



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of June 16, 2012**

**DATE:** June 6, 2012

**SUBJECT:** Request to Authorize Advertisement of public hearings on the adoption of the Columbia Pike Neighborhoods Area Plan (see Attachment 1).

**C.M. RECOMMENDATION:**

Authorize advertisement of public hearings by the Planning Commission on July 9, 2012 and the County Board on July 21, 2012 to consider the adoption of the Columbia Pike Neighborhoods Area Plan.

**ISSUES:** This is a request to authorize advertisement of public hearings for the adoption of the Columbia Pike Neighborhoods Area Plan. The draft Neighborhoods Area Plan is continuing to undergo staff and community review. Staff will work to address comments that are received prior to requesting County Board adoption of the Neighborhoods Area Plan.

**SUMMARY:** The Columbia Pike Neighborhoods Area Plan is the culmination of the Columbia Pike Land Use & Housing Study, which is intended to provide a comprehensive future vision for the primarily multi-family residential areas located between the commercial nodes along the Columbia Pike corridor. The Plan provides a framework for future public and private investment decisions to match community goals of enhancing the quality of life along the corridor, creating a walking and bicycle friendly community, supporting the planned streetcar investment coming to the Pike, and importantly, sustaining a supply of housing that serves a population with a broad mix of incomes. The Neighborhoods Area Plan includes key strategies to:

- Foster a healthy, diverse community with high quality of life along the Pike;
- Stabilize and strengthen single-family and multi-family neighborhoods and support established concepts of vibrant, economically strong mixed-use commercial centers;

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Jennifer Smith and Matt Mattauszek, CPHD, Planning Division  
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- Improve the existing housing stock and expand housing options to achieve a housing mix that serves diverse households, preserves affordability for current and future residents, and supports the adopted housing goals and targets and the Columbia Pike Initiative;
- Create a safe, pedestrian-friendly and multi-modal corridor with attractive and tree-lined streetscapes and seamless linkages between neighborhoods, and to the commercial centers, public spaces, and the region;
- Preserve neighborhood character, historic buildings, and tree canopy;
- Enhance urban design and architectural features to improve the Pike’s identity and maintain compatible transitions between the neighborhoods and commercial centers; and,
- Incorporate sustainable, energy efficient, “green” neighborhood and building design principles.

This authorization for advertisement is the first step in the formal public review process which will be followed by public hearings by the Planning Commission, other commissions, and the County Board in July.

**BACKGROUND:** In the late 1990’s, Arlington County embarked on a planning process called the Columbia Pike Initiative (CPI) to encourage revitalization of, and build a safer, cleaner, more competitive and vibrant, Columbia Pike community. Initial planning efforts focused on the commercial centers and in 2002 the County Board adopted the [Columbia Pike Initiative \(CPI\) – A Revitalization Plan](#). The plan for these commercial centers or “Revitalization District Nodes” was soon reinforced by the adoption of the Columbia Pike Form Based Code in 2003, a zoning tool which encourages new walkable, mixed-use development along key sections of the Pike. Since its adoption, the Form Based Code has been used to approve multiple private development projects and staff continues to work with citizens to periodically initiate amendments to refine the Code’s provisions while facilitating the redevelopment of Columbia Pike in accordance with the overarching vision for the revitalization of this corridor.

In 2005, an update to the CPI Plan was completed, reconciling the vision for the Pike expressed in earlier planning documents with specific design recommendations articulated in the Form Based Code. While the CPI Update focused on the corridor’s commercial areas, it did not specify policies or new zoning for existing residential areas between these commercial nodes due to the complex issues associated with protecting the corridor’s significant supply of affordable housing. The 2005 Update instead called for a follow-up analysis of housing, with strategies and tools to strengthen the existing housing stock that is there now, to preserve affordable and mixed income housing, and to expand housing opportunities. The update anticipated the likely pressure placed on existing affordable housing as land values rise as a result of the desired development.

In 2008, the County Board adopted a [Resolution](#) to initiate the Columbia Pike Land Use & Housing Study. The Resolution underscored the importance of planning in advance of the changing market environment expected along Columbia Pike and finding strategies and tools to preserve affordable housing with opportunities for revitalization and redevelopment. The County Board also emphasized that a comprehensive effort occur to develop a vision for the residential areas in order to enhance the quality of life and more proactively guide changes along

the corridor in a manner consistent with existing policies to make Columbia Pike a more vibrant, walkable, and transit supportive corridor. This scope of study was quite different than previous planning studies in the County whereby a community vision would be developed for a older commercial area and affordable housing was just one of many elements considered in that future vision. This scope focused primarily on residential areas and set out to achieve a very challenging objective of preserving significant amounts of existing market rate affordable housing located in the County. Beyond the County Board Resolution, other planning goals, and the desire to maintain a mix of housing for a diverse population, this study was fundamentally guided by the County's Affordable Housing Goals and Targets which states that the County shall make every reasonable effort to maintain the supply of affordable market rate housing.

To contextualize the challenge, the corridor includes a significant supply of multi-family housing and a larger percentage of the County's market-rate affordable housing stock. Of the over 16,400 total housing units along the corridor, there are 9,077 rental apartments, including 1,204 committed affordable units (CAFs) units, 2,924 market rate units (MARKs) affordable to households with incomes up to 60 percent of the area median income (AMI), or \$64,500 for a family of four, and 3,191 MARKs affordable to households with incomes between 60 percent and 80 percent of the AMI, or \$86,000 for a family of four. Without a plan to guide future changes and to offer incentives for preservation of some portion of these apartments as affordable units, a substantial change in the Columbia Pike housing and population landscape could occur. In addition to the significant supply of apartments along Columbia Pike, twenty-six condominium complexes provide 3,679 housing units in the corridor. Several of the condominium complexes along the Pike offer affordable home ownership options. For example, between April 2010 and 2011 in zip code 22204 (which includes the entire Columbia Pike corridor), the median sale price for a two-bedroom condominium was \$280,000. If a family of four receives Arlington County's Moderate Income Purchase Assistance Program (MIPAP) down payment and closing cost assistance, they would need a household income of \$66,800 to afford this condominium. Without MIPAP, that same family would need a household income of \$76,400.

**Community Process:** Arlington County began work on Phase 2 of the Columbia Pike Initiative in 2008. In order to facilitate the long range planning process, the County Manager established a Plenary Group comprised of residents, community leaders and key stakeholders, which provided neighborhood, property owners, and business input as various concepts and ideas were explored during the Land Use & Housing Study process. A separate and smaller subset of the Plenary Group was also established to work directly with staff. This Working Group was tasked with the review and analysis of key issues, and to formulate working recommendations for Plenary Group and broader community feedback at key milestones throughout the process.

As part of the Land Use & Housing Study, a [Preliminary Analysis](#) was first completed in May 2011 to gain a better understanding of the economic dynamics facing development and preservation in the residential areas. This assessment of economic feasibility was then followed by a public charrette (week-long planning session) in June 2011. In February 2012, a [Policy Framework](#) which synthesized the established plan goals, community input, and draft planning concepts was prepared. The Draft Neighborhoods Area Plan expands upon the ideas of the

Policy Framework, providing revisions based on County Board and community input, and further details how the policies and ideas can be implemented.

**DISCUSSION:** The [Columbia Pike Neighborhoods Area Plan](#) communicates a comprehensive future vision for the residential neighborhoods along Columbia Pike and provides a policy and planning framework to implement this vision.

**General Planning Approach:** At an early stage in the planning study, the Working Group established three major guiding principles to direct this work: 1) develop a plan that maintains a range of housing stock that will support the rich, culturally and economically diverse character that has come to define Columbia Pike, that makes Columbia Pike unique, and that distinguishes it from other neighborhoods in Arlington; 2) expand the use of Form Based Code; and 3) establish planning goals and identify tools for implementation. This led to an overall approach to target redevelopment along the Pike frontage to improve the building form and pedestrian experience and to find creative solutions for preserving affordable housing along the corridor.

**Columbia Pike Neighborhoods Area Plan Overview:** Building upon the 2002 Columbia Pike Initiative vision that includes a vibrant main street with distinct commercial mixed-use districts, an ethnically diverse and culturally rich community, a multimodal transportation system, and well designed and attractive buildings and public spaces, the Columbia Pike Neighborhoods Area Plan provides a refined future vision for the residential areas along the Pike. This refined vision includes a healthy, diverse community with high quality of life; strong single-family and multi-family neighborhoods that support the mixed-use commercial centers; a mixed housing stock that serves diverse households; a corridor of multi-modal transportation options; sensitivity to historic buildings and neighborhood character; new and improved open spaces; compatible transitions between residential neighborhoods and commercial centers; and development that is sustainable and energy efficient. Overall, the Columbia Pike corridor will represent another close-in area near the core of Washington, D.C. that has more affordable living – balancing housing and transportation costs – due to a mix of housing and transit options. It will be an attractive and lively corridor with opportunities for residents to remain in place over time and with convenient access to other parts of the corridor, the County, and the region if changes are guided by this Plan. The Neighborhoods Area Plan will serve as a policy guide for both short- and long-term revitalization and redevelopment efforts in the residential areas along Columbia Pike. The Plan includes subarea-specific planning recommendations, addressing aspects such as land use, transportation, open space, building form, and infrastructure. The Plan also identifies action steps needed to achieve the vision through a series of specific implementation actions. The Plan will be used by residents, developers, property owners, advisory commissions, staff, and the County Board.

**Components of the Plan.** The proposed Columbia Pike Neighborhoods Area Plan is presented in five chapters, organized according to the elements outlined below. It is anticipated that the final Plan document to be considered in July would also include an Executive Summary and an Implementation Matrix that lists major action steps, timeframes for accomplishment, and agency or agencies responsible for implementation.

Introduction: The first chapter discusses the purpose, the goals, and objectives of the Plan.

Process: This chapter summarizes the process undertaken for this study with highlights of key meetings, including the week long charrette. This chapter also includes a discussion of the preliminary economic and form analyses that were conducted to assist in developing the vision for the study area. More information on the detailed economic and form analysis can be found online in a separate supporting document ([May 2011 Preliminary Analysis Report](#)).

Vision: The chapter highlights existing conditions and presents the vision as expressed through an illustrative plan. The Illustrative Master Plan synthesizes community ideas and depicts one way in which physical build-out of the study area could occur according to the policies and recommendations of the Plan. This chapter also provides key ideas for each subarea along the Pike: Subarea I – Western Pike, Subarea II – Central Pike, Subarea III – Eastern Pike, and Subarea IV – Foxcroft Heights.

Policy Recommendations: In order to realize the concepts and vision outlined in the vision chapter, this chapter establishes a series of policy recommendations to guide redevelopment, preservation, and rehabilitation. Recommendations are established for housing and affordability, historic preservation, urban form and land use, transportation, open space, and public facilities. Some policy recommendations have been modified to provide more clarity and to reflect changes based on community feedback and further staff analysis.

Implementation: The final chapter includes action steps for implementing the Plan. This chapter also summarizes a more detailed discussion of the implementation tools to preserve affordable housing which is outlined in the [Tools Technical Report](#) (see Attachment 2). In addition, this chapter describes key components that a Form Based Code zoning tool should include to help implement the Plan.

**Major Elements of the Plan.** Below is a discussion of key policies and approaches to meet the goals of the Plan.

Housing and Affordability: The draft housing goals include retention of approximately 75% of the affordable apartment housing stock existing today, equating to approximately 4,500 market affordable units. This figure includes 2,900 units available at 60% of the Area Median Income (AMI) and 1,600 units available at 80% of the AMI. This goal is aspirational because the 4,500 units are privately owned and operated and while the County may provide incentives to these property owners to meet the goal, the final decision rests with them. Even if the County adds new incentives and strengthens existing ones, and County and federal funding streams remain strong, reaching the goal will still depend on market-based opportunities and partnerships.

Over the 30-year term of the Neighborhoods Area Plan, it is expected that the increased density offered by the Plan will result in a significant change to the unit composition and distribution along the Pike. Considering anticipated growth within the existing FBC commercial centers as well as the Neighborhoods Area, future projections indicate more than 10,000 new housing units to be added on Columbia Pike. It is anticipated that the current mix of housing affordability

would change significantly by 2040 if Columbia Pike developed according to the Illustrative Plan included in the Area Plan (see Figures 1 and 2). The percent of market rate units would nearly triple while the percent of Committed Affordable Units (CAFs) would double. In addition, 80 percent market-rate affordable units (MARKs) would increase by 22 percent and there would no longer be any 60 percent MARKs. The housing affordability mix will vary across the Pike, with each subarea experiencing a different change over time; some subareas are also starting with different degrees of affordability. However, it is expected that each subarea will experience some percentage increase of market rate units and CAFs, and a significant percentage decrease of MARKs. Both 60 and 80 percent units relate to the levels of average median income that is assessed on a metropolitan level in this region.

Figure 1: Comparison of Baseline to 30 Year Projected Total - DRAFT

	2010 Baseline	2040 Projection	% of Projection within FBC nodes
<b>Columbia Pike</b>			
Market Rate (above 80%)	1,714	11,000	37%
80% MARK (60%-80%)	3,213	4,100	0%
60% MARK (At/below 60%)	2,917	0	0%
80% CAFs	84	600	7%
60% CAFs	1,120	4,300	9%
<b>Total Units<sup>1</sup></b>	<b>9,048</b>	<b>20,000</b>	
<b>Subarea 1: Western Pike</b>			
Market Rate (above 80%)	235	2,400	38%
80% MARK (60%-80%)	1,028	900	0%
60% MARK (At/below 60%)	378	0	0%
80% CAFs	84	400	5%
60% CAFs	759	2,200	9%
<b>Total Units</b>	<b>2,484</b>	<b>5,900</b>	
<b>Subarea 2: Central Pike</b>			
Market Rate (above 80%)	0	3,200	34%
80% MARK (60%-80%)	688	1,200	0%
60% MARK (At/below 60%)	1,578	0	0%
80% CAFs	0	200	5%
60% CAFs	284	900	10%
<b>Total Units</b>	<b>2,550</b>	<b>5,500</b>	
<b>Subarea 3: Eastern Pike</b>			
Market Rate (above 80%)	1,479	5,400	37%
80% MARK (60%-80%)	1,497	2,000	0%
60% MARK (At/below 60%)	961	0	0%
80% CAFs	0	100	10%
60% CAFs	77	1,100	8%
<b>Total Units</b>	<b>4,014</b>	<b>8,600</b>	

1 - Foxcroft Terrace (29 units) will be shown as part of Final Area Plan

**Assumptions Incorporated into 30 Year Projections Include:**

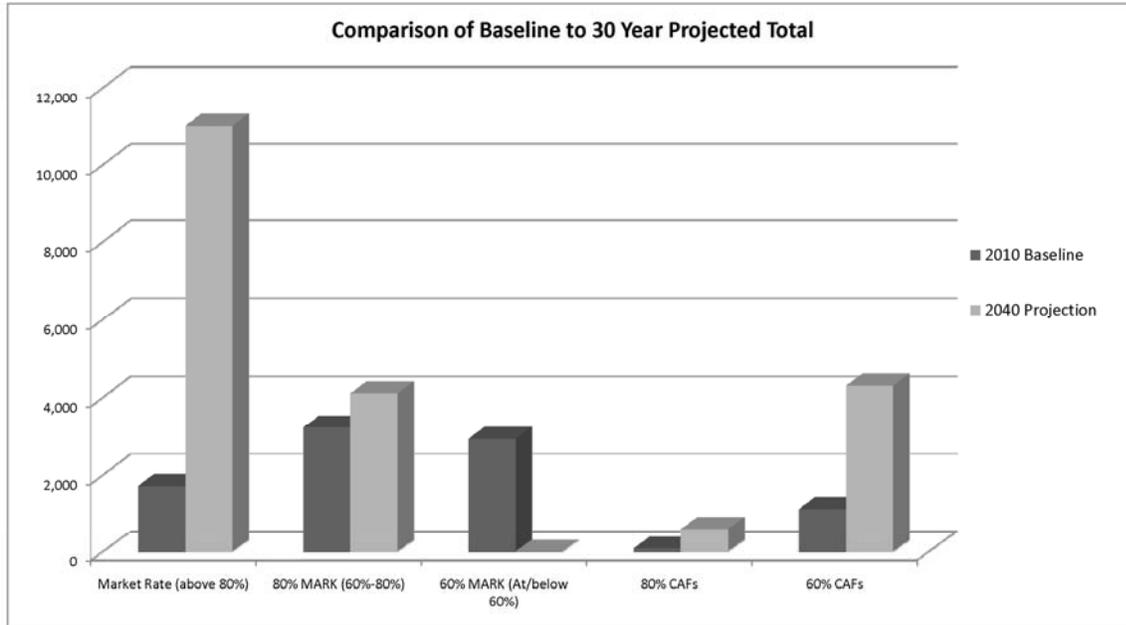
PRAT Forecast

1. PRAT Forecast assumes 4,400 total units, all as Multi-family, market rate rentals. 409 of those units were re-classified as CAFs and distributed among Subareas 1-3 (i.e. Arlington Mill, Shell Gas Station Site); to be provided by Partners of the County
2. For distribution purposes, 50% of PRAT Forecast was assumed in Subarea 3 (Towncenter), 27% in Subarea 2 (Neighborhood Center + 1/2 of Village Center) and 23% in Subarea 1 (other 1/2 of Village Center & Western Gateway).

Illustrative Plan Concepts

3. Sites with historic characteristics are still under discussion.  
These projections use the Illustrative Plan concepts of partial preservation and will be updated as part of the Final Area Plan.
  4. Illustrative Plan projections represent the following assumptions:
    - Sites with existing CAFs would only be allowed to redevelop as 100% CAFs in the future
    - Sites where full redevelopment is shown would provide 20% of net new units as CAFs (within new construction)
    - Sites where partial redevelopment is shown would provide 25% of net new units as CAFs (within preserved buildings)
    - West-end projects can provide 1/3 of required CAF units at 80% AMI if they provide twice as many affordable units
    - Preserved, existing units that are not CAFs will remain as 80% MARKs
    - New construction units will be market rate (greater than 80% AMI)
- I - Subarea 4 projections will be updated as part of the Final Area Plan.  
C - 30 Year projections are approximate

Figure 2: Comparison of Baseline to 30 Year Projected Total - DRAFT (This chart portrays the information for the entire Columbia Pike area as shown in Figure 1)



In order to accomplish the affordable housing goals, the Plan proposes the following:

- New Density Incentives.* A detailed examination of the economics was undertaken during the process in order to consider the potential increase in density incentives and to develop a proposed affordable housing requirement that could be incorporated into the zoning. Aided by the economist on the planning team, land values, net cash flow, construction and/or renovation costs, rent levels, and other economic factors were reviewed. The analysis indicated that increased density, above that available today with by-right zoning, combined with a requirement that 20% of the new development above the existing zoning limits, or the existing units whichever is greater, be affordable, would offer an economically feasible contribution that would attract a property owner to use a new Form Based Code (FBC) instead of choosing development using the by-right zoning provisions. Additionally, in setting an affordable housing contribution, the economist considered how a uniform requirement would be applied equally across the Neighborhoods Area Plan boundary.

The Plan proposes a new FBC zoning tool for sites in the Redevelopment Areas (shown on the Urban Form Vision Map in the Plan) which would guide how new development could occur. Under a new FBC, bonus density would be possible (Tier 1 Bonus - additional density above what could be achieved with the underlying zoning) which is envisioned to encourage development and help achieve the goals, including the provision of affordable housing units as part of new development proposals. By establishing a Plan

and corresponding Zoning Ordinance provisions to allow more market rate residential units, opportunities will be present to capture some of the value of the new development to support the rehabilitation, development and operation of affordable housing. Through the use of bonus density, several County expectations would be met including a portion of new development that is affordable to households earning up to 40%, 60%, and 80% AMI.

To enter the FBC process at a Tier 1 Bonus level, the applicant would be expected to meet all the requirements of the FBC including providing for 20% of the net new units as committed affordable housing units (CAFs) in the new development; or, alternatively 25% of the number of net new units could be provided through renovating existing units that would remain on site and making them CAFs. The committed affordable units would remain affordable to households earning up to 60% of the AMI for a period of 30 years. This contribution would meet the initial component of a required “housing plan”. Also, the applicant would agree to adhere to the [Arlington County Board Approved Tenant Relocation Guidelines](#). The Guidelines call for a tenant profile, relocation plan, and description of the relocation assistance provided (financial and otherwise). An applicant’s relocation plan would outline strategies to mitigate any displacement that may occur as a property is fully or partially redeveloped.

Although a large supply of the committed affordable unit would be affordable to households earning up to 60% of the AMI in order to meet the main housing goal, the Plan recommends that some units be provided at lower and higher levels. To provide housing opportunities at 40% of the AMI, the Plan emphasizes both rental assistance and capital subsidies. For capital subsidies, the proposed FBC affordable housing requirement would offer an option for a property owner to provide some of the committed affordable housing units at this lower level. On the rent assistance side, the Housing Grant (HG) Program and Housing Choice Vouchers would provide deeper assistance for residents with lower incomes. Alternatively, in order to affect the housing goal of preserving units at 60% to 80% of the AMI, the proposed FBC affordable housing requirements would offer an option for a property owner to provide some of the committed affordable housing units at the higher level, which would be provided at a higher rate than those provided at 60% of the AMI.

At some locations in the Redevelopment Areas along the Pike, the Plan also proposes opportunities for additional bonus height (Tier 2 Bonus level) with maximums above what is offered for Tier 1 Bonus (these Tier 2 Bonus locations are shown on Urban Form Vision Map in the Plan). At these locations, additional height, upon a property owners’ request, could be approved for projects that the County Board finds meet the Plan’s goals at levels beyond the Tier 1 level, including the provision of more on-site affordable units and/or accommodating additional density as a receiving site through a transfer of development rights, whereby the property owner of a sending site proposes to rehabilitate units and convert them to committed affordable housing. The use of this new FBC zoning tool could result in 1,000-1,200 CAFs, or approximately 25% of the goal.

There are also several areas within Columbia Pike that currently have a preferred form of development, which the plan designates as Conservation Areas. These conservation areas coincide with areas that have historical significance, where the existing form of development is preferred as it is consistent with the form based code objectives and its preservation will maintain neighborhood character. From a housing perspective, preserving buildings in place, in these Conservation Areas, will continue to offer diverse housing options. This can be accomplished through at least two methods. First, for a site that the Plan recommends partly for redevelopment, developers would have an option to preserve any existing units to remain in place on another part of the site and meet the required proposed FBC affordable housing contributions (25% of net new as described above). This could result with a higher quantity of committed affordable units than the quantity provided if all units were in new buildings. Second, the TDR tool is proposed in the Neighborhoods Area Plan for two of these Conservation Areas as sending sites: Barcroft and Fillmore Gardens. If existing units are preserved through TDRs, approximately 1,500 units, or another 33% of the housing goal could be achieved. However, the TDR tool has limitations. In order to rehabilitate units and preserve affordability in two large complexes (Barcroft and Fillmore Gardens), it is likely that a supply of approximately three to four times as many market rate housing (equaling approximately 4,500 – 6,000 units) may be needed at receiving sites to provide sufficient value to accomplish preservation of the 1,500 units that would remain in place. Accommodating this transfer of density would involve multiple properties in the Tier 2 Bonus areas on the Pike or in various parts of the County where additional density may be planned and doing so will be a challenge for the property owners. Therefore it is likely that TDR would take place over time and perhaps approximately one-third of the units would be preserved through TDR (about 500 units) due to the above-mentioned challenges. A combination of TDR and/or other financial tools or tax incentives could be needed to achieve the Plans' goals and conserve the remaining units. Additional information on the TDR concept is described below in the historic preservation discussion. Financial incentives as described below are other tools that would offer assistance towards the preservation of existing units.

- *Financial Incentives and Additional Tools:* In addition to the above density incentives, the County will strive to meet the housing goals for the corridor by offering additional incentives to owners and developers. The analysis undertaken during the planning process indicated that a comprehensive set of tools will be needed to meet the aspirational goals and that density alone would not fulfill the goal of approximately 4,500 affordable units. It should be noted that the existing Affordable Housing Investment Fund (AHIF) is a powerful tool the County uses to obtain committed affordable units and it would continue to be used along Columbia Pike in the future. However, the Plan emphasizes several additional financial tools for use on Columbia Pike to broaden the incentives and attract a variety of owners who may or may not be open to using AHIF, or other traditional funding sources such as low income housing tax credits. The additional tools proposed for Columbia Pike include partial tax exemptions, reduced parking, tax increment public infrastructure funds (TIPIF) assistance, and a new loan program. The County would also expect any property owner/developer taking use of the FBC would

examine these available tools and consider in good faith how they could possibly be used in the context of their situation and provide additional affordable housing. The County would work with any property owner who may be willing to offer a right of first refusal to the County, or its designee, to purchase the property upon the sale or transfer of the property. If the County had a future opportunity to acquire existing market rate affordable housing it could possibly achieve more affordable housing towards the housing goal.

Further details of these proposed tools can be found in Attachment 2, (Tools Technical Report). As described in Chapter 5 of the Plan, additional work will be necessary over the short term to establish the final details of each tool and make each ready for adoption and implementation. These tools would be offered to both for-profit and nonprofit developers, and it is possible that these or other similar tools could be applied in certain circumstances to other affordable housing projects throughout the County.

These financial incentives could facilitate several additional affordable housing projects along Columbia Pike by one of the affordable housing mission-oriented development partners. If these partners, or similar entity, acquire another three sites along Columbia Pike and, through renovations and/or redevelopment, the entity provides a higher percentage of affordable units than the minimum 20% described above, this could possibly add another 400-500 affordable units. If so, this could add approximately another 11% to the supply of committed affordable units towards the housing goal.

Reaching the housing goal could be advanced further when the ten complexes currently in the hands of County affordable housing partners with existing committed affordable housing units are ready for redevelopment in the future. Although more likely to happen in the mid- to long-term, if these site were to develop per the Plan and the County was able to dedicate financial resources to them, it is expected that not only would the existing CAFs be replaced but an additional supply of approximately 1,600 CAFs could be generated, 33% of the housing goal. It is expected that these units would support diverse income levels ranging from 60 and 80% of the AMI, or perhaps lower levels if additional tools are applied.

- *Other Future Opportunities to Consider:* To assist in creating additional opportunities to meet the housing goals, the Plan recommends that heights in the existing FBC commercial center be reevaluated to accommodate additional on-site affordable housing and/or be receiving sites for density transferred from sending sites with the transfer of development rights tool. If the County were to undertake a future study with the community to re-examine specific sites for Main Street Sites and Avenue Sites presently indicated on the Columbia Pike FBC Regulating Plans, it would be possible to achieve additional committed affordable units.

The Plan also recommends that further consideration be given in the future to re-examining any public land along Columbia Pike to help achieve the housing goal. Since it will be a challenge to fully meet the goal within the Neighborhoods Area Plan study

area alone with density or financial tools, the County should explore all opportunities including examining whether any public sites could be adapted to mixed-use development (public and residential uses). This strategy was used for the Arlington Mill Community Center site which will be built with 122 affordable housing units along with the community center uses. The work described by this strategy would need to be undertaken with a multi-disciplinary team representing various staff agencies, Arlington County Public Schools, and community members to assess potential sites.

The Plan and the accompanying Tools Technical Report outline multiple incentives that would be made available to achieve the affordable housing goals. Through the analysis process, it was realized that density alone would not fully meet the aspirational housing goal and that additional planning and financial tools and strategic actions would be needed. The Tools Technical Report highlights the potential gap that would remain after the units that are attributed to the new density are achieved (approximately 1,000 – 1,200 units as described above). A mix of financial incentives could be used to preserve the remaining 3,300 units. If the subsidy per unit was \$80,000-\$90,000 for the remaining units applied, a total gap of \$264M - \$297M would have to be filled over the 30-year life of the Columbia Pike Neighborhoods Area Plan (or \$8.8M-\$9.9M per year). For context, the FY2013 budget for housing allocates \$9.5M for the Affordable Housing Investment Fund (AHIF) to be used countywide.

Historic Preservation: Sixteen complexes in the study area have historical significance and are eligible for listing on the National Register of Historic Resources. Furthermore, the policies of the Historic Resources Inventory (HRI) adopted by the County Board were taken into consideration. The team examined how both preservation of affordability and building stock could be achieved and incentivized. It was recognized that these historic complexes provide market rate affordable housing primarily due to their condition and design. They also have a form of development that is consistent with the goals of the form based code. If these affordable units were lost to by-right development, or if renovations resulted in increased rents, a significant change in the affordability mix would occur as well as possibly changing the overall character of the neighborhood. Through the course of this study, balancing preservation and renovation of the structures and preservation of affordability was a major challenge while meeting all other planning goals.

To address both historic and affordability goals, different incentives were explored including additional density, height, and historic tax credits. Through these various incentives, the Neighborhoods Area Plan integrates historic preservation and affordable housing. This approach would maintain a mix of older apartments amidst new residential buildings, offering a diverse housing supply which would support a diverse population. A strategic aspect of the plan proposes the designation of “Conservation Areas” where it is desirable to maintain the current low-scale buildings and open spaces in cohesive campuses with a large supply of market-rate affordable housing (shown on the Urban Form Vision Map). It is anticipated that approximately 1,500 units could remain in place for two of the Conservation Areas – Barcroft and Fillmore Gardens using the TDR tool. In addition, the form of complexes further from the Columbia Pike frontage, some of which are in condominium ownership, provide an appropriate scale of development that transition well with the low-scale single family neighborhoods, and generally

have well maintained, landscaped open spaces at their front entrances. These areas are thought to generally be stabilized complexes and provide affordable homeownership opportunities, a goal of this study, due to the smaller and older state of the buildings.

In order to incentivize preservation and steer property owners away from by-right redevelopment, the TDR tool would offer an ability to transfer density to another site where density could be accommodated and the value of the transferred density could help subsidize preservation of buildings and affordability.

In addition to TDR, other financial tools such as tax credits, partial tax exemptions and affordable housing loan programs could also be used to preserve and rehabilitate units in place, preferably also maintaining committed affordable housing units. The alternative 25% affordable housing contribution described above may also attract a property owner to preserve some existing units when redevelopment occurs on other areas of a property. Finally, a recently created use permit option in a few zoning districts (RA6-15, RA8-18, RA7-16, and RA14-26) is another planning tool that could be used, for the purpose of preservation coupled with commitments to provide affordable units. This use permit option provides for the modification of provisions in the Zoning Ordinance to maintain, renovate, and preserve existing affordable housing, as well as create affordable housing units where none now exist.

Urban Form, Land Use and Parking: The Neighborhoods Area Plan establishes a policy for expanding use of the Form Based Code zoning tool which will be used to guide the form, scale, and character of new development. The tool places an emphasis on the physical form of development with the end goal of producing a specific type of place. Generally, along the Pike frontage in the residential areas, the Plan proposes that residential buildings be set back from sidewalks to allow for additional trees and other landscaping. In the commercial areas, buildings are required to be located directly behind sidewalks. Wider tree lawns and yards in front of residential buildings would provide an additional buffer to lessen impacts, relieve building mass, and indicate that one is moving from a mixed use environment to a residential neighborhood.

Four building types and their locations are recommended in the Plan, including an Urban Mixed Use to complete the existing Nodes; an Urban Residential – the most predominant form; a Small Apartment and Townhouse type; and in limited locations, a Detached Residential form. The general characteristics of each building type as well as the proposed frontage locations are indicated in the Plan. More details on each building type will be determined during the next phase of work to develop the zoning standards under the FBC. As the Pike revitalizes it is expected that buildings would be more sustainable and energy efficient. Therefore, the Plan sets expectations for new development that will incorporate energy efficient design and systems and create opportunities for residents to age over time in their homes.

Maximum building heights are also recommended in the Plan (see Urban Form Vision Map in the Plan). In general, the Plan proposes greater heights to be located along the frontage of Columbia Pike with lower heights transitioning down to the lower residential areas. The heights plan also provides for greater heights in areas that currently have tall buildings.

After the April 6, 2012 draft plan was released and reviewed, staff continued to examine whether any additional opportunities for increased heights are possible to help achieve the plan's goals. Staff contemplated that one area could possibly accommodate additional height, above that called for in material presented earlier in the process. If additional height and density in the east end of Columbia Pike could be considered, it is possible that an additional quantity of committed affordable housing units could be achieved. This area currently contains taller buildings than others on Columbia Pike with heights ranging from six to twelve stories, the area is generally away from low-density single family areas, and is abutting a private golf course. Therefore, staff recommends that the County Board also advertise an alternative heights map for the area east of S. Barton Street and south of Columbia Pike to the area abutting Army Navy Golf Course (see pg. 4.23 in Attachment 1). This alternative shows where building heights could be raised from a maximum of 10 stories as shown in the draft Plan to a revised maximum height of possibly 12 or 14 stories. Lower heights at the eastern and western most edges would continue to provide for appropriate transitions to existing development. The additional height would be achieved in the same manner described above for Tier 2 Bonus, with additional on site affordable housing or to accommodate density received from designated sending sites. If advertised, then at the ultimate public hearing to consider Plan adoption the Board could consider more thoroughly which of the two options should be adopted.

Parking is a necessary component in new development even in this transit supportive corridor, however, over-building very costly parking beyond what the market demands can negatively impact the feasibility of projects seeking to provide a substantial supply of affordable housing. It has been demonstrated by several affordable housing providers that renters of committed affordable housing units demand and use fewer parking spaces than their counterparts living in market rate housing. In this context, the Neighborhoods Area Plan recommends that a minimum parking ratio below one and one-eighth space per residential unit be established for affordable housing units to 0.825 space per unit. An increment of 0.125 spaces per unit is attributable to visitor parking. In this dense corridor where several low-density neighborhoods are in close proximity to multi-family areas, this parking ratio would be curbed and used only when a new development proposal offers an additional increment of committed affordable housing beyond the above-mentioned minimum requirement (i.e. 20% of net new in new construction or the alternative contribution in existing housing stock). The County would continue to rely upon the residential parking permit program to guard against spillover parking by apartment dwellers onto those streets in single-family neighborhoods.

Transportation: Transportation policies are reflective of long-standing County-wide and previously established policies for Columbia Pike such as expanding the secondary street grid, making streets and sidewalks more pedestrian friendly, safe and attractive with shade trees and street lights, and building connections to make complete streets available for multiple modes of travel. The Neighborhoods Area Plan is reflective of other plans and policies underway for Columbia Pike including the Multi-Modal Study, the streetcar environmental and engineering analyses, and the parallel bike routes study. Concerns were raised early in the process about the need to expand east-west connections parallel to the Pike for the purpose of providing multiple, neighborhood routes for circulation. This led to closer examination of how segments of 9<sup>th</sup>, 11<sup>th</sup> and 12<sup>th</sup> streets could be enhanced for pedestrian, bicyclists, and/or motorists. This is

particularly important in the east end of Columbia Pike between S. Barton Street and S. Rolfe Street where east-west alternatives to Columbia Pike are very limited. As shown on the Transportation Connections Map, the new linkages are proposed as local, low-speed streets and therefore proposed designs call for two-way vehicular travel with on street parking, consistent with existing County policies for neighborhood streets. Additional connections for bicyclists are identified to provide more complete routes on both the north and south sides of Columbia Pike.

Open Space: As the Pike corridor grows and new residents come into the area, it is important to maintain a balance of open space and buildings and to provide a portion of open space as public space available to all residents. The planning study examined existing open spaces and those previously planned for the commercial centers, including spaces like the Penrose Square now under construction. It was determined that both the east and west ends of the corridor need additional public open spaces to serve a variety of resident needs and that new spaces could be achieved when redevelopment occurs. It was also reiterated through community surveys and discussions that walking and biking trails, neighborhood and community parks, natural areas and indoor recreation and fitness facilities should be prioritized.

The Open Space Vision Map indicates locations for new spaces that would address good urban design and planning goals. These spaces would be included on a future Form Based Code (FBC) Regulating Plan and realized when redevelopment of those properties occurs. However, these larger public open spaces identified on the map may require additional strategies or tools to achieve them, such as TDRs, easements, or public funding. In addition to the new public open spaces, the Plan indicates that private open areas at each property would also be important to achieve with any new development in order to maintain a mix of buildings and open space and offer spaces that could be used and enjoyed by residents. The details for these private areas would be further determined through the development of the FBC. The Open Space Vision Map also coordinates with the transportation map and indicates how existing and future trail and sidewalk connections can be made to link residents to the different open spaces in the Pike corridor.

Public Facilities: The provision of adequate public facilities is an important feature of a sustainable community. Staff analyzed whether additional public facilities would be needed along the corridor as growth occurs and took the projected new housing units along the corridor into consideration. Building on a prior study for fire stations across the County, it is contemplated that a potential new fire station in the west end of Columbia Pike may be needed over the next 30 years. Currently, the west end of Columbia Pike relies partly on a fire station in Bailey's Crossroads through a cooperative agreement with Fairfax County. Over time, that area will begin to change, per Fairfax County plans, and it is possible that Arlington County may need to provide more fire service coverage in the future. Further analysis would be needed to make a firm recommendation; however it is contemplated that opportunities for a mixed-use project in the study area or possibly the existing commercial centers generally from Four Mile Run Drive to the County line could accommodate this type of public facility.

In addition, the team along with staff from Arlington Public Schools evaluated the projected housing units to examine what possible impacts the growth may have on the school capacity.

The review by Arlington Public Schools staff indicates that the possible growth over a 30-year timeframe, combined with expected increased generation rates from the surrounding single-family neighborhoods as the Pike revitalizes, could necessitate additional school facilities. APS indicates that it will continue to monitor development, assess future school projections, and collaborate with the County as needs change and new needs emerge. To this end, this Plan recommends that the future FBC zoning be flexible and allow school-based uses to be built within residential or mixed use projects so that as needs emerge, these uses can be considered.

### **Community Interests and Concerns:**

The Columbia Pike Neighborhoods Area Plan process included extensive community input by the Working Group, the Plenary Group, Civic Associations, Advisory Commissions, and the County Board. Feedback given at various meetings on the on the April 6, 2012 draft plan was reviewed and considered by the Working Group. Listed below are brief synopses of the more substantive items brought up in these comments described above and other meetings, along with descriptions of how they have been addressed.

Affordable Housing Requirement under a Form Based Code: Community members have suggested that a higher contribution above 20% to 25% should be required with new development using FBC. Conversely, several owners of existing apartment complexes contend that the 20% requirement for affordable housing (or the alternate 25% of net new housing to preserve existing housing stock) is too onerous and therefore the additional density as proposed under the Plan is an insufficient incentive for them to develop according to the Plan. Through the process, analysis was undertaken to determine a zoning requirement for affordable housing that could be applied equitably to all new development. Setting a uniform requirement was a challenge because each site would have different economic conditions. However, it is anticipated that in most cases, development with FBC will exceed the development potential offered with the existing zoning. After examining the land values, net cash flow, construction and/or renovation costs, rent levels, and other economic factors, it was determined that a requirement of 20% of the new development above the by-right zoning would offer an economically feasible contribution that would attract a property owner to using the FBC and dissuade the property owner from choosing development using the by-right zoning provisions. Staff is currently conducting a third party consultant evaluation to verify the conclusions of this economic analysis. This analysis will be completed prior to the July County Board hearing on this item. Through the development of exact FBC zoning text, staff will continue to examine whether the 20% to 25% affordability requirement could be elevated and/or adjusted over time based on changing market conditions. In addition to the proposed affordable housing requirement under FBC, the Neighborhoods Area Plan describes other incentives to obtain additional affordable housing units should a property owner choose to use the optional resources/tools.

Distribution of Affordable Housing: Two key questions raised by community members is why affordable housing units are concentrated only on Columbia Pike and secondly, how will the geographic distribution of affordable units be achieved through the Plan?

The County strives to preserve affordable housing in all parts of the County and has achieved a significant amount of committed affordable housing, using a variety of tools, in major transportation corridors, such as the Rosslyn-Ballston Corridor, and in other areas where market-rate affordable housing exists or is planned. The committed affordable housing the County commonly achieves is within multi-family housing and this type of housing is found in several areas of the County. The Columbia Pike corridor is currently planned and zoned for multi-family residential development, and today, the area contains approximately 1,200 (19%) of the County's committed affordable units. It also contains approximately 6,200 market-rate affordable units. The County has as overall goal to make every reasonable effort to maintain the supply of affordable housing. In addition, this Plan has an important goal to foster a healthy, diverse community with high quality of life along the Pike. Staff believes that by preserving the majority of affordable housing that currently exists, the corridor would continue to offer diverse housing and support a vibrant, culturally- and economically-diverse population.

Further, a significant amount of new housing is expected within the study area – largely along or near the Pike – as well as in the existing nodes. Staff also anticipates that the majority of that new housing would be market rate housing. Therefore, a new percentage and distribution of affordable housing units would emerge as the Pike changes and revitalizes and each subarea of the Pike changes. The Neighborhoods Area Plan includes a goal to encourage the distribution of affordable housing units throughout the Pike. This goal would be considered when the County assesses whether to award AHIF to a project to create more CAFs when otherwise the units would be market rate housing. Recognizing that the subareas are starting with differing levels of affordable housing today, and even with the anticipated increase in market rate housing in each area, the Plan strives to find ways in which the geographic distribution of units will be spread along the Pike. To further meet this objective, the following recommendations are included in the Plan and provisions would be included in the Neighborhoods Area Plan FBC:

- The base FBC affordable housing requirement will provide 60% AMI units which would increase the percentage of 60% AMI units in the east end of the Pike where more 80% AMI units exist today;
- For projects west of George Mason Drive, the base FBC affordable housing requirement would permit a property owner to convert up to 1/3 of its contribution of the 60% AMI units to a higher number of 60-80% AMI units, at a ratio of two 80% units for every one 60% AMI unit; and
- For projects east of George Mason Drive, the base FBC affordable housing requirement would permit a property owner to convert up to 1/3 of its contribution of 60% AMI units to a lower number of 40% AMI units, at a ratio of one 40% units for every one 60% AMI unit.

Affordable Homeownership: Community members have questioned whether the Neighborhoods Area Plan adequately addresses affordable homeownership. The Neighborhoods Area Plan highlights a variety of financial tools to assist with the creation or preservation of affordable housing units, including Moderate Income Purchase Assistance Program (MIPAP). It is recommended that funding continue to be allocated towards this program to help families/individuals purchase housing. In addition, the Pike has a healthy supply of affordable condominiums which are expected to remain, and the Plan recommends areas for which new

townhouse development could occur. The market commonly provides townhouse development as a for sale housing product.

New Density: Community members have expressed concerns about the additional density being proposed and its impacts. The County undertook this process to proactively plan for and guide how changes could occur along the Pike when property owners sought to renovate or redevelop their property. Allowing for new density would help achieve planning goals such as affordable housing, improved building forms; walkable streets with new widened sidewalks; more on-street parking; new street connections; and new open spaces. Additional density will also help support the existing or future retailers along the Pike. Staff believes that the forms and types of development being proposed in the plan and the resulting density are appropriate as Columbia Pike is an existing transit corridor and planning is underway to enhance transit through the proposed streetcar system. The proposed larger scale development is along the Columbia Pike frontage transitioning to lower scale development moving further away from the Pike. The single-family detached neighborhoods surrounding the Pike will be less impacted by the proposed increase in density. Furthermore, impacts related to public facilities and utilities are discussed further below.

Revisiting Existing FBC Mixed-Use Nodes: There are some in the community that have questioned the necessity of re-examining the FBC in the existing Nodes. The purpose of the recommendation is to assess how all areas along the Pike could offer affordable housing and provide opportunities for mixed income housing. The current FBC for the Nodes does not require any affordable housing as it was originally designed to incentivize development and revitalization. Through the Neighborhoods Area Plan process, it was determined that the multi-family residential areas of the Pike would retain a portion of the affordable units as new market-rate housing is introduced. However, the new bonus density incentive and proposed financial tools will not fully meet the desired goal to preserve approximately 75% of the affordable housing stock, approximately 5,000 units. It is contemplated that additional affordable units could be located in the existing commercial nodes to accommodate this objective. To determine the degree to which that is possible, it would require a follow-up planning process to review with the community where additional height could be appropriate in exchange for on-site affordable housing or to accommodate density transferred from Barcroft or Fillmore Gardens apartment complexes. This study could possibly be targeted to areas specified for Main Street or Avenue type development. If locations for additional height were determined through further analysis, the FBC would need to be amended which would follow the typical practice followed for FBC zoning ordinance amendments, including review with the FBC Advisory Working Group and ZOCO review prior to formal hearings by the Planning Commission and County Board.

Schools/Public Facilities: How does the Neighborhoods Area Plan take into consideration schools and public facilities? Through this process, coordination with different County agencies and Arlington Public Schools (APS) occurred to assess what, if any, impacts the planned development would have on schools and other public facilities. For schools, APS staff determined that the potential increases to residential population could potentially result in an increase of 1,000 school age children. Over time, APS indicates that this growth along with increases of school age children from surrounding single-family neighborhoods would likely

generate a need for additional school space. Further planning and monitoring would be needed by APS in the future to assess where and how best to accommodate the growing population. The Neighborhoods Plan emphasizes the need to be flexible for when new opportunities for school facility arise, including the allowance for early childhood/Pre-K centers as part of mixed-use development. This should be considered when developing FBC zoning language for the NP area. For fire, the County will need to continue to study whether an additional fire station is needed to serve the Pike Corridor. For utilities, such as water and sewer, they will be monitored and if upgrades are needed, they will be addressed when development occurs.

Historic Preservation: Members of the community continue to be concerned that the Plan doesn't adequately address historic preservation. Historic preservation is an important goal for this planning effort. Staff has developed a balanced approach with historic preservation among other key elements including affordable housing and improving the overall form of development along the Pike. The Plan envisions the preservation of several historic areas where it is desirable to maintain a setting of low scale buildings and open spaces that at the same time provide a substantial amount of market-rate affordable housing which are predominantly found in the garden apartment style buildings in the corridor. This would be accomplished through incentives such as Transfer of Development Rights and other financial tools described in the Plan. Furthermore, the proposed housing plan provides an option for development to provide its affordable housing requirement in existing buildings which over time, staff believes, will result in a mix of existing and new buildings along the Pike. Staff assesses that approximately two-thirds (2/3) of historic units along the Pike could be preserved through this Plan.

Parking Ratios: Why are reduced parking ratios needed? Projects under review with FBC would be required to meet the parking ratios specified in the FBC. The original proposal called for reducing the minimum parking requirements in the Neighborhoods Area Plan from 1 space per unit, with an increment of 0.125 space per unit for shared visitor parking, equaling 1.125 space per unit to: 1) 0.7 space per unit for affordable housing units and 2) 0.8 space per unit for any housing within 1/-4 mile distance from a proposed streetcar stop. The proposal was made in recognition that the Pike is a transit corridor with significant bus access, planned streetcar service, and also that affordable housing units typically require fewer parking spaces since residents of affordable units commonly do not own automobiles. Staff further studied this issue, and now proposes a reduced parking ratio for affordable housing units of 0.7 space per unit when a proposal exceeds the minimum affordable housing requirements and provides additional affordable housing units. In these cases, all of the proposed affordable housing units would be eligible for the reduced parking ratio. Both affordable and all other housing would be required to provide the same visitor parking amount of 0.125 space per unit. Therefore, affordable units could have a reduced ratio of 0.825 space per unit when a proposal exceeds the base affordable housing requirements, and all other residential units would need to provide 1.125 spaces per unit. Additional analysis could be taken to evaluate whether to narrow this parking ratio reduction to only sites within very close proximity to streetcar (i.e. 1/8-mile radius).

Open Space: There has been some concern that existing private open space surrounding apartment buildings will be removed with new development which could change the character of the community. Achieving a balance of buildings and open spaces is an important goal, and a

mix of public and private open spaces must be attained. However, part of the vision of the Plan envisions the residential areas to become less suburban (i.e., much open spaces surrounding lower-scale development) by balancing goals of the Plan that will necessitate infill development. The form of open spaces must be done by redesigning properties and contemplating open space differently from the way they are provided today. The location and distribution of spaces in the corridor was taken into consideration, as well as access, proposed density increases, and the incentives needed to achieve them while also meeting other goals.

Defer Recommendations for Specific Neighborhoods: Representatives of the Foxcroft Height and Arlington View civic associations requested to defer County Board action on recommendations pertaining to these neighborhoods until more time for community discussion could occur. Below is a brief discussion of the specific issues for each neighborhood:

- Foxcroft Heights: A request has been made to defer approval of Plan's recommendations for the Foxcroft Heights neighborhood until a future time after several pending changes to surrounding properties are completed, specifically the demolition of the Navy Annex buildings, Washington Boulevard and Columbia Pike bridge reconstruction, and Ft Myer-Henderson Hall base improvements. It was suggested that a better assessment of the potential impacts on the Foxcroft Heights area could be made in the future which could better inform a future vision and planning recommendations for this neighborhood. Also, some neighbors are concerned about the proposed building heights along the Pike frontage and along Orme Street.

Much input has been given throughout this process to establish a vision for the Foxcroft area. Staff has taken into consideration community input representing a full range of ideas, the changes contemplated for the surrounding land uses, and the established vision for Columbia Pike set out in 2002 with the Columbia Pike Initiative Plan. The Neighborhoods Area Plan recommends limited changes to the Foxcroft area. These changes would allow the edge of Columbia Pike to change more consistent with other frontages of Columbia Pike, however with lower heights, creating a walkable, mixed use edge. Specific recommendations in the Plan include:

- Allowing mixed use development on the frontage, when affordable housing is provided ; up to 5 stories;
- Allowing 5 stories on Orme Street, transitioning down to 4 stories at the north end, to provide a more resilient development form in light of adjacent uses (Base and Sheraton);
- Allowing 4 story development along Southgate Road; and
- Preservation of the neighborhood interior with some streetscape improvements.

Staff recommends that the County Board continue to move forward with the recommendations included in the Neighborhoods Area Plan and contends that the vision is compatible with the existing or possible future uses contemplated in the surrounding area including the future expansion of Arlington Cemetery, museum uses, and base improvements. Also, staff suggests that the vision will help to stabilize the neighborhood by providing more clarity to existing and prospective residential and commercial owners

and renters on the proposed vision and types of improvements contemplated. The proposed land uses and contemplated street and streetscape improvements could help alleviate negative impacts from the base and improve the quality of life in the neighborhood from what exists today and these types of improvements would only be delayed if the Plan's recommendations are not implemented. Staff would continue to assist the neighborhood in the future with possible mitigation measures as issues arise from the surrounding land uses. Furthermore, if the Plan's recommendations were deferred, staff resources would not be available for further work with the community until after the Neighborhoods Area FBC is developed and adopted and, at that time, assessed and scheduled in the context of other work plan priorities.

- Arlington View Neighborhood and Carver Homes: Representatives of the Arlington View civic association requested to defer specific recommendations for the Arlington View neighborhood until the neighbors have more time to contemplate the proposed recommendations. Also, community members have raised the question of how the Plan should address a non-conforming use, Carver Homes property, in a low-density neighborhood.

Concerns were raised from residents of the Carver complex that the buildings are in need of major renovation, perhaps even beyond renovation, which warrants setting a new vision for the area taking into consideration that the existing density exceeds the current density permitted for its zoning. Some of those residents identified the need for when and if a change were to occur, that it would be important to maintain some level of affordable housing. Other community members raised concerns that any additional density above the existing amount, 44 townhouse units on a site that is otherwise zoned for only a maximum of 29 single family lots, would be disadvantageous to the overall community primarily due to transportation reasons. A by-right development of single-family housing or a replacement of 44 new townhouse units would not likely include any affordable housing. Staff is aware of the historical significance of these buildings and how they were created in the 1940s; however, it is contemplated that multiple options should be available to the site beyond a full building preservation scheme since it has been noted that the buildings are in declining condition and it would take significant funding sources for renovation.

In order to be more consistent with the overall planning goals outlined by this study, staff contemplated a planning scheme that achieves preservation of affordable housing—possibly with a mix of homeownership and rental units—as a good outcome and would also help improve a significantly sized property within the community. The buildings have started to decline and residents have commented that repairs have become too costly and difficult to coordinate among multiple owners due to the nature of the structures' construction and utility connections. Staff also considers this area to be unique and by allowing a change in building form would not set a precedent for other "R-5" zoned properties to request a General Land Use Plan and/or zoning change to allow higher density. This property and its townhouse development has been in the neighborhood for over 60 years and pre-dates its "R-5" zoning. The form of townhouses with open spaces

fit within the neighborhood today. It is generally contemplated that new townhouse development, possibly with a small apartment building across from the existing Hoffman-Boston school, and open spaces retained would work in the future and not overwhelm the surrounding single family homes. Also, the small apartment form has been used in this neighborhood before, nearby at the Arlington View Terrace site. Therefore, the Plan recommends this mix of housing, with preservation of affordable housing that is compatible with the surrounding single-family neighborhood, and anticipates that a new FBC, along with other financial tools, would be the implementation tools. This form would allow for a mix of rental and ownership housing.

Staff has been approached by many developers to discuss redevelopment options for the Carver property. All have discussed options that would add a significant amount of density on the site and increased height, in response to the rising land costs, aging buildings, and the property owner's interest in selling. Staff remains concerned that a significant increase in density and a corresponding increase in height up to four or five stories would not be appropriate. Staff considers the recommendations in the Plan would provide the property owner with multiple development, or renovation, options including an option to rebuild with the same density that exists today. That option is not available today due to the non-conforming zoning status. Also, the mixed form option described above could provide an opportunity to include affordable housing in a project. Staff is aware that financial tools may be needed for this scheme because a significant increase in density above the existing level would not be available to fully subsidize those units. Staff does not view the modest change in building form from what exists today to significantly increase the density or result in negative impacts on the surrounding area. A project would be required to provide parking on-site for each unit and the increase in residential units would not result with negative impacts on the neighborhood's transportation system.

Staff continues to recommend that the vision recommended in the Plan is an appropriate vision for this area and is consistent with the goals and objectives of the overall Pike. Staff will continue to accept input from the Arlington View neighborhood as the planning process continues through the final steps and staff will continue to be available to answer questions. In addition, similar to the response for Foxcroft Heights, if recommendations were deferred for this area, staff resources would not be available for further work with the community until after the Neighborhoods Area FBC is developed and adopted and, at that time, assessed and scheduled in the context of other work plan priorities.

**CONCLUSION:** The proposed Columbia Pike Neighborhoods Area Plan would provide a comprehensive vision and a framework that guides redevelopment, rehabilitation, and renovation of the residential areas in a manner consistent with the goal of obtaining a good form of development along Columbia Pike and sustaining a mixed income and diverse community with opportunities for affordable housing. Therefore, staff recommends that the County Board authorize advertisement of public hearings at the July 21, 2012 County Board meeting and the associated Planning Commission meeting to consider the adoption of the Plan.



Attachment 1: Columbia Pike Neighborhoods Area Plan

Attachment 2: Tools Technical Report