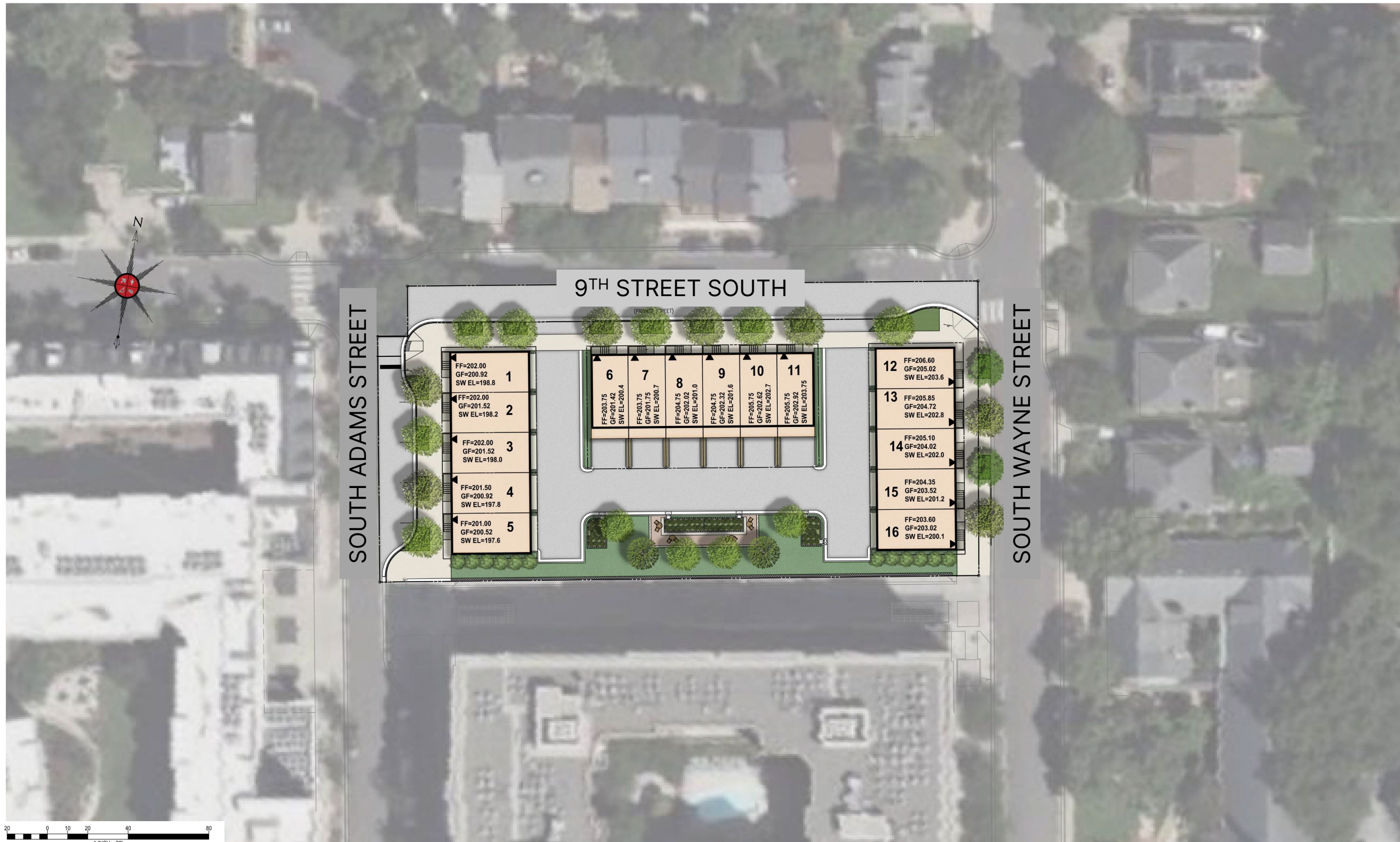
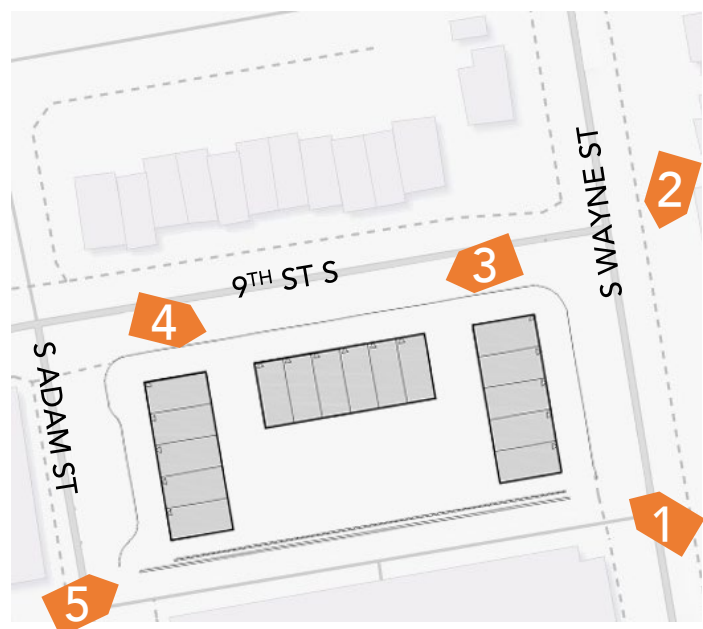


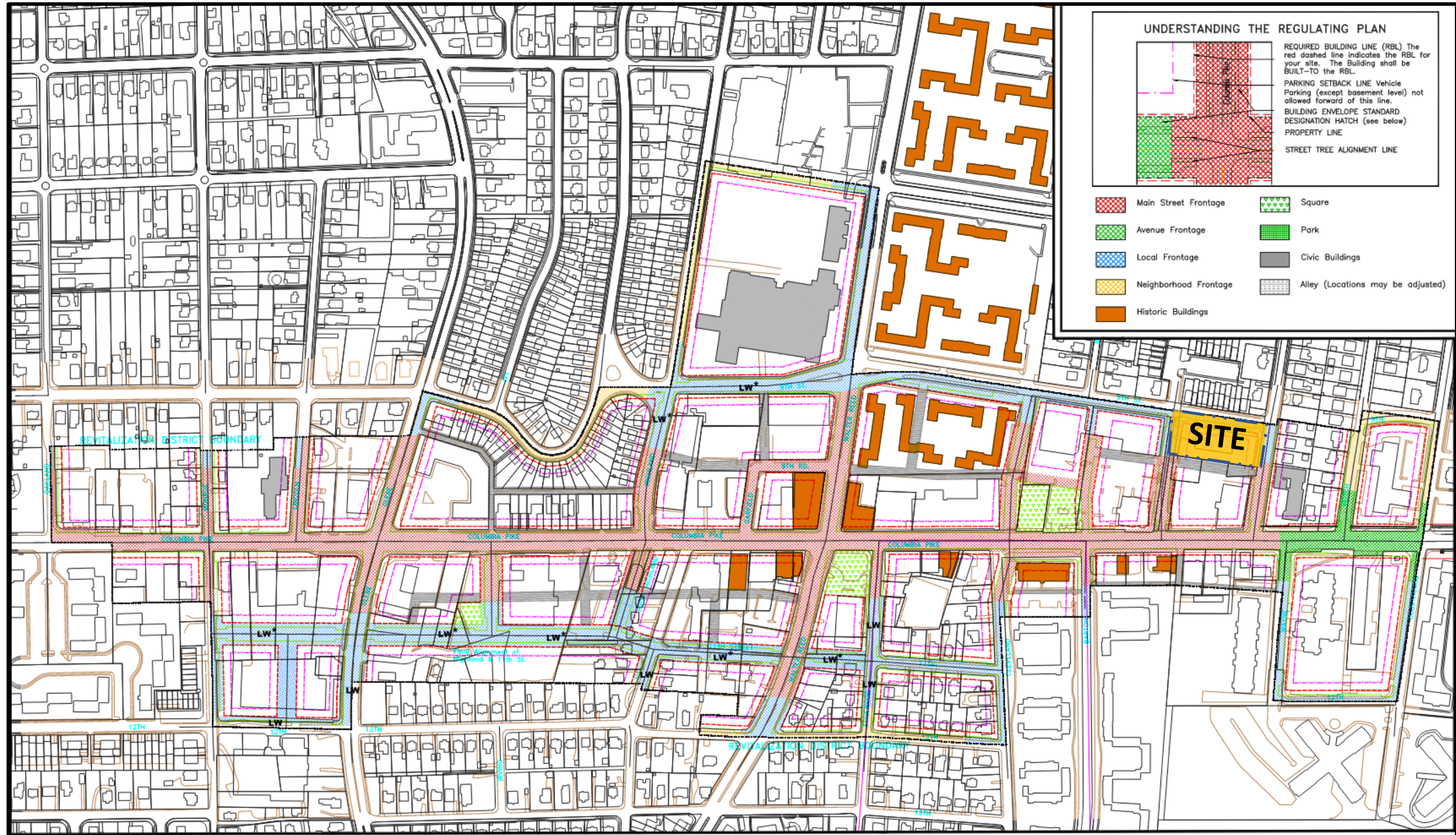
 BCN HOMES

# 2300 Ninth Street

2300 9th St S, Arlington, VA 22204







### UNDERSTANDING THE REGULATING PLAN

**REQUIRED BUILDING LINE (RBL)** The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.

**PARKING SETBACK LINE** Vehicle Parking (except basement level) not allowed forward of this line.

**BUILDING ENVELOPE STANDARD DESIGNATION HATCH** (see below)

**PROPERTY LINE**

**STREET TREE ALIGNMENT LINE**

|                       |                                   |
|-----------------------|-----------------------------------|
| Main Street Frontage  | Square                            |
| Avenue Frontage       | Park                              |
| Local Frontage        | Civic Buildings                   |
| Neighborhood Frontage | Alley (Locations may be adjusted) |
| Historic Buildings    |                                   |

Columbia Pike  
Arlington County, Virginia



NOTES:  
LW\* = 4 STORIES PLUS ATTIC STORY LIVE-WORK WITH RETAIL PERMITTED ON GROUND FLOOR AT NORTH OF 11TH STREET, EAST SIDE OF HIGHLAND STREET, AND SOUTH OF 9TH STREET, WHERE INDICATED.

Columbia Pike Regulating Plan  
Section 20. "CP-FBC" Columbia Pike Form Based Code  
Town Center

Department of  
Community Planning, Housing  
and Development  
Arlington County, Virginia



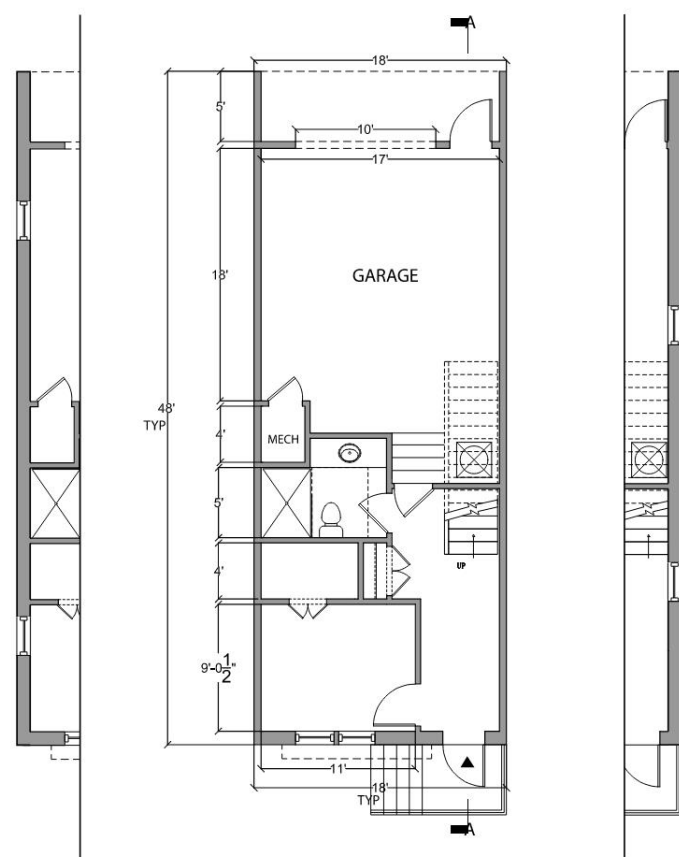
Amendments last  
adopted on:  
July, 2023

DATE:  
May 2024

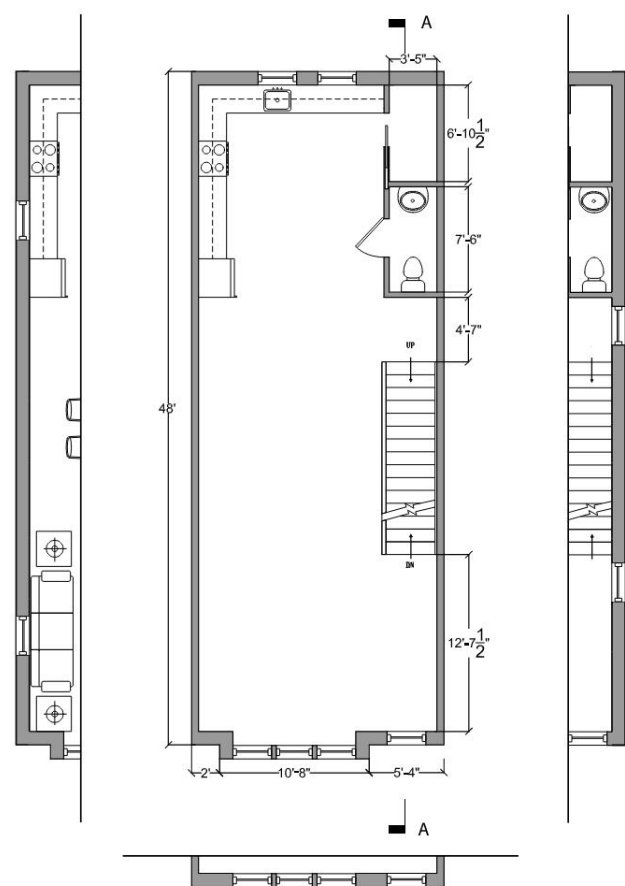
Precedent Images- 11<sup>th</sup> and Vermont Townhomes



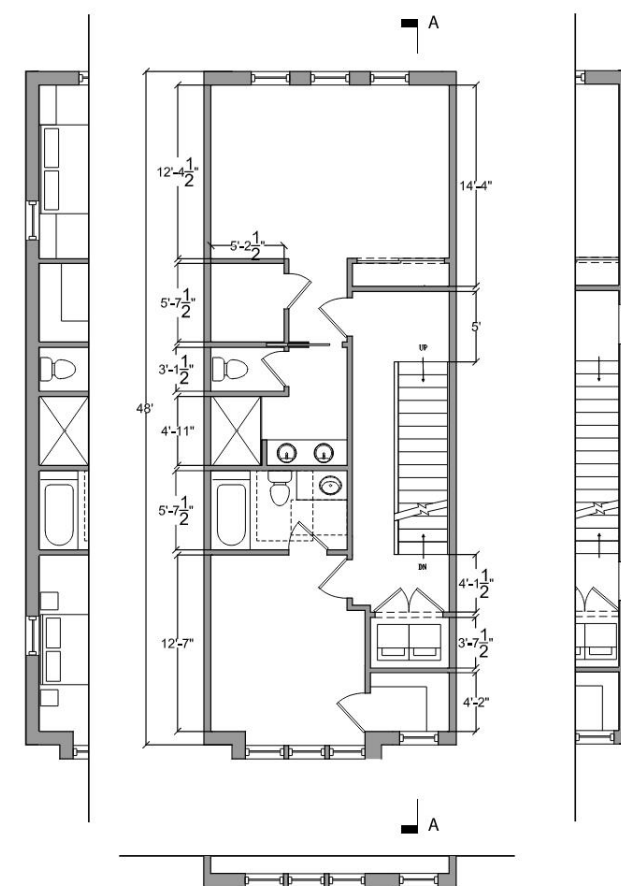
UNIT TYPE A



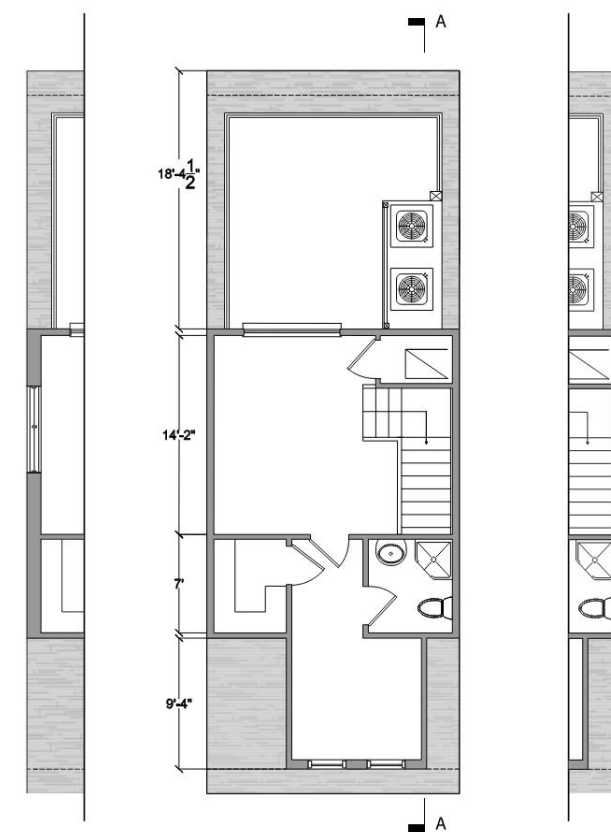
LEVEL 1



LEVEL 2

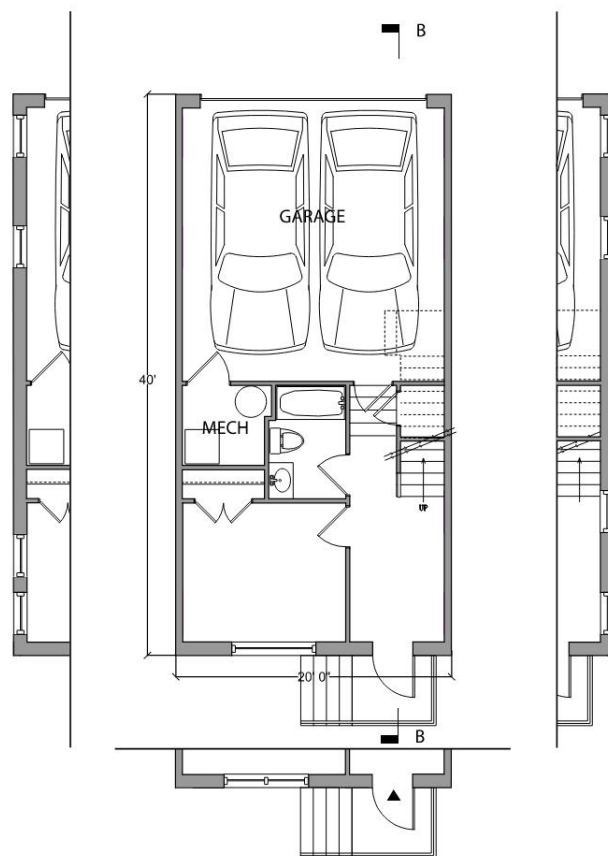


LEVEL 3

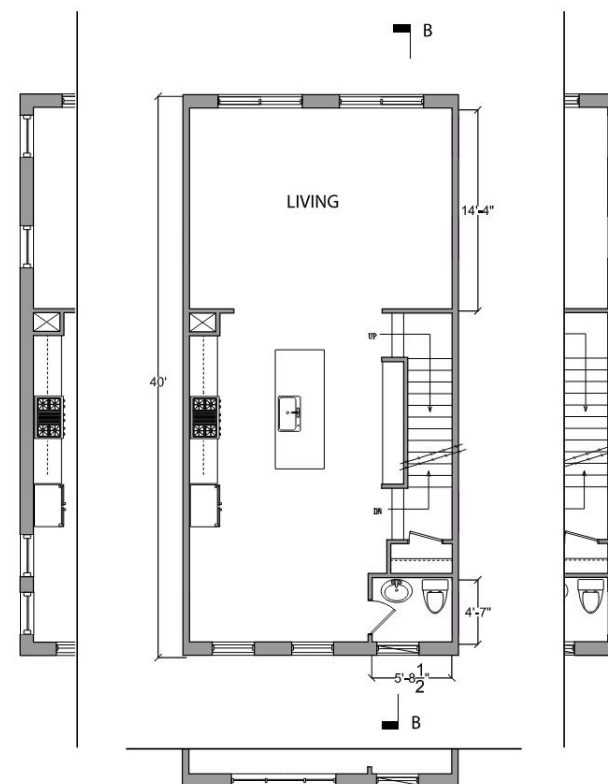


LEVEL 4

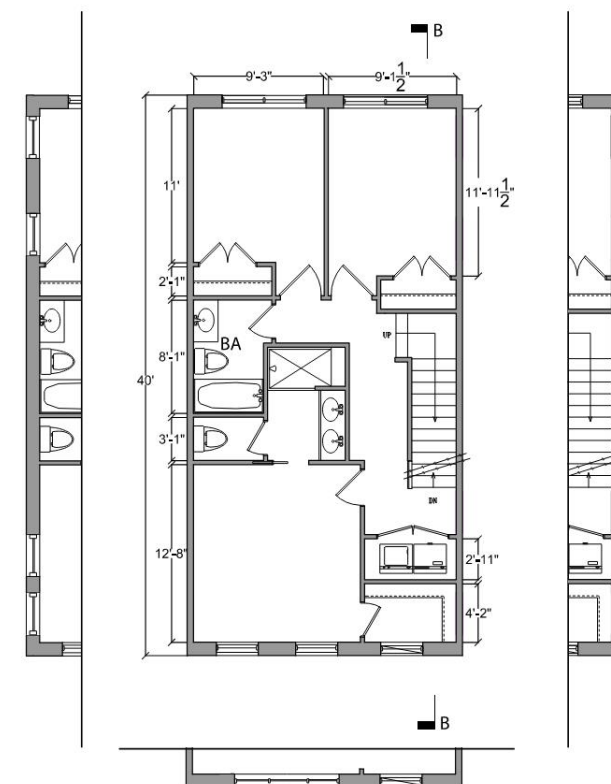
UNIT TYPE B



LEVEL 1



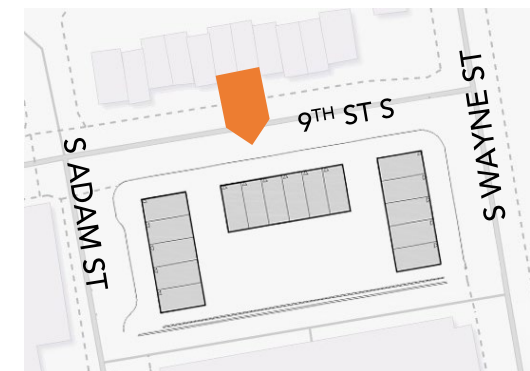
LEVEL 2



LEVEL 3

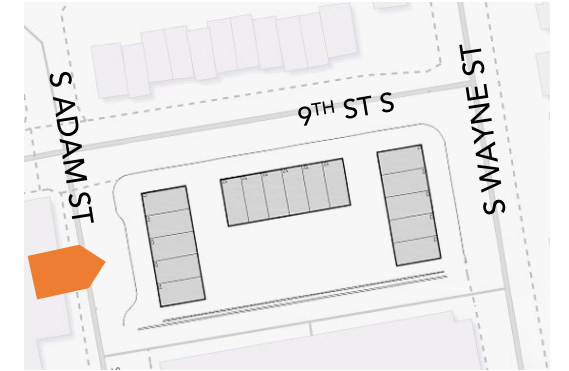


LEVEL 4









BRICK  
(S-1)



SIDING  
(S-2)



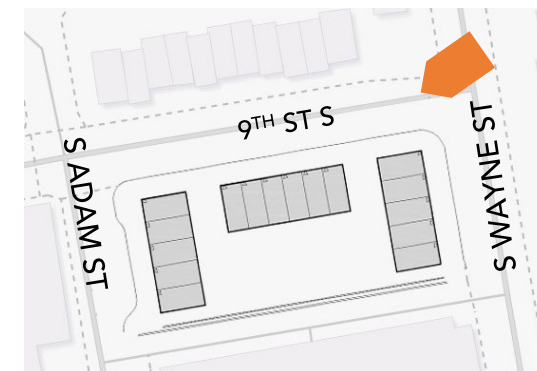
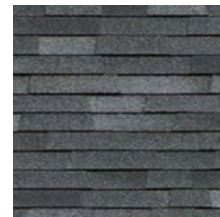
SIDING  
(S-4)

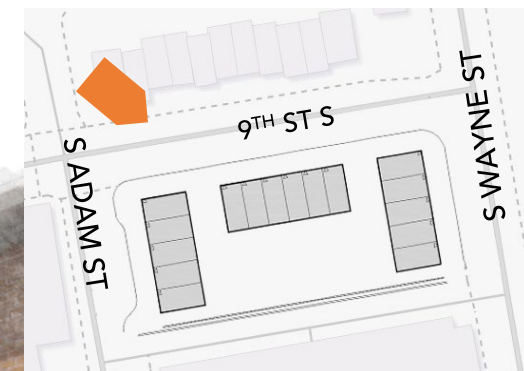


SIDING  
(S-3)



SHINGLE  
(R-1)









Thank you