

Trenton Street Site Plan #446

Information – February 15, 2018

Location

The 172,194 sq. ft. (3,953 acres) site is located at 4333 Arlington Blvd. between North Trenton Street and North Thomas Street in the Buckingham Neighborhood Conservation Plan area. The subject site is currently occupied by the existing Whitefield Commons apartments, comprised of four buildings with 63 total dwelling units, two single-family homes, and the Red Cross Arlington County Chapter office. The site is bounded by Arlington Oaks condominium property to the north, North Thomas Street and Saint Thomas More Cathedral and School to the east, Arlington Boulevard and the National Foreign Affairs Training Center to the south, and North Trenton Street and Arlington Oaks condominium property to the west.

Details

The applicant, Wesley Housing Development Corporation (WHDC), proposes to rezone portions of the property from R-6 to RA8-18, and from RA8-18 to R15-30T and construct a new multi-family residential building with 115 units and two rows of townhouses with 19 total units. The site area includes the existing 63-unit Whitefield Commons buildings, which will remain. Two additional units will be constructed in space now used for storage and the current management office. Additional project details include:

- 115 new multi-family units in a 5-story building
 - 100% committed affordable units (if funding is obtained)
 - Proposed Earthcraft v.4 Gold certification;
- 19 new townhouse units (3-stories);
- 63 existing units in Whitefield Commons plus two additional units;
- Proposed project density 54 units per acre within the RA-18 District and 25 units per acre in the R15-30T District;
- Proposed parking 102 structured parking spaces in the multifamily residential building and a net increase of 5 on-site surface parking spaces for Whitefield Commons residents and townhouse visitor parking.

Affordable Housing Program

WHDC is proposing to redevelop the site into a mixed-income, mixed-tenure community consisting of approximately 19 for-sale townhouses and a multifamily building with 115 units of affordable rental housing. Seventy percent of the rental units will be “family-sized” with two or three bedrooms; 100% of the rental units will be affordable to households at 60% and 50% Area Median Income (AMI) for at least 60 years. No affordability restrictions are proposed for the townhouses which will be sold at market prices. Proceeds from the sale of the land to a townhouse developer will help to subsidize the affordable rental property development. Projected major sources of funding include an amortized first mortgage, tax credit equity through the Low Income Housing Tax Credit(LIHTC) Program, and gap financing from the County’s Affordable Housing Investment Fund (AHIF).

The development contributes to the guiding vision and goals of the Arlington County Affordable Housing Master Plan. With the average household income at Whitefield Commons at 35% of AMI, the affordability mix of the proposed building will both add to the committed affordable housing

stock and contribute to income diversification in the Buckingham neighborhood by targeting households in the 45-60% of AMI income band. Further income diversity is achieved with the addition of the market rate townhouses which are expected to be sold to households above 120% of AMI. The existing 63 affordable units at Whitefield will be maintained and the four existing affordable units at 19 North Trenton will be incorporated into the new building.

There will be site plan conditions related to affordable housing:

- ZO §15.5.8: Affordable Dwelling Units for Increased Density within the General Land Use Plan. The applicant shall have the option for cash or unit contribution.
- ZO §15.5.9: Affordable Dwelling Unit Density Bonus Contribution -- nine (9) apartment units affordable up to 60% AMI
- Six Accessible ANSI Type A Units: 1 Studio, 3 One-BRs and 2 Two-BRs

Green Building Density Incentive Program

Arlington County's Green Building Density Incentive Policy for Site Plans contains bonus density provisions for site plan projects that meet the objectives of the County's green building program. The applicant is proposing to commit to a certification of Earthcraft v.4 Gold, and is therefore requesting bonus density, consistent with Section 15.5.7 of the Zoning Ordinance.

Historic Preservation

The project area contains a group of garden apartment buildings now known as Whitefield Commons (historically, the Windsor Apartments), that are identified collectively as an "Important Resource" in the County's Historic Resources Inventory (HRI). Whitefield Commons was constructed in 1942, and is listed as eligible for the National Register of Historic Places in the Arlington County Garden Apartments, Apartment Houses, and Apartment Complexes: 1934-1954, Multiple Property Document (MPD). An historic preservation easement is being considered for the area comprised of the Whitefield Commons buildings.

Map of Trenton Street Site Plan

