



# ParcView II

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Community Meeting 4/27/2021



## Overview

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1. Who we are

2. Concept Plan

3. Timeline

4. Questions & Answers

# Our Team



# Project Team

**Development**



**Design &  
Construction**



**Property  
Management**

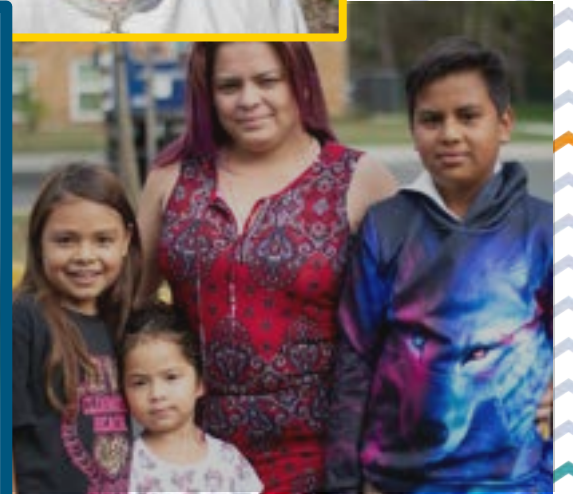
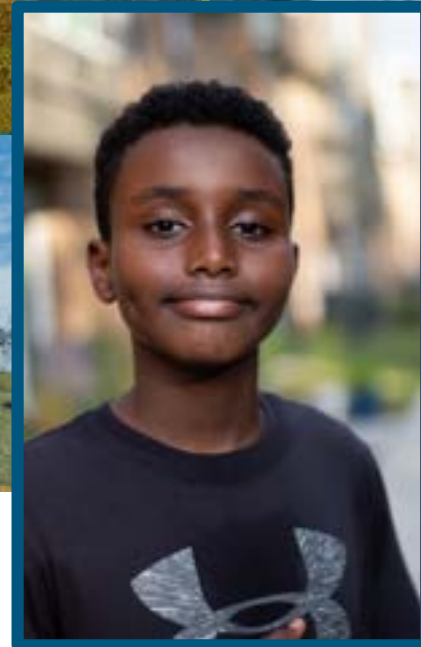


**Land Use  
Counsel**



# Our Mission

Wesley Housing builds up the lives of our most vulnerable community members by creating and operating healthy, supportive, stable, affordable housing communities and providing supportive resident services.



# Who We Serve

Wesley Housing communities are filled with over **3,200+ individuals** of all ages and ethnic backgrounds across 26 properties.

As their advocates, we work to find and create opportunities that allow them to build better and brighter lives.

## Community Snapshot:



**27%**

older adults/  
individuals with  
disabilities



**24%**  
children



**55%**  
women



**86%**  
minorities



**\$27,047**

average annual  
household income

# New Construction Projects



Wesley currently has more than 500 new affordable housing units in its development pipeline. The following projects are scheduled to complete in the next two years:



**The Arden**  
126 units  
Alexandria, VA  
(Fairfax County)



**The Cadence**  
97 units  
Arlington, VA



**The Waypoint at  
Fairlington**  
81 units  
Alexandria, VA



**Senseny Place**  
63 units  
Winchester, VA

# Rehabilitation Projects

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Wesley has a rich experience in renovating existing buildings in a wide variety of conditions and occupancy. Recent examples from our portfolio include:



**410 Cedar St NW**  
30 units  
Washington, DC



**Whitefield Commons**  
63 units  
Arlington, VA



**Brookland Place**  
80 units  
Washington, DC

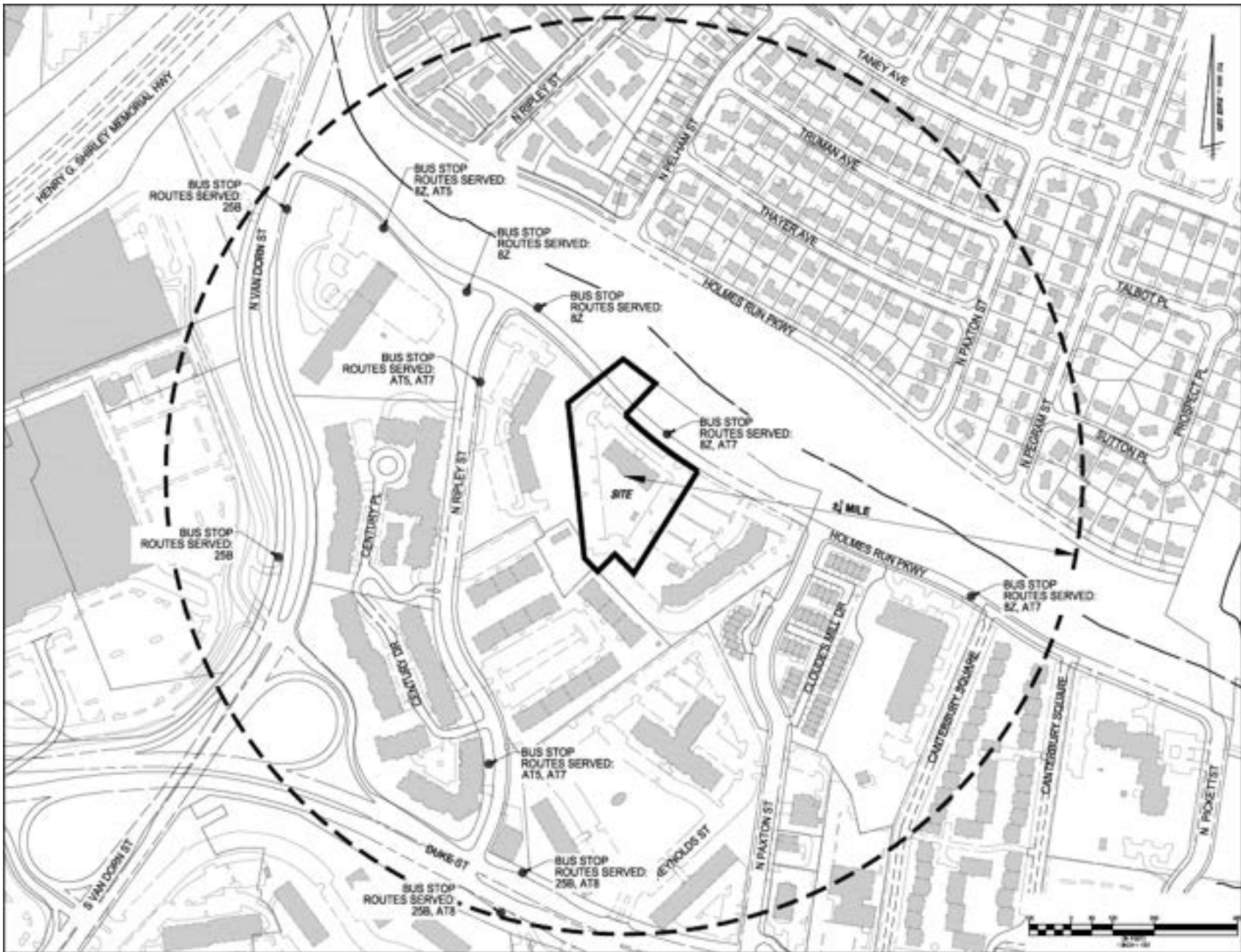


**Culpepper Garden I**  
210 units  
Arlington, VA



# Concept Plan





Site Location Map I



Site Location Map II

# EXISTING SITE CONDITIONS

**TOTAL SITE AREA:** 131,443 SF

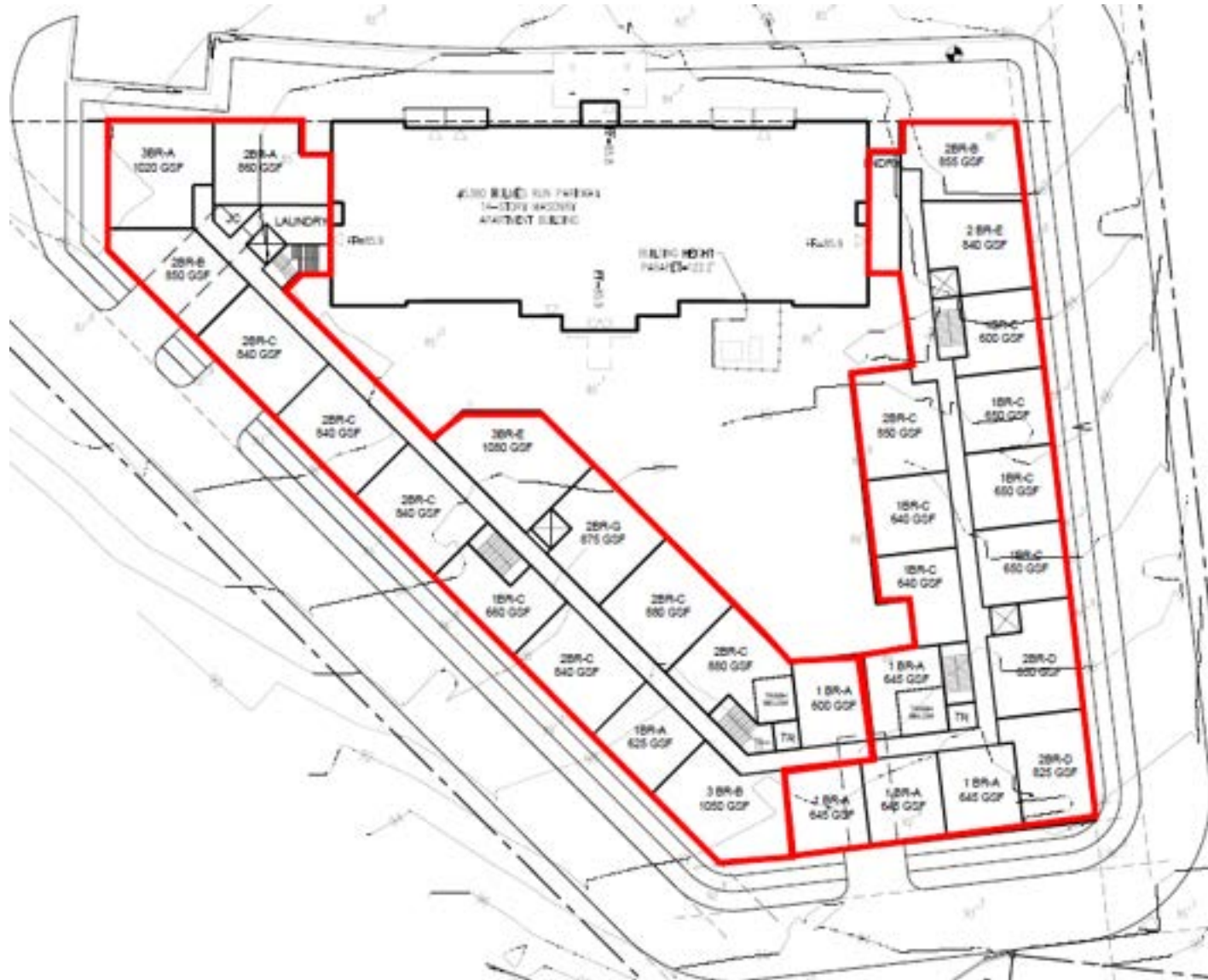
**EXISTING UNITS:** 149 UNITS

**EXISTING STORIES:** 14 FLOORS

**EXISTING PARKING:** 164 SPACES

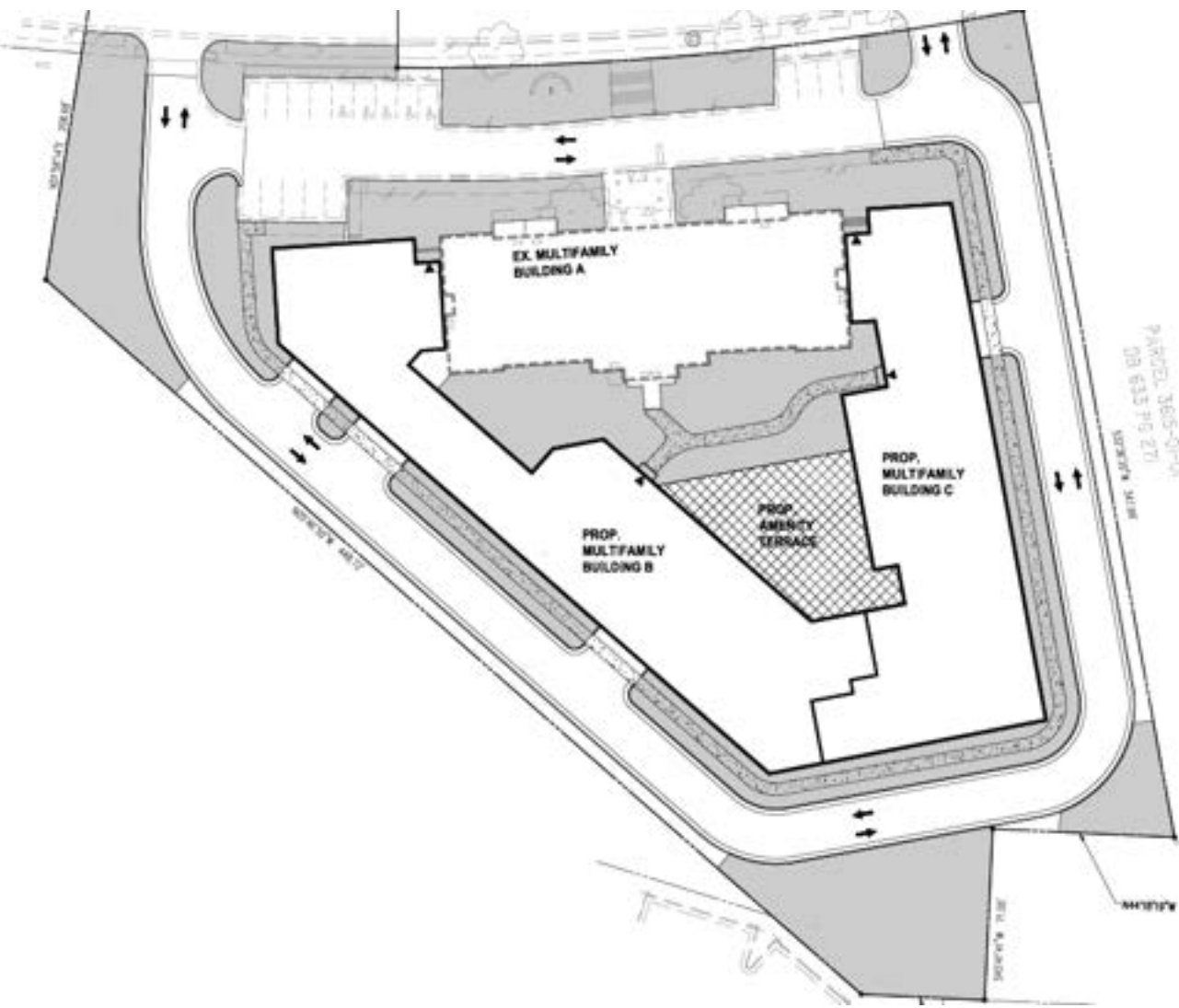


# PROPOSED LAYOUT



- Two new buildings
- 9 stories
- Appx. 230 new units
- Mix of 1, 2, 3-bedrooms
- Open central courtyard
- Underground parking
- Renovate existing tower
- Update existing infrastructure

Proposed Layout

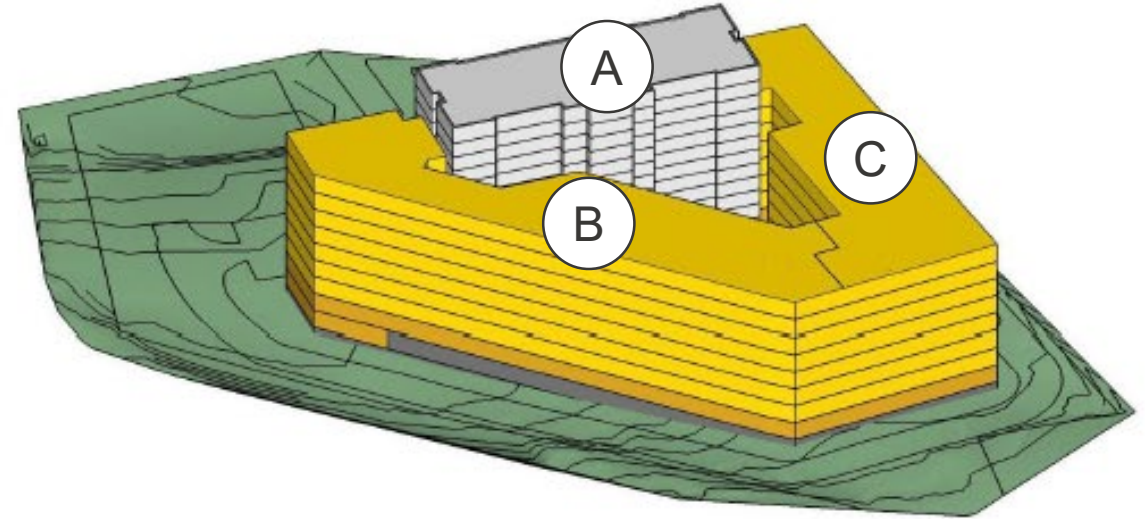
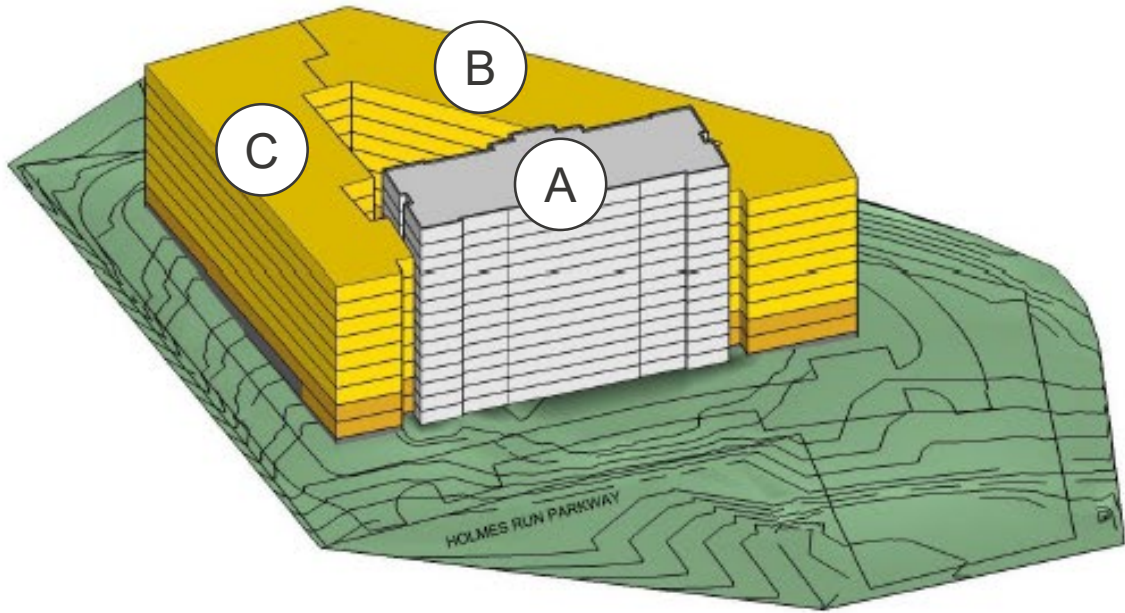


Zoning  
 Above-ground floors  
 Below-ground floors  
 Parking Spaces

	Existing
Zoning	RC
Above-ground floors	14
Below-ground floors	0
Parking Spaces	167
1-bed	75
2-bed	74
3-bed	0
<b># Units</b>	<b>149</b>

	Proposed New Construction
Zoning	RMF
Above-ground floors	9
Below-ground floors	2
Parking Spaces	330
1-bed	104
2-bed	96
3-bed	30
<b># Units</b>	<b>230*</b>

\*once construction is complete, the site will have **379 units in total** (149 existing + 230 new construction)



### Phase I

Build New Construction building 'B' along with underground parking

### Phase II

Once parking garage is complete, build New Construction building 'C'

### Phase III

Once building 'B' is complete, relocate residents from existing tower to new buildings

### Phase IV

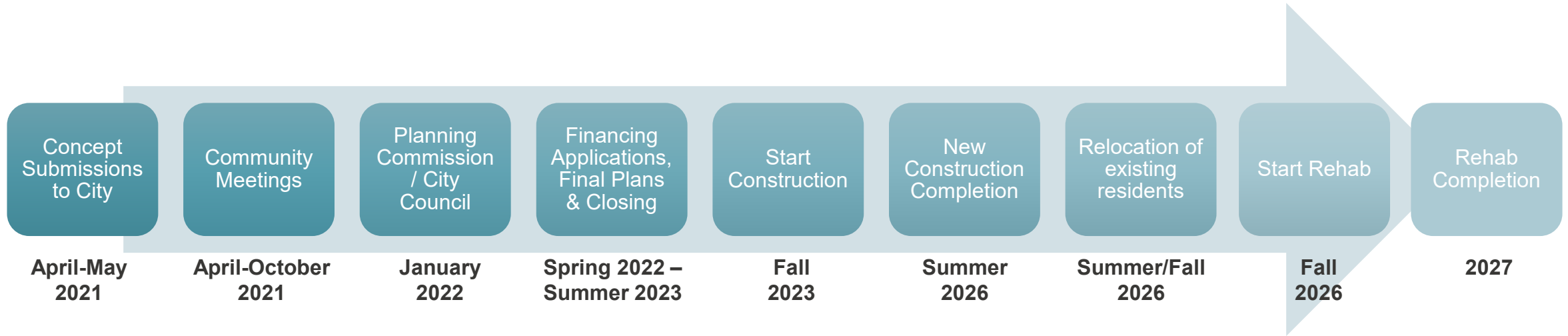
Renovate existing building

# Timeline





# PROJECT TIMELINE



- Construction of new buildings expected to take 26-30 months (depending on phasing and other constraints)
- Complete lease-up expected Spring 2026
- Renovations on existing building to begin shortly thereafter

Q&A



# Thank you.

**<https://wesleyhousing.org/property/parcview-II>**

For questions & comments, please reach out via email to:

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**@wesleyhousing**

