

Barcroft Apartments Land Use Analysis

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

Park and Recreation Commission (PRC) Meeting

June 25, 2024



Presentation Outline

1. Background
2. Land Use Process
3. Master Financing & Development Plan (MFDP) Land Use Elements
4. Jair Lynch Site Redevelopment Plan
5. Policy Recommendations
6. Next Phase of Analysis



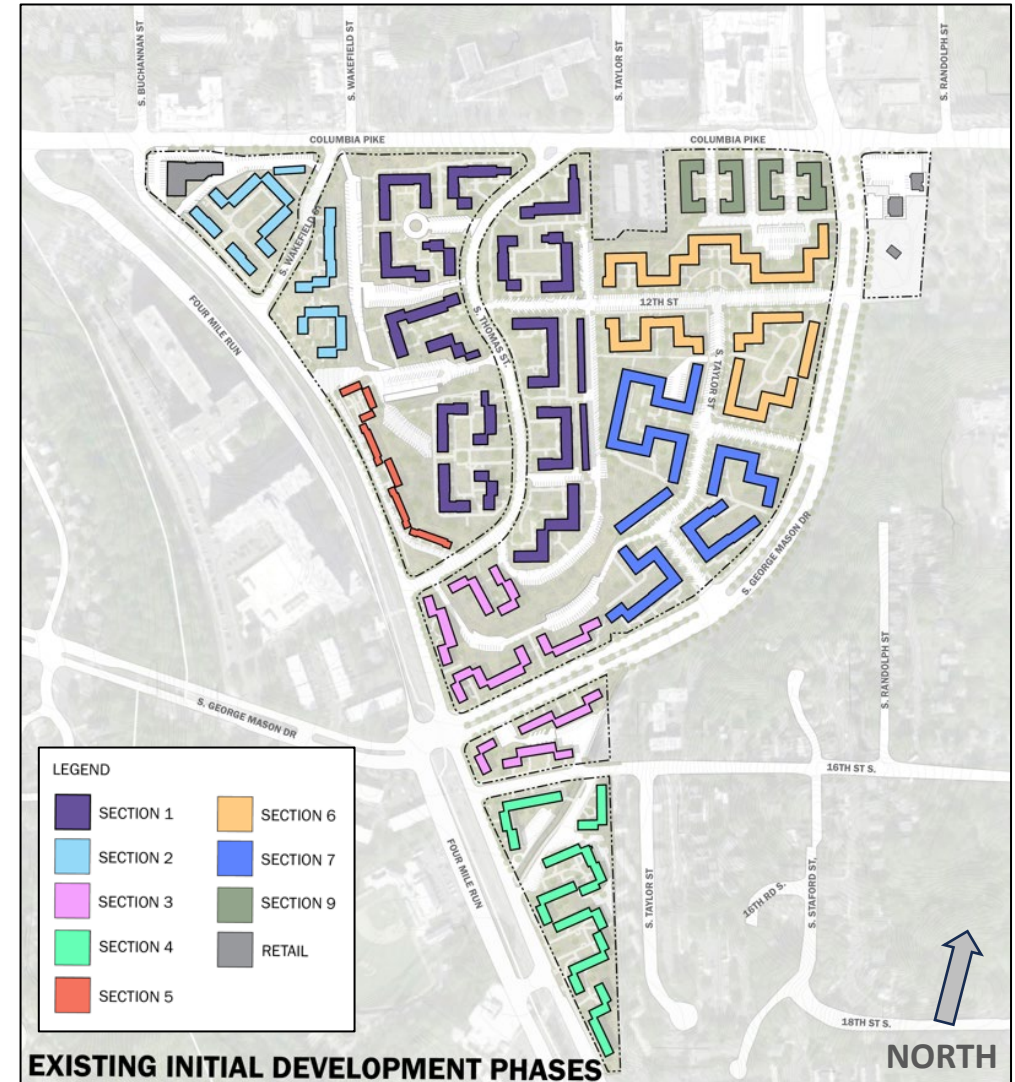
Barcroft Apartments Site Information

- 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



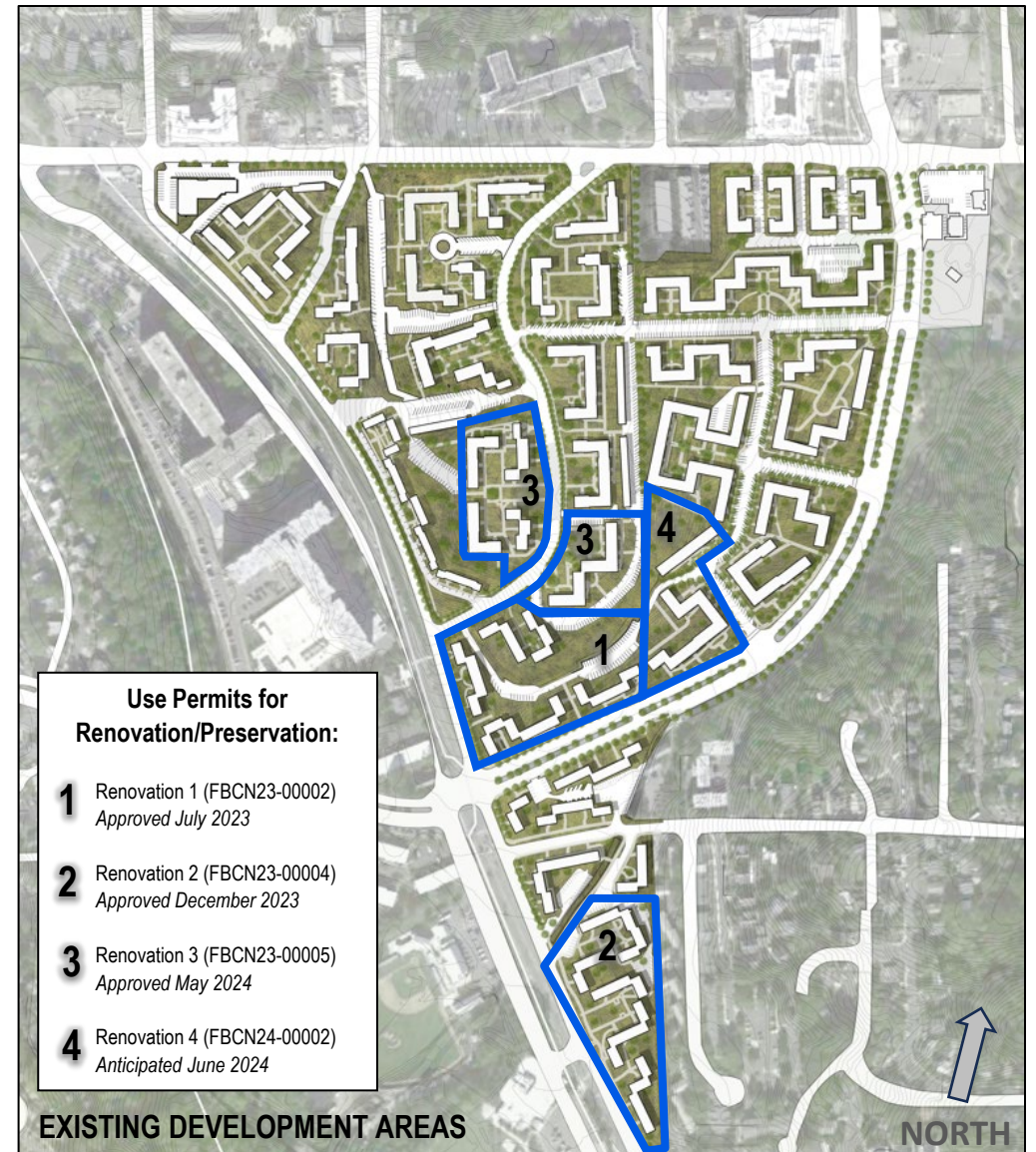
Background

- 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



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.



Land Use 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

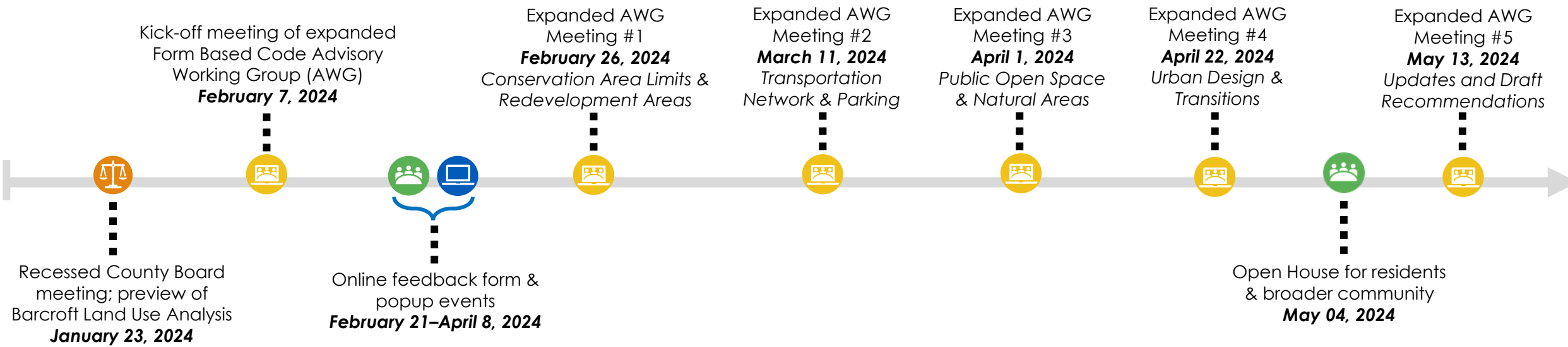
3. Community Organizations:


- 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.)

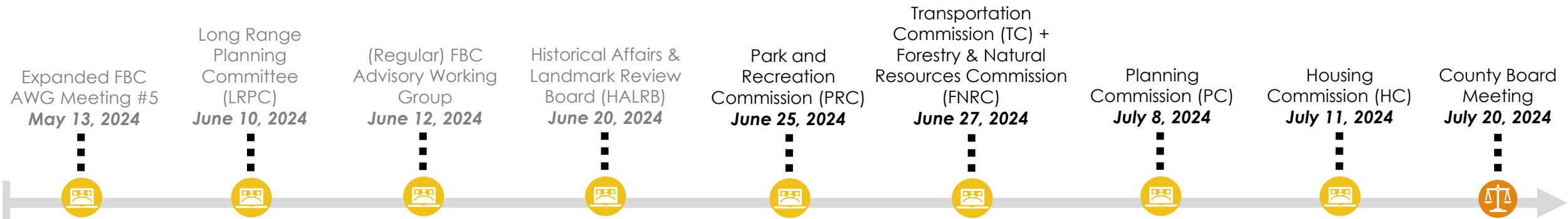
 **In-Person Engagement and Pop-Ups**
(e.g, community meeting, roundtable, tabling, walking/bus tour, deliberative dialogue, etc.)

 **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 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.

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

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.



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

Tree Canopy Targets

Through tracking and balancing of each phase, Barcroft Apartments will be expected to collectively meet the following tree canopy goals through conservation of existing trees and planting of trees in redeveloped areas, on site, along streets, and on structures.

- 1. New development: 25% canopy**
Prioritizing planting and where appropriate, conservation.
- 2. Programmed Mini parks: 40% canopy**
See Penrose Square and Selina Gray Square for examples of existing parks, and Arlington Junction Park as a County example of a park that will meet this requirement.
- 3. Historic Preservation areas: 50% canopy**
Prioritizing conservation and plantings to make up the difference.
- 4. Preserved Natural Areas: 80% canopy**
Outlined where preserved, and areas to be reforested for mitigation of proposed loss.

These areas will need to be monitored through ongoing review of subsequent redevelopment applications and park master planning efforts (targets to be documented in the MFDP and any associated policy recommendations, as appropriate).

These areas can be confirmed now through recently approved use permits and the current land use analysis (and also documented in the MFDP and associated policy recommendations). Areas in these two categories that exceed these goals can support more challenging phases of new development if projects fall short of their targets.

Children's Playgrounds

Opportunities to provide playground amenities for Barcroft Apartments (organized in the order of most imminent impact):

1. Doctor's Run Park:

- Arlington County has previously identified funding for the design and construction of a new playground, volleyball court, picnic shelter, circulation, site furnishings, landscape and stormwater management at this park.
- The enhancement and replacement of these amenities will ensure they meet modern codes and accessibility requirements.
- The County expects to begin design work in Fall 2024 and will engage the community in the process.

2. Site-wide Landscape Improvements within Preserved Areas:

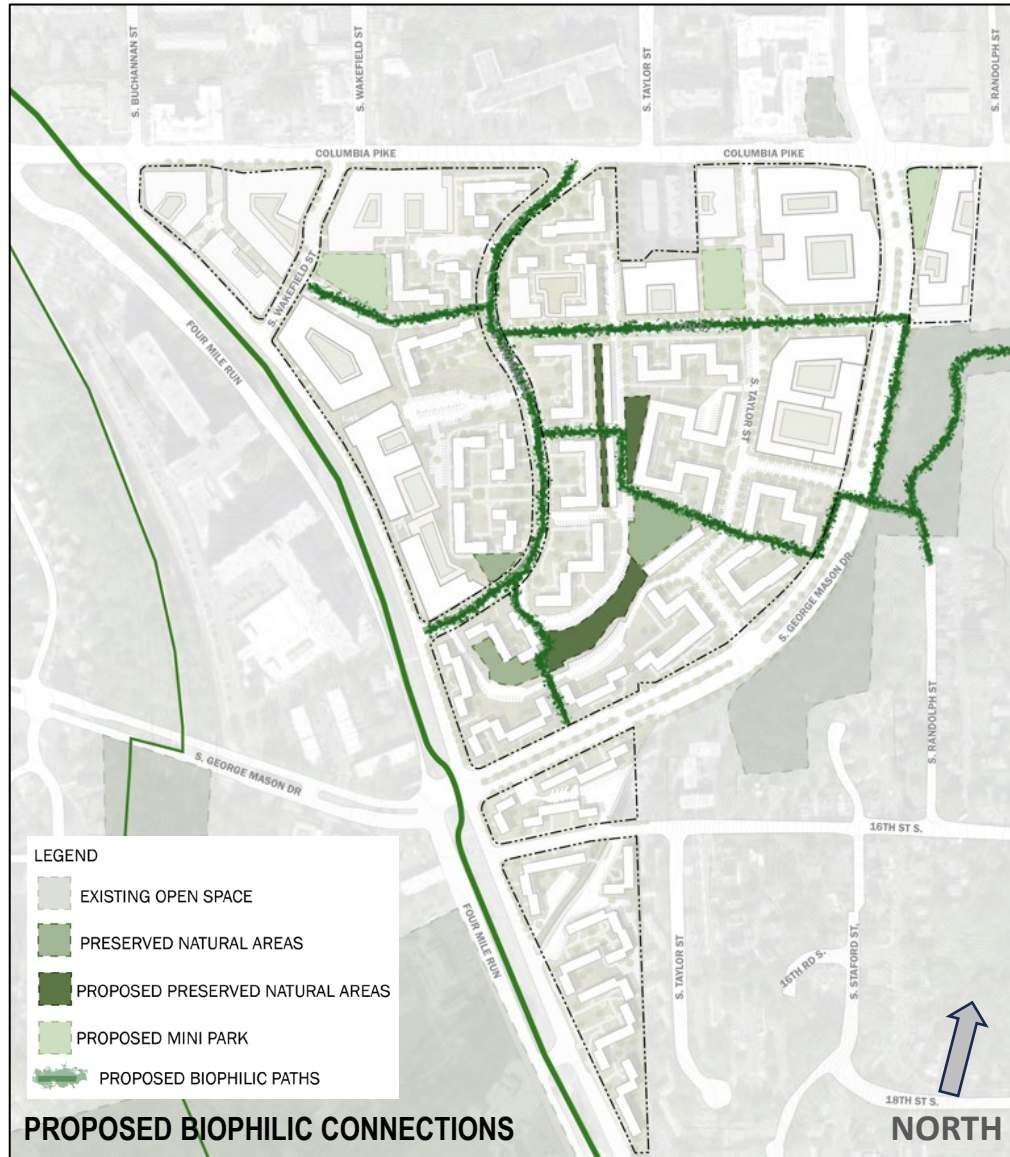
- Jair Lynch is strategically considering which existing private courtyards may benefit from the introduction of new amenities, including playgrounds.
- These design considerations will continue to be reflected in renovation applications for portions of the site that will be preserved.

3. Public Park Planning Efforts within Redevelopment Areas:

- Redevelopment review will help evaluate whether future public spaces could accommodate a playground or if other amenities may need to be prioritized.



Biophilic Pedestrian Network

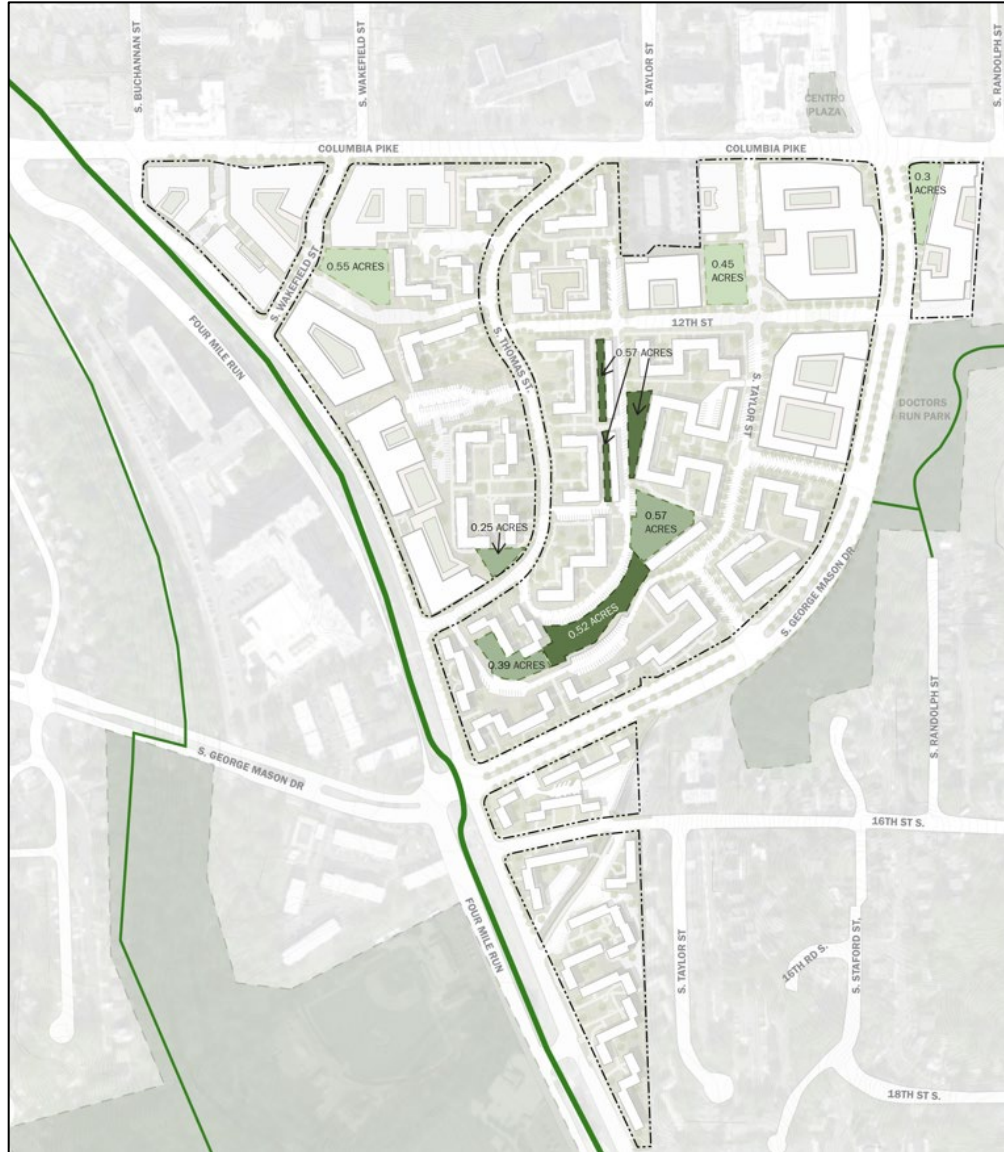


Overall Sustainability Strategy

Barcroft's Sustainability Strategy describes a holistic approach to the biophilic, sustainable, resiliency, and green building elements within the MFDP, ensuring Barcroft residents and visitors remain connected with nature through a network of open spaces and pathways across the site. This strategy includes the following elements:

- Three public mini-parks totaling approximately 1.3 acres of public open space.
- Over 2 acres of existing natural areas will be preserved to enhance livability and natural resources.
- The Resident Amenity Center will include a central open space for residents.
- In conservation areas, existing trees will be preserved to the maximum extent feasible and private courtyards will be enhanced with outdoor resident amenities, new trees, and landscaping.
- Tree canopy targets were set to meet and exceed goals set out in the Forestry and Natural Resources Plan (New Development (25% canopy), Programmed Mini Parks (40% canopy), Historic Preservation Areas 50% (canopy), and Preserved Natural Areas (80% canopy).
- Biophilic pedestrian paths will be incorporated through the site, that enhance natural elements and connectivity while providing opportunities for contemplation and recreation.
- All renovation projects will meet the Neighborhoods Form Based Code (N-FBC) Green Building requirements which require LEED Certification, EarthCraft Certification, or an equivalent in stringency green building certification. The renovation use permits approved to-date will target the National Green Building Standard (NGBS) Silver certification.
- All new construction projects will meet the N-FBC Green Building requirements which require LEED Gold, EarthCraft Gold, or an equivalent in stringency green building certification. Additionally, new construction projects will be required to obtain ENERGY STAR certification, meet energy optimization requirements, and meet other prerequisite requirements.
- By preserving and reinvesting in the existing buildings in the conservation area, the life of the structures is extended which reduces the embodied carbon footprint of the community.

Post-Approval Park Planning Efforts



- The MFDP only identifies where the parks should go but does not discuss how the parks should be designed.
- **Established Community Engagement** - At the beginning of the MFDP process, the applicant engaged with the community to identify what they would like to see in the future redevelopment.
- **Use Permit Approval** - As market rate development applications are submitted, the use permit review will offer additional opportunity to provide comments to conceptual designs of the proposed parks
- **Staff Review** - All designs for the future parks will be reviewed by staff to make sure they adhere to the goals of the PSMP and FNRP (in addition to the Neighborhoods Form Based Code zoning tool)

Public Spaces- Various Stages of Design/Engagement

Barcroft Land Use Analysis/MFDP
July 2024

Confirm following aspects of parks:

- General size and orientation
- Approximate location



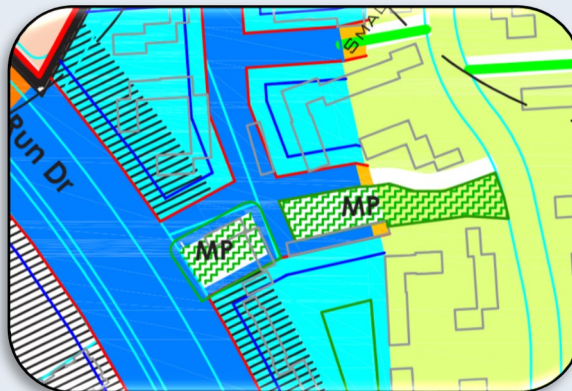
How big is it/Where does it belong?



Form Based Code (FBC) Amendments
January 2025

Confirm following aspects of parks:

- FBC Classification
- Confirm size/orientation/location



Is it an urban plaza or mini-park?



Future Redevelopment Applications
Dates Vary/Subject to Phasing Plan

Confirm following aspects of parks:

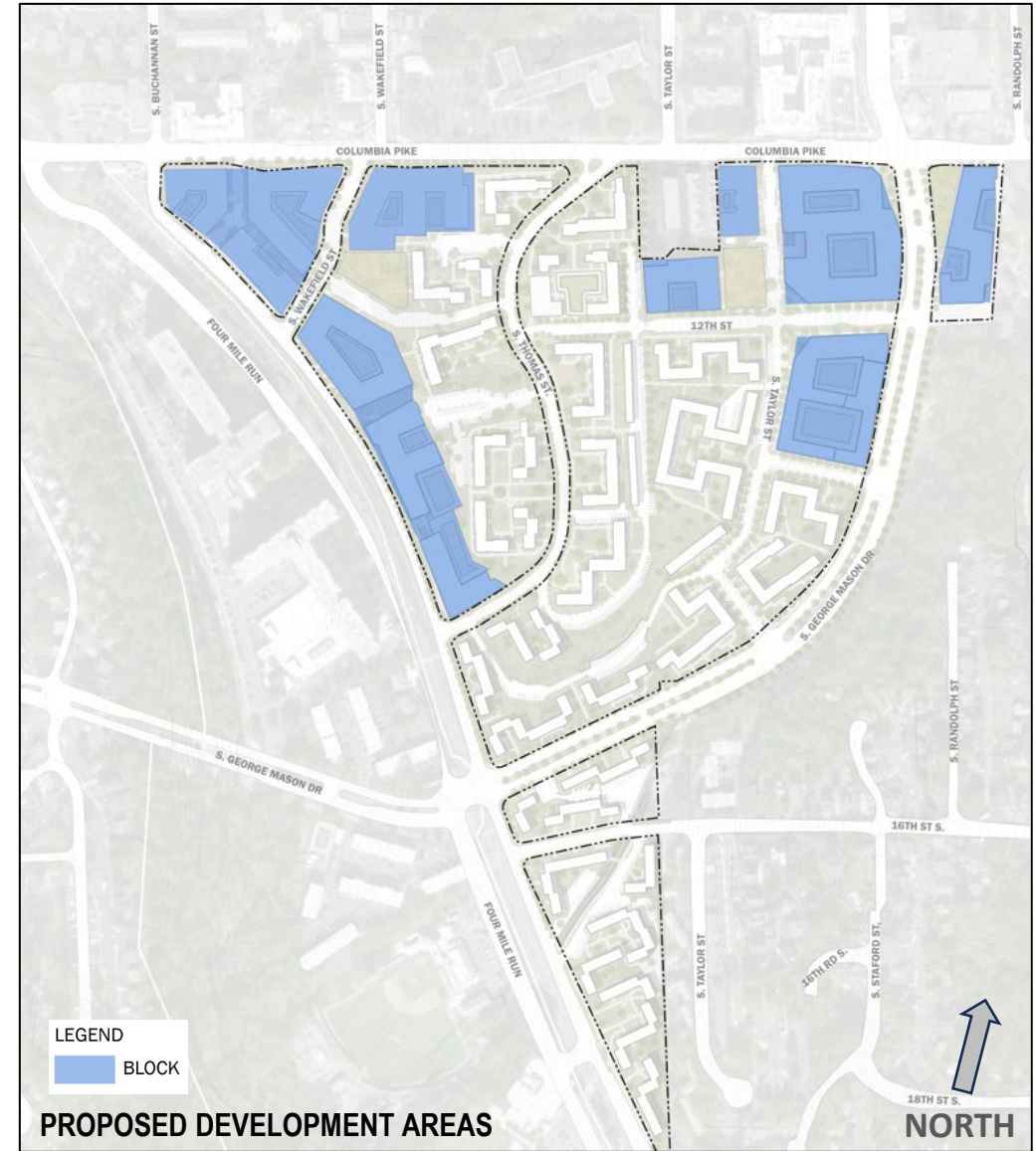
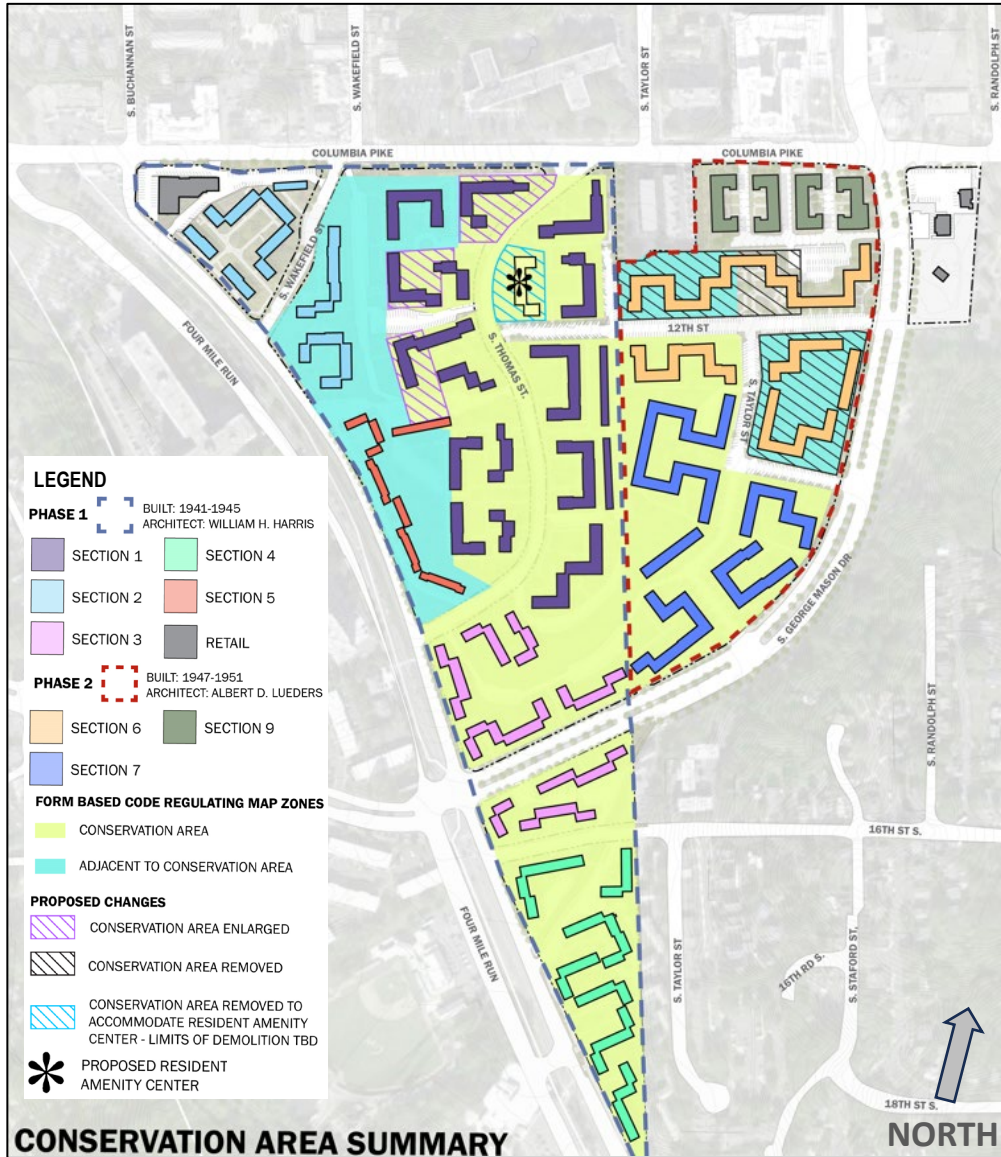
- Design and character
- Balance of amenities/uses



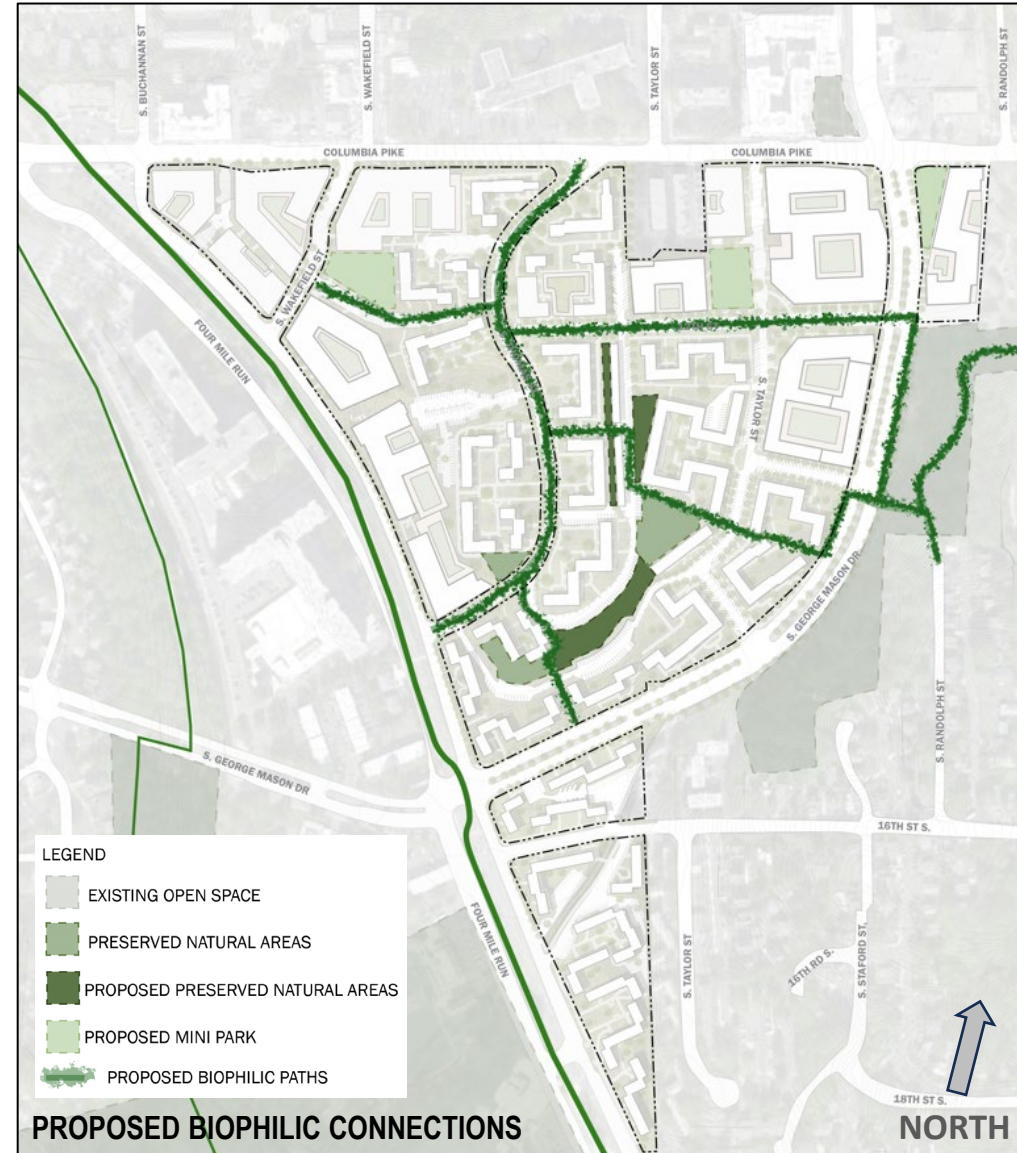
What exactly should it have?

Jair Lynch Site Redevelopment Plan

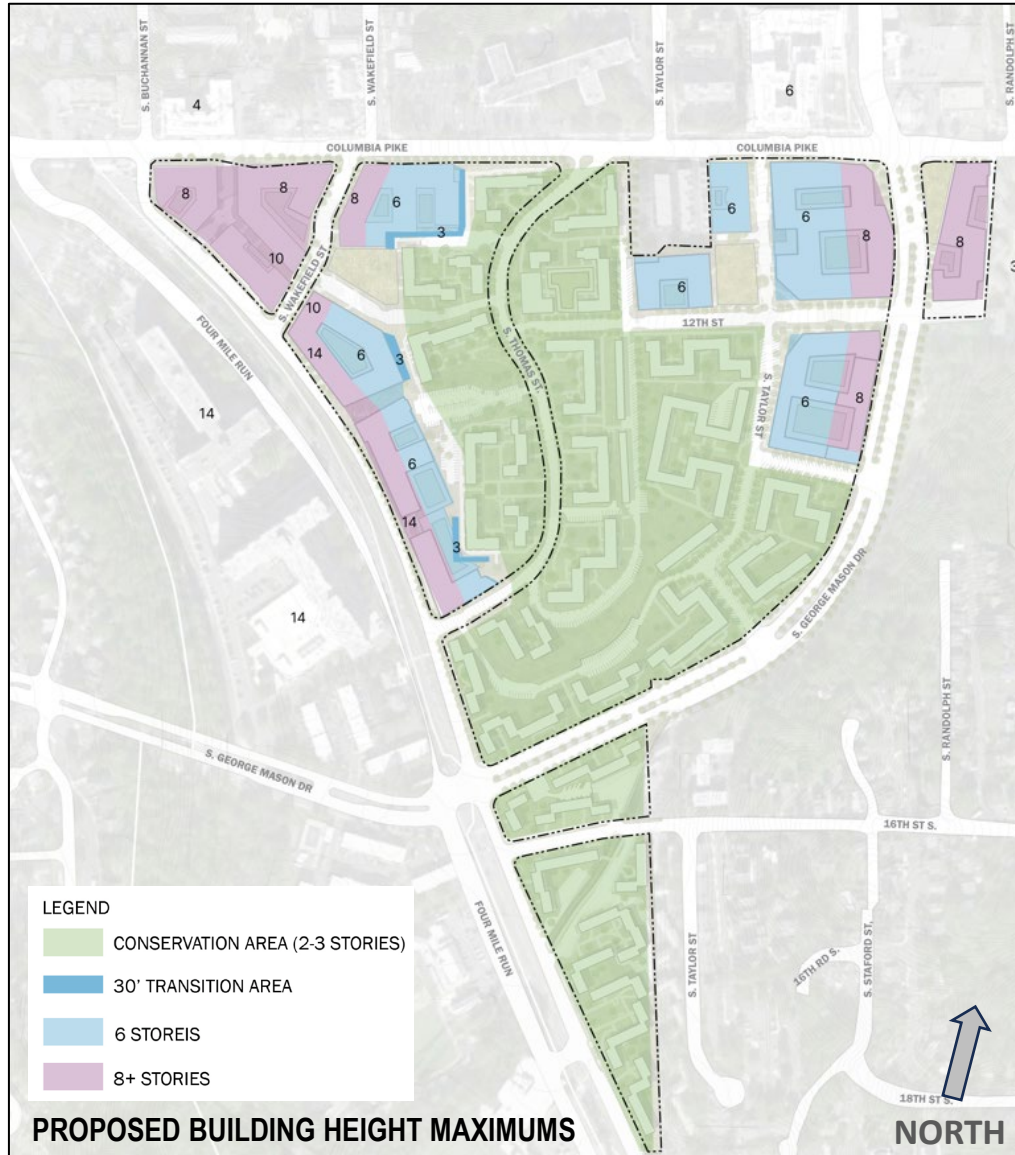
Balance Between Conservation & Redevelopment



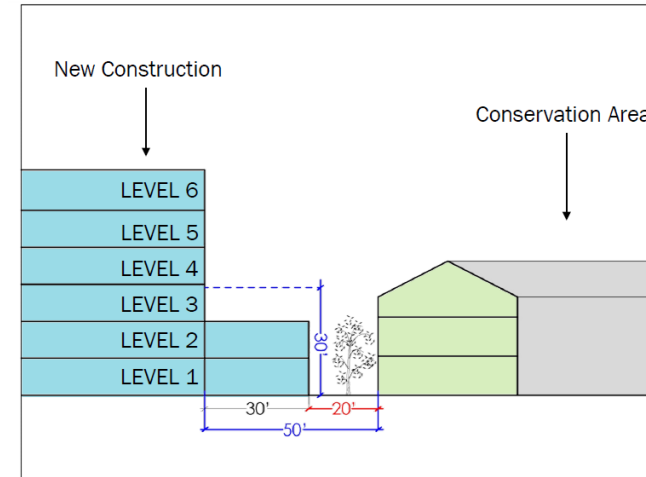
Open Space & Natural Areas



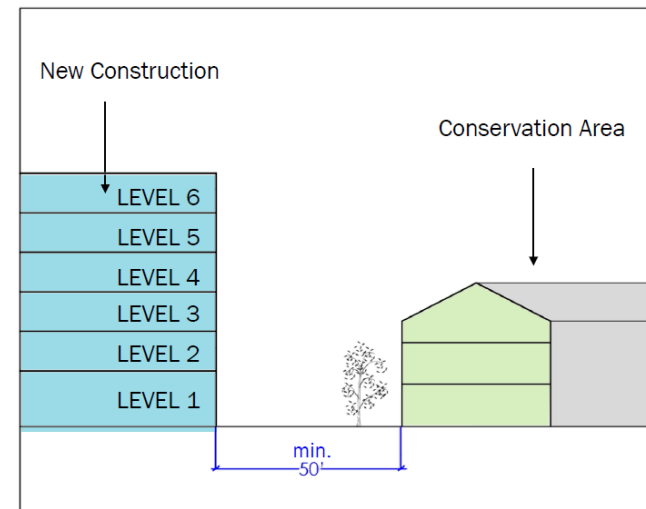
Building Height & Transitions



NEW CONSTRUCTION WITHIN 50FT OF EXISTING BUILDING

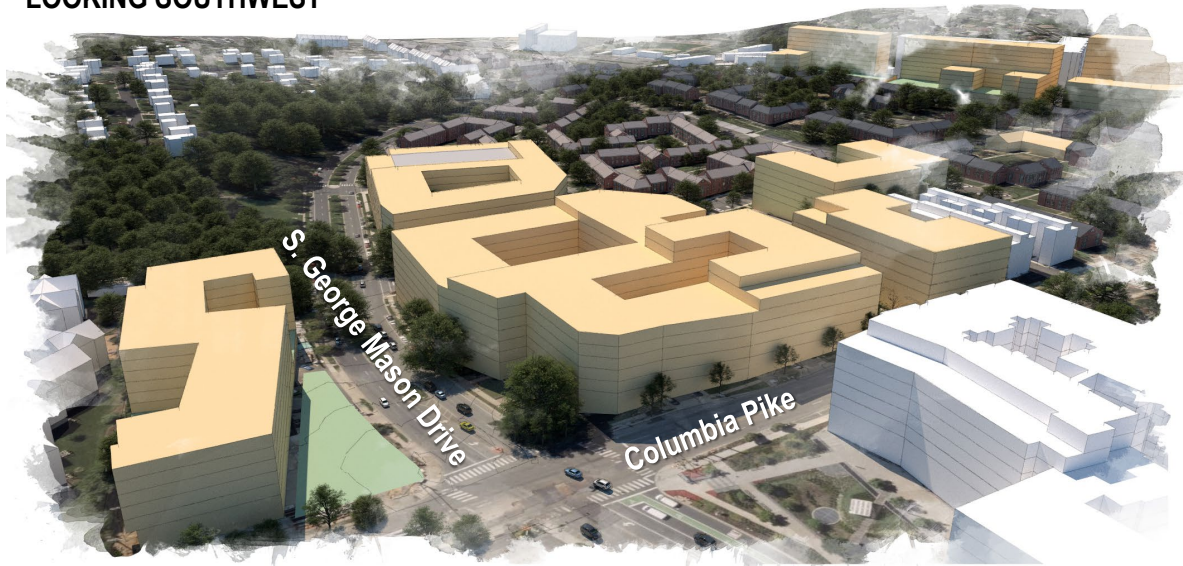


NEW CONSTRUCTION > 50FT FROM EXISTING BUILDING



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 Preserved 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)

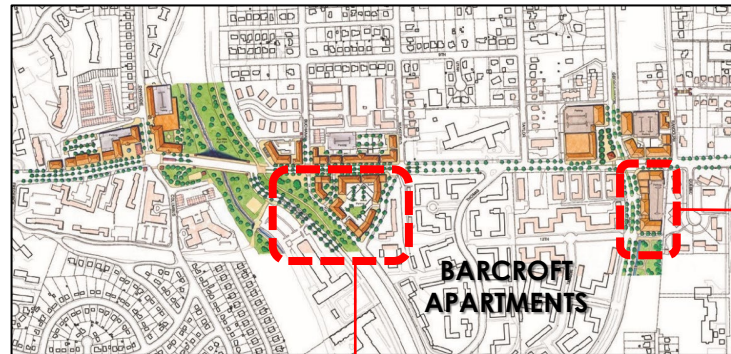
Note: Parking ratios for new construction areas remain as specified in the Neighborhoods Form Based Code minimum standards.

Columbia Pike Revitalization Plan (2005)

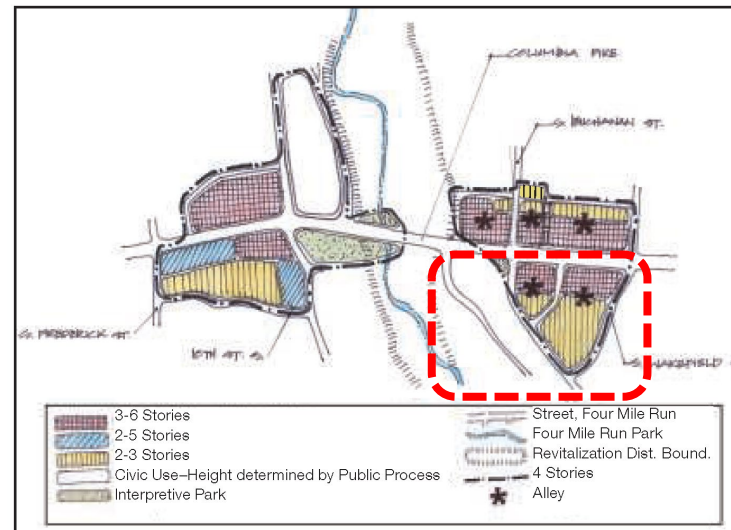
Commercial corners of Barcroft

- 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

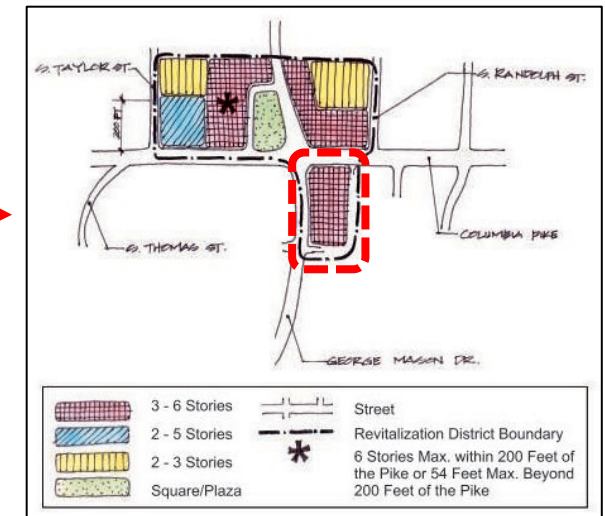
ILLUSTRATIVE PLAN FOR COMMERCIAL AREAS



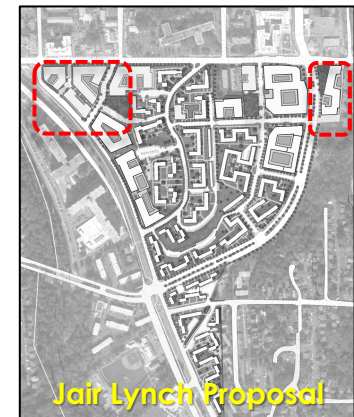
NEIGHBORHOOD CENTER BUILDING HEIGHTS



VILLAGE CENTER BUILDING HEIGHTS



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

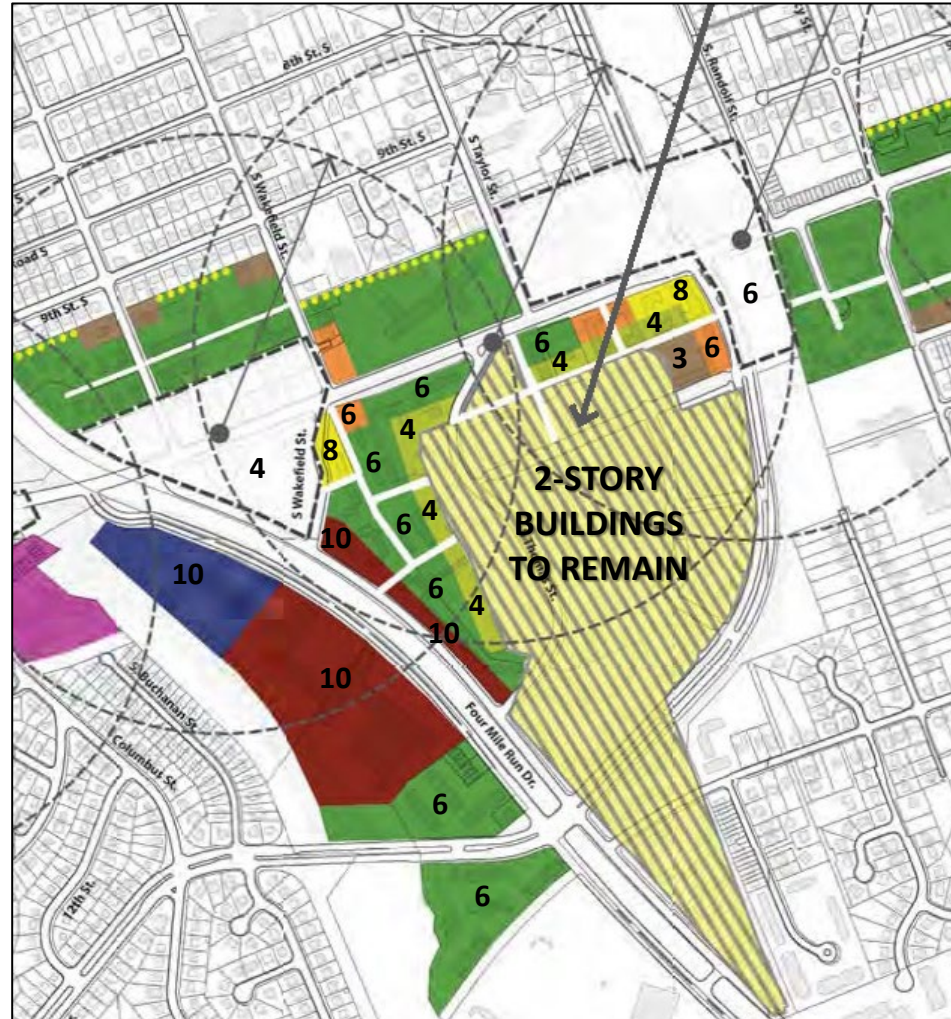


Columbia Pike Neighborhoods Area Plan (2012)

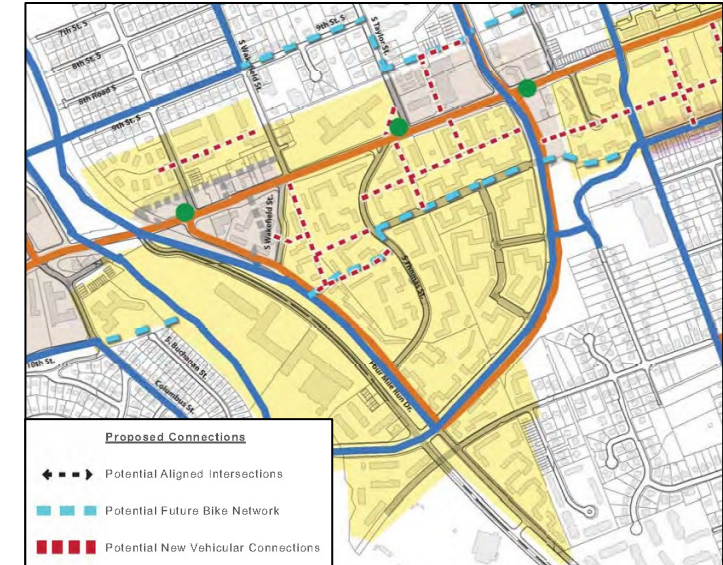
Majority of Barcroft Apts.

- 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

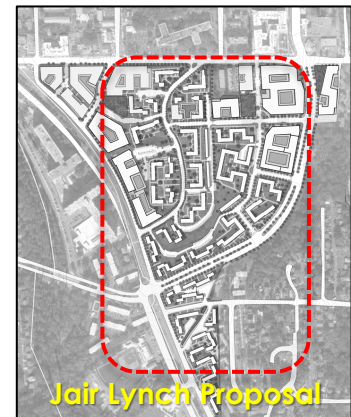
Summary of Adopted Maximum Building Heights (in stories)



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 – 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 – 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

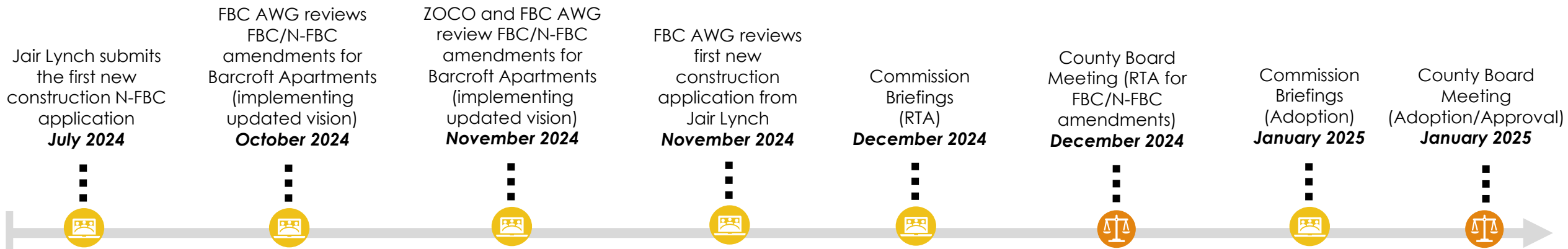
Recommended Changes to the Open Space Map



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





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

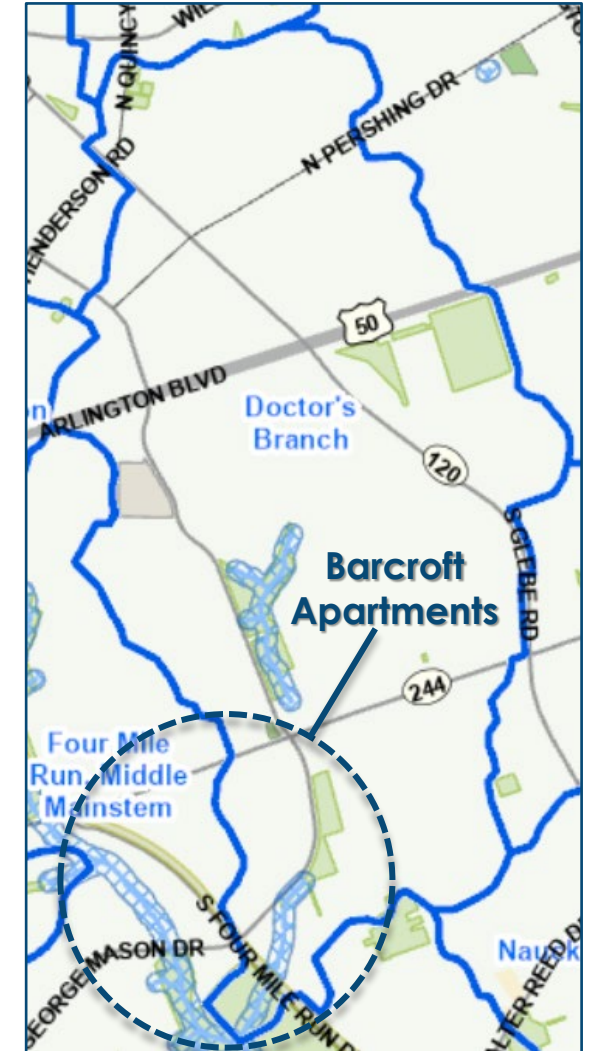
Resource Protection Area (RPA) Buffer



- 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

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Land Use Study Website:

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