



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 19, 2008

DATE: April 17, 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. 9th Street, Suite 200
Arlington, Virginia 22204

C.M. RECOMMENDATION:

Defer the request for a Unified Commercial/Mixed Use Development to the May 17, 2008 County Board Meeting.

ISSUES: The applicant has requested a deferral to address outstanding issues regarding the proposed UC/MUD request.

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 has requested a deferral to further refine their proposal. Therefore, staff recommends deferral of the Unified Commercial Mixed-Use Development request to the May 17, 2008 County Board meeting.

County Manager: _____

Staff: Rasheda DuPree McKinney, DCPHD, Planning Division

PLA-4927