



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of November 14, 2009

DATE: November 9, 2009

SUBJECT: U-3228-09-1 USE PERMIT for additions to and expansion of existing nonconforming buildings or uses and modification of coverage, yard, setback, parking and/or density regulations for existing apartment buildings, located at 914-934 S. Buchanan Street (RPC: 23-006-161 and 23-006-002).

Applicant:

Arlington Partnership for Affordable Housing, Inc.
2704 N. Pershing Drive
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached resolution designating the Buchanan Gardens site as a Voluntary Coordinated Housing Preservation and Development District (VCHPDD).

Approve the use permit, subject to the conditions of this staff report.

ISSUES: This is a use permit request for additions to and expansion of existing nonconforming buildings, with modification of parking and density regulations, to provide affordable housing. No issues have been identified.

SUMMARY: The Arlington Partnership for Affordable Housing (APAH), Inc. is requesting a use permit for the addition and expansion of nonconforming buildings, and modification of parking and density regulations for existing apartment buildings at Buchanan Gardens. The applicant proposes to “bump-out” the existing buildings to provide larger and more family-sized affordable dwelling units. With the proposed addition to the buildings and expansion of units, there would be no change in the total number of existing dwelling units or density. Coverage, while increasing by 9%, would still not exceed the maximum percentage for the site permitted by the Zoning Ordinance. Parking, which is currently inconsistent with the current Zoning requirements, would be further modified to provide for more accessible parking spaces. The proposal is consistent with the Zoning Ordinance requirements of Subsection 12.B.2 as amended

County Manager: BMD/GA

County Attorney: CUM SAM

Staff: Samia Byrd, DCPHD, Planning Division
Marie Randall, DCPHD, Housing Division
Michael Leventhal, DCPHD, Neighborhood Services Division
Jennifer Fioretti, DES, Transportation Division

PLA-5403

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on October 24, 2009. The applicant has also submitted a Low and Moderate Income Housing Plan which furthers the County's Affordable Housing Goals and Targets, and the site would be designated as a Virginia Coordinated Housing Preservation and Development District (VCHPDD). This would ensure that 100% of the units are preserved for low and moderate income persons for a period of 60 years. Finally, the addition and expansion of the existing buildings would not: 1) adversely affect the health or safety of persons residing or working in the neighborhood; 2) be detrimental to public welfare or injurious to property or improvements in the neighborhood; and/or 3) be in conflict with the purposes of the master plans of the County. Therefore, staff recommends the use permit be approved subject to the conditions of this staff report.

BACKGROUND: Buchanan Gardens is a garden apartment complex constructed in 1949. The applicant, Arlington Partnership for Affordable Housing, Inc. (APAH) proposes to expand the footprint of the existing buildings at Buchanan Gardens to provide for interior renovations and improvements that would result in larger and more family-sized, one, two and three-bedroom affordable housing units. The redevelopment would also include the modernization of all of the systems and finishes and the creation of new office and community space. The existing apartment buildings are nonconforming as the site is over density and under parked within the "RA14-26" Zoning District. The proposed structural modifications and expansion of existing nonconformities would be permitted with County Board approval of a special exception use permit.

Following is additional information on the subject site:

Site: Located a half block north of Columbia Pike at 914-934 S. Buchanan Street, the subject property occupies a 153,598 square foot site (3.5 acres) with the following boundaries and surrounding uses:

- To the north: One-family dwellings and a 3-story multifamily building; 9th Street South.
- To the west: Four Mile Run; paved railroad line of the Washington and Old Dominion Railroad (W&OD).
- To the east: S. Buchanan Street.
- To the south: Barcroft Mall (Service Commercial); Columbia Pike.

Zoning: "RA14-26" Apartment Dwelling Districts.

General Land Use Plan Designation: Low-Medium Residential (16-36 units per acre).

Neighborhood: The site is located within the boundaries of the Barcroft School & Civic League (BSCL). The BSCL has been notified and is in support of the proposed use permit request. On May 7, 2009, the BSCL adopted a resolution in support of the purchase of Buchanan Gardens by APAH and their application to the County for financing for the project. In addition, the BSCL adopted a resolution on October 1, 2009 in support of the use permit. Both resolutions noted that previous BSCL neighborhood conservation plans have

identified concerns about the poor state of the property and recommended improvements. The renovations proposed with the use permit would address the recommended improvements.

Existing Development: The site is currently developed with 11, three-story, multifamily apartment buildings which consist of a total of 111, one-, two-, and three-bedroom dwelling units; and 100 parking spaces.

Proposed Development: The developer proposes to construct masonry bump-out additions to the rear and side areas of the existing buildings. The bump-outs would be designed to provide massing, materials, rooflines, roofing, windows and trim to match the adjacent buildings. Site improvements would include storm and sanitary system upgrades, preservation of existing trees and replacement where necessary, new concrete walks to create new pedestrian paths to enhance circulation, code compliant accessible routes from parking to new accessible units that would comply with the Uniform Federal Accessibility Standard (UFAS) requirements, and provide new concrete curb cuts, ramps, walks, landing and retaining walls which would significantly improve the site.

The table below provides a statistical summary of the project.

	Proposal
SITE AREA	153,598 sf
	3.526 ac
Density	
Residential G.F.A.	NA
Residential Units	111
Units permitted by right	85
Units permitted by use permit	111
Proposed units per acre	32 units/acre
“RA14-26” Maximum units per acre by right	24 units/acre
“RA14-26” Maximum units per acre by use permit	32 units/acre
Building Height	
Average Site Elevation	156.16 ft
Main Roof Elevation (highest sited building)	203.38 ft
Main Roof Height (highest sited building) ¹	47.23 ft
	37.42 ft
Number of stories	2 Stories + bsmt; & 3 Stories
“RA14-26” Maximum Height	3 ½ Stories or 35 ft
Setbacks & Yard	
Setback	25 ft
Side Yard	25 ft

¹ This is the height based on the Zoning Ordinance calculation as measured from the top of the roof ridge of the highest sited building less the average site elevation. Maximum height of the highest sited building from grade to the roof ridge is 37.4 feet.

	Proposal
Rear Yard	14 ft
“RA14-26” Required Setback	50 ft from Street Centerline
“RA14-26” Side Yard	14 ft
“RA 14-26” Rear Yard	25 ft
Coverage	
Building Footprints	38,413 sf
Parking and Driveway	25,650 sf
Total Coverage	64,063 sf
Percent Coverage	42%
“RA14-26” Permitted Coverage	84,015 sf
“RA14-26” Maximum Permitted Coverage	56%
Parking	
Standard Parking Spaces	79
Accessible Parking Spaces ²	12
Total Parking Spaces	91
Parking Ratio	.82 sp/unit
“RA14-26” Required Parking Ratio	1.125 sp/unit
“RA14-26” Required Parking Spaces	125

Green Building: APAH proposes that the construction of the “bump-outs” would be certified under the state of Virginia’s EarthCraft program. Green building elements proposed for the additions and interior renovations would include energy efficiency consistent with the County’s green building policies. (Condition #36)

Transportation: The subject site is located on the west side of South Buchanan Street approximately mid-block between Colombia Pike and 9th Street South. The Master Transportation Plan (MTP) classifies the adjacent street, South Buchanan Street, as a Residential, or Commercial Local, Street. The traffic volume along South Buchanan Street during the AM and PM peaks respectively is 181 vehicles per hour and 182 vehicles per hour. South Buchanan Street provides a single travel lane in each direction. 9th Street South, is classified as a Residential or Commercial Local Street, and Columbia Pike, is classified as a Type D Primarily Garden Apartments and Townhouse Neighborhood Arterial Street.

Transportation Network: Regional access to the 914-934 S. Buchanan Street site is provided by Arlington Boulevard (U.S. Route 50) and Washington Boulevard (U.S. Route 27). Local access is provided by Columbia Pike (Route 244), South Glebe Road (VA 120), South George Mason Drive, and South Walter Reed Drive.

The site is located about a half block from Columbia Pike, identified by the MTP as a Primary Transit Network, and is therefore well served by Metrobus and Art bus service. The bus routes serving the site include the Metrobus Routes 16A, 16D, and 16L, and the ART bus Routes 41 and 75. The site is located 1.7 miles from the Ballston Metro station located on the Orange Line. The Buchanan Gardens site is adjacent to the Four Mile Run bicycle and pedestrian trail to the

² The exact number of accessible spaces will be commensurate with the minimum number of accessible units required for the project.

west and located approximately one half-block from an existing on-street bikeway located on 9th Street South. The combination of ART and Metrobus service and existing bicycle and pedestrian facilities in this area provide excellent local and regional connectivity providing accessibility to many of Arlington's neighborhoods and services.

Access to the site will remain from an existing private drive located off South Buchanan Street. The private drive runs perpendicular to South Buchanan Street and cuts through the center of the site, providing access to all 11 multifamily buildings.

Pedestrian and Streetscape Improvements: A private drive currently exists, and will continue to operate as a two-way drive. Existing conditions include a 59-foot wide paved area from face-of-curb to face-of-curb, with a 23-foot drive aisle, and 90 degree angle 9-feet by 18-feet, head in parking on both sides. The applicant proposes to modify the width of the parking spaces to 8-foot-6 inches, consistent with Zoning Ordinance's Section 33 requirements for a standard parking space, to maximize the number of parking spaces on site. Existing 5-foot-6-inch wide sidewalks on both sides will remain adjacent to the private drive. The applicant proposes new pedestrian scale lighting at the back of the sidewalk on both sides. New, handicap accessible ramps are proposed in three (3) locations, including at the entrance to the private drive at South Buchanan Street. In addition to the sidewalk and handicap ramp improvements, all interior walkways throughout the site will be widened to a minimum of 5-feet.

South Buchanan Street currently measures 35-feet from face of curb to face of curb, with two (2), 10-foot wide travel lanes including curb and gutter in both the north and southbound direction and 7-foot-six inch parking lanes on both sides. The applicant has not proposed any modifications to the width of South Buchanan Street. There are existing 4-foot wide sidewalks and 3-foot wide planting strips on both sides of the street. Existing lighting along the west side of the street will remain. The applicant has proposed to widen the sidewalk on the west side of South Buchanan Street providing a 5-foot wide sidewalk and a 3-foot wide planting strip. In addition, the applicant has agreed to construct a new driveway apron at the entrance of the private drive at South Buchanan Street.

Transportation Management Plan (TMP): Consistent with the County's adopted TMP Policy, staff recommends that the developer implement a TMP to reduce single occupancy vehicle (SOV) trips to and from the site. The applicant has proposed to implement the Transportation Demand Management (TDM) strategies referenced in Condition #30 and summarized below:

- Designate a member of the buildings management team as Property Transportation Coordinator with responsibilities for completing and coordinating the TDM Plan obligations.
- Provide transportation kiosk in the lobby or lobbies of the multi-family buildings.
- Distribute transit information, included with a new resident package, to include site specific transit related information.
- Provide bicycle parking/storage facilities.

Utilities: Adequate storm and sanitary sewer capacity is available to serve the proposed development. Staff has requested, and the applicant has agreed per Condition #27, to replace the entirety of approximately 500-feet of existing 6-inch water main located in the existing private

drive with new 8-inch water main and to transfer all remaining existing appurtenances to the new water main. The existing 6-inch water main may either be removed or abandoned in place.

Parking: The subject property currently provides 100 parking spaces resulting in .90 spaces per dwelling unit of off-street parking. The applicant is proposing to increase this nonconformity and reduce the spaces to 91 at .82 spaces per unit. Section 33 of the Zoning Ordinance requires that the applicant provide a parking ratio of 1 1/8 spaces for the first 200 dwelling units in any structure and one (1) space for each additional unit. For the 111-unit property, this would result in a standard requirement of 125 spaces. The reduced parking ratio is a result of a modification to the existing parking layout to provide for additional accessible parking spaces to meet code requirements. The applicant is unable to provide the full number of parking spaces due to constraints such as the required setback for parking areas in a residential zone and maximum permitted lot coverage. The parking modification is allowed by the recent Zoning Ordinance changes to Subsection 12.B.2. In addition to the sidewalk and streetscape improvements proposed, and access to existing transit and pedestrian facilities located less than one half-block from the site, the applicant agrees to provide a Transportation Management Plan that includes a total of 56 on-site bicycle storage spaces, (36 secured spaces at a new bicycle storage out-building or internal to the newly renovated buildings, and 20 visitor bike spaces), which collectively serve to strengthen the transportation alternatives for site residents and visitors.

DISCUSSION:

Land Use and Zoning: On October 24, 2009, the County Board approved a Zoning Ordinance text amendment to the “RA” districts, to permit, by special exception use permit, the expansion of, and addition to existing nonconforming buildings or uses and modification of regulations for those buildings where the building is proposed to be used for the provision of low or moderate income housing. Subsection 12.B.2. of the Zoning Ordinance as amended provides:

When a building is proposed to be used for the purpose of providing low or moderate income housing, and the land, buildings or structures on the site do not conform to the regulations of the Zoning Ordinance, the County Board may, by use permit approval pursuant to subsection 36.G. of the Ordinance, approve additions to or enlargements of building(s) on the property and modification of regulations on setback, yard, coverage, parking, and/or density. Provided however, that no use permit shall be approved unless the proposal includes a low or moderate income housing plan that furthers the County Board adopted Goals and Targets for Affordable Housing and a request for designation as a Voluntary Coordinated Housing Preservation and Development District (VCHPDD) by the County Board. Provided further than, under no circumstances shall the County Board approve a use permit to allow:

- a. *The greater of either 1) the height permitted in subsection 12.C. or 2) the height already legally existing on the site at the time of application; or*
- b. *Additional density beyond the number of units already legally existing on the site at the time of application.*

The proposed use permit for Buchanan Gardens would be the first of its kind under the amendment to the Zoning Ordinance. Following is an analysis of the existing conditions and the proposal in the context of the requirements of the Zoning Ordinance as amended.

	Existing	Proposed	Permitted/ Required	Nonconforming	Modification Permitted	Modification Requested
Density	32 units/acre	32 units/acre	24 units/acre	Yes	Yes	See Table Note 1
Height	37.4 ft. Up to 3 stories	37.4 ft. 3 stories	35 ft. or 3 ½ Stories	No	No	See Table Note 1
Coverage	50,708 sf 33%	64,694 sf 42%	86,015 sf 56%	No	No	No
Setbacks	25'	25'	50' from centerline but no less than 25' from street right-of-way line	No	No	No
Side & Rear Yards	14' (Side Yard) 25' (Rear Yard)	14' 25'	14' 25'	No No	Yes Yes	No No
Parking	100 sp .90 sp/unit	91 sp .82 sp/unit	125 sp 1.125 sp/unit	Yes	Yes	Yes
VCHPDD Designation	NA	Yes	Yes	NA	NA	See Table Note 2
<p>Note 1: Per the Zoning Ordinance text as amended in October 2009, height and density can only be modified to approve what already lawfully existed on the site at the time of the use permit application.</p> <p>Note 2: VCHPDD designation is required per the Zoning Ordinance text as amended in October 2009.</p>						

- Density* – In the “RA14-26” zoning district, density is expressed as units per acre where the minimum lot area permitted per dwelling unit for apartment houses, including resident employees’ dwelling units, is 1,800 square feet. This equates to a maximum permitted density of 24 units per acre for the Buchanan Gardens property. Existing density for the property is 32 units per acre and was established under the original density calculations for the Zoning District (previously expressed as a range allowing dwelling units per acre as opposed to minimum square footage per dwelling unit). With the proposed additions to, and expansion of the existing buildings, there would be no change to the number of existing units although their size would increase; therefore density would remain at 32 units per acre. A modification of the zoning regulations for density is requested with this use permit only to approve what already lawfully existed on the site at the time of the application.
- Height* – Maximum permitted height in the “RA14-26” Zoning District is 3 ½ stories or 35 feet. With the proposed addition to, and expansion of the existing apartment buildings, there would be no change in the height of the buildings, ranging from two to three stories. The proposed additions would also meet the requirements of the Zoning Ordinance with respect to height.
- Coverage* – Per Section 32 of the Zoning Ordinance, lot coverage can not exceed 56% of the total site area. This includes the total area in square feet of the lot covered by the

main building footprint(s), total footprints of accessory buildings with footprints greater than 150 square feet or heights of two (2) or more stories, and parking pads and driveways. Existing lot coverage for the Buchanan Gardens property is 33%. With the addition of approximately 13,355 square feet of area resulting from the bump outs and modifications to the parking layout and walkways, coverage would increase by approximately 9% to 42%. A modification of the regulations is not required for the proposed increase in lot coverage as it is still within the maximum permitted coverage percentage.

- *Setbacks and Side and Rear Yards* – Section 32 of the Zoning Ordinance requires structures to be setback 50 feet from the centerline of the street or no more than 25 feet from the street right-of-way line. The setback required for side yards is 25 feet and for rear yards, 14 feet. With the addition of the proposed bump outs to the existing buildings, the setback and side and rear yards would be maintained and no modification to the Zoning regulations would be required.
- *Parking* – The Buchanan Gardens property is currently under-parked at a ratio of .90 spaces per unit (100 spaces) as opposed to the required ratios of 1.125 (125 spaces). In order to provide accessible spaces, the applicant proposes to increase this nonconformity by reducing the parking ratio to .82 spaces per unit, (91 spaces). Consistent with the Zoning Ordinance amendment, a modification to parking would be required. Staff considers this modification to be appropriate given the provision of accessible spaces, affordable housing, transportation alternatives, and access to bus transit.
- *Voluntary Coordinated Housing Preservation and Development District* - In accordance with the Zoning Ordinance text amendment approved in October 2009, the subject property would be designated as a Voluntary Coordinated Housing Preservation and Development District (VCHPDD). This would allow the County to provide assistance to APAH to preserve the existing housing for low or moderate income persons. While the requirement is that the County Board adopt a resolution to designate an eligible property as a VCHPDD and a developer to provide at least 20% of the units for low and moderate income persons for a minimum of 10 years, APAH has agreed to preserve 100% of the units for low and moderate income persons for a minimum of 60 years.

Affordable Housing: The purpose of the use permit is to allow for additions to the existing apartment buildings that would preserve affordable housing. The additions would permit the expansion of the buildings whereby larger and more family-sized, affordable dwelling units would be created. APAH submitted a Low and Moderate Income Housing Plan in conjunction with the use permit request. Currently the 111-unit development provides rents for all units that are affordable to households between 50% and 60% of the Area Median Income (AMI).

CURRENT UNIT MIX AND RENTS

Unit Type	# of Units	Unit Size (Sq Ft)	Monthly Rents (Includes Utilities)
1-Bedroom	82	464	\$995
2-Bedrooms	28	525	\$1,329
3-Bedroom	1	900	\$1,425
Total	111		

The applicant proposes that under the Affordable Housing Plan, 100% of the 111 units would be preserved as affordable housing with the following proposed unit mix and rents at no more than 60% of the AMI for a period of 60 years:

PROPOSED UNIT MIX AND RENTS

Unit Type	# of Units	Unit Size (Sq Ft)	Rents after Renovations³ (before utility allowance is subtracted)
1-Bedroom	55 units	464 – 525	\$1,155
2-Bedroom	49 units	689 – 800	\$1,386
3-Bedroom	7 unit	900 – 1125	\$1,602
Total	111 units		

Currently there are no accessible units within the property. With the addition and expansion of units under the use permit, the applicant proposes a minimum of 5% (6 units) would be renovated so as to be fully accessible to persons with mobility impairments and a minimum of 2% (3 units) would be accessible to persons with visual and hearing impairments.

As the property is currently occupied, APAH prepared a Relocation Plan which was reviewed and tentatively approved by the Tenant Landlord Commission at their meeting on September 16, 2009. To minimize any displacement of current residents who do not meet affordability requirements, APAH proposes to phase in the affordability restrictions that will be put into place after the acquisition of the property.

Finally, the proposal meets the County’s Affordable Housing Goals and Targets as follows:

Goal 2: Ensure through all available means that all housing in Arlington County is safe and decent.

Target 2A: Ensure that 100% of multi-family rental housing units have no major violations that are not corrected within the standard time permitted by the appropriate code enforcement agency by FY2010.

- Rehabilitation of the property as proposed would bring the property into compliance with current building codes;

Goal 3: Permit no net loss of committed affordable housing, and make every reasonable effort to maintain the supply of affordable market rate housing.

³ These are the 2009 maximum allowable rents for 60% AMI units, before the utility allowance is subtracted. These rents will be adjusted to reflect any changes to the Area Median Income (AMI).

Target 3C: Help maintain the supply of affordable housing by assisting an average of 400 net new committed affordable housing units per year, especially the preservation of existing affordable housing through partnerships with nonprofit housing providers, while meeting the targets for goals 4, 5, 6 and 7.

- APAH, a nonprofit housing developer, proposes to preserve 111 units of committed affordable housing.

Goal 5: Increase the number of housing units with two or more bedrooms in order to match the needs of households with children.

Target 5A: Increase the number of family-sized units in the County to 61,000 by FY 2010

- Currently Buchanan Gardens is comprised of 29, two-bedroom and one (1), three-bedroom unit. APAH proposes through the expansion of the existing buildings to provide 49, two-bedroom and seven (7), three-bedroom family-sized units. This would be an increase of 26 family-size units.

Historic Preservation: Built in 1949, Buchanan Gardens was constructed to provide moderate-income housing for wartime workers migrating to the metropolitan Washington, DC area. It filled the need for adequate rental at a time when there was a severe housing shortage in this area. For this reason, Buchanan Gardens is considered historic, and is a classic representation of FHA-funded garden style apartment projects of the post-war era. Buchanan Gardens is listed by reference in the National Register of Historic Places as part of a larger nomination (listed 05/22/03) entitled “Garden Apartments and Apartment Complexes Built in Arlington County from 1934-1954.” The project will be nominated individually to the National Register as a supportive element to the larger approved nomination.

The proposed use permit application has been reviewed by historic preservation staff with respect to the impact of the proposed additions and expansions of the existing buildings on the property’s historic character. The renovations and expansion of the existing buildings as proposed have been developed in consideration of requirements of Arlington’s Historical Affairs Landmark Review Board and the National Park Service to qualify the project for listing on the National Register of Historic Places, and to qualify for State and Federal historic tax credits. The proposed bump outs – design and materials – are consistent with such requirements and preserve the site’s historic character.

CONCLUSION: Buchanan Gardens apartments currently provides dwelling units at rents affordable to low and moderate income persons. The post-war era development is historically significant as reflective of the time period in which it was built. The proposed additions and expansion of buildings would preserve and expand upon the architectural elements relevant to the era in which they were constructed. In addition, there would be preservation of, and commitment to, providing 100% of the existing units as low and moderate income housing for 60 years. The additions would allow for more and larger family units consistent with the County’s Housing Goals and Targets. Also, consistent with the Zoning Ordinance provisions, the site

would be designated as a Voluntary Coordinated Housing Preservation and Development District (VCHPDD). In reviewing the use permit, staff finds that it is consistent with the Zoning Ordinance provisions as amended on October 24, 2009. Where modifications are requested for parking and density, there would be minimal land use impact. The modification to density would not result in an increase in the number of units, but permit the current density existing on the site at the time of the application. The modification to parking would result from a revised parking layout that would include the addition of a minimum of six (6) handicap accessible parking spaces where currently there only exists one (1). The proposal would not: 1) adversely affect the health or safety of persons residing or working in the neighborhood; 2) be detrimental to public welfare or injurious to property or improvements in the neighborhood; and/or 3) be in conflict with the purposes of the master plans of the County. Therefore, staff recommends that the use permit be approved, subject to the following conditions.

Conditions:

The following conditions of use permit approval (#1 through #9) are valid for the life of the use permit and must be met by the developer before issuance of the Clearing, Grading and Demolition Permit.

Use Permit Term

1. The developer (as used in these conditions, the term “developer” shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and the revised drawings dated November 4, 2009 and labeled “*The Proposed Revitalization of Buchanan Gardens*,” prepared by Wiencek + Associates Architects + Planners, reviewed and approved by the County Board and made a part of the public record on November 14, 2009, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

This use permit approval expires three (3) years after the date of County Board approval if a building permit has not been issued for the first building “bump out” addition to be constructed pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this use permit and its conditions for their compliance with then current County policies for land use, zoning and special exception uses. Extension of the use permit is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the plan into compliance with then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

Pre-Construction Meeting

2. The developer agrees to coordinate and conduct a pre-construction meeting in a County office building prior to the issuance of any permits for the use permit. The meeting participants shall include the developer and its construction team, and relevant County staff. Relevant County staff shall include staff from the Departments of Community Planning Housing and Development – Planning, Zoning, Inspection Services, Code

Enforcement Department, Neighborhood Services and Housing; Department of Environmental Services (DES), Landscape Plan team, green building staff contact, and other departments as determined by the County Manager. The developer agrees to notify the above meeting participants of the meeting time and location at least two (2) weeks in advance. The purpose of the pre-construction meeting is to discuss the requirements of the use permit conditions.

3. Tree Protection and Replacement:

- a. The developer agrees to complete a tree survey, which shows existing conditions of the site and locates and identifies all trees which are four (4) inches in diameter or greater. The survey shall include any tree on adjacent sites whose dripline extends onto the subject site.
- b. The developer agrees to file and implement a tree protection plan which will designate any trees shown on the survey certified by Gregg D. Eberly dated October 16, 2009 and found in drawings identified in Condition #1 that are proposed to be saved by the developer. Trees designated to be saved on the tree protection plan, or those specified to be saved by the approved use permit and shown on any filing in connection with this case will be protected. This plan shall include any tree on adjacent sites whose dripline extends onto the subject site. The tree protection plan shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved, and found by the County Manager or his designee to meet the requirements of this use permit, before the issuance of the Clearing, Grading and Demolition Permit.
- c. Upon approval of the tree protection plan, the developer agrees to submit to the Department of Parks, Recreation, and Cultural Resources (DPRCR) a performance bond estimate for the trees to be saved. Upon approval of the performance bond estimate by DPRCR, the developer agrees to submit to DPRCR a performance bond, in the approved amount of the estimate, and the approved tree protection plan, which bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit. Prior to release of the public improvement bond, the developer agrees to submit to DPRCR as-built drawings showing the location of all saved trees.
- d. The developer agrees that any tree proposed to be saved on the tree protection plan or other filing shall be saved. At a minimum, this plan shall include:
 - (1) A site-grading plan at two (2) foot intervals, including the location of all proposed improvements and utilities.
 - (2) Detailed specifications for any tree walls or wells proposed.

- (3) A description of how and where building materials and equipment will be stored during construction to ensure that no compaction occurs within the dripline of the trees to be saved.
 - (4) Identification of tree protection measures and delineation of placement of tree protection.
 - (5) Any tree required to be saved pursuant to this condition, which dies (any tree which is 30% or more dead as determined by the County's Urban Forester shall be considered to have died) prior to, or within ten (10) years of the issuance of any Certificate of Occupancy in the final building shall be removed and replaced by the developer at their expense with the number of major deciduous and evergreen trees consistent with the Tree Replacement Guidelines and which meet the minimum size and other requirements as specified in subparagraph (3.d.5) does not relieve the developer of any violation resulting from the failure to save identified trees.
 - (6) The location of all construction trailers shall be approved either by Administrative Change approval or be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers proposed to be located in the public right-of-way shall require approved by DES and Zoning staff, and the use permit's Arlington County Police representative shall receive a copy of the aforementioned map.
- e. In addition to saving identified trees, the developer also agrees to replace all trees shown on the Tree Survey that are removed as a result of the new construction in accordance with the Arlington County Tree Replacement Guidelines. The developer agrees to submit tree replacement calculations and a tree replacement plan in accordance with the Arlington County Tree Replacement Guidelines. The tree replacement calculations shall be developed by a certified arborist or other horticultural professional with a demonstrated expertise in assessing the condition of trees. Any replacement trees shall conform to the standards and specifications set forth in Condition #11a below and any replacement trees that cannot be accommodated on site will be provided in a monetary amount to the Tree Canopy Fund coordinated with Arlington County's Department of Parks and Recreation. The developer agrees to submit and obtain approval of this plan by the County Manager as part of the final landscape plan.
- f. Per Condition #3.e above, the developer agrees to make a contribution to the County's Tree Canopy Fund of at least \$2,400.00 per tree, or a greater amount specified by the County Board, for every tree that cannot be planted on site. The contribution shall be required when tree planting requirements cannot be met on the property. The payment shall be delivered to the Department of Parks and Recreation Office prior to the issuance of the First Above Grade Building Permit,

and evidence of compliance with this condition shall be provided to the Zoning Administrator in the form of a letter at the time of payment.

Plan for Temporary Circulation During Construction

4. The developer agrees to develop and implement (after approval) a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. Exceptions may be made only during an emergency as defined below, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Clearing, Grading and Demolition Permit. The developer agrees to provide a copy of the approved plan to the appropriate civic associations. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify the appropriate civic associations and all abutting property owners in writing (or, by mutual agreement, by e-mail) at least seven (7) calendar days in advance of any street closure, except in the case of an emergency, of more than one (1) hour duration on any street. “Emergency” street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. “Emergency” street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

Where county street lighting has been removed or disconnected due to construction and not yet replaced or reconnected, the developer agrees to maintain lighting around the perimeter of the site between the start of construction and completion of the project. The lighting shall be designed to illuminate the temporary pedestrian walkways and roads around the perimeter of the site. The developer may do this by means of overhead lights (e.g. “cobra head” lights) that meet the lighting standards for Arlington County streets, or by stringing lamps of the kind used in “used car” lots or similar along sidewalks and streets along the perimeter of the site. If lighting is accomplished by the latter, such lighting shall be with 75 watt bulbs (or approximate equivalent) placed no more than 25 feet apart and 6 to 10 feet high. Lighting shall be turned on between dusk and dawn, 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes, shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. For purposes of this condition, “completion of the project” shall mean the time when the County standard lighting fixtures are in place and operational around the perimeter of the site.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to insure that the road surface is promptly repaired regardless of whether the work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term "significant portion of a road" is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this use permit and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

Residential Relocation

5. The developer agrees to coordinate with the Arlington County Relocation Program Coordinator in order to provide each rental household living in an apartment unit, which is displaced by the construction of this use permit, except those who sign initial leases for a unit in the project after the date of this user permit approval, with at least the following:
 - a. A minimum of 120 days written notice to vacate.
 - b. Relocation payments, in accordance with the *Arlington County Tenant Relocation Guidelines* adopted by the County Board and in effect on the County Board date identified in Condition #1.
 - c. Relocation services in accordance with the *Arlington County Tenant Relocation Guidelines* adopted by the County Board and in effect on the County Board date identified in Condition #1.

If the developer decides to limit relocation benefits to persons who executed initial leases before adoption of the use permit, the developer agrees to notify, in writing, any tenant moving in after the date that the use permit is approved of his/her ineligibility for relocation payments and services. Any tenant who has not signed a waiver of rights to relocation assistance must receive the assistance. In cases where State law requires 120-day notice to vacate (displacement from multi-family buildings containing four or more units), notice cannot be waived, but the lead time for such notice may be reduced by mutual agreement in writing. Evidence of compliance with this condition shall be provided to the Zoning Administrator before the issuance of the Clearing, Grading and Demolition Permit.

Compliance with Federal, State and Local Laws

6. The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this use permit approval. The developer specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance of a stop work order for the entire project, when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

Community Liaison and Activities During Construction

7. The developer agrees to comply with the following before issuance of the Clearing, Grading and Demolition Permit and to remain in compliance with this condition until the final Certificate of Occupancy for the final building is issued.
 - a. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site or on call throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, and to the Zoning Administrator, and shall be posted at the entrance of the project.
 - b. Before commencing any clearing or grading of the site, the developer shall hold a meeting with those whose property abuts the project to review the construction hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The developer agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Clearing, Grading and Demolition Permit is issued. The developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project. The location of all construction trailers shall be approved either by Administrative Change approval or to be shown on the Tree Protection Plan, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers shall require approval by DES staff, and the Use Permit's Arlington County Police representative shall receive a copy of the aforementioned map.
 - c. Throughout construction of the project, the developer agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.

- d. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
- e. The developer agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, and Christmas. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at 12 midnight each day, and any such activity that occurs after 6:30 p.m., shall not exceed the noise levels defined in the Arlington County Code Noise Control Ordinance. The developer agrees to place a minimum of one (1) sign per street front around the construction site, indicating the permissible hours of construction, to place one (1) additional sign within the construction trailer containing the same information, to provide a written copy of the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.
- f. Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager.

C&D Waste

- 8. The developer agrees to provide a plan for diverting from landfill disposal the demolition, construction, and land clearing debris generated by the project. The plan should outline recycling and/or reuse of waste generated during demolition and/or construction. The plan should outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on site, removed by licensed haulers for reuse/recycling, etc.). The developer agrees to obtain the County Manager's approval of this plan prior to the issuance of the Clearing, Grading, and Demolition permit, and to implement the plan throughout demolition and construction of the project.

Vacations and Encroachments

- 9. Prior to the issuance by the County of any permit for development of the use permit, except for demolition permits solely for buildings and structures not owned by the County or located on property within which the County has an interest, the developer agrees to obtain approval of, and fulfill all required conditions of, all ordinances of vacation and/or ordinances of encroachment associated with and/or required to build the project, or any portion thereof, as depicted on the use permit referenced in Condition # 1 of this Ordinance and in accordance with final site engineering plans for the project approved by the County. The satisfaction of the requirements of this condition may be phased (i.e., all ordinances of vacation or ordinances of encroachment associated with

each approved phase of development must be enacted or obtained before issuance, by the County, of any permit for any work relating to, or necessary for, such phase, except for demolition permits for buildings or structures, not owned by the County or located on property within which the County has a legal interest) provided that such phasing is approved by the County Manager as part of a phasing plan as set forth in Condition #34. Irrespective of any other conditions set forth herein, the developer agrees that no building, structure or utility of any type shall encroach upon, or interfere with, the use of any County property or the exercise by the County of any property right or interest, unless and until the developer, before any Above Grade Building Permit is issued, first has: a) obtained an ordinance of vacation or an ordinance of encroachment, enacted by the County Board, permitting such use, encroachment or interference; and, b) met all of the conditions of such ordinance(s).

The following Conditions of use permit approval (#10 through #23) are valid for the life of the use permit and must be met by the developer before issuance of the First Above Grade Building Permit.

- Coordination of these plans: final site development, landscape and engineering**
10. The developer agrees to attach the County Board meeting minutes outlining the approved conditions and the conditions themselves to each set of Building Permit drawings that they submit to the County. The developer agrees to submit to the Zoning Administrator and obtain approval from the County Manager a detailed final landscape plan prior to issuance of the First Above Grade Building Permit. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition #13 below, as well as a vicinity map with major streets labeled. The landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final landscape plan and the final civil engineering plan verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's use permit approval and all applicable county laws and plans before the issuance of the First Above Grade Building Permit. The plan shall at a minimum, conform to the landscaping requirements in Conditions #11 and #16 below; the Arlington County Streetscape Standards if applicable; the County's landscaping, planting, and sidewalk and driveway construction specifications; and/or other applicable urban design standards approved by the County Board. In order to facilitate comparison with the final civil engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale also to be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the use permit approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPRCR and DCPHD, and shall be accompanied by the civil engineering plan. All hardscape features shown on the approved landscape plan shall be completed prior to the issuance of the First Certificate

of Occupancy. All plant materials shown on the final landscape plan shall be installed before the issuance of the first Partial Certificate of Occupancy for any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of planting materials.

Upon approval of the final landscape plan and prior to the issuance of the first Certificate of Occupancy for the respective phase of construction, the developer agrees to submit to the Department of Community Planning, Housing and Development (DCPHD) a copy of the contract for construction and installation of all landscape materials. The landscape plan shall include the following details:

- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, bus stops the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final civil engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.
- b. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet. All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager or his designee according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final landscape plan.
- c. The location and types of light fixtures for streets, parking, walkway, and plaza areas, and associated utilities.
- d. Topography at two (2) foot intervals and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
- e. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of

seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.

- f. The limits of demolition and construction.

The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendment may be specifically approved through an Administrative Change request.

Landscape Standards

- 11. The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:
 - a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees - a minimum caliper of 3 to 3 1/2 inches.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum caliper of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.) - a minimum caliper of 2 to 2 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs - a minimum spread of 18 to 24 inches.
 - (5) Groundcover - in 2 inch pots.
 - b. The developer agrees to plant all street trees prior to issuance of the first Partial Certificate of Occupancy for any space above grade for the respective phase of construction, unless otherwise approved by the Zoning Administrator, based on the planting season and the availability of street trees. The developer also agrees to fulfill the Public Improvement Bond requirements (Condition #24). The developer agrees to notify the DPRCR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPRCR Urban Forester.
 - c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.

- d. Exposed earth not to be sodded or seeded shall be well mulched or planted in groundcover. Areas to be mulched may not exceed the normal limits of the planting bed.
- e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat wall height (2 1/2 feet, maximum) above the finished grade adjacent to them.
- f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began, whichever is greater.
- g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the use permit and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.

Utility Company Contacts

- 12. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above for each phase of the project. The developer agrees to also contact the Development Services Bureau Chief, Transportation Division of the Department of Environmental Services in Arlington County not less than two (2) months prior to its planned commencement of utility undergrounding for each phase of the project to offer the County, at no cost to the County, access to the locations where the developer plans to excavate trenches or similar areas to install underground utilities so the County may install its fiber optic cable and/or conduit in those places concurrently with the developer's utility installation. Such access, and the terms and conditions under which access to the site will be provided and the undergrounding activities of the County and the developer will be coordinated, shall be set forth in an agreement approved by the County Manager and the County Attorney.

Final site engineering plan approval by DES

- 13. The developer agrees to submit final site engineering plans to the Department of Environmental Services. The plans shall include a receipt from the Zoning Office that the landscape plan has been accepted. Staff comments on the final engineering plans will not be provided to the developer without submission of the landscape plan to the Zoning

Office. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. The first Building Permit shall not be issued until final site engineering plans which agree with the approved final site development and landscape plans, and the sequence of construction, has been approved by the Department of Environmental Services and the CPHD Planner, as consistent with all use permit approval requirements and all County laws. To ensure final sign off, the plans shall include CPHD Planner review and signature blocks. Upon completion of the construction of the project, the developer agrees to submit one (1) set of as-built mylar plans for sanitary, storm sewer and water main construction to the Department of Environmental Services for recording.

Pavement, Curb and Gutter Along All Frontages

- 14. The developer agrees to show on the final engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.
 - a. The developer agrees to construct a new driveway apron at the entrance of the private drive and South Buchanan Street, built per Arlington County Standards, as shown on the final engineering plan approved by the County Manager.
 - b. The developer agrees to construct handicap ramps on the east and west side of private drive approximately mid-block and at the west end of the subject site's private drive, built per Arlington County Standards, as shown on the final engineering plan approved by the County Manager.

15. **Survey Monuments**

The developer agrees to submit, before issuance of the First Above Grade Building Permit, a survey of the site adherent to the following:

Horizontal Datum - Shall be referenced to the Virginia Coordinate System of 1983 (VCS 83). Two (2) adjacent corners or two points on every plan sheet shall be referenced to the VCS 83 with coordinate values shown in U.S. Survey feet. All plans shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field run boundary and horizontal control survey."

Vertical Datum - Shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). All plans shall be annotated as follows: "The site shown hereon is referenced to the North American Vertical Datum of 1988 as computed from a field run vertical control survey."

Sidewalk Design and Improvements

- 16. The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with the Arlington

County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone on all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Arlington County Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the use permit, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not less than five feet wide at any point.

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for occupancy of the applicable phase of the project.

The sidewalks shall contain planted materials, consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. Placement, planting and root enhancement shall be consistent with the *Standards for Planting and Preservation of Trees in Site Plan Projects*, and as specified below. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the plantings and sidewalks for the life of the use permit. The sidewalk sections and plantings shall be as follows:

South Buchanan Street (West Side – Adjacent to Subject Site) – A minimum 8-foot wide sidewalk measured from back of curb, including a minimum 5-foot clear sidewalk along South Buchanan Street in addition to a 3-foot wide planting strip starting at the back of curb. The street trees shall be 2 to 2 ½ inch caliper trees and the tree species to be planted in the planting strip shall be shown on the final Landscape Plan as submitted per Condition #10, and approved by the County Manager.

Subsurface Structure-free Zone and Utilities and Streetscape

17. The developer agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, as required in the *Standards for Planting and Preservation of Trees in Site Plan Projects*. This zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed utility lines shall be shown on both the final landscape plan and the final site engineering plan.

Water Service Requirements

18. The developer agrees that the location of the water services will be determined at the time of the review of the final engineering plan, and shall be constructed in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual.

Existing Water Main or Fire Hydrant Service

19. The developer agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the First Above Grade Building Permit.

Replacement of Damaged Existing Curb, Gutter and Sidewalk

20. The developer agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by the developer, prior to the issuance of the first Certificate of Occupancy.

Off-street Parking for Construction Workers

21. The developer agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, the developer may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator, and for which the developer has obtained the Zoning Administrator's approval, before the issuance of the First Above Grade Building Permit. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

Address Indicator Signs

22. The developer agrees to install address indicator signs on the site which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street and as shown on the final site development and landscape plan.

Recordation of Deeds of Public Easements and Deeds of Dedications

23. The developer agrees that, for each phase, as phase is defined in the phasing plan required in Condition #36, all required plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the final approved site engineering plans, for the construction of any public street, public infrastructure, public utility, public facility or public improvement (jointly “Public Improvements”), shall be: a) submitted by the developer to the Department of Environmental Services for review and approval prior to the issuance of any Above Grade Building Permit for such phase; and; b) approved by the County; and c) recorded by the developer, among the land records of the Circuit Court of Arlington County, all before the issuance of the first Certificate of Occupancy for the building(s) or any portion thereof for such phase. Real estate interests conveyed by the developer to the County for public street or public right-of-way purposes shall be conveyed in fee simple, free and clear of all liens and encumbrances. Real estate interests conveyed by the developer to the County for Public Improvements or public uses, including, but not limited to, sidewalk, street trees, other streetscape planting, water mains, storm sewers, sanitary sewers, and other public utilities and facilities, which other Public Improvements are not located, or to be located, in the public street or public right-of-way may be granted to the County by deed(s) of easement, provided, however, that in the deed(s) conveying such real estate interests to the County, all liens and encumbrances shall be subordinated to the easement rights of the County.

The following conditions of use permit approval (#24 through #27) are valid for the life of the use permit and must be met by the developer before issuance of the Footing to Grade Structure Permit.

Public Improvements Bond

24. Upon approval of the final site engineering plan the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit to the Department of Environmental Services a performance bond, in the approved amount of the estimate, and an agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, which shall be executed by the developer in favor of the County before the issuance of the Final Building Permit.

Prior to the release of the public improvement bond, the developer agrees to submit as-built drawings showing the location and facilities for all underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

Parking Space Compliance with Zoning Ordinance

25. The developer agrees to ensure that all parking spaces comply with the modification to requirements of Section 33 of the Zoning Ordinance, as approved by the County Board with approval of this use permit. The developer shall submit drawings showing that these

requirements are met, and shall obtain approval by the Zoning Administrator before the issuance of the First Above Grade Building Permit.

Bicycle Storage Facilities

26. The developer agrees to provide, at no charge to the user, 36 class I, bicycle storage spaces with secured access at either a bicycle storage out-building or in storage areas within renovated buildings, for residents and two (2), ten (10) U-Type racks, storing two bikes each for visitors, located as shown on the plans provided per Condition #1.

The following conditions of use permit approval (#27 through #31) are valid for the life of the use permit and must be met by the developer before the issuance of the First Certificate of Occupancy.

Water Main Improvements

27. The developer agrees to show on the final engineering plans, and to construct, water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The water main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

The developer agrees to replace the entirety of approximately 500 feet of existing 6-inch water main located in the private drive with new 8-inch water main and to transfer all remaining existing appurtenances to the new water main. The existing 6-inch water main may either be abandoned in place or removed, depending on availability of adequate utility clearances as determined in final engineering review.

Sanitary Sewer Main Improvements

28. The County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the final engineering plan approved by the County Manager.

Fire Hydrant and Fire Department Connection Requirements

29. The developer agrees to show on the final engineering plan, and to install, fire hydrants at intervals of not more than 300 feet, as well as fire department connections in order to provide adequate fire protection. The County shall specify the kind of service and locations at the time of the final site engineering plan approval based on applicable safety standards. The fire hydrants and fire department connections shall be installed prior to the issuance of the first Certificate of Occupancy.

The developer agrees to provide calculations to demonstrate the needed fire flow as defined in the Arlington County Department of Environmental Services Construction

Standards and Specifications Manual. This information shall be clearly shown on the cover sheet of each final engineering plan set submitted.

Transportation Management Plan

30. The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy for each respective building.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, on going relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate a member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The applicant and /or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be appropriately trained, to the satisfaction of ACCS, to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- a. Provide in the lobby or lobbies, an information display(s), the number/content/design/location of which shall be approved by ACCS / ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.
- b. Comply with requirements of use permit conditions to provide bicycle parking/storage facilities.

Promotions, Services, Policies

- a. Provide website hotlinks to CommuterPage.com™ under a “transportation information” heading from the developer and property manager’s websites regarding this development.
- b. Distribute a new-resident package, material provided by Arlington County, which includes site-specific ridesharing and transit-related information to each residential lessee or purchaser. Packages will be distributed to tenants and / or owners no later than the day of move-in at the building, or as approved by ACCS

or successor.

- c. Reference to the bus routes in promotional materials and advertisements.
- d. Cooperate with Arlington County to assist the County in implementing a transit-advertising program that will distribute information four times per year to all residents, tenants, employees, and visitors.

Performance and Monitoring

- a. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- b. During the first year of start up of the TMP and on an annual basis thereafter, the Applicant will submit an annual report, which may be of an on-line, email variety, to the County Manager, describing completely and correctly, the TDM related activities of the site.

Documentation of Historical Artifacts, Features and Buildings

- 31. The developer agrees to be responsible for documenting any historical artifact or historical natural feature uncovered during construction on the site. This documentation shall include written notation describing the artifact or natural feature, color photographs, and mapping of the location and/or depth of the site excavation at which the item was found. The developer agrees to submit a copy of this documentation to Arlington County before issuance of the First Certificate of Occupancy.

In the event a historical artifact or natural feature is found on the site, and is to be disturbed or removed from the site during construction, the developer agrees to contact the Arlington County Historic Preservation Program, Neighborhood Services Division before removing or disturbing the artifact or natural feature. Arlington County shall be given the opportunity to accept donation of the artifact or natural feature before the item is offered to any other organization or individual.

If historic buildings are located on the site, then photographic documentation shall be consistent with Historic American Building Survey (HABS) standards. Should the project be assessed as a possible archaeological site, the developer agrees to pursue, at a minimum, a level one and two archaeological study. The developer agrees to submit to the Arlington County Historic Preservation Program all written results of the level one and two archaeological study and all artifacts found on the site.

The following condition of use permit approval (#32) is valid for the life of the use permit and must be met by the developer within 90 days of receipt of the partial Certificate of Occupancy for full occupancy of the building.

Obtain Certificate of Occupancy

- 32. The developer agrees to obtain a Certificate of Occupancy for each building to be renovated under this use permit as approved by the County Board on November 14, 2009.

The following unique site specific conditions (#33 through #38 are valid for the life of the use permit and must be met before the issuance of the permit specified in each Condition.

Affordable Housing Plan

33. The developer agrees to execute, within 90 days (on or before February 14, 2010) of approval of the use permit, documents requested by the County to evidence agreement to all of the terms and conditions outlined in the developer's Tenant Relocation Plan and approved final Low and Moderate Income Housing Plan as submitted on October 28, 2009 and revised November 4, 2009. Such terms and conditions shall include, but not necessarily be limited to, the following:
- a. **Affordable Rents:** During the "Buy and Hold" phase of the project, the developer agrees to provide 60% of the units (or 66 units) as units that are restricted to households with incomes at or below 60% of the Area Median Income (AMI), including 48 1-bedroom units, 17 2-bedroom units, and 1 3-bedroom unit for their Affordable Housing Plan. To minimize displacement, the developer agrees to utilize a six-month period to phase in the income restrictions that shall be put into place after the acquisition of the property. Once financing has been secured for the "Renovation and Stabilization" phase of the project, the developer agrees to create more family-sized units, including approximately 55 1-bedroom units, 49 2-bedroom units, and seven 3-bedroom units with "bump-outs" to increase the number of bedrooms and the size of the units. The developer agrees to submit and obtain approval of the County Manager, or designee of the final unit mix for units rehabilitated under the "Renovation and Stabilization" phase of the project prior to the issuance of the demolition, clearing and grading permit. The developer further agrees to implement the final unit mix for the life of the project. During both phases, income-restricted units shall have rents affordable to households at or below 60% of Area Median Income (AMI). The developer agrees to lease the affordable units to households whose incomes do not exceed this affordability level. The developer agrees that the affordable rents shall not exceed the established affordability level for 60% AMI, as published by the U.S. Department of Housing and Urban Development (HUD), minus a utility allowance (if applicable) as per the Utility Allowance Schedule annually approved by HUD for the Arlington County, VA Section 8 Housing Certificate/Voucher Program. However, if after acquisition, a Tenant Survey indicates that 40% of existing families who intend to remain in the property during the "Renovation and Stabilization" phase are not income qualified and would be displaced due to the income restrictions identified herein, a change to the affordability levels (percentage of affordability) may be reviewed and approved by the County Manager or designee, upon a finding that the change in percentage is necessary to avoid displacement maximizing the percentage of income-qualified families in the affordable units, and provided that in no circumstance shall less than 20% of the units be affordable to families at 60% of the AMI.

- b. **Rent Increases:** The developer agrees that for the 60% (or 66) income-restricted units identified in #33a above, rent increases for tenants renting at the time the property is acquired by the developer, and continuing in occupancy during the “Renovation and Stabilization” phase of the project shall not exceed the established affordability level for the rents minus a utility allowance as in Condition #33a, above. Rents for households moving into vacated affordable units shall be set according to Condition #33a, above.
- c. **Compliance Period:** The developer agrees that the affordable housing plan shall require units rehabilitated under this use permit to remain affordable for a term of 60 years, after issuance of the first Certificate of Occupancy for units. However, if at any time in year 35 or later (but prior to the end of the full 60-year commitment period), the developer desires to refinance the property and is unable to refinance because the units are income-restricted, the developer may return to the County Board with a request to consider a recommendation to allow the units (or a portion thereof) to be rented at levels necessary for the financial feasibility of the refinance.
- d. **Accessible Units:** The developer agrees to renovate and then maintain a minimum of 5 % (6 units) of the affordable units as Type A Units under standards described in the American National Standards Institute “Accessible and Usable Buildings and Facilities” (ICC/ANSI A117.1-2003) as adopted by the Virginia Uniform Statewide Building Code. In addition, the developer also agrees to renovate and maintain a minimum of 2% (3 standard units) as accessible to persons with visual and hearing impairments. The applicant agrees to diligently market these accessible units to persons with disabilities according to the applicant’s Affirmative Marketing Plan.
- e. **Developer Affirmative Marketing Plan/Marketing Period:** The agreement shall include an Affirmative Marketing Plan in substantially that form as required by HUD and including, at a minimum, the elements specified in the Developer’s final Affordable Housing Plan and Affirmative Marketing Plan. The Affirmative Marketing Plan shall be in a form and substance acceptable to the County Manager, with the concurrence of the County Attorney, according to the County’s criteria for such plans, which are further described in the Affordable Housing Investment Program (AHIF) Agreement.
- f. **Condominium Conversion:** If at any time prior to the end of the 60-year term for the affordable units the property is converted to a condominium, the affordable units shall continue to be operated as rental units subject to the terms and conditions of the affordable housing plan for the remainder of the compliance period.

Phasing Plan

- 34. The developer agrees to obtain approval of the County Manager of a phasing plan prior to the issuance of any building permits for the use permit, and to implement the approved

plan. During the phasing of construction, the developer further agrees to appropriately maintain the site and any buildings located within it. This maintenance shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, and removing litter and debris from the site. Until the buildings are demolished, the developer agrees to maintain access on the site for fire emergency vehicles. Improvements required by these use permit conditions shall be constructed in phases, consistent with the phasing plan for construction of the project. Any changes in the project phasing shall require a new phasing plan approved by the County Manager prior to the issuance of any permits.

EarthCraft Virginia Multifamily

35. The developer agrees to participate in the EarthCraft Virginia green home program for all renovations to this project. The project team shall work to incorporate sustainable design elements and innovative technologies into the project in order to achieve certification in the EarthCraft Virginia program.

The developer agrees that all of the following types of appliances, fixtures, and/or building components used in the project shall have earned the U.S. EPA's Energy Star label: clothes washers, dishwashers, refrigerators, ceiling fans, and programmable thermostats. The developer shall submit to the County Manager a statement listing all Energy Star qualified components prior to issuance of the any Certificate of Occupancy of the first building.

The developer further agrees to submit, to the Department of Environmental Services (DES) and to the Zoning Office, a report updating the EarthCraft Scorecard including information on the energy model results and/or updates, field reports prepared by the project's EarthCraft Technical Advisor (including blower door and duct blaster test results) and documentation upon request to substantiate the report. Such reports will be submitted prior to issuance of the following permits or certificates of occupancy for construction of the project and will summarize the efforts to date of the inclusion of the sustainable elements within the project:

- Clearing, Grading and Demolition Permit
- First Above Grade Building Permit
- Final Building Permit
- Certificate of Occupancy for any space in the Final Building.

The final EarthCraft certification will be provided to the County prior to issuance of the any Certificate of Occupancy for the last building.

Towing of Impermissibly Parked Vehicles

36. The developer agrees to have, as a part of its parking management plan, provisions relating to the towing of impermissibly parked vehicles. Such provisions shall include, but not be limited to:
- a. Requirements for signage at the developer's parking lot(s) providing notice of all applicable parking restrictions enforced by towing, the location of the towing

contractor(s)' impoundment yard, and the name and telephone number of the developer's on-site representative responsible for towing-related complaints, as well as the telephone number of the Arlington County Office of Citizen and Consumer Affairs;

- b. Disclosure by the developer and its towing contractor(s), at the developer's parking lot(s), of all fees and charges for towing; and
- c. Evidence that the developer has a contract with the towing contractor that requires the towing contractor to clearly display all fees and charges for towing.

Public Emergency Turn Around Improvements

37. The developer agrees, at its sole cost and expense, to construct and maintain (including but not limited to providing snow and ice removal) a public emergency vehicle turn around for emergency vehicle ingress, egress and access, within the Arlington County right-of-way of Four Mile Run Drive located along the western boundary of the site, adjacent to, and at the end of the private parking aisle drive running through the site. The developer further agrees that it shall be responsible for obtaining from the County all rights, permits or other permissions for both use of County land and construction of the turn around. The public emergency vehicle turn around shall be built with pervious pavement materials that support the live load of any fire apparatus, as approved by the Fire Marshall, and as shown on the final engineering plan approved by the County Manager or designee. Upon construction of the turn around, the developer shall have no further property rights or interest in the turn around, except the maintenance obligation, as set forth above.

Trash Enclosures

38. The developer agrees that all trash dumpsters shall be enclosed and screened as shown on the drawings referenced in Condition #1.

GENERAL LAND USE PLAN RESOLUTION

WHEREAS, Arlington Partnership for Affordable Housing, Inc. (APAH), the contract owner of such rental property, under contract to purchase Buchanan Gardens, has requested the County to designate the site, generally bordered by 9th Street South to the north, Four Mile Run Drive to the west, Columbia Pike to the south and S. Buchanan Street to the east, a Voluntary Coordinated Housing Preservation and Development District (VCHPDD); and

WHEREAS, there exists in the County a serious shortage of sanitary and safe residential housing at rentals and prices which persons and families of low and moderate income can afford; and this shortage has contributed and will contribute to the creation of substandard living conditions and is inimical to the health, welfare and prosperity of the residents of the County; and

WHEREAS, it is imperative that the supply of rental and other housing for such persons and families be preserved or developed; and

WHEREAS, private enterprise is unable, without assistance, to produce the needed development or rehabilitation of sanitary and safe housing which persons or families of low and moderate income can afford; and

WHEREAS, on November 14, 2009, the County Board approved a use permit (U-3228-09-1) for the addition to, and expansion of apartment buildings at Buchanan Gardens to preserve existing and create larger and more family sized affordable housing units, such conditions of use permit approval outline actions to be taken by the owner and by the County to assure that physical improvements to the structures, site and infrastructure are designed to improve the neighborhood, enhance the useful life of the buildings and promote energy conservation; and

WHEREAS, APAH submitted with the aforementioned use permit (U-3228-09-1) approved by the County Board on November 14, 2009, a Low and Moderate Income Housing Plan, dated October 28, 2009 and revised November 4, 2009, and Draft Relocation Plan dated October 27, 2009, and such plans specify the actions to be taken by the owner and by the county (i) to minimize the displacement of persons or families of low and moderate income residing in the property; (ii) to reserve some units at rents and prices affordable to persons or families of low and moderate income; and (iii) otherwise to serve public purposes; and

WHEREAS, APAH has committed with the approval of the aforementioned use permit (U-3228-09-1) and the Low and Moderate Income Housing Plan approved by the County Board on November 14, 2009, to provide a minimum of twenty percent of the units for low and moderate income persons as defined by the county for a minimum of ten years (APAH has committed to provide 100% of the units for low and moderate income persons for 60 years).

WHEREAS, the County Manager has recommended that the proposed resolution be adopted; and

WHEREAS, the County Board of Arlington County has considered the foregoing recommendations and the purposes of the Comprehensive Plan as set forth in these documents and the purpose of the VCHPDD, the Arlington County Zoning Ordinance and the Code of Virginia.

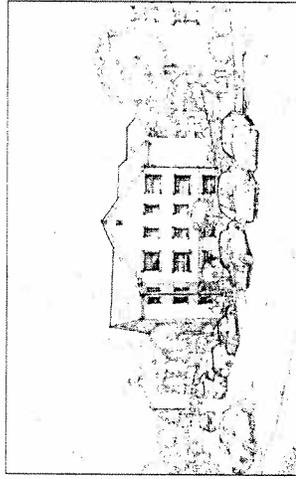
NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations and all public comments, the County Board of Arlington County finds that the Buchanan Gardens property should be, and it hereby is, designated a “Voluntary Coordinated Housing Preservation and Development District” on the County’s General Land Use Plan.

PREVIOUS COUNTY BOARD ACTIONS:

October 24, 2009

Defer to the use permit request to the November 14,
2009 County Board meeting.

The Proposed Revitalization of
BUCHANAN GARDENS APARTMENTS
914-934 South Buchanan St.
Arlington VA 22204



Arlington County Use Permit Application

Prepared for:

Arlington Partnership for Affordable Housing
2704 North Pershing Drive, Arlington, Virginia 22201

Prepared By:

Wiencek + Associates Architects + Planners
1814 N Street, NW, Washington, DC 20036



WIENCEK + ASSOCIATES ARCHITECTS + PLANNERS
1814 N STREET, N.W.
WASHINGTON, D.C. 20036
TEL: 202-331-1111
WWW.WIENCKE.COM

DATE: 09/30/09
PROJECT: BUCHANAN GARDENS APARTMENTS
DRAWN BY: [Name]
CHECKED BY: [Name]

DISCLAIMER
THIS DOCUMENT IS THE PROPERTY OF WIENCEK + ASSOCIATES ARCHITECTS + PLANNERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WIENCEK + ASSOCIATES ARCHITECTS + PLANNERS.

NO.	DESCRIPTION	DATE
1	BUCHANAN GARDENS APARTMENTS	09/30/09

Buchanan Gardens
Apartments
September 30, 2009

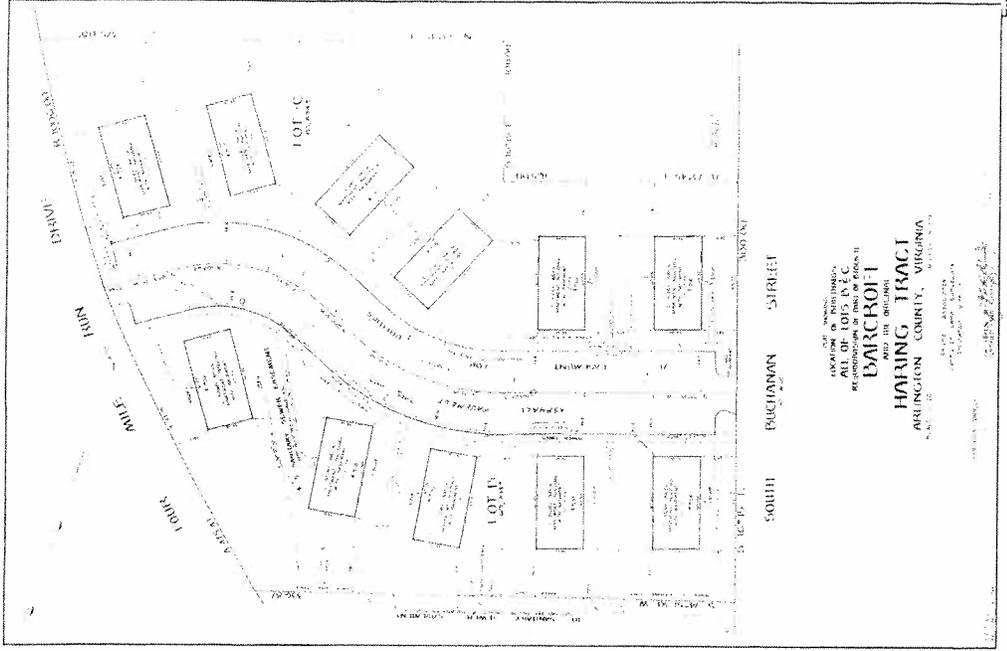
914-934 S Buchanan St.
Arlington, VA 22204
Title Sheet



2 Site Context
 A.D. N.T.S.

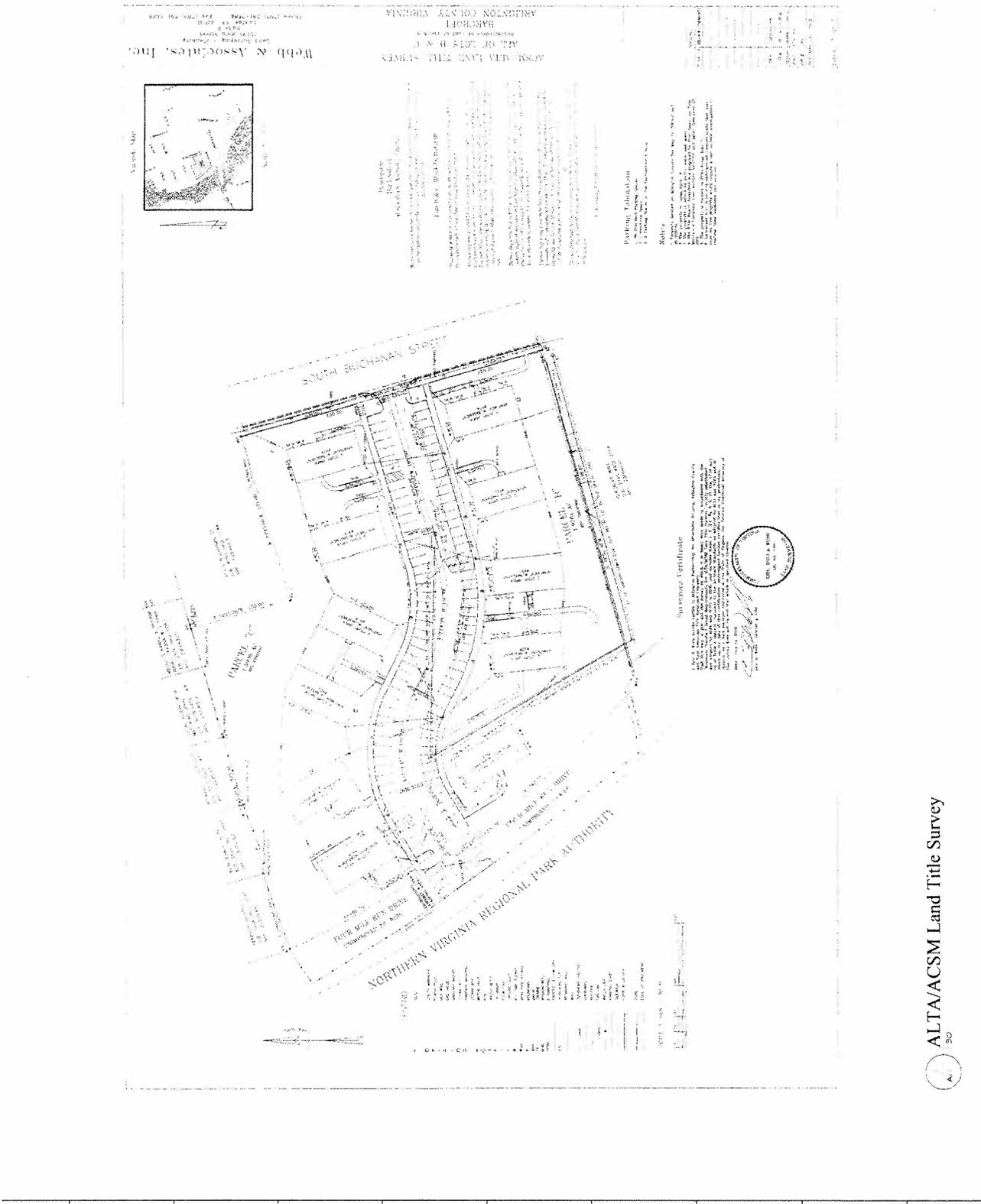


3 Aerial Site View
 A.D. N.T.S.



4 Existing Plat
 A.D. N.T.S.

A B C D E F G H I J



Webb & Associates, Inc.



ARLINGTON COUNTY, VIRGINIA

ALTA/ACSM LAND TITLE SURVEY

BARBROTT

ALTA/ACSM LAND TITLE SURVEY

DATE: 2009-09-08

ISSUANCE: 1. 2009-09-08

2. 2009-09-08

3. 2009-09-08

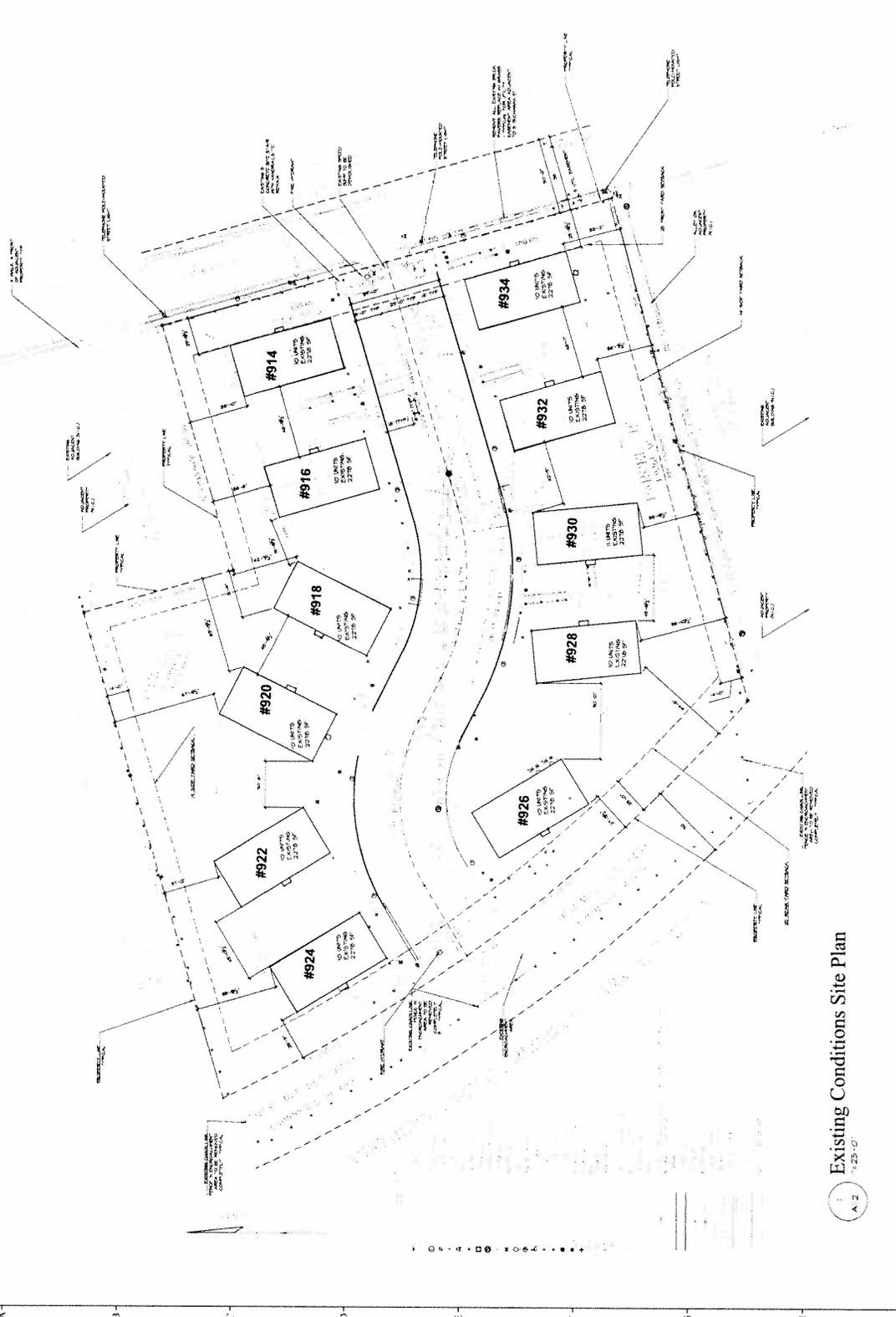
Parking, Easement

Notes

Surveyors Certificate



EXISTING PARKING COUNT
 - REFER A-1-A/C BY SURVEY ON DRAWING A



Existing Conditions Site Plan
 A 2
 7/23/10

NOTE: AVERAGE SITE ELEVATION = 36.6' (CALCULATED BY "LEASURING" THE ELEVATION EVERY 25' ALONG THE ENTIRE "PROPERTY" LINE AND THEN SUMMING THE TOTAL)

NOTE: ALL BUILDINGS INCLUDE 3 STORIES MAX. AS ALLOWED BY CODE. MAX. BUILDING HEIGHT (REFER AVG. 2.5' ELEV. TABLE ON SHEET A-B)

NOTE: BUILDING HEIGHT (REFER ZONING CODE DEFINITION 1.47.22: 1200330' TOP OF ROOF) DOES NOT EXCEED AT BUILDING HEIGHT AT A MAXIMUM OF 3 STORIES

NOTE: ALL EXISTING BUILDINGS AND PROPOSED ADDITIONS INCLUDE A MAXIMUM OF 3 STORIES

NOTE: ALL BUILDINGS ARE 3 STORIES # 31'-5" HEIGHT MAX. FROM GRADE TO ROOF EDGE



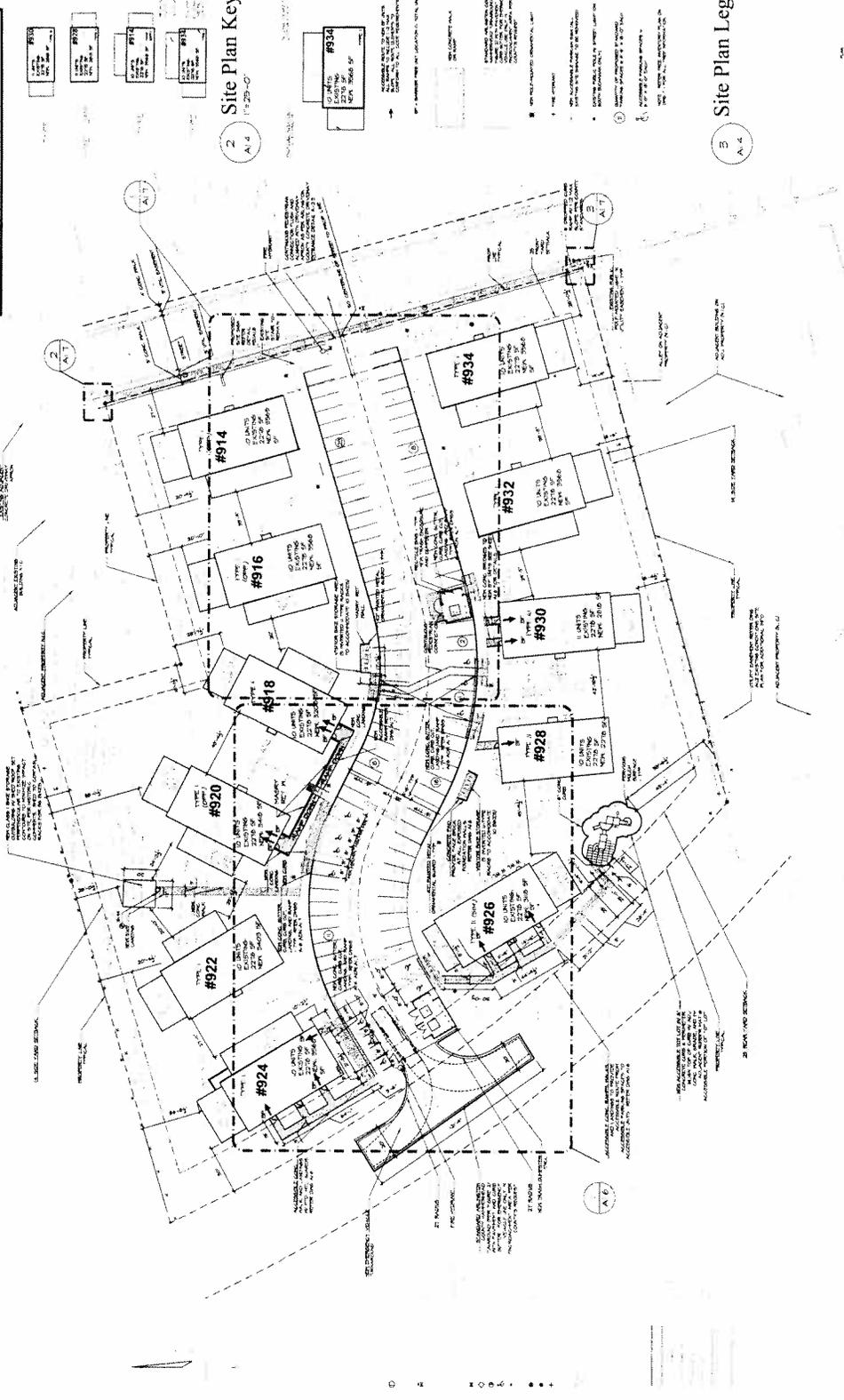


Existing Topo. Plan (Reference)
 1"=20'

REFER TO SHEETS A1.2 EXISTING CONDITIONS SITE PLAN AND A1.4 PLOT LOCATION PLAN FOR ADDITIONAL INFORMATION.

PROPOSED PARKING COUNT:
 78 STANDARD SPACES AT 8'-4" X 18' EACH
 2 ACCESSIBLE SPACES AT 8' X 18' EACH
 1 TOTAL PROPOSED PARKING SPACES
 100 MAN-ACCESSIBLE LOADING AREAS AT 8' X 18' EACH
 ADJACENT TO ACCESSIBLE PARKING SPACES PER CODE
 EXISTING 25 MAN-ACCESSIBLE TO REMAIN
 SEE EXIST' CONDITIONS SITE PLAN DWG A1.2 FOR ADD'N'G

REFER DWG A.5 PROPOSED ARCHITECTURAL SITE PLAN FOR BICYCLE VTO



REFER ENLARGED SITE PLAN DWG A.2, A.3, A.4, A.5, A.6 AND A.7 FOR ADDITIONAL INFORMATION INCLUDING DIMENSIONS, SPOT ELEVATIONS, ETC.
 REFER DWG A.8 FOR TYPICAL STREET SECTION DETAIL THROUGH 5' BUCHANAN ST.
 REFER DWG A.6 & A.7 FOR SPOT ELEVATION INFO
 REFER DWG A.11 TREE INVENTORY PLAN FOR ALL TREE INFORMATION

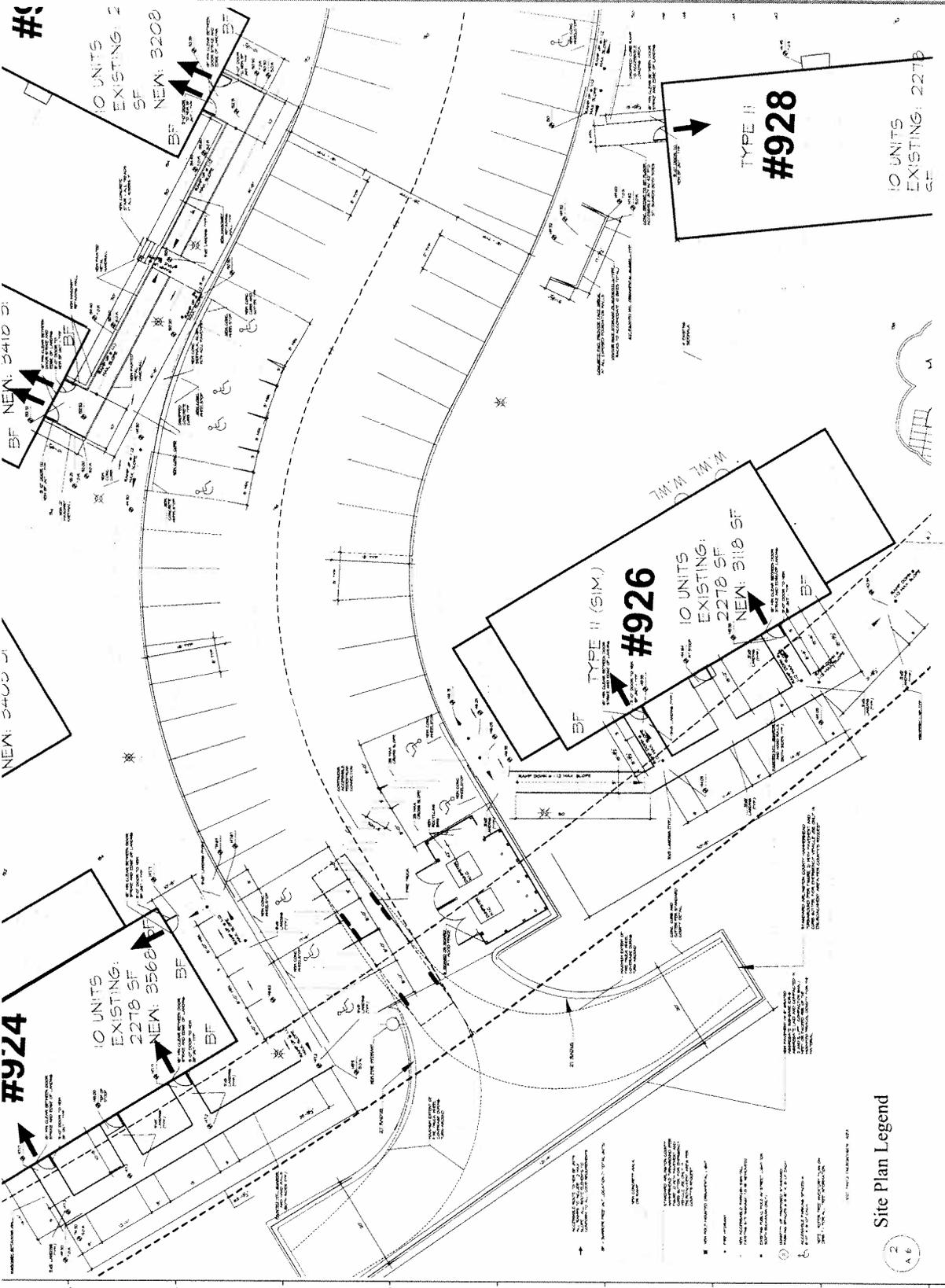
NOTE: AVERAGE SITE ELEVATION = 56.6 (CALCULATED BY MEASURING THE ELEVATION EVERY 25' ALONG THE ENTIRE PROPERTY LINE AND THEN SUMMING AND THEN AVERAGING THE TOTAL)
 NOTE: ALL BUILDINGS EXCEPT 3 STORES MAX. AS ALLOWED BY CODE MAX. BUILDING HEIGHT REFERS A.V.S. SITE ELEVATION + 4.0' ASHBLATION ON SHEET A.8
 NOTE: BUILDING HEIGHT PER ZONING CODE DEFINITION = 41.22 (2003) (TOP OF ROOF RIDGE AT BUILDING WITH) + 10.6 (A.V.S. SITE ELEVATION)
 NOTE: ALL EXISTING BUILDINGS AND PROPOSED ADDITIONS INCLUDE A MINIMUM OF 9 STORES
 NOTE: ALL BUILDINGS ARE 3 STORES + 31'-6" HEIGHT MAX. FROM GRADE TO ROOF RIDGE

Site Plan Key

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

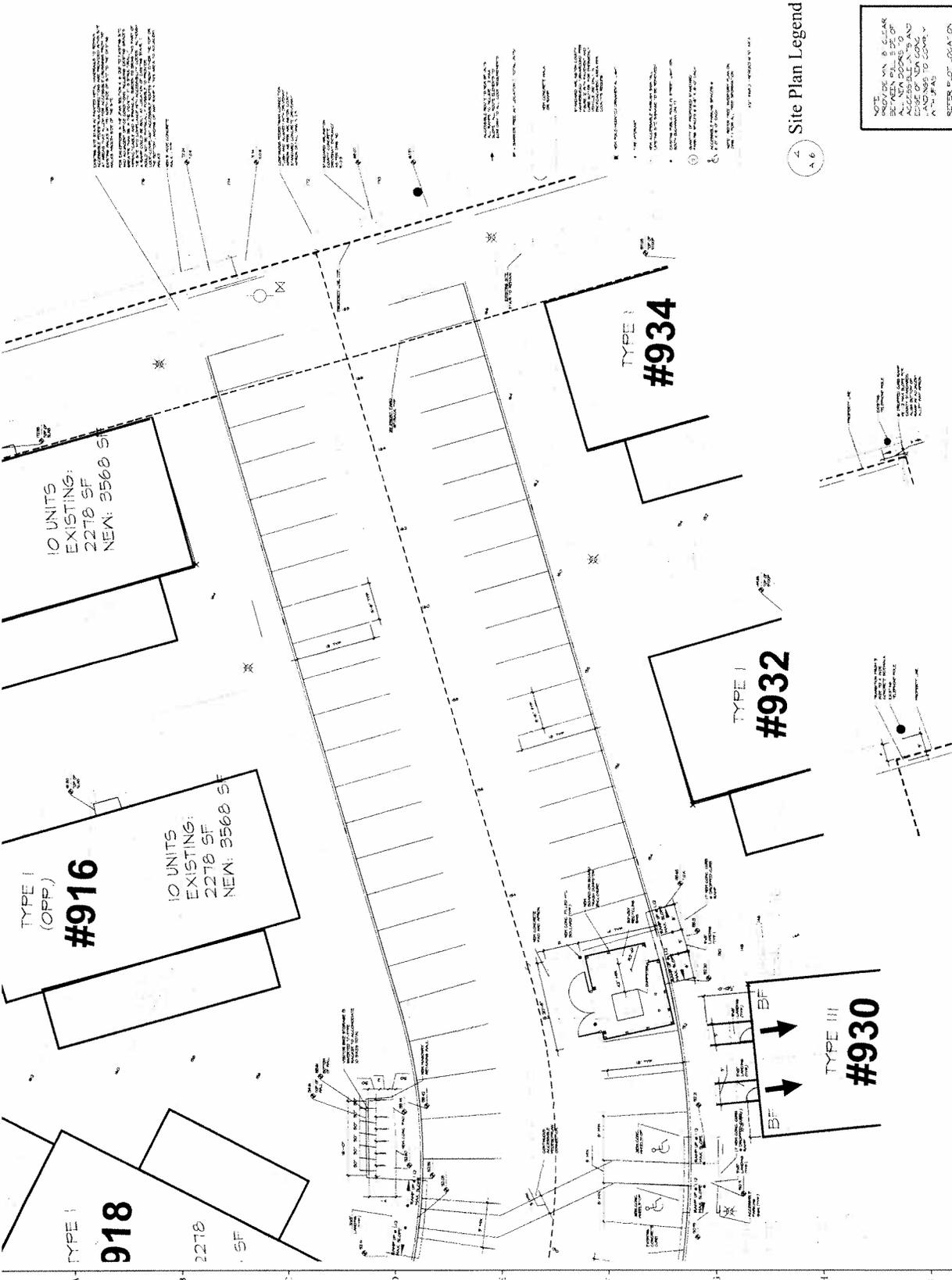
Site Plan Legend

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



Site Plan Legend

Enlarged Site Plan
 A 6 1/4" = 1'-0"



Site Plan Legend

④
A.6

NOTES:
 1. SEE PLAN 811-01 FOR GENERAL NOTES.
 2. SEE PLAN 811-02 FOR GENERAL NOTES.
 3. SEE PLAN 811-03 FOR GENERAL NOTES.
 4. SEE PLAN 811-04 FOR GENERAL NOTES.
 5. SEE PLAN 811-05 FOR GENERAL NOTES.
 6. SEE PLAN 811-06 FOR GENERAL NOTES.
 7. SEE PLAN 811-07 FOR GENERAL NOTES.
 8. SEE PLAN 811-08 FOR GENERAL NOTES.
 9. SEE PLAN 811-09 FOR GENERAL NOTES.
 10. SEE PLAN 811-10 FOR GENERAL NOTES.

Plan - Sidewalk Transition, South

③
A.7

Plan - Sidewalk Transition, North

②
A.7

Enlarged Site Plan

①
A.7

1400 BROADWAY, SUITE 100
 ARLINGTON, VA 22204
 TEL: 703.241.1111
 FAX: 703.241.1112
 WWW.WIENCKE.COM

ISSUES
 1. SITE PLAN
 2. SITE PLAN
 3. SITE PLAN
 4. SITE PLAN

BUCHANAN GARDENS APARTMENTS
 914934 S. BUCHANAN ST.
 ARLINGTON, VA 22204
 DATE: 09/30/09

Existing and Proposed Unit Count

| | |
|-----------------|-------|
| 1. RESIDENTIAL | 1,350 |
| 2. COMMERCIAL | 1,440 |
| 3. COMMERCIAL | 1,440 |
| 4. COMMERCIAL | 1,440 |
| 5. COMMERCIAL | 1,440 |
| 6. COMMERCIAL | 1,440 |
| 7. COMMERCIAL | 1,440 |
| 8. COMMERCIAL | 1,440 |
| 9. COMMERCIAL | 1,440 |
| 10. COMMERCIAL | 1,440 |
| 11. COMMERCIAL | 1,440 |
| 12. COMMERCIAL | 1,440 |
| 13. COMMERCIAL | 1,440 |
| 14. COMMERCIAL | 1,440 |
| 15. COMMERCIAL | 1,440 |
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| 17. COMMERCIAL | 1,440 |
| 18. COMMERCIAL | 1,440 |
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| 21. COMMERCIAL | 1,440 |
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| 26. COMMERCIAL | 1,440 |
| 27. COMMERCIAL | 1,440 |
| 28. COMMERCIAL | 1,440 |
| 29. COMMERCIAL | 1,440 |
| 30. COMMERCIAL | 1,440 |
| 31. COMMERCIAL | 1,440 |
| 32. COMMERCIAL | 1,440 |
| 33. COMMERCIAL | 1,440 |
| 34. COMMERCIAL | 1,440 |
| 35. COMMERCIAL | 1,440 |
| 36. COMMERCIAL | 1,440 |
| 37. COMMERCIAL | 1,440 |
| 38. COMMERCIAL | 1,440 |
| 39. COMMERCIAL | 1,440 |
| 40. COMMERCIAL | 1,440 |
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| 63. COMMERCIAL | 1,440 |
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| 80. COMMERCIAL | 1,440 |
| 81. COMMERCIAL | 1,440 |
| 82. COMMERCIAL | 1,440 |
| 83. COMMERCIAL | 1,440 |
| 84. COMMERCIAL | 1,440 |
| 85. COMMERCIAL | 1,440 |
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| 87. COMMERCIAL | 1,440 |
| 88. COMMERCIAL | 1,440 |
| 89. COMMERCIAL | 1,440 |
| 90. COMMERCIAL | 1,440 |
| 91. COMMERCIAL | 1,440 |
| 92. COMMERCIAL | 1,440 |
| 93. COMMERCIAL | 1,440 |
| 94. COMMERCIAL | 1,440 |
| 95. COMMERCIAL | 1,440 |
| 96. COMMERCIAL | 1,440 |
| 97. COMMERCIAL | 1,440 |
| 98. COMMERCIAL | 1,440 |
| 99. COMMERCIAL | 1,440 |
| 100. COMMERCIAL | 1,440 |



3 Existing and Proposed Unit Count

Average Site Elevation

| Area | Area (sq ft) | Average Elevation (ft) |
|------|--------------|------------------------|
| 1 | 10,000 | 100.00 |
| 2 | 20,000 | 100.50 |
| 3 | 30,000 | 101.00 |
| 4 | 40,000 | 101.50 |
| 5 | 50,000 | 102.00 |
| 6 | 60,000 | 102.50 |
| 7 | 70,000 | 103.00 |
| 8 | 80,000 | 103.50 |
| 9 | 90,000 | 104.00 |
| 10 | 100,000 | 104.50 |
| 11 | 110,000 | 105.00 |
| 12 | 120,000 | 105.50 |
| 13 | 130,000 | 106.00 |
| 14 | 140,000 | 106.50 |
| 15 | 150,000 | 107.00 |
| 16 | 160,000 | 107.50 |
| 17 | 170,000 | 108.00 |
| 18 | 180,000 | 108.50 |
| 19 | 190,000 | 109.00 |
| 20 | 200,000 | 109.50 |
| 21 | 210,000 | 110.00 |
| 22 | 220,000 | 110.50 |
| 23 | 230,000 | 111.00 |
| 24 | 240,000 | 111.50 |
| 25 | 250,000 | 112.00 |
| 26 | 260,000 | 112.50 |
| 27 | 270,000 | 113.00 |
| 28 | 280,000 | 113.50 |
| 29 | 290,000 | 114.00 |
| 30 | 300,000 | 114.50 |
| 31 | 310,000 | 115.00 |
| 32 | 320,000 | 115.50 |
| 33 | 330,000 | 116.00 |
| 34 | 340,000 | 116.50 |
| 35 | 350,000 | 117.00 |
| 36 | 360,000 | 117.50 |
| 37 | 370,000 | 118.00 |
| 38 | 380,000 | 118.50 |
| 39 | 390,000 | 119.00 |
| 40 | 400,000 | 119.50 |
| 41 | 410,000 | 120.00 |
| 42 | 420,000 | 120.50 |
| 43 | 430,000 | 121.00 |
| 44 | 440,000 | 121.50 |
| 45 | 450,000 | 122.00 |
| 46 | 460,000 | 122.50 |
| 47 | 470,000 | 123.00 |
| 48 | 480,000 | 123.50 |
| 49 | 490,000 | 124.00 |
| 50 | 500,000 | 124.50 |
| 51 | 510,000 | 125.00 |
| 52 | 520,000 | 125.50 |
| 53 | 530,000 | 126.00 |
| 54 | 540,000 | 126.50 |
| 55 | 550,000 | 127.00 |
| 56 | 560,000 | 127.50 |
| 57 | 570,000 | 128.00 |
| 58 | 580,000 | 128.50 |
| 59 | 590,000 | 129.00 |
| 60 | 600,000 | 129.50 |
| 61 | 610,000 | 130.00 |
| 62 | 620,000 | 130.50 |
| 63 | 630,000 | 131.00 |
| 64 | 640,000 | 131.50 |
| 65 | 650,000 | 132.00 |
| 66 | 660,000 | 132.50 |
| 67 | 670,000 | 133.00 |
| 68 | 680,000 | 133.50 |
| 69 | 690,000 | 134.00 |
| 70 | 700,000 | 134.50 |
| 71 | 710,000 | 135.00 |
| 72 | 720,000 | 135.50 |
| 73 | 730,000 | 136.00 |
| 74 | 740,000 | 136.50 |
| 75 | 750,000 | 137.00 |
| 76 | 760,000 | 137.50 |
| 77 | 770,000 | 138.00 |
| 78 | 780,000 | 138.50 |
| 79 | 790,000 | 139.00 |
| 80 | 800,000 | 139.50 |
| 81 | 810,000 | 140.00 |
| 82 | 820,000 | 140.50 |
| 83 | 830,000 | 141.00 |
| 84 | 840,000 | 141.50 |
| 85 | 850,000 | 142.00 |
| 86 | 860,000 | 142.50 |
| 87 | 870,000 | 143.00 |
| 88 | 880,000 | 143.50 |
| 89 | 890,000 | 144.00 |
| 90 | 900,000 | 144.50 |
| 91 | 910,000 | 145.00 |
| 92 | 920,000 | 145.50 |
| 93 | 930,000 | 146.00 |
| 94 | 940,000 | 146.50 |
| 95 | 950,000 | 147.00 |
| 96 | 960,000 | 147.50 |
| 97 | 970,000 | 148.00 |
| 98 | 980,000 | 148.50 |
| 99 | 990,000 | 149.00 |
| 100 | 1,000,000 | 149.50 |

3 Average Site Elevation



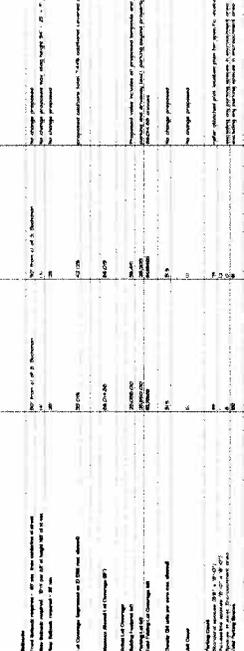
4 Site Sign Detail

6 Transit Plan

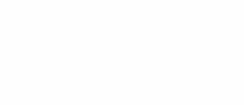
BUCHANAN GARDENS APARTMENTS
 914934 S. BUCHANAN ST.
 ARLINGTON, VA 22204
 DATE: 09/30/09



6 Buchanan Gardens Apartments

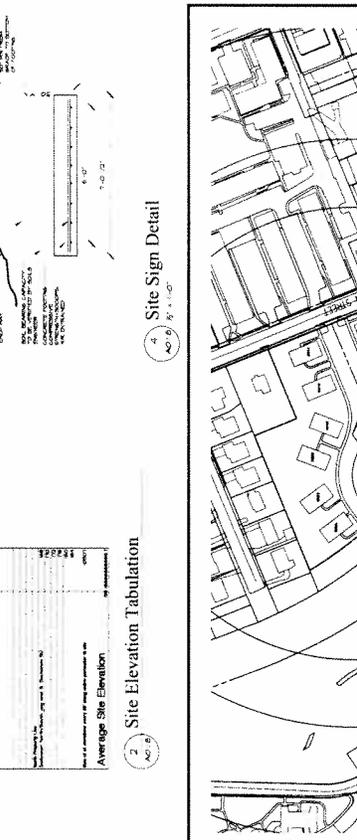


6 Bicycle Storage

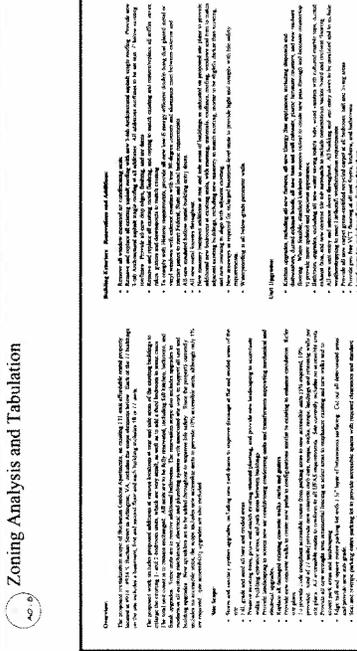


6 Transit Plan

BUCHANAN GARDENS APARTMENTS
 914934 S. BUCHANAN ST.
 ARLINGTON, VA 22204
 DATE: 09/30/09



6 Proposed Building



6 Proposed Building



6 Proposed Building

BUCHANAN GARDENS APARTMENTS
 914934 S. BUCHANAN ST.
 ARLINGTON, VA 22204
 DATE: 09/30/09



6 Proposed Building

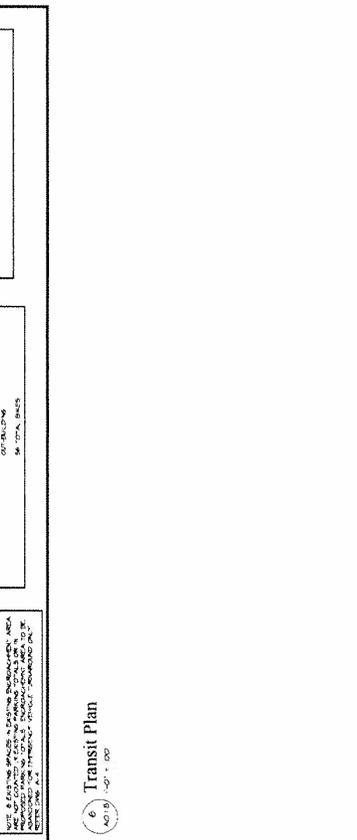


6 Proposed Building



6 Proposed Building

BUCHANAN GARDENS APARTMENTS
 914934 S. BUCHANAN ST.
 ARLINGTON, VA 22204
 DATE: 09/30/09



6 Proposed Building



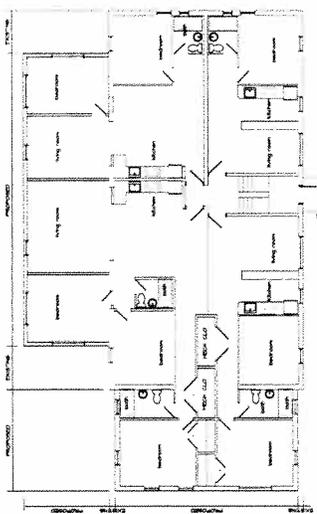
6 Proposed Building



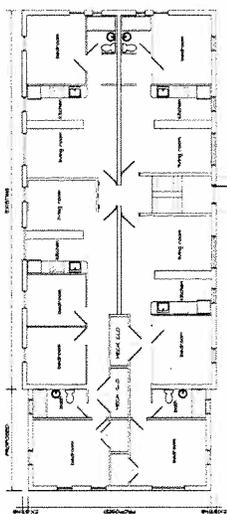
6 Proposed Building

Zoning Analysis and Tabulation

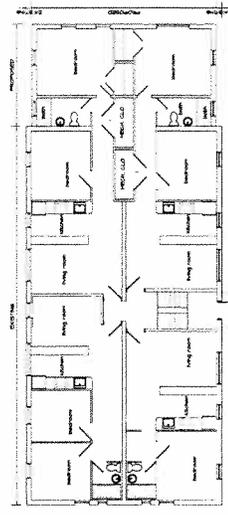
| Area | Area (sq ft) | Zoning | Notes |
|------|--------------|--------|----------------------------|
| 1 | 10,000 | RM-10 | Residential Medium Density |
| 2 | 20,000 | RM-10 | Residential Medium Density |
| 3 | 30,000 | RM-10 | Residential Medium Density |
| 4 | 40,000 | RM-10 | Residential Medium Density |
| 5 | 50,000 | RM-10 | Residential Medium Density |
| 6 | 60,000 | RM-10 | Residential Medium Density |
| 7 | 70,000 | RM-10 | Residential Medium Density |
| 8 | 80,000 | RM-10 | Residential Medium Density |
| 9 | 90,000 | RM-10 | Residential Medium Density |
| 10 | 100,000 | RM-10 | Residential Medium Density |
| 11 | 110,000 | RM-10 | Residential Medium Density |
| 12 | 120,000 | RM-10 | Residential Medium Density |
| 13 | 130,000 | RM-10 | Residential Medium Density |
| 14 | 140,000 | RM-10 | Residential Medium Density |
| 15 | 150,000 | RM-10 | Residential Medium Density |
| 16 | 160,000 | RM-10 | Residential Medium Density |
| 17 | 170,000 | RM-10 | Residential Medium Density |
| 18 | 180,000 | RM-10 | Residential Medium Density |
| 19 | 190,000 | RM-10 | Residential Medium Density |
| 20 | 200,000 | RM-10 | Residential Medium Density |
| 21 | 210,000 | RM-10 | Residential Medium Density |
| 22 | 220,000 | RM-10 | Residential Medium Density |
| 23 | 230,000 | RM-10 | Residential Medium Density |
| 24 | 240,000 | RM-10 | Residential Medium Density |
| 25 | 250,000 | RM-10 | Residential Medium Density |
| 26 | 260,000 | RM-10 | Residential Medium Density |
| 27 | 270,000 | RM-10 | Residential Medium Density |
| 28 | 280,000 | RM-10 | Residential Medium Density |
| 29 | 290,000 | RM-10 | Residential Medium Density |
| 30 | 300,000 | RM-10 | Residential Medium Density |
| 31 | 310,000 | RM-10 | Residential Medium Density |
| 32 | 320,000 | RM-10 | Residential Medium Density |
| 33 | 330,000 | RM-10 | Residential Medium Density |
| 34 | 340,000 | RM-10 | Residential Medium Density |
| 35 | 350,000 | RM-10 | Residential Medium Density |
| 36 | 360,000 | RM-10 | Residential Medium Density |
| 37 | 370,000 | RM-10 | Residential Medium Density |
| 38 | 380,000 | RM-10 | Residential Medium Density |
| 39 | 390,000 | RM-10 | Residential Medium Density |
| 40 | 400,000 | RM-10 | Residential Medium Density |
| 41 | 410,000 | RM-10 | Residential Medium Density |
| 42 | 420,000 | RM-10 | Residential Medium Density |
| 43 | 430,000 | RM-10 | Residential Medium Density |
| 44 | 440,000 | RM-10 | Residential Medium Density |
| 45 | 450,000 | RM-10 | Residential Medium Density |
| 46 | 460,000 | RM-10 | Residential Medium Density |
| 47 | 470,000 | RM-10 | Residential Medium Density |
| 48 | 480,000 | RM-10 | Residential Medium Density |
| 49 | 490,000 | RM-10 | Residential Medium Density |
| 50 | 500,000 | RM-10 | Residential Medium Density |
| 51 | 510,000 | RM-10 | Residential Medium Density |
| 52 | 520,000 | RM-10 | Residential Medium Density |
| 53 | 530,000 | RM-10 | Residential Medium Density |
| 54 | 540,000 | RM-10 | Residential Medium Density |
| 55 | 550,000 | RM-10 | Residential Medium Density |
| 56 | 560,000 | RM-10 | Residential Medium Density |
| 57 | 570,000 | RM-10 | Residential Medium Density |
| 58 | 580,000 | RM-10 | Residential Medium Density |
| 59 | 590,000 | RM-10 | Residential Medium Density |
| 60 | 600,000 | RM-10 | Residential Medium Density |
| 61 | 610,000 | RM-10 | Residential Medium Density |
| 62 | 620,000 | RM-10 | Residential Medium Density |
| 63 | 630,000 | RM-10 | Residential Medium Density |
| 64 | 640,000 | RM-10 | Residential Medium Density |
| 65 | 650,000 | RM-10 | Residential Medium Density |
| 66 | 660,000</ | | |



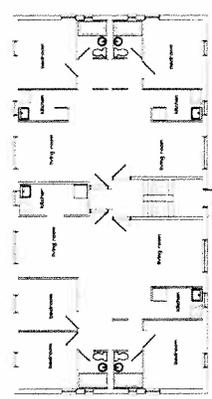
2 Proposed 1st Floor Plan - Typical (2nd Floor Sim.) Building Type I
 101-11-03



3 Proposed 1st Floor Plan - Typical (2nd Floor Sim.) Building Type II
 101-11-03



4 Proposed 1st Floor Plan - Typical (2nd Floor Sim.) Building Type III
 101-11-03



1 Existing Building First Floor Plan - Typical (2nd Floor Sim.)
 101-11-03

Note: Typical Floor Plan For 1st and 2nd Floors of All Eleven (11) Existing Building On Site

A

B

C

D

E

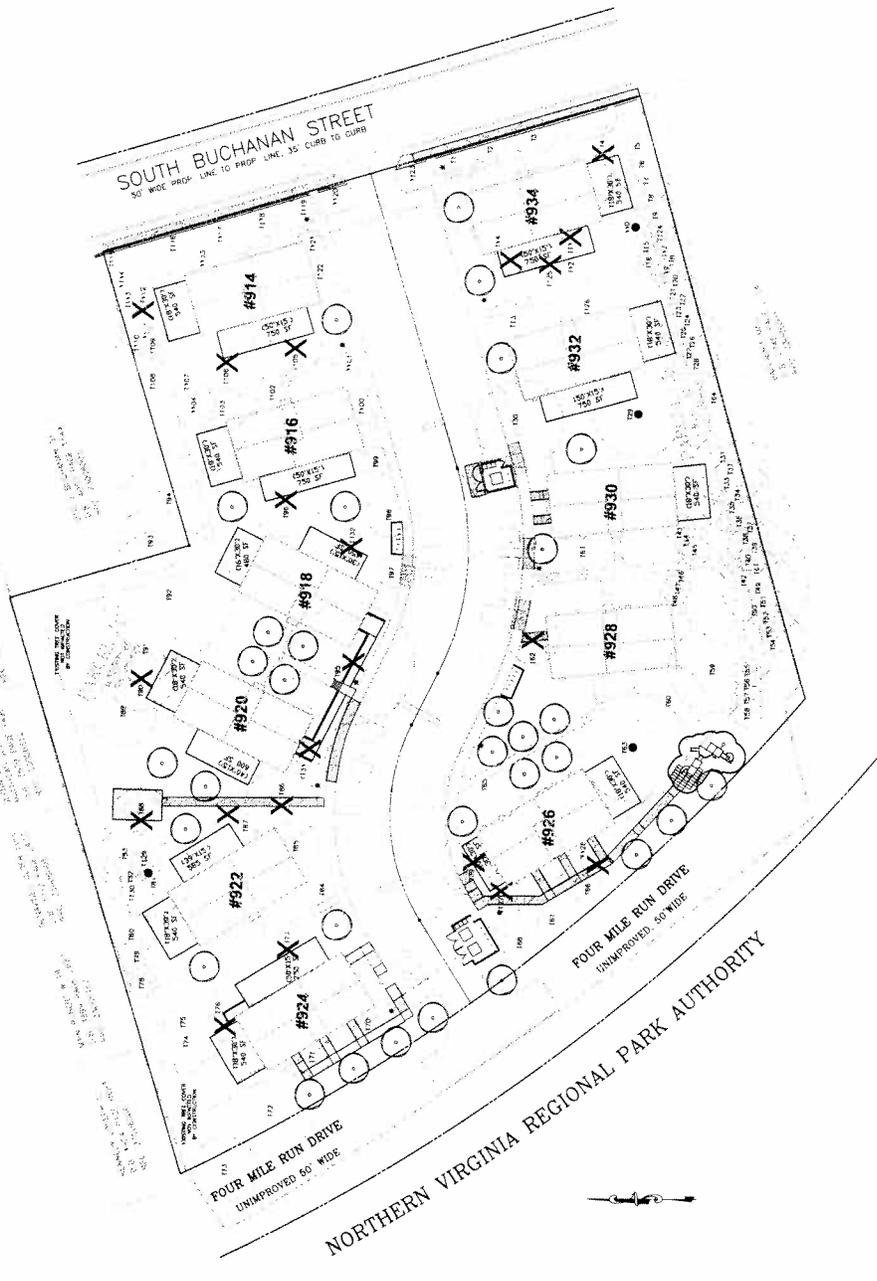
F

G

H

J

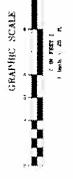
A B C D E F G H J



LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED TREE IN PARKWAY (20' DIA.)
- EXISTING TREE TO BE REMOVED (SEE SCHEDULES P. 1 AND 2)
- PROPOSED TREE REMOVAL (SEE SCHEDULES P. 1 AND 2)
- EXISTING TREE CRITICAL ROOT ZONE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING ADDRESS
- EXISTING TREE CRITICAL ROOT ZONE

DRIVING NORTH
 THIS PLAN IS A PRELIMINARY DESIGN. THE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. THE INFORMATION IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.



REGISTERED PROFESSIONAL ARCHITECTS
 WASHINGTON, D.C.



BARCROFT SCHOOL AND CIVIC LEAGUE

800 South Buchanan Street
Arlington, Virginia 22204

Resolution

Whereas the Arlington Partnership for Affordable Housing (APAH) is proposing to purchase and completely renovate the property known as Buchanan Gardens Apartments at 914 S. Buchanan Street, and

Whereas previous Barcroft School and Civic League neighborhood conservation plans have identified concerns about the poor state of the property and recommended improvements, and

Whereas APAH will be seeking a commitment from Arlington County for gap financing, now therefore be it

Resolved that the Barcroft School and Civic League supports the application and purchase of Buchanan Gardens by APAH.

Adopted at the BSCL meeting of Thursday, May 7, 2009.



BARCROFT SCHOOL AND CIVIC LEAGUE

800 South Buchanan Street
Arlington, Virginia 22204

Resolution

Whereas the Arlington Partnership for Affordable Housing (APAH) is proposing to purchase and renovate the property known as Buchanan Gardens Apartments at 914 South Buchanan Street; and

Whereas previous Barcroft School and Civic League neighborhood conservation plans have identified concerns about the poor state of the property and recommended improvements, and

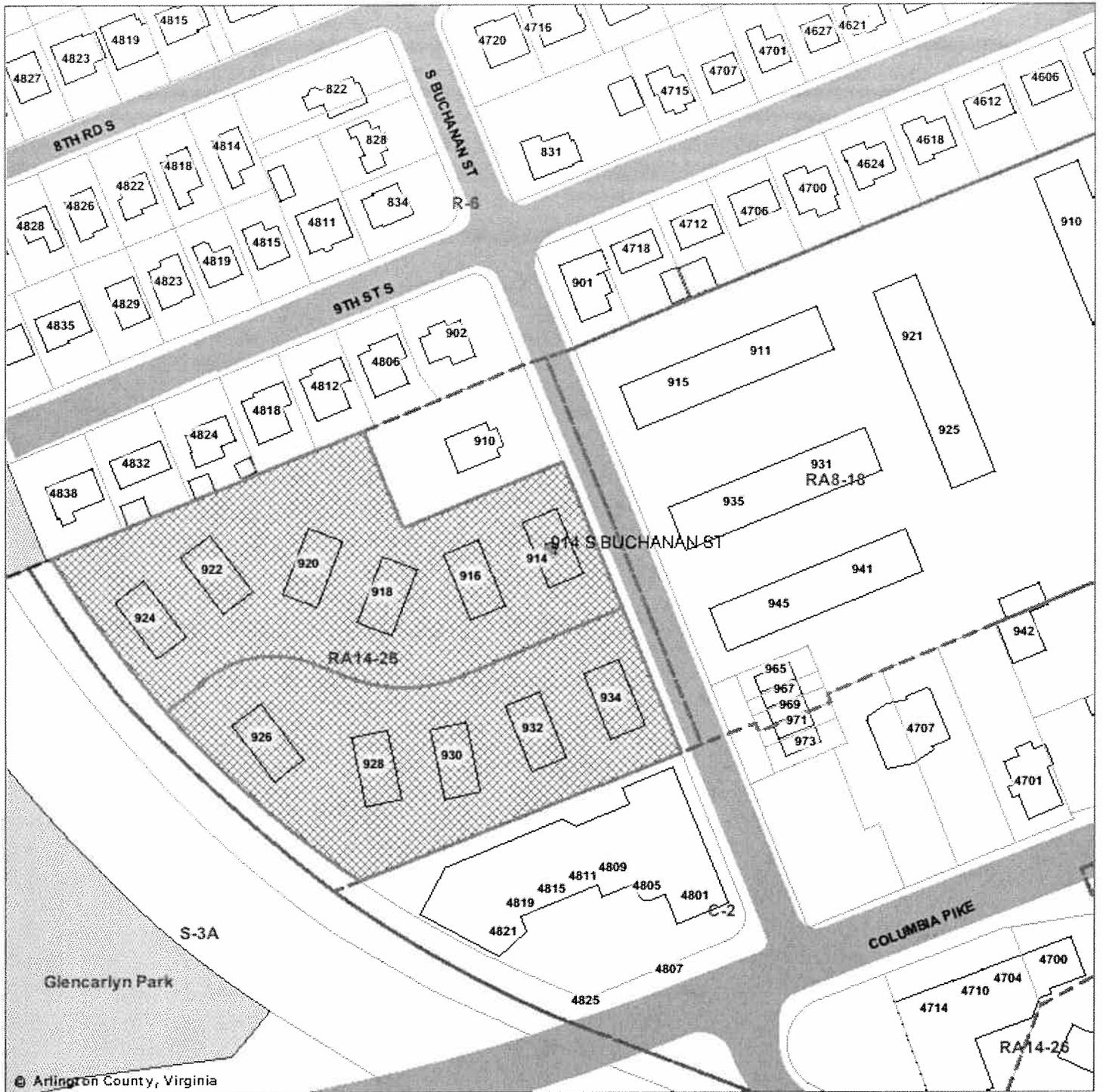
Whereas APAH will be seeking a commitment from Arlington County for gap financing; and is applying to the County for a use permit that would allow for the limited expansion of the existing buildings and a zoning ordinance amendment, and

Resolved that the Barcroft School and Civic League supports the above mentioned "Use Permit Application" and zoning ordinance amendment being considered by the County.

Adopted at the BSCL meeting of Thursday, October 1, 2009.

A handwritten signature in black ink, appearing to read "Bryant Monroe". The signature is written in a cursive style and is positioned above a horizontal line.

Bryant Monroe
President



U-3228-09-1
914-934 S. Buchanan Street
RPC: 23-006-161 and 23-006-002

Note: These maps are for property location assistance only.
 They may not represent the latest survey and other information.



Not To Scale

