



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 21 2007**

DATE: April 13, 2007

SUBJECTS: On the County Board's Own Motion:

- A. Adoption of a local ordinance: expand the Buckingham Historic District by designating buildings, open space, trees, landscaping and other structures and features within property of Buckingham Village 3 as historic landmarks and establishing all of Village 3 as part of the Historic District.
- B. Adoption of an amendment to the Comprehensive Plan-Master Transportation Plan-Part I – add new sections of 3rd Street North between North Pershing Drive and North Henderson Road and 4th Street North between George Mason Drive and the proposed new section of 3rd Street North.
- C. Z-2533-07-1 Rezoning (Carry-Over): North Pershing Drive Apartments Investors LLC, “R-6” One Family Dwelling Districts to “RA8-18” Apartment Dwelling Districts; 4319 N. Pershing Drive, Buckingham Villages 1 and 3 (RPC #20-024-004).
- D. SP # 405 Site Plan (Carry-Over): North Pershing Drive Apartments Investors LLC, construct approximately 766 apartment and townhouse units, including approximately 300 affordable dwelling units; 4319 N. Pershing Drive, Buckingham Villages 1 and 3 (RPC #20-023-002, 20-024-004).
- E. Enactment of an Ordinance to Vacate a 5’ Water Distribution Easement and a Portion of a 5’ Sanitary Sewer Easement, on Buckingham Section Nine, Said Easements Running Generally Along the Westerly Side of the Property at 4406 Henderson Road, Southward and Eastward Towards North Pershing Drive, (RPC #20024004), with Conditions.

County Manager: _____

Staff: Freida Wray, Planning Division, DCPHD
David Cristeal, Housing Division, DCPHD
Robert Gibson, Planning Division, DES
Michael Leventhal, Neighborhood Services, DCPHD

PLA-4656

- F. Allocation of Fiscal Year 2007 Affordable Housing Investment Fund (AHIF) and Housing Reserve Fund funds as a loan to the Buckingham M.I. Apartments L.P. to assist with the development of the Buckingham Villages Apartments.
- G. Allocation of Fiscal Year 2007 Affordable Housing Investment Fund and Housing Reserve Fund funds for a Tenant Assistance Fund and a Tenant Services and Hardship Fund to assist with the development of the Buckingham Villages apartments.

Applicant:

North Pershing Drive Apartments Investors LLC
242 Trumbull Street, 4th Floor
Hartford, Connecticut 06103

By:

Paradigm Development Company
1415 North Taft Street, Suite 100
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Defer all items (A through G) to the County Board meeting of June 9, 2007.

ISSUES: Sales agreements and contracts are not complete and additional time is needed both to complete normal due diligence prior to acquiring property, including environmental investigations and to finalize sale conditions.

DISCUSSION: This proposal represents a significant effort on the part of the County and the applicant, Paradigm Companies, to preserve an existing community, including its historical characteristics and affordable housing. It is the result of an intensive community process that was implemented pursuant to the Memorandum of Understanding (MOU) approved between the County Board and the developer last July. Absent the MOU, Buckingham Villages 1 and 3 could have been redeveloped by-right as townhouses with no public involvement. Through the MOU process, citizens, staff and the developer worked together to explore several redevelopment options for Village 1, in consideration of the overall goals of providing a minimum of 300 committed affordable housing units on both Villages 1 and 3 and preserving Village 3.

The redevelopment options for Village 1 were analyzed for their compatibility with adjacent historic structures, for massing and form in context with surrounding development, pedestrian and vehicular connectivity, and open space. The proposal that is the subject of this request has successfully balanced these goals. It preserves an existing community of affordable housing and historical buildings, and creates a new development that relates well to the preserved development and will provide a diversity of housing opportunities, new public streets and a new

public park. It will benefit not only the immediate Buckingham community but the entire County.

Also, as a result of this proposal, the County will: purchase Village 3, to be included in the local Buckingham Historic District; build two new public streets (as extensions of the existing 3rd and 4th Streets) which will break up the “super block” and reduce traffic volumes on primary streets; construct a new public park, including a tot lot; and assist in creating 300 committed affordable dwelling units to be provided in Villages 1 and 3 and within the Buckingham community. The proposal is consistent with the Historic Preservation Master Plan, the Master Transportation Plan and the General Land Use Plan, as well as the goals set forth in the MOU.

County staff and the applicant are continuing to finalize the exact terms for the sale of Village 3 and the streets and park space, conducting normal due diligence necessary for land acquisition and undertaking normal environmental investigations. These contracts are complicated and will take additional time. While the details of the site plan, affordable housing commitments and funding, the Master Transportation amendments and other items have been reviewed by the community and are ready to be approved, these other items are extremely important to the overall package. Therefore staff recommends that all items be deferred to the County Board meeting on June 9, 2007