

## ***3200 Wilson Blvd. – Bingham Center/Silver Diner Site Plan***

Action – September 14, 2023

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### **Location**

3200 Wilson Blvd (a map of the site is located at the end of this document).

### **Site Plan Application**

The applicant, Bingham Center Holdings LLC, proposes to redevelop the site (consisting of two office buildings, the Silver Diner restaurant, an auto repair facility, outdoor beer garden and surface parking), with hotel and multi-family residential buildings including ground floor retail. The proposal consists of a 290-unit multi-family building, a hotel building with approximately 229 rooms, and about 16,000 SF of ground floor retail.

### **Affordable Housing Program**

The Applicant has committed to meet the base affordable housing requirements of the Zoning Ordinance. Prior to the issuance of the Shell and Core Certificate of Occupancy, the Applicant shall choose between a \$1,108,118 cash contribution to the Affordable Housing Investment Fund (AHIF), or approximately 10 on-site units, 14 off-site nearby units or 19 off-site units. Additionally, the Applicant will contribute 15 committed affordable units (CAFs) due to bonus density via section 15.5.9 of the Zoning Ordinance.

The 15 CAFs include five one-bedroom units and ten 2-bedroom units affordable up to 60% AMI for 30 years. The applicant proposes two CAFs be Type A accessible. The applicant will provide an additional four market rate accessible units to meet the 2% required by building code.

The 15 on-site CAFs further the goals and elements of the Clarendon Sector Plan, including the following Goal and Clarendon-Wide Plan Element:

- A Rich Mix of Uses (Goal) – the proposal increases the variety of housing choices; and
- Improved Housing Diversity (Clarendon-Wide Plan Element) – the proposal bolsters the affordable housing supply in the Clarendon Sector Plan Area.

The proposed development meets several of the County's Goals, Objectives and Policies of the County Board-adopted [Affordable Housing Master Plan](#) (AHMP):

- Policy 1.1.1 – Project will create 15 CAFs through zoning requirements.
- Policy 1.1.4 – Project will increase the geographic distribution of CAFs by adding 15 CAFs to the Rosslyn-Ballston Corridor.
- Policy 1.1.8 – Project will provide (10) family sized two-bedroom CAF units.
- Policy 2.5.3 – Project helps to maintain a sufficient supply of CAF units that are accessible for persons with physical and sensory disabilities by adding two (2) Type A accessible units that are affordable as well as four (4) market-rate accessible units.
- Policy 1.1.9 and 3.2.2 – Project will create CAFs located close to transit.

## Housing Commission

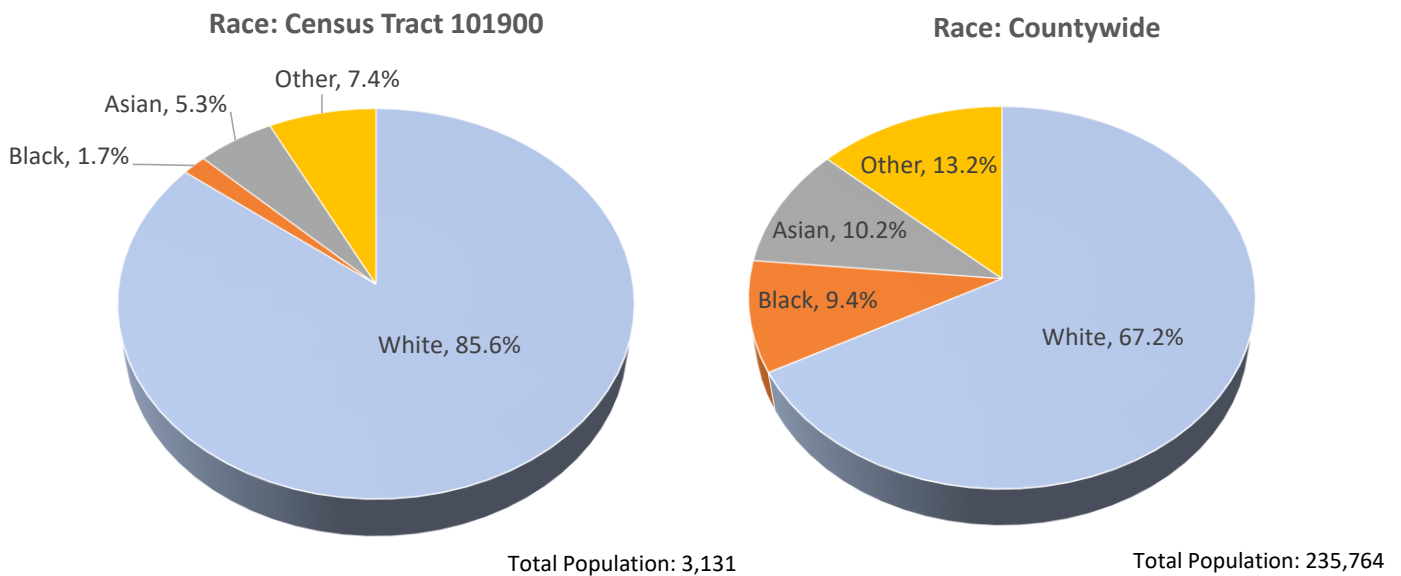
- Policy 3.3.1 and 3.3.2 – The multifamily building will be certified LEED Gold which will help to advance the goals of the Community Energy Plan and encourage water conservation.

### **Racial Equity**

The County Board adopted an Equity Resolution in [September 2019](#). The resolution includes, in part, direction to apply a racial equity lens for every project. Specifically staff asks the following questions when considering racial impacts of County projects: 1) Who benefits?, 2) Who is burdened?, 3) Who is missing?, 4) How do we know?, and 5) What do/did we do?

The 2021 American Community Survey 5-year estimate data for racial composition for the census tract where the site plan is located indicates this area is not as diverse as the County as a whole (Figure 1). For example, there is a smaller percentage of black (2% versus 9% Countywide) and Asian races (5% versus 10% Countywide) in the census tract where the site plan is located compared to the County as a whole. The data also shows that 6% of the population within this census tract identifies as having Hispanic or Latino origin as compared to almost 16% countywide.

*Figure 1: Racial Composition of Census Tract where Site Plan is Located and Countywide  
US Census Bureau; 2021 American Community Survey 5-Year Estimates*



The proposed 15 on-site CAFs will **benefit** and enable income-eligible families to live in an area of the County nearby metro and other community amenities. Those who benefit may also be those who are burdened, as the [FY 22 Annual Affordable Housing Plan Indicator Report](#) indicates only 12.3% of Arlington’s rental housing stock is affordable to households earning less than 60% of the AMI. Furthermore, the 2021 American Community Survey 5-year estimate for

household incomes indicate that 38% of black households earn under \$50k per year, compared to almost 17% of households in the County as a whole.

In terms of who is **burdened**, the proposed units will be affordable up to 60% AMI and may not be affordable to households with very low incomes and who may not be eligible for housing grants or housing choice vouchers. For this reason, one could say that very low-income households are **missing** from this opportunity as well since these households may not have access to live in units if they're still unaffordable.

We **know** this information based on the census tract information for this geographic area as compared to the rest of the County as well as racial data for households earning under \$50,000 annually. In terms of **what do we do**, the County has an opportunity to consider this site plan's proposed Affordable Housing Program in light of these potential benefits and impacts.

**Staff Recommendation**

County staff supports the proposed affordable housing program which includes a base ordinance contribution of \$1,108,118 or approximately 10 on-site units, 14 off-site nearby units or 19 off-site units, and an additional bonus density contribution of 15 on-site CAFs.

**Location of Proposed Bingham/Silver Diner Site Plan**

