



Elkins Building 2801 Columbia Pike

Columbia Pike Form Based Code Advisory Working Group

July 17, 2024

Site Information

- Northeast quadrant of the intersection of Columbia Pike and S Walter Reed Drive
- Site Area: Approx. 19,049 square feet
- Existing: 2-story office building
- Columbia Pike Form Based Code
 - Town Center Node
 - Main Street Building Envelope Standards
- Historic Resources Inventory – Phase I
 - Important (Top Third)
 - Façade Preservation







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Design Considerations

- Preserve historic façade
- Accommodate transit improvements on Columbia Pike
- Accommodate transit and street changes on S Walter Reed Drive
- Address Form Based Code requirements

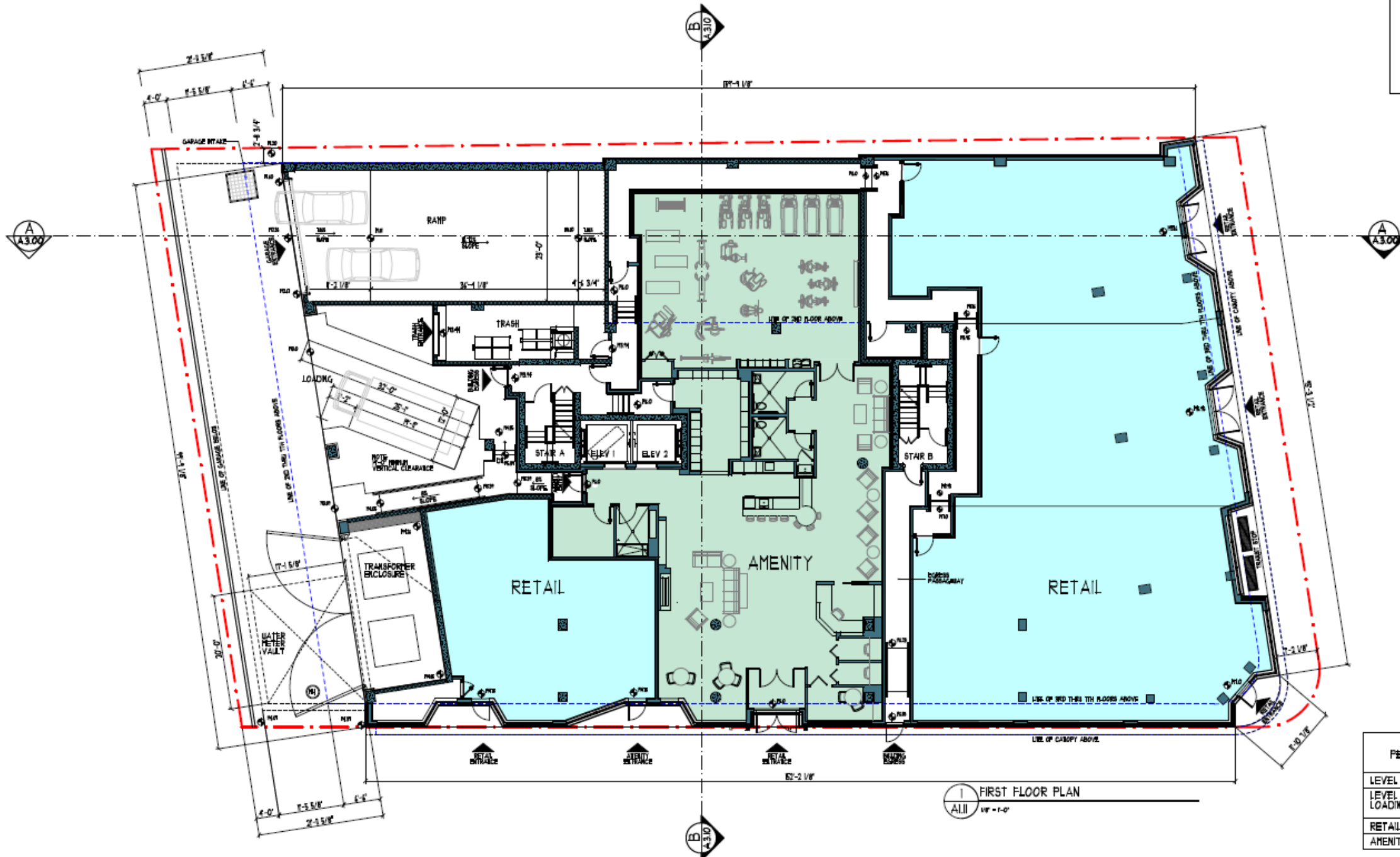
Proposed Development

- Preserve historic Façade
 - 3-foot stepback of upper stories from Columbia Pike
 - 4-foot stepback of upper stories from S Walter Reed
- 6,113 square feet of retail
- 88 multifamily units in 7-story building.
 - Transit stop on Columbia Pike integrated into building design.
 - 2nd floor amenity courtyard
 - Rooftop terrace amenity

Historic Affairs and Landmark Preservation Review Board

- Applicant had multiple meetings with HALRB's Design Review Committee as well as full HALRB.
- Design evolved to address HALRB comments:
 - Preserving historic façade in its current location.
 - Upper story design to complement historic façade.
 - Integrating transit stop on Columbia Pike into historic façade.
 - Modifying window design.
- On July 19, 2023, HALRB issued a Certificate of Appropriateness.





1 FIRST FLOOR PLAN
 A111 1/8" = 1'-0"

GFA TOTAL PER ARLINGTON COUNTY ZONING ORDINANCE	
LEVEL 1	1413 SQ. FT.
LEVEL 1 GROSS LOADING AREA	1550 SQ. FT.
RETAIL	413 SQ. FT.
AMENITY	3,834 SQ. FT.

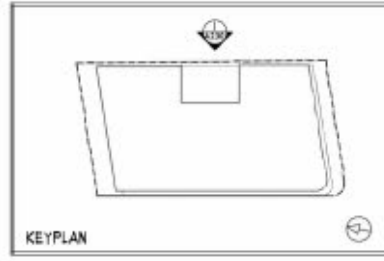


1 NORTH ELEVATION
 A.220 1/8" = 1'-0"



85'-0"
MAX BUILDING HEIGHT

1 EAST ELEVATION
A 230
VF = 1'-0"





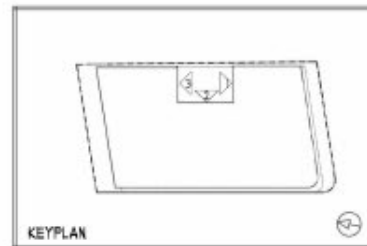
1 COURTYARD ELEVATION
A.2.40 VR - 1-0



2 COURTYARD ELEVATION
A.2.40 VR - 1-0



3 COURTYARD ELEVATION
A.2.40 VR - 1-0

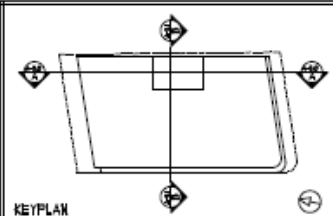
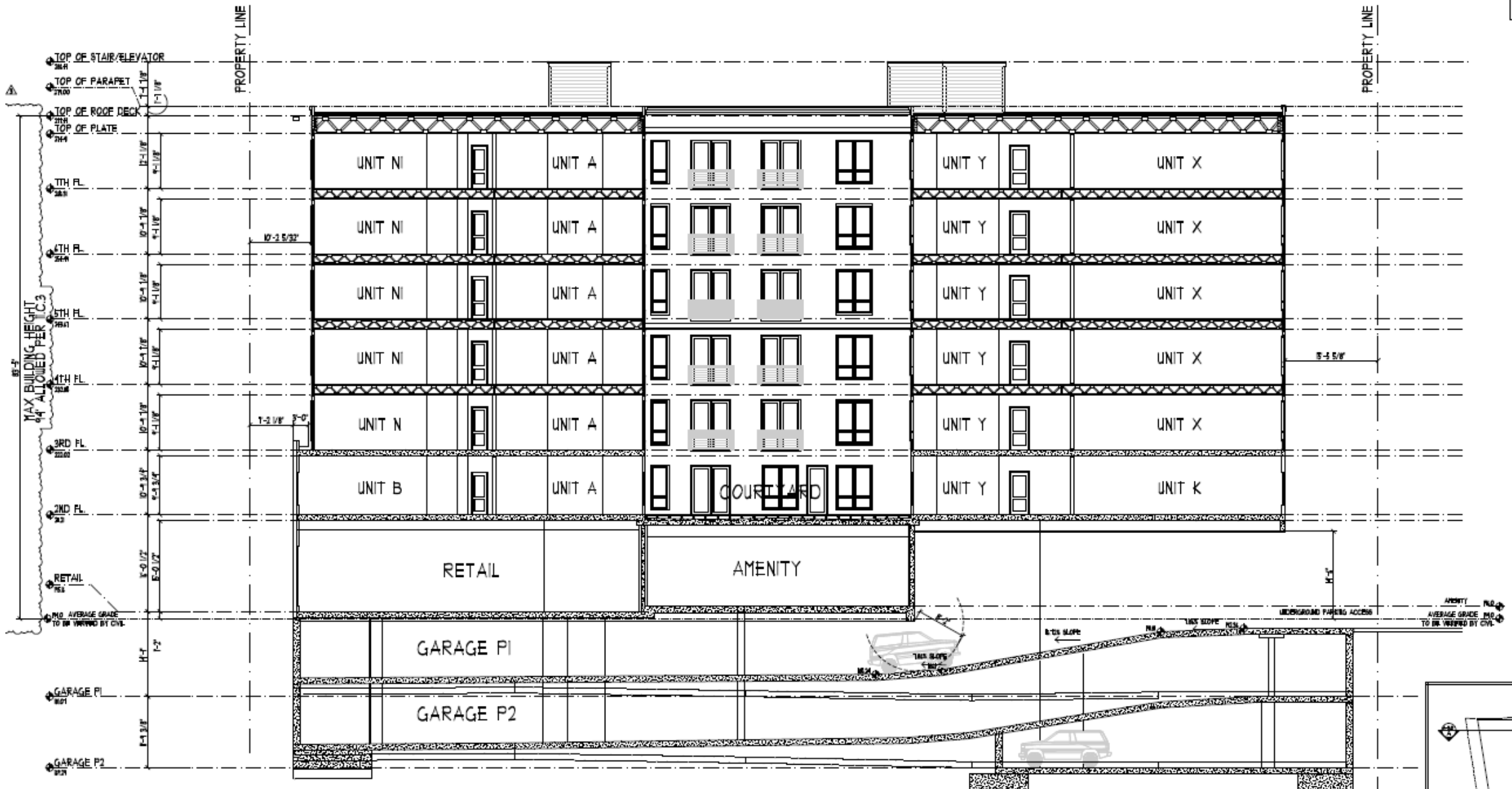


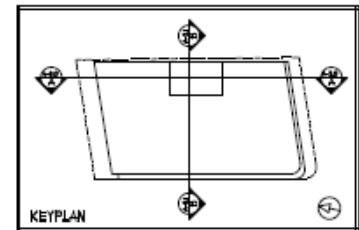
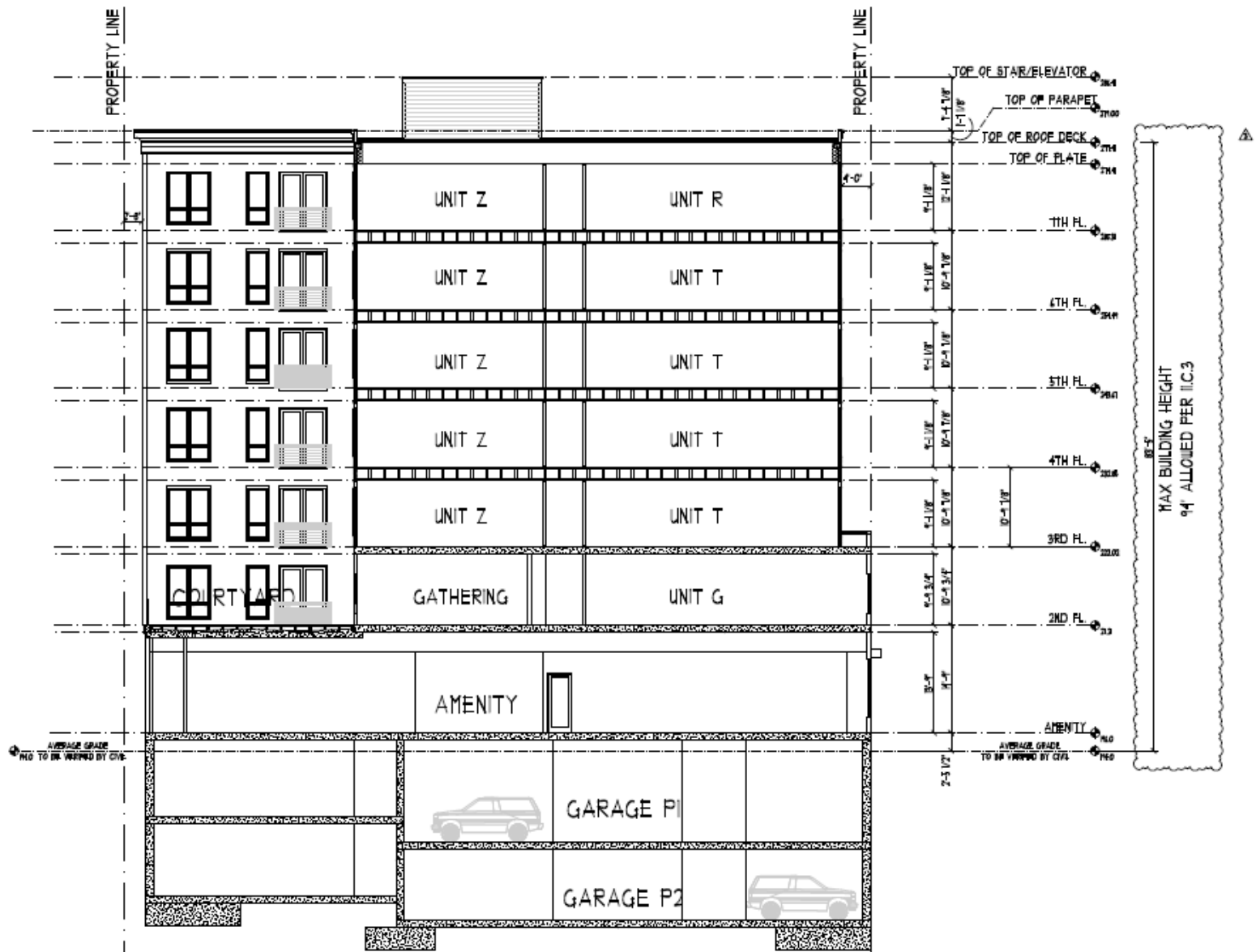
KEYPLAN

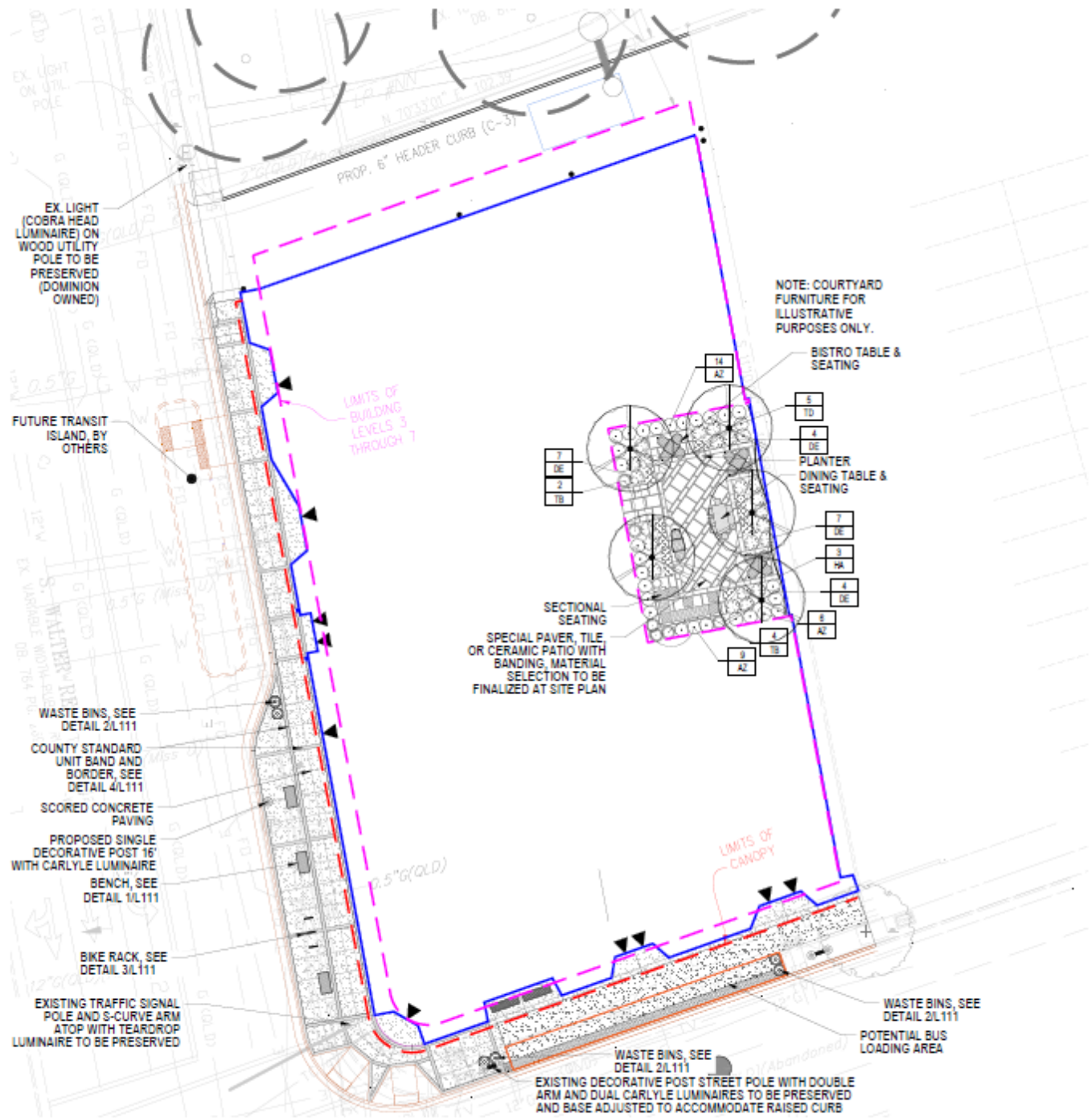


1 SOUTH ELEVATION - COLUMBIA PIKE
A.210
10-1-10









EX. LIGHT
(COBRA HEAD
LUMINAIRE) ON
WOOD UTILITY
POLE TO BE
PRESERVED
(DOMINION
OWNED)

FUTURE TRANSIT
ISLAND, BY
OTHERS

WASTE BINS, SEE
DETAIL 2/L111

COUNTY STANDARD
UNIT BAND AND
BORDER, SEE
DETAIL 4/L111

SCORED CONCRETE
PAVING

PROPOSED SINGLE
DECORATIVE POST 16'
WITH CARLYLE LUMINAIRE
BENCH, SEE
DETAIL 1/L111

BIKE RACK, SEE
DETAIL 3/L111

EXISTING TRAFFIC SIGNAL
POLE AND S-CURVE ARM
ATOP WITH TEARDROP
LUMINAIRE TO BE PRESERVED

PROP. 6" HEADER CURB (C-3)

LIMITS OF
BUILDING
LEVELS 3
THROUGH 7

SECTIONAL
SEATING
SPECIAL PAVEN, TILE
OR CERAMIC PATIO WITH
BANDING, MATERIAL
SELECTION TO BE
FINALIZED AT SITE PLAN

NOTE: COURTYARD
FURNITURE FOR
ILLUSTRATIVE
PURPOSES ONLY.

BISTRO TABLE &
SEATING

PLANTER
DINING TABLE &
SEATING

SECTIONAL
SEATING

WASTE BINS, SEE
DETAIL 2/L111

EXISTING DECORATIVE POST STREET POLE WITH DOUBLE
ARM AND DUAL CARLYLE LUMINAIRES TO BE PRESERVED
AND BASE ADJUSTED TO ACCOMMODATE RAISED CURB

WASTE BINS, SEE
DETAIL 2/L111

POTENTIAL BUS
LOADING AREA

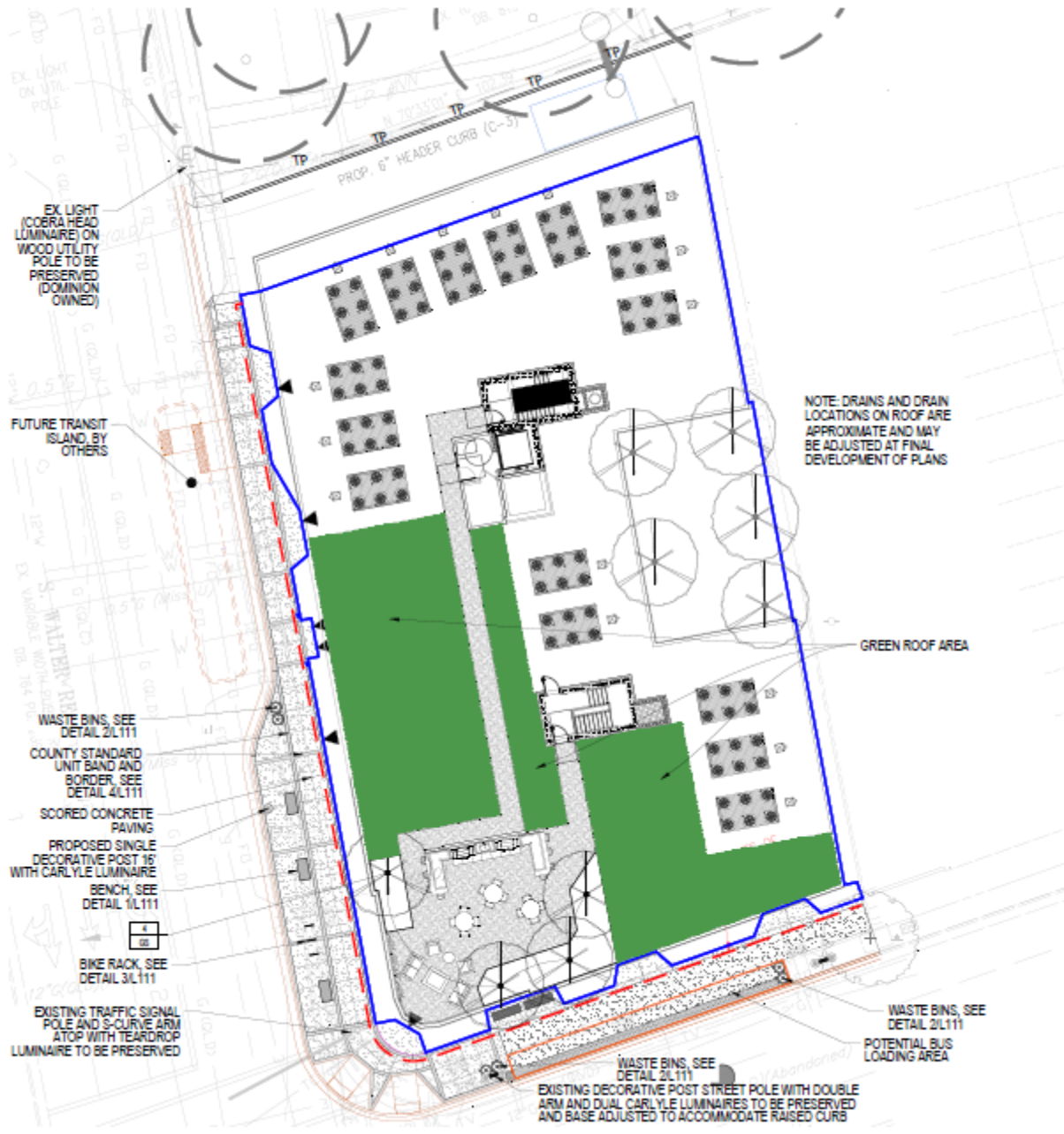
WASTE BINS, SEE
DETAIL 2/L111

NOTES
1. ALL PLANTINGS TO BE INSTALLED PER ARLINGTON
COUNTY GUIDELINES AND REQUIREMENTS.

LEGEND

- LIMITS OF CLEARING
- EXISTING TREE OVER 3" TO REMAIN
- ⊗ PROPOSED ROOFTOP TREE
- ⊙ SHRUBS





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ATOP WITH TEARDROP
LUMINAIRE TO BE PRESERVED

PROCP. 6" HEADER CURB (C-5)

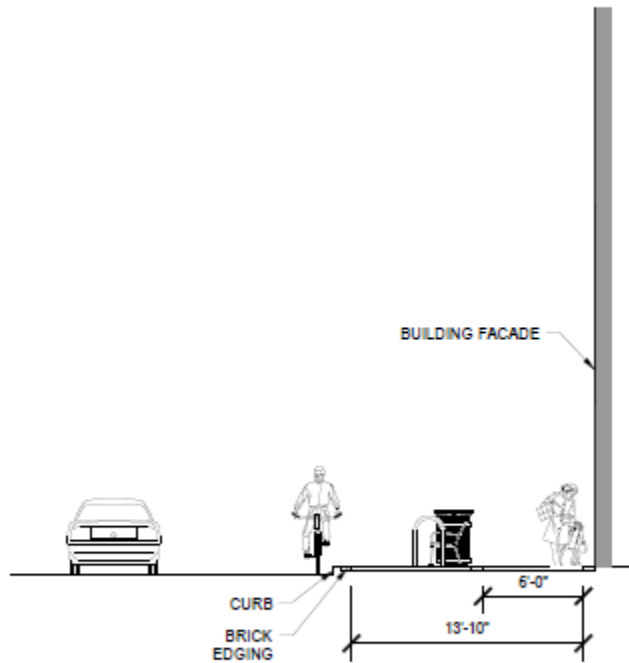
NOTE: DRAINS AND DRAIN
LOCATIONS ON ROOF ARE
APPROXIMATE AND MAY
BE ADJUSTED AT FINAL
DEVELOPMENT OF PLANS

GREEN ROOF AREA

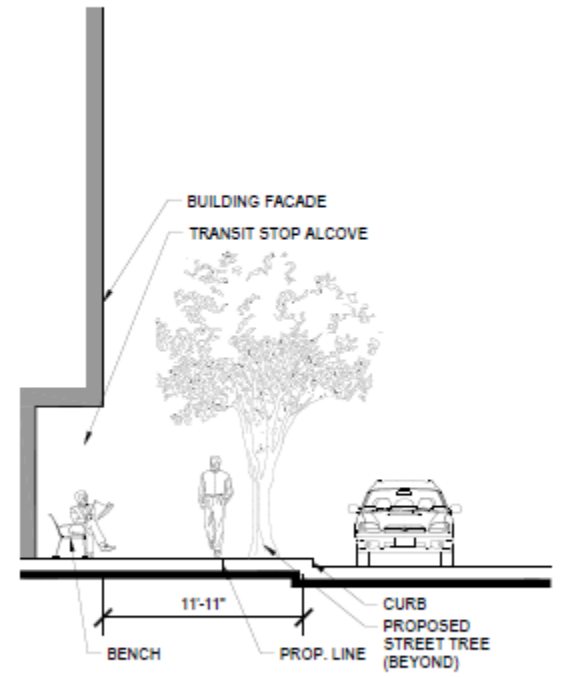
WASTE BINS, SEE
DETAIL 2/L111

POTENTIAL BUS
LOADING AREA

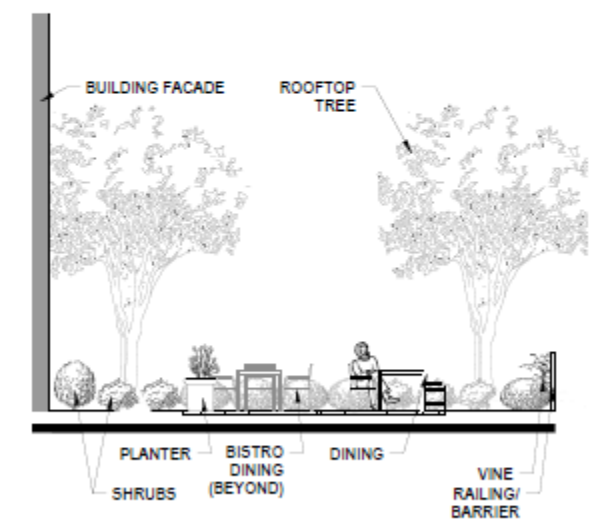
WASTE BINS, SEE
DETAIL 2/L111
EXISTING DECORATIVE POST STREET POLE WITH DOUBLE
ARM AND DUAL CARLYLE LUMINAIRES TO BE PRESERVED
AND BASE ADJUSTED TO ACCOMMODATE RAISED CURB



1 SECTION: WALTER REED DR AT BUS STOP
Scale: 1/4" = 1'-0"



2 SECTION: COLUMBIA PIKE AT TRANSIT STOP
Scale: 1/4" = 1'-0"



3 SECTION: TERRACE AMENITY AREA
Scale: 1/4" = 1'-0"