

3108 Columbia Pike Interim Use Update

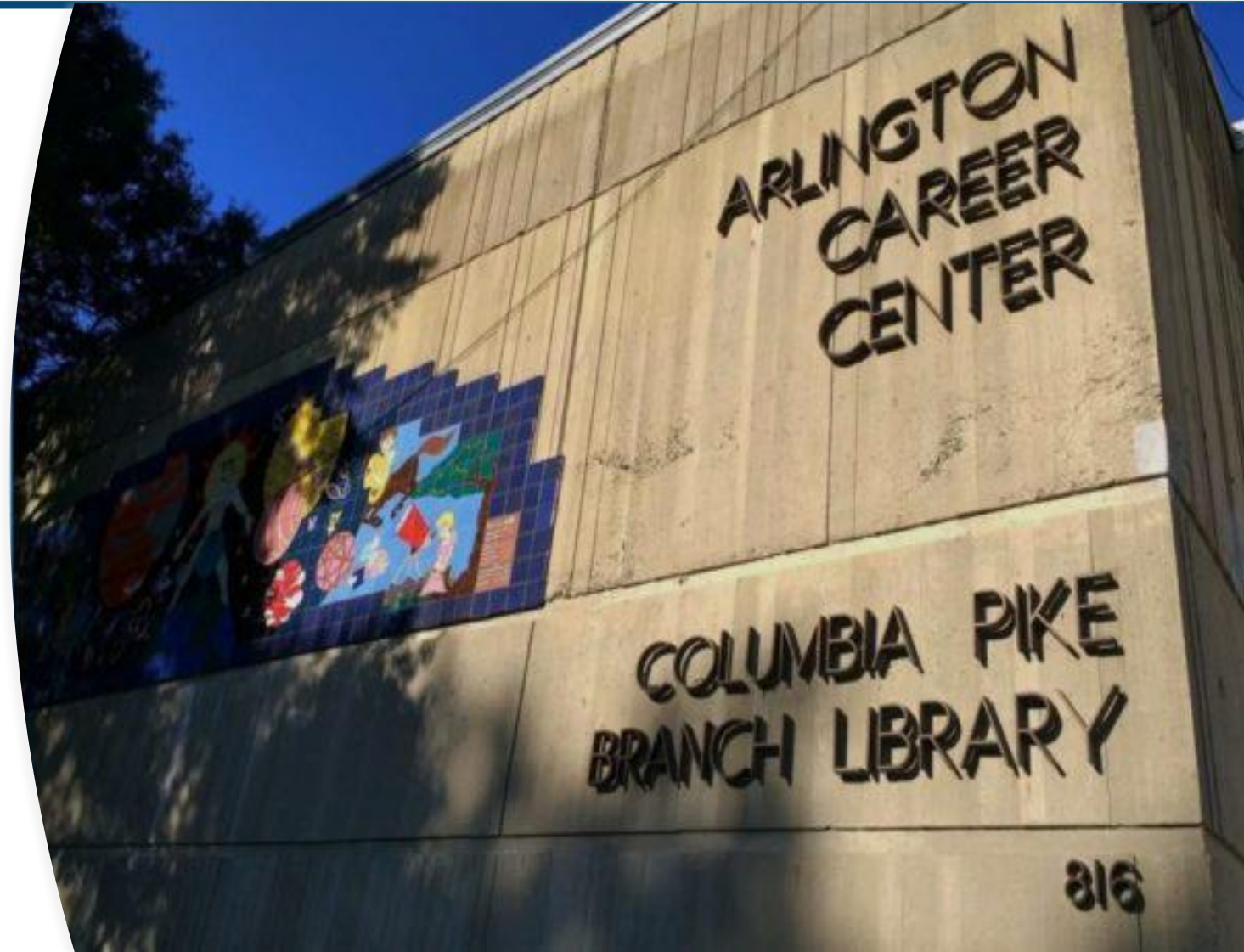
Arlington County

June 3, 2023



Background

- 3108 Columbia Pike was acquired by the County in March 2022
- **Interim Use:** Serve as APS overflow parking during Career Center redevelopment
- **Future Use:** Potential site for the relocated Columbia Pike Library and County Board priorities such as affordable housing; community engagement process for the long-term vision to be determined



Site Overview



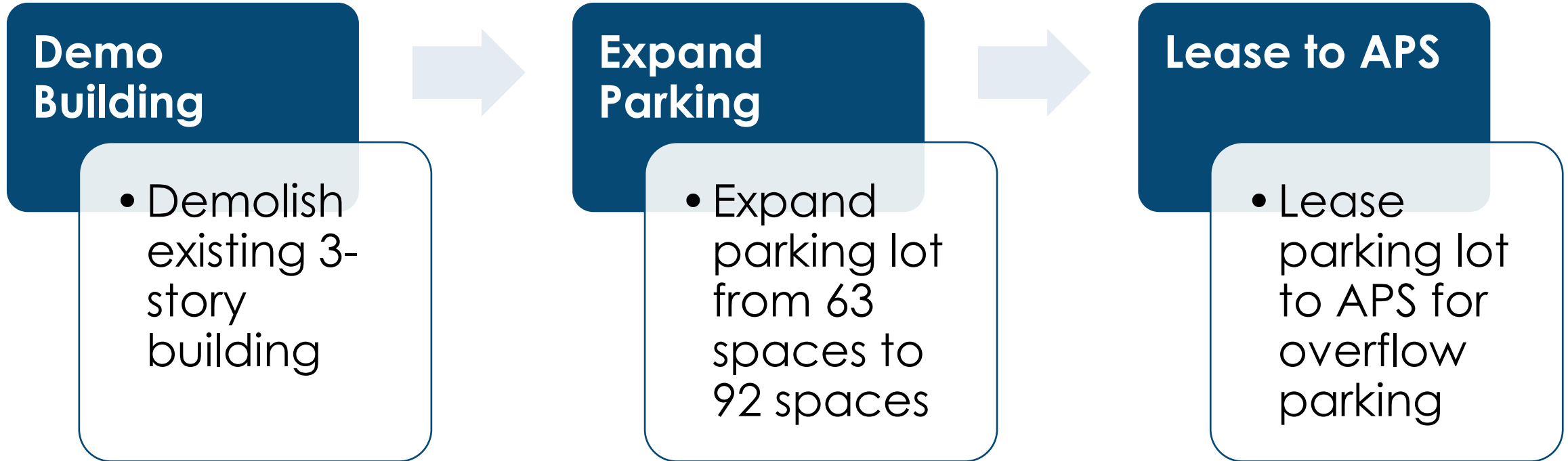
■ Existing

- 3-story building, not compatible for public use
- 63 parking spaces

■ Adjacent Properties

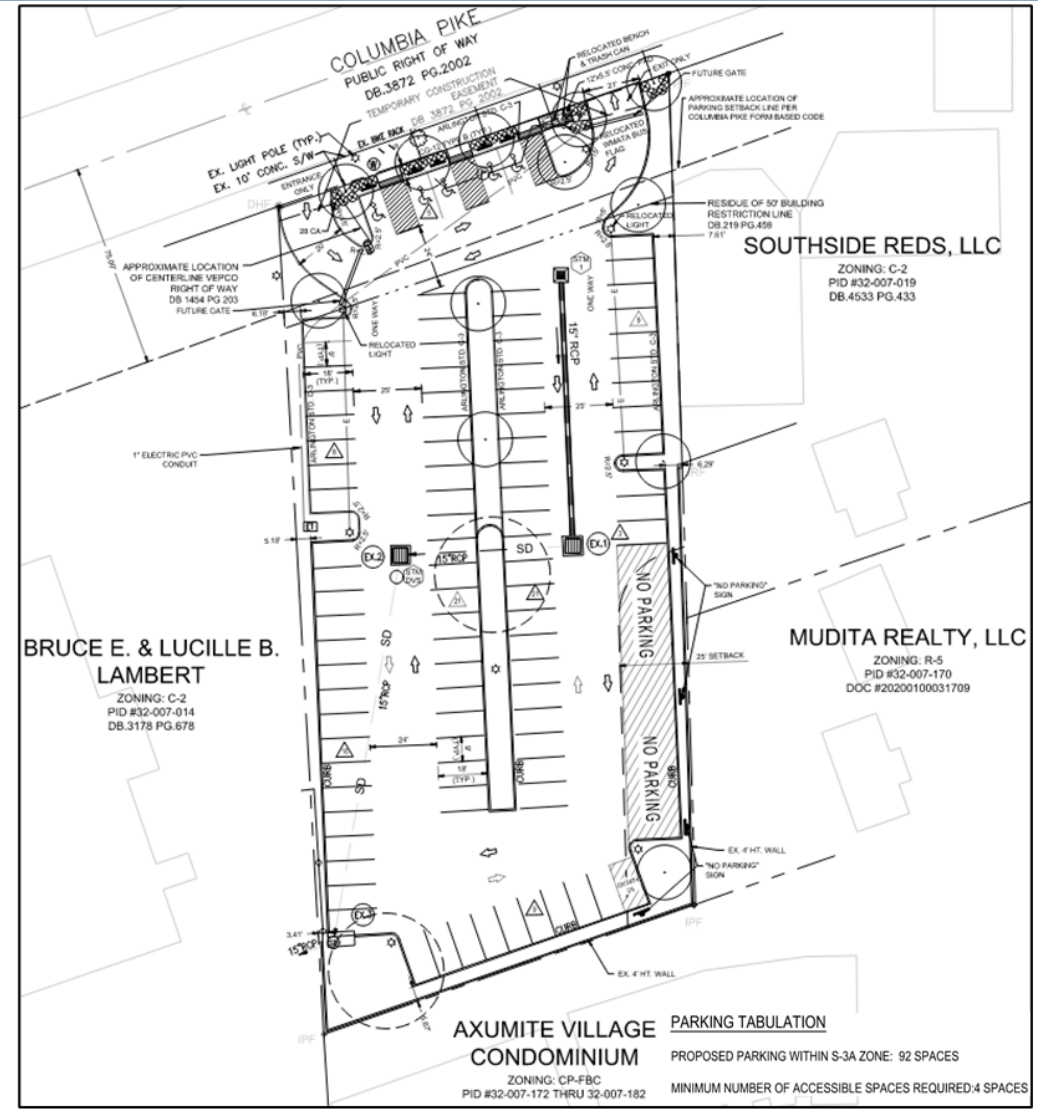
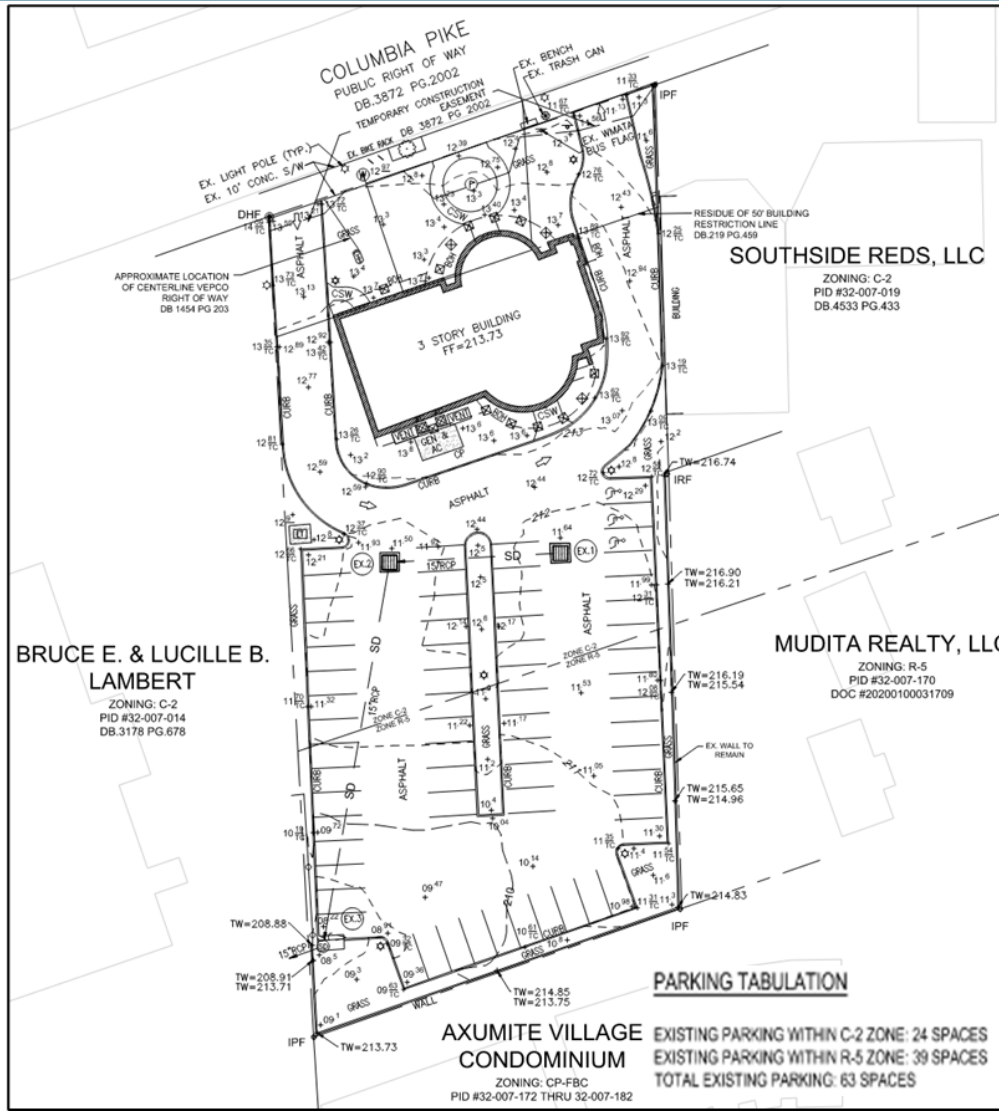
- South: Townhouses
- West: Car Dealership
- East: Montessori School and ParCiti Golf

Interim Use Plans



Existing Conditions

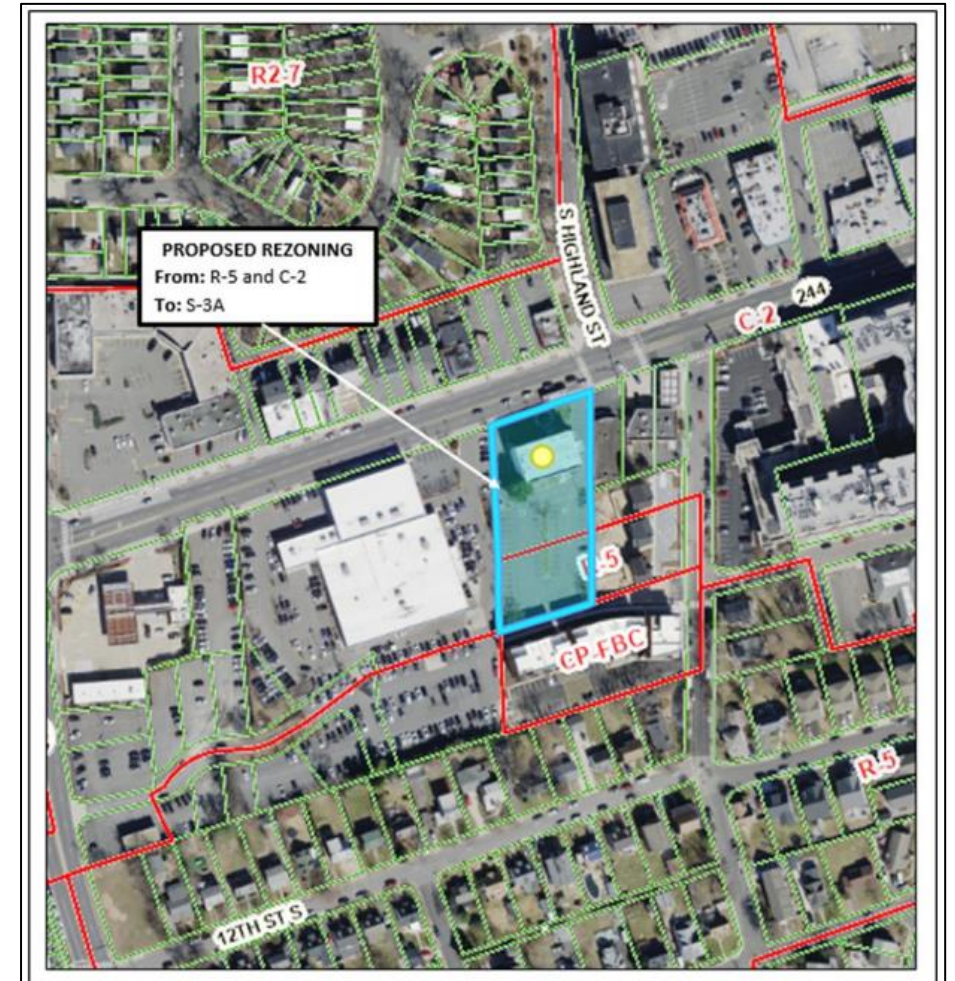
Proposed



Proposed GLUP Amendment, Rezoning and Use Permit

As part of the redevelopment process, several planning actions are required:

- 1) A **General Land Use Plan (GLUP)** amendment to the Public Facility Map and Table to identify this site for a proposed *publicly-owned parking lot* as a feature shown in the County's Comprehensive Plan.
- 2) **Rezoning** from **R-5** (One-Family and Restricted Two-Family Dwelling District) and **C-2** (Service Commercial-Community Business District) to **S-3A** (Special District) – *shown at right*
- 3) A **Use Permit** to allow for APS Career Center staff and contractors to use the property as overflow parking.



Next Steps

June 2023
(or soon after)

- **6/10: County Board Public Hearing and Final Consideration for GLUP Amendment and Rezoning**
- Parking Lot Use Permit (County Board Only)

Fall 2023

- Construction of temporary parking improvements

Early 2024

- Anticipated completion of temporary parking improvements and start of Career Center construction

Actions Completed to Date

- ✓ Legal rezoning notification letters sent to adjacent property owners
- ✓ Construction project notification letters sent to adjacent property owners, Douglas Park Civic Association, Pike Presidents' Group and Columbia Pike Partnership
- ✓ 5/10: Form Based Code Advisory Working Group briefing
- ✓ 5/13: County Board approved Request to Advertise proposed GLUP Amendment for publicly-owned parking lot during Career Center construction
- ✓ 5/23: Long Range Planning Committee briefing
- ✓ 5/31: Planning Commission briefing

For more information, please visit the
project page: [Bit.ly/3108ColumbiaPike](https://bit.ly/3108ColumbiaPike)

Or contact Valerie Maislin at
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