

Barcroft Apartments Land Use Analysis

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

Barcroft Working Group Kick-Off Meeting

February 7, 2024



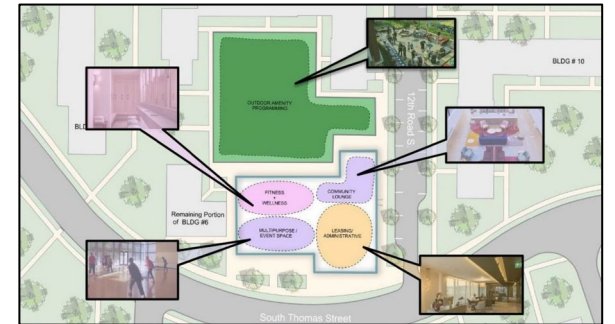
Background

- Barcroft Apartments, the largest market rate affordable apartment community in Arlington, was listed for sale in fall of 2021
- The sale risked displacement of residents
- Arlington County provided a \$150M loan and Amazon Housing Equity Fund provided a \$160M loan to JLREP
- As a result of the acquisition, the affordability of the 1,335 units was preserved for 99 years up to 60% AMI
- No residents were displaced as a result of the acquisition
- Rents were frozen in 2022 for residents living at property as of December 2021, and annual increases (started in 2023) are capped at 3% up to a maximum of 60% AMI



Recent Timeline

- **December 2021:** Property Acquisition by Jair Lynch Real Estate Partners (JLREP)
- **January – October 2022:** Resident Outreach and Engagement
- **October 2022:** JLREP Master Finance and Development Plan (MFDP) Submittal
- **November 2022 – Present:** Analysis/Resident and Community Meetings
- **July 2023:** First Renovation Phase Use Permit Approved
- **December 2023:** Second Renovation Phase Use Permit Approved
- **December 2023:** County Board Approved:
 - Sitewide Affordable Housing Financing Plan
 - First renovation phase financing commitment letter and term sheet
 - HUD PRO Housing grant ratification



Previous County Board Guidance

December 2021

- *"This is an investment. There is a positive side on this balance sheet and it's mighty. We're enabling investment in a very compact, big, but very compact campus that has momentous development potential."*
 - Board Member Karantonis
- *"I am not only interested in the preservation of affordable housing, I am equally interested in the contribution of the ability of this development, future development, and phased development plan to take Columbia Pike to the place envisioned by the Columbia Pike Initiative...Barcroft should not continue to be a bedroom community, it should be a community, a desirable place to live."*
 - Board Member Karantonis

February 2022

- *"...send clear signals that while we understand that you're solving for X, develop some capacity. You know our vision, you know our desires, they're experienced in building communities that are similar to what we would ideally like to see here in Barcroft. Take a swing...we don't want them to get so invested in that that they give us something that is un-approvable but at the same time conceptually take a swing at what works best if it's not how you're currently constrained. I would hate to lose that opportunity."*
 - Board Member Dorsey
- *"...I love our discussion about being aspirational with Barcroft. Barcroft is an incredible opportunity so...dream big, blue sky, let's think about what we want for the 21st century...and then we may have to trim our sails a little bit but I think it's a fantastic opportunity to do that so everybody should know there's incredible support here on this Board to do that."*
 - Board Member Garvey

Priorities for Moving Forward

- **Continue commitment to no displacement of current residents**
 - Rent stabilization (continuing current rents with 3% cap after renovation/redevelopment)
 - Rent increases of less than 3% per year on a case-by-case basis
- **Meet deeper affordability needs**
 - At least 10% of units (134 units) affordable for households earning up to 30% AMI
 - County subsidy programs
 - Up to 10% of units (134 units) as Permanent Supportive Housing (PSH) upon current resident turnover
 - Continue Housing Grant and County subsidy enrollment
- **Capture savings to manage \$150M County Acquisition Fund Loan**

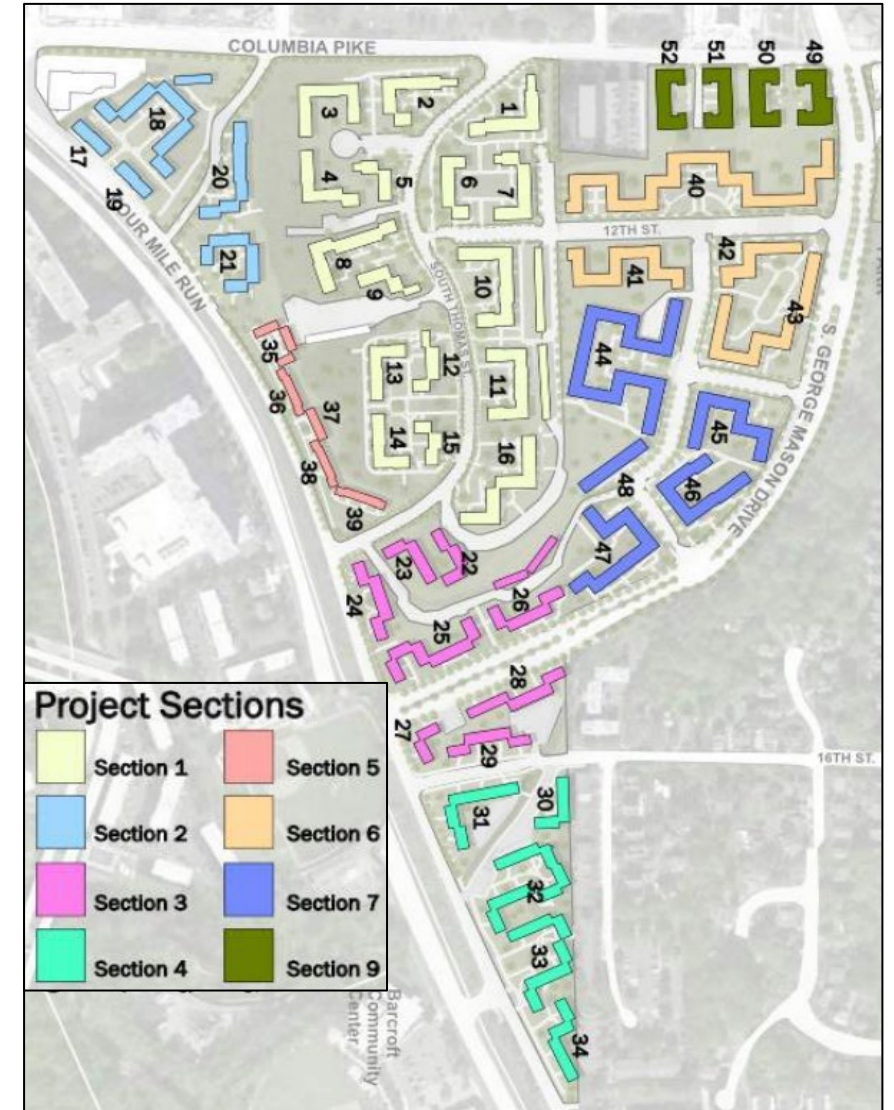
Site Information

- 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 62 acres; 8 sections built in two phases (1941-1945 and 1947-1951)
- Contains a total of 1,335 housing units
- Currently lacks any resident amenities

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
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 1

Phase 2



Previous Columbia Pike Planning Initiatives

Lack of development activity



1990's



Columbia Pike Initiative (CPI)
- Phase 1



2002



Form Based Code (FBC)
- Commercial Centers



2003



Street Space Task Force



2004



Halstead (1st FBC Project)



2004



CPI Update



2005

Phase 2 of CPI
is initiated



2008

Existing Conditions
Inventory



2009

Goals & Objectives



2010

Economic Analysis &
Public Charrette



2011

Neighborhoods Area
Plan & Technical Tools
Report



2012

Neighborhoods FBC

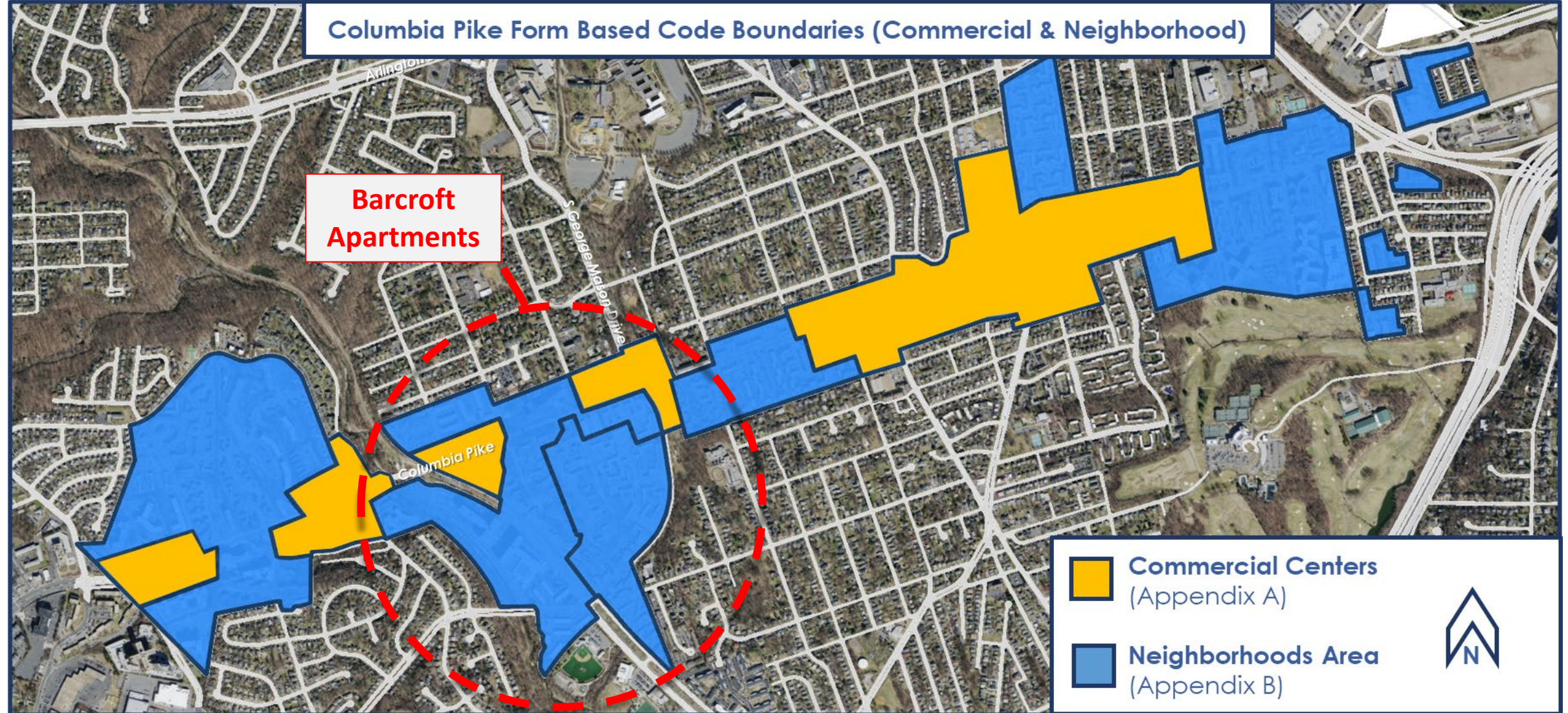


2013

Columbia Pike Planning Guidance

Columbia Pike Form Based Code Boundaries (Commercial & Neighborhood)

**Barcroft
Apartments**



Commercial Centers
(Appendix A)

Neighborhoods Area
(Appendix B)



Resident Engagement, 2022-2023

- **Engagement events held by Jair Lynch and property management partner Gates Hudson**
 - Town Hall meetings, monthly listening sessions, social events
- **Preferred community amenities**
 - Outdoor amenities: playground and grills
 - Community center amenities: gym and game room
- **Priorities for new and renovated units**
 - In-unit washers and dryers
 - Kitchen upgrades, including full-sized appliances
- **Resident surveys on income and needs**
 - Identified need to deepen affordability at Barcroft
 - Led to connection of over 132 residents with public and private service-providers



Adopted Policy Context

Adopted Policies Guiding Land Use Review

- **Columbia Pike Revitalization Plan (2005)**
- **Neighborhoods Area Plan (2012)**
- General Land Use Plan (2013/2023)
- Affordable Housing Master Plan (2015)
- Master Transportation Plan (2017)
 - Pedestrian Element (2011)
 - Street Element (2016)
 - Transit Element (2016)
 - Bicycle Element (2019)
- Public Spaces Master Plan (2019)
 - Public Art Master Plan (2021)
- Community Energy Plan (2019)
- Forestry & Natural Resources Plan (2023)
- Historic & Cultural Resources Plan (2023)
 - Historic Resources Inventory (2011)

Led to the creation of both Form Based Codes and represent the most detailed, site-specific land use guidance for Barcroft Apartments.

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.

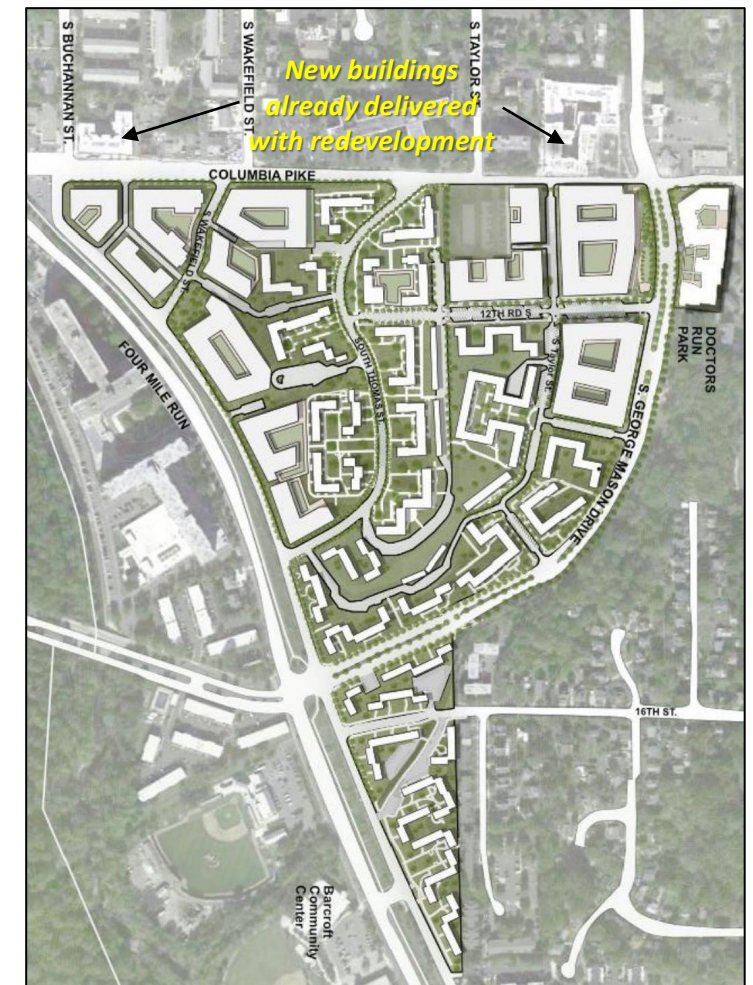
Jair Lynch (JL) Land Use Proposal for Barcroft

- The **October 2023** version of the proposal reflects several major objectives previously identified in the adopted vision:
 - Focus on two primary Development Areas (both northern corners of the Barcroft property).
 - The central corridor ("historic spine") and southern sections of the property would be preserved
 - Adjacent parcels governed by the Commercial FBC would also be redeveloped (NE & NW corners).
 - Planned public spaces and new streets would be delivered to support planned growth and network expansion
- Also reflects priorities expressed by residents including new community building for resident amenities

Adopted Vision for Barcroft Apartments



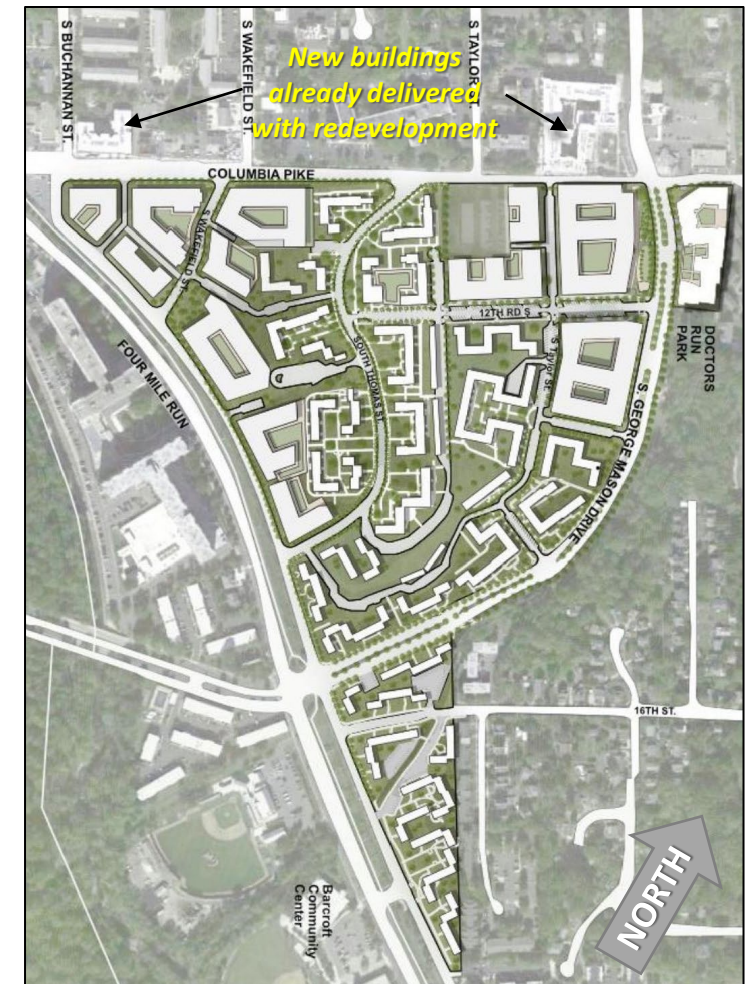
JL Proposed Scale of Redevelopment



How Does the JL Proposal Compare to Adopted Policy?

	Key Topics	Areas of General Consistency with the Form Based Code
1	Conservation Area Limits & Redevelopment Areas (existing buildings, courtyards, and new block definitions)	<ul style="list-style-type: none"> JL Proposal preserves a significant portion of the original Phase 1 of the complex (considered most critical). Redevelopment is concentrated near the northeast and northwest corners of the property (as envisioned, near commercial centers)
2	Multi-Modal Transportation Network & Parking (site layout, building footprints, and infrastructure)	<ul style="list-style-type: none"> JL Proposal has considered several planned connections to accommodate various modes of travel throughout the site and reconfigure the site's street network through redevelopment.
3	Public Open Space & Natural Areas (tree canopy, natural resources, and planned parks)	<ul style="list-style-type: none"> JL Proposal accommodates a combination of future open spaces, distributed between private courtyards delivered through redevelopment and public spaces. Several natural areas are preserved (as envisioned) where existing tree canopy is concentrated within the site.
4	Urban Design (maximum building heights and transitions to preserved buildings)	<ul style="list-style-type: none"> JL Proposal depicts taller/tallest building heights along Columbia Pike and Four Mile Run Drive with transitions in height towards the existing buildings that will be preserved.

JL Proposed Scale of Redevelopment



Focus of Barcroft's Land Use Analysis

	Key Topics	Observed Policy Deviations that Need be Studied Further
1	Conservation Area Limits & Redevelopment Areas (existing buildings, courtyards, and new block definitions)	<ul style="list-style-type: none"> JL proposal reduces overall limits of preservation (by 83 units), impacting some of Barcroft's character-defining elements. Sections 2 and 5 are proposed to be removed (part of the original Phase 1 of this complex), while the conservation area is expanded to include the historic gateway entrance along Columbia Pike
2	Multi-Modal Transportation Network & Parking (site layout, building footprints, and infrastructure)	<ul style="list-style-type: none"> Some planned streets have been realigned to address grade changes and accommodate more feasible building footprints. Some planned roadways are no longer proposed. Unclear if 12th Street Bike Boulevard is accommodated.
3	Public Open Space & Natural Areas (tree canopy, natural resources, and planned parks)	<ul style="list-style-type: none"> Planned mini-parks have been reconfigured so that they are more publicly-facing while their sizes were also adjusted Loss of tree canopy will need to be addressed across the site One natural preserve area near Four Mile Run Drive may be impacted due to competing FBC regulations and site feasibility.
4	Urban Design (maximum building heights and transitions to preserved buildings)	<ul style="list-style-type: none"> Two areas specify increased building heights from 4-8 stories and 6-8 stories. Effective transitions to existing buildings that will be preserved need to be confirmed for all proposed height changes.

- For each key topic, staff will need:
 - more information, to confirm specific levels of appropriateness or consistency with policy, and
 - further community input, to understand what can be supported or where refinements to the JL proposal may be necessary given known challenges/trade-offs on this property.
- Obtaining both (1) and (2) will inform staff's assessment of where policy updates may be warranted or what level of mitigation to the proposal may be necessary to still meet current policy.
- The analysis will conclude with the adoption of any changes required to key policy documents.

Approach to Community Engagement

Overall Approach

1. First half of 2024: Verify/Update Vision for Barcroft

- Revisit and assess adopted policy utilizing five key topics of discussion
- Work closely with an expanded FBC Advisory Working Group to solicit stakeholder feedback
- Engage residents and broader community through virtual and in-person opportunities
- Focus engagement between February – May; Target RTA in June; CB consideration in July

2. Second half of 2024: Technical Review of Necessary FBC Changes

- Implement updated Barcroft vision through FBC/N-FBC Amendments (as needed)
- Primarily work with FBC Advisory Working Group and Zoning Committee of the Planning Commission
- Consider merging the entirety of Barcroft Apartments into the Neighborhoods FBC for clarity
- Begin reviewing initial applications for (new construction) redevelopment

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

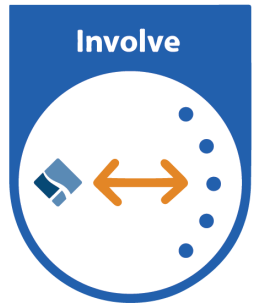
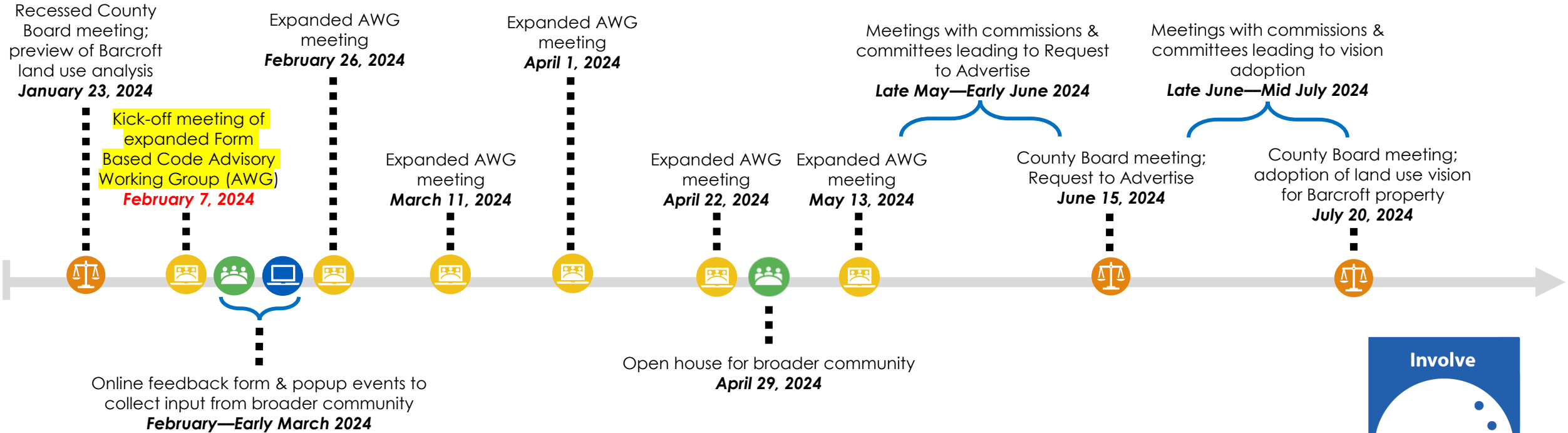
Staff Review:

- 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

Expanded FBC Advisory Working Group's Purpose

- Help **identify and resolve** any community issues or concerns, beyond larger public engagement process
- Provide a sounding board for information, strategic issues, and presentations – **pragmatic, in-depth evaluation**
- Ensure **key stakeholders all have fair access** to County staff team throughout the planning process
- Act as liaisons to **keep respective neighborhoods/organizations informed** of ongoing discussions

Anticipated Schedule for First Half of 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

Tentative Schedule of Agenda Topics

#	Working Group Meetings	Key Topics
1	February 26, 2024	Conservation Area Limits & Redevelopment Areas (existing buildings, courtyards and new block definitions)
2	March 11, 2024	Multi-Modal Transportation Network & Parking (site layout, building footprints, and infrastructure)
3	April 1, 2024	Public Open Space & Natural Areas (tree canopy, natural resources, and planned parks)
4	April 22, 2024	Urban Design (maximum building heights and transitions to preserved buildings)
5	May 13, 2024	Recap of Feedback, Available Updates, Draft Recommendations

- **All virtual and scheduled for Monday evenings**
- **Each meeting will be recorded and posted on the study page**
- **Draft materials will be available in advance of each meeting**
- **Each stakeholder group will be limited to a single (speaking) representative for these meetings to ensure all groups can be heard**

Barcroft's Planning Principles

- *Help identify core community values that should guide decisions on future changes to Barcroft Apartments*
- *Help interpret intentions of broader County policies and regulations, as they may specifically apply to Barcroft*
- *At each Working Group meeting, staff will present a draft planning principle unique to each of the four key topics*
- *As these are refined and updated, a final list of planning principles will be prepared at the end of the process to supplement other recommendations*

Key Topics

Conservation Area Limits & Redevelopment Areas
(existing buildings, courtyards, and new block definitions)

Multi-Modal Transportation Network & Parking
(site layout, building footprints, and infrastructure)

Public Open Space & Natural Areas
(tree canopy, natural resources, and planned parks)

Urban Design
(maximum building heights and transitions to preserved buildings)

Discussion

Working Group Discussion

1. Any clarifying questions in response to the presentation?
2. What do you consider an important aspect of Barcroft's experience that should be maintained as its future vision is updated?
3. Are there any elements/issues you want to make sure are also addressed through the course of this limited study?
4. Where do you see major opportunities on this site that could be addressed through redevelopment or other interventions?



Next Working Group Meeting

Monday, February 26, 2024 (virtual)

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Land Use Study Website:

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