



Fairlington Presbyterian Church

DSUP #2017-0006
TMP SUP #2018-0048

City Council
November 17, 2018

Site Context



Project Description

- Multi-family building with up to 81 affordable units and underground parking garage.
- Preservation of existing Fairlington Presbyterian Church and Waldorf Potomac Crescent School.
- Site improvements.



Land Use Requests

- Development Special Use Permit, with site plan and open space modification
 - SUPs to:
 - Increase the floor area ratio in exchange for affordable housing units pursuant to Section 7-700
 - Extension in the period in which construction may be commenced under Section 11-418 of the Zoning Ordinance
 - Tier 1 TMP SUP

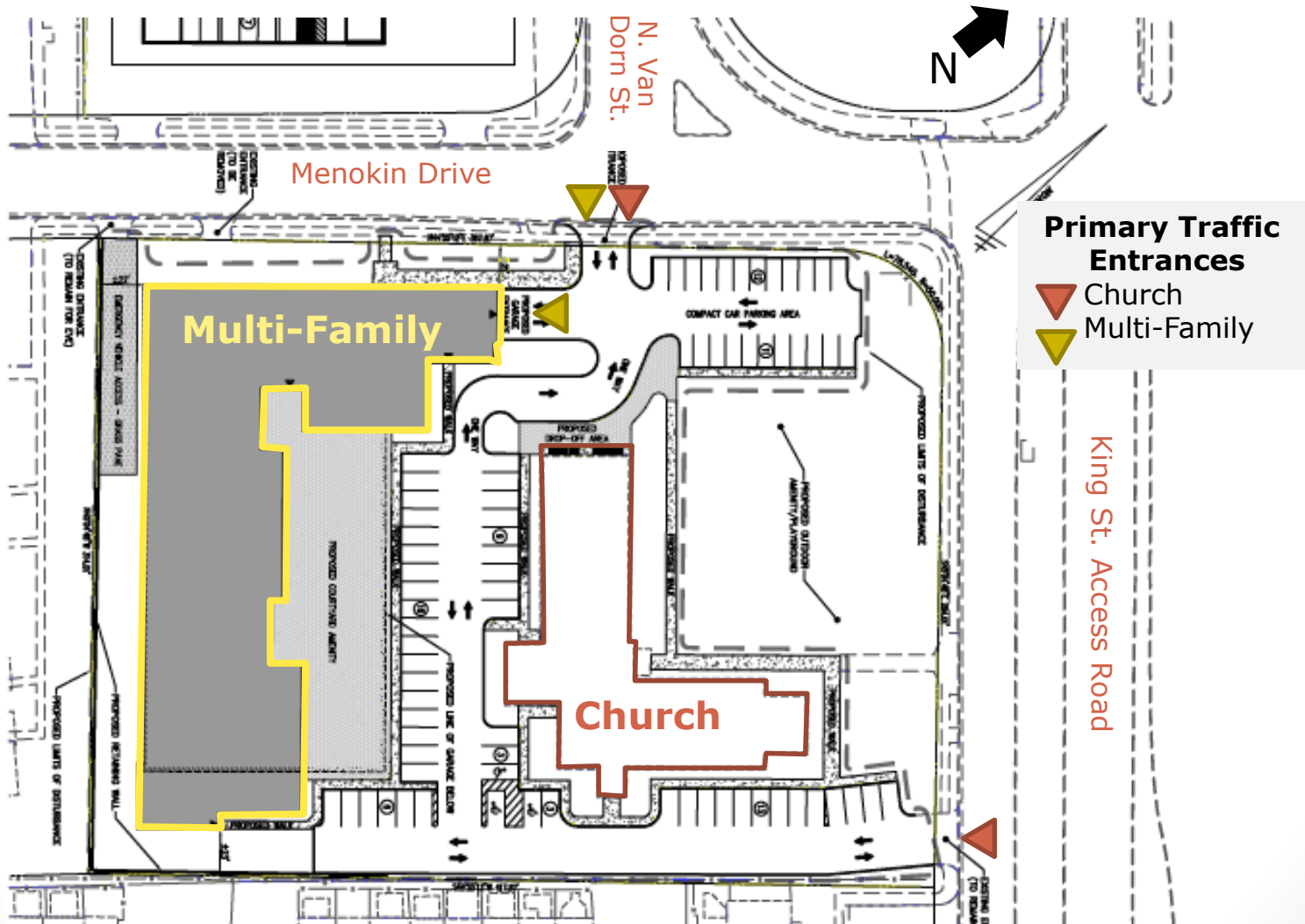


Zoning/F.A.R.

	Permitted	Proposed
Use	Multi-family	Multi-family
F.A.R	Max 0.975 (with SUP) <i>(0.75 + 30% AH Bonus)</i>	0.973 <i>0.77 Multi-family</i> <i>0.20 Church (with potential expansion)</i>
Density	27 DU/AC	27 DU/AC 81 Units (3 AC)
Height	45 Feet	45 Feet
<u>Setbacks</u>		
Front: King St	Min. 20 Ft. from PL, 75 Ft. from CL	52 Ft. from PL, 82 Ft. from CL
Front: Menokin	Min 20 Ft.	20 Ft.
Side: SE	22.5 Ft (Min 16 Ft. w/ 1:2 ratio)	22.5 Ft.
Side: SW	22.5 Ft (Min 16 Ft. w/ 1:2 ratio)	30.0 Ft.

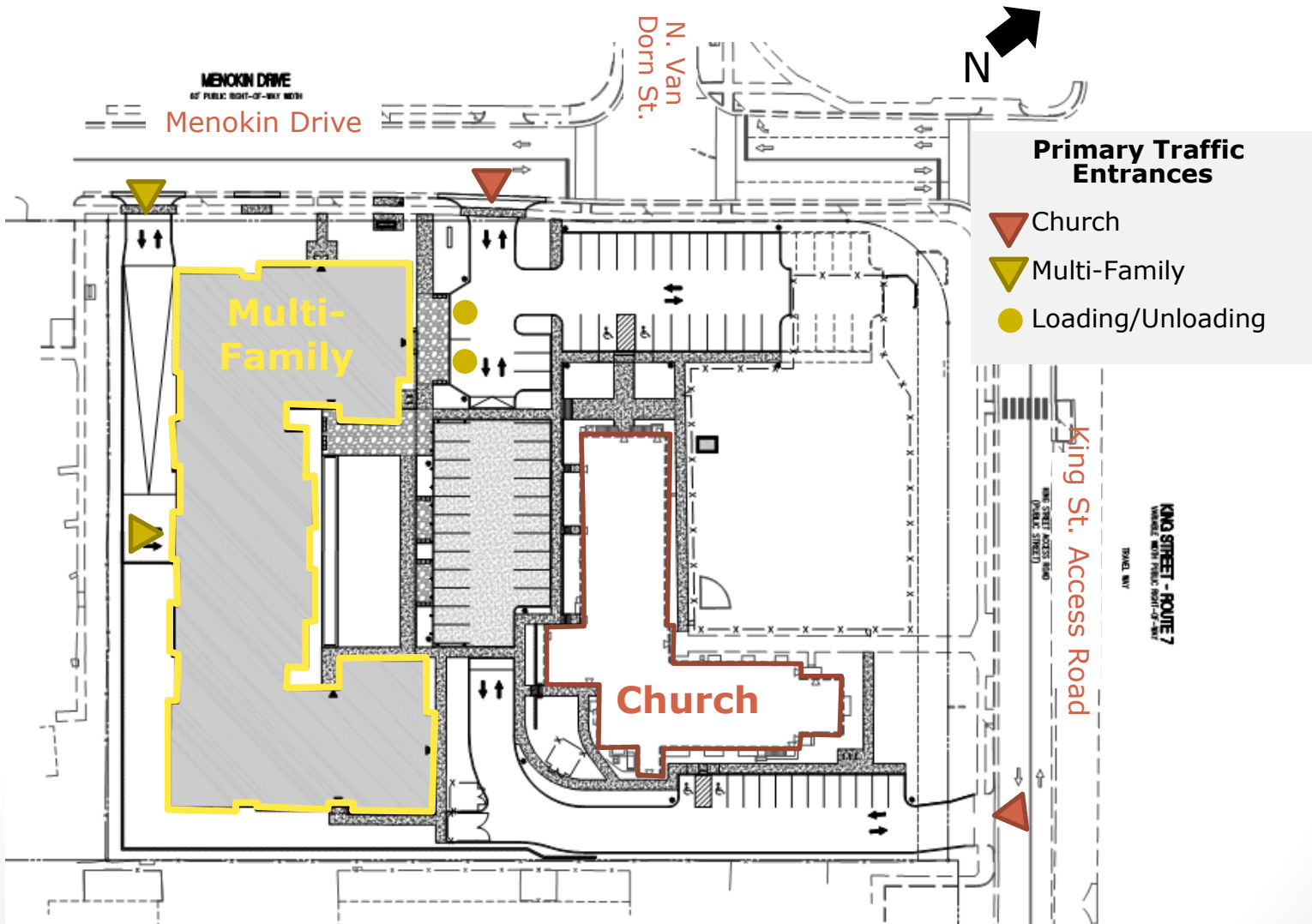
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Initial Site Design



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Final Site Design



Building Design Evolution



Image 1: Initial building design, northern façade.



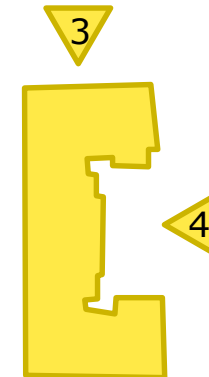
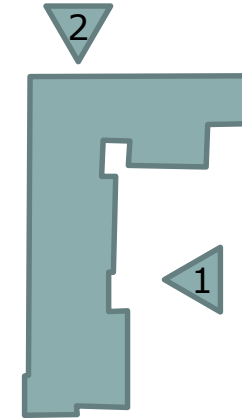
Image 2: Western façade.



Image 3: Final building design, northern façade.



Image 4: Western façade.



Final Building Design



Figure 1: As seen from Fairlington Presbyterian Church (North).



Figure 2: As seen from Menokin Dr (West). Figure 3: As seen from Fairlington Towne (East).

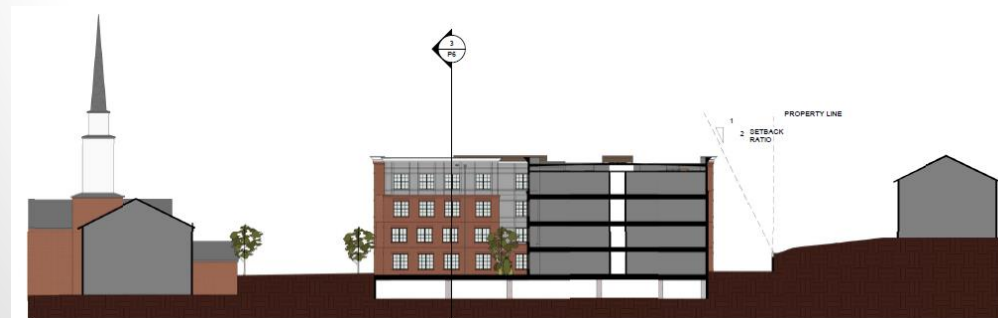
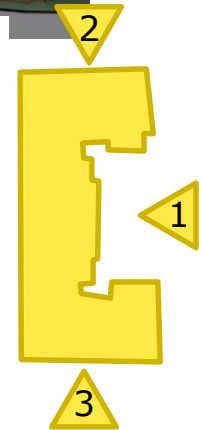


Figure 4: Building section, as seen from Menokin Drive with adjacent Braddock Lee Apartments.

Parking

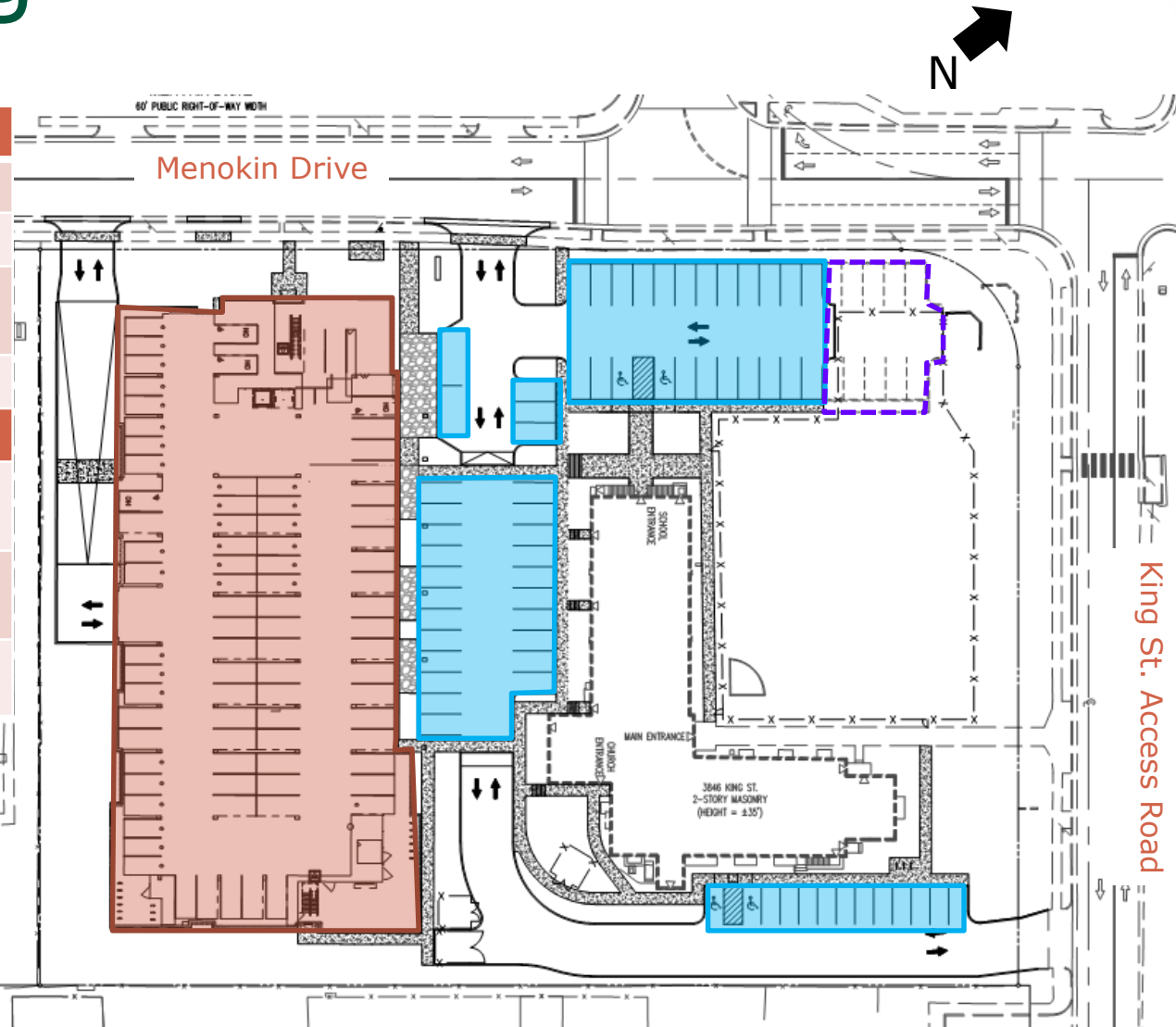
Required Parking

Multi-family	74
Church	64
School/ Daycare	8
Total	146

Provided Parking

Parking Garage	83
Surface Parking	63
Total	146

- Garage Parking
- Surface Parking
- Potential Expanded Parking



Open Space and Crown Cover

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Menokin Drive

N

Playspace

Courtyard

King St. Access Road

Open Space

Required Open Space	64,800 sf (50%)
Provided Open Space	55,758 sf (43%)
Provided Open Space (after church addition)	50,758 sf (39%)



Tree Preservation Area

Community Outreach

Date	Outreach
May 23, 2017	Presentation at Fairlington Presbyterian Church
June 6, 2017	AHAAC (Initial Presentation)
June 13, 2017	City Council legislative meeting
June 22, 2017	Presentation to Fairlington Townes Civic Association
July 12, 2017	Presentation to Fairlington Citizens Association (Arlington)
December 11, 2017	Presentation at Fairlington Presbyterian Church
May 5, 2018	Open House and tour of existing Wesley Housing Development Corporation
June 14, 2018	Table Talk Open House at Fairlington Presbyterian Church
June 14, 2018	Staff Q&A with Seminary Hills Association
June 27, 2018	AHAAC (Project Update)
July 16, 2018	Second Table Talk Open House at Fairlington Presbyterian Church
September 20, 2018	Presentation at Fairlington Presbyterian Church
October 4, 2018	AHAAC (Review of Affordable Housing Plan and Housing Opportunity Fund Loan Application)

Community Concerns:

- Density
- Parking
- Traffic
- Schools
- Building Design

Project Benefits

- Conversion of an underutilized surface parking lot into 81 dedicated affordable housing units.
- Increased tree canopy cover.
- An enhanced streetscape along Menokin Drive and King Street.
- Undergrounding of overhead utilities.

Affordable Housing Plan

- Consistent with Housing Master Plan:
 - Provides affordable housing in area of opportunity with access to transit, jobs and services
 - Supports private-nonprofit partnership to enhance housing affordability and leverage public resources
- Units affordable at 40%, 50% and 60% area median income for 40 years
 - \$32,840- \$70,320 for a household of 1-4
- Mix of 1, 2 and 3 bedrooms
- AHAAC Committee Approval

Est. Total Development Cost

Funding Source	Amount (Estimated)
Permanent Loan (conventional financing)	\$ 9 million
Tax Credit Equity	\$20 million
Wesley Deferred Developer Fee	\$1.6 million
City Housing Loan (Requested)	Up to \$7.65 million
Total	\$38.25 million

- Competitive Low Income Housing Tax Credit (LIHTC) application planned for March 2019

Recommendation

- Staff recommendation:
 - ***Approval*** of all requests subject to conditions contained in the staff report.

