



Barcroft Initial Renovation Phase 4.1.2 Use Permit

Advisory Working Group
Introduction

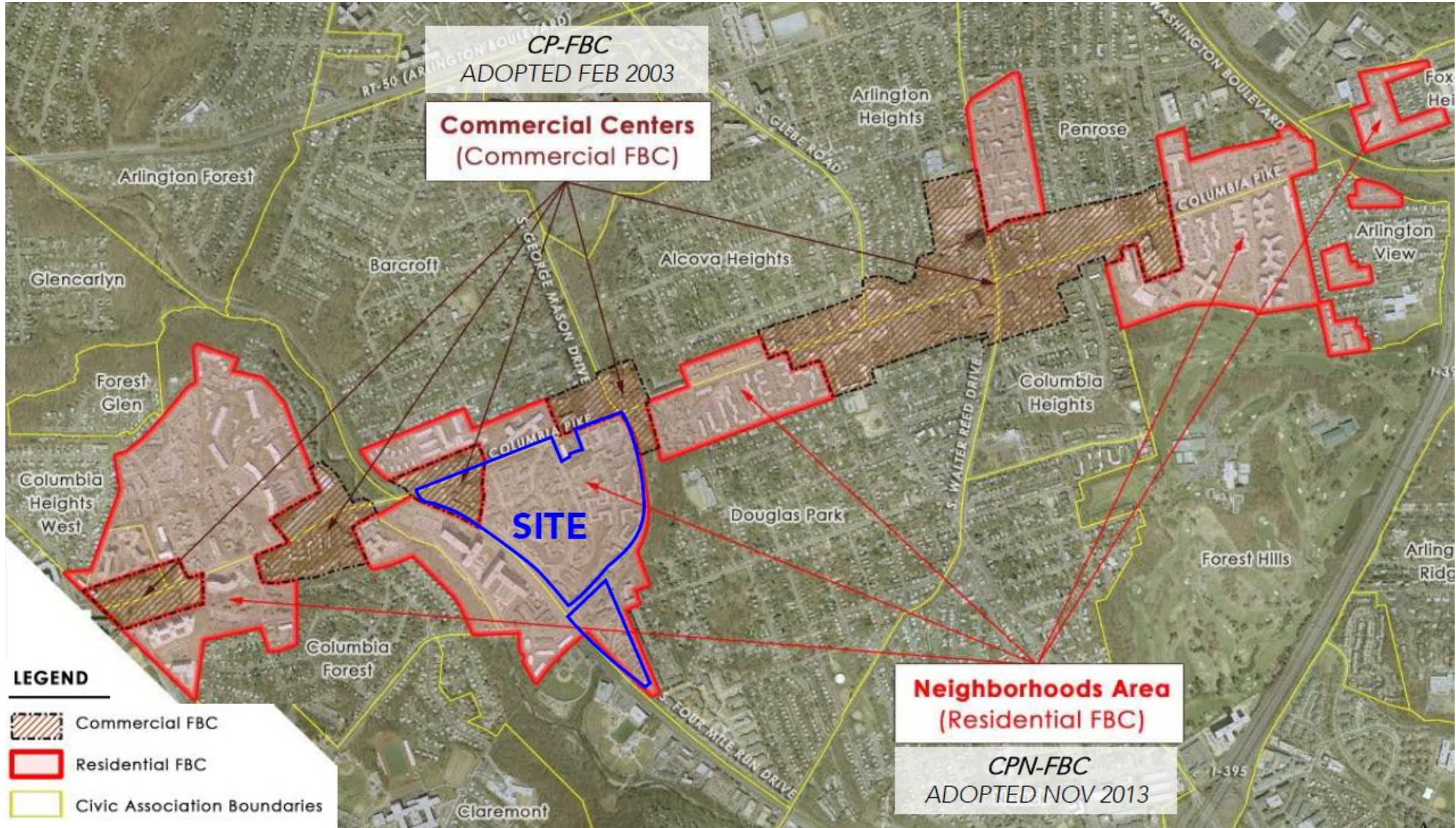
April 26, 2023

Overview

- Jair Lynch Real Estate Partners acquired larger Barcroft property in 2021, supported by Arlington County and Amazon Housing Equity Fund
- Committed to preserve 1,334 apartment homes as affordable housing up to 60% of AMI for 99 years
- Submitted Master Financing and Development Plan (MFDP) October 2022
- The MFDP is currently under study and coordination with Arlington County staff
- In the interim, proposing 4.1.2 Use Permit for renovations and rehabilitation of 93 units across five buildings along S. Four Mile Run & S. George Mason Dr.

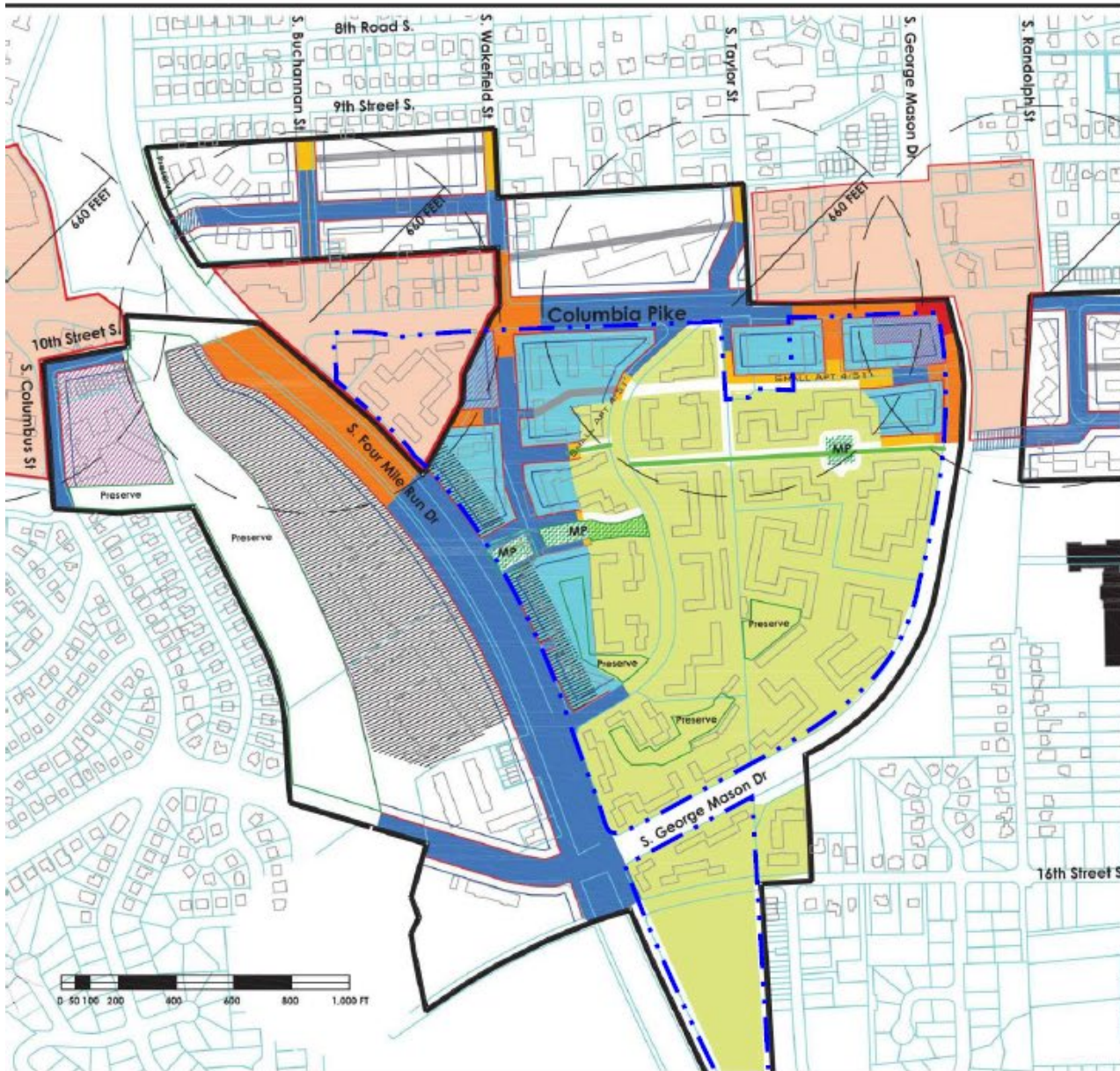


Overview



Overview

B. Central Subarea Regulating Plan



A. Regulating Plan Key



BES Designations and Regulatory Elements

- Urban Mixed Use
- Urban Storefront (See Urban Mixed Use BES)
- Urban Residential
- Townhouse/Small Apartment
- Detached
- District Boundary Line
- Required Building Line (RBL)
- Lot Building Line (LBL)
- Parking Setback Line
- Alternative Street
- Alley (Locations may be adjusted)
- Civic Structure
- Pedestrian Pathway/Bikeway
- Public Open Space
- Preserved Natural Areas

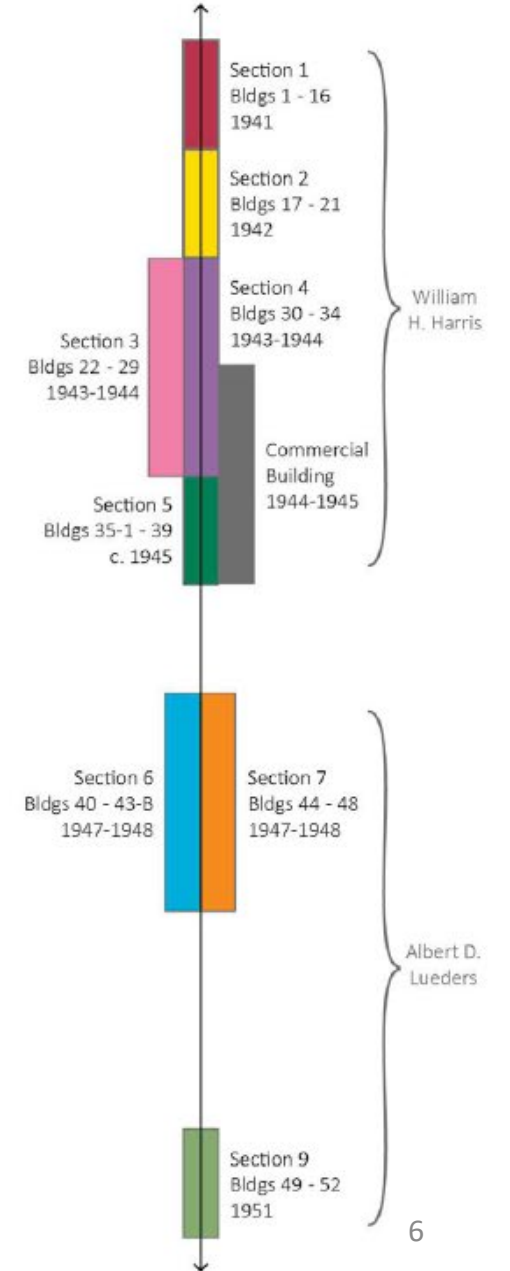
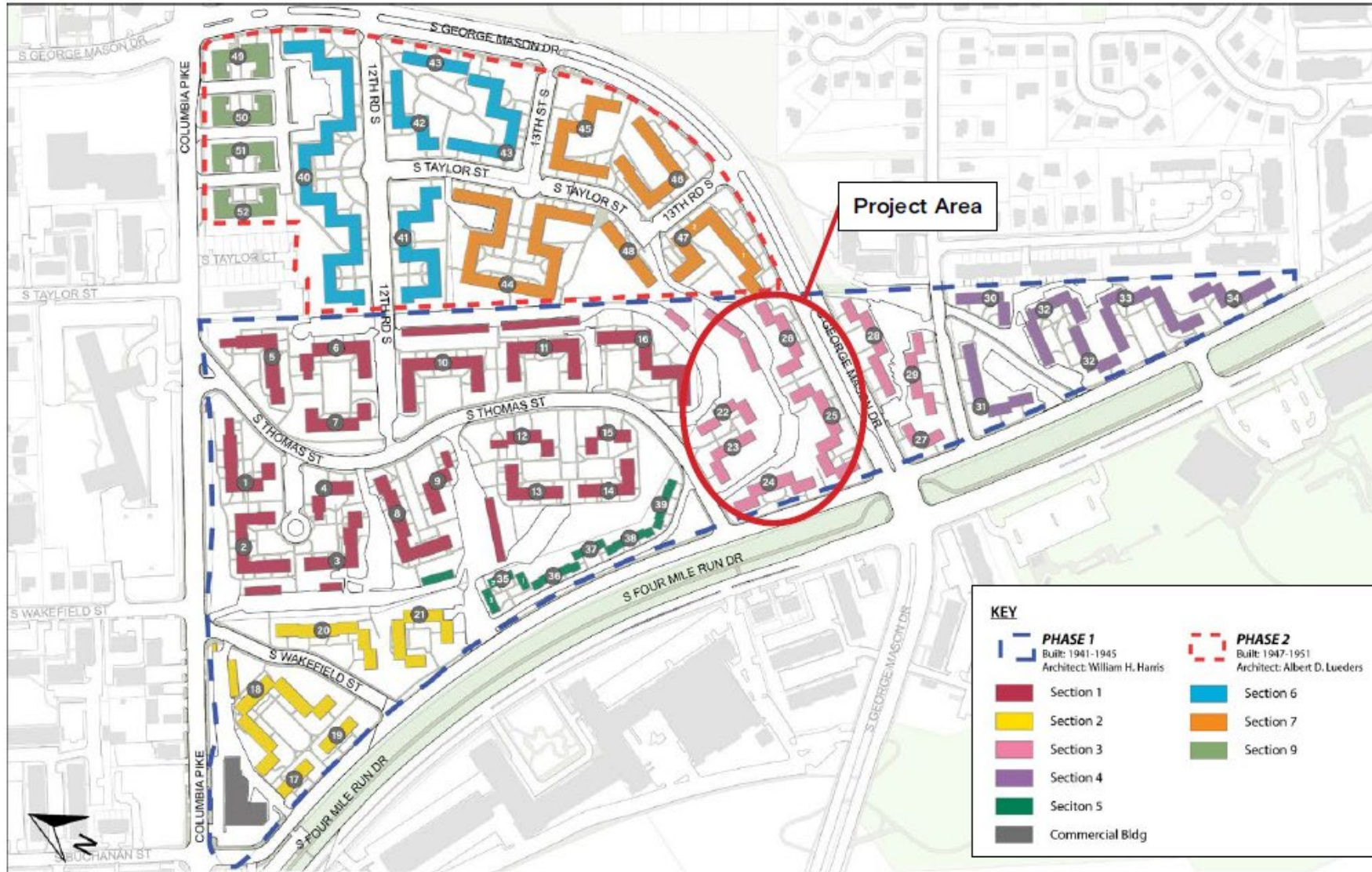
Special Circumstances

- Bonus Areas**
- Height Max 6 Stories
Building Height 92 ft
Bonus Height Max up to 2 Add'l Stories
Ultimate Building Height 116 ft
 - Height Max 6 Stories
Building Height 92 ft
Bonus Height Max up to 6 Add'l Stories
Ultimate Building Height 164 ft
 - Height Max 8 Stories
Building Height 120 ft
Bonus Height Max up to 2 Add'l Stories
Ultimate Building Height 144 ft
 - Height Max 8 Stories
Building Height 120 ft
Bonus Height Max up to 6 Add'l Stories
Ultimate Building Height 192 ft
- Conservation Area
- Adjacent to Conservation Area
- * **Additional Special Circumstances Notes:** See map for additional notes for specific areas.

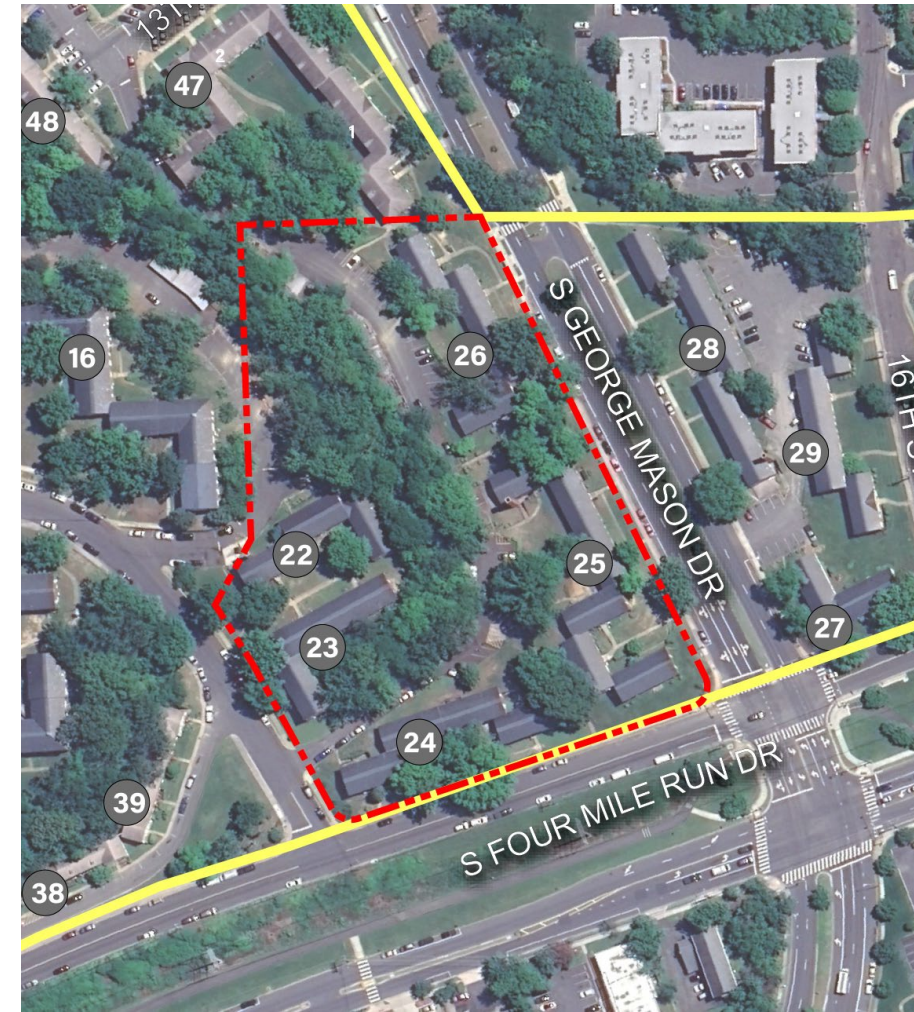
■ Barcroft Historic Background

- 59 garden-style apartment buildings, 10 detached garages, 2 bus shelters, and a commercial building
- Constructed in 2 phases between 1941 – 1951, during and after WWII to relieve housing shortages in the region
- Example of mid-twentieth-century garden apartment complex
- Designed in a simplified Colonial Revival Style
- Phase 1:
 - Constructed in 1941 – 1945
 - Architect William H. Harris
 - Notable features: brick exterior walls, slate roofs, ornamented entry surrounds
- Phase 2:
 - Constructed in 1947 – 1951
 - Architect Albert D. Lueders
 - Modified garden apartment style with larger and longer buildings, large parking areas, reduced landscaped courtyards, passageways through large blocks, cupolas, asphalt roofs, and simplified entry surrounds

Initial Renovation Phase



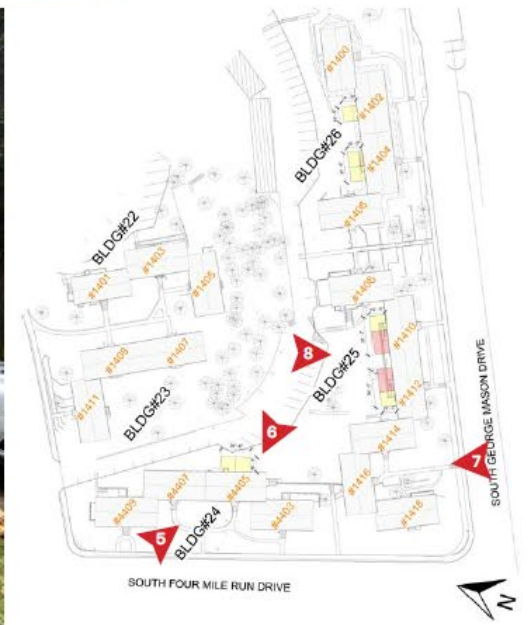
Initial Renovation Phase



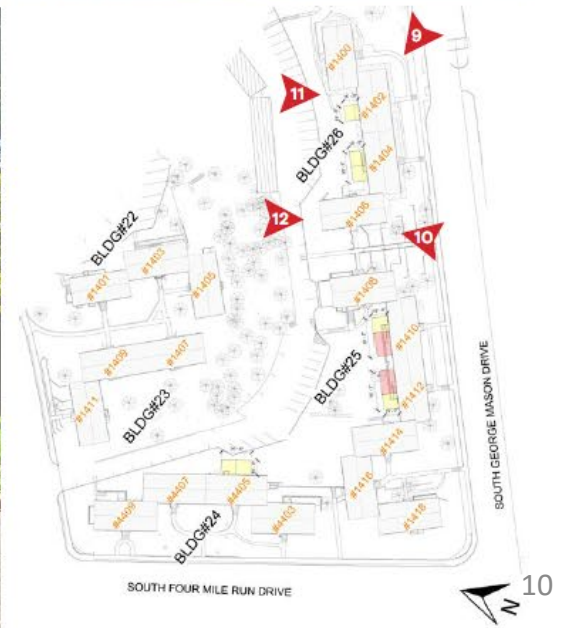
Initial Renovation Phase – Existing Photos



Initial Renovation Phase – Existing Photos



Initial Renovation Phase – Existing Photos



Proposed Renovations & Additions



| EXISTING & PROPOSED UNIT MIX | | | |
|------------------------------|-----------|-----------|-----------|
| BUILDING | UNIT TYPE | EXISTING | PROPOSED |
| 22 | 1BR | 4 | 4 |
| | 2BR | 10 | 10 |
| | 3BR | — | — |
| | 4BR | — | — |
| | TOTAL | 14 | 14 |
| 23 | 1BR | — | — |
| | 2BR | 15 | 15 |
| | 3BR | — | — |
| | 4BR | — | — |
| | TOTAL | 15 | 15 |
| 24 | 1BR | — | — |
| | 2BR | 18 | 14 |
| | 3BR | — | 4 |
| | 4BR | — | — |
| | TOTAL | 18 | 18 |
| 25 | 1BR | — | — |
| | 2BR | 28 | 20 |
| | 3BR | — | 4 |
| | 4BR | — | 4 |
| | TOTAL | 28 | 28 |
| 26 | 1BR | — | — |
| | 2BR | 18 | 12 |
| | 3BR | — | 6 |
| | 4BR | — | — |
| | TOTAL | 18 | 18 |
| TOTAL (BLDGs 22-26) | | 93 | 93 |

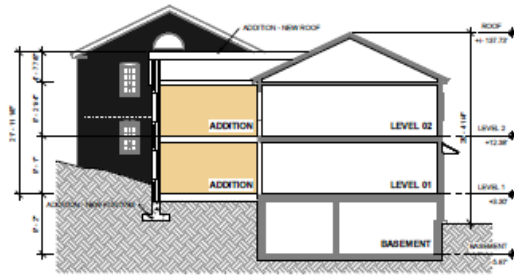
| UNIT TYPE TOTALS (SUMMARY) | | |
|----------------------------|--------------|-----------|
| 22-26 | 1BR | 4 |
| | 2BR | 71 |
| | 3BR | 14 |
| | 4BR | 4 |
| | TOTAL | 93 |

| PROPOSED NEW UNIT SQUARE FOOTAGES | | |
|-----------------------------------|-----------|------------------------|
| BUILDING | UNIT TYPE | TYPICAL SQUARE FOOTAGE |
| 22 | 3BR | — |
| | 4BR | — |
| 23 | 3BR | — |
| | 4BR | — |
| 24 | 3BR | 966 SF |
| | 4BR | — |
| 25 | 3BR | 978 SF |
| | 4BR | 1104 SF |
| 26 | 3BR | 978 SF |
| | 4BR | — |

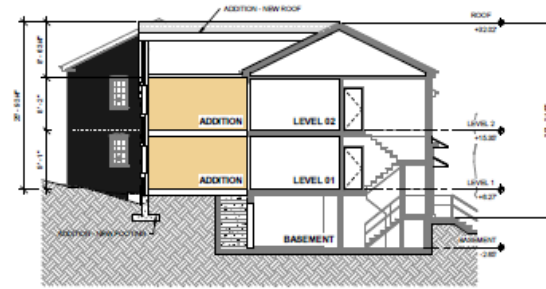
Proposed Renovations & Additions

- Repair of exterior masonry (including brick and cast stone); Repoint deteriorated mortar where necessary matching the existing size, shape, color, and texture
- Removal of non-historic attachments and light fixtures
- Gently clean and wash all existing brick and concrete facades with low- to medium-pressure adhering to the Secretary of the Interior's Standards and "NPS Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings"
- Removal and replacement of steel-sash basement windows matching the original configuration. All new windows proposed to be vinyl to match existing adjacent windows
- Removal and replacement of existing mechanical systems
- Removal of existing through-wall mechanical system openings and patch brick to match existing
- Replacement of non-original light fixtures with new compatible fixtures
- Replacement of gutters and downspouts in-kind
- Repair of slate roofs
- Repair and paint existing metal railings
- Repair and paint existing non-original shutters
- Repair and paint corroded metal lintels
- Construction of small and subordinate rear additions on Buildings 24, 25, and 26 compatible with the historic buildings
- Addition of new paved courtyard adjacent to Building 22
- Addition of new entry canopy above entrances to meet Virginia Housing Minimum Design and Construction Requirements (MDCRs)
- Addition of vinyl or aluminum cladding on existing wood trim per Virginia Housing MDCRs
- Addition of new penetrations for bathroom exhaust, dryer, and HVAC vents

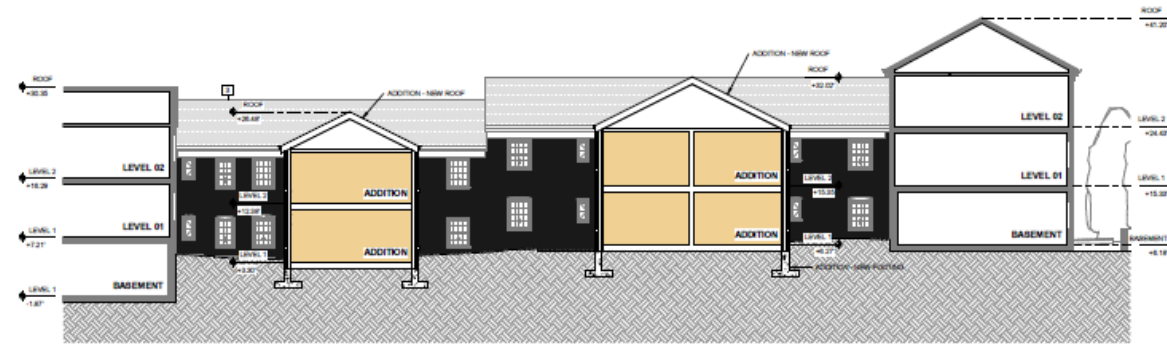
Proposed Renovation & Rehabilitation



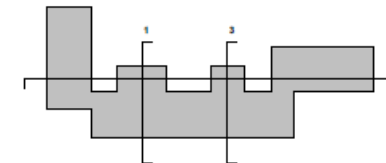
1 BUILDING 26 - BUILDING SECTION A
1/8" = 1'-0"



3 BUILDING 26 - BUILDING SECTION C
1/8" = 1'-0"



2 BUILDING 26 - BUILDING SECTION B
1/8" = 1'-0"



*NOTE:
ELEVATIONS ARE BASED ON AN INCOMPLETE SURVEY.
ELEVATIONS IN FIELD MAY VARY +/- 1% FROM WHAT IS SHOWN IN THESE DRAWINGS.
ELEVATIONS TO BE VERIFIED IN FIELD.

© 2021 Bonstra | Harsign Architects

Bonstra | Harsign
ARCHITECTS

1728 Fourteenth Street, NW, Suite 300
Washington, DC 20036-4388

www.bonstra.com 202 388 8073 1

JAN LYNCH REAL ESTATE PARTNERS
100 CHERRYMAN
SUITE 200
MANASSAS, VA 20108

VIVA VIRGINIA, LLC
100 CHERRYMAN
SUITE 200
MANASSAS, VA 20108

CLARA S ASSOCIATES
100 CHERRYMAN
SUITE 200
MANASSAS, VA 20108

CONAT ENGINEERS
202 388 4444
ARLINGTON, VA 22201

BARCORP - PHASE 1
USE PERMIT
ARLINGTON COUNTY, VIRGINIA

ISSUING

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

DATE: 11/11/2021

BY: J. HARSIGN

BUILDING 26 - BUILDING SECTION

DRAWING SET
NOT FOR CONSTRUCTION

A37

■ Proposed Application

- Pursuant to Section 204.B.1.b of the N-FBC, an Administrative Regulation 4.1.2 Use Permit to allow building renovations, building additions, and landscaped open space renovations within the Conservation Area.
- Pursuant to Section 205.B.2, modifications of applicable site regulations (e.g., parking, setbacks, lot coverage, etc.) for the existing buildings to remain, including proposed additions to existing buildings.
- Pursuant to Section 205.B.1.f, modifications of Conservation Area standards necessary to meet Virginia Housing requirements for affordable housing tax credit financing applications:
 - Installation of new vinyl or composite cladding of exterior wood trim (Section 703.B.3.c.(iv))
 - Use of vinyl for basement window replacement and new building addition windows to match existing (Section 703.B.5.c.(iii))
 - New openings in the building wall for kitchen/dryer/bathroom vents (Section 703.B.3.c.(v))
 - New canopies at entryways where they currently do not exist (Section 703.B.7.c.(iii))