opportunity and stability for residents
- **Community** our developments help neighborhoods thrive
- **Operates** throughout the DMV
- **Committed** to racial justice



Top 50 Affordable Housing Developers in the US
by Affordable Housing Finance Magazine in 2019

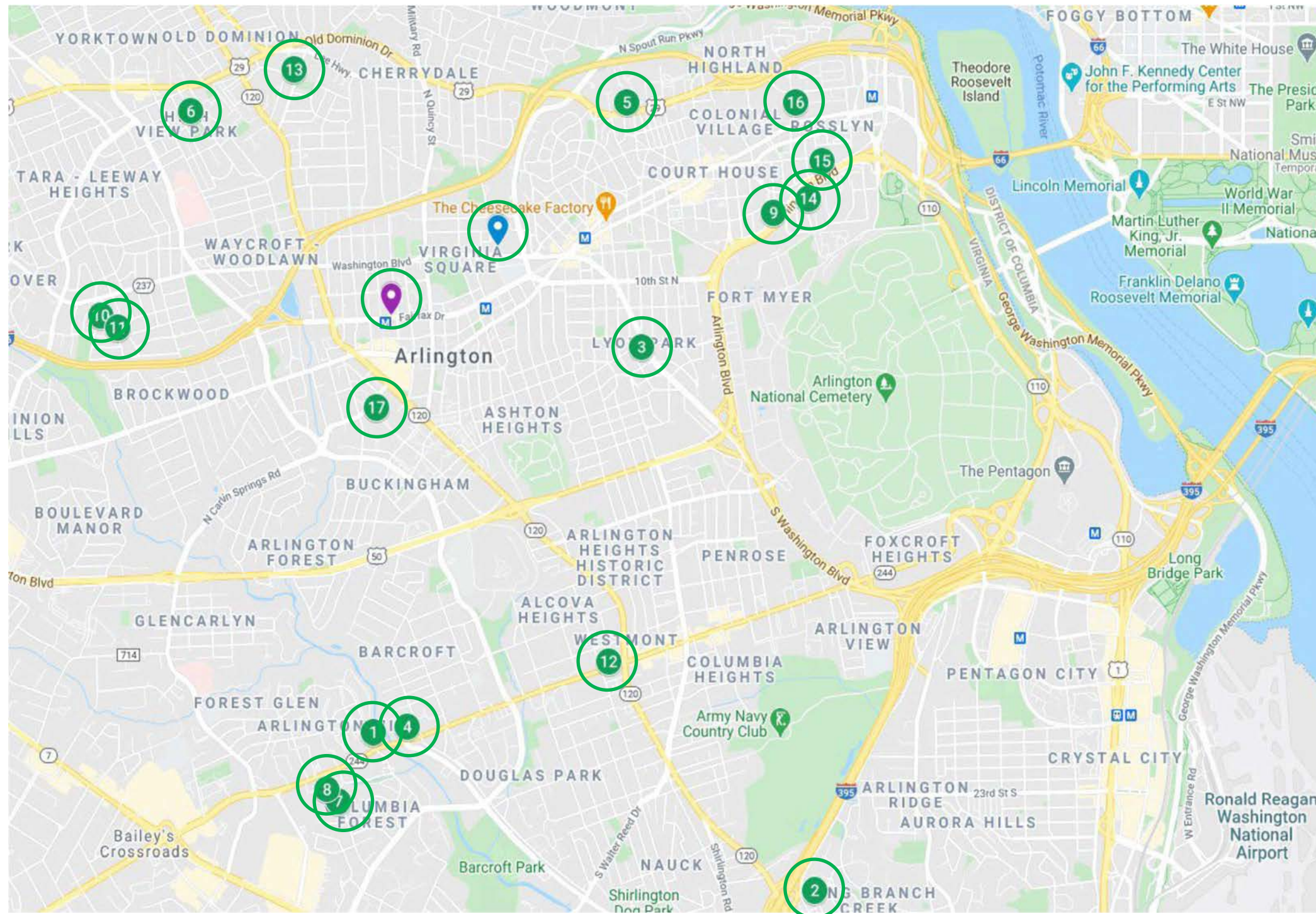


APAH's MISSION

To develop, preserve and own quality affordable places to live; to promote stability and opportunity for our residents; and to advocate with the people and communities we serve.



30+ years serving all of Arlington and now beyond



Community	Year Completed	Units
Fisher House (9)	1991	17
Queens Court (15)	1995	39
Fisher House (9) (expansion)	1996	16
Calvert Manor (5)	1998	23
The Barkalow (3)	1999	14
Lecky Gardens (13)	2000	40
Cameron Commons (6)	2001	16
Columbia Grove (7)	2003	208
Courthouse Crossings (9)	2006	112
Parc Rosslyn (15)	2008	216
Buchanan Gardens (4)	2009	111
Marbella (14)	2011	134
Arlington Mill Residences (1)	2014	122

Community	Year Completed	Units
Arna Valley View (2)	2014	101
The Springs (17)	2016	104
Fisher House II (11)	2016	68
Columbia Hills (8)	2018	229
Gilliam Place (12)	2019	173
Queens Court (16)	2021	249

Upcoming Communities	Expected Opening	Units
Lucille & Bruce Terwilliger Place (blue)	2022	160
Ballston Station (purple)	2024	144



QUEENS COURT

Redeveloped garden apartments into high rise Affordable Housing involved the Relocation of 39 families with them having first access back to the New Building



THE SPRINGS

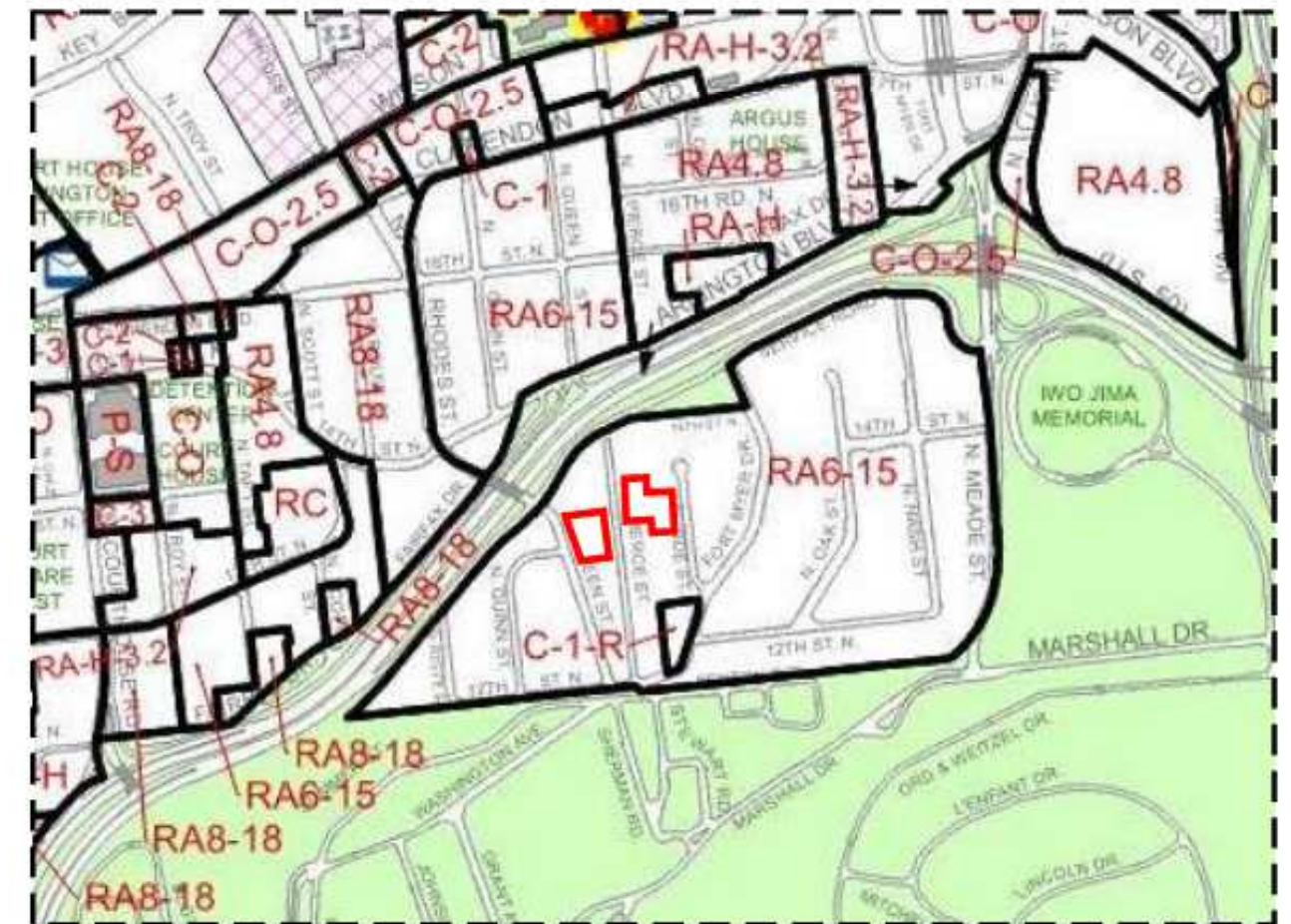
Redeveloped garden apartments into Mid rise Affordable Housing involved the Relocation of families with them having first access back to the New Building

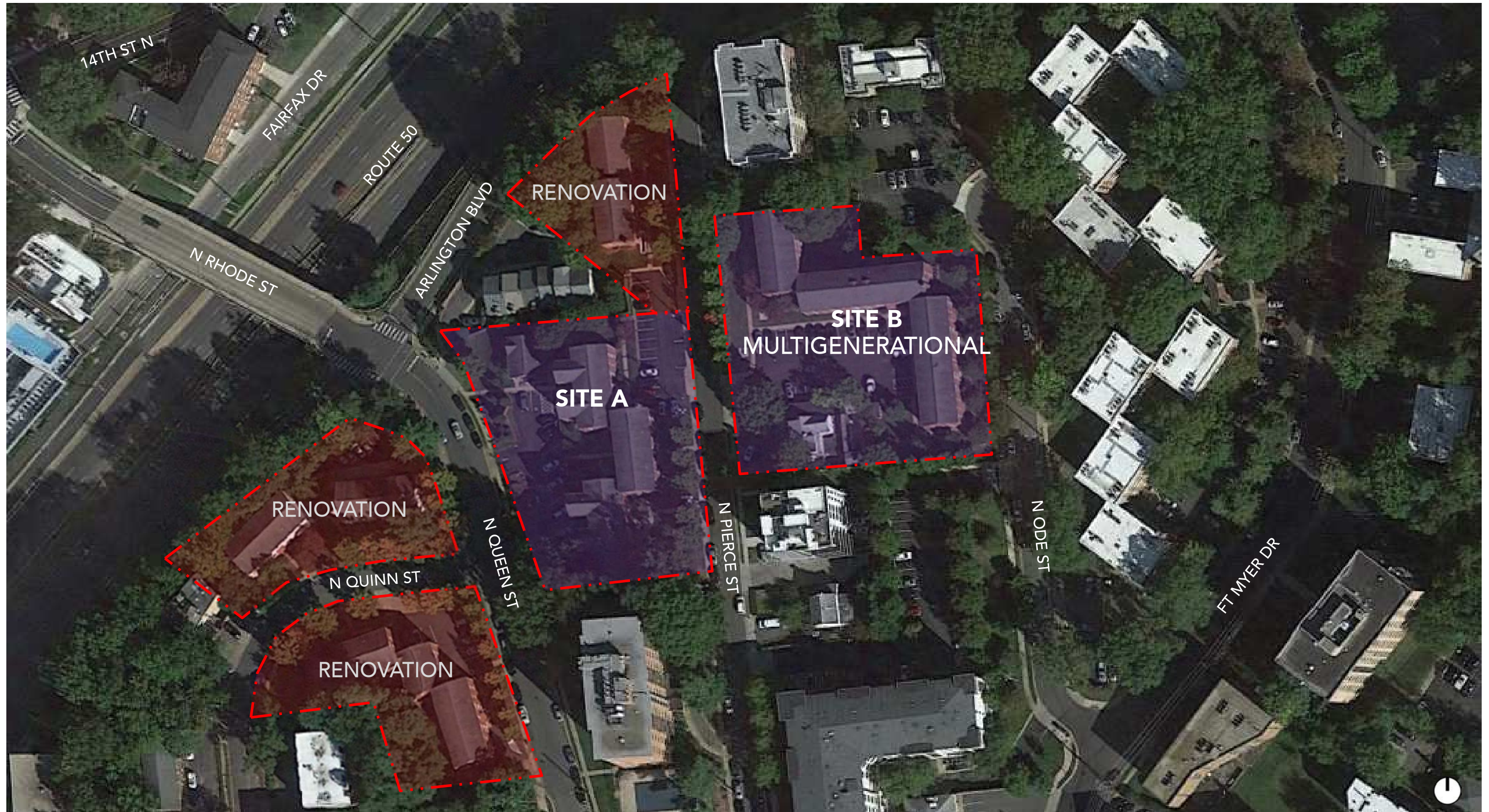


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- Provide multigenerational mix with **senior** affordable and **family** affordable housing
 - Provide meaningful **indoor and outdoor spaces** for the community
 - Improve neighborhood connectivity with **safe street-to-street pathways**
 - Achieve high energy and **environmental** conservation goals, including **solar panels**
 - Improve **storm water** quality and quantity
 - Improve **streetscape**
 - Relocated surface parking into **underground garage**
 - Create **massing that tapers** to existing neighborhood
 - **Integrate** property through purchase of adjacent single family out lot
 - **High quality** façade materials

CONTEXT

01







1. NORTH QUEEN ST. & ARLINGTON BLVD



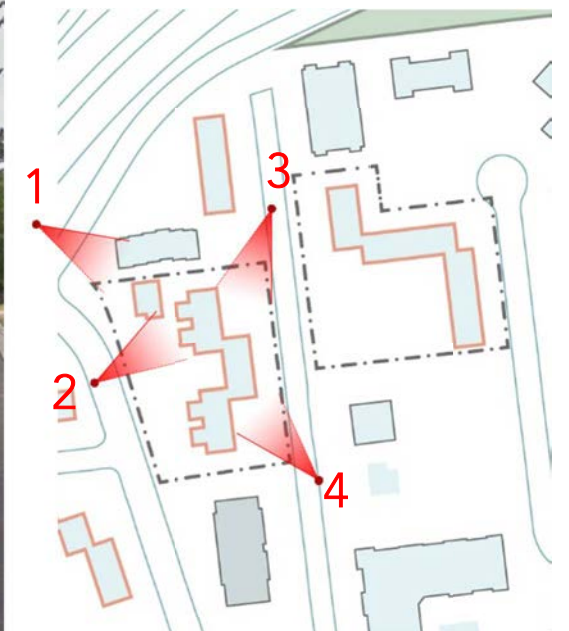
2. NORTH QUEEN ST. LOOKING EAST



3. NORTH PIERCE ST. LOOKING SOUTHWEST



4. NORTH PIERCE ST. LOOKING NORTHWEST





1. NORTH PIERCE ST. LOOKING NORTHEAST



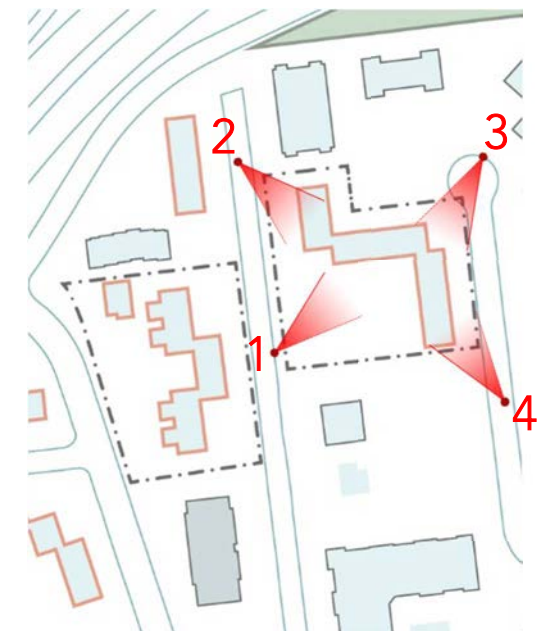
2. NORTH PIERCE ST. LOOKING SOUTHEAST

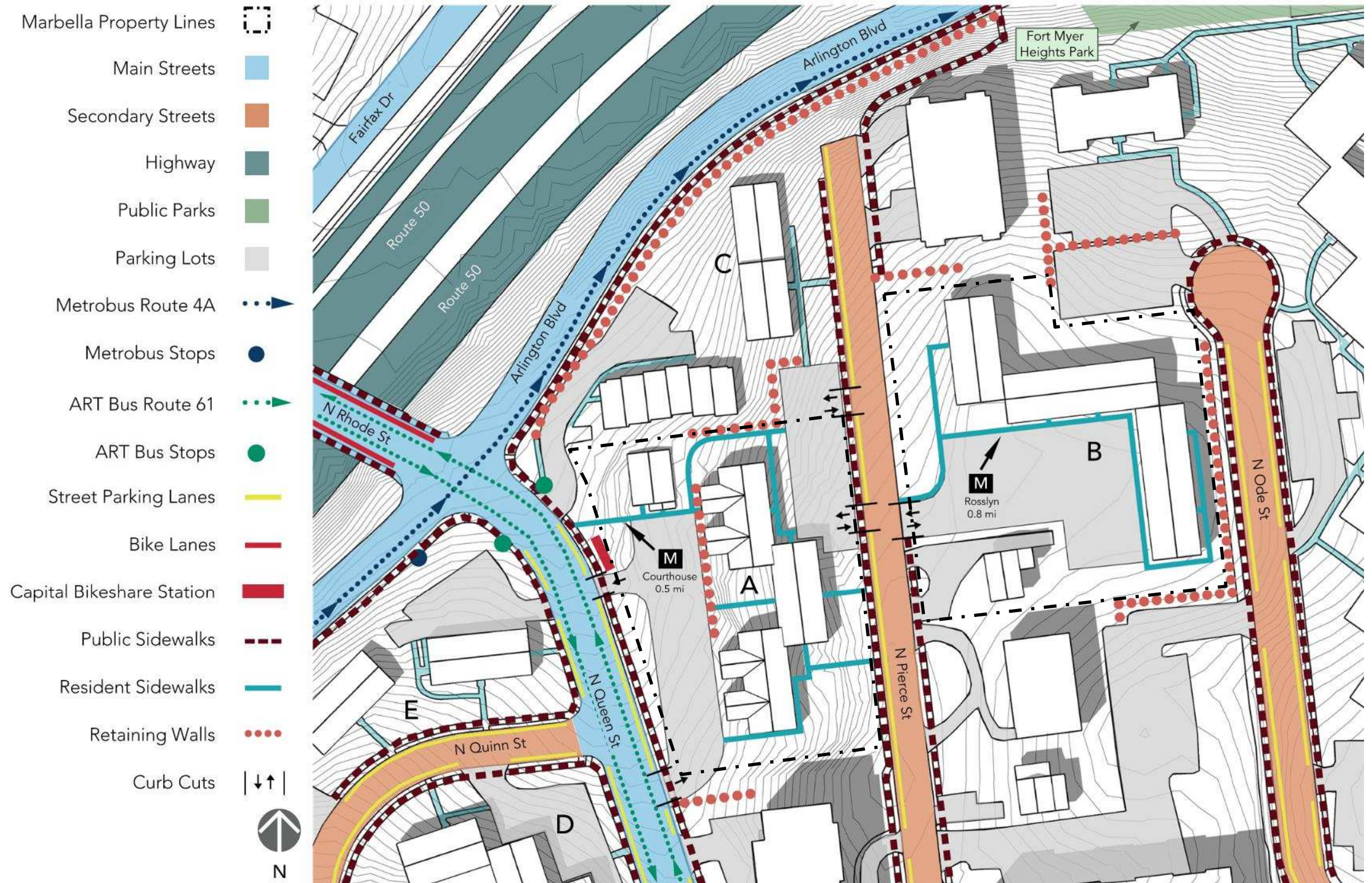


3. NORTH ODE ST. LOOKING SOUTHEAST



4. NORTH ODE ST. LOOKING NORTHWEST





SITE A

- MULTI-FAMILY
- UNIT COUNT: 236
- PARKING RATIO: 0.5
- STORIES:12
- MAX HEIGHT: 130'



SITE B

- MULTIGENERATIONAL (SENIOR AND FAMILY)
- UNIT COUNT: 325
- PARKING RATIO: 0.5
- STORIES:12
- MAX HEIGHT: 130'

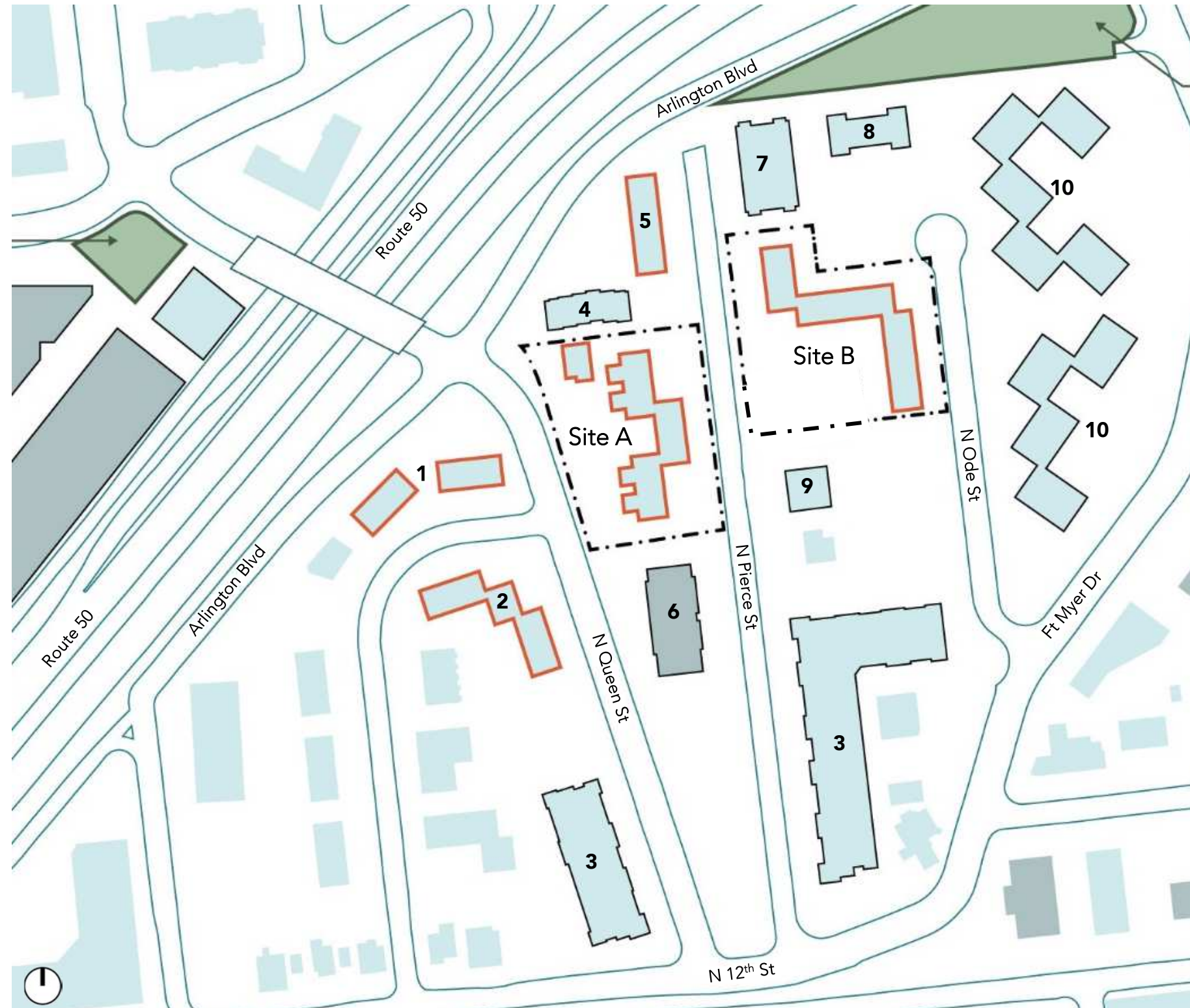
MASSING

02



TRANSITION PRINCIPLES

1. LANDSCAPING
2. INCREASED SETBACKS
3. SITE TOPOGRAPHY
4. GRADUATED BUILDING HEIGHTS
5. ARCHITECTURAL FAÇADE TREATMENTS



1 – Marbella Site E



2 – Marbella Site D



3 – Gables Residential & Gables 12 Twenty-One



4 – Lisa Court Townhomes



5 – Marbella Site C



6 – Lauren Towers



7 – 1325 N Pierce St



8 – 1336 N Ode St



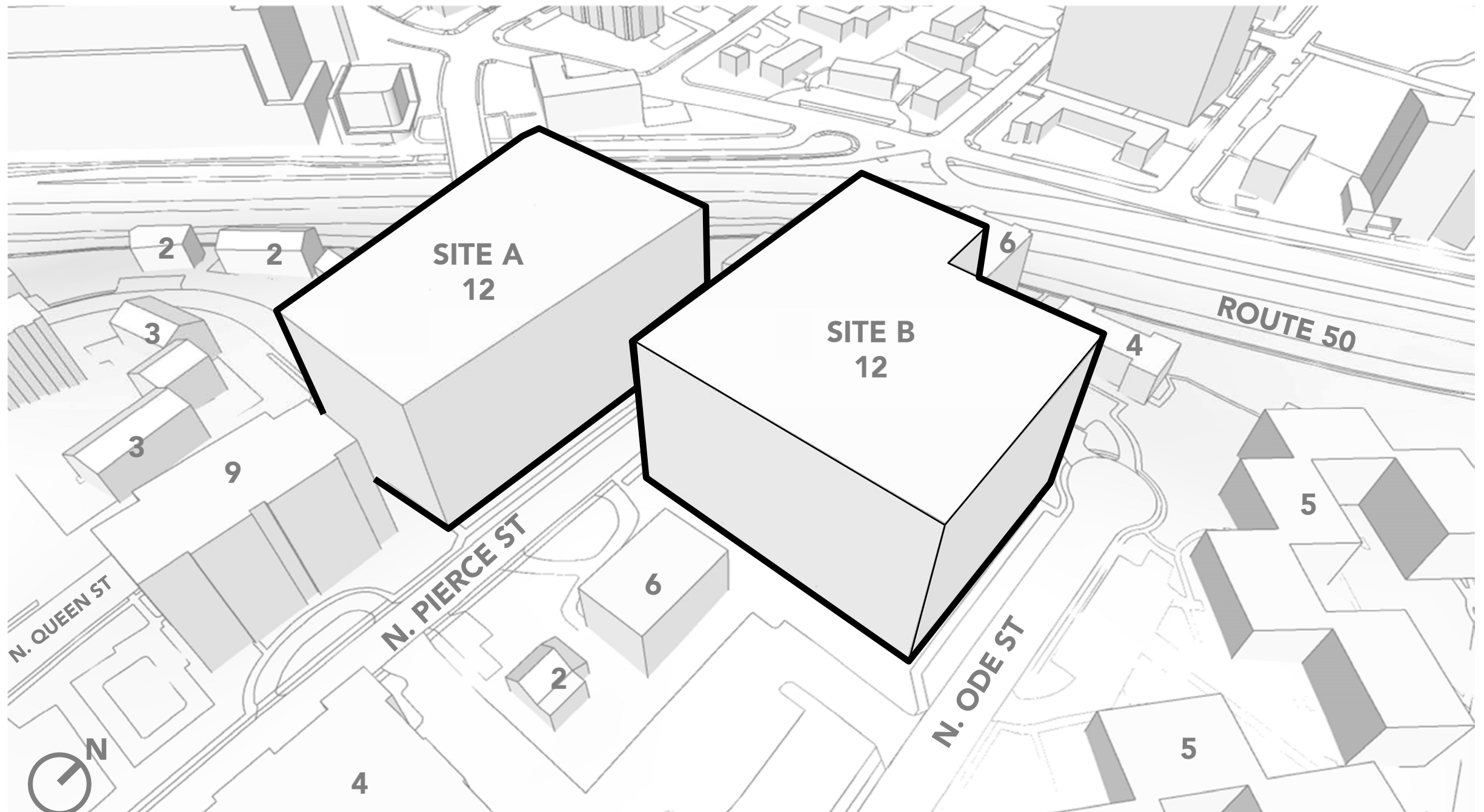
9 – 1245 N Pierce St

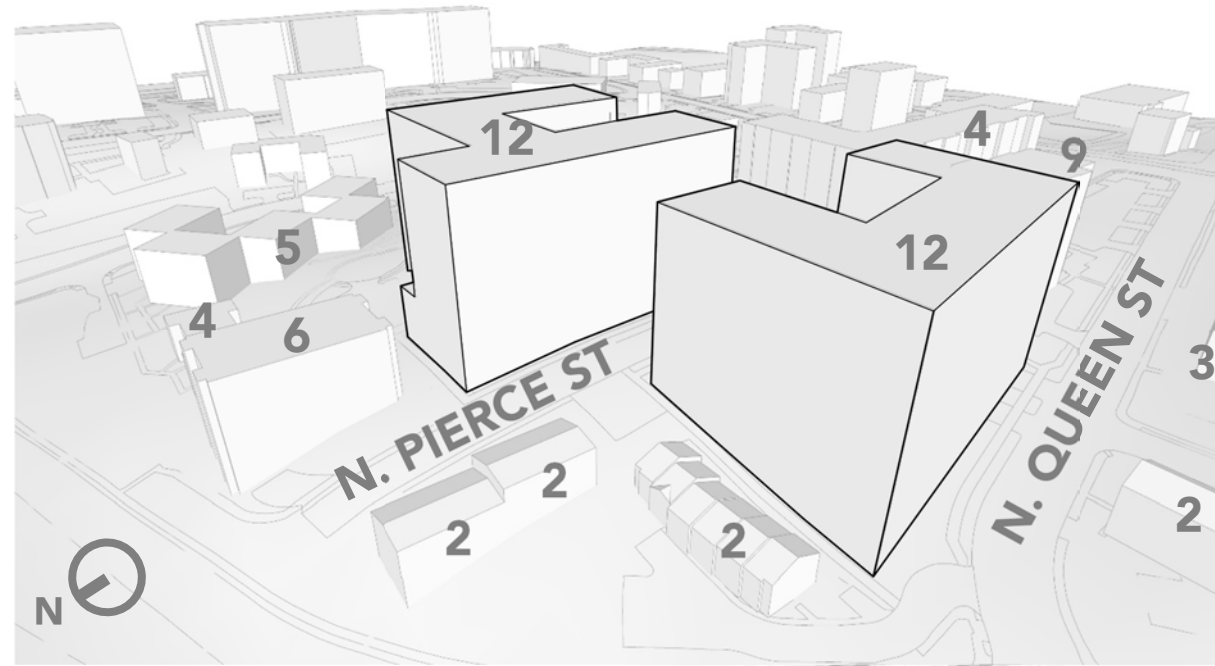


10 – Westmoreland Terrace Condos

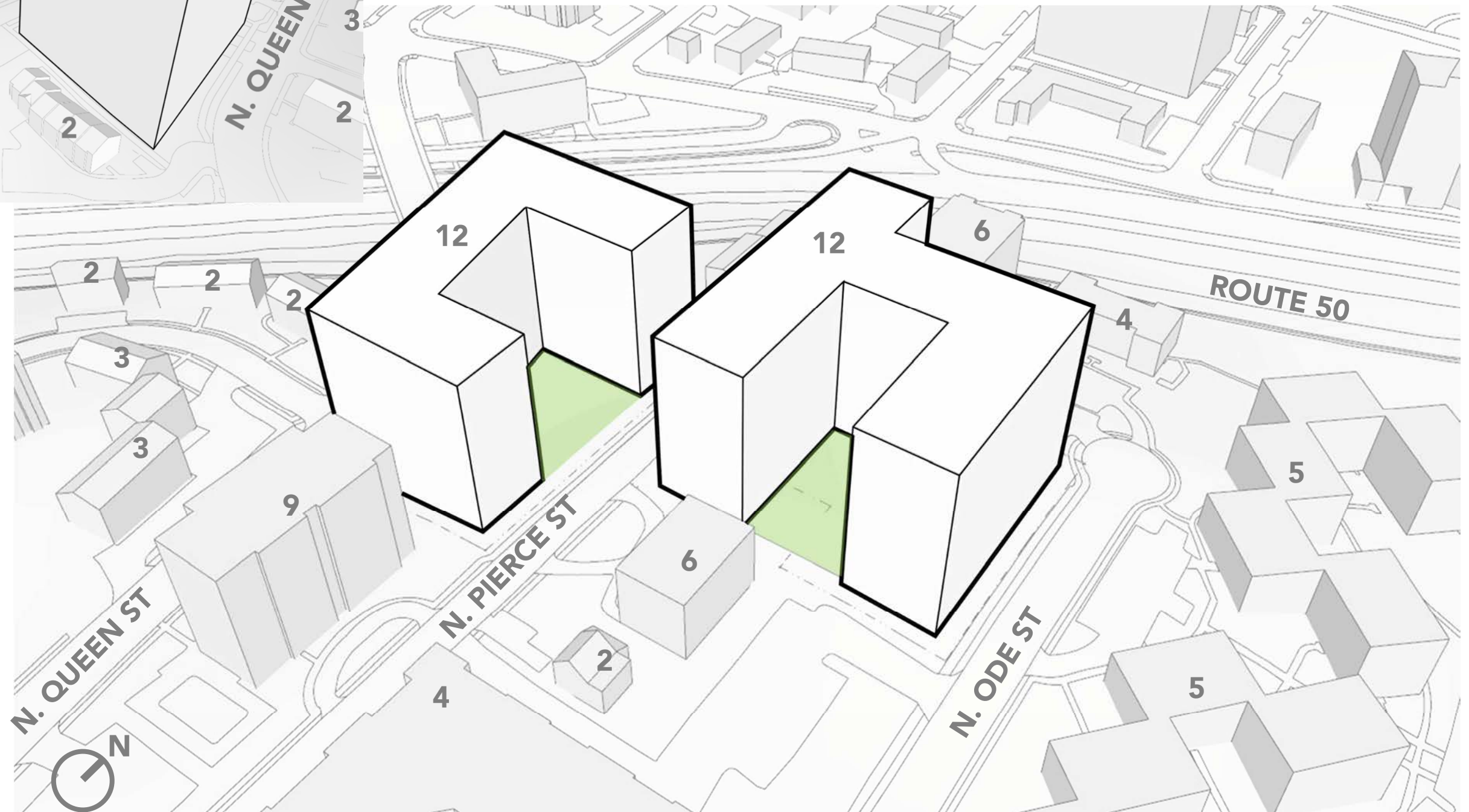
- Parks
- Low-Mid rise Buildings
- High rise Buildings
- APAH Properties

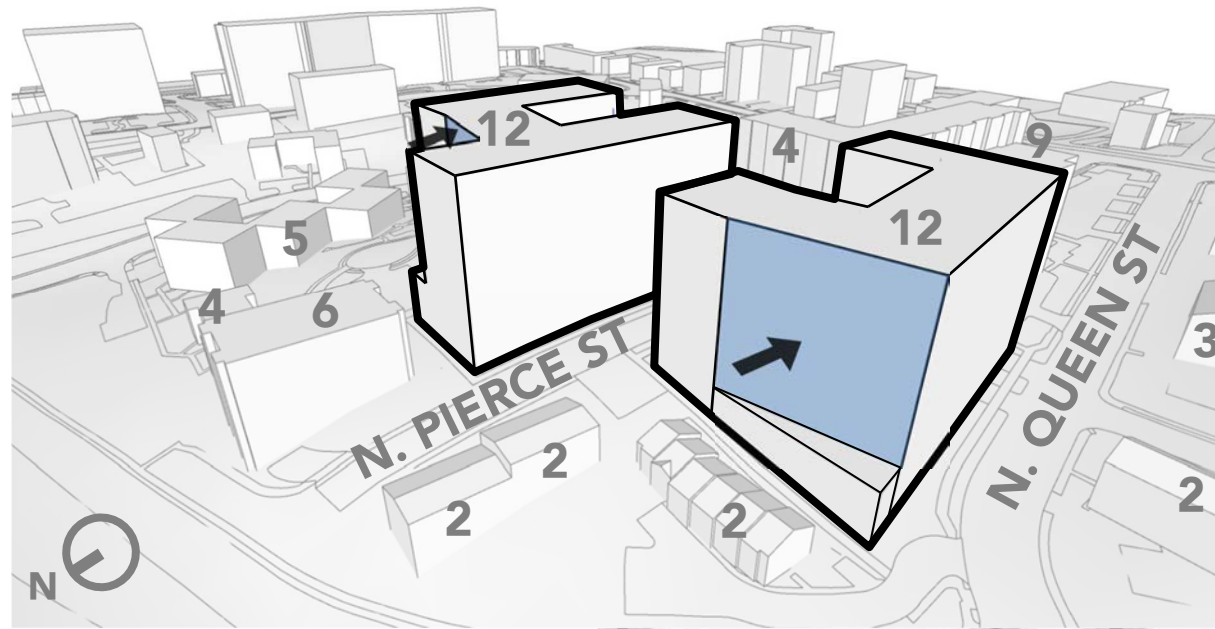
MAXIMUM SITE YIELD



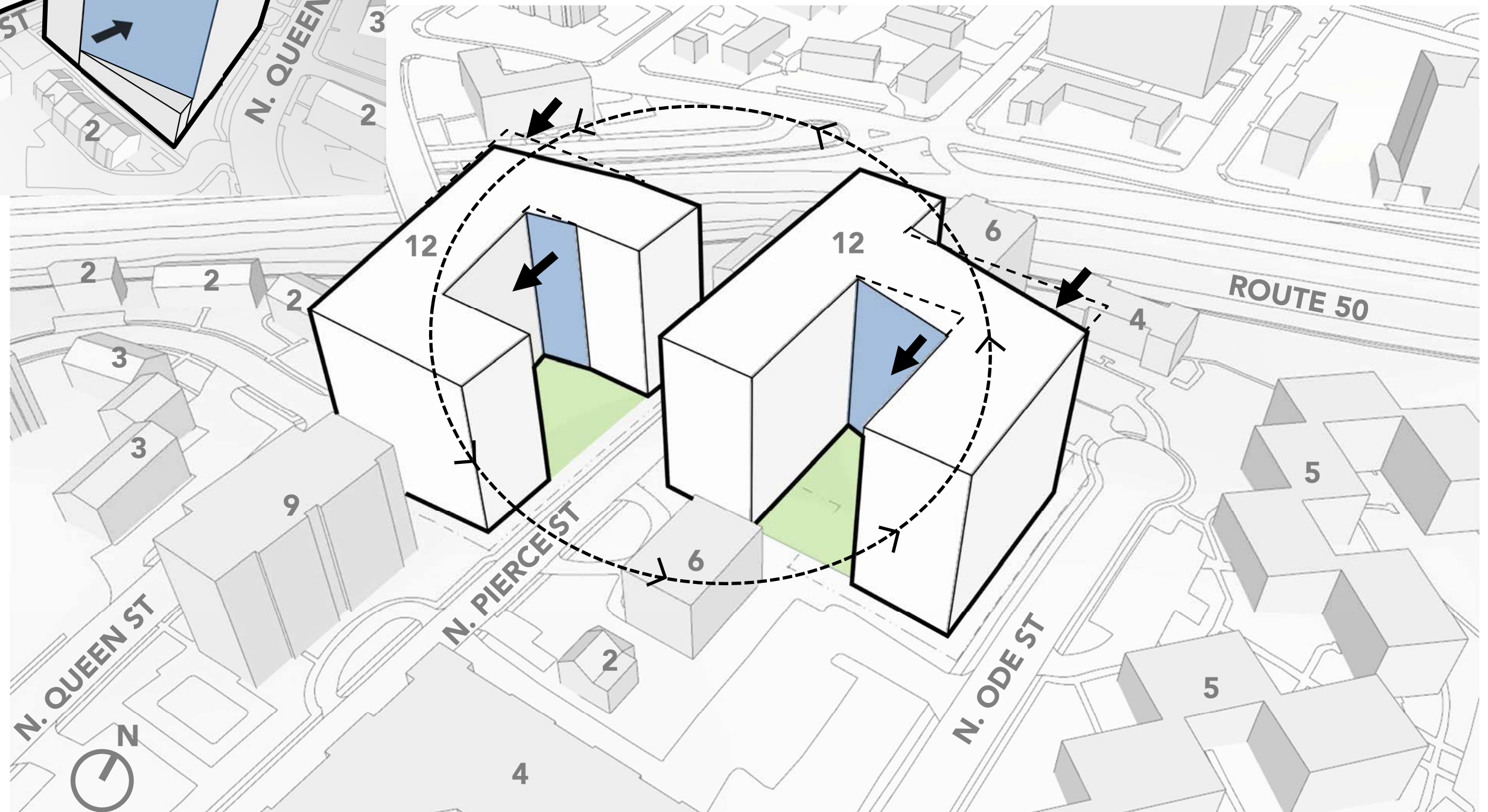


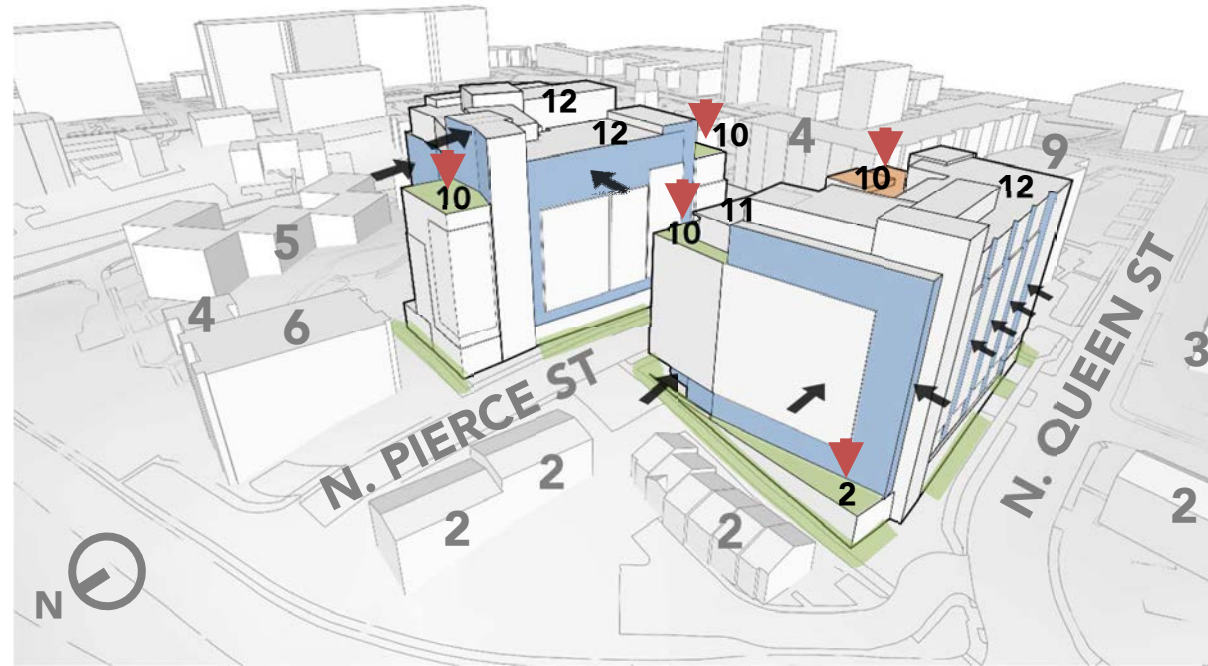
**LANDSCAPE
CREATE OPEN SPACE – CONNECTION TO NEIGHBORHOOD**



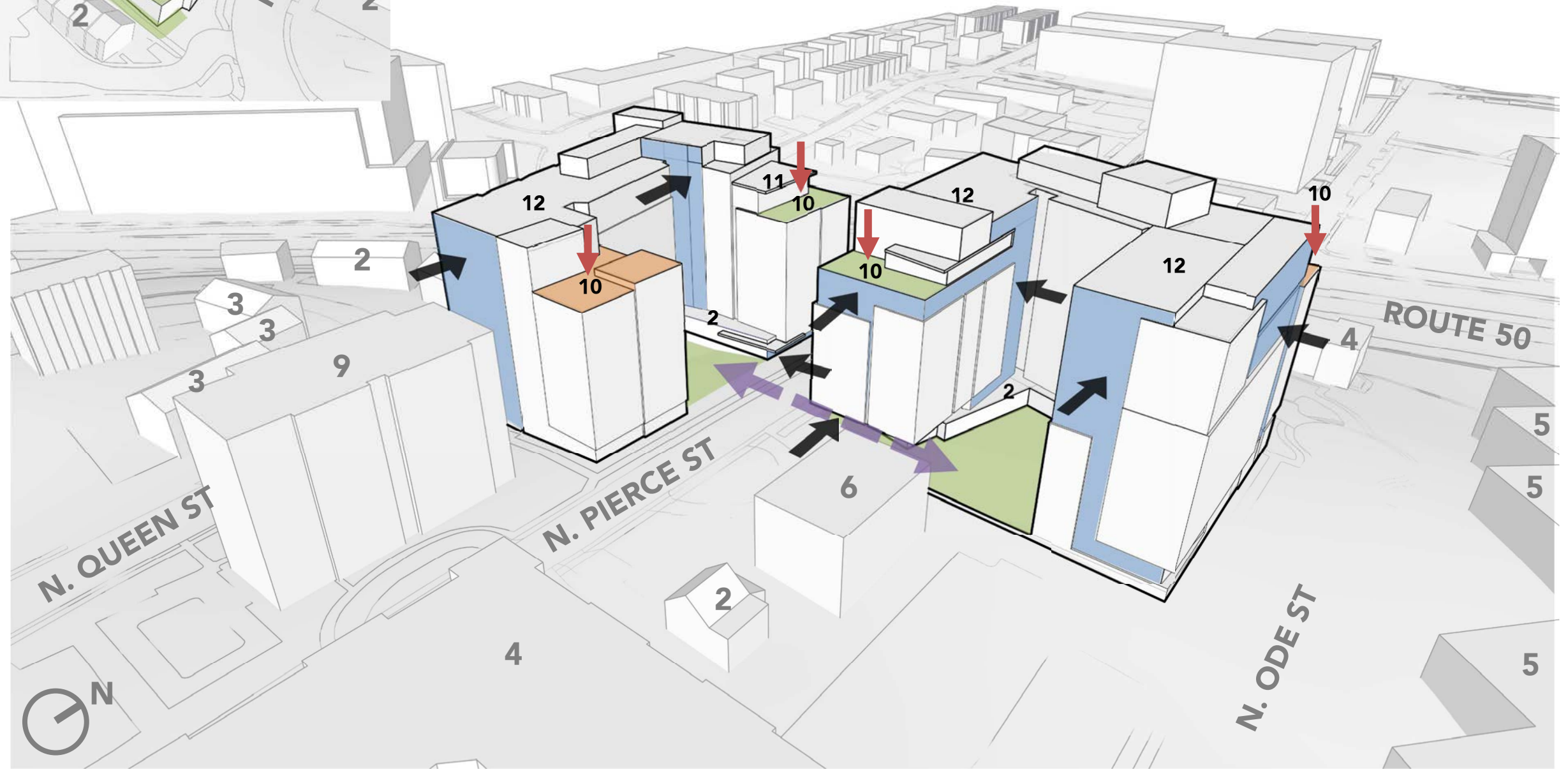


**INCREASE SETBACK –
WORK WITH SITE TOPOGRAPHY**





**GRADUATED BUILDING HEIGHTS
ARCHITECTURAL FAÇADE TREATMENT
LANDSCAPE BUFFERS**



3. Modification of building height

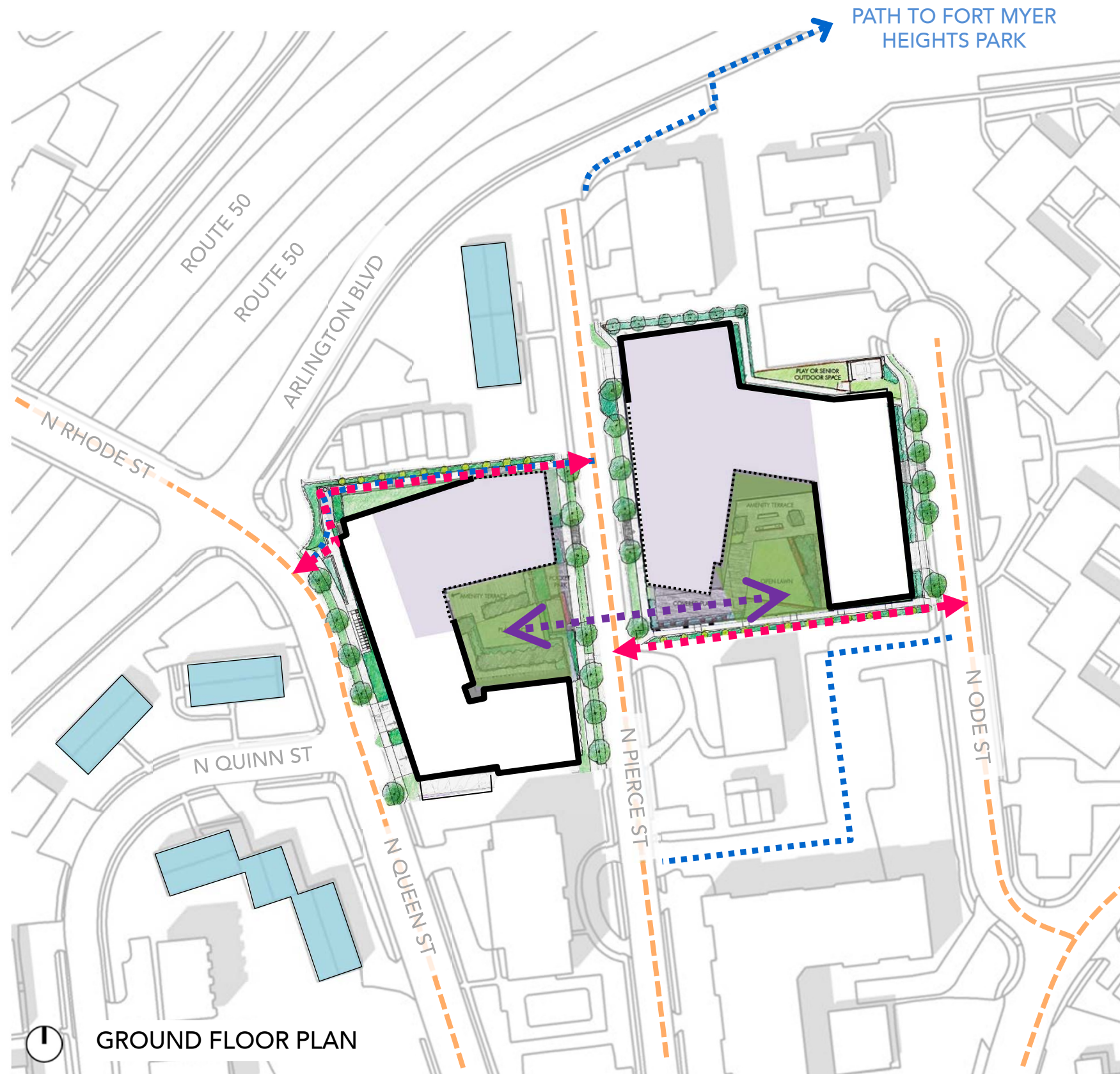
- (a) In considering the approval of a site plan, the County Board may permit additional building height above that specified for site plan development in the zoning district regulations for the provision of low- or moderate-income housing.
- (b) In the RA14-26, RA8-18, and RA6-15 districts on lots which are identified on the adopted General Land Use Plan as either: (1) within a Housing Conservation District as identified on the General Land Use Plan Map, or (2) outside of a planning district as identified on the General Land Use Plan Map, the County Board may, through site plan approval pursuant to §15.5, modify the maximum building height regulations specified in §12.3.7. Under no circumstances shall the County Board modify the maximum building height regulations as specified in §15.5.9.A.3(b) in a manner that would result in additional building height beyond 60 feet above the height permitted in §12.3.7, exclusive of mechanical penthouses. Such modifications may be approved when the County Board finds that:

(2) The applicant's site layout and proposed building heights have been designed in a manner to establish effective transitions to lower density residential neighborhoods using site topography, landscaping, architectural façade treatments, graduated building heights, increased setbacks, or other similar measures.

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Zoning Ordinance, Arlington County, Virginia
Effective 04/17/2021
§15.5.9 ADDITIONAL BUILDING HEIGHT AND DENSITY ABOVE THE ZONING DISTRICT REGULATIONS AND THE GENERAL LAND USE PLAN

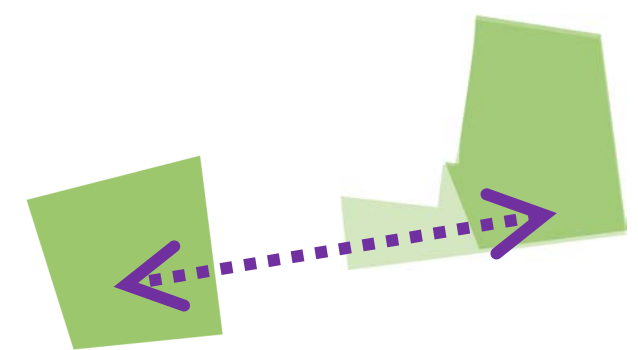


GROUND FLOOR PLAN

1. LANDSCAPING
2. INCREASED SETBACKS
3. SITE TOPOGRAPHY
4. GRADUATED BUILDING HEIGHTS
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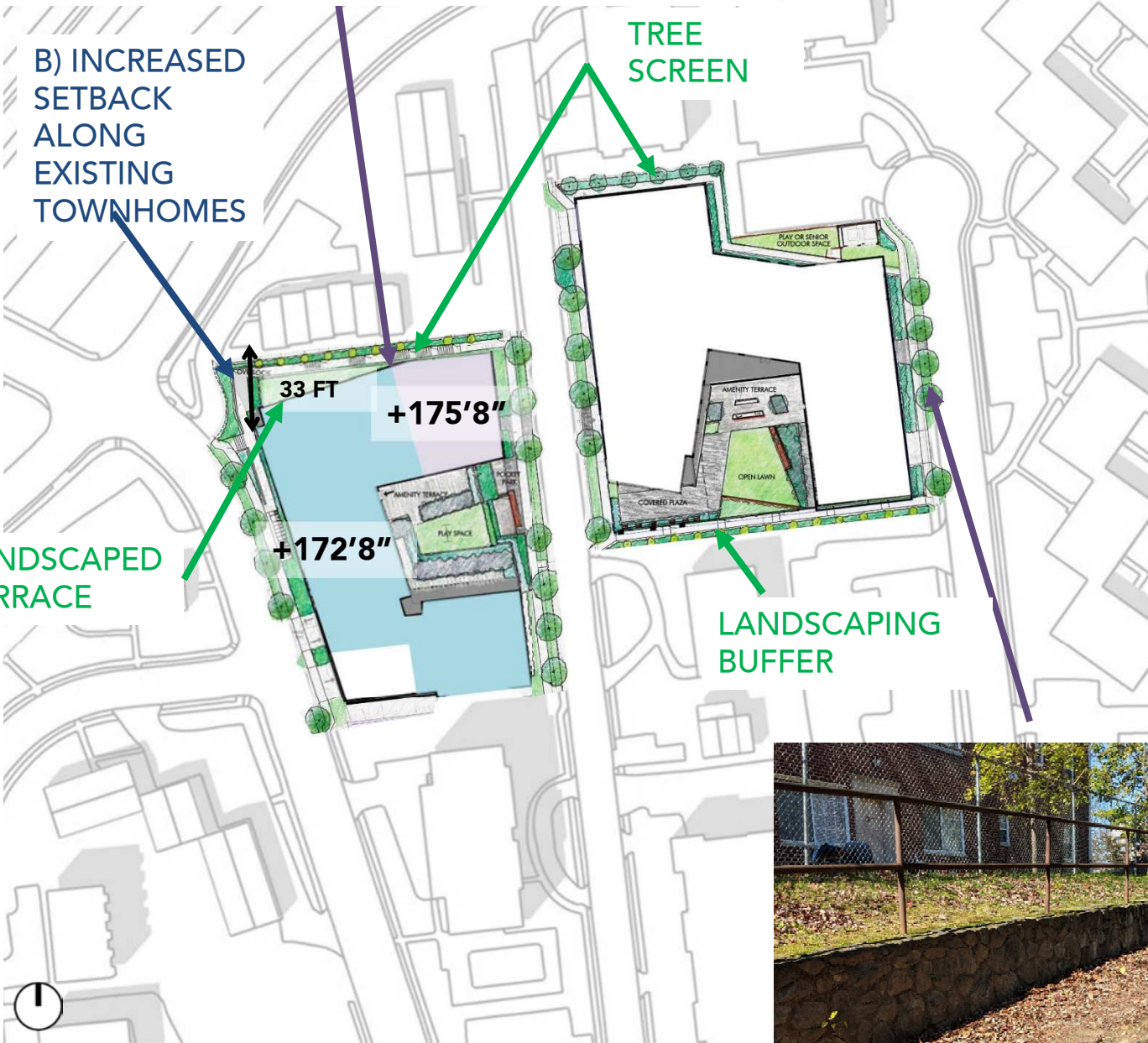
LEGEND

- PROPOSED SAFE STREET-TO-STREET PATHWAY
- PEDESTRIAN PATH
- STREET
- RENOVATION
- INTERIOR COMMON AREAS



PROPOSED COURTYARDS

A) MAIN LOBBY IS LOCATED BETWEEN LEVELS 1 AND 2, WHICH ALLOW US TO PUSH DOWN LEVEL 1 BY 3 FT- AND THEREFORE PUSH DOWN THE OVERALL BUILDING HEIGHT



LANDSCAPED TERRACE

TREE SCREEN

LANDSCAPING BUFFER

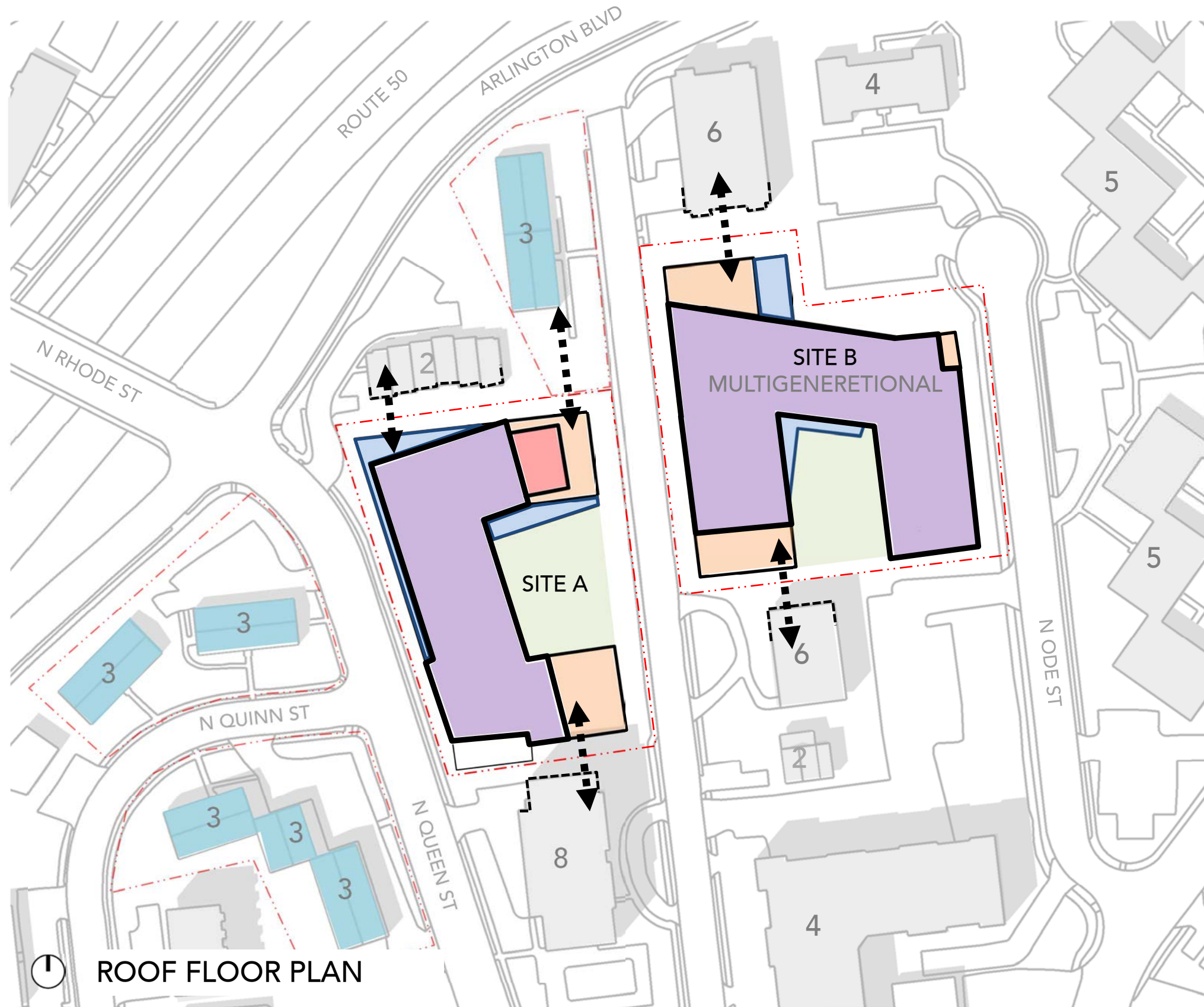


EXISTING RETAINING WALLS ALONG PUBLIC SIDEWALK WILL BE REMOVED.

THE BUILDING FACE IS SETBACK 12 FT TYPICAL FROM THE PROPERTY LINES TO ADJACENT LOTS. THIS OPEN SPACE IS HIGHLY LANDSCAPED AND/OR USED TO IMPROVE SITE CONNECTIVITY. ADDITIONALLY, INCREASED SETBACKS IS PROPOSED ALONG EXISTING TOWNHOMES

1. LANDSCAPING
2. INCREASED SETBACKS
3. SITE TOPOGRAPHY
4. GRADUATED BUILDING HEIGHTS
5. ARCHITECTURAL FAÇADE TREATMENTS





1. LANDSCAPING
2. INCREASED SETBACKS
3. SITE TOPOGRAPHY
- 4. GRADUATED BUILDING HEIGHTS**
5. ARCHITECTURAL FAÇADE TREATMENTS

LEGEND

← · · · → MAJOR SETBACK

UP TO 2 STORIES

10 STORIES

11 STORIES

12 STORIES

RENOVATION

⌚ ROOF FLOOR PLAN



ARCHITECTURE

03

VIEW FROM N. PIERCE ST. NORTHWEST



VIEW FROM N. QUEEN ST. SOUTHEAST



VIEW FROM N. QUEEN ST. NORTHEAST



SITE A MAIN ENTRANCE – N. PIERCE ST



SITE A COURTYARD & N. PIERCE STEETScape



VIEW FROM N. ODE ST. SOUTHWEST





VIEW FROM SITE B COURTYARD TOWARD SITE A

N. PIERCE ST. FAÇADE FROM SITE A COURTYARD





THANK YOU!