



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of January 26, 2008

**DATE:** January 15, 2008

**SUBJECT:** U-3185-07-1 USE PERMIT for a Unified Mixed Use Development to construct 36 dwelling units and office space at 2219, 2229, 2237 Shirlington Rd. (RPC #31-025-047, -048, -049)

**Applicant:**

Macedonia Baptist Church

**By:**

Curtis S. Adams, agent  
AHC, Inc.  
2300 S. 9<sup>th</sup> Street, Suite 200  
Arlington, Virginia 22204

**C.M. RECOMMENDATION:**

Defer the request for a Unified Commercial/Mixed Use Development to the April 19, 2008 County Board Meeting.

**ISSUES:** Staff has provided the applicant with a list of outstanding issues which must be addressed more thoroughly in order to complete analysis of this request. However, deferral of the use permit request will not preclude County Board action on the project's Affordable Housing Investment Fund (AHIF) and supportive housing funds request which are scheduled for review as a separate action item at the January 26, 2008 County Board Meeting.

**DISCUSSION:** AHC, Inc. proposes to construct a new multi-family building including 36 affordable dwelling units above first-floor commercial office space. The proposed site is located immediately adjacent to the Townes of Shirlington property to the south, and is directly across Shirlington Road from Macedonia Baptist Church. The development would comprise several through-lots with frontage on both Shirlington Road and South Garfield Street. This site is located in the Nauck Village Center Action Plan area. The applicant's financial program includes equity from the Low Income Housing Tax Credit Program and below market rate financing from the Virginia Housing Development Association (VHDA). The applicant is working to provide additional site design details in order for staff to complete their analysis of the proposed Unified Commercial/ Mixed Use Development. However, delaying the locally committed AHIF and supportive housing funds would cause the applicant to lose a significant number of points toward their VHDA funding request making the overall proposal non-competitive. Therefore, at its January 26, 2008 meeting, the Board will act on a separate action

County Manager: \_\_\_\_\_

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

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item regarding the release of tax credit funding for the proposed development contingent upon approval of this use permit at a later County Board meeting. The proposed development is in compliance with Zoning Ordinance requirements which regulate UC/MUD projects, and with the Nauck Village Center Action Plan. Therefore, staff recommends deferral of the Unified Commercial Mixed-Use Development request to the April 19, 2008 County Board meeting pending receipt of additional required site details.

PREVIOUS COUNTY BOARD ACTIONS:

December 15, 2007

Deferred consideration of a UC/MUD request for a 36-unit multi-family residential building with first floor office space.