

East Reed Multi-Family

MPA #2012-0006

REZ #2012-0004

DSUP #2011-0028

City Charter Section 9.06 #2012-0004

City Council

January 12, 2013



Requests for Approval

- Development Special Use Permit with Site Plan;
- Map Amendment (Rezoning) Request from CDD 7 to CRMU/Medium;
- Master Plan Amendment to Amend the Potomac West Small Area Plan; and
- City Charter Section 9.06 Review.

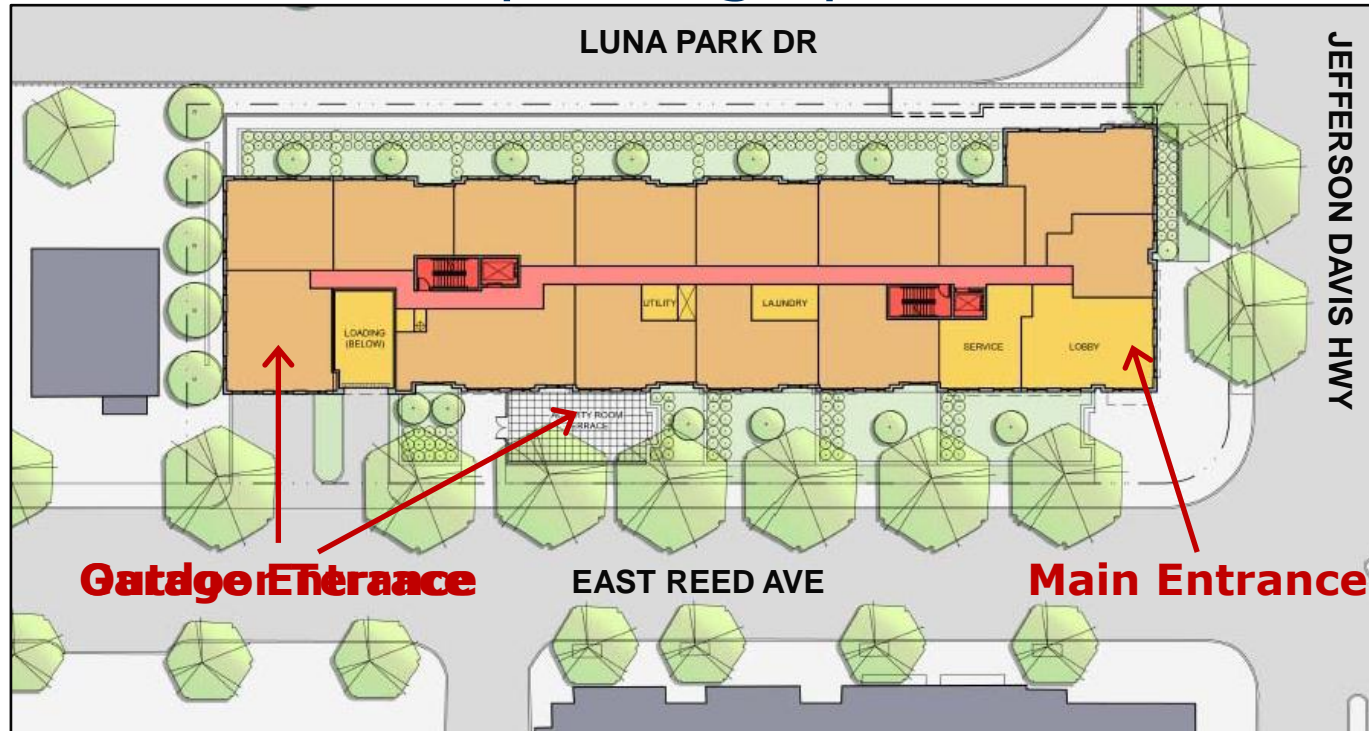


Site Context



Project Description – Site Plan

- Multi-Family Affordable Housing Project
 - 78 apartments; and
 - 78 structured parking spaces.



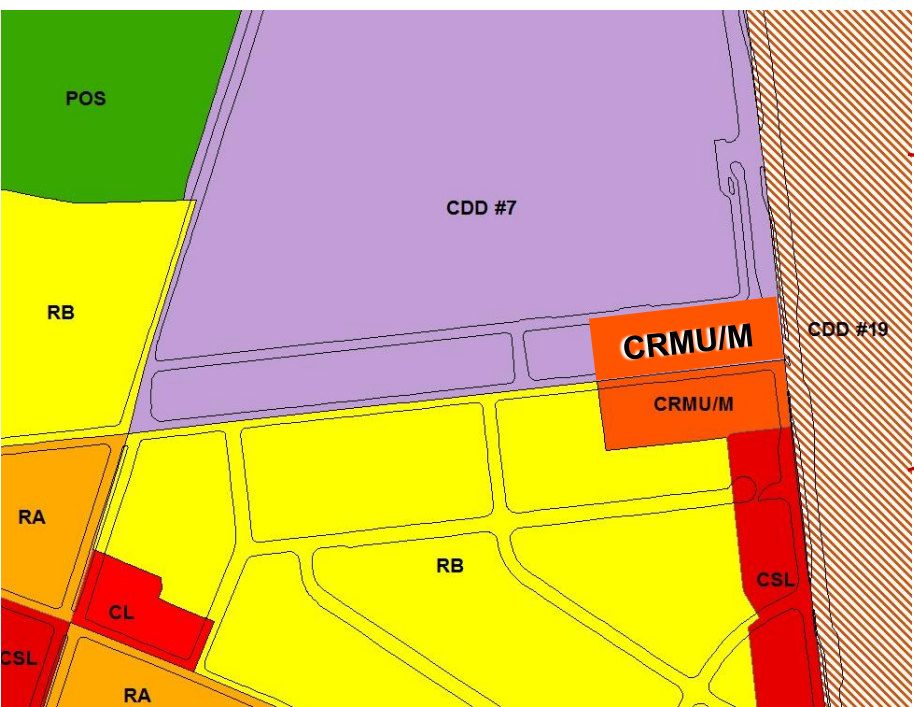
Proposed Site Plan

Project Description - Use

- 78 units of Affordable Housing;
- Mix of 1, 2 and 3-bedroom units;
- Affordable at 60% AMI (approximately \$65,000 for a 4-person household);
- Project to remain affordable for at least 60 years; and
- On-site programs for children.

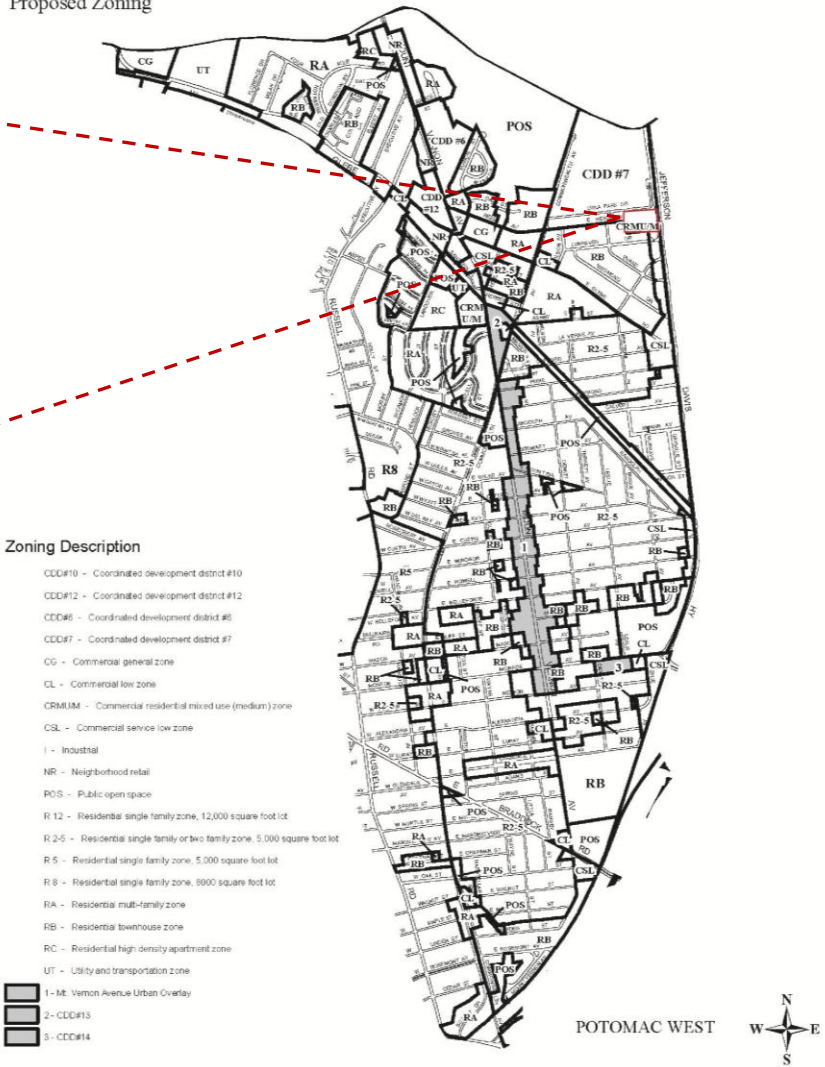


MPA and Rezoning



Existing and Proposed Zoning

Map 11
Proposed Zoning



Public-Private Partnership

- City's partnership stake is 3600 Parcel – 2012 Appraisal: \$720,000;
- AHC can buy out City's share after 16 Years;
- AHC will develop and City will participate in governance; and
- AHC is also requesting a loan of \$2.5 million.



Sources and Uses for \$24.5M Development Budget

Funding Source	Amount (est.'d)
VHDA or Conventional Permanent Financing	\$8 M
Tax Credit Equity	\$12.5 M
City Housing Loan	\$2.5 M*
AHC Deferred Developer Fee	\$1.5 Million
Total	\$24.5 Million

** The City loan amount does not include the FWV (\$720,000) of the 3600 parcel which is being appropriated to the partnership as part of the City's support.*



Building Design



Proposed View from East Reed Ave and Jefferson Davis Hwy

Building Design



Proposed South Elevation – East Reed Ave



Proposed East Elevation – Jefferson Davis Hwy

Building Design



Proposed North Elevation – Luna Park Drive



Proposed West Elevation

Building Design



Proposed View from the East

Streetscape Improvements

- New and wider sidewalks;
- Elimination of curb cuts on Reed Ave;
- Gain new on-street curb parking on Reed Ave;
- Addition of trees along street frontages; and
- Adequate building setback from Route 1 for future right turn lane if needed.



Parking and Loading

- 78 Parking Spaces Proposed
 - 0.85 spaces/unit (66 spaces) and 12 visitor spaces (15%)

Project	# Units	# Spaces	Provided Parking Ratio	Registered Cars (Usage)	Utilization Based Ratio
Station at PY	64	64	1	54	0.84
Elbert Ave	28	17	0.6	17	0.61
Beverly Park	33	29	0.9	24	0.73
Parcview	120	120	1	62	0.52
Arbelo	34	27	0.8	10	0.29
Longview Terrace	41	37	0.9	37	0.90
Lacy Court	44	33	0.8	30	0.68
Average			0.85		0.64

Parking Fee

Condition added by Planning Commission:

25a. A separate fee shall not be charged for parking a car in the garage of the proposed building. In the event that not charging a parking fee becomes a serious issue, then the applicant may come back and request a change to this condition. (PC)



Community Outreach

Date	Meeting
October 22, 2011	Tour of the Jordan Apartments
December, 2011	Lynhaven Civic Association
January 31, 2012	Arlandria Advisory Group
April 2, 2012	Lynhaven Civic Association
May 1, 2012	Preston Condo and Townhouse
September 10, 2012	Lynhaven Civic Association
October 1, 2012	Lynhaven Civic Association
October 4, 2012	Preston Condo and Townhouse
November 1, 2012	AHAC
November 15, 2012	Community Meeting
November 20, 2012	Hume Springs Citizens Association
November 29, 2012	Arlandria Advisory Group



Conclusion



Proposed View from East Reed Ave and Jefferson Davis Hwy

Parking Spaces

Property	Total No. of Parking Spaces	Handicap Parking	Guest/Visitor Parking	Other Parking	Used Parking	Vacant Parking	Units	Parking Fee
AVT	87				87	0	77	\$0
Berkeley	145	11	6		107	38	137	\$0
Carousel Court	127				122	5	90	\$0
CVW	79				77	2	70	\$0
Frederick	181			7	109	72	108	\$40
Gates of Ballston	514	24	29	10	460	54	464	\$0
Harvey Hall	118				101	17	115	\$0
HBII, III & Hach	205	5	3		160	45	198	\$0
The Jordan	77	2			77	0	90	\$45
Key Blvd	27	0			23	4	41	\$0
Key Gardens	25		3		20	5	22	\$0
Macedonia	38	2			38	0	36	\$0
Shelton	108	3			62	46	94	\$35
Summer Hill	16		0		16	0	9	\$0
Virginia Gardens	89	3			89	0	76	\$0
Taylor Square	43	2			30	13	44	\$0
Westover	84	6		55	84	0	153	\$0
Woodbury Park	244				242	2	364	\$0
Totals	2,207	58	41	72	1,904	303	2,188	

87.0% spaces used per apartment unit

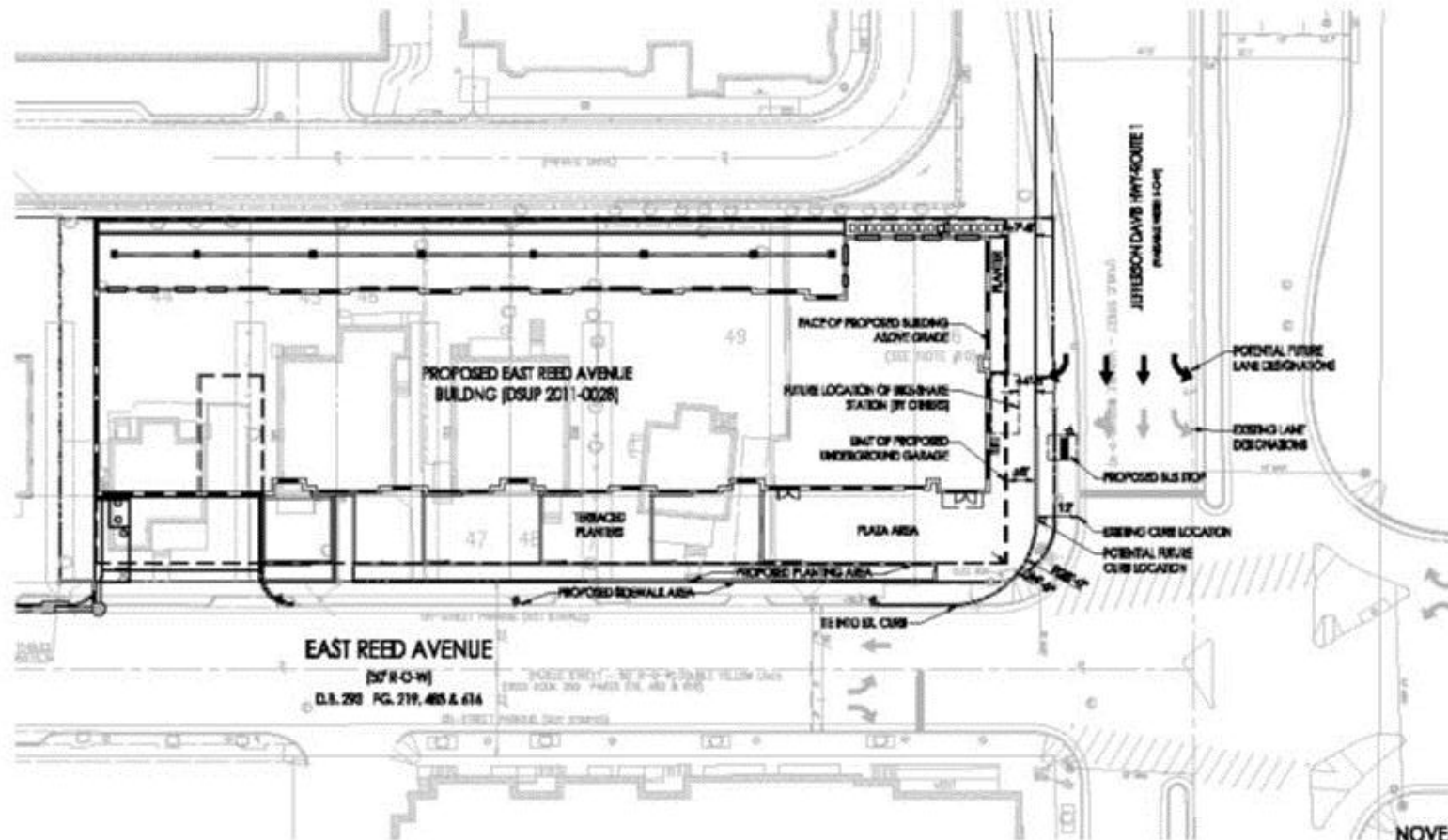
86.3% spaces used per spaces provided.

Notes:

- 1) Parking data represents AHC's properties in Arlington and Fairfax.
- 2) "Used Parking" represents residents with parking stickers.
- 3) The "Parking Utilization" ratio reflects the maximum number of spaces we need to handle the parking demand.
- 4) Data as of October 2012



Right Turn Lane



ROUTE 1 - POTENTIAL FUTURE RIGHT TURN LANE EXHIBIT

NOVEMBER 2, 2012
SCALE: 1" = 30'-0"



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Right Turn Lane

