



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of April 21, 2007

SUPPLEMENTAL REPORT – REVISED RECOMMENDATION

DATE: April 20, 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:

Continue the Public Hearing and Carryover the County Board Discussion on all items (A through G) to the County Board meeting of May 5, 2007.

DISCUSSION: 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. To best position the project for affordable housing tax credits, it is preferable to complete work by the May meeting; however, this will require substantial technical work. It is possible that an additional deferral could be necessary.