

Key Boulevard Apartments

*A Transit-Oriented Redevelopment of
Affordable Housing*

1545 Key Boulevard Arlington, Virginia

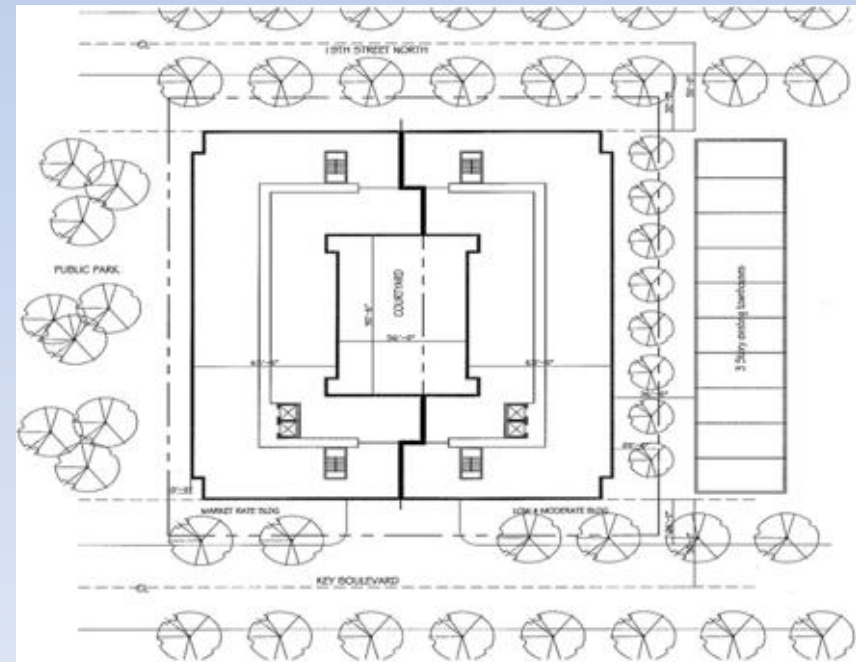
September 9, 2010



Original Proposal

Presented to NCRA on 11/24/2009

- 8 Stories
- 225 Units
 - 130 Condos, 95 Affordable Rental Units
- Amenities
 - ✓ Underground Garage
 - ✓ Community Center
 - ✓ Landscaped Courtyard
 - ✓ Handicap Accessibility
 - ✓ Secure Access



Meetings

- Key Boulevard Residents
- Arlington County Board Members
- Arlington County Planning & Housing Staff
- North Rosslyn Civic Association
- Rosslyn Renaissance/Rosslyn BID
- Neighborhood Representative



Updated Proposal

- Requested changes from the neighborhood:
 - ✓ Keep traffic off 19th and Ode Streets
 - ✓ Lower height
 - ✓ Increased setbacks, reduce bulk
- 6 Stories
- 170 Units
 - 88 Condominiums
 - 82 Affordable Rental Units



Building Plan



Building Perspective



Conclusion

- Increasing tax base with new condo owners
- Doubling number of affordable units within walking distance to Metro
- Project requires transfer of development rights
- Materially reduced building size to meet the three major neighborhood requests
- No financial support from Arlington County for affordable homes
- New building fits the current zoning envelope
- AHC asks for your support for this redevelopment



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