

10th and Irving – Joyce Motors Site Plan

Action – February 9, 2023

Location

The site is located in Clarendon at the intersection of N. Irving Street and 10th Street North. The site is currently improved with the Joyce Motors automobile repair shop and an associated surface parking lot

Site Plan Application

The applicant, Orr Partners, proposes to redevelop the automobile repair shop and parking lot into a multifamily residential building containing 241 residential units and ground floor retail.

Affordable Housing Program

The Applicant has committed to meet the base affordable housing requirements of section §15.5.8 of the Zoning Ordinance (choice of \$438,834 or about 5 on-site units, 7 off-site nearby units or 9 off-site units).

In addition, the Applicant will provide nine committed affordable units (CAFs) related to the additional density obtained through Zoning Ordinance Section 15.5.9 “Additional building height and density above the zoning district regulations and the General Land Use Plan.” The nine CAFs will be four 1-BR units, three 2-BR units and two 3-BR units. These CAFs will be affordable up to **60% AMI** for a term of 30 years. Of the nine CAFs, one will be a Type-A accessible unit.

The nine on-site CAFs further the goals and elements of the Clarendon Sector Plan, including:

- A Rich Mix of Uses – the proposal increases the variety of housing choices, and
- Improved Housing Diversity – the proposal offers a range of housing unit types and bolsters the affordable housing supply in the Clarendon Sector Plan Area.

The proposed development also meets the following County’s Goals, Objectives and Policies of the County Board adopted Affordable Housing Master Plan (AHMP):

- Policy 1.1.1 – Project will create nine CAFs up to 60% AMI through land use and zoning.
- Policy 1.1.4 – Project will increase the geographic distribution of CAFS by adding nine CAFS to the Ballston-Rosslyn metro corridor.
- Policy 1.1.8 – Project will provide five family sized units, including three 2-BR units and two 3-BR units.
- Policy 1.1.9 and 3.2.2 – Project will provide nine CAFs within transit corridors
- 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 one Type A accessible unit.

Housing Commission

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

Staff Recommendation

Staff recommends approval of the affordable housing program, which consists of the base affordable housing AHIF contribution of \$438,834 as well as nine on-site CAFs due to the bonus density contribution.

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