



PARK SHIRLINGTON

ARLINGTON, VIRGINIA

FAIRLINGTON CIVIC ASSOCIATION MEETING
MASTER PLAN DESIGN STUDY

11/13
2019

KGD
architecture

STANDARD COMMUNITIES



Institutional

The affordable housing division of Standard Companies, a full-service investment and asset management firm.



Experts

Specialists in the acquisition, rehabilitation, and preservation of “at-risk” affordable housing.



Diversified

Along with Standard Companies, owns more than 12,425 residential units (including 8,600+ affordable units) across the U.S.



Experienced

Since 2008, Standard Communities has completed more than \$2.1 billion of property acquisitions and rehabilitations, including 28 separate LIHTC transactions covering more than 4,915 units.

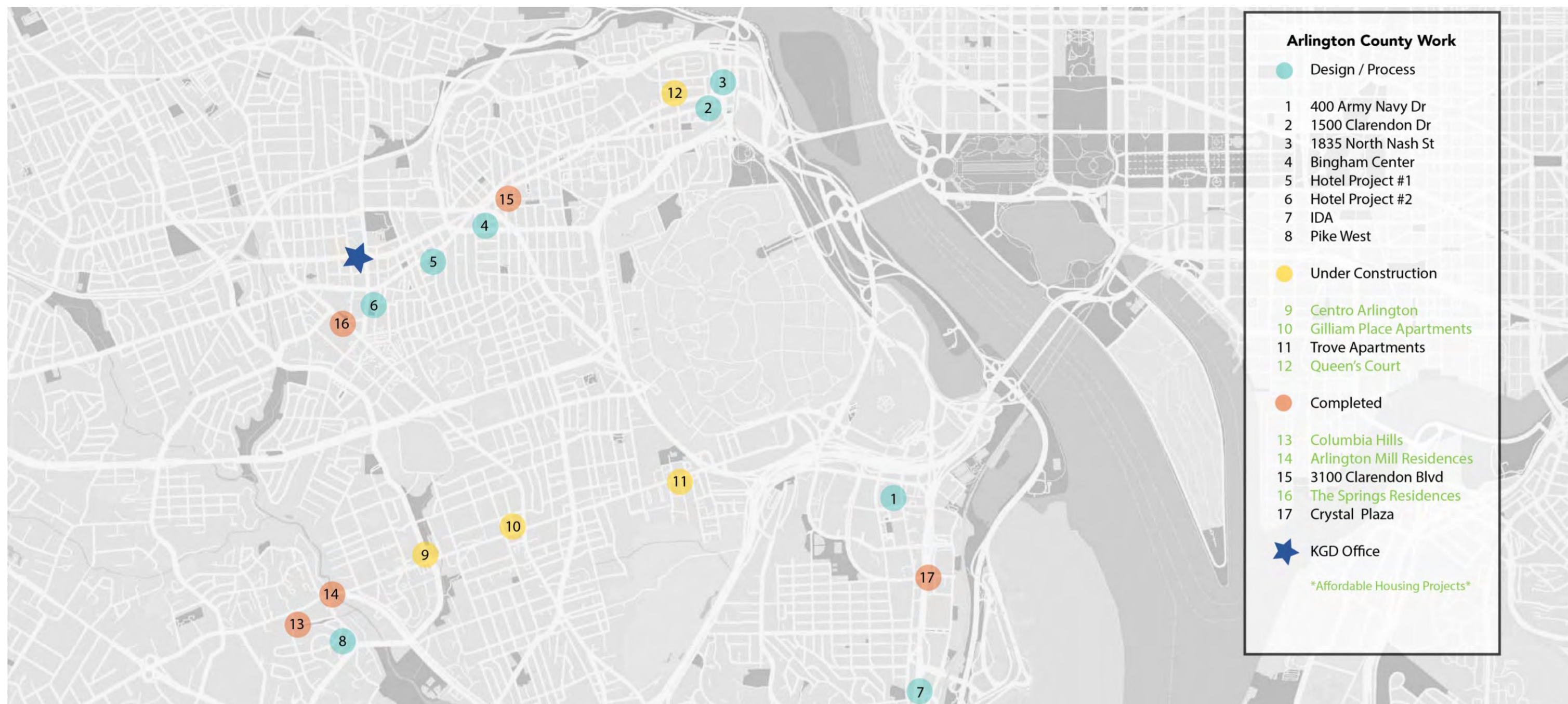


Nationwide

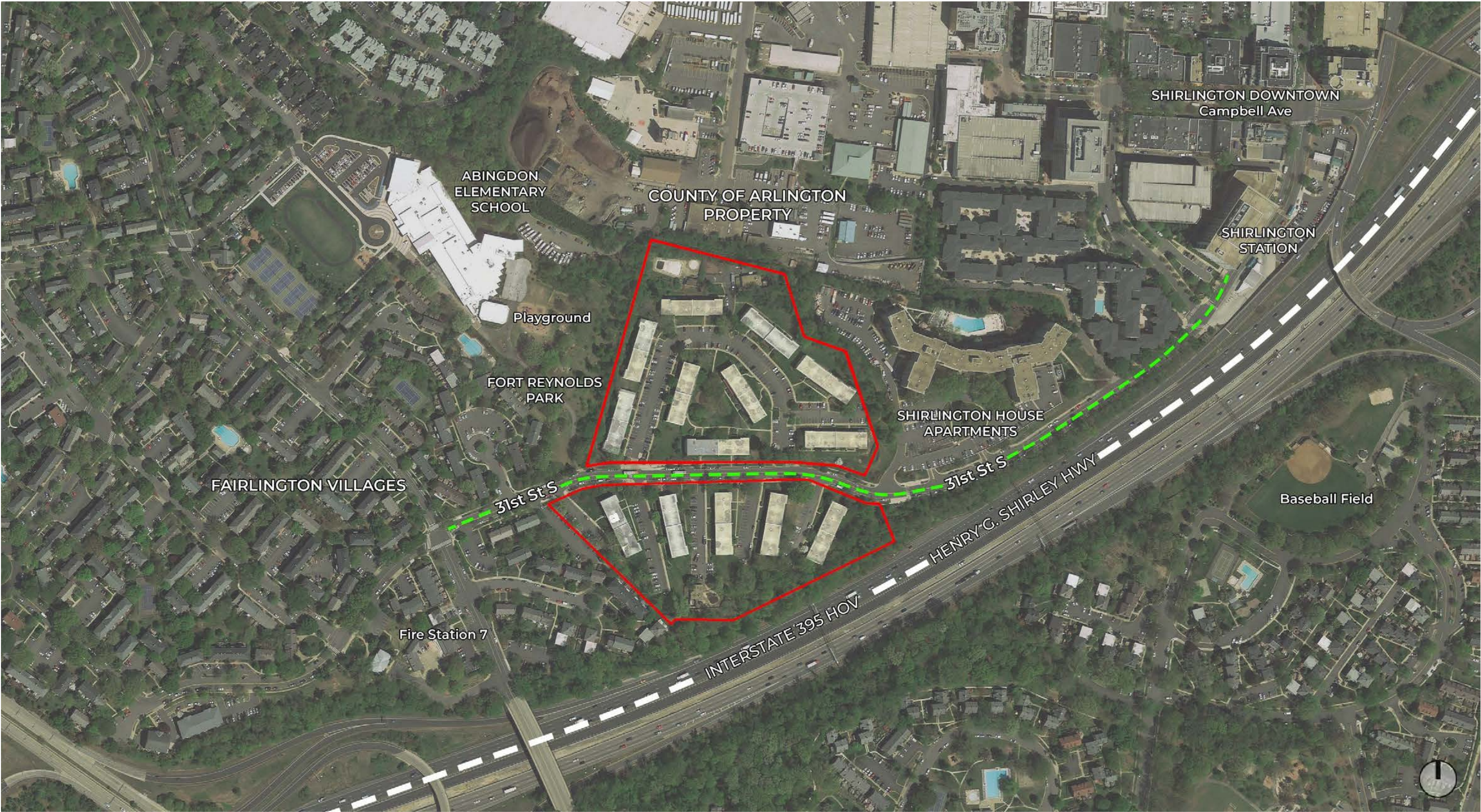
Offices in Los Angeles, New York, Washington D.C., Chicago, Charleston, and Orange County, California.

FOUNDATION HOUSING:

- “National Foundation for Affordable Housing Solutions, Inc.”
- Formed in 1990, a 501(c)(3) non-profit organization based in North Bethesda, Maryland.
- Mission: Commitment to creating solutions to address the affordable housing crisis nationwide. Stewards of Affordable Living.
- 100+ communities, 11,000+ units, 20+ States.
- Fostering public / private partnerships.
- Provides technical capital assistance (to nonprofit and for profit organizations, community development corporations, and governmental agencies).



KGD has worked on several projects in Arlington County and as a result, we have gained a wealth of knowledge and insight into the background and potential for the Park Shirlington Site. Our track record of successes over the years with Arlington County and high-performance buildings has been recognized through many local and national awards.





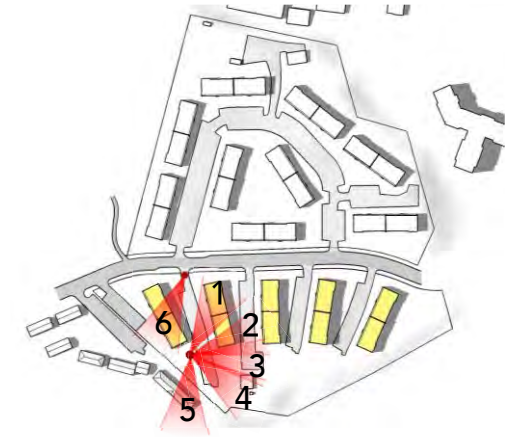
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2



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6



GOALS:

- **AFFORDABLE HOUSING:** dedicated, long-term, safe, decent affordable housing.
- **NO DISPLACEMENT:** renovations and construction to be completed without removing residents from their homes.
- **HOUSING DIVERSITY:** a broad spectrum of typologies, with a variety of floorplans for both rental and ownership units; affordable housing, workforce housing, and missing middle opportunities.
- **COMMUNITY CHARACTER:** enhance the existing character, and extend Fairlington's character, scale, context, and green elements.
- **GREEN SPACES:** both new and expanded, along with attractive streetscapes. Shared spaces and tree preservation in focus.

STRENGTHS OF THE PROPOSAL:

- **PHASE I:**

- Redevelop a portion of the site to create **dedicated** affordable multifamily rental housing.
- Strengths:
 - Affordable Housing
 - No Displacement
 - Green Spaces

- **PHASE II:**

- Redevelop a portion of the site to create home ownership opportunities for workforce and “missing middle” opportunities.
- Strengths:
 - Housing Diversity
 - Community Character
 - Green Spaces

UNITS

1. Phase 1 Existing:	105
2. Phase 1 Multi-family:	189+
TOTAL UNITS (PHASE 1):	294+
3. Phase 2 Multi-family:	approx. 267+
4. Phase 2 Town Houses:	approx. 156+
TOTAL UNITS (PHASE 2):	approx. 423+
TOTAL UNITS:	+/- 717*

*Subject to change based on unit mix, sizes, and housing types.
As calculated by Sponsor, max potential allowable units = ~888 units
(Sponsor does not expect to pursue)

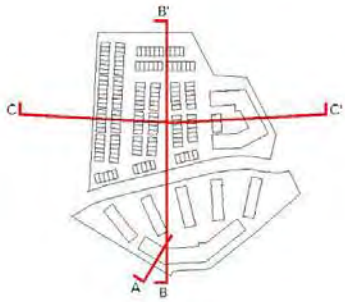
PARKING

1. Phase 1 Existing:	74
2. Phase 1 Surface Parking:	25
3. Phase 1 Multi-family: 0.7 / unit	133+
TOTAL PARKING (PHASE 1):	232+
4. Phase 2 Surface Parking:	77
5. Phase 2 Multi-family: 1 / unit	267+
6. Phase 2 Town Houses: 2 / unit	312+
TOTAL PARKING (PHASE 2):	656+
7. 31st St. Street Parking:	54
TOTAL PARKING:	942+

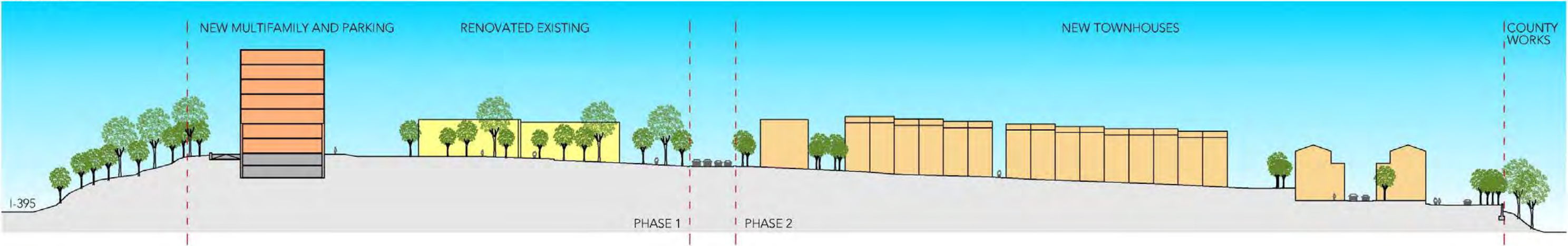


Q1 2020:	Submission to Arlington County of 4.1 Site Plan
Q1-Q4 2020:	Structure LIHTC financing
Q3/Q4 2020:	Final approval of 4.1 Site Plan
Q1 2021:	Begin Phase 1 (Renovation and Construction of Affordable Housing - South of 31 st Street)
Q4 2022:	Completion of Phase 1
Q2 2023:	Begin Phase 2 (Mixed Product – North of 31 st Street)

SECTION A-A'



SECTION B-B'



SECTION C-C'

















THANK YOU!