



The Springs Apartments

New Construction Redevelopment in Ballston – Opening 2016

Address

555 N. Thomas Street
Arlington, VA 22203

Location

Located on N. Carlin Springs Road., one block from N. Glebe Road. Located in transit-oriented Ballston, this new construction is planned to consist of 104 units less than 1/2 mile from the Ballston Metro station, near major employment and retail including the Ballston Common Mall.

Building and Apartment Features

This five-story, family-friendly redevelopment will be EarthCraft Certified for energy and environmental conservation

- Target construction dates 2015-2016
- 104 units ranging in size from Studio to 3 bed room (81% of units will be family-sized)
- All units will be accessible; 10% will be barrier free
- Office condo for new APAH headquarters
- Underground parking and bicycle storage
- Community room and resident services facilities
- Business and fitness center, tot lot/playground
- Landscaped courtyards and picnic area

Proposed Apartment Mix and Affordability

This property will be mixed use, combining market-rate and committed affordable units with first floor office space.

Size and Affordability	40% AMI*	50% AMI*	60% AMI*	Market Rate	Total
Efficiency	8	2	0	0	10
1 bedroom	1	3	4	1	9
2 bedroom	1	5	53	4	63
3 bedroom	1	1	19	1	22
Total	11	11	76	6	104

* Area Median Income



Perspective of new building from across N. Carlin Springs Road



Courtyard fronting Thomas Street



View along Thomas Street

