

Parc Rosslyn

1531 North Pierce St.
Arlington, Virginia 22209

LOCATION

Walking distance from the Rosslyn Metro station, next to a neighborhood hillside park. Proximate for commuting to jobs in Arlington and Washington, DC.

THE BUILDING

A 15 story mixed-income high rise designed to be certified at the Silver LEED level by the US Green Building Council—the first such building in Virginia.

GREEN FEATURES

- Designed to meet Silver LEED Certification by the US Green Building Council
- Green Roof
- Low Ti-R Windows
- Low VOC paints and adhesives

MIXED-INCOME COMMUNITY

APAH and its partners created a property with 142 market-rate apartments and 96 affordable apartments. All residents have equal access to the amenities available at the property.

PROJECT COSTS

Total Cost: \$68,000,000

Land Value to APAH—\$1,500,000
Density Value to Arlington— \$5,000,000
Hard Costs— \$41,500,000
Soft Costs/Reserves— \$20,000,000

Total Sources: \$68,000,000

VHDA Tax-Exempt Bond— \$43,000,000
REACH/SPARC loan— \$3,500,000
Arlington County loans— \$7,000,000
(Arlington County Bridge Loan— \$4,500,000)
LIHTC Equity— \$7,500,000
Deferred Developer Fee— \$7,000,000

COMPLETED:

June, 2008

PROJECT PARTNERS

Virginia Housing Development Authority
Arlington County
The Paradigm Companies
M & T Bank

