



The Springs Apartments

New Construction Redevelopment in Ballston – Prospective Resident Property Sheet

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 will 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-size)
- 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 is 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	5	2	1	9
2 bedroom	1	21	37	4	63
3 bedroom	1	8	12	1	22
Total	11	36	51	6	104

* Area Median Income

Local Schools for The Springs

- Barrett Elementary School
- Swanson Middle School
- Washington-Lee High School

Local Metro Stations and Bus Routes

Ballston Metro station
1 ABEFZ, 2 ABCGW, 4 ABEH, 10 AEB, 22A, 23 AC, 25 ACDB, 38B
ART: 41, 42, 51, 52, 53, 62, 75

Rental Information

We are not taking applications at this time.



Perspective of new building from across N. Carlin Springs Road



Courtyard fronting Thomas Street



View along Thomas Street





The Springs Apartments: Prospective Resident Information

Date of this Update: March 15, 2015

Anticipated Completion: Summer/Fall 2016

How to submit a waitlist application: We are not accepting waitlist applications until 2016. Information about how to submit a waitlist application will be listed on our webpage at <http://www.apah.org/thesprings> no fewer than 30 days in advance of the first day that waitlist applications are accepted.

Location: 555 N. Thomas Street, Arlington, VA 22203

Rents:

Apartment Size	Rent Range
Efficiency	\$900 - \$1180
1 Bedroom	\$1000 - \$1250
2 Bedroom	\$1150 - \$1500
3 Bedroom	\$1350 - \$1730

Average Square Footage:

Apartment Size	Square Footage
Efficiency	392 sq. ft.
1 Bedroom	583 sq. ft.
2 Bedroom	730 – 800 sq. ft.
3 Bedroom	870 – 990 sq. ft.

Utilities:

Tenants will pay for their own electricity (heating, A/C, cooking, lighting). The owner will pay for hot water, water, sewer and trash.