

Phased Development Use Permit (PDUP)

Proposed Mechanisms for Tracking Barcroft's MFDP
Commitments Over Time/Across the 60-acre Property

Form Based Code Advisory Working Group (FBC AWG)

April 16, 2025



Presentation Outline

1. Barcroft's Master Financing & Development Plan (MFDP)
2. Phased Development Use Permit (PDUP)
3. Proposed Neighborhoods Form Based Code Changes

Barcroft's Master Financing & Development Plan (MFDP)

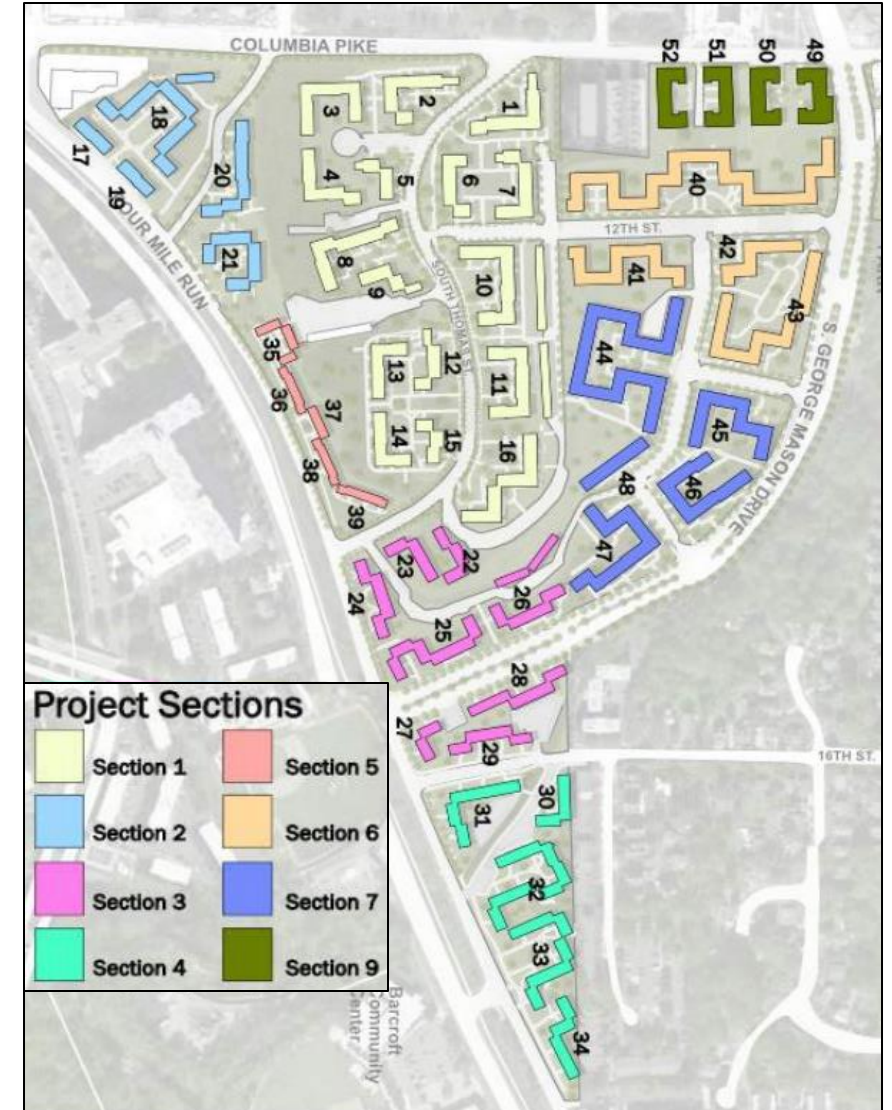
Barcroft's Site Information

- Located in the western half of the Columbia Pike corridor, generally bordered by S. George Mason Drive, Columbia Pike, and S. Four Mile Run Drive
- Approximately 60 acres; 8 sections built in two phases (1941-1945 and 1947-1951)
- Contains a total of 1,335 housing units

SECTION	STUDIOS	1 BEDROOM	2 BED-ROOMS	3 BED-ROOMS	TOTAL
1	7	313	101	0	421
2	0	52	53	0	105
3	0	29	108	0	137
4	0	0	113	0	113
5	0	0	31	0	31
6	1	101	122	0	224
7	6	166	78	0	250
9	0	1	6	47	53
Total	14	662	612	47	1,335

Phase 1

Phase 2



Background

- Barcroft Apartments, the largest market rate affordable apartment community in Arlington, was listed for sale in fall of 2021, risking displacement of residents
- Arlington County provided a \$150M loan and Amazon Housing Equity Fund provided a \$160M loan to Jair Lynch Real Estate Partners (JLREP)
- As a result of the acquisition, the affordability of the 1,335 units is preserved for 99 years, averaging up to 60% AMI
- No residents were displaced as a result of the acquisition
- Rents were frozen in 2022 for residents living at property as of December 2021, and annual increases (which started in 2023) are capped at 3% up to a maximum of 60% AMI
- At least 10% of units (134 units) will be affordable for households earning up to 30% AMI



MFDP Overview (Approved July 2024)

Master Financing & Development Plan (MFDP)

AFFORDABLE HOUSING FINANCING PLAN

1. Outlines how the overall \$150 million County Acquisition Fund loan will be paid down and County loan funds reallocated as each phase is renovated and redeveloped.
2. Includes commitments to rent stabilization for current residents as well as the provision of at least 134 units up to 30% AMI across the property.

SITE REDEVELOPMENT PLAN

1. Site Redevelopment Plan covering the 60-acre property, detailing which portions of the site will be preserved, which will be redeveloped, and where future improvements will be located (new streets, parks, and pedestrian pathways).
2. Documentation of associated details such as tree canopy targets, building height transitions, site-wide improvements, and other commitments from owner.

PHASING PLAN

1. Anticipated sequencing of when the existing Barcroft buildings would be renovated or redeveloped.
2. Information about the process for resident relocation and notification.



Conservation Area Limits
& Redevelopment Areas



Multi-modal Transportation
Network & Parking



Public Open Spaces &
Natural Areas



Urban Design & Transitions

Barcroft's Long-Term Vision – as Updated through MFDP

Existing Conditions



Property Owner's Rendering of Potential Future Conditions (Full Build-Out)



-  Surrounding properties
-  Barcroft's New Development

Near-Term Use Permits

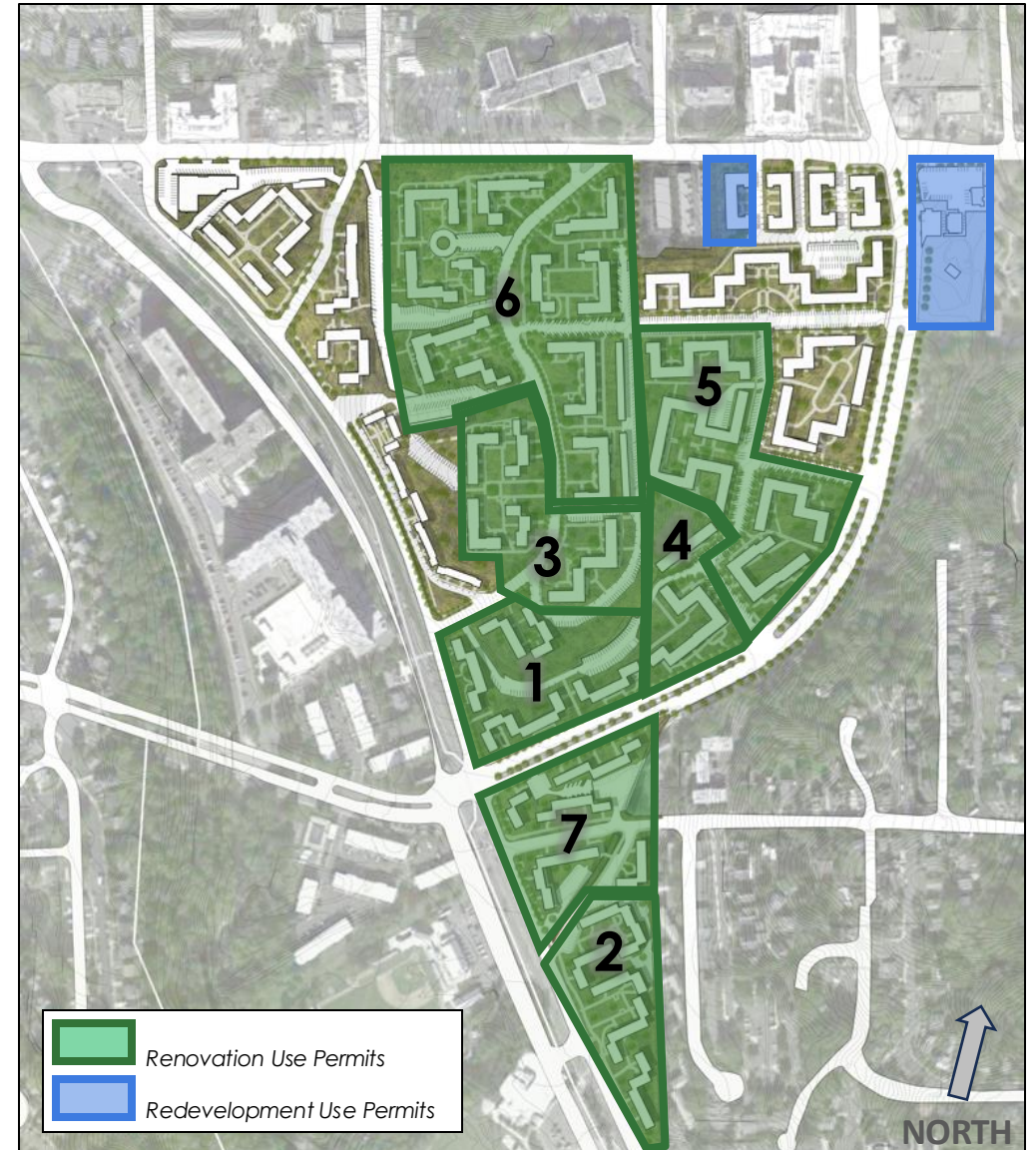
Renovation Use Permits

- Approved
 - Reno #1: Buildings 22-26 (92 CAFs)
 - Reno #2: Buildings 32-34 (79 CAFs)
 - Reno #3: Buildings 12-16 (114 CAFs)
 - Reno #4: Buildings 47-48 (73 CAFs)
- Under Review
 - Reno #5: Buildings 41, 44-46 (220 CAFs)
 - Reno #6: Buildings 1-11 (306 CAFs)
 - Reno #7: Buildings 27-31 (79 CAFs)

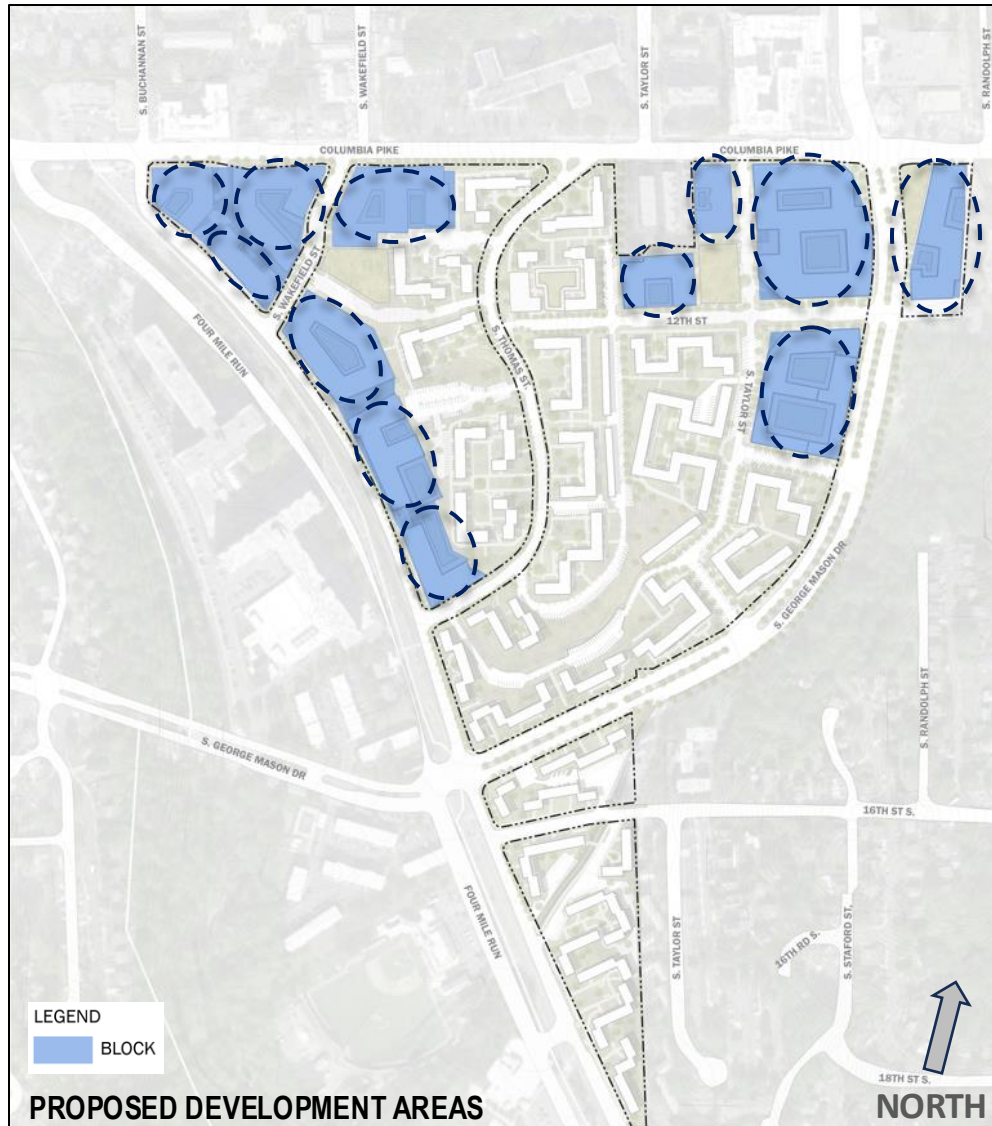
Redevelopment Use Permits

- Approved
 - CAF Construction (110 CAFs)
- Under Review
 - Market Rate Construction (203 units)

- In total, about 960 of the 1,335 units will be preserved (or 72% of units); representing approximately 44 acres of land (73% of overall site)
- The remaining 375 CAFs will be delivered through three new construction projects using LIHTC financing



Long-Term Redevelopment Use Permits



- Redevelopment of Barcroft's edges is likely to be comprised of at least 12 different applications (one for each new building)
- Timing and sequencing of these use permits will be closely tied to the status of the renovation efforts, availability of vacant buildings that can be demolished, and market conditions that will inform economic feasibility
- Three of these new buildings will be 100% affordable (through the LIHTC financing), while the remaining buildings will be 100% market rate.
- One redevelopment application was approved by the County Board in February 2025, and another is anticipated to be considered in July 2025

Phased Development Use Permit (PDUP)

Phased Development Use Permit (PDUP) Purpose

This new tool will help monitor and implement select aspects of the MFDP which are generally not codified in the Neighborhoods FBC (N-FBC). The “Phased Development Use Permit” (PDUP) will focus on how **new construction and renovation areas will share/collectively deliver on the following MFDP commitments** while meeting essential N-FBC and building code requirements:

1. Tree canopy targets (MFDP)
2. Accessible units (MFDP & Building Code)
3. Overall parking (MFDP & N-FBC)
4. Affordable Housing (MFDP & N-FBC)
5. Biophilic pedestrian pathways (MFDP)

*These five categories
will need to be tracked
across about 20
different use permits*

The above categories will be supplemented by a unique Phasing Plan, but one that does not focus on sequencing or timing but rather helps predict which use permit will deliver which commitments/site improvements across this 60-acre property over time.

Phased Development Use Permit (PDUP) Components

What will the PDUP **include**?

- Condition Language: memorializing commitments and associating PDUP to various renovation and new construction use permits
- Data Tables and Maps: capturing the five key categories of tree canopy, accessible units, biophilic pedestrian pathways, site-wide parking, and affordable housing
- Phasing Plan: associating key site improvements with individual use permits to set expectations for delivery and delivery of streetscapes
- Design Guidelines: to reflect agreed-upon character and function of the biophilic pedestrian pathways

What will the PDUP **exclude**?

- Density & Use Allocations: these are already prescribed in the Neighborhoods FBC
- Traditional Phasing Plan: specific sequencing of when each phase will be delivered or specific order of all phases before site's full build-out
- Building Design Guidelines: expressing a common architectural approach to the exterior building façade or streetscape environment – both of which are already prescribed in the Neighborhoods FBC

1. Tree Canopy Targets (MFDP Commitment)

- Barcroft Apartments will be required to collectively meet the following tree canopy targets through conservation of existing trees and planting of trees in redeveloped areas, on site, along streets, and on structures:
 - **New development: 25% canopy**
 - **Programmed Mini parks: 40% canopy**
 - **Historic Preservation areas: 50% canopy**
 - **Preserved Natural Areas: 80% canopy**
- Excess tree canopy in some areas may be utilized to help meet shortfalls in the redevelopment portions of the property.



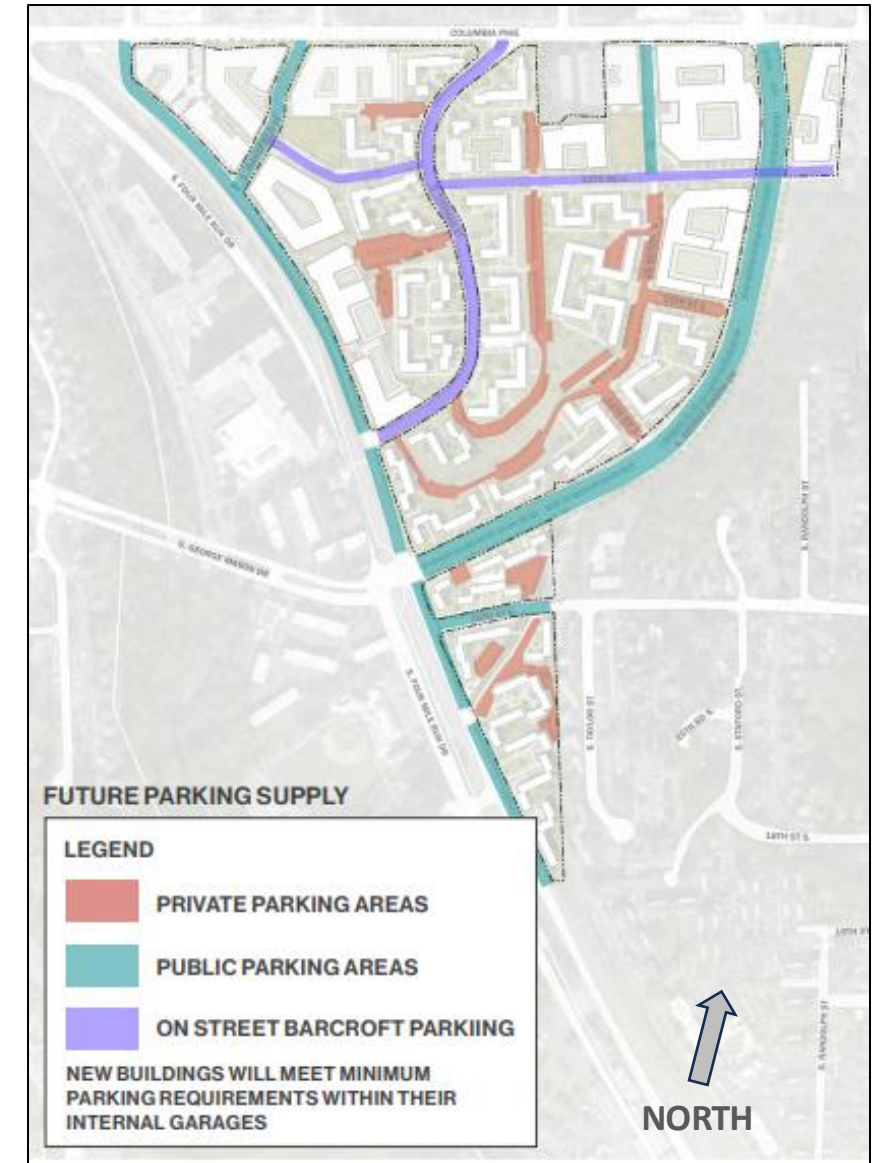
2. Accessible Units (Building Code & MFDP Commitment)

- Barcroft Apartments will be required to collectively provide **2% of the total units as accessible units** as required by the Building Code. The developer proposes to do this through conversion of existing units in renovation areas and creation of accessible units in redevelopment areas.
- Where accessible units cannot be provided in renovation areas, the balance will be made up in redevelopment areas.
- In addition to Building Code requirements, the developer made an MFDP commitment to providing **10% of units in CAF New Construction buildings as accessible units.**

Use Permits	Units Proposed	Accessible Units Proposed
Renovation #1	93	0
Renovation #2	79	4
Renovation #3	114	2
Renovation #4	73	4
Renovation #5	220	3
Renovation #6	306	5
CAF New Construction #1	110	11
Total	995	29 (2.9%)

3. Overall Parking (N-FBC Requirement & MFDP Commitment)

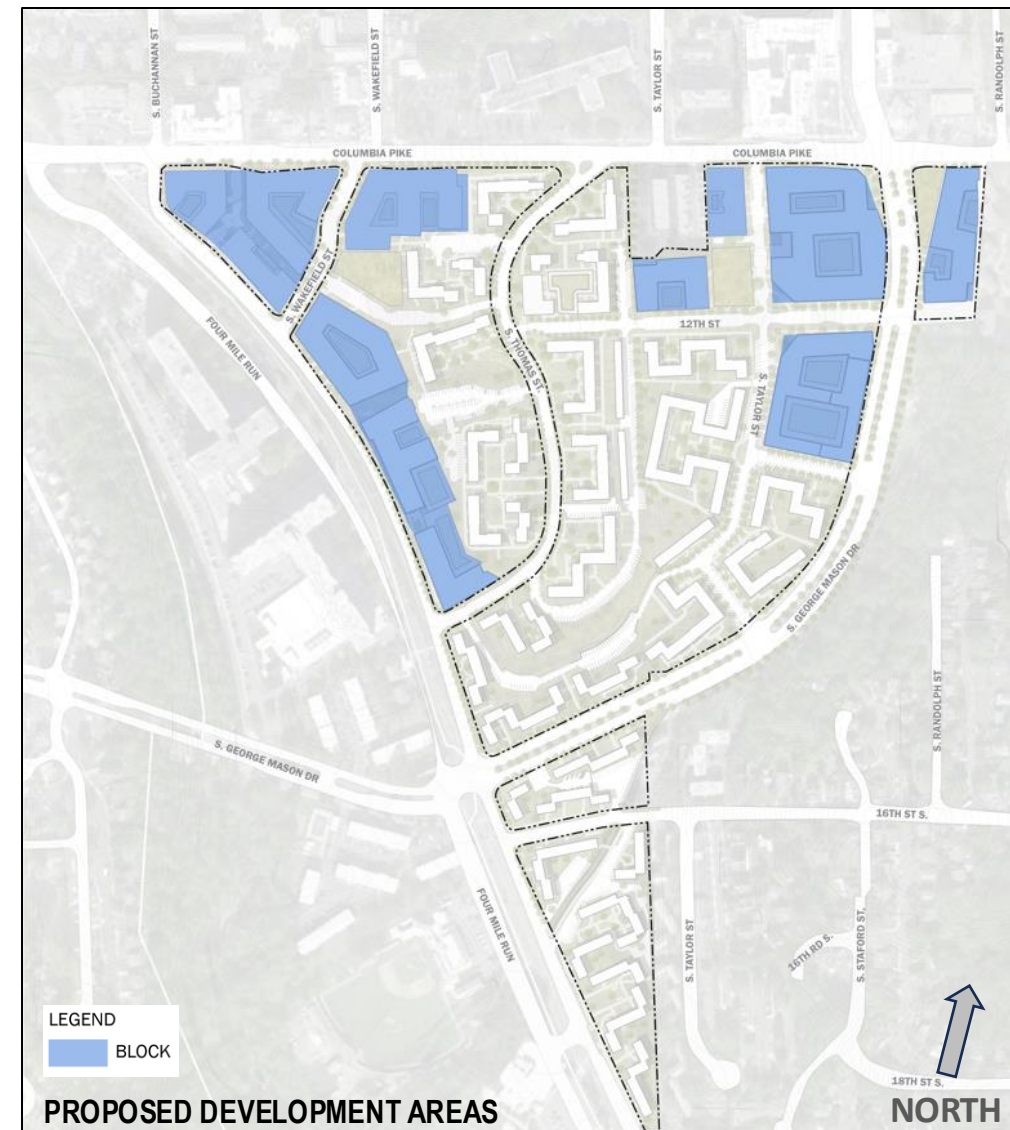
- Barcroft Apartments will be required to collectively provide the following parking ratios throughout the property:
 - **Renovated Buildings: approximately 1 space/unit**
 - **CAF New Construction: 0.825 spaces/unit**
 - **Market Rate Construction: 1.125 spaces/unit**
 - **Retail Uses: 1 space/1,000 sq.ft.**
- Through a site-wide phasing plan, the PDUP will establish which renovation and redevelopment areas will be responsible for delivering reconfigured street parking and expanded surface parking lots.



4. Affordable Housing (N-FBC Requirement & MFDP Commitment)

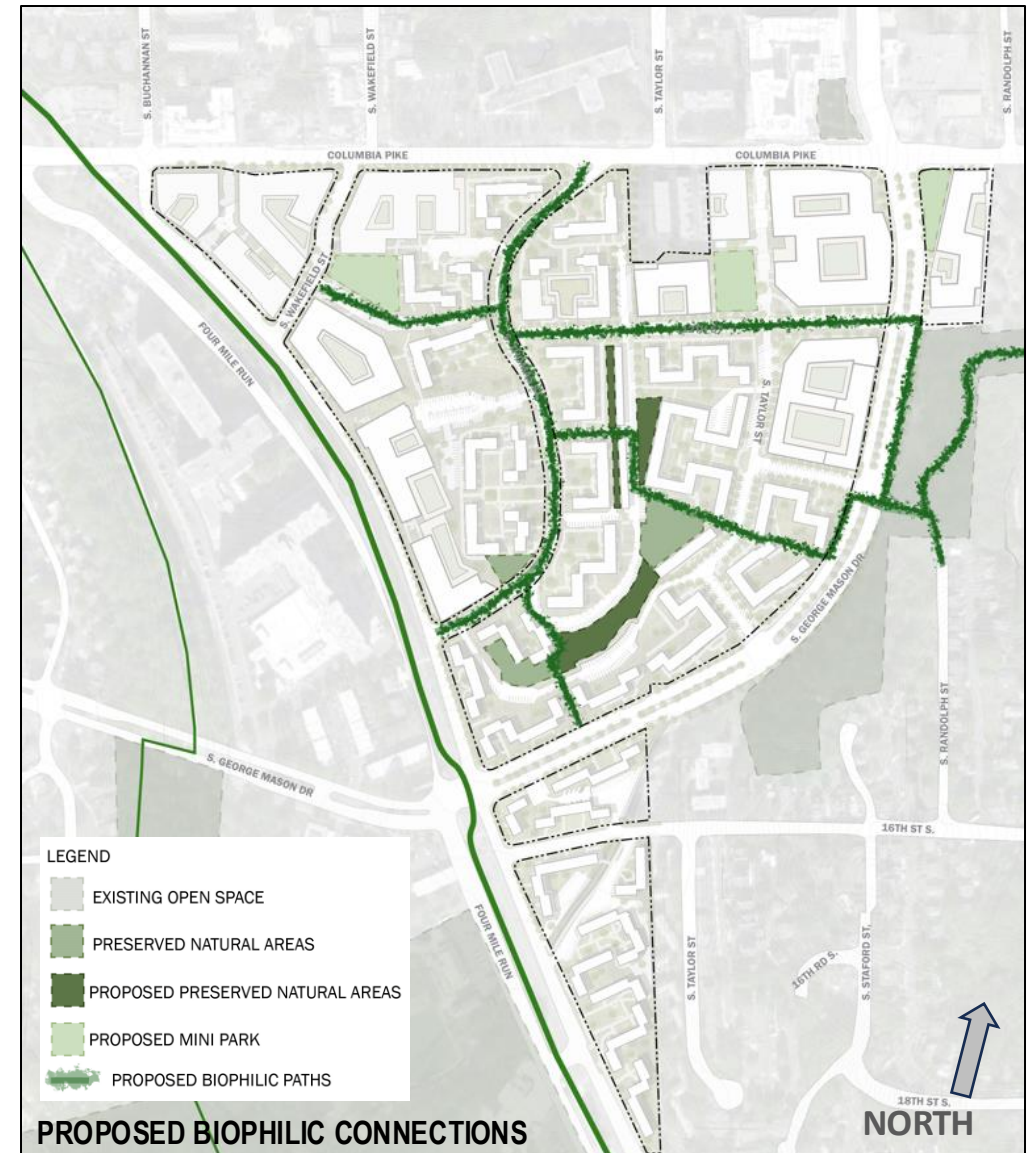
- Barcroft Apartments will provide 1,335 units as Committed Affordable Units (CAFs) for 99 years, averaging up to 60% AMI within renovated buildings and 3 new construction (100% affordable) projects.
- All other market rate projects will rely on renovated units to meet their minimum on-site CAF requirements in the N-FBC.

Use Permits (Approved & Under Review)	Units Committed (To Date)	NFBC Required CAFs	CAF Balance
Renovation #1	93 CAFs	0	93
Renovation #2	79 CAFs	0	79
Renovation #3	114 CAFs	0	114
Renovation #4	73 CAFs	0	73
Renovation #5	220 CAFs	0	220
Renovation #6	306 CAFs	0	306
CAF New Construction #1	110 CAFs	29	81
Market Rate Construction #1	203	61	-61
Total	995	90	905



5. Biophilic Pedestrian Pathways (MFDP Commitment)

- Biophilic pedestrian pathways will provide North/South and East/West connections through the property.
- Through a site-wide phasing plan, the PDUP will establish which renovation and redevelopment areas will be responsible for delivering these improvements including establishing the path, lighting, planting, benches, and adjacent streetscape improvements.
- The PDUP will also include a set of design guidelines for the biophilic pedestrian pathways.

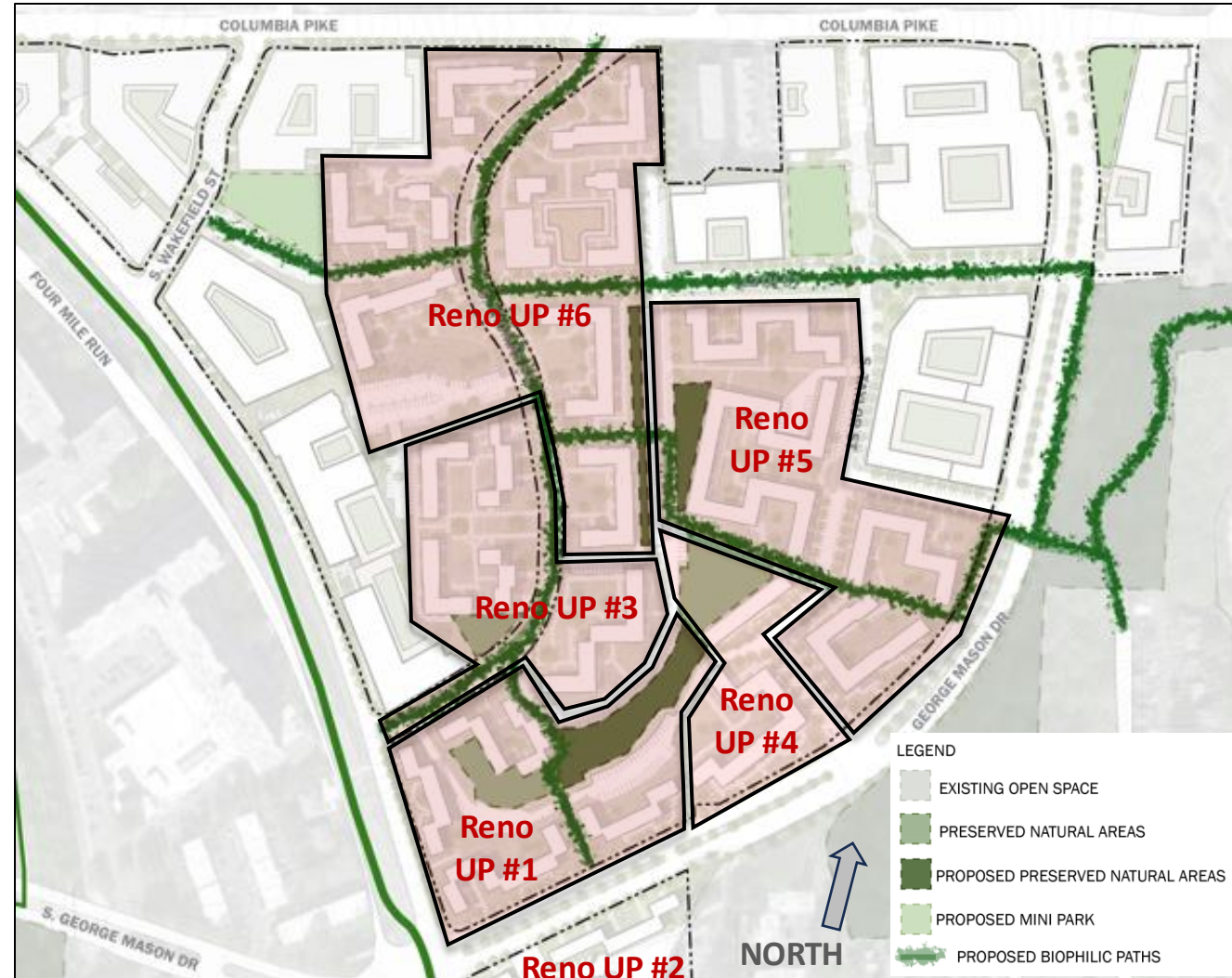


Site-Wide Phasing Plan - Renovation Areas

Expectations for Site Improvements Near Renovations

- Renovation Use Permit #1:
 - Two (southern-most) natural preserve areas
 - North/South segment of biophilic pathway
- Renovation Use Permit #3:
 - Natural Preserve Area (west of Thomas St)
 - Southern Half of Thomas St. biophilic pathway
- Renovation Use Permit #4:
 - Natural Preserve Area
- Renovation Use Permit #5:
 - Natural Preserve Area
 - Northern Half of Thomas St biophilic pathway
- Renovation Use Permit #6:
 - Natural Preserve Area
 - East/West segment of biophilic pathway

Note: Several of these Use Permits will be expected to improve and/or expand surface parking areas (as outlined in the MFDP), but are not anticipated to deliver any 12th Road improvements



Site-Wide Phasing Plan – New Construction Areas



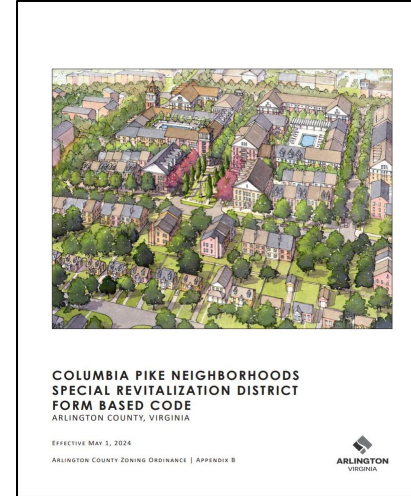
- Each use permit will be responsible for improving elements along its frontage (as is typical); however, the PDUP may offer some flexibility in the delivery of certain streetscape improvements if necessary
- Each of the three public parks will be associated with a specific new development proposal
- Unique phasing details will be required for the following elements:
 1. Segments of the biophilic pedestrian network
 2. Bicycle facilities/roadway improvements
 3. Reconfiguration of surface parking

Proposed Neighborhoods Form Based Code Amendments

Need for N-FBC Amendments at Barcroft

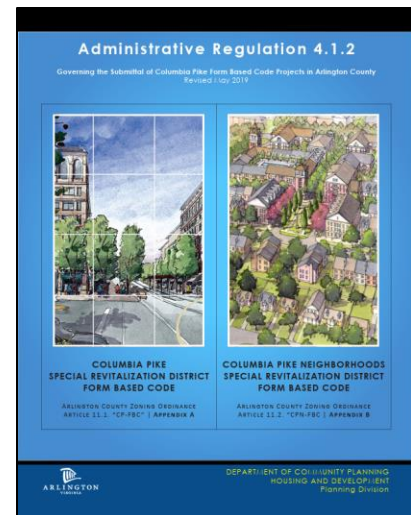
The Phased Development Use Permit will enable flexibility to meet the following N-FBC elements:

1. N-FBC affordability requirements off-site; and
2. Adjust the delivery of required N-FBC streetscape improvements



Staff is also working on necessary updates to the Administrative Regulation 4.1.2 to establish this new application type and incorporate other necessary updates

To enable the use of the PDUP tool, associated amendments to the Neighborhoods Form Based Code must also be considered to allow FBC projects access to this new tool



Strategic Updates to the Neighborhoods FBC

- PART 2: ADMINISTRATION
 - Section 205: Modifications
- PART 5: STREET-SPACE STANDARDS
 - Section 505: Sidewalk & Landscape Standards
- PART 9: BUILDING USE STANDARDS
 - Section 902: Affordable Housing Requirements



**COLUMBIA PIKE NEIGHBORHOODS
SPECIAL REVITALIZATION DISTRICT
FORM BASED CODE**
ARLINGTON COUNTY, VIRGINIA

EFFECTIVE MAY 1, 2024

ARLINGTON COUNTY ZONING ORDINANCE | APPENDIX B



Upcoming 2025 Schedule/Milestones

- April: Staff finalizes the PDUP tool/application type and completes review with CAO/CMO to formally establish its availability in the Administrative Regulations 4.1.2
- April: New fees are adopted for PDUP applications; submission of this new application is also enabled in the Accela system for applicants
- April/May: Staff develops N-FBC Amendment to introduce the PDUP within the N-FBC; Anticipated FBC AWG Review in April; ZOCO review in May
- May/June: Staff reviews initial PDUP application filed by Jair Lynch
- June: Request to Advertise for Proposed N-FBC Amendment
- July: County Board consideration of N-FBC Amendment, PDUP, and Use Permit for the 4110 Columbia Pike site (**first instance of the N-FBC use permit requiring flexibility**)