

Barcroft Renovation (Section 1)

Neighborhoods FBC Use Permit (FBCN23-00005)

1200 S. Thomas Street | RPC# 27-002-001

Form Based Code Advisory Working Group Virtual Meeting

March 13, 2024

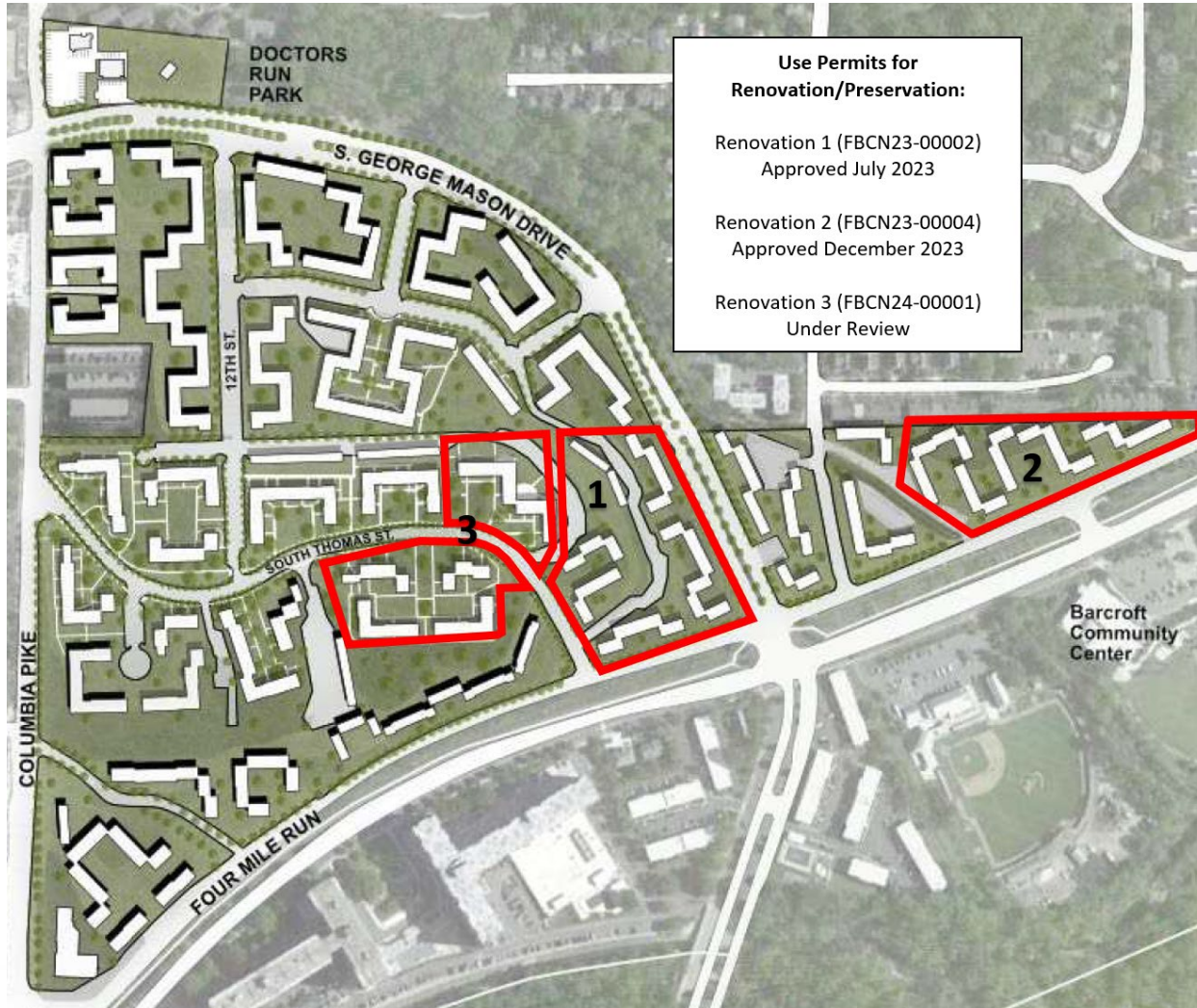


Background



- Jair Lynch (JLREP) acquired the property in December 2021
- Arlington County provided a \$150M loan and Amazon Housing Equity Fund provided a \$160M loan to facilitate the purchase
- The affordability of the 1,334 units will be preserved up to 60% AMI for 99 years
- JLREP submitted their Master Financing and Development Plan (MFDP) October 29, 2022

Renovation Projects

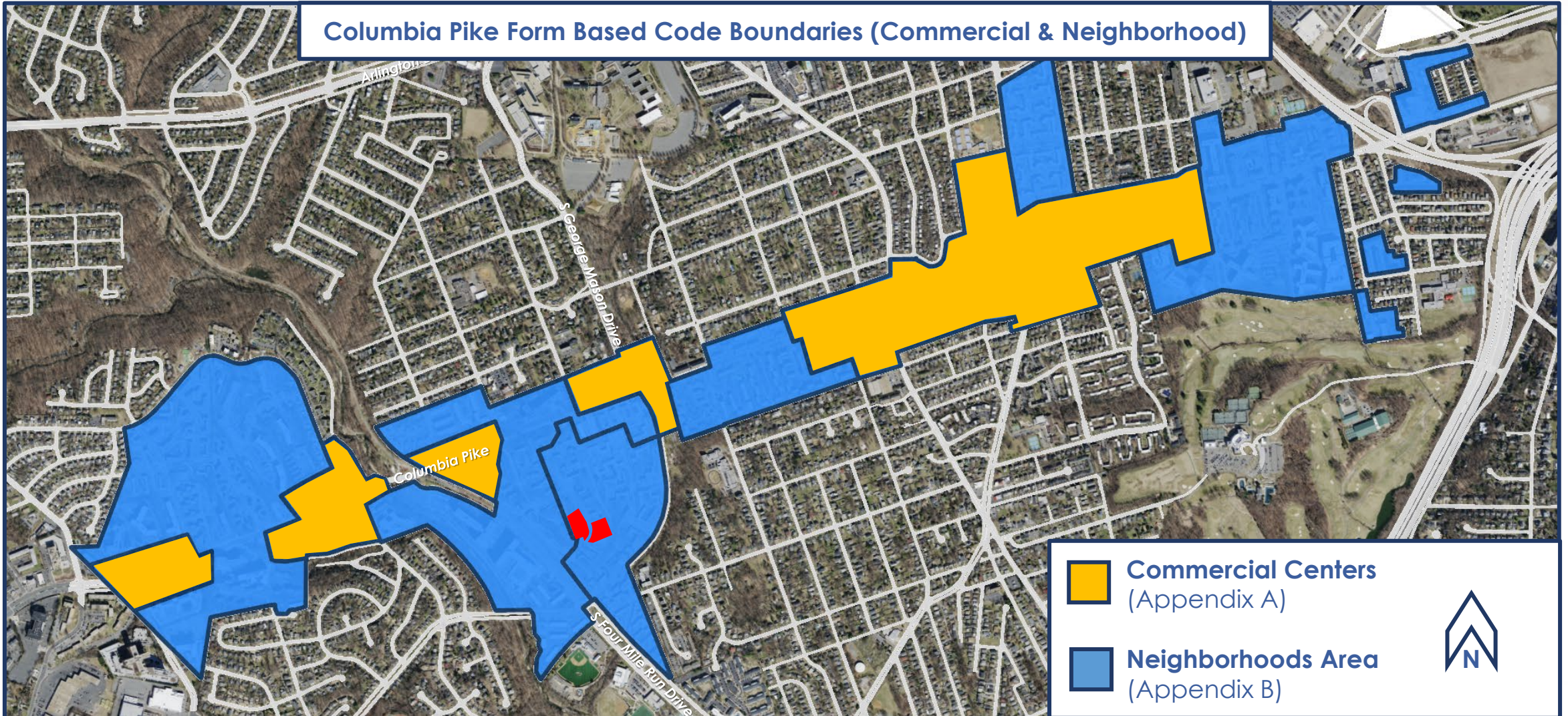


- Staff is reviewing and analyzing the JLREP MFD P
- While long-term planning continues, JLREP agreed to move forward with initial renovation projects
- Delivers upgraded homes and upholds commitments to make improvements for residents in the near-term
- Located within the Neighborhoods Form Based Code “Conservation Area” and not envisioned for redevelopment

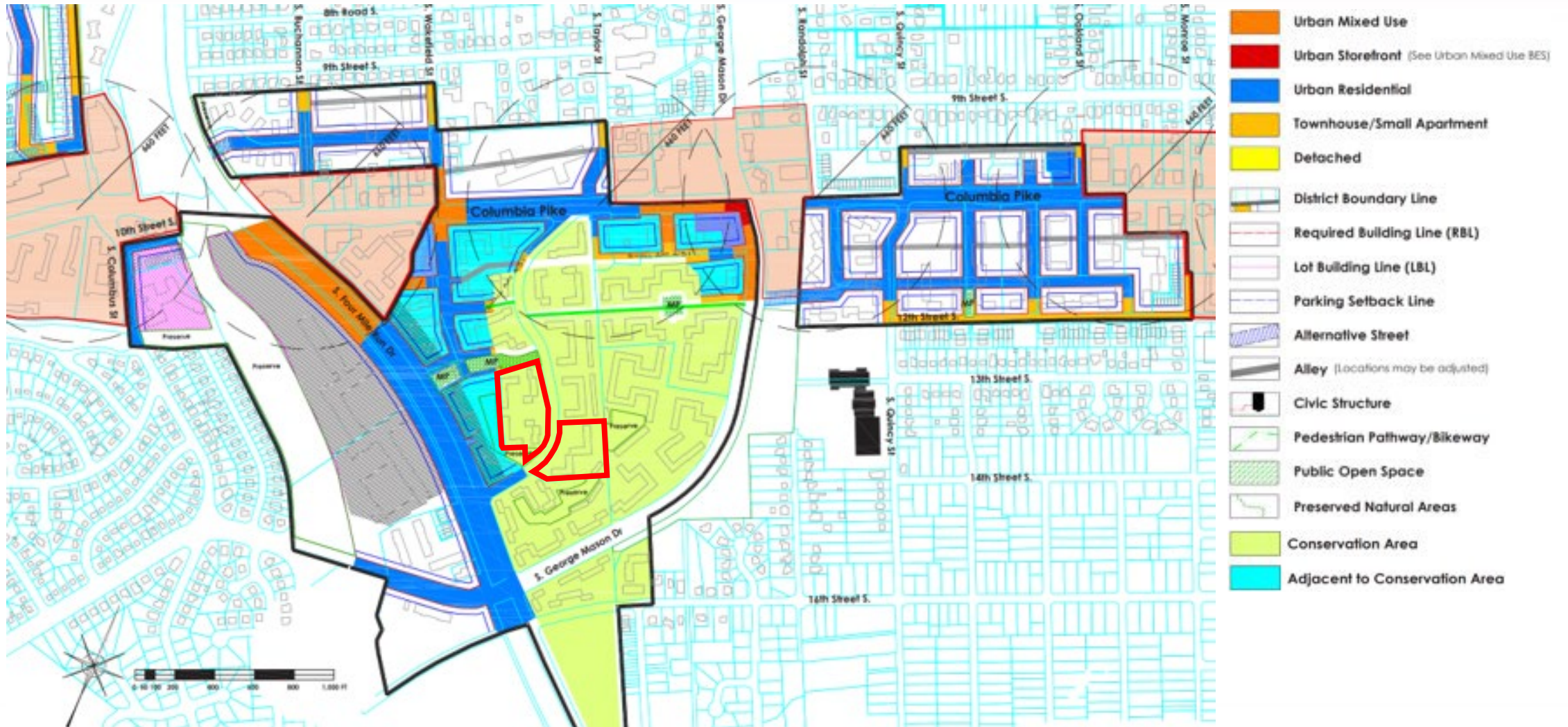
On-Site Relocation

- Per the County's relocation guidelines, the Jair Lynch team will complete a Tenant Relocation Plan
 - Residents may need to be temporarily accommodated on the property while renovations take place
 - They will be offered relocation services provided by Jair Lynch at no cost
- Information will continue to be shared with residents to give them time to fully prepare for any disruption, including a 120-day notice.
- One-on-one attention will be provided to address specific resident requests and concerns

Form Based Code Boundaries



N-FBC Central Subarea Regulating Plan



N-FBC Use Permit Review



Proposal:

- Unit count remains at 114 units
- 2 units become Type A 1-bedroom units
- Modifications for existing buildings to remain

Applicable N-FBC Sections:

- 204.B. Conservation Areas
- 205.B.2. Allowable Modifications (Existing Buildings)
- 206.D. Review by HALRB
- 703. Conservation Standards (HALRB Review)

| UNIT MATRIX - ENTIRE PHASE: UNIT TYPES | | | |
|--|----------------|------------|------------|
| BUILDING | UNIT TYPE | # EXISTING | # PROPOSED |
| 12-16 | 1 BR | 89 | 87 |
| | 1 BR Type A | 0 | 2 |
| | 2 BR | 22 | 22 |
| | 2 BR townhouse | 2 | 2 |
| | 3 BR | 1 | 1 |
| | TOTAL | | 114 |

Barcroft Use Permit Schedule

- **January 3:** Design Review Committee (DRC)
- **January 17:** Historic Affairs and Landmark Review Board (HALRB) #1
- **February 21:** Historic Affairs and Landmark Review Board (HALRB) #2
- **March 13:** Form Based Code Advisory Working Group (FBC AWG)
- **April 8/10:** Planning Commission
- **April 11:** Housing Commission
- **April 20/23:** County Board