







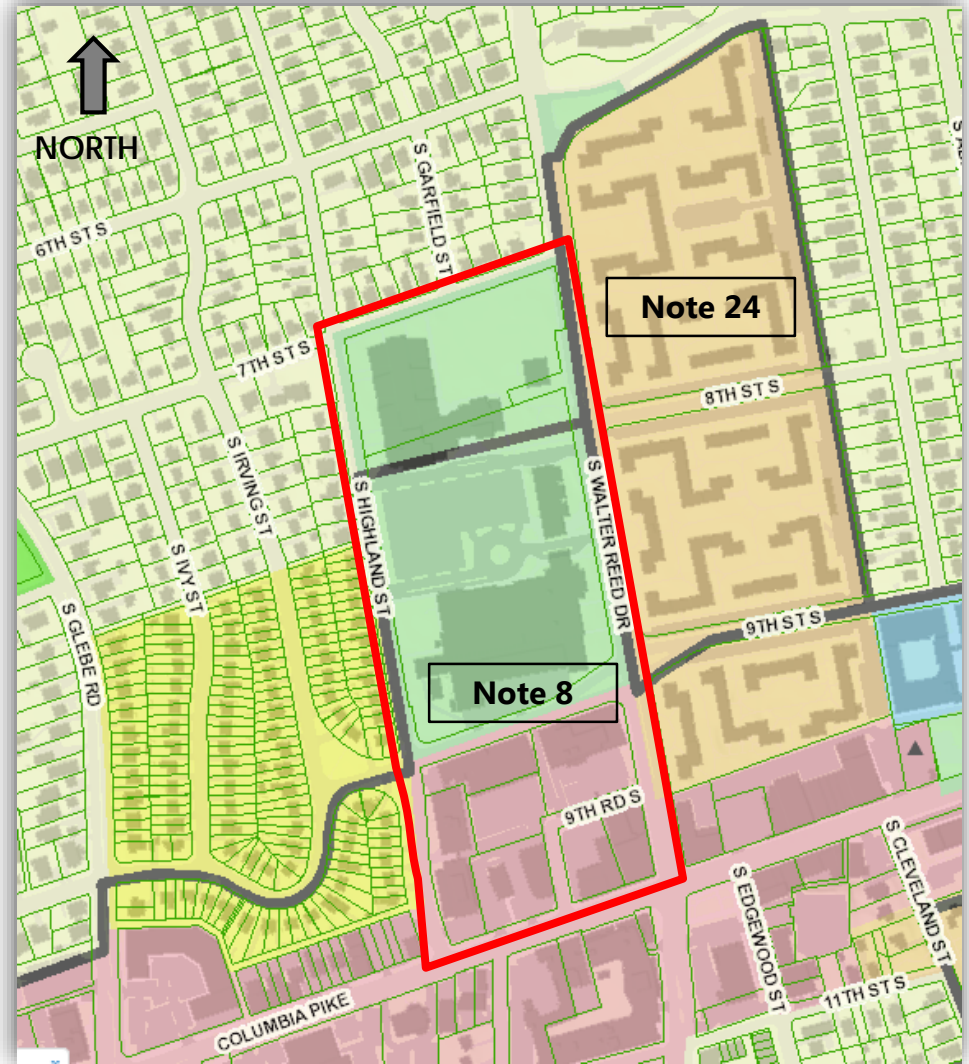


Existing Conditions – General Land Use Plan (GLUP)

- North Block: Public
- South Block: Service Commercial
- Note 8: These areas were designated a “Special Revitalization District” on 11/15/86 (FBC)
- Note 24: These areas were “Special Revitalization District” on 11/16/13 and include Conservation Areas (N-FBC)

GENERAL LAND USE PLAN LEGEND	
	Residential – Low
	Residential – Low
	Residential – Low-Medium
	Service Commercial
	Public
	Semi-Public
	Office/Apt/Hotel – Medium
	Special Revitalization District Boundaries (Notes 8 & 24)



 Study Area Boundary

Existing Conditions – Zoning Districts

- North Block: S-3A (Special District)
 - Permitted heights of up to 45 feet
 - Allowable modifications by County Board for schools:
 - Minimum parking requirements
 - Setbacks, density, height, and dimensional standards
 - Subject to findings of specific criteria
- South Block:
 - Most Commercial Properties: C-2 (Service Commercial-Community Business District)
 - AT&T Office Building: C-O (Mixed Use District)



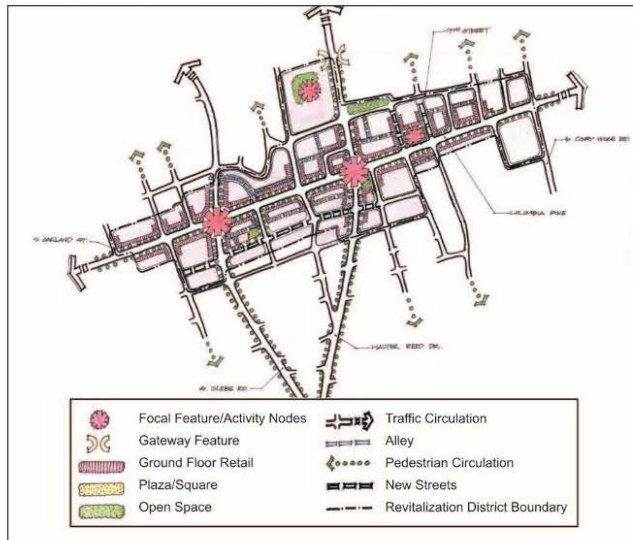
Adopted Vision – Columbia Pike Initiative

COLUMBIA PIKE INITIATIVE – A REVITALIZATION PLAN (2002 & 2005 Update)

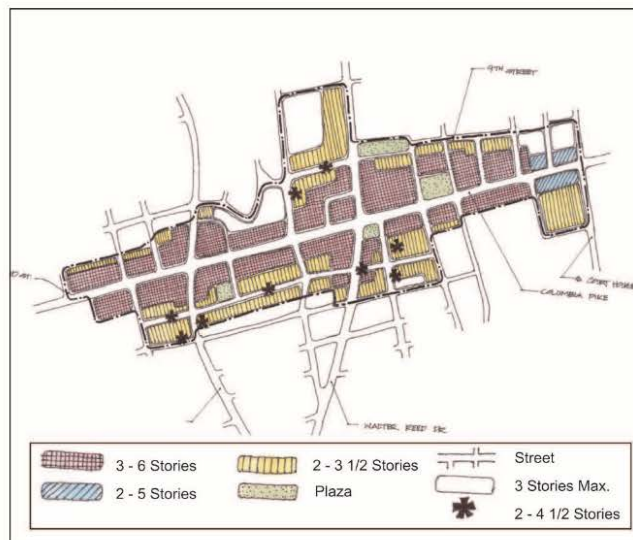
Adopted Vision for Columbia Pike – A Walkable Main Street:

- Vibrant community, with save neighborhoods, active uses, and variety of housing options
- An ethnically diverse and culturally rich community
- A community that can be easily accessed by public transportation or on foot
- A community with well-designed and attractive buildings, streetscapes, and open spaces

TOWN CENTER CONCEPT



TOWN CENTER BUILDING HEIGHTS



Successful Main Street:

- Mixed-Use
- Public Spaces
- Pedestrian Scale with articulated ground floor
- Buildings located at the back of sidewalks
- Buildings built close together to form an urban environment
- Underground parking
- Appropriate transitions to residential neighborhoods
- Enhanced public transportation
- Enhanced Streetscape

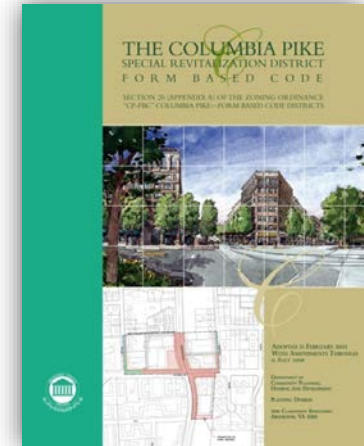
Adopted Vision – Implementation

WHY FORM BASED CODE?

- Alternative type of zoning to conventional zoning
- New tool to incentivize redevelopment activity in a non-metro corridor of Arlington
- Accommodated through lower application fees & streamlined review process for projects

WHAT IS A FORM-BASED CODE?

- Prescriptive set of regulations (not guidelines) outlying numerous aspects of site development
- Represents agreed-upon vision established with the community
- Allows flexibility in the use and activities that can occur
- Emphasizes the built environment and framing a quality public realm



Commercial FBC



Neighborhoods FBC

Adopted Vision – Form Based Code

1. North Block – Career Center site only:

- “Local” frontage on S. Walter Reed Drive & 9th Street
 - 2 – 3 ½ stories in height (blue)
 - 15% for private open space
- “Neighborhood” frontage on S. Highland St & 8th St
 - Up to 3 stories in height (yellow)
 - 30% for private open space
- 4 Required Building Lines – along site perimeter
- Maximum buildable area depth for each BES frontage
- Minimum parking (vehicle + bicycle) requirements; Architectural & Streetscape Standards
- Designated Civic Building – allows relief from FBC standards through public process and CB approval (similar to Arlington Mill Community Center)

2. South Block – Commercial Properties

- “Main Street” frontage on Columbia Pike, Walter Reed Drive, 9th Road, and portion of Highland Street
 - 3-6 stories in height (red)
 - 15% for private open space
- “Local” frontage on 9th Street and portion of Highland St
 - 2-4 ½ stories in height (LW * designation)
 - 15% for private open space
- Required Building Lines along each public right of way
- New streets and alleys
- Minimum parking (vehicle + bicycle) requirements; Architectural & Streetscape Standards
- Cinema Draft house designated as Historic Structure

FBC REGULATING PLAN (SUPERSEDES THE CPI VISION FOR THE SITE)

