

Barcroft Apartments Land Use Analysis

Assessment of the Land Use Components of the
Master Financing and Development Plan (MFDP)

Form Based Code Advisory Working Group (FBC AWG) Meeting

June 12, 2024



Presentation Outline

1. Background
2. Working Group Process
3. Master Financing & Development Plan (MFDP) Land Use Elements
4. Policy Recommendations
5. Remaining Schedule



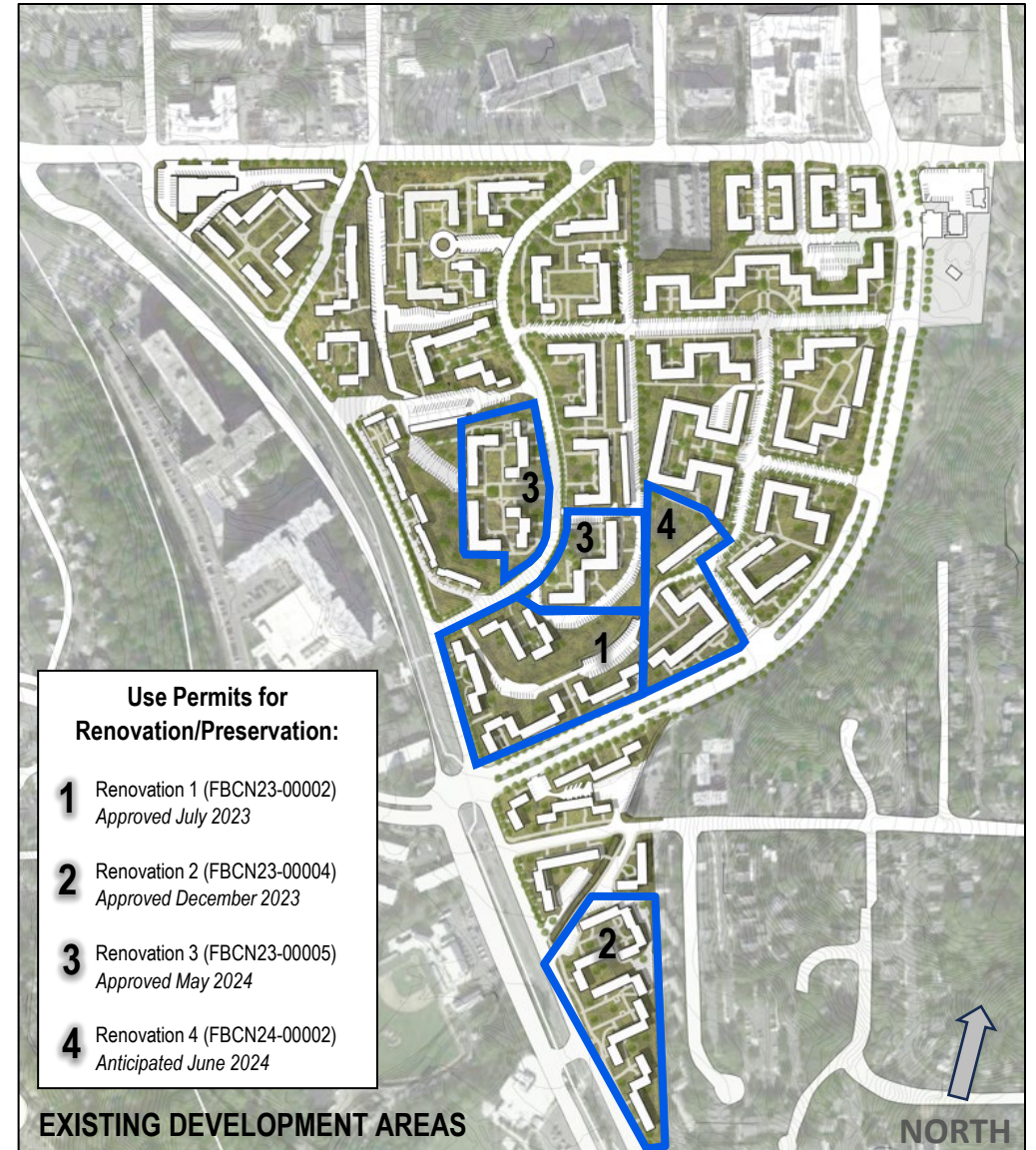
Background

- Barcroft Apartments, the largest market rate affordable apartment community in Arlington, was listed for sale in fall of 2021 – risking displacement of many residents
- Arlington County provided a \$150M loan and Amazon Housing Equity Fund provided a \$160M loan to Jair Lynch for purposes of purchasing the property
- As a result of the acquisition, the affordability of the 1,335 units was preserved for 99 years up to 60% AMI (resulting in no displacement of existing residents)
- Rents were frozen in 2022 for residents living at property as of December 2021, and annual increases (which started in 2023) are capped at 3% up to a maximum of 60% AMI
- As of December 2023, Jair Lynch and the County have agreed to meet deeper affordability needs by committing to deliver at least 10% of units (or 134 units) as affordable to households earning up to 30% AMI



Renovation Use Permits

- While long-term planning continues, JLREP has advanced renovation projects located within the Neighborhoods Form Based Code (N-FBC) “Conservation Area” which is not envisioned for redevelopment.
- The four (4) renovation projects in process include 15 garden apartment buildings totaling 359 Committed Affordable Units (CAFs).
- Renovations will deliver upgraded homes and upholds commitments to make improvements for residents in the near-term including:
 - In-unit washers and dryers
 - Renovated kitchens and bathrooms
 - New mechanical systems
 - Repaired/Replaced roofs
 - Outdoor amenity areas
 - Type A accessible units & ADA parking where feasible



Objectives of the 2024 Land Use Analysis

Build upon and update the adopted vision in the Neighborhoods Area Plan (2012) and Revitalization Plan (2005) for the Barcroft property to support the recently adopted Financing and Affordability Plan and deepened affordability, while also incorporating additional site analysis and information provided by Jair Lynch.

Explore existing and new tools to ensure the updated vision and Jair Lynch's commitments to site improvements are clearly documented and can be successfully implemented as part of a phased strategy for a property of this size.



Working Group Process

Expanded FBC Advisory Working Group

1. Core FBC AWG Membership:

- Chaired by Planning Commissioner
- 10 Civic Associations from Columbia Pike
- Columbia Pike Partnership

2. Key Commissions/Committees:

- Planning Commission
- Transportation Commission
- Park & Recreation Commission
- Housing Commission
- Historical Affairs & Landmark Review Board
- Forestry & Natural Resources Commission
- Pedestrian & Bicycle Advisory Committees
- Disabilities Advisory Commission

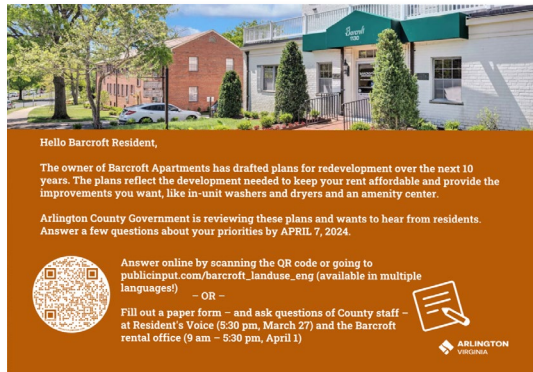
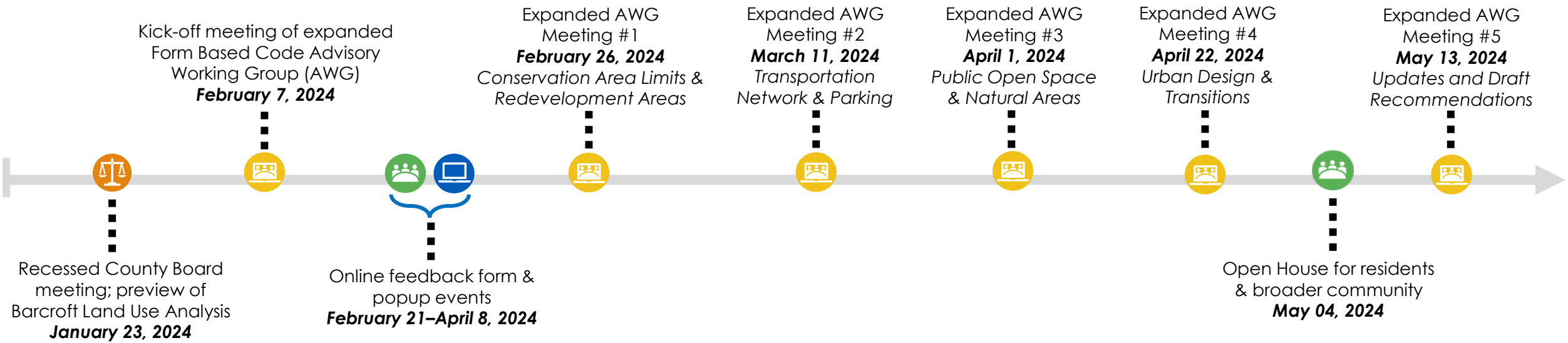
3. Community Organizations:


- Barcroft Resident Council
- Arlington Community Foundation
- Alliance for Housing Solutions/Northern Virginia Affordable Housing Alliance (NVAHA)
- Virginians Organized for Interfaith Community Engagement (VOICE)
- National Association for the Advancement of Colored People (NAACP)
- BU-GATA

Staff Review:


- Community Planning, Housing and Development (CPHD)
 - Comprehensive Planning (Lead)
 - Housing
 - Historic Preservation
 - Urban Design
- Department of Environmental Services (DES)
 - Multi-modal Transportation
 - Stormwater
 - Infrastructure/Utilities
- Department of Parks and Recreation (DPR)
 - Park Development
 - Urban Forestry

2024 Engagement Summary (To Date)



 **Online Feedback**
(e.g., questionnaire, feedback form, etc.)

 **In-Person Engagement and Pop-Ups**
(e.g., community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)

 **Virtual Meeting**
(e.g., TEAMS, TEAMS live, Zoom, etc.)

 **County Board Engagement**
(e.g., public hearing, Board work session, open door Monday, commission meeting, etc.)

 **Key Milestone**

Recent Schedule: May-June 2024

Expanded FBC
AWG Meeting #5
May 13, 2024



| The following items were prioritized during this period: | County Staff | Jair Lynch |
|--|--------------|------------|
| Address feedback from the 5/13 (final) Working Group Meeting | X | X |
| Develop an updated MFDP document capturing the 2024 analysis | | X |
| Finalize policy updates as noted in staff's recommendations | X | |
| Confirm near-term schedules for topics to be discussed in the Fall | X | |

Long Range
Planning
Committee
(LRPC)
June 10, 2024



Online Feedback
(e.g., questionnaire, feedback form, etc.)



In-Person Engagement and Pop-Ups
(e.g., community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)



Virtual Meeting
(e.g., TEAMS, TEAMS live, Zoom, etc.)

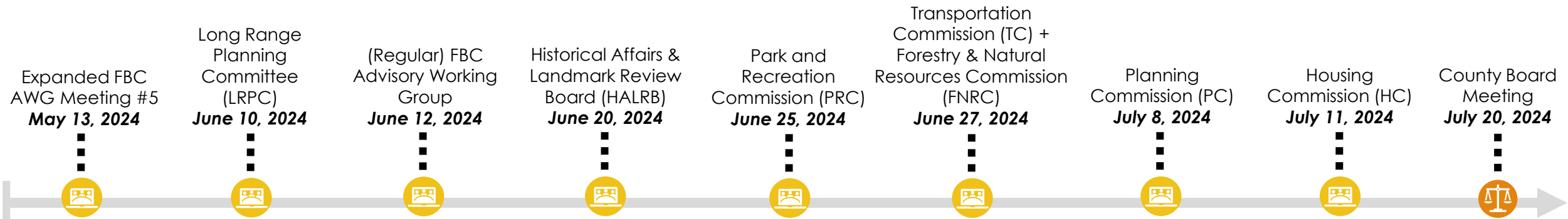


County Board Engagement
(e.g., public hearing, Board work session, open door Monday, commission meeting, etc.)



Key Milestone

Upcoming Public Meeting Schedule (June-July 2024)



County Board Actions for Consideration:

1. Approve Jair Lynch's Master Financing Development Plan (MFDP);
2. Adopt Addendums to 2012 Neighborhoods Area Plan and 2005 Revitalization Plan;
3. Authorize advertisement of amendments to the GLUP and MTP (for final consideration later in 2024)

Master Financing & Development Plan (MFDP) Land Use Elements

What is an MFDP?

Master Financing & Development Plan (MFDP)

AFFORDABLE HOUSING FINANCING PLAN

(approved December 2023)

1. Outlines how the overall \$150 million County Acquisition Fund loan will be paid down and County loan funds reallocated as each phase is renovated and redeveloped.
2. Includes commitments to rent stabilization for current residents as well as the provision of at least 134 units up to 30% AMI across the property.

PHASING PLAN

(scheduled for July 2024)

1. Anticipated sequencing of when the existing Barcroft buildings would be renovated or redeveloped.
2. Information about the process for on-site resident relocation and notification.

SITE REDEVELOPMENT PLAN

(scheduled for July 2024)

1. Site Redevelopment Plan covering the 62-acre property, detailing which portions of the site will be preserved, which will be redeveloped, and where future improvements will be located (new streets, parks, and pedestrian pathways).
2. Documentation of associated details such as tree canopy targets, building height transitions, site-wide improvements, and other commitments from owner.

Planning Principles Established for Updated Vision

Beyond existing commitments to preserve the affordability of 1,335 units for 99 years, Jair Lynch is committed to the following principles to improve the Barcroft residents' overall living environment:

- 1. Conservation Area Limits & Redevelopment Areas:** Strategically balance preservation and conservation of Barcroft's historic character (buildings and landscaped areas) with opportunities for redevelopment that help sustain affordability and enhance livability, while implementing appropriate mitigation strategies for any demolition along Barcroft's urban edges.
- 2. Multi-Modal Transportation Network & Parking:** Provide safe and inviting multi-modal transportation choices that prioritize pedestrian and bicycle connectivity, maintain an adequate parking supply for Barcroft residents and visitors, and enhance access to robust local transit service available along Barcroft's boundaries.
- 3. Public Open Space & Natural Areas:** Provide a biophilic network of public and private open spaces, natural preserve areas, and tree canopy accessible to Barcroft Apartments residents (in both preserved and redeveloped areas of Barcroft) and visitors, that enhance livability, access to outdoor amenities, and natural resources.
- 4. Urban Design:** Provide thoughtful transitions to conservation areas and maximum building heights in redevelopment areas that consider the relationship between the preserved garden-style apartments and redevelopment, and other mitigating factors such as topography, proposed streets, streetscape improvements, and compatible architecture.



MFDP Development Plan and Land Use Elements

Specifically, the MFDP will address the following elements to help inform the updated vision for Barcroft:

Conservation Area Limits & Redevelopment Areas:



- Preservation of historic entrance
- Emphasis on historic spine
- Register Barcroft as a Historic District
- Resident Amenity Center
- Expansion of development opportunities

Urban Design:



- Utilizing Topography
- Resolving Building Height Discrepancies
- Transitioning Building Heights in Conservation Areas
- Ensuring Design Compatibility

Multi-Modal Transportation Network & Parking:



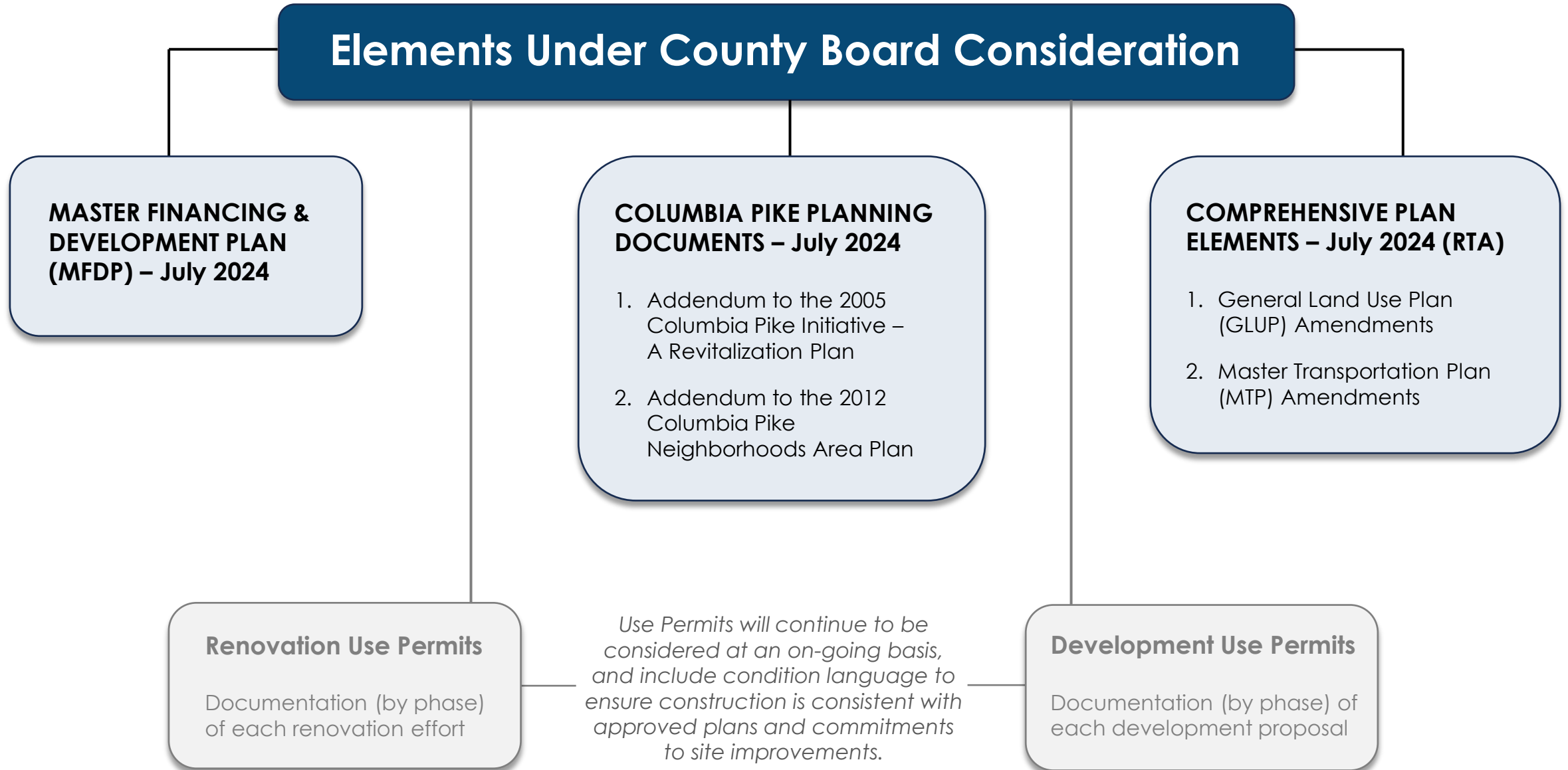
- Vehicular circulation
 - *Enhanced primary connector, preservation of existing routes, additional connection point*
- Bicycle circulation
 - *Integration with bike infrastructure, exploration of further connection opportunities, improvement of existing routes*
- Pedestrian circulation
 - *Enhanced pedestrian infrastructure, safety, and experience*
- Parking
 - *Maintenance of parking ratios, parking requirements for new construction, lighting and pedestrian accessibility*

Public Open Space & Natural Areas:



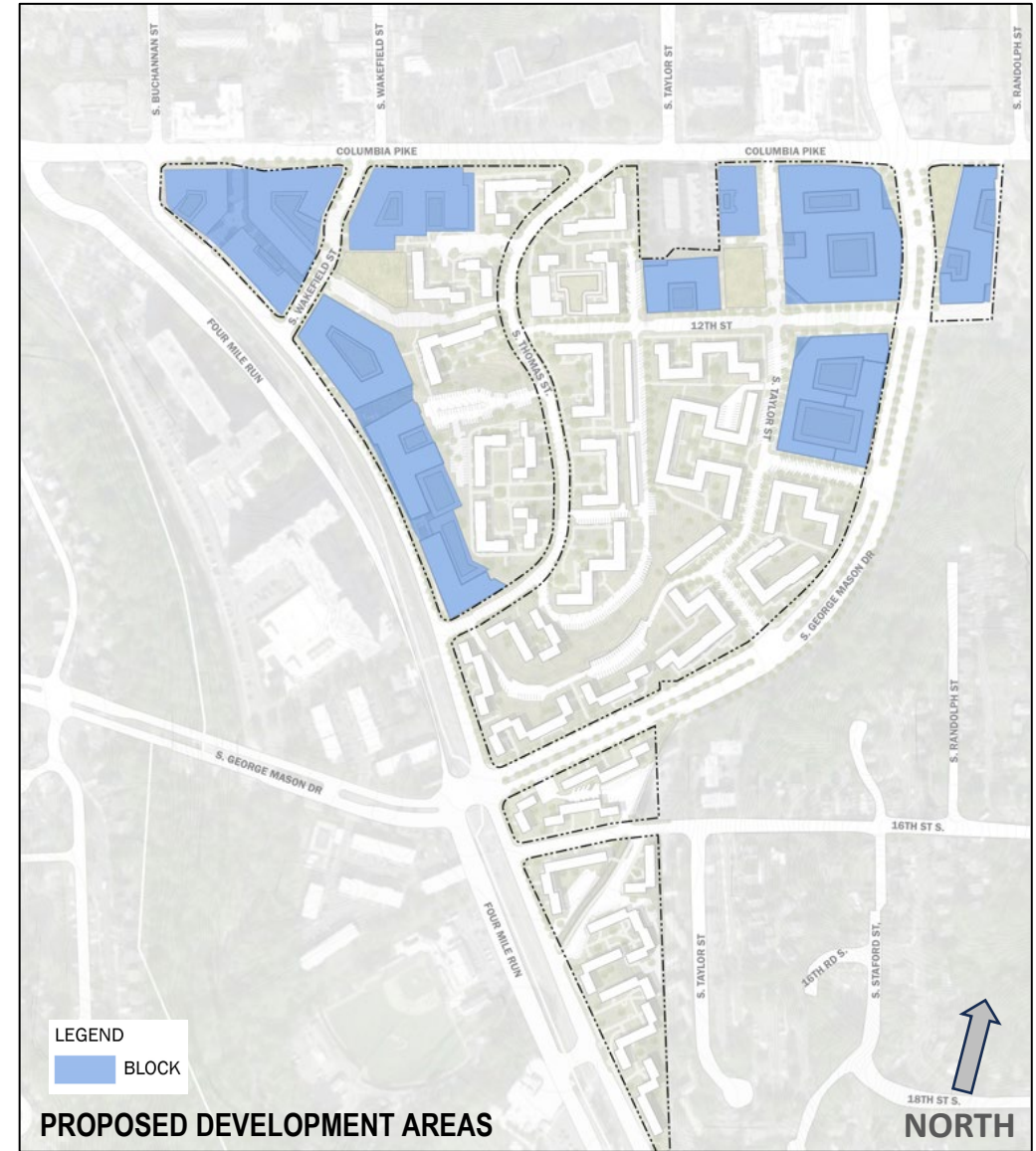
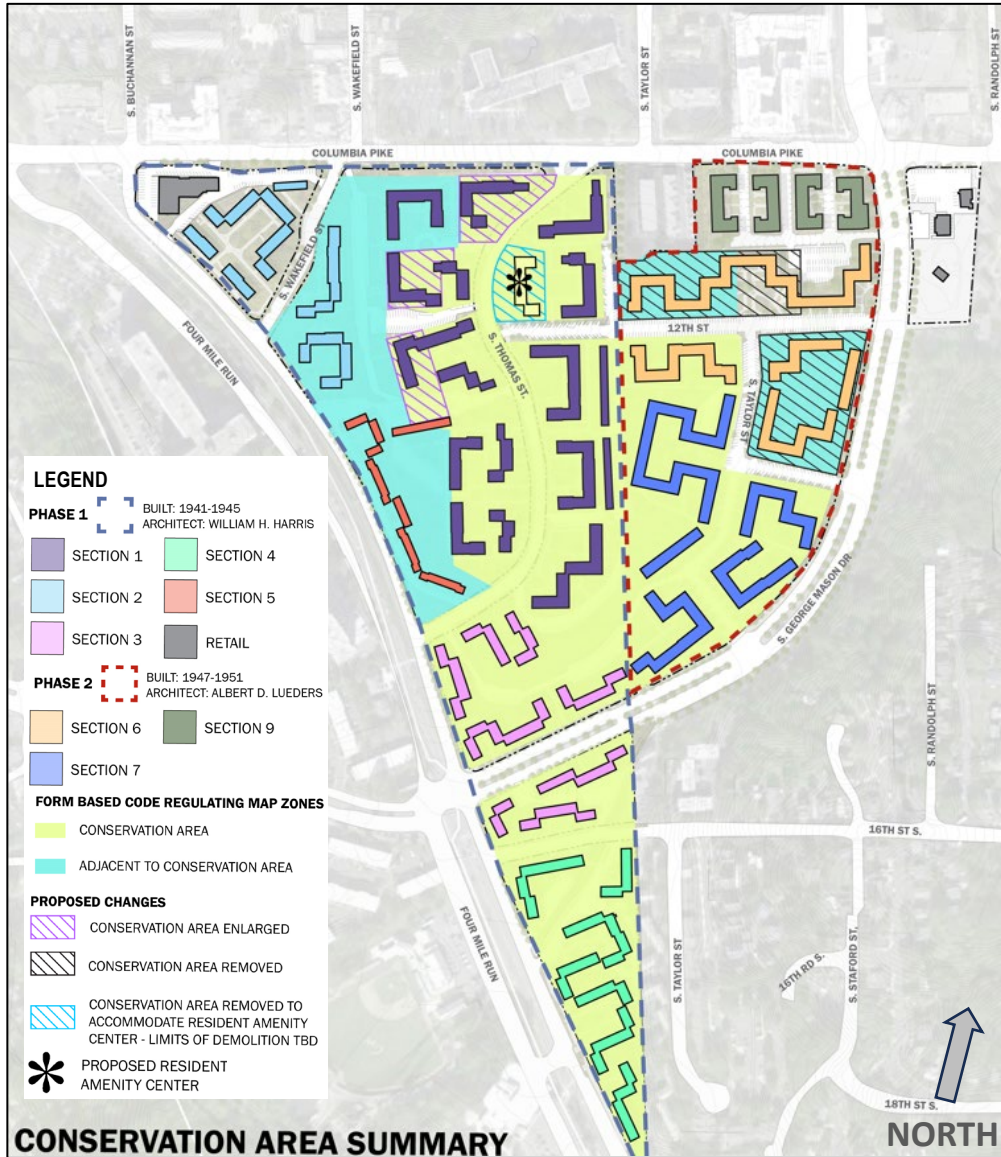
- East Node Open Space
 - *Central green, programming, screening, added mini park*
- West Node Open Space
 - *Central green, programming, topography, screening*
- Preserved Natural Areas
 - *Biophilic elements, slope stabilization plan, expansion of preserved natural areas*
- Biophilic Pedestrian Path
- Tree Canopy Targets

How Does the MFDP Relate to Other Mechanisms?

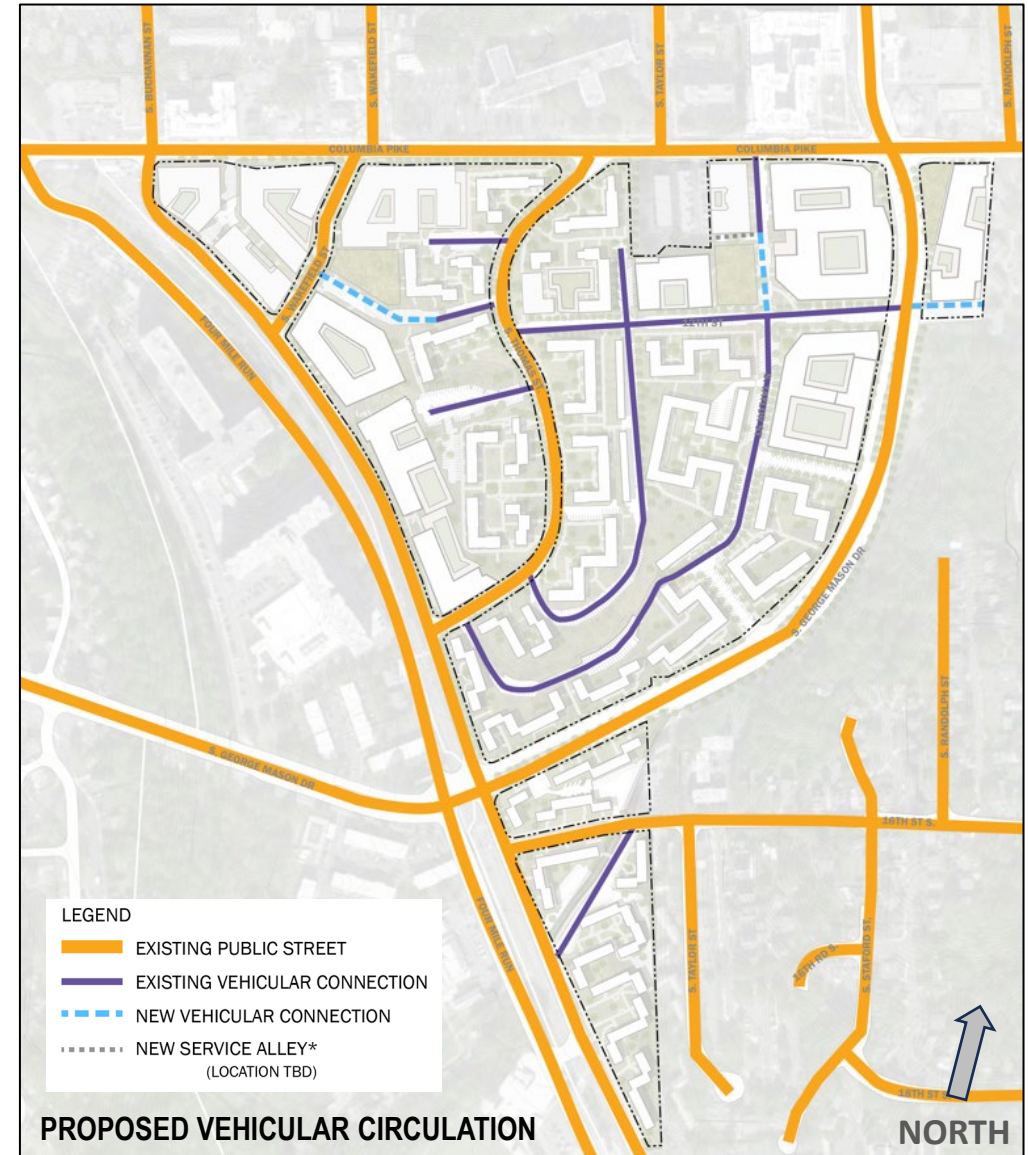


Jair Lynch Site Redevelopment Plan

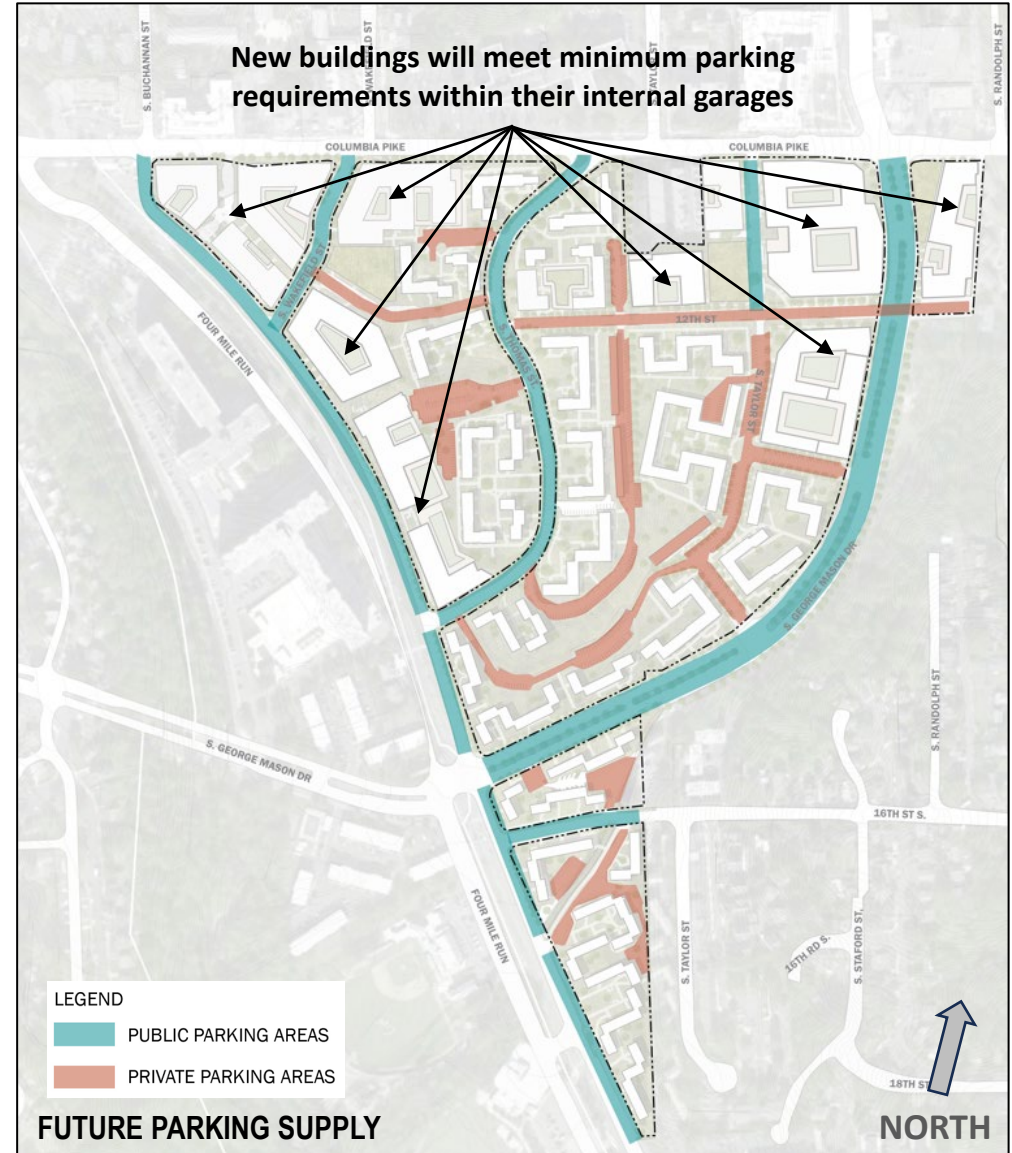
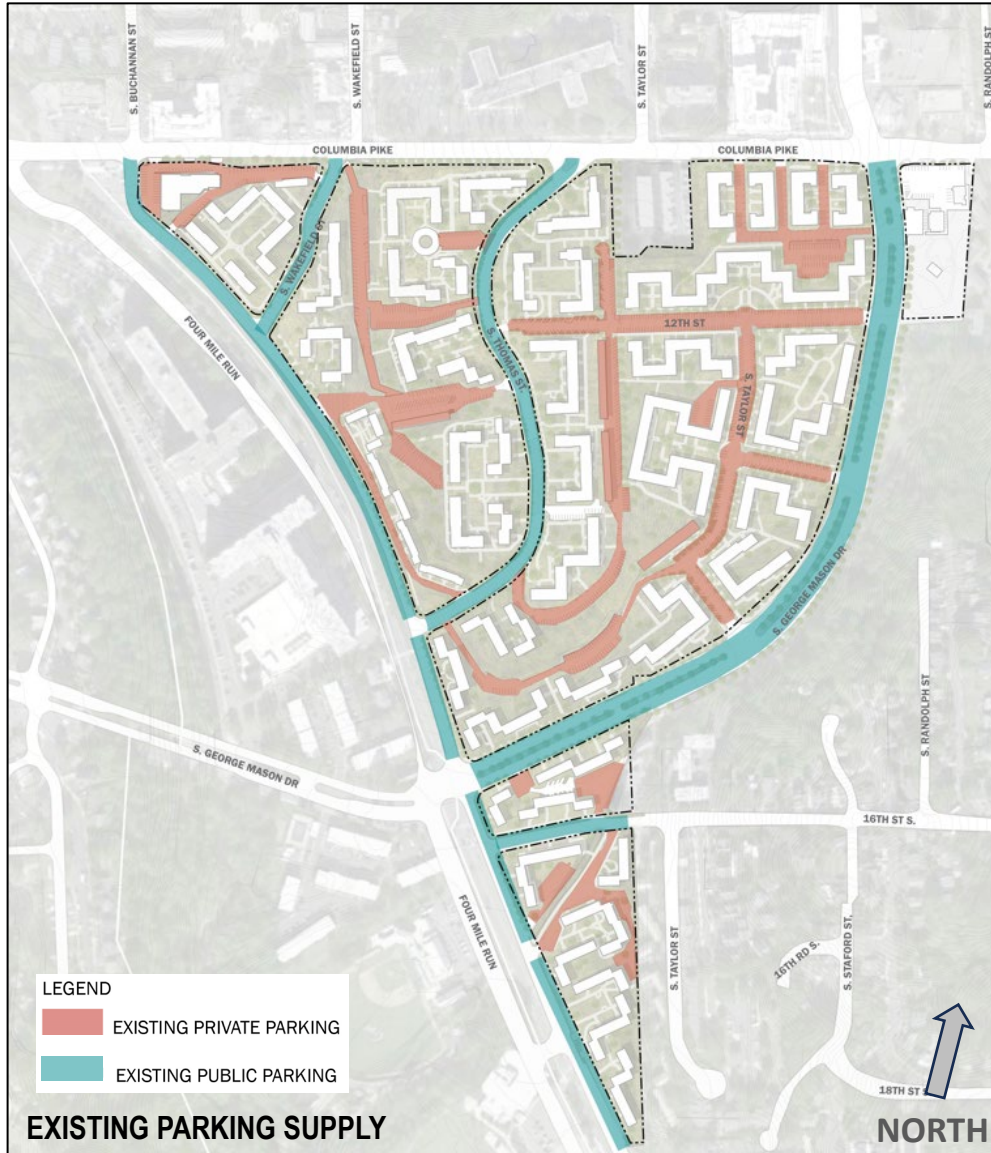
Balance Between Conservation & Redevelopment



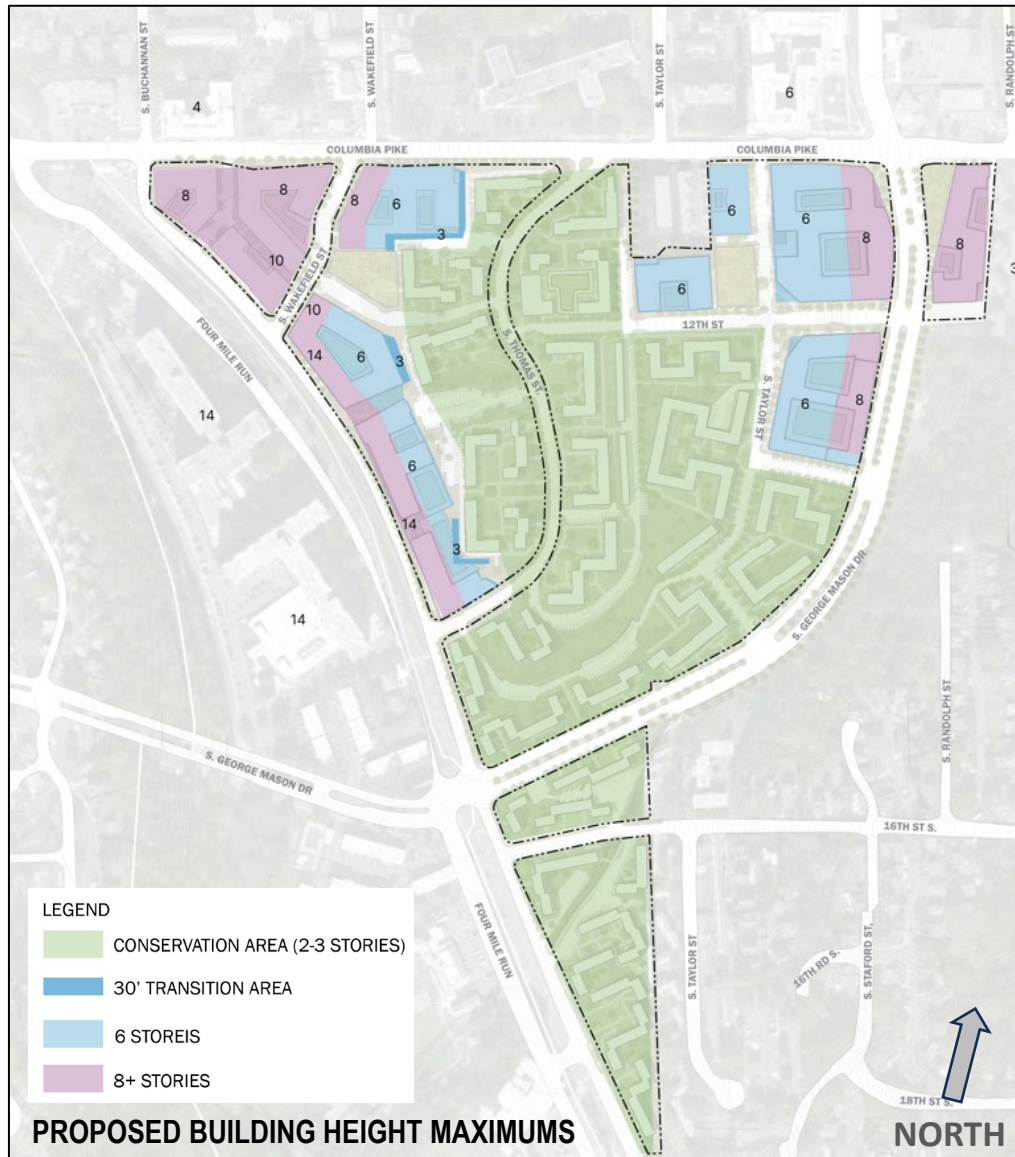
Multi-modal Transportation Network



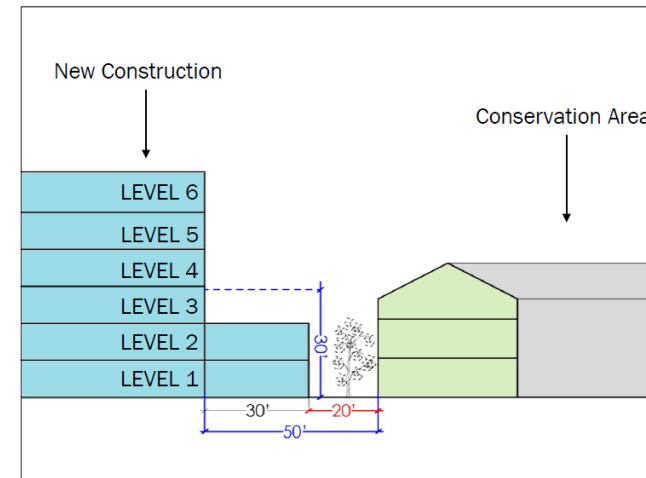
Parking



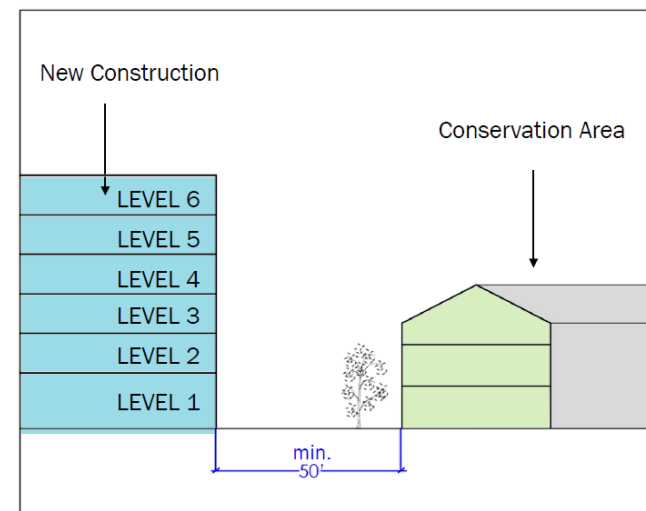
Building Height & Transitions



NEW CONSTRUCTION WITHIN 50FT OF EXISTING BUILDING

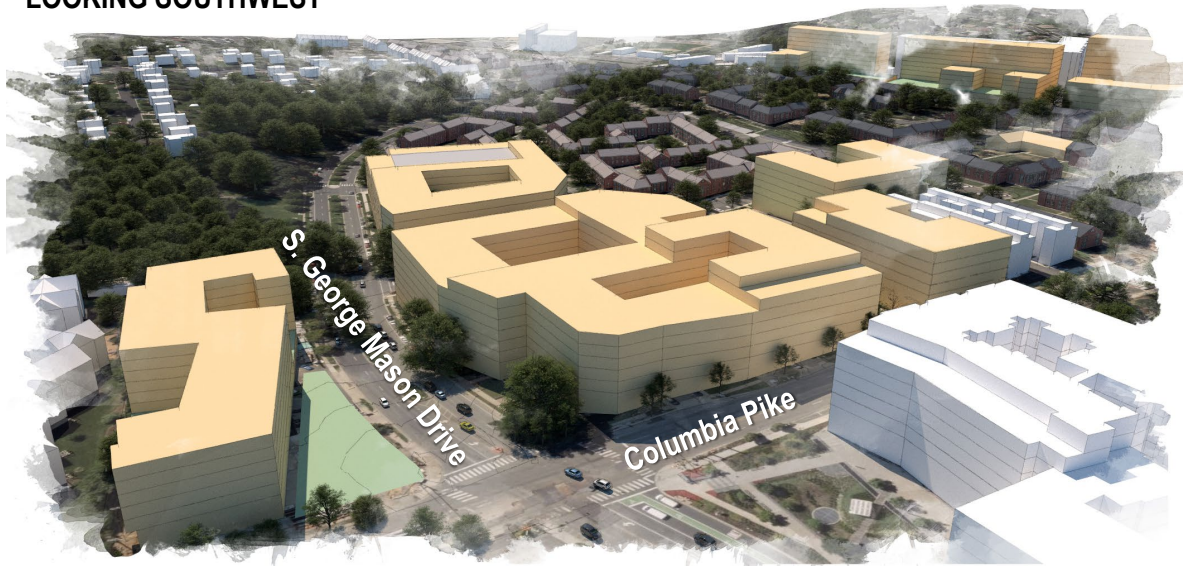


NEW CONSTRUCTION > 50FT FROM EXISTING BUILDING

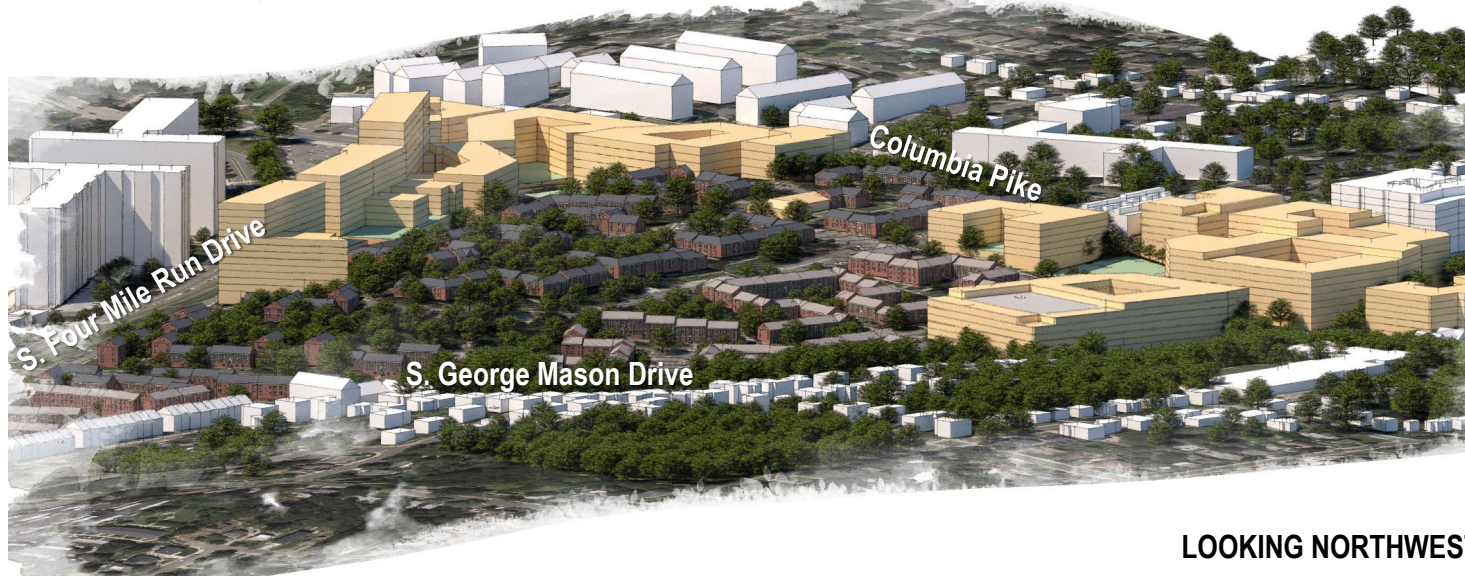


Massing Renderings

LOOKING SOUTHWEST



LOOKING SOUTHEAST



LOOKING NORTHWEST

Policy Recommendations

Adopted Policies Guiding Barcroft's Land Use Review

- **Columbia Pike Revitalization Plan**
- **Neighborhoods Area Plan**
- **General Land Use Plan**
- **Master Transportation Plan**
 - Pedestrian Element
 - Streets Element
 - Transit Element
 - Bicycle Element
- Public Spaces Master Plan
 - Public Art Master Plan
- Stormwater Master Plan
- Affordable Housing Master Plan
- Community Energy Plan
- Forestry & Natural Resources Plan
- Historic & Cultural Resources Plan
 - Historic Resources Inventory

Policies representing the most detailed, site-specific land use guidance for Barcroft Apartments **will** require updates based on:

- Supported aspects of JL's proposal that improve upon the adopted vision
- Staff analysis and recommendations
- Community feedback

Several Comprehensive Plan elements and sub-elements have been created or updated since the original vision for Barcroft was established in 2005/2012.

Many of these documents offer County-wide guidance, goals, and objectives while reinforcing the vision already prescribed in the Columbia Pike Revitalization/Area Plans.

Policies offering general County-wide guidance, goals, and objectives **will not** require any changes through this land use process.

Comparison of Existing and Proposed Visions

| Category | Existing Vision | Proposed Vision |
|---|---------------------------------------|---|
| Committed Affordable Units (CAFs) Total | 560 CAFs | 1,335 CAFs |
| Parking Ratio for CAFs | 0.825 space/unit | Approximately 1 space/unit |
| Number of Buildings Preserved | 35 Buildings (or 67% of total) | 33 Buildings (or 63% of total) |
| Public Open Space | 1-acre (2 mini parks) | 1.3-acres (3 mini parks) |
| Outdoor Amenity Areas (in courtyards) | 0 areas | 15 areas |
| Total of Natural Preserve Areas | 2.2-acres | 2.3-acres |
| Tree Canopy Targets | 10-15% | 25% (New Development) 40% (Public Mini Parks) 50% (Historic Preservation) 80% (Natural Preserve Areas) |
| Building Height & Transitions (new construction) | 6-10 stories; (3-4 story transitions) | 6-14 stories; (3-story transitions) |

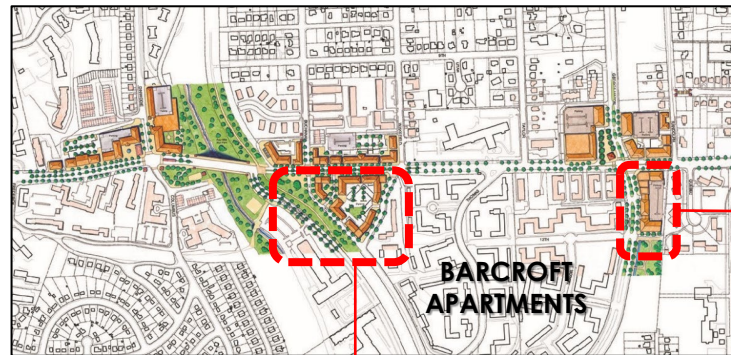
Note: Parking ratios for new construction areas remain as specified in the Neighborhoods Form Based Code minimum standards.

Columbia Pike Revitalization Plan (2005)

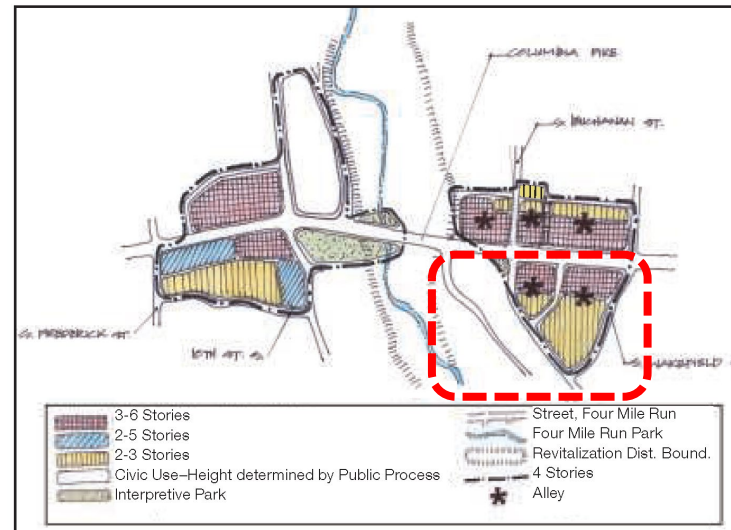
Commercial corners of Barcroft

- Earlier planning efforts focused on the commercial areas of Columbia Pike, providing guidance on how the commercial northwest and northeast corners could redevelop
- At this earlier planning stage, maximum building heights were set intentionally low to help transition to the adjacent garden-style apartments (what represented the Barcroft and Quebec Apartments)
- Elements shown in NW and NE corner would be replaced by updates to the Neighborhoods Area Plan to help address opportunities with multi-modal connectivity, open space, and building heights

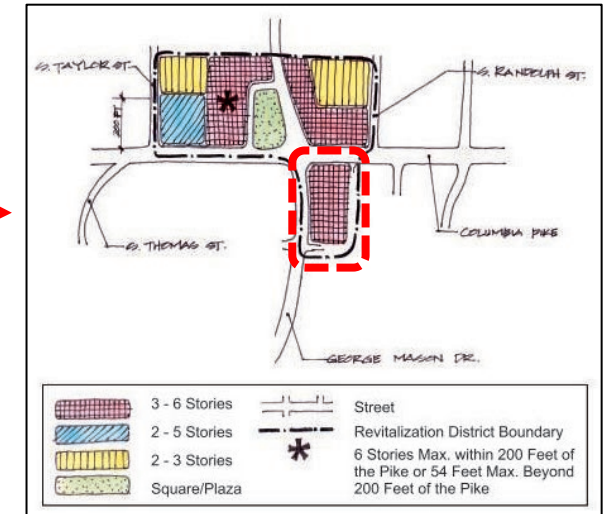
ILLUSTRATIVE PLAN FOR COMMERCIAL AREAS



NEIGHBORHOOD CENTER BUILDING HEIGHTS



VILLAGE CENTER BUILDING HEIGHTS



NW and NE corners of property, at the intersection of Columbia Pike, were the initial areas identified for redevelopment through earlier planning efforts

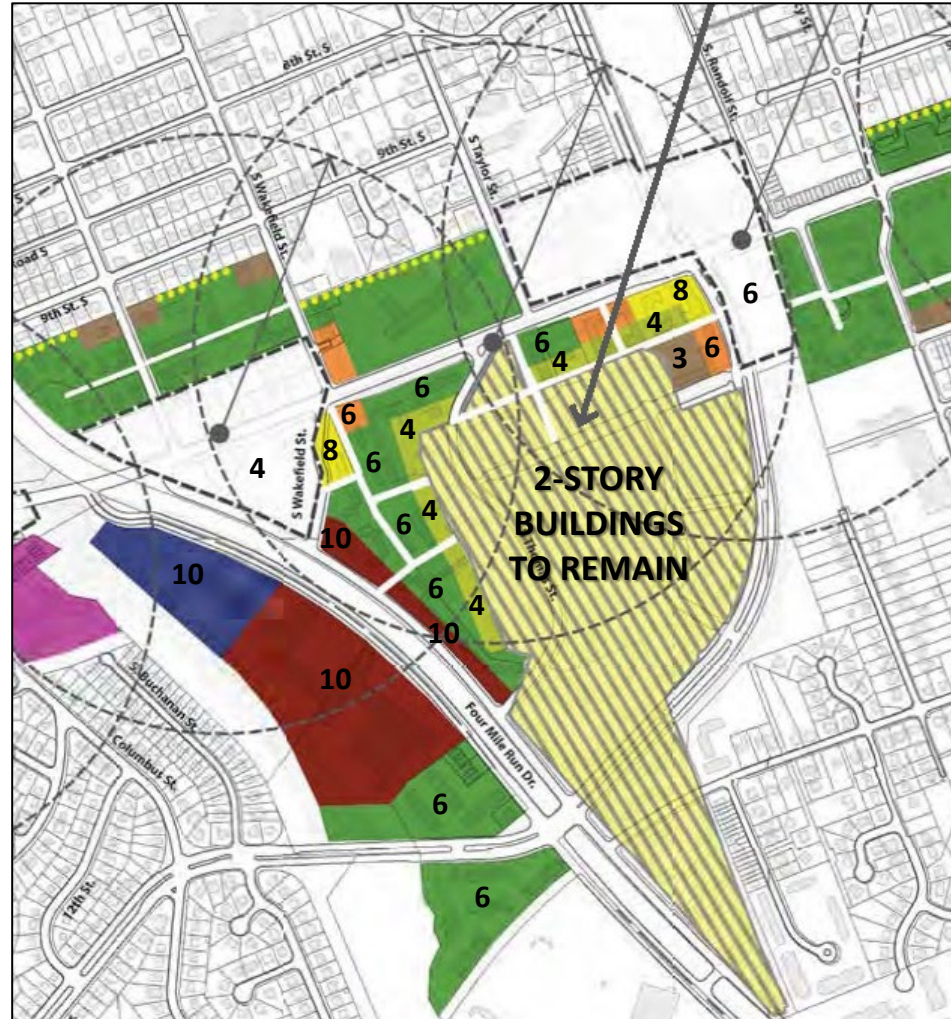


Columbia Pike Neighborhoods Area Plan (2012)

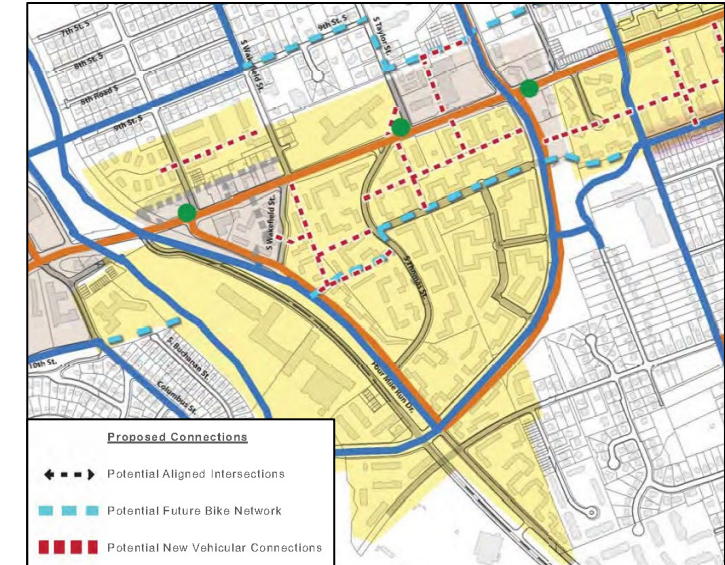
Majority of Barcroft Apts.

- Updated guidance expanded redevelopment opportunities along Barcroft's edges while emphasizing preservation of site's core
- Building height maximums and transitions were clearly noted on the Urban Form Vision Map
- Additional guidance was provided within the open space and multi-modal transportation vision maps
- These maps would need to be updated to reflect the 2024 MFDP proposal and incorporate the northwest corner of the property

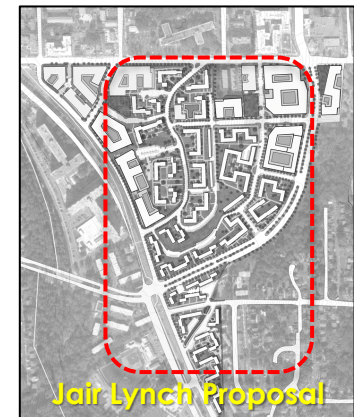
Summary of Adopted Maximum Building Heights (in stories)



Existing Multi-modal Transportation Vision



Majority of Barcroft Apartments (between George Mason Drive, Four Mile Run Drive, & Columbia Pike) was included in the subsequent planning efforts where redevelopment was considered along the site's perimeter/edges



Neighborhoods Area Plan – Open Space Vision

Current (adopted) Version of the Open Space Map



- LEGEND**
- Existing Conditions
- Columbia Pike Planning Area Boundary
 - Neighborhoods Area Plan Boundary
 - Revitalization District Nodes
 - Water
 - State/Federal Properties
 - Existing North Virginia Regional Park Authority Green Space
 - Existing Arlington County Green Space
 - Arlington Public School Properties
- Open Space and Connections
- Existing and Proposed Streets
 - Existing and Proposed Bicycle Friendly Streets
 - Existing and Proposed Off-Road and On-Road Trails
 - Proposed New Open Space
 - Arlington National Cemetery Expansion Area Under Discussion for Future Historical Center

Recommended Changes to the Open Space Map



Neighborhoods Area Plan – Urban Design Vision

Current (adopted) Version of the Urban Form Map



Legend

Conservation Areas (the FBC would not apply)

 Conservation
(No increased development potential considered)

Redevelopment Areas (the FBC would apply)

Character Area Types & Corresponding Maximum Building Heights

Urban Mixed-Use (description on page 4.24)

 10 Stories (8 + 2 Stories with Tier 2 bonus)

 8 Stories (6 + 2 Stories with Tier 2 bonus)

 6 Stories

 5 Stories

Urban Residential (description on page 4.25)

 14 Stories (8 + 6 Stories with Tier 2 bonus)

 12 Stories (6 + 6 Stories with Tier 2 bonus)


 10 Stories (8 + 2 Stories with Tier 2 bonus)

 8 Stories (6 + 2 Stories with Tier 2 bonus)


 6 Stories

 4 Stories

Townhouse/Small Apartment (description on page 4.26)

 3 Stories

Detached Residential (description on page 4.27)

 3 Stories

 1/4 Mile Radius From Proposed Streetcar Stops

 Neighborhood Manners

For areas abutting single family development, a lower height will be required to ensure an appropriate transition in scale to those areas. See the discussion of "Neighborhood Manners" on page 4.28 for further discussion.

 Existing Revitalization District Node

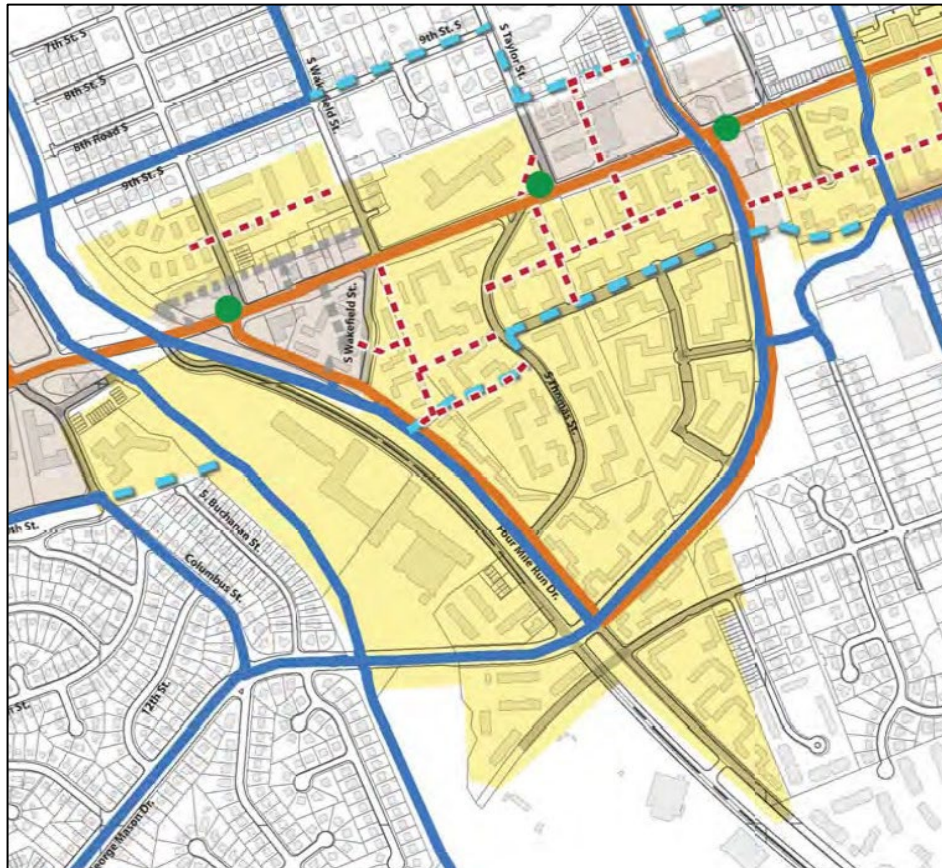
Please refer to the Illustrative Master Plan in Chapter 3 to see how the envisioned potential future development pattern fits with the Urban Form Vision Map.

Recommended Changes to the Urban Form Map



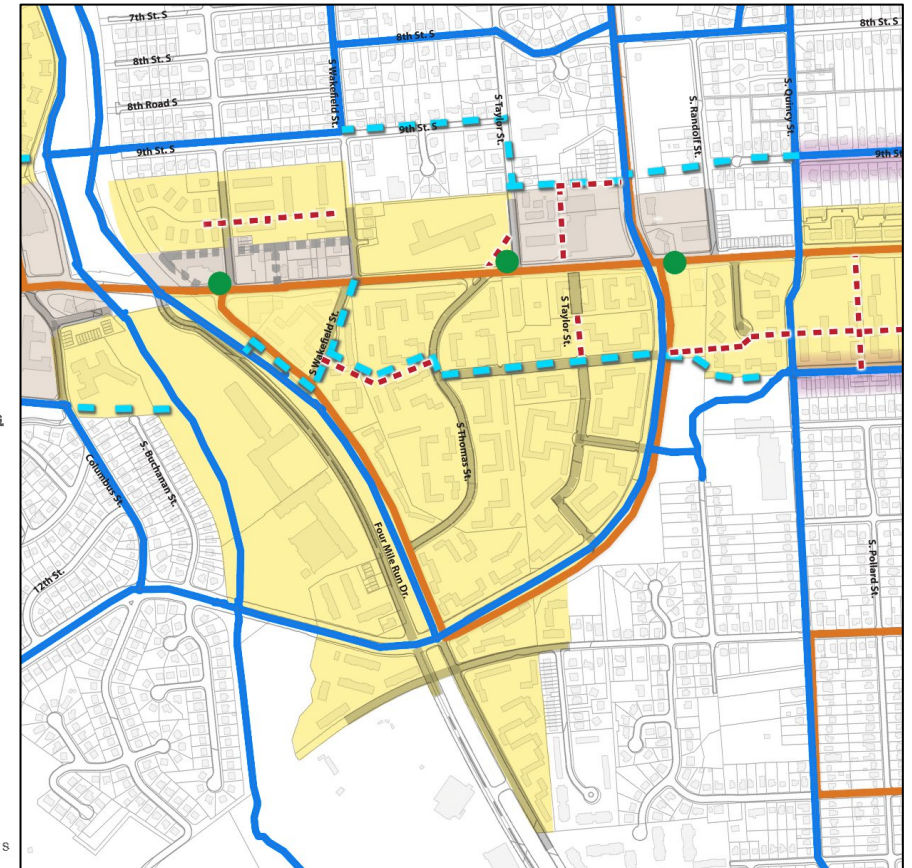
Neighborhoods Area Plan – Transportation Vision

Current (adopted) Version of the Transportation Map



- LEGEND**
- Existing Connections
- Revitalization District Nodes
 - Study Area
 - Existing Street Network
 - Existing Bus Routes
 - Existing Bike Network
- Previously Approved Connections
- Planned Streetcar Stops
 - Planned Bicycle Boulevards
 - Planned Vehicular Connections
- Proposed Connections
- Potential Aligned Intersections
 - Potential Future Bike Network
 - Potential New Vehicular Connections

Recommended Changes to the Transportation Map



Neighborhoods Area Plan – Illustrative Plan

Note: This corridor-wide Illustrative Plan will include revised district boundary lines (dark red) to indicate the intended consolidation of Barcroft entirely within the Neighborhoods area district boundary [in progress]



Master Transportation Plan: Bike & Trail Network Map

Existing MTP Bike and Trail Network Map



Planned Changes MTP Bike & Trail Network Map

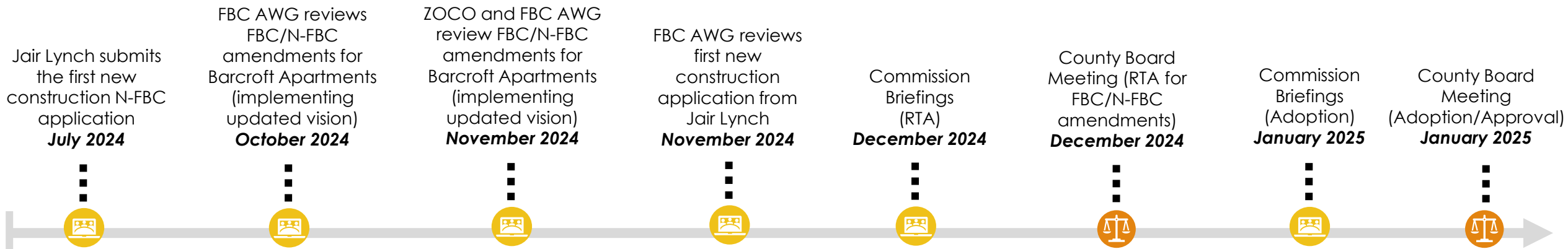


- **Change** planned On-Street Route for 12th Road to Planned Bike Lane
- **Add** planned Bike Lanes on new planned segment of 12th between S. Thomas & S. Wakefield
- **Remove** planned Off Street Trail between S. Thomas & S. Four Mile Run Minor
- **Add** planned Bike Lanes to S. Wakefield Street
- **Add** planned Bike Lanes to S. Four Mile Run Minor between S. Wakefield Street and just south/east of Columbia Pike

Next Phase of Analysis

Detailed Changes to the Form Based Code –
Implementing the Updated Vision for Barcroft

Schedule Forecast for Second Half of 2024



County Board Actions for Consideration:

1. Adopt amendments to the GLUP and MTP (advertised in July 2024);
2. Adopt Amendments to the Commercial & Neighborhoods FBC (to be advertised in December 2024);
3. Approve N-FBC Use Permit for first new construction application

Note: This outline primarily focuses on FBC-related elements. Staff has not yet identified a schedule to complete the required analysis for Doctor's Run.



Online Feedback
(e.g. questionnaire, feedback form, etc.)



In-Person Engagement and Pop-Ups
(e.g. community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)



Virtual Meeting
(e.g., TEAMS, TEAMS live, Zoom, etc.)



County Board Engagement
(e.g. public hearing, Board work session, open door Monday, commission meeting, etc.)



Key Milestone

Separate Analysis of Doctor's Run in the Fall/Winter





Separate Analysis of Doctor's Run in the Fall/Winter

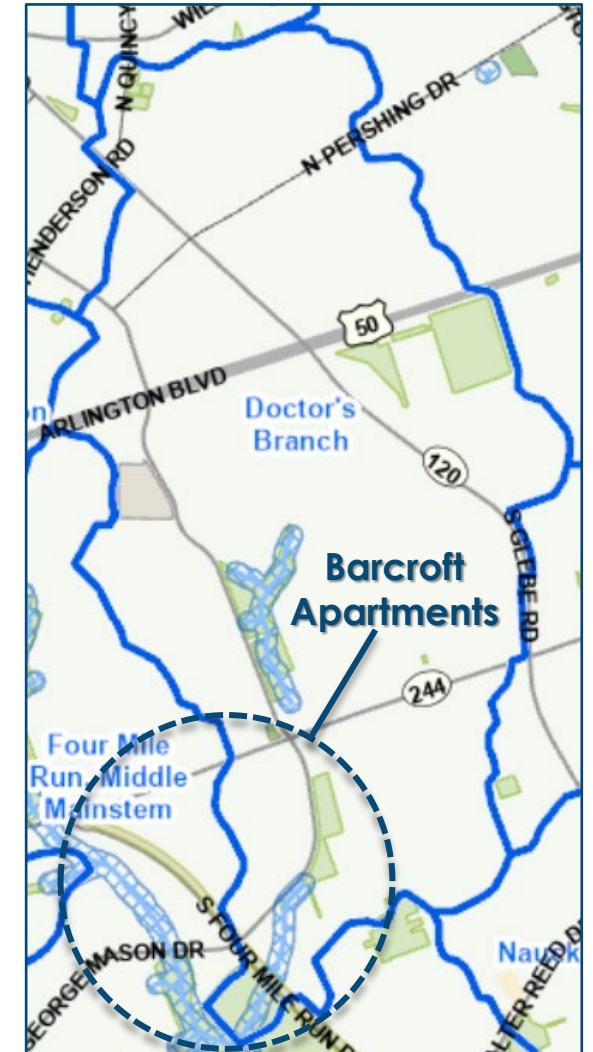
Resource Protection Area (RPA) Buffer



- Following the July 2024 approval of the MFDP, staff will further investigate the conditions of the stream which runs through the southern portion of Barcroft Apartments, and represents the southern end of the Doctor's Branch Watershed.
- This will involve modeling updates to ensure an accurate assessment of the area's flood risk as the current data is over 40 years old. This update will allow for an exploration of flood resiliency measures that may be appropriate for this southern segment of Doctor's Branch.
- Findings through this analysis may lead to subsequent updates to the MFDP, as necessary

-  RPA Buffer (offset from center of stream)
-  Doctor's Branch Watershed Boundary

Doctor's Branch Watershed



Barcroft Land Use Analysis Contacts

Staff Contacts:

- Olivia Sontag: osontag@arlingtonva.us
- Matt Mattauszek: mmattauszek@arlingtonva.us
- Melissa Danowski: mdanowski@arlingtonva.us

Land Use Study Website:

<https://www.arlingtonva.us/Government/Programs/Housing/Development/Barcroft-Apartments/Barcroft-Apartments-Land-Use-Analysis>