



ARLINGTON  
VIRGINIA

New Partners for Smart Growth

# Arlington County, VA

Affordable Housing and the Columbia  
Pike Corridor

January 30, 2015

# Arlington – A Tradition of Planning

- In '60s and '70s began planning for regional transit system
- Arlington lobbied strongly for underground route along old commercial corridor
- Community planning effort to increase density near proposed metro route

**Rosslyn-Ballston Corridor: 1972**



# Arlington – A Tradition of Planning

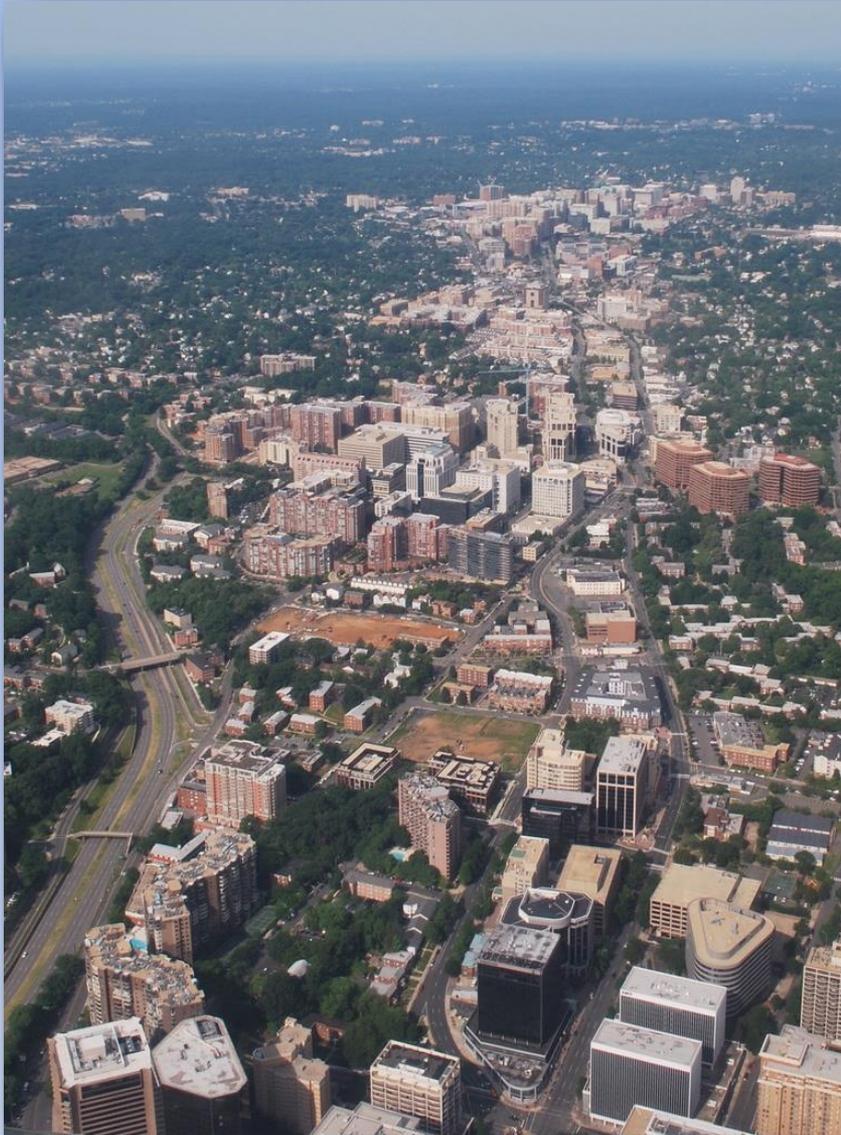


- Concentrate high and mid-density redevelopment around transit stations and taper down to existing neighborhoods
- Encourage a mix of uses and services in station areas
- Create high quality pedestrian environments and enhanced open space
- Preserve and reinvest in established residential neighborhoods



# Arlington – A Tradition of Planning

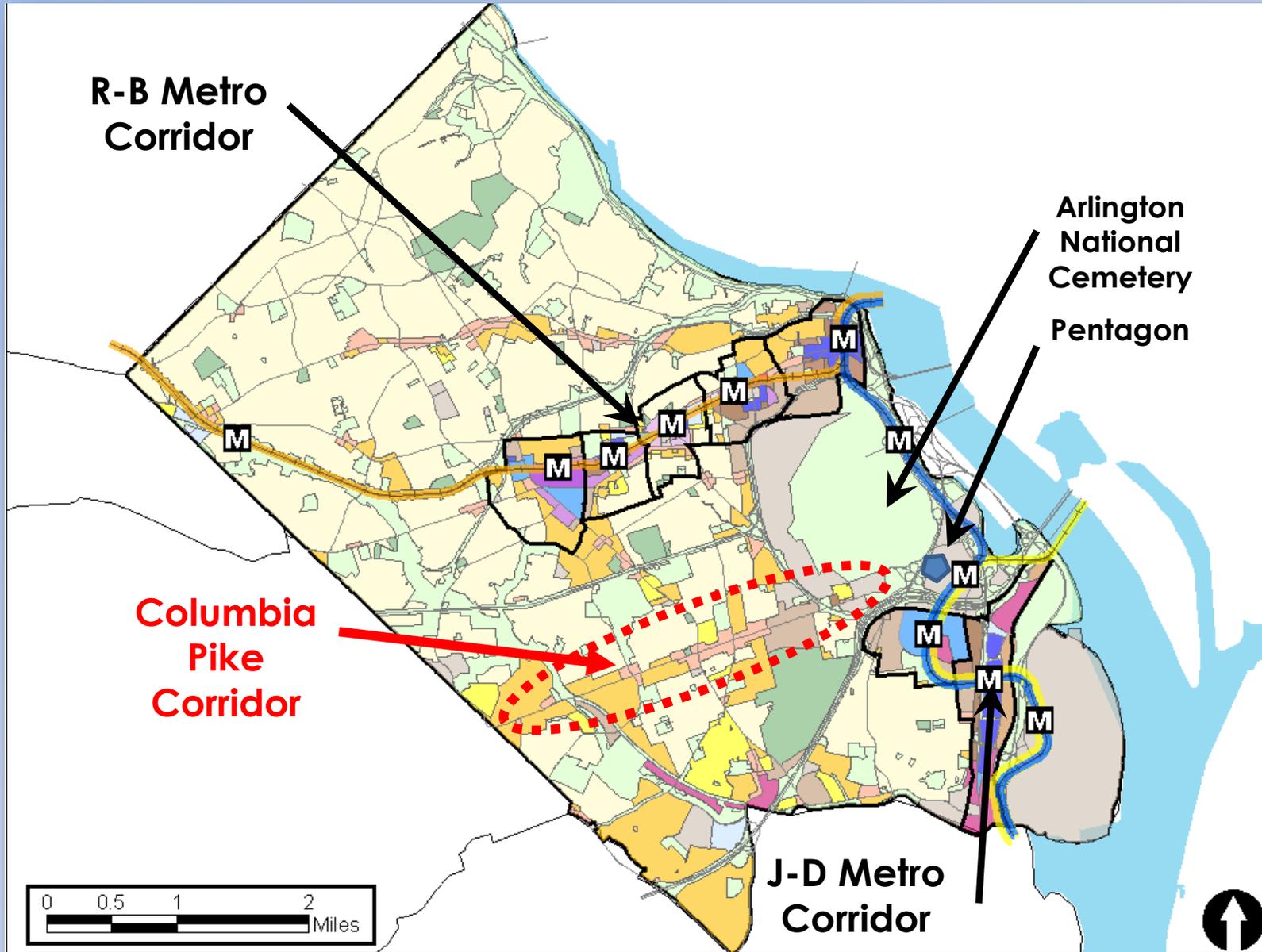
Rosslyn-Ballston Corridor: Today



## From 1970 to 2011

- 16.3 million additional SF office
- 22,366 additional units
- 1.9 million SF additional retail
- 74,300 additional jobs

# Next Generation of Planning - Columbia Pike



# Arlington's Columbia Pike

- **~37,120 residents** (July 2014)
- **Population expected to almost double in 30 years**
- **Diverse area of County**
  - 67% of residents non-white
  - 40% of residents foreign born
- **Large number of Market Rate Affordable Units (MARKS)**
  - ~9,100 multi-family units
  - 68% are MARKS

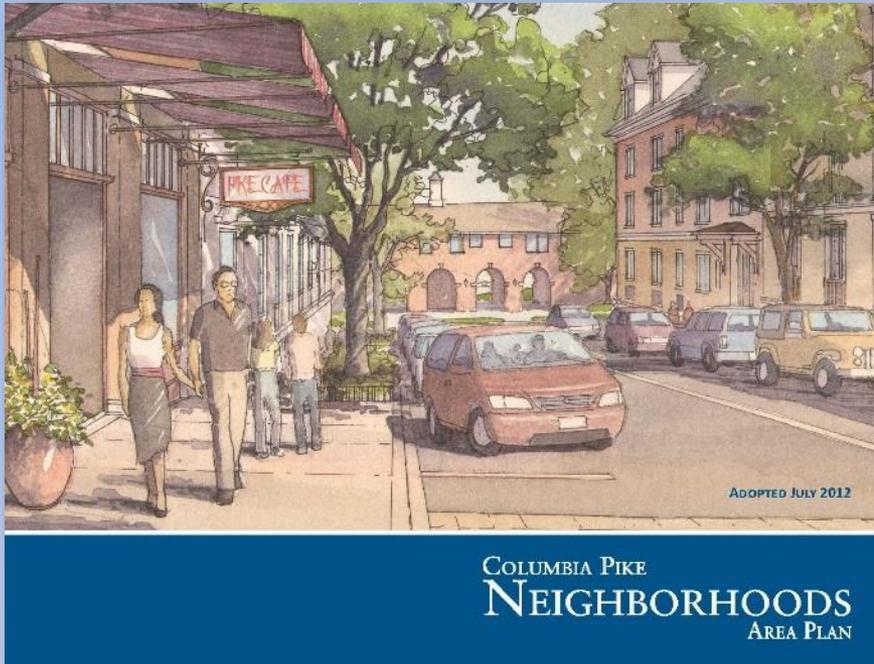


# Columbia Pike Dilemma

- **6,200 units are market affordable units (MARKs) without long-term commitments to affordability**
  
- **Short-term threats:**
  - Renovation and re-leasing
  - By-right townhouse development
  
- **Long-term threats:**
  - Redevelopment without affordable housing
  - Locking in land patterns that are less than optimal and don't support Pike goals and objectives
  
- **Financial gap is widening**



# Community Process – Columbia Pike Neighborhoods Area Plan



- Adopted in July 2012 after 3-Year Planning Period
- Involved multiple stakeholders including developers, advocates, Commissioners, staff, community leaders

# Columbia Pike Neighborhoods Area Plan

## Key goals adopted in Neighborhoods Area:

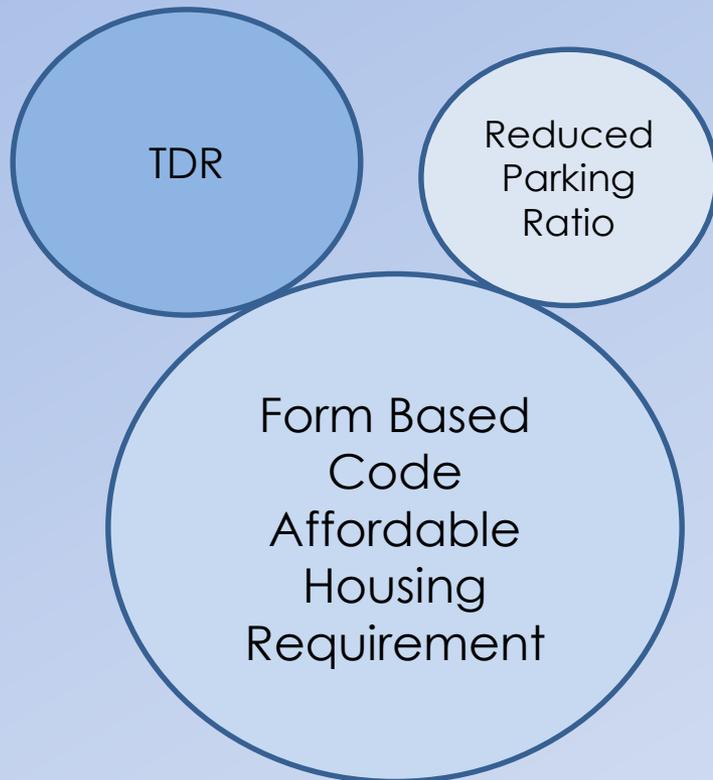
1. Preserve **all** affordable units with rents up to 80% of the Area Median Income (AMI) (~6,200 units)
2. Encourage high-quality, mixed-use development
3. Preserve historic buildings
4. Create diverse housing options



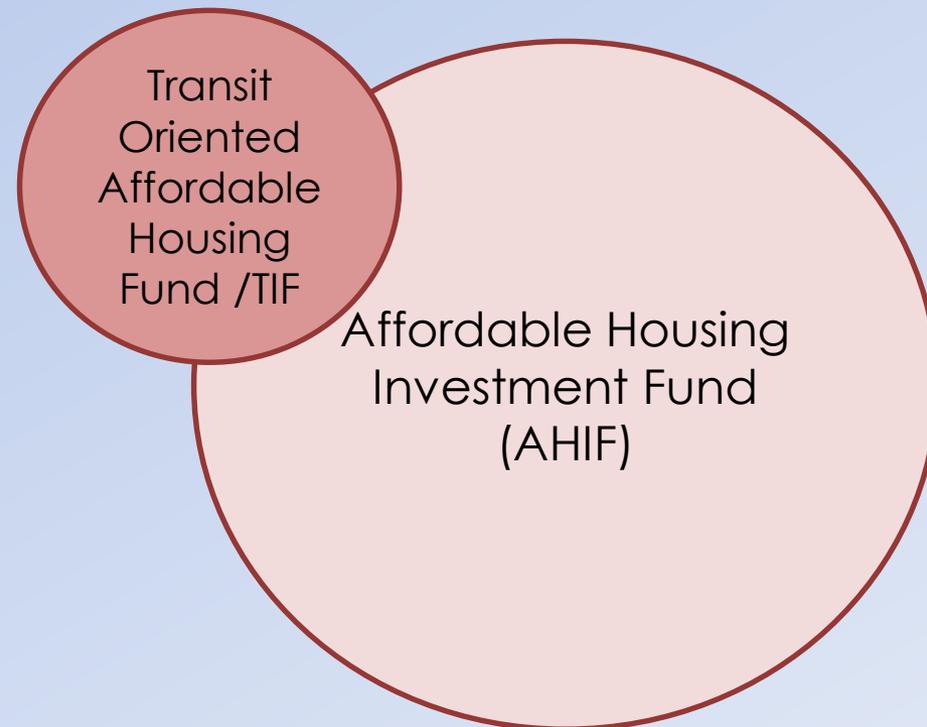
# Developing New Tools

## Goal – To preserve 6,200 MARKS

### Planning Tools



### Financial Tools



# Partnerships

## Arlington Mill Residences and Community Center

- Partnered with nonprofit developer APAH
- County-owned land
- New 5-story community center
- 122 Affordable units
  - 83 units at 60% AMI
  - 26 at 50% AMI
  - 13 at 30% AMI

*Before*



*After*



# Partnerships cont.

## The Shell

- Partnership with AHC
- \$7.99 AHIF loan
- 75-Year Affordability Period
- Apartments to open in January
- 83 Affordable units
  - 64 units at 60% AMI
  - 19 at 50% AMI



## The Serrano

- Acquisition - partnered with AHC
- Approved April 2014
- 280 total units (196 affordable units)
  - 140 units at 80% AMI
  - 56 at 60% AMI
  - 84 market rate units
- Includes 39,500 SF vacant parcel – goal to develop with affordable housing within next five years



# What we are Learning....

- Establish vision and use visualizations
- Share facts with community; engage different stakeholders including property owners & developers
- Balance density with cost efficiency & community acceptance
  - Public process and buy-in is vital to success
- Test ideas before action/implementation
- Continue to monitor tools and effectiveness

## Neighborhoods FBC Applications To-Date

- 1 apartment infill application (nonprofit developer)
- 1 condo/townhouse redevelopment application (market developer)



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*For more information visit*

*<http://projects.arlingtonva.us/projects/columbia-pike/>*