



750 23rd Street South Special GLUP Study

Inspiration: Livability 22202...

“Addressing housing affordability is critical to ensuring the neighborhood, County, and region continue to be livable, in terms of economics, commuting accessibility, and equity. While some might suggest those seeking affordable housing should move further out, housing savings are often offset by increased commuting costs. ***The lack of public transportation in outlying areas necessitates the increased costs of auto ownership which also contributes to increased traffic congestion.***”

-Working Group Report on Housing Affordability

Alignment With Melwood's Mission

- 62% of adults with I/DD dream of living in their own home or apartment; about 75% live with their parents or other family.
 - 20% live with a caregiver over the age of 60.
- 22% of adults with disabilities in Arlington live below the poverty line.
- 35% of people with disabilities are in the workforce; it is less than 20% of people with I/DD.
- The median wage for a Voc Rehab job placement is \$10 per hour.
- Median Rent for a 1 BR Apartment in Arlington is \$2K

Our Vision

A state-of-the-art mixed-use building that:

- Provides a home for Melwood programming, particularly workforce development programming;
- Provides affordable housing inclusive of people with disabilities; and
- Creates a communal space for the 22202 neighborhood and people with disabilities.

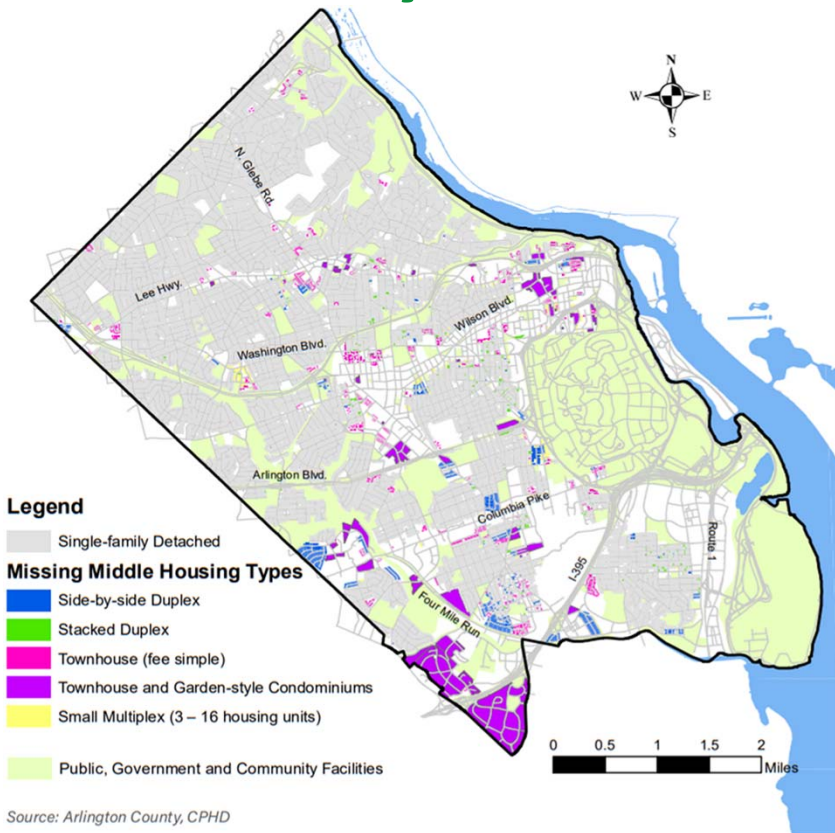
Highlights from GLUP Application's Initial Concept

- Preserves historic façade and green space on 23rd Street.
- 100+ below grade parking spots.
- Height tapers down. Taller facing 23rd Street; shorter adjoining park/facing 24th Street.

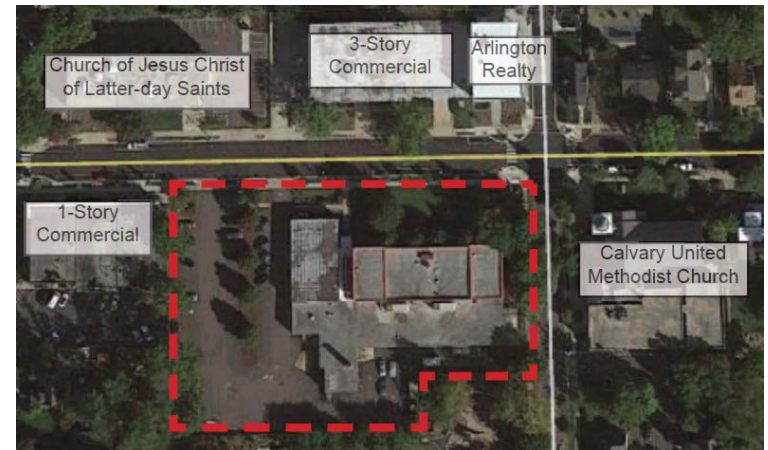
GLUP Study Goals

Excerpts from the Livability 22202 Working Group Report on Housing Affordability:

- Objective B: New Development of Diverse Housing
 - “Identifying areas within the single-family zoning blocks that may be appropriate for multifamily housing”
 - “Identifying where fallow sites or parking lots could be better used for housing”



“Low-medium” is the lowest density GLUP designation that will permit a multifamily dwelling.



Please feel free to e-mail questions and comments to:

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