

Parc Rosslyn

1531 N Pierce Street, Arlington, VA 22209

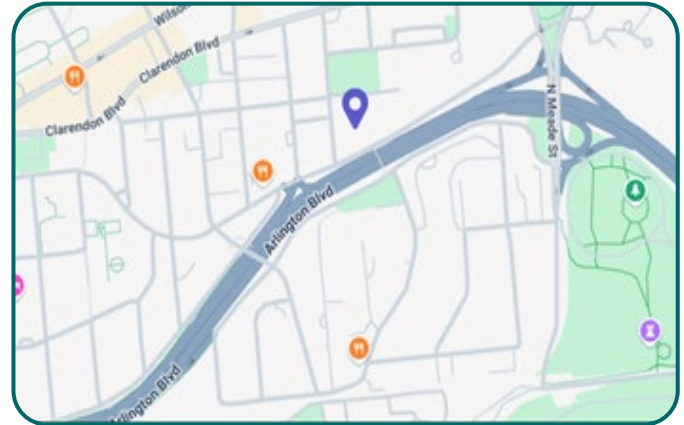
About this Location

Located in the heart of Rosslyn, True Ground's Parc Rosslyn is a 15-story, 238-unit high rise. It is mixed-income property with 100 affordable apartments and 138 market rate units. Parc Rosslyn is opportunely located near the Rosslyn Metro station, bus transit, shopping, urban amenities, and employment.

Building and Apartment Features

Parc Rosslyn was built in 2008. As a mixed-income development, it features an onsite fitness center, rooftop pool, club room, and underground parking. The property also has a variety of green features, including thermal windows, low-flow plumbing fixtures, energy-efficient appliances, and rainwater landscaping irrigation. It was the first Silver LEED certified multifamily building in northern Virginia.

Parc Rosslyn has 101 committed affordable units, ensuring both a diverse array of individuals and families have equitable access to the great jobs and amenities of the Rosslyn-Ballston metro corridor.



Sources

- Virginia Housing Tax-Exempt Bond \$43,000,000
- SPARC & REACH Loan \$3,500,000
- LIHTC Equity \$7,500,000
- True Ground Equity \$6,000,000
- Arlington County AHIF/Parks Loan \$7,000,000

Total: \$67,000,000

Uses

- True Ground Land \$7,500,000
- Density value to Arlington Parks & Rec \$5,000,000
- Construction Costs \$41,500,000
- Reserves and Soft Costs \$13,000,000

Total: \$67,000,000

Apartment Mix and Affordability

Size	Market Rate Units	Units @ 60% AMI	Total
Studio	7	6	13
1 Bedroom	53	58	111
2 Bedroom	65	28	93
3 Bedroom	13	8	21
Total	138	100	238

Project Partners

- Arlington County
- Virginia Housing
- M&T Bank



True Ground Housing Partners
4318 N Carlin Spring Road
Arlington, VA 22201
truegroundhousing.org