

1820 Fort Myer Drive – Ames Center Site Plan

Action – January 14, 2021

Location

1820 Fort Myer Drive (a map of the site is located at the end of this document).

Site Plan Application

The applicant Ames Center LC (Snell Properties), has applied for a site plan amendment to redevelop the site located at 1820 Fort Myer Drive that contains existing office, church and gas station uses. The proposed redevelopment will include two new multifamily residential towers containing 740 units with ground floor retail space and will incorporate the existing church and gas station uses. The applicant is requesting a rezoning from C-O Mixed Use District to C-O Rosslyn, Mixed Use Rosslyn District. The development will be built in phases, with the South building to be delivered first. The North building will be constructed as phase 2 of the development.

Affordable Housing Program

The Applicant has committed to meet the base affordable housing requirements of the Zoning Ordinance (choice of \$2,455,863 or about 16 on-site units, 24 off-site nearby units or 32 off-site units). In accordance with the [Rosslyn Sector Plan](#), adopted by the County Board in July 2015, the applicant has committed to make an additional contribution of 24 on-site committed affordable units (CAFs), consisting of 14 1-br units and 10 2-br units, affordable up to [80% of Area Median Income \(AMI\)](#).

The Rosslyn Sector Plan serves as the main policy document for Rosslyn. Specifically, the plan guides the County to:

“Direct 30% of the value of community benefits contributed by Rosslyn Coordinated Redevelopment District (RCRD) towards affordable housing. This value would be evaluated on a site plan basis to determine the best use (e.g. an on-site unit program or a cash contribution). A cash contribution should be prioritized, to the extent feasible, for additional CAF units in the Rosslyn Metro Station Area (RMSA).”

A contribution of 24 on-site units is the equivalent to about 30% of the value of the total community benefits package due to the earned density up to 10.0 Floor Area Ratio (FAR). The Rosslyn Coordinated Redevelopment District (RCRD) area, where this project is located, is one of the most expensive rental markets in the County (a map of the RCRD is located at the end of this document). There are currently no CAF units within the RCRD. Due to the very expensive nature of this area, CAF units up to 80% AMI, as opposed to up to 60% AMI, will better leverage the community benefits value while providing much needed affordability directly in this area.

The delivery of the on-site units will be phased by building. It is anticipated the South building will be delivered first, which will contain 13 CAF units. The remaining 11 CAFs will be delivered

in the North building as part of the second phase of development. All CAF units will be affordable for a term of 30 years.

The proposed development meets several of the County's Goals, Objectives and Policies of the County Board adopted [Affordable Housing Master Plan](#) (AHMP):

1. Policy 1.1.1 – Project will create twenty-four (24) CAFs through the N-FBC zoning requirements
2. Policy 1.1.8 – Project will provide 10 family sized 2-br units
3. Policy 2.5.3 – Project helps to maintain a sufficient supply of CAF units that are accessible for persons with physical and sensory disabilities by adding 12 Type A accessible units
4. Policy 1.1.9 and 3.2.2 – Project will create CAFs located close to transit.
5. Policy 3.3.1 and 3.3.2 – The multifamily buildings will be certified LEED Silver which will help to advance the goals of the Community Energy Plan and encourage water conservation.

In addition to the on-site units up to 80% AMI, the applicant has indicated they will provide a cash contribution due to the base ordinance. This will be due prior to the Shell and Core Certificate of Occupancy (CO) for each building. It is anticipated \$1,268,003 of the \$2,455,863 cash contribution will be provided prior to the Shell and Core CO of the South building, and the remaining \$1,187,860 will be provided prior to the Shell and Core CO for the North building.

If the total \$2,455,863 cash contribution is leveraged at the County Affordable Housing Investment Fund (AHIF) per unit subsidy average of \$85,000/unit, about 29 units affordable to households earning up to 60% of the Area Median Income (AMI) will be created at future affordable housing developments. Per the Rosslyn Sector Plan guidance, to the extent feasible, the County will prioritize the use of the funds within the Rosslyn Metro Station Area (RMSA). Staff will also explore adjusting future AHIF Notice of Funding Availability (NOFA) scoring guidance so that projects located in the RMSA receive additional points on funding applications.

Staff Recommendation: County staff supports the proposed affordable housing program which includes 24 CAFs up to 80% AMI and a base ordinance contribution of \$2.5M towards the AHIF.

1820 Fort Myer Drive Location of Proposed Site Plan



Rosslyn Metro Station Area and Rosslyn Coordinated Redevelopment District

