



Information Presentation to the
Bluemont Civic Association
October 23, 2013

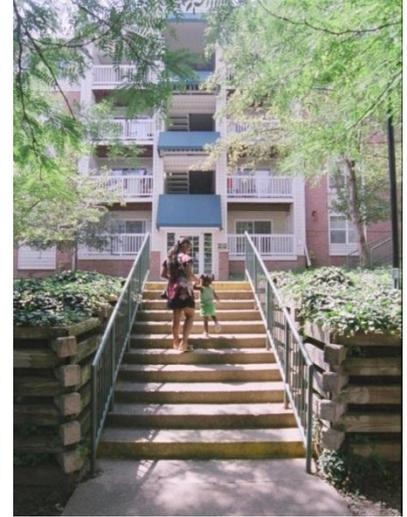
The Springs

4318 N. Carlin Springs Road



APAH is a Nonprofit Affordable Housing Developer

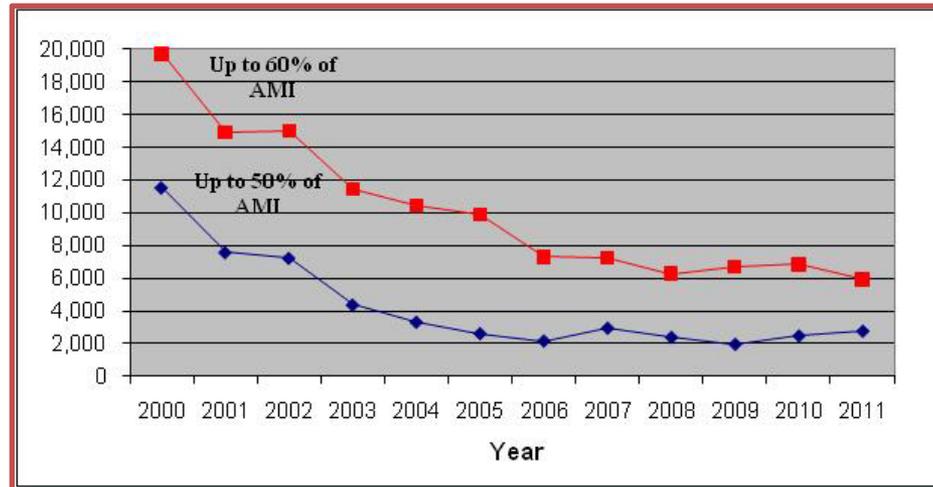
- Nonprofit founded in 1989
- Devoted exclusively to Arlington
- Own 1,117 rental homes at 13 properties in Arlington, \$170+MM asset value
- Strong track record in development. Well capitalized
- Resident Services programs for children and adults – touched lives of nearly 500 residents last year
- Mission: To develop, preserve and own and advocate for quality affordable housing in Arlington, and to promote opportunity for our residents through partnerships and programs





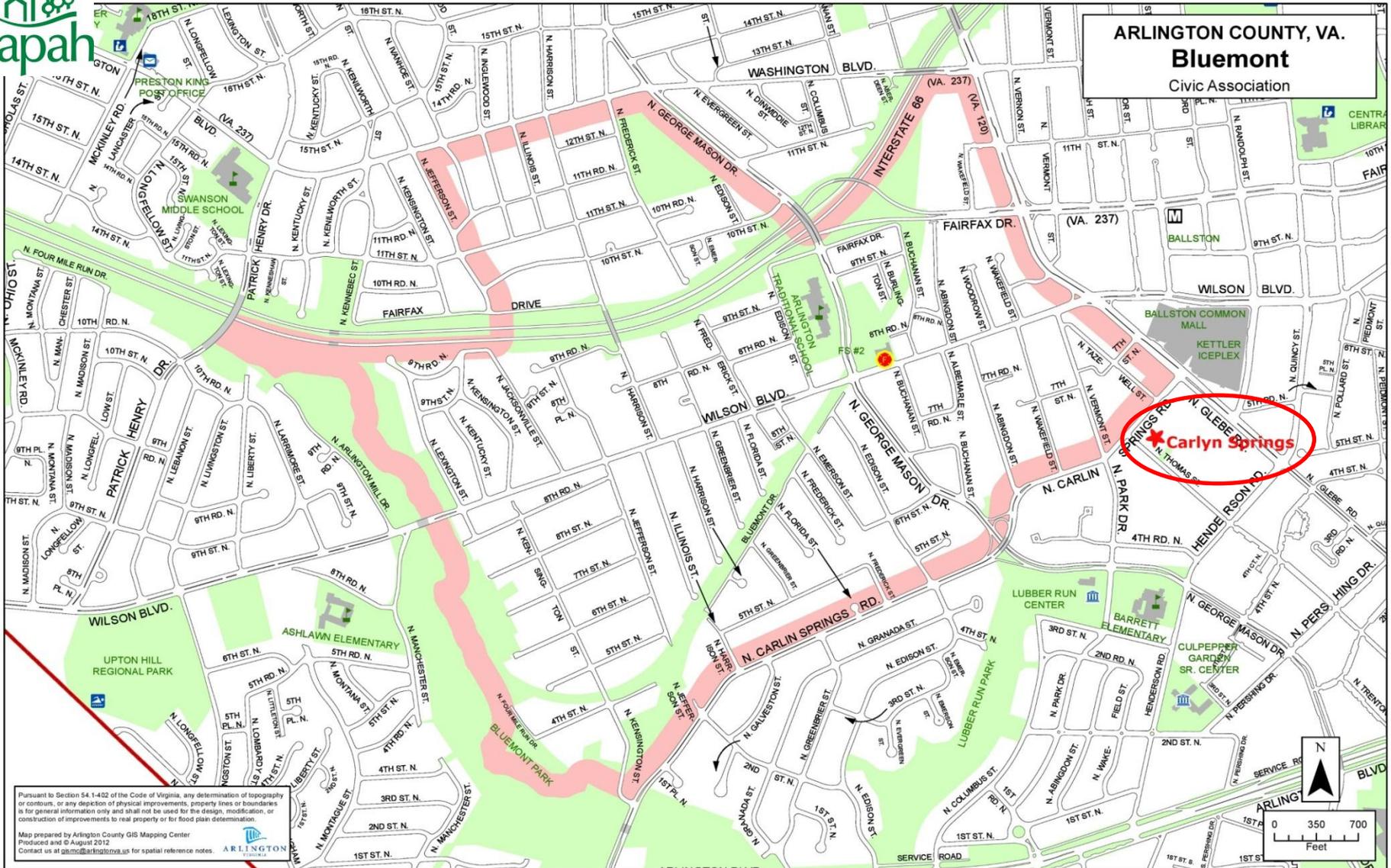
Arlington Residential Market

County lost 14,000 market affordable units between 2000-2011





ARLINGTON COUNTY, VA.
Bluemont
Civic Association



Pursuant to Section 54.1-402 of the Code of Virginia, any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Map prepared by Arlington County GIS Mapping Center
Produced and © August 2012
Contact us at gis@arlingtonva.us for spatial reference notes.

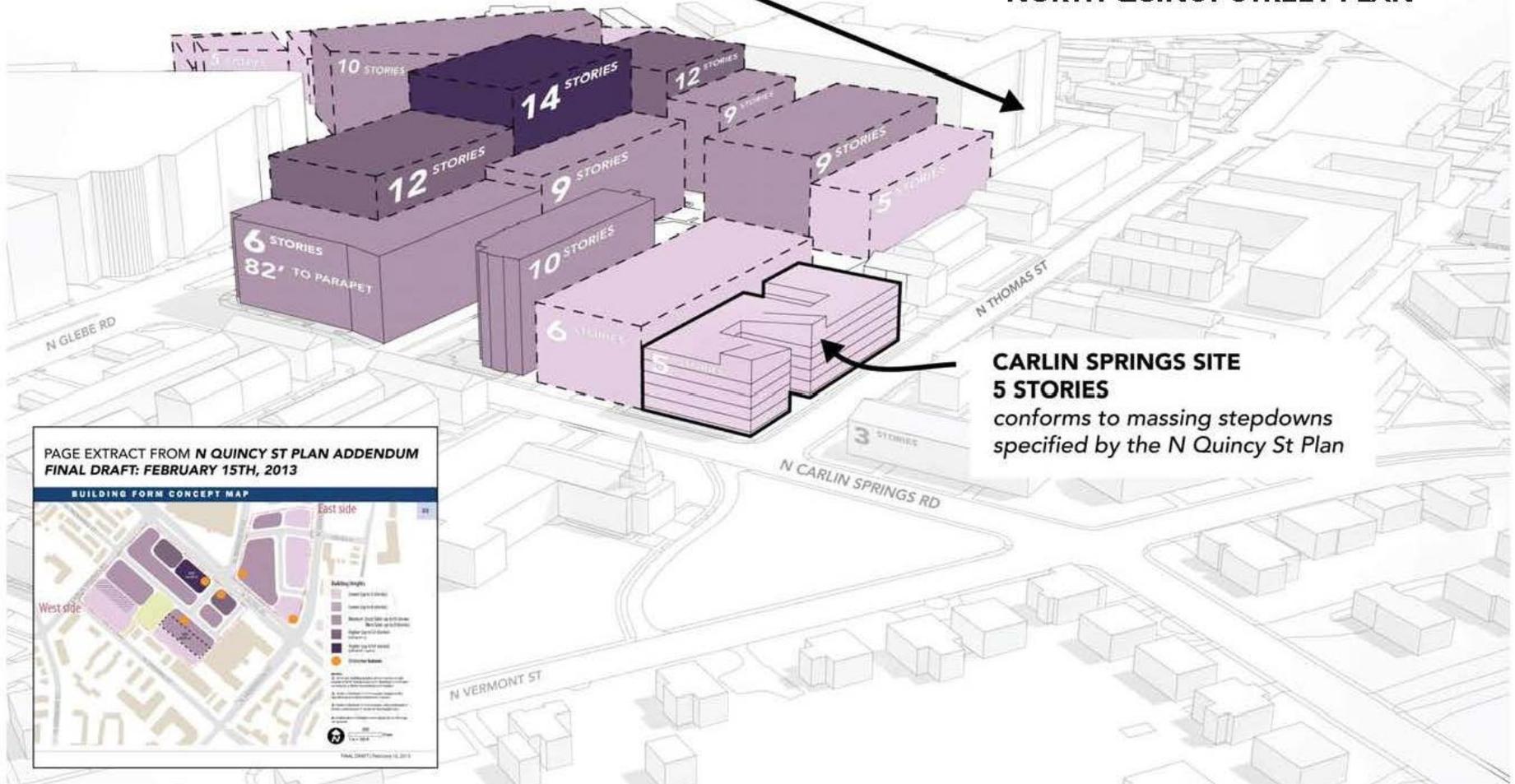
ARLINGTON
COUNTY
VA.



**MASSING STEPS DOWN FROM
N GLEBE RD TO N THOMAS ST**

Plan Adopted On:
FEBRUARY 23, 2013

NORTH QUINCY STREET PLAN



PAGE EXTRACT FROM *N QUINCY ST PLAN ADDENDUM*
FINAL DRAFT: FEBRUARY 15TH, 2013

BUILDING FORM CONCEPT MAP





Existing building built 1963
3 stories, surface parking

Mixed-use area
Within ½ mile to Metro



VIEW FROM NORTH BOUND CARLIN SPRINGS



VIEW FROM CHURCH





Concept Design, The Springs – Carlin Springs Road





Concept Design, The Springs – Thomas Street





Program Highlights

- 104 residential units, 5-story building
- Office to house APAH headquarters – our new home
 - Community room and offices
 - “Earthcraft” green building & construction standard
 - Two courtyards, fronting Thomas and facing rear/side yard
 - Retain 100 year old willow tree on side yard
 - Over 10% open space on site
 - Bio-retention for storm water
 - Tot lot, fitness center, business center
 - Garage parking, 110+/- spaces (1:1 plus office)
 - 10% of units accessible (features incl. roll-in showers)
 - Bike storage, 80 spaces (2x+ excess of required 30-35 spaces)
 - Eliminate curb cut on Carlyn Springs Rd
- Resident relocation plan approved by county Tenant-Landlord Commission in July 2013
- Status -- site plan and staff review, approval timing





Thank you