

2000 15th St N. - Alexan

Action – June 4, 2026

Location

The 1.14-acre site is located at 2000 15th St. N. in the Radnor/Ft. Myer Heights neighborhood. The site is currently occupied with a semi-vacant office building. The site is bordered by office and residential uses to the north, the County jail to the west, Tellus Apartments to the south, and The Prime at Arlington Courthouse Apartments to the east. The site is located within the boundaries of the Courthouse Sector Plan and the 1993 Courthouse Sector Plan Addendum.

Site Plan Application

The applicant, Maple Multi-Family Land East Coast L.P., proposes the construction of a new 19-story residential building with approximately 394 units. This is a major site plan amendment to an approved site plan at the subject site, SP #173.

Affordable Housing Program

There are two components to the affordable housing contribution. First, 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 \$1,953,162 cash contribution to the Affordable Housing Investment Fund (AHIF), or approximately 18 on-site units, 26 off-site nearby units or 35 off-site units. To achieve earned density, the applicant will have the option to provide either a \$5,000,000 cash contribution to AHIF or 9 CAFs on-site, consisting of 4 1-bedroom units and 5 2-bedroom units. The Applicant must inform the County of its decision prior to receiving the above grade building permit. If the Applicant chooses on-site units, the CAFs will serve incomes up to 60% of the Area Median Income (AMI) for a minimum of 30 years.

If the applicant elects to provide CAFs for the earned density, the nine (9) on-site units would specifically meet the following Goals, Objectives and Policies of the County's adopted Affordable Housing Master Plan (AHMP).

1. Policy 1.1.1 – Project will construct 9 CAFs through land use and zoning policy.
2. Policy 1.1.8 – Project will include 4 two-bedroom and 5 two-bedroom CAFs.
3. Policy 1.1.9- Project will commit affordable units within transit corridors consistent with the County's adopted land use plans and policies.
4. Policy 2.5.3 – Project will include one Type A accessible CAF, thereby helping to maintain a sufficient supply of affordable units accessible for persons with physical disabilities.
5. Policy 3.2.2 – Project is located on a Primary Transit Network identified in the MTP and has high levels of access to transportation options.
6. Policy 3.3.1 & 3.3.2 – Project will achieve LEED Gold certification for all buildings, furthering the goals of the Community Energy Plan.

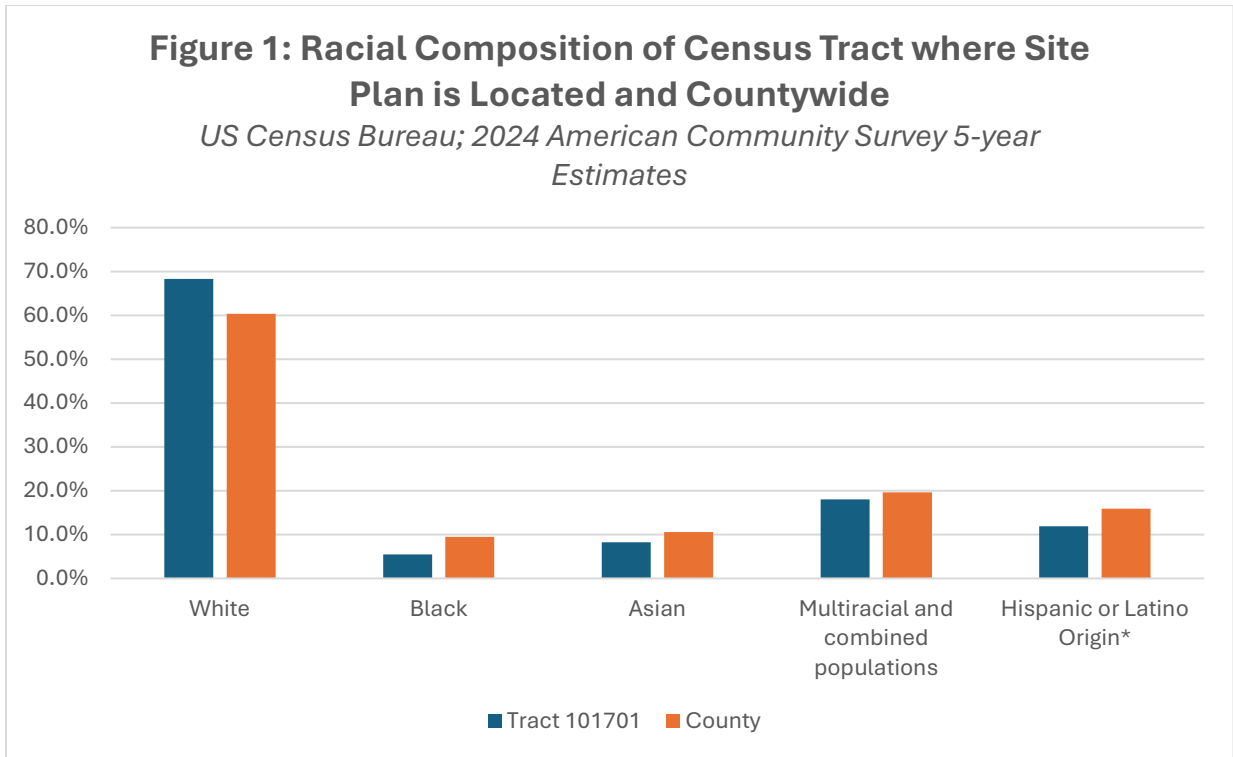
If the applicant elects to provide a monetary contribution, the proposed cash contribution would enable additional income-eligible families to live in Arlington. If the \$5,000,000 cash contribution is leveraged at the County AHIF per unit subsidy average of \$115,000/unit, about 43 off-site units affordable to households earning up to 60% of the AMI may be created at future affordable housing developments.

Staff recommends an option for a cash contribution because it can be leveraged to serve additional families and deeper affordability levels elsewhere in the County. Since both on-site units and cash are beneficial for different reasons, staff has agreed to allow the developer to ultimately choose which option. The developer has indicated a desire to provide units but may change to a cash contribution if it's determined to be feasible during the underwriting process.

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 2024 American Community Survey produces 5-year estimates for the racial composition of census tracts. This data indicates the census tract where this site plan is proposed has a proportionally larger white population than the County as a whole (68% versus 60%). There is a smaller percentage of the Black population (6% vs 10%), Asian population (8% versus 11%), and Multiracial and combined populations (18% versus 20%) than the County as a whole. There is also a smaller percentage Hispanic or Latino Origin populations (12% versus 16% Countywide) in the census tract where the proposed development is located compared to the countywide population.



**The Census Bureau reports Hispanic or Latino Origin separately from other races. Therefore, total percentages do not add up to 100%.*

If the developer elects to provide CAFs, the proposed 9 on-site CAFs would **benefit** and enable income-eligible families to live in an area of the County that is transit proximate and contains community amenities. 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.

If the developer elects to provide a cash contribution, the proposed contribution would **benefit** and enable additional income-eligible families to live in Arlington. If the \$5,000,000 cash contribution is leveraged at the County AHIF per unit subsidy average of \$115,000/unit, about 43 off-site units affordable to households earning up to 60% of the Area Median Income (AMI) may be created at future affordable housing developments. In terms of who is **burdened**, the anticipated units created from the cash contribution through the AHIF program will be affordable up to 60% AMI and may be able to serve those with very low incomes (e.g. 30% AMI) and who may not be eligible for housing grants or housing choice vouchers (unlike on-site CAF units generated from site plans, which are generally affordable at the 60% AMI level and not at the lower 30% AMI levels, for example). **Missing** from this opportunity would be CAF units serving households on-site.

Housing Commission

We **know** this information based on the census tract information for this geographic area as compared to the rest of the County. 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

Staff recommends approval of the affordable housing program, which meets the County's affordable housing policies by either including 9 on-site CAFs or a \$5,000,000 cash contribution to AHIF.

Alexan Location

