

Columbia Pike
Neighborhoods Form Based Code

Transfer of Development Rights (TDR) Multiplier

Zoning Committee of the Planning
Commission (ZOCO)
January 19, 2020



**COLUMBIA PIKE NEIGHBORHOODS
SPECIAL REVITALIZATION DISTRICT
FORM BASED CODE**
ARLINGTON COUNTY, VIRGINIA

ADOPTED NOVEMBER 16, 2013
WITH AMENDMENTS THROUGH DECEMBER 14, 2013

ARLINGTON COUNTY ZONING ORDINANCE | APPENDIX B

ARLINGTON
VIRGINIA

Transfer of Development Rights (TDR) - Overview

- 2012 Neighborhoods Area Plan identified TDR as a tool to preserve buildings and affordability at Barcroft and Fillmore Gardens
 - ~1,540 rental units within these two “Conservation Areas”
 - TDR would reduce amount of AHIF needed to meet Plan goals
 - Plan contemplated 3 to 4 times as many units would need to be transferred to preserve one unit as a committed affordable unit (renovation + 30-yr affordability)

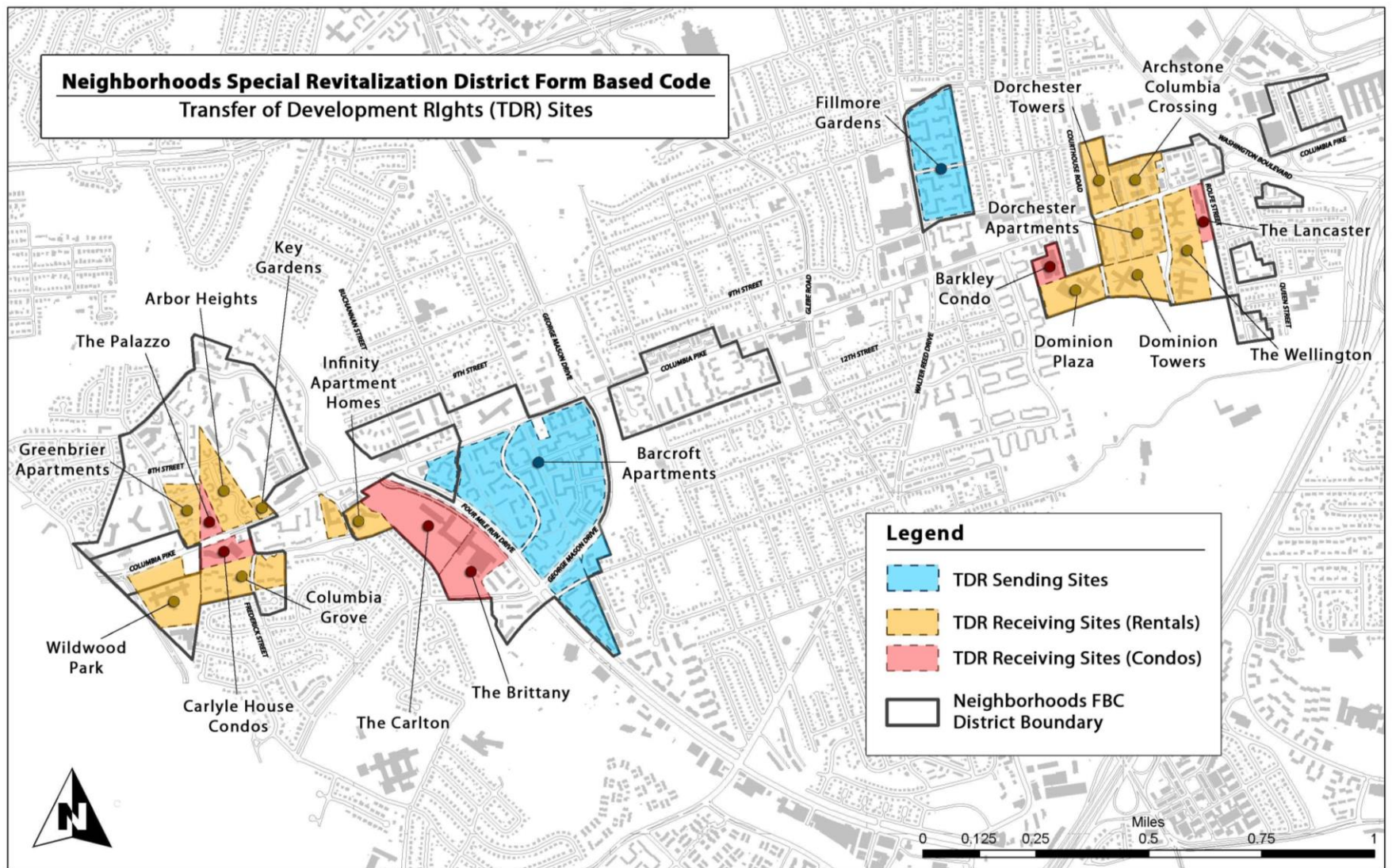


Barcroft Apartments



Fillmore Gardens

TDR Sites on Columbia Pike



Columbia Pike TDR – County Board Actions

- County Board Adopted TDR Multipliers on 12/16/13 in order to Facilitate Transfer
 - 3x the units if the density is transferred to a Columbia Pike receiving site
 - 2x the units if the density is transferred elsewhere in the County
 - **Receiving site units can be market rate** (since the affordability is preserved at Barcroft and Fillmore sending sites)
- The TDR multipliers included a sunset provision to 12/16/15
 - TDR for affordable housing was an untested tool
 - Sunset was created to ensure County could monitor tool within a conservative time-frame
- **The sunset period was extended to 12/31/2020** at the November 2015 County Board meeting

Columbia Pike TDR – Example

Receiving site on Columbia Pike needs additional height (30 units) for a N-FBC Use Permit development

- Receiving site developer negotiates an agreement with the sending site owner for the purchase of their density
- **10 units must be committed affordable at the sending site** (Barcroft or Fillmore Gardens) to send 30 units to the receiving site
- Receiving site developer enters public process and obtains Use Permit approval. Concurrently, sending site enters public process and obtains Use Permit approval
- Density is certified

If receiving site is elsewhere in County, **15 units would need to be committed affordable at the sending site** to send 30 units to the receiving site

- Receiving site developer obtains Site Plan approval. Sending site obtains Use Permit approval and density is certified

Columbia Pike TDR – Analysis and Staff Recommendation

- Meetings with Barcroft/Fillmore property owners indicate TDR is not likely to be used (due to affordability term and restrictions)
 - However, staff recommends reinstating multipliers in-case properties change ownership in the future to a property owner that would be interested in TDR
- **Recommendation: Reinstate the TDR Multipliers**
 - Reinstating the multipliers will keep TDR as a viable option for preserving affordable housing at Barcroft/Fillmore into the future.
 - Staff will continue to research other tools through Housing Arlington to help preserve affordability at these sites
 - Staff recommends the multipliers apply to the Conservation Area properties indefinitely

Columbia Pike TDR – Meetings and Next Steps

- Form Based Code AWG: December 17, 2020
- Housing Commission (information): January 14, 2021
- Zoning Committee of the Planning Commission: January 19, 2021
- Request to Advertise: February 20, 2021
- Planning Commission: March 8, or 10 2021
- Housing Commission (action): March 11, 2021
- County Board Hearing: March 20, 2021