

# 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

• VHDA 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**

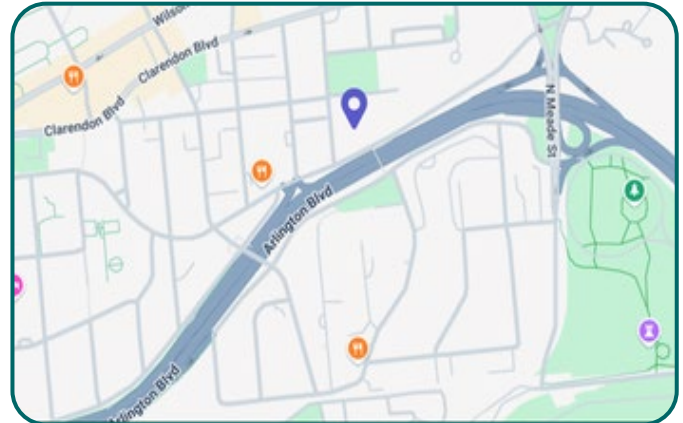
## Uses

• 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**

## Project Partners

- Arlington County
- Virginia Housing
- M&T Bank



## 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



True Ground Housing Partners  
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Arlington, VA 22201  
[truegroundhousing.org](http://truegroundhousing.org)