



# The Arden

WESLEY HOUSING  
DEVELOPMENT  
CORPORATION



Huntington Community  
Association  
January 3, 2019

# Development Plan Overview

- 1.03 acre site zoned to the PRM District.
- Approved
  - 139 multifamily units
  - 3,534 square feet of retail
  - 191 parking spaces (10 retail)
- Proposed
  - 126 multifamily units
  - 7,500 square feet of office
  - 179 parking spaces (15 office)

# Wesley Housing

Opening the Doors to Brighter Futures

## ABOUT US

Founded in 1974 based on a study of social justice issues by the local districts of the United Methodist Church

## MISSION

Develop, own, operate, preserve, and maintain affordable housing and sustain quality communities for low- and moderate-income families and individuals across the Washington, D.C. region.





# Wesley Housing Track Record

Developed 25 communities  
(2,500+ units) serving  
22,000+ people

The region's first  
barrier-free housing  
community

Developed region's first  
affordable housing for  
people with chronic illness



**Union on Queen  
Arlington**



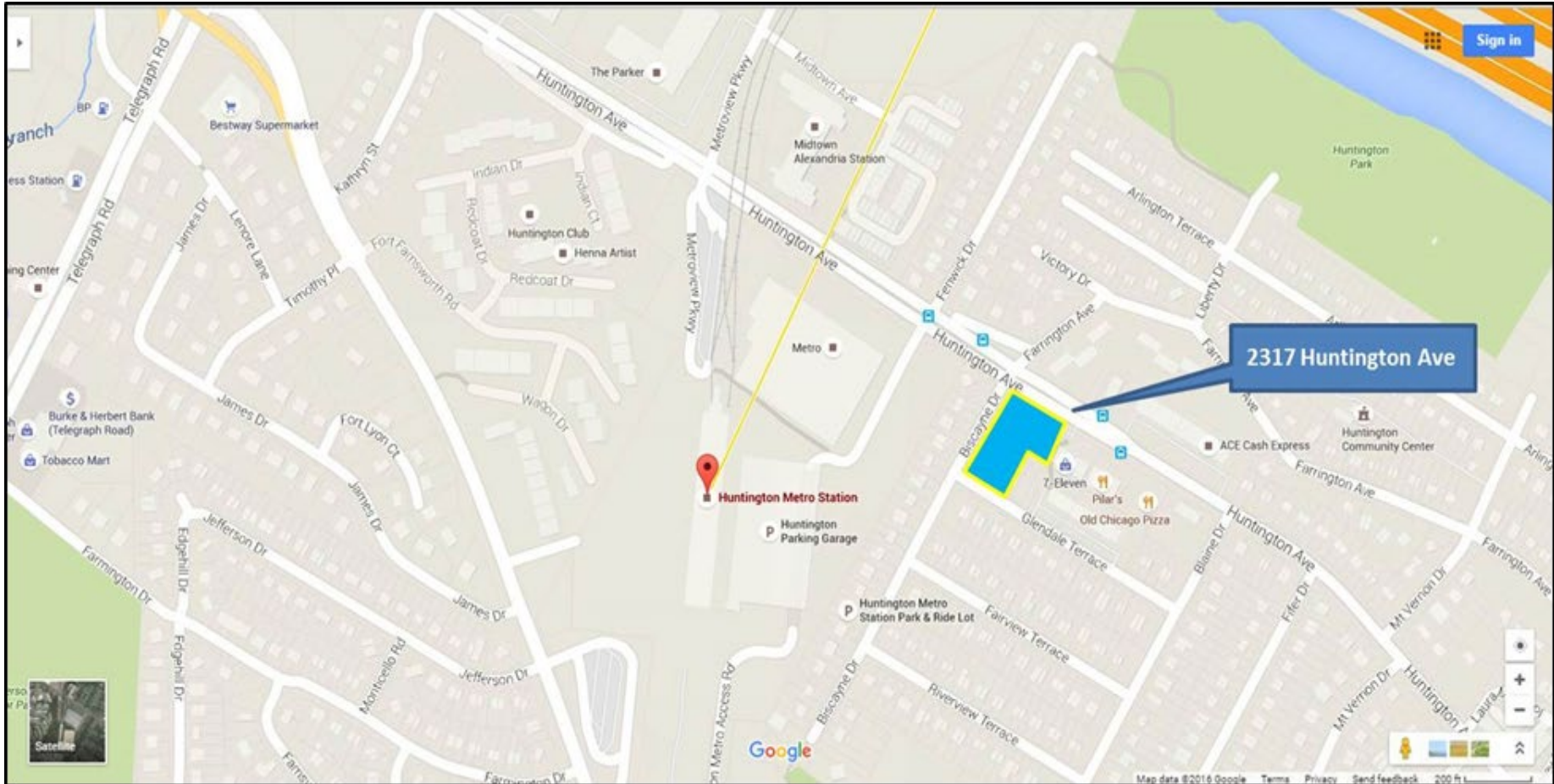
**The Fallstead  
McLean**

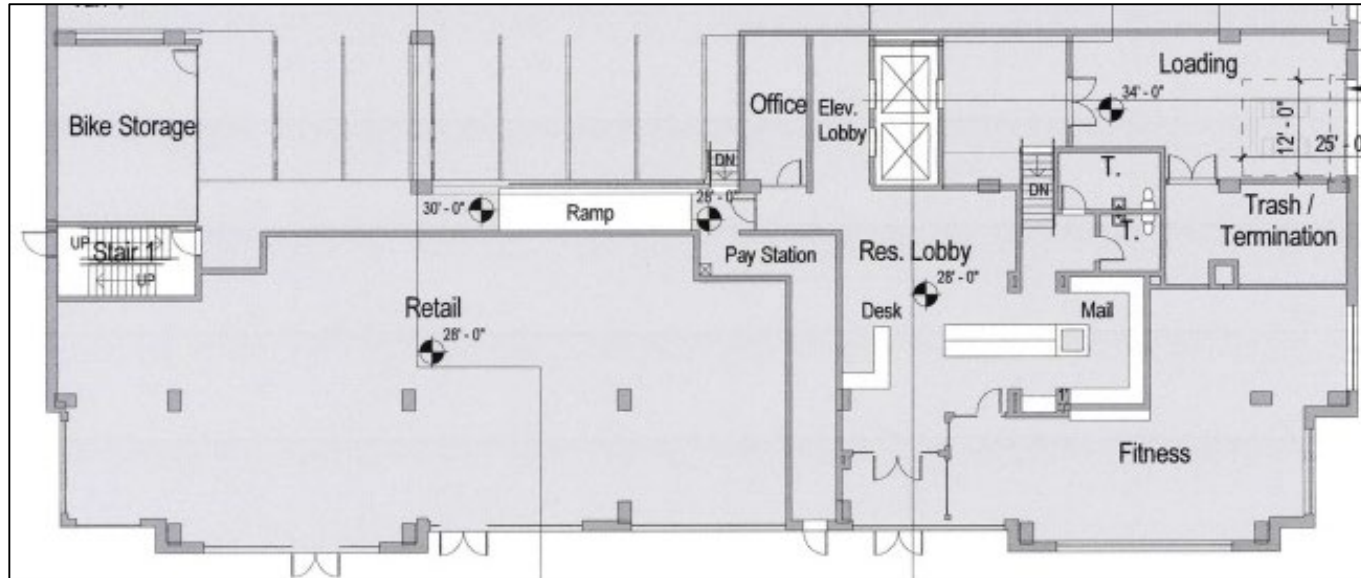


**Colonial Village  
Arlington**



# Site Location



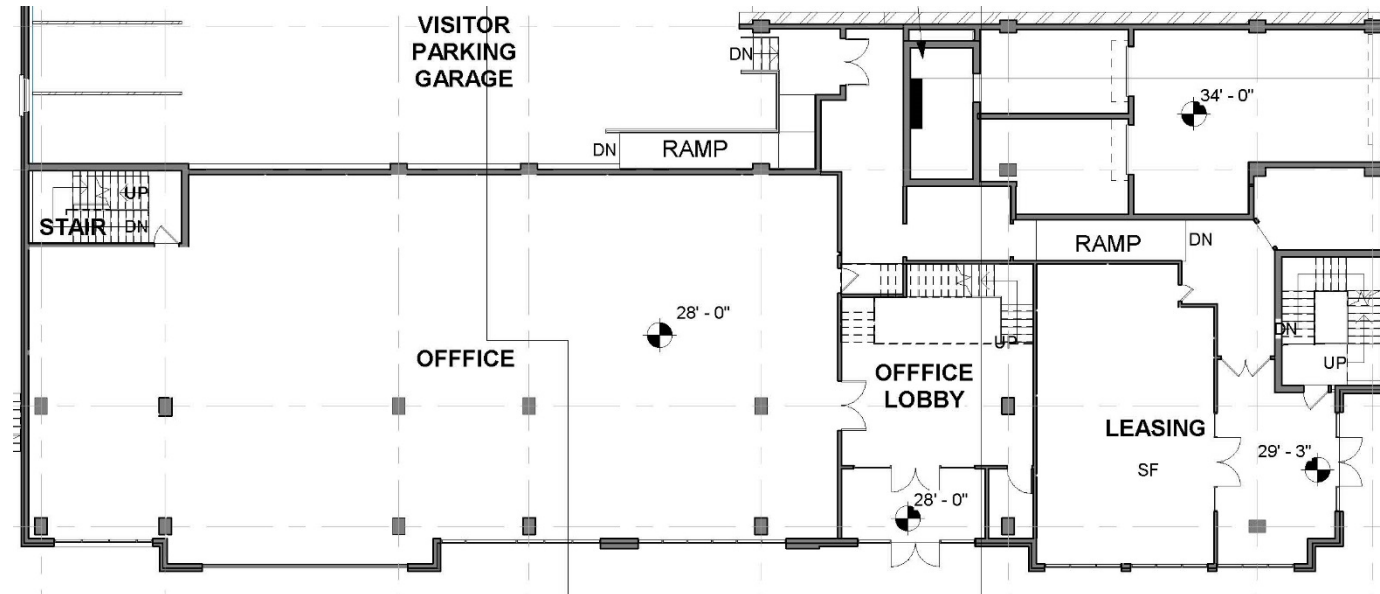


## Option B

### As Approved:

3,534 SF Retail  
139 Multifamily Units  
135,800 Total SF

191 parking spaces:  
1.3 spaces per unit +  
10 spaces for retail



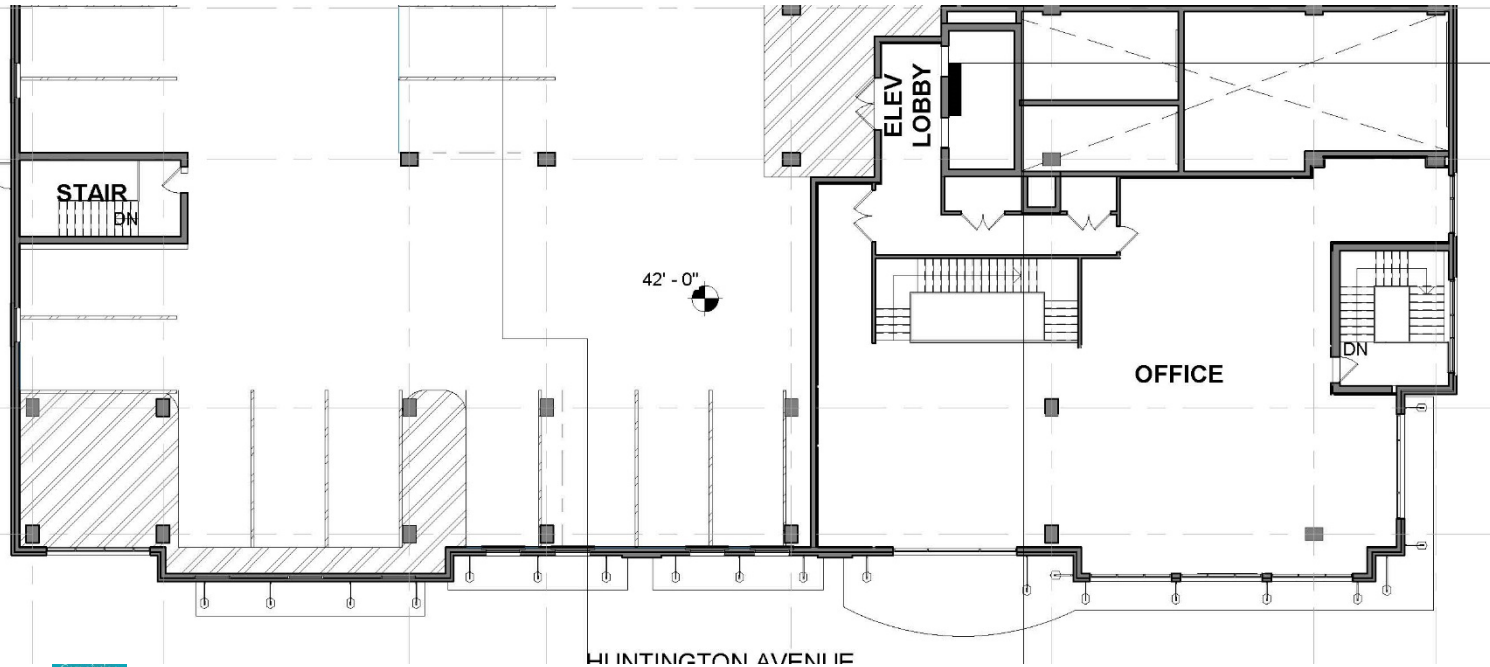
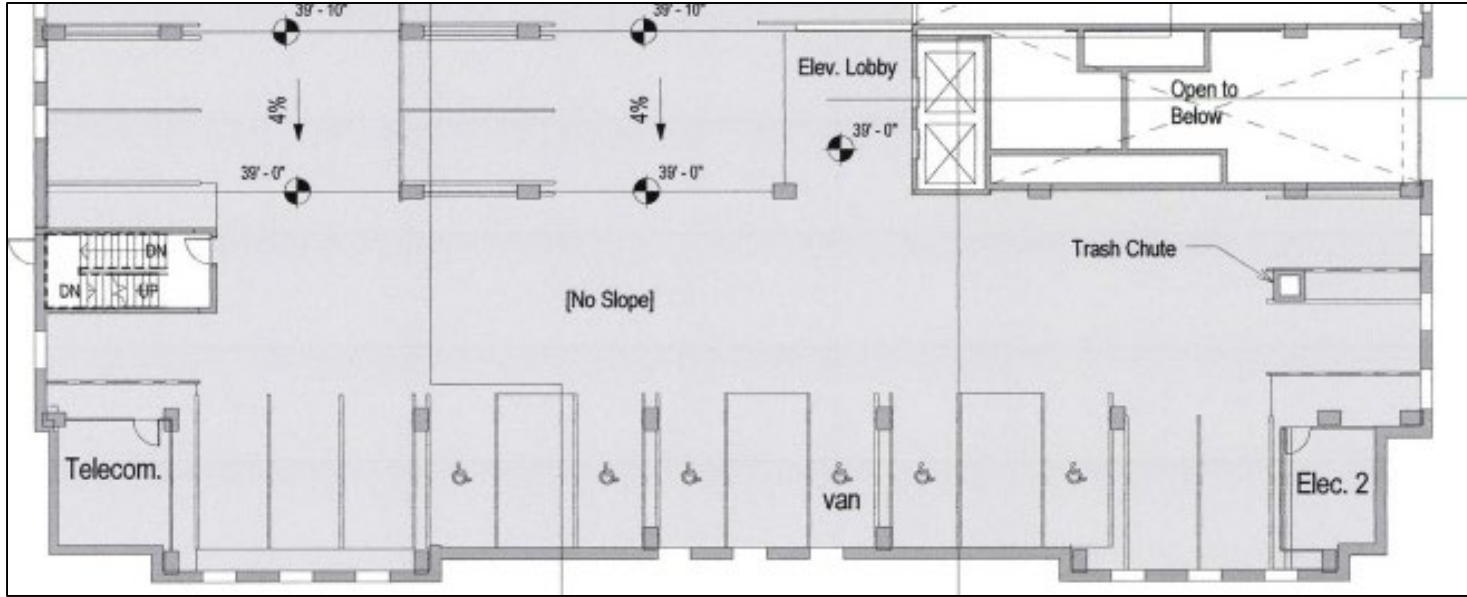
## Option A

### PROPOSED Revision:

7,500 SF Office  
126 Multifamily Units  
130,737 Total SF

179 parking spaces:  
1.3 spaces per unit +  
15 spaces for office

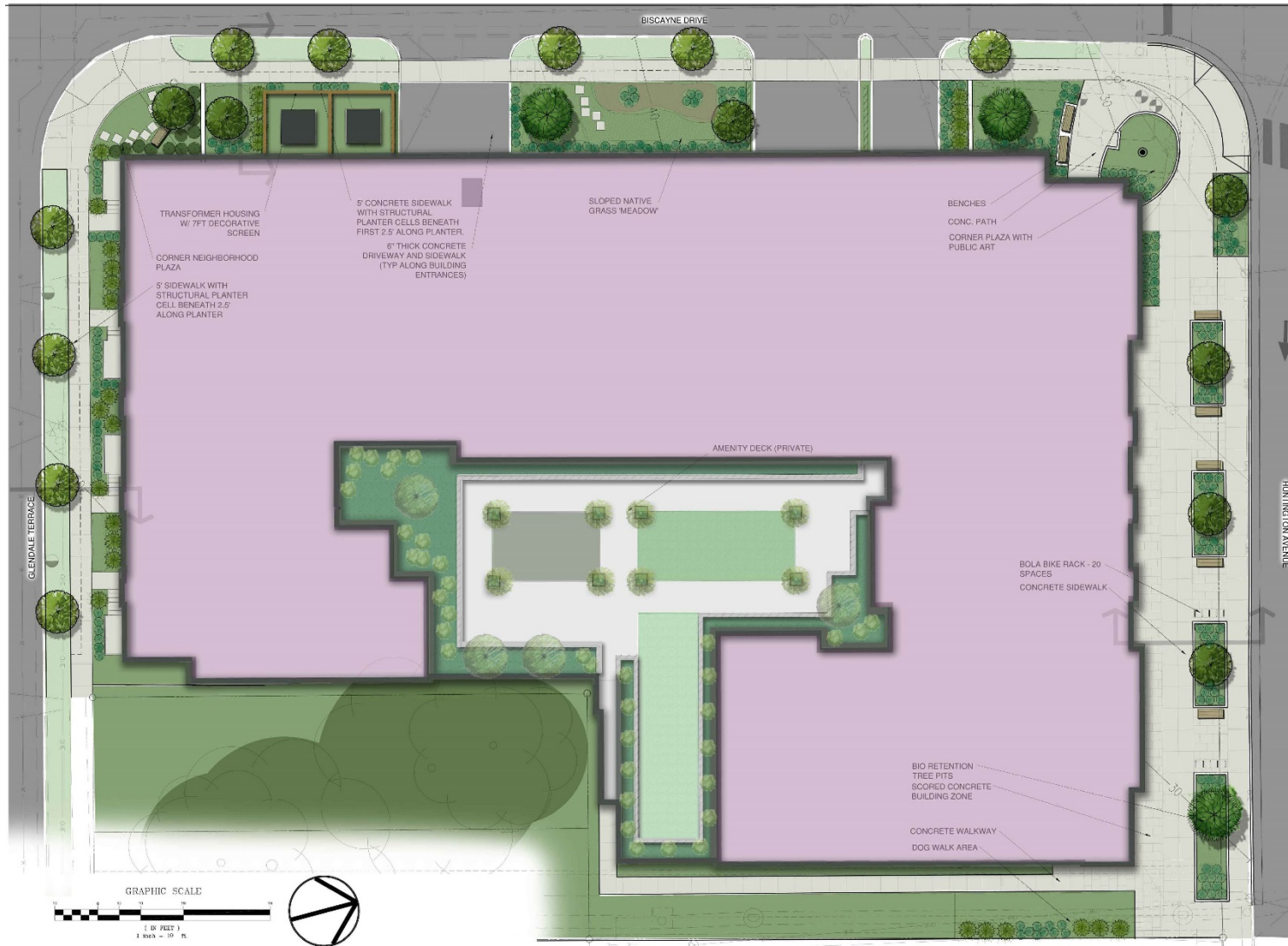
# Proposed Amendment - Second Floor Comparison



**Option A**  
**PROPOSED**  
Revision

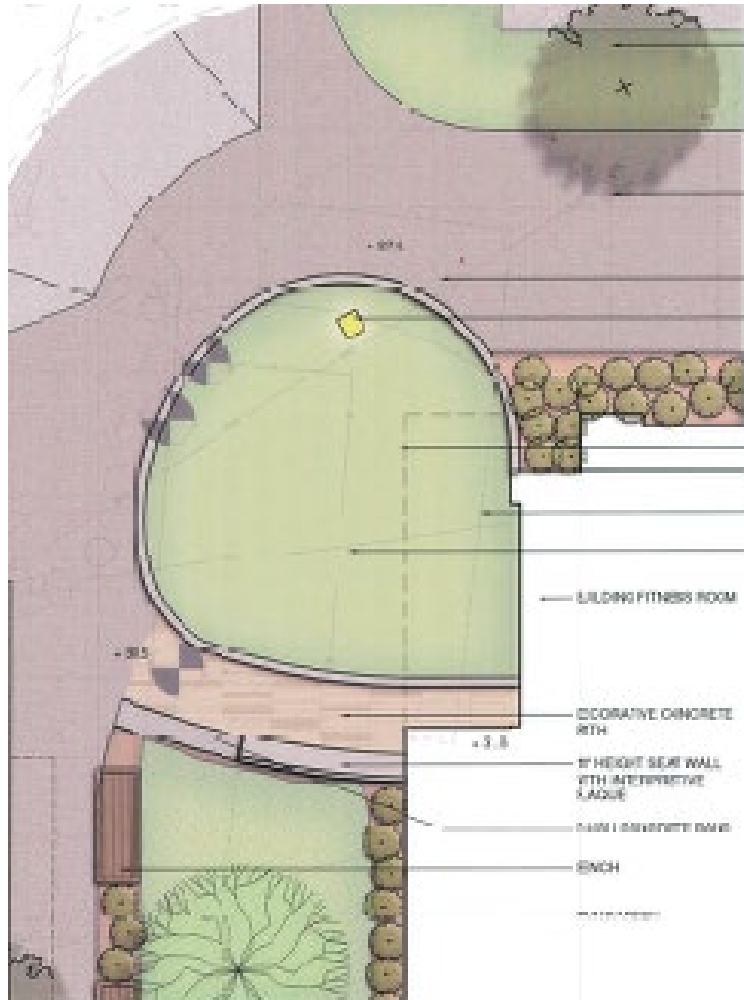


# Building and Landscape Layout

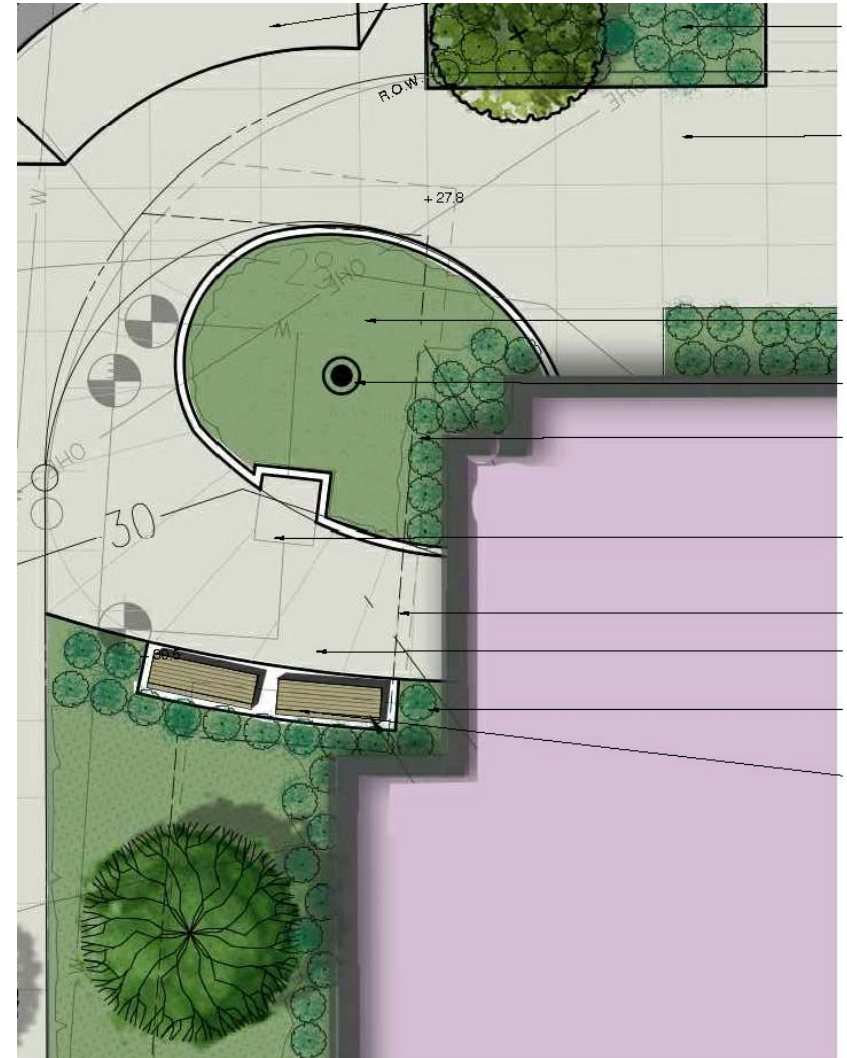




## Option B As Approved

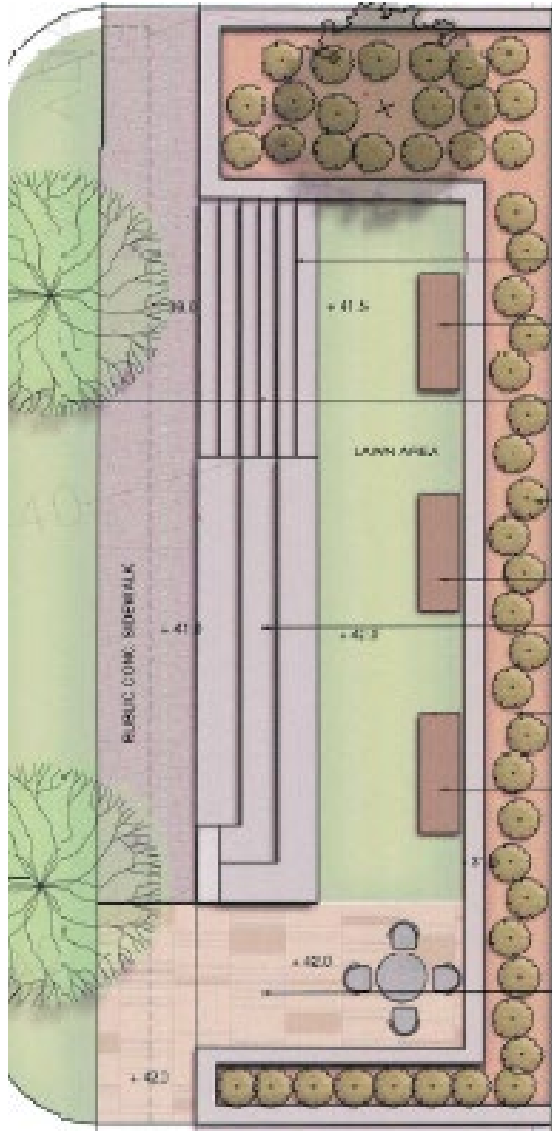


1 CMC CORNER PLAZA - ENLARGEMENT

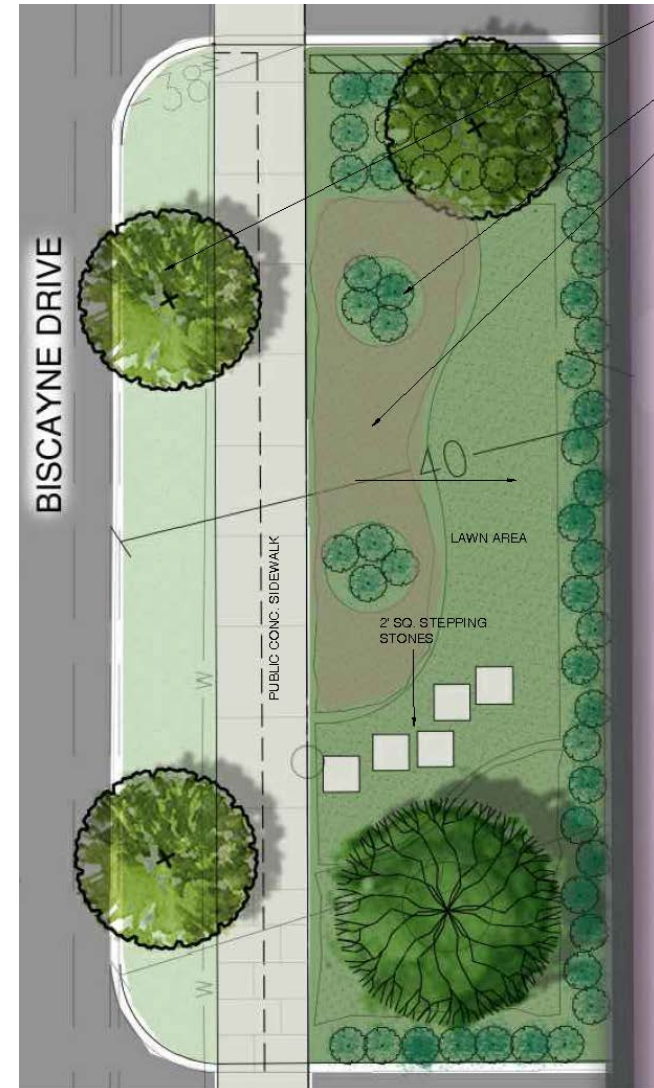




## Option B As Approved



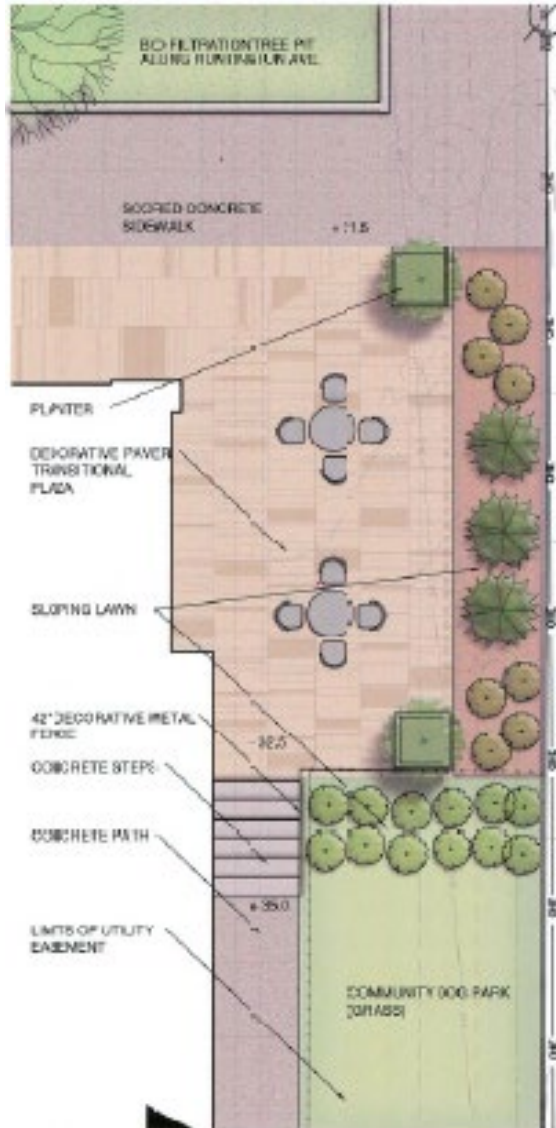
## Option A PROPOSED Revision



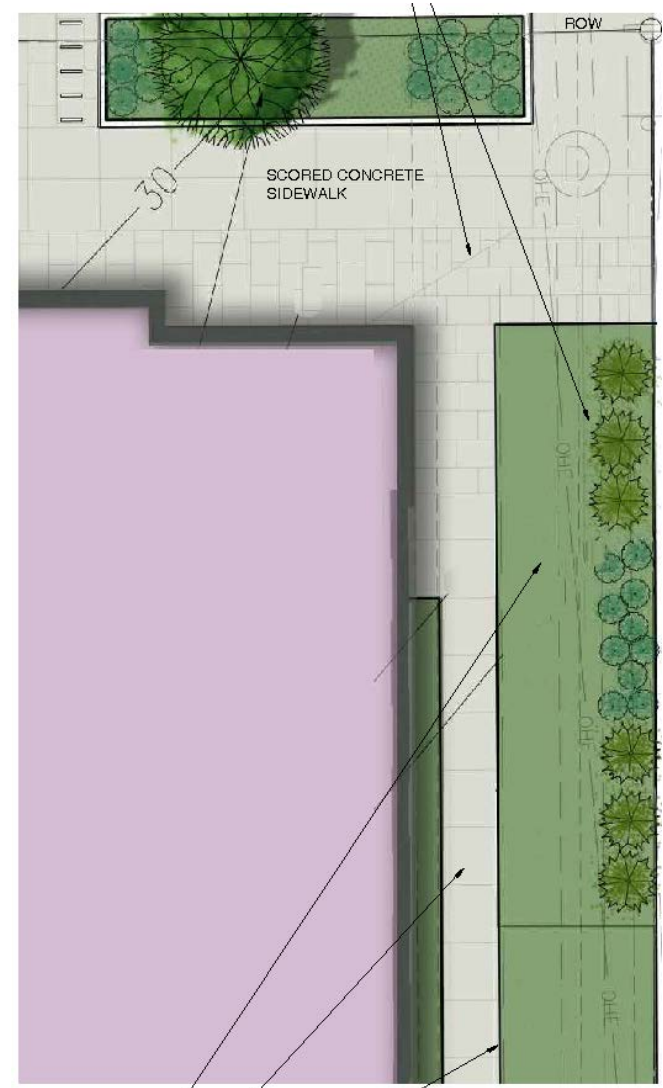




## Option B As Approved



## Option A PROPOSED Revision



# Huntington Avenue Elevation













# Biscayne Drive Elevation





# Glendale Terrace Elevation



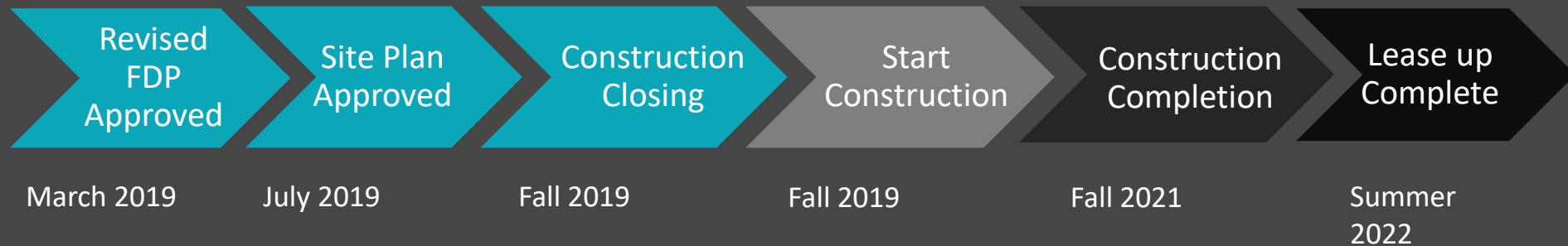


# 3<sup>rd</sup> Floor Terrace



# Proffers

# Development Schedule



- Staff Coordinator – Jay Rodenbeck
- Planning Commission – February 20, 2019
- Board of Supervisors – March 5, 2019



# Thank you!



# Blueprint Housing Goals



Provides Workforce Housing



Only affordable, transit-oriented housing option available in the County with rents affordable to those making 40%-80% of the area median income (AMI)



Provides equitable transit-oriented housing choices



Access to three community parks and an active community center



Provides resident services for sustainable and upward mobility



Universal Design

# Informational Q&As

## What is the Income Mix of the Building?

Unit Type	Studio	1BR	2BR	3BR	Total	% of Units
40% of AMI	0	8	0	0	8	6.35%
50% of AMI	0	3	29	0	32	25.40%
60% of AMI	9	14	27	4	54	42.86%
70% of AMI	0	0	6	2	8	6.35%
80% of AMI	0	0	15	8	23	18.25%
Market	1	0	0	0	1	0.79%
<b>Total</b>	<b>10</b>	<b>25</b>	<b>77</b>	<b>14</b>	<b>126</b>	<b>100%</b>



# Informational Q&As

## What are the income restrictions?

Household Size	40% of AMI	50% of AMI	60% of AMI	70% of AMI	80% of AMI
1 Person	\$32,840	\$41,050	\$49,260	\$57,470	\$65,680
2 Person	\$37,520	\$46,900	\$56,280	\$65,660	\$75,040
3 Person	\$42,200	\$52,750	\$63,300	\$73,850	\$84,400
4 Person	\$46,880	\$58,600	\$70,320	\$82,040	\$93,760
5 Person	\$50,640	\$63,300	\$75,960	\$88,620	\$101,280
6 Person	\$54,400	\$68,000	\$81,600	\$95,200	\$108,800

# Informational Q&As

## What are the rents?

<b>Maximum Gross Rents by Bedroom Number</b>								
				40% AMI	50% AMI	60% AMI	70% AMI	80% AMI
Efficiency (1 Person)				\$821	\$1,026	\$1,232	\$1,437	\$1,642
1 Bedroom (1.5 Persons)				\$880	\$1,099	\$1,319	\$1,539	\$1,759
2 Bedroom (3 Persons)				\$1,055	\$1,319	\$1,583	\$1,846	\$2,110
3 Bedroom (4.5 Persons)				\$1,219	\$1,524	\$1,829	\$2,133	\$2,438