

Barcroft Apartments Land Use Analysis

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

Historical Affairs and Landmark Review Board (HALRB) Meeting

June 20, 2024



Presentation Outline

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



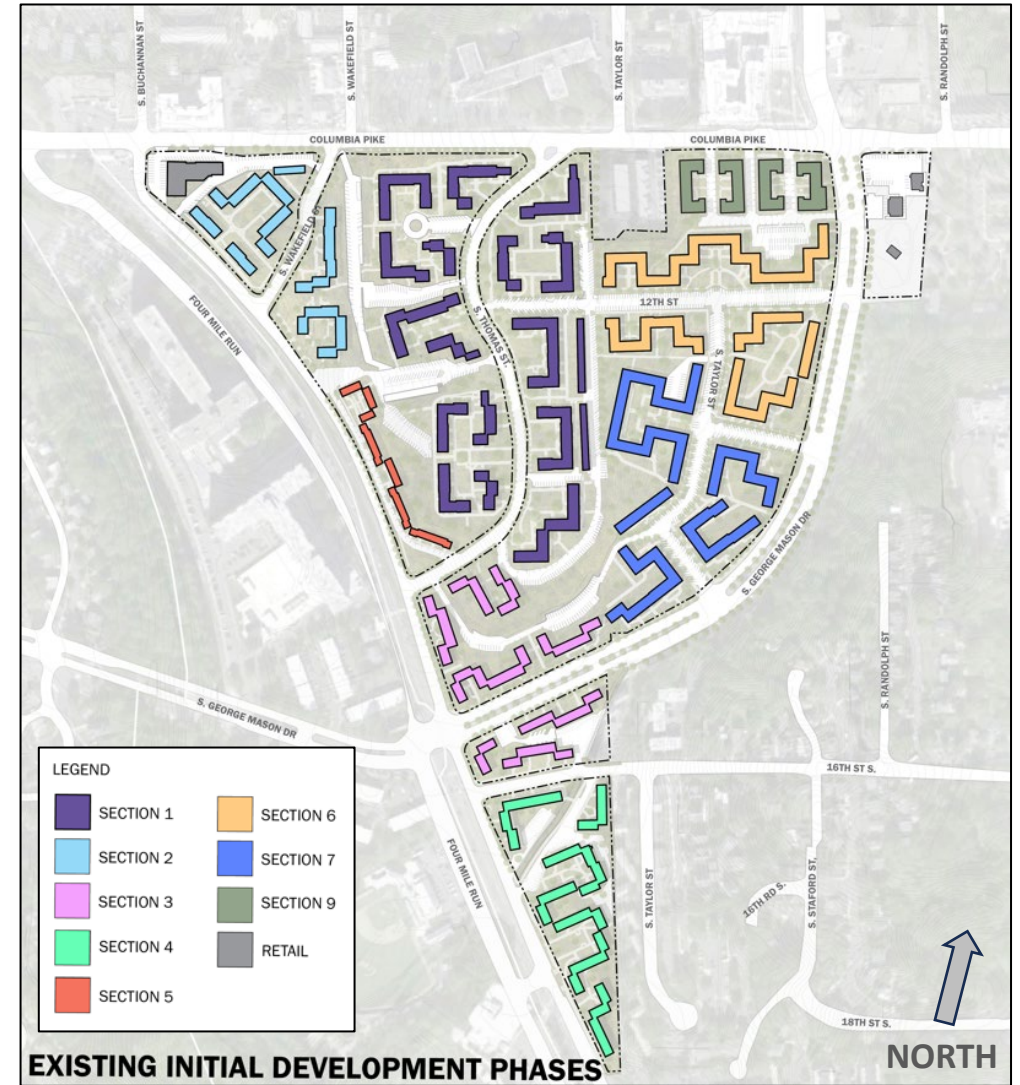
Barcroft Apartments Site Information

- Located in the western half of the Columbia Pike corridor, generally bordered by S. George Mason Drive, Columbia Pike, and S. Four Mile Run Drive
- Approximately 60 acres; 8 sections built in two phases (1941-1945 and 1947-1951)
- Contains a total of 1,335 housing units

Phase 1

SECTION	STUDIOS	1 BEDROOM	2 BED-ROOMS	3 BED-ROOMS	TOTAL
1	7	313	101	0	421
2	0	52	53	0	105
3	0	29	108	0	137
4	0	0	113	0	113
5	0	0	31	0	31
<hr/>					
6	1	101	122	0	224
7	6	166	78	0	250
9	0	1	6	47	53
Total	14	662	612	47	1,335

Phase 2



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 Real Estate Partners (JLREP) 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



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

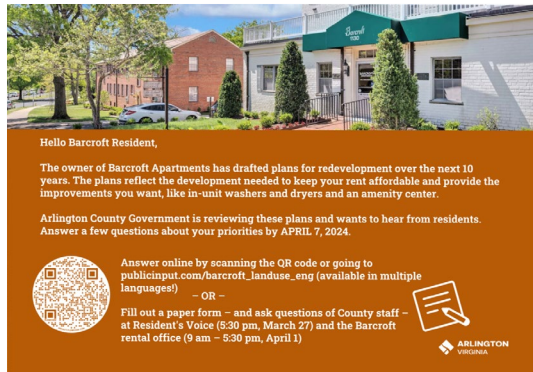
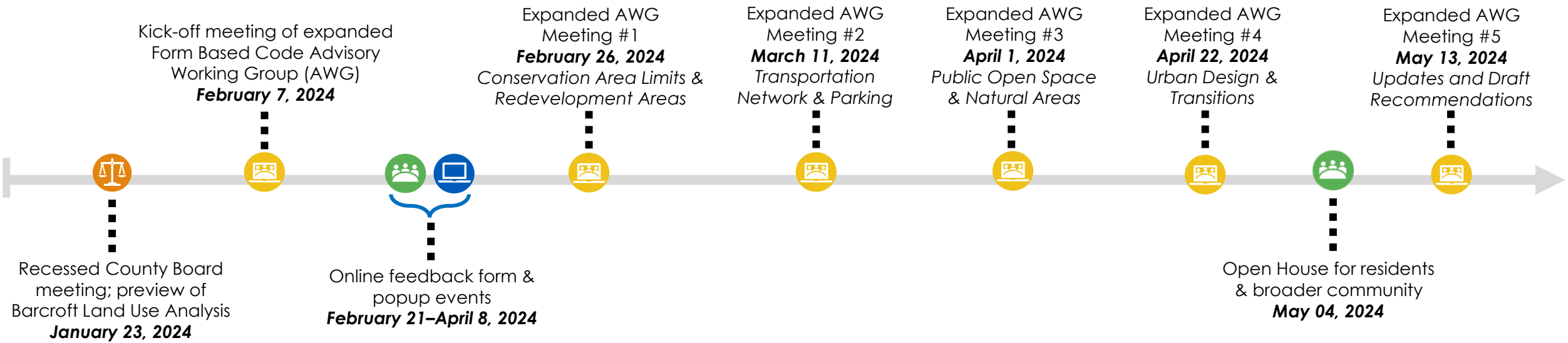
3. Community Organizations:


- 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.)

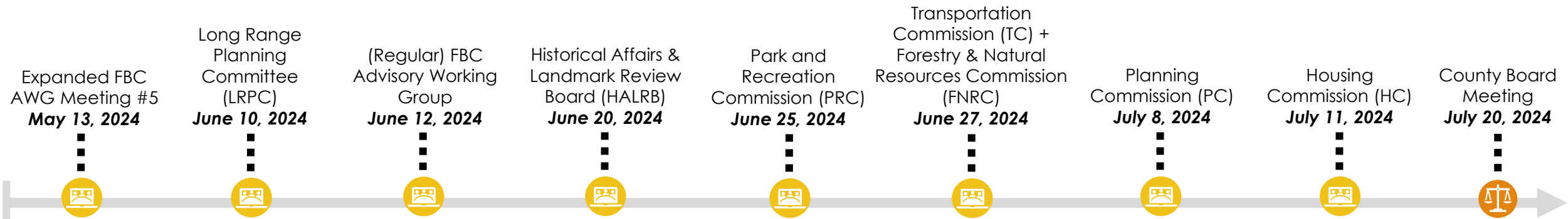
 **In-Person Engagement and Pop-Ups**
(e.g., community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)

 **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**

Upcoming Public Meeting Schedule (June-July 2024)



County Board Actions for Consideration:

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



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

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.

SITE REDEVELOPMENT PLAN

(scheduled for July 2024)

1. Site Redevelopment Plan covering the 60-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.

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.



Conservation Area Limits
& Redevelopment Areas



Multi-modal Transportation
Network & Parking



Public Open Spaces &
Natural Areas



Urban Design & Transitions

How Does the MFDP Relate to Other Mechanisms?

Elements Under County Board Consideration

COLUMBIA PIKE PLANNING DOCUMENTS

(scheduled for July 2024)

1. Addendum to the 2005 Columbia Pike Initiative – A Revitalization Plan
2. Addendum to the 2012 Columbia Pike Neighborhoods Area Plan

COMPREHENSIVE PLAN ELEMENTS

(RTA scheduled for July 2024)

1. General Land Use Plan (GLUP) Amendments
2. Master Transportation Plan (MTP) Amendments

MASTER FINANCING & DEVELOPMENT PLAN (MFDP)

(scheduled for July 2024)



Renovation Use Permits

Documentation (by phase) of each renovation effort

Use Permits will continue to be considered at an on-going basis and include condition language to ensure construction is consistent with approved plans and commitments to site improvements.

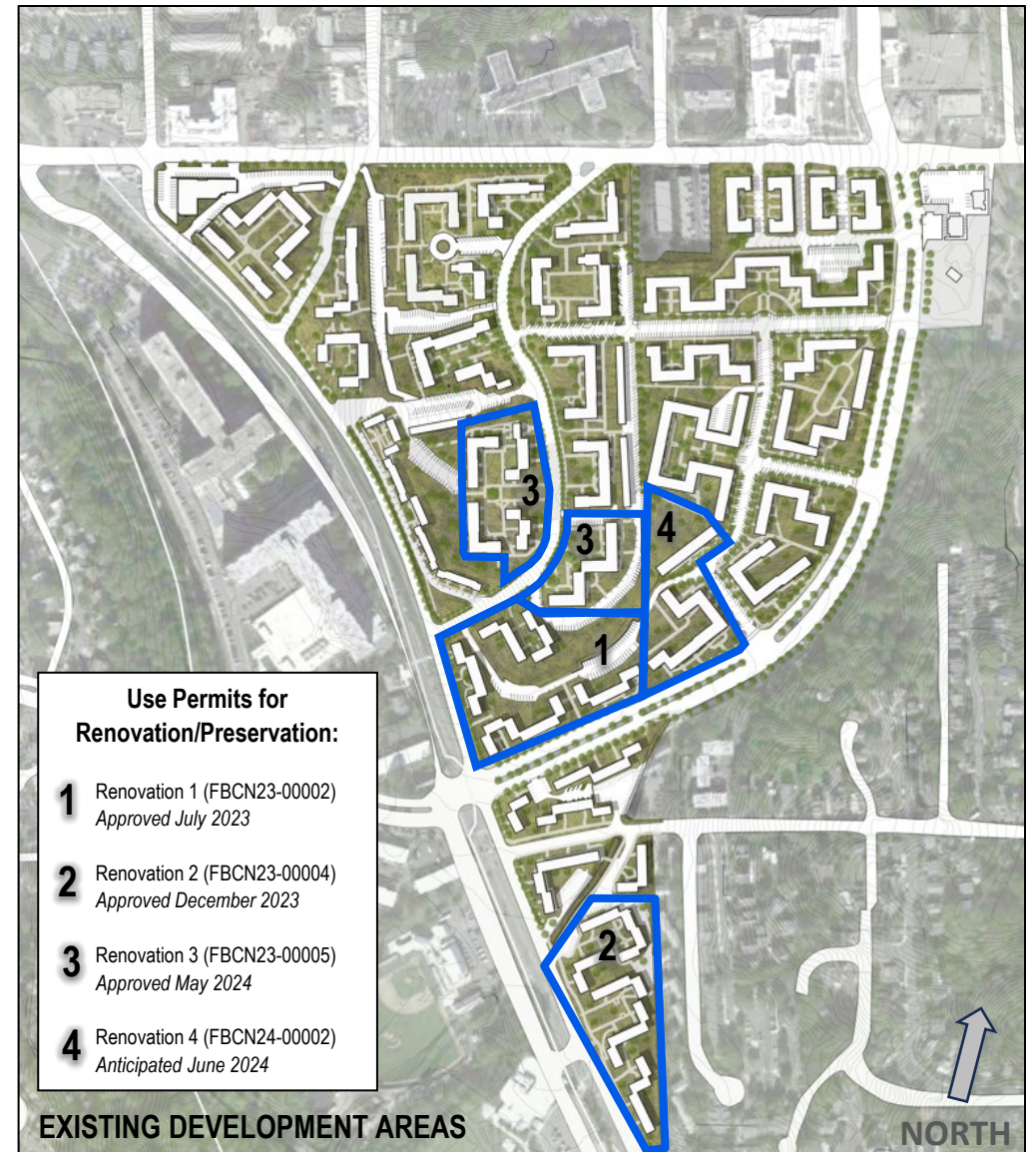
Development Use Permits

Documentation (by phase) of each development proposal

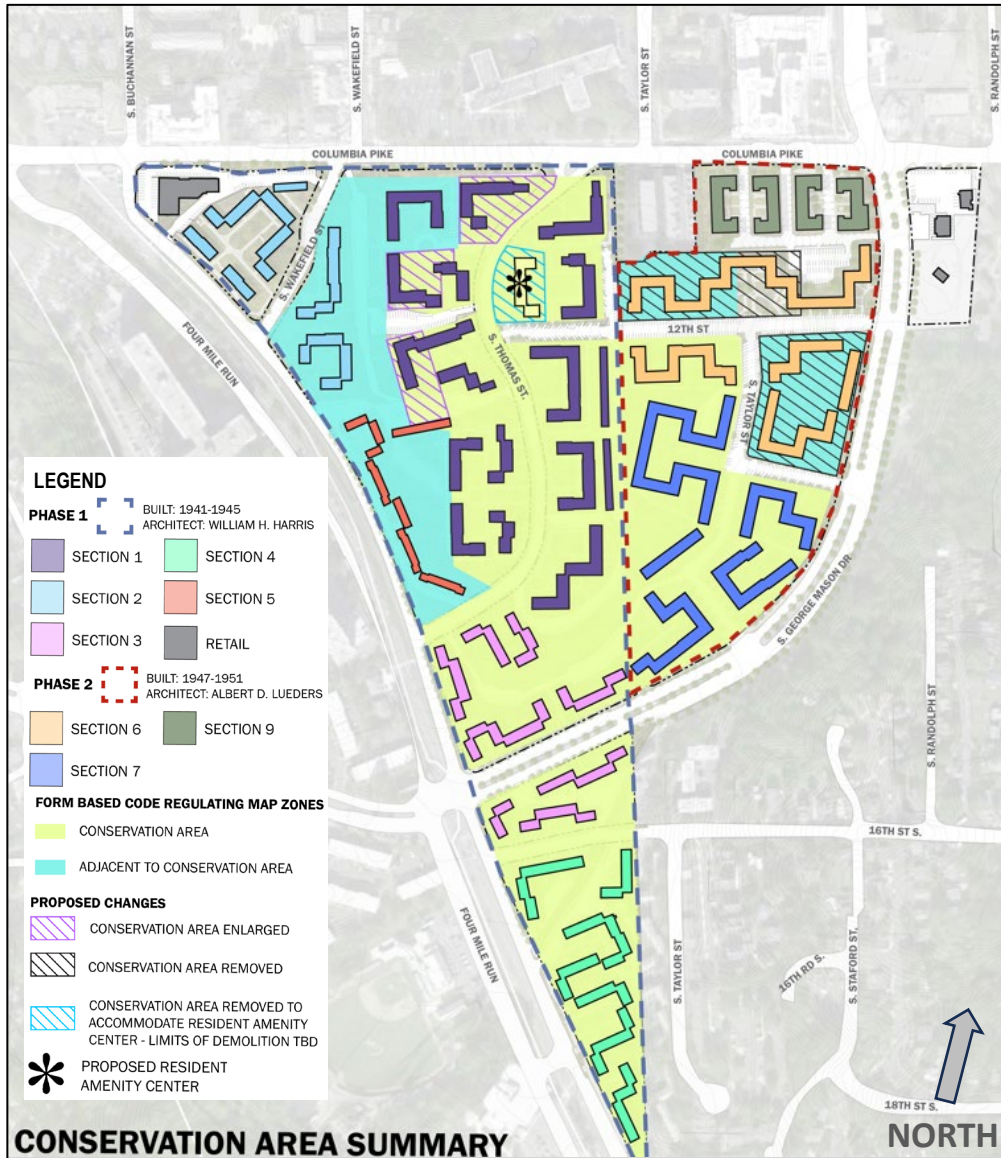
Jair Lynch Site Redevelopment Plan

Renovation Use Permits

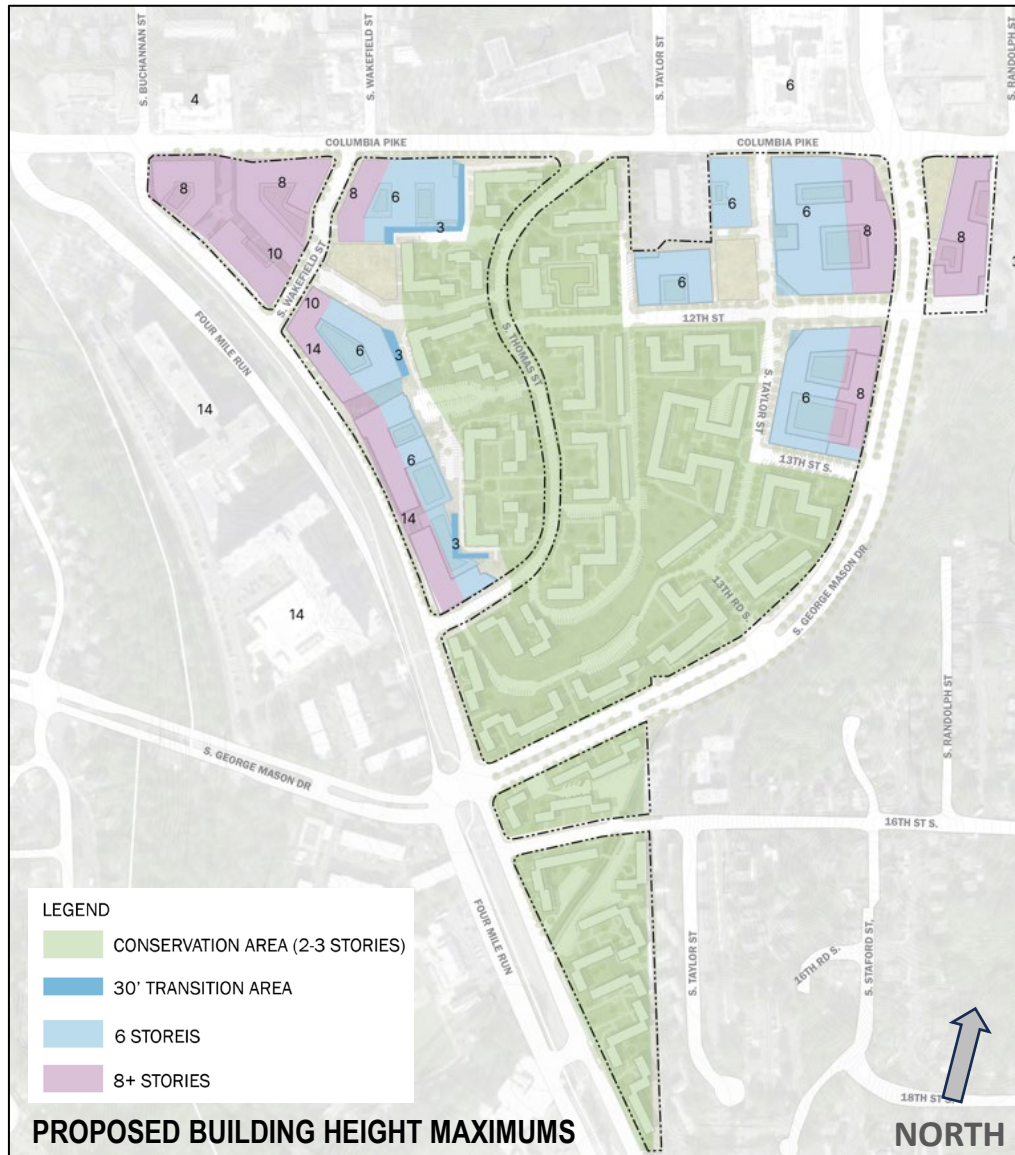
- While long-term planning continues, JLREP has advanced renovation projects located within the Neighborhoods Form Based Code (N-FBC) “Conservation Area” which is not envisioned for redevelopment
- The four (4) renovation projects in process include 15 garden apartment buildings totaling 359 Committed Affordable Units (CAFs)
- Renovations will deliver upgraded homes and uphold 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



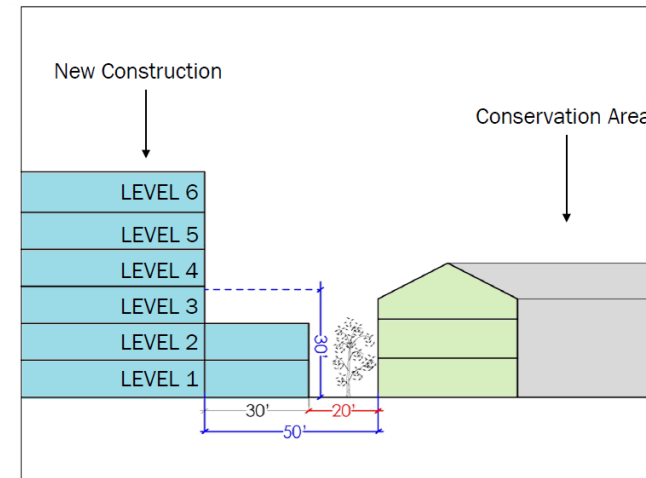
Balance Between Conservation & Redevelopment



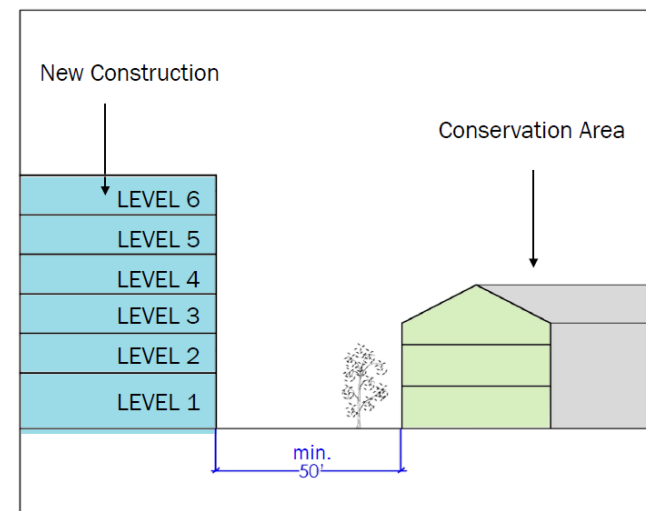
Building Height & Transitions



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 (sitewide)	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)

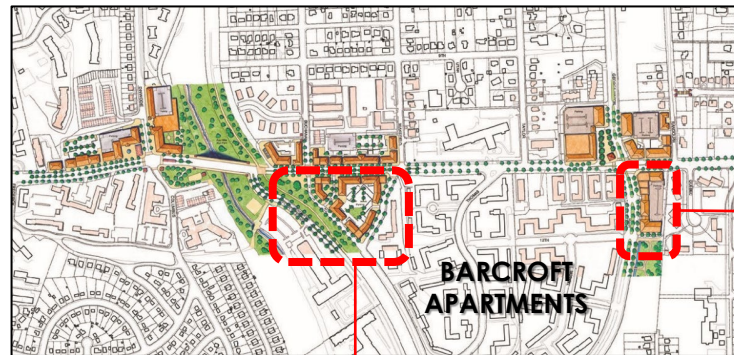
Note: Parking ratios for new construction areas remain as specified in the Neighborhoods Form Based Code minimum standards.

Columbia Pike Revitalization Plan (2005)

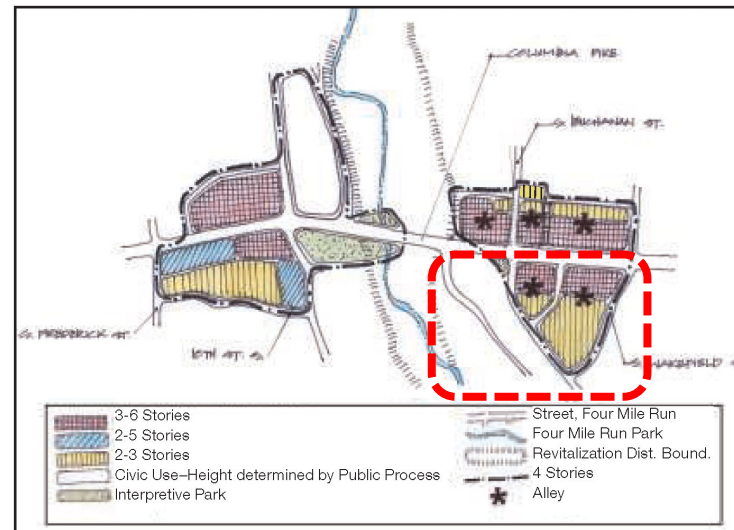
Commercial corners of Barcroft

- 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

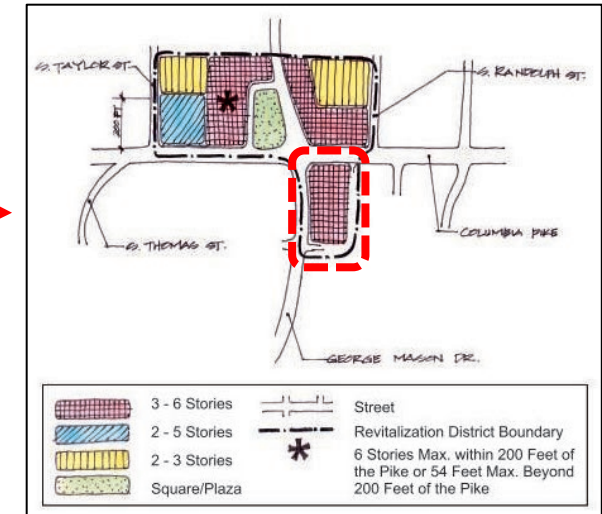
ILLUSTRATIVE PLAN FOR COMMERCIAL AREAS



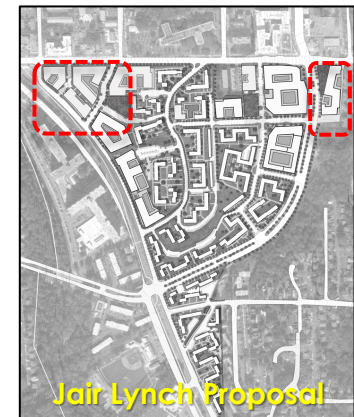
NEIGHBORHOOD CENTER BUILDING HEIGHTS



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



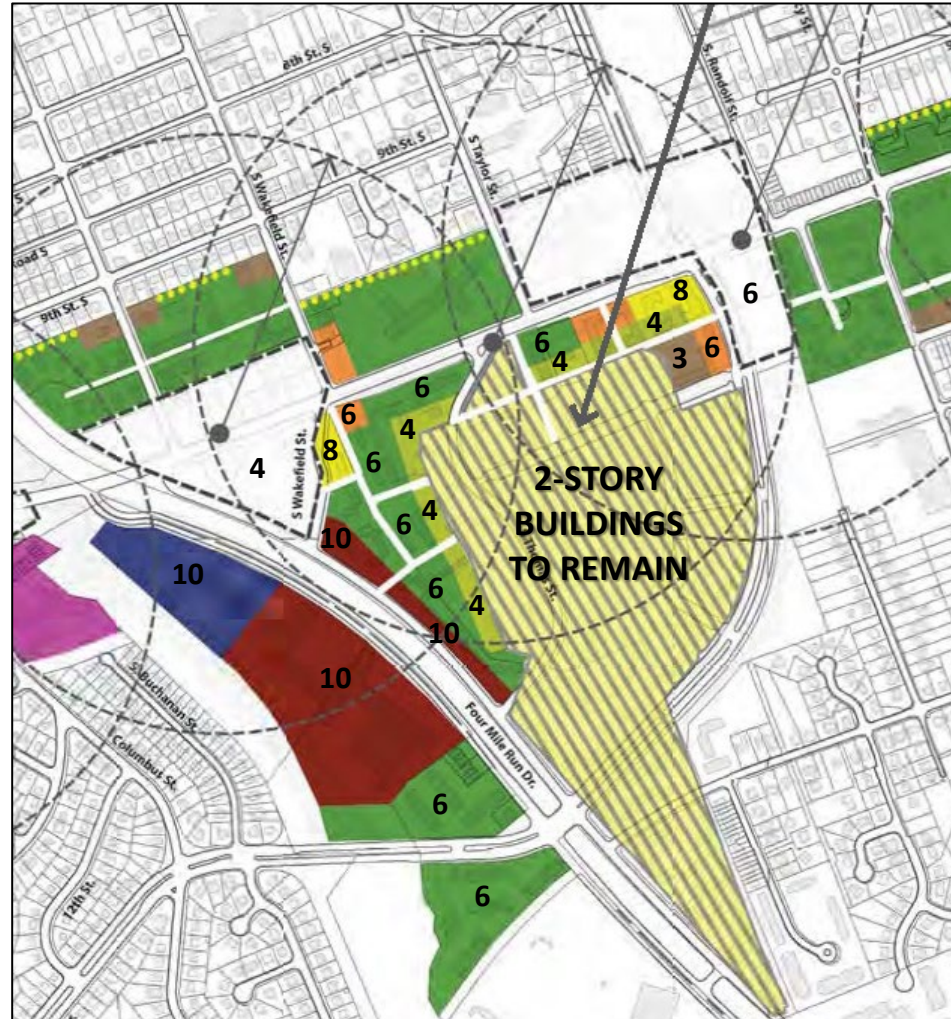
Jair Lynch Proposal

Columbia Pike Neighborhoods Area Plan (2012)

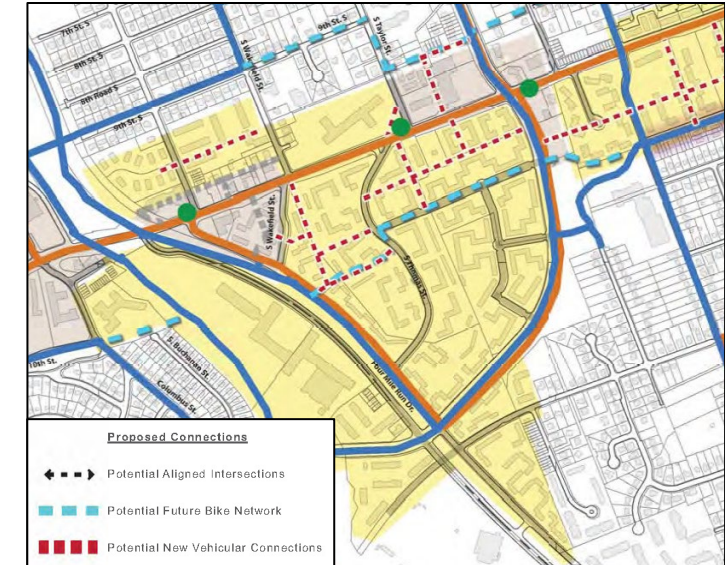
Majority of Barcroft Apts.

- 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

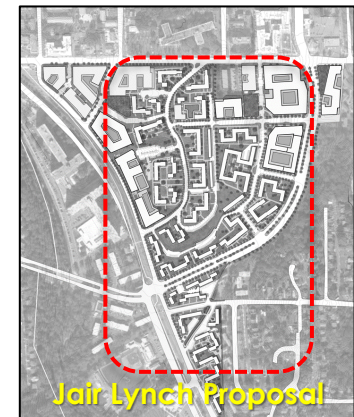
Summary of Adopted Maximum Building Heights (in stories)



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



Historic Preservation Considerations

- The County is being strategic in balancing historic preservation with other valuable County initiatives
- The MFDP coincides with HCRP goals
- Large sections of Barcroft will be preserved and protected through exterior historic preservation easements
- Conservation Area changes are more thoughtful and considers community needs and existing conditions
- The JL project team is utilizing preservation tools
- HPP continues to work with the JL Team to maximize preservation priorities and identify mitigation strategies

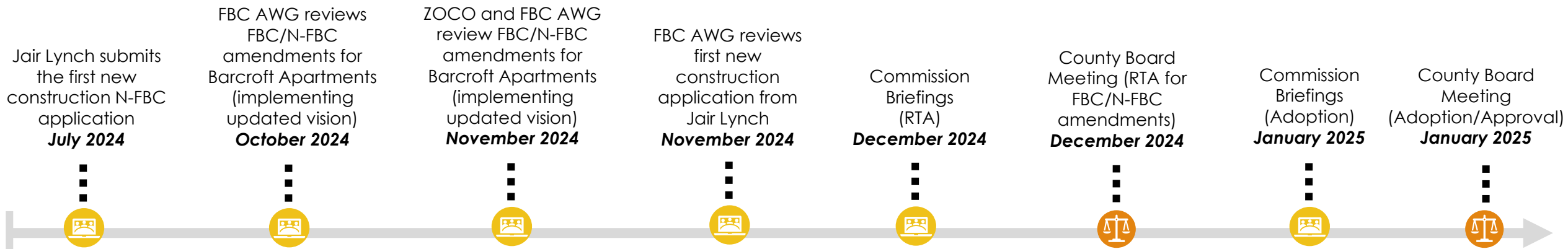


Barcroft Apartments, Section 1 c. 1942
(Gottscho-Schleisner Collection, Library of Congress)

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 necessary 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





16th Street S. – Looking South

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

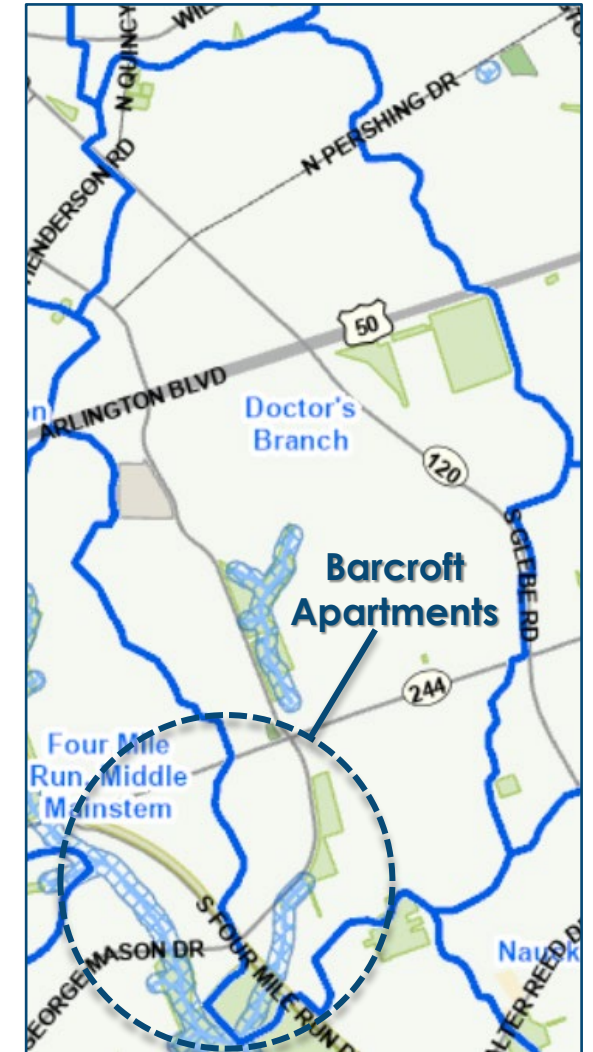
Resource Protection Area (RPA) Buffer



- 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>