

Agenda Item #1: 3108 Columbia Pike

Form Based Code Advisory Working Group
(FBC AWG)

May 10, 2023

Presentation Outline

1. **Staff Presentation (Department of Environment Services – Facilities):**

2. **Staff Presentation (Department of Community Planning, Housing and Development - Planning):**
 - a) GLUP Amendment [GLPA23-00002 (GP-358-23-1)]
 - b) Rezoning [REZN23-00001]

Background

- Columbia Pike Branch Library is co-located with the Arlington Career Center
- 3108 Columbia Pike was acquired by the County in March 2022
- Serve as APS overflow parking as an interim use during APS Career Center redevelopment



Site Overview



- **Existing**

- 3-story building
- 63 parking spaces

- **Adjacent Properties**

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

Interim Use



Demo
Bld.

- Demolish existing 3-story building

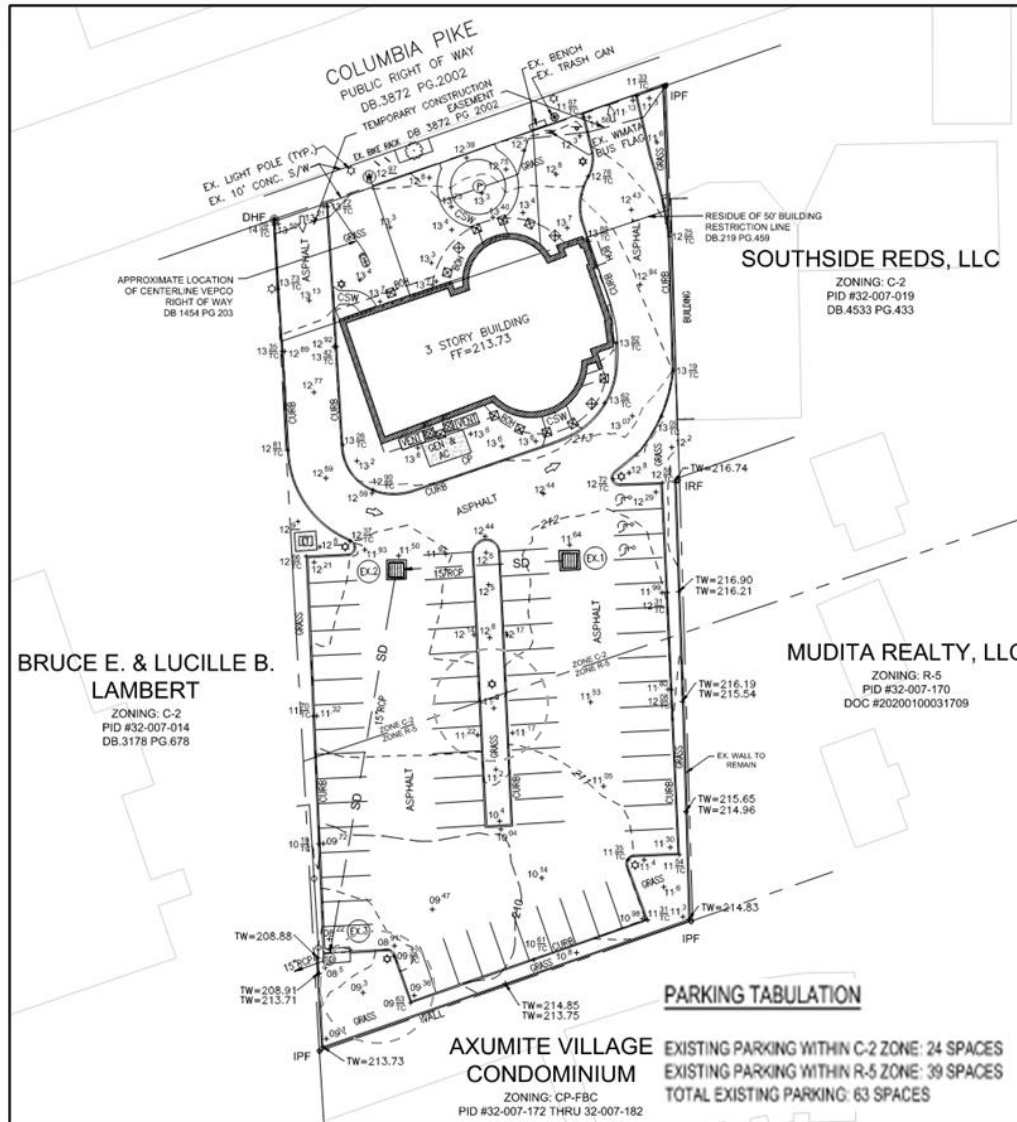
Expand
Parking

- Expand parking lot from 63 spaces to 92 spaces

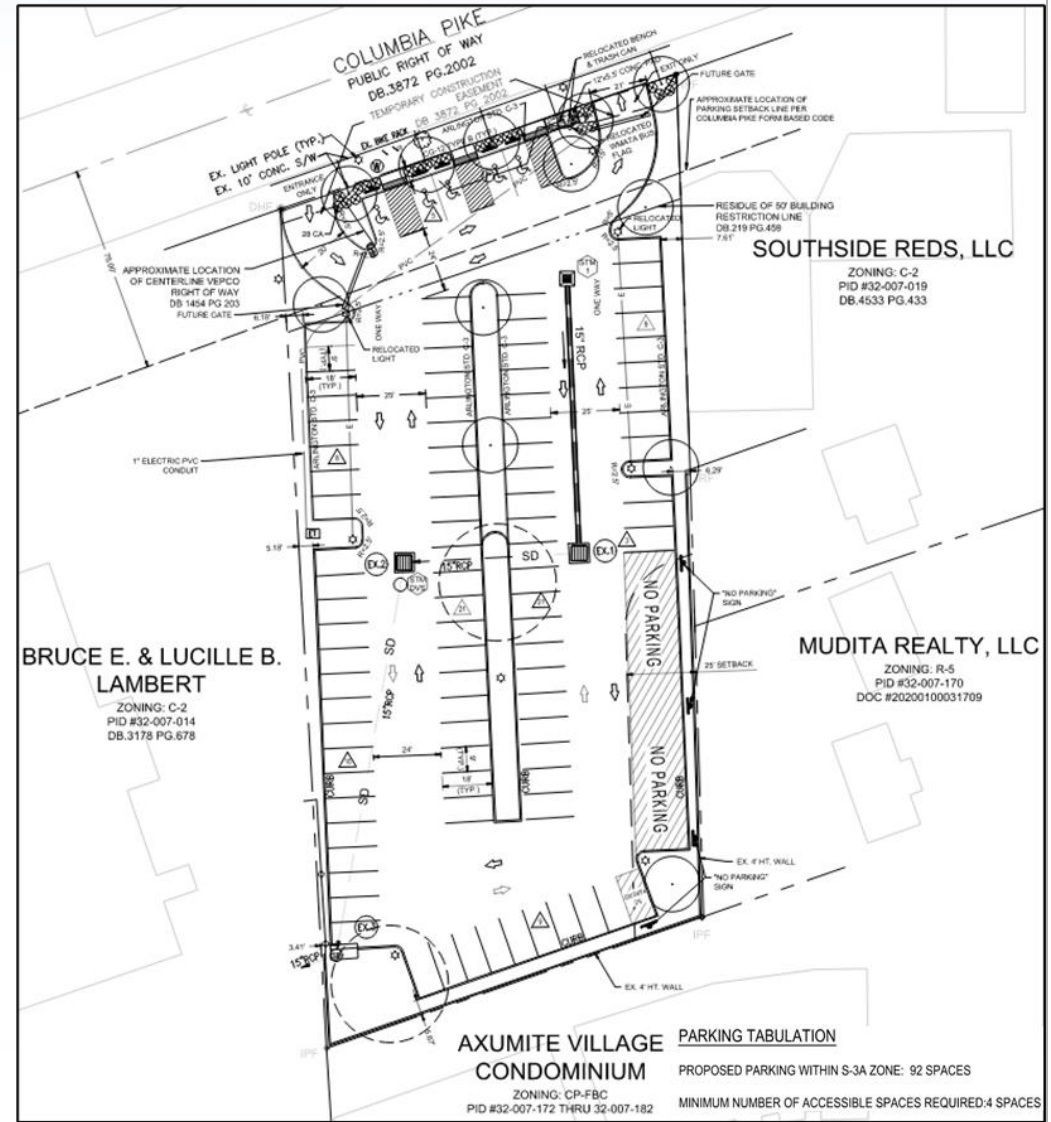
Lease to
APS

- Lease parking lot to APS for overflow parking

Existing



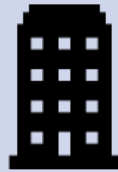
Proposed



Future Use



Relocate Columbia Pike Library



Mixed-use development for County Board priorities, such as affordable housing



Community engagement for long-term vision

3108 Columbia Pike

GLUP Amendment and Rezoning

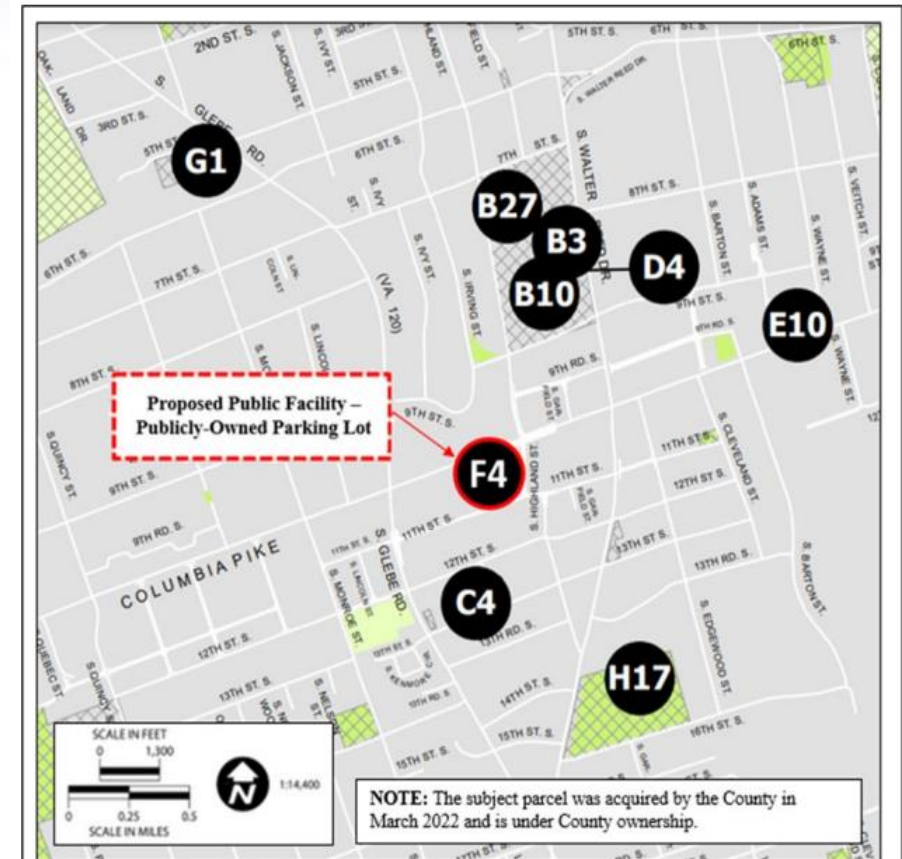
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Proposed GLUP Amendment and Rezoning

Creation of a "Publicly-Owned Parking Lot", per ACZO, a specific use for County lots within Commercial Parking category:

- a) 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.



Request to Advertise: General Land Use Plan Amendment
3108 Columbia Pike

Legend

- Public Facilities
- Public Ownership
- Public Parks
- Federal Land

Public Facilities

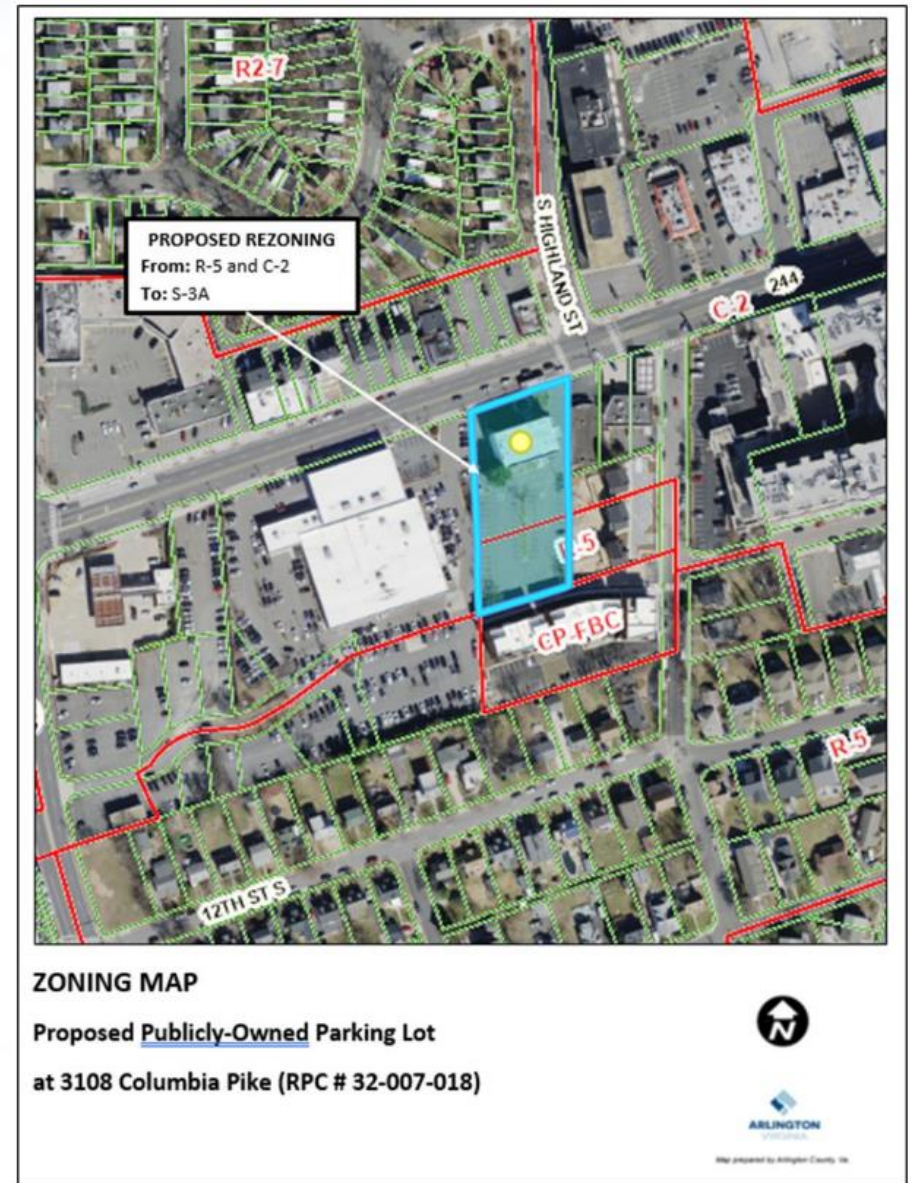
- Public Parking
- F1. Ballston Garage
- F2. I-66 Garage
- F3. Dorothy Hamm Middle School Satellite Parking Lot
- F4. 3108 Columbia Pike Publicly-Owned Parking Lot



Map prepared by Arlington County, VA

Proposed GLUP Amendment and Rezoning

b) A Rezoning from R-5 and C-2 to S-3A.



Proposed GLUP Amendment

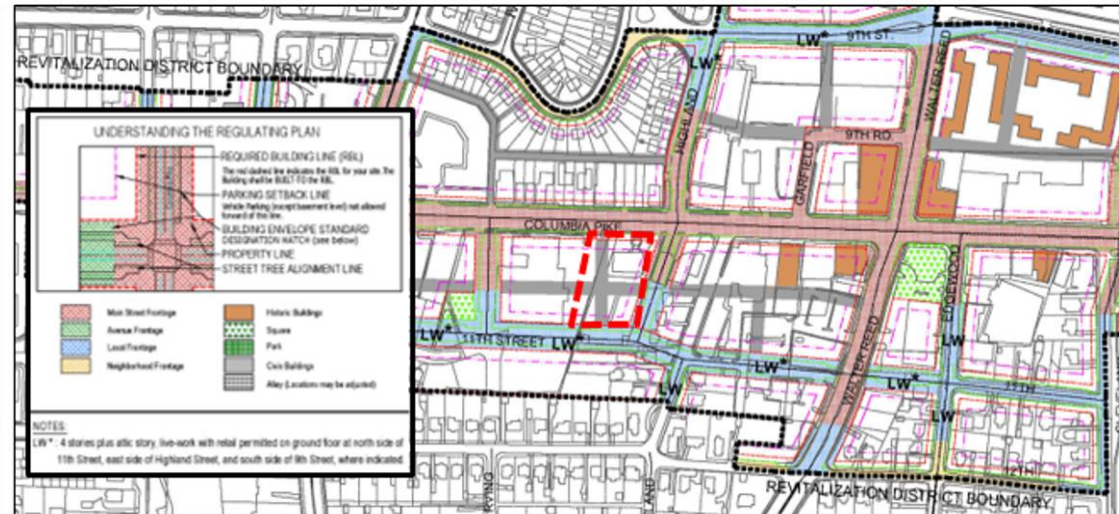
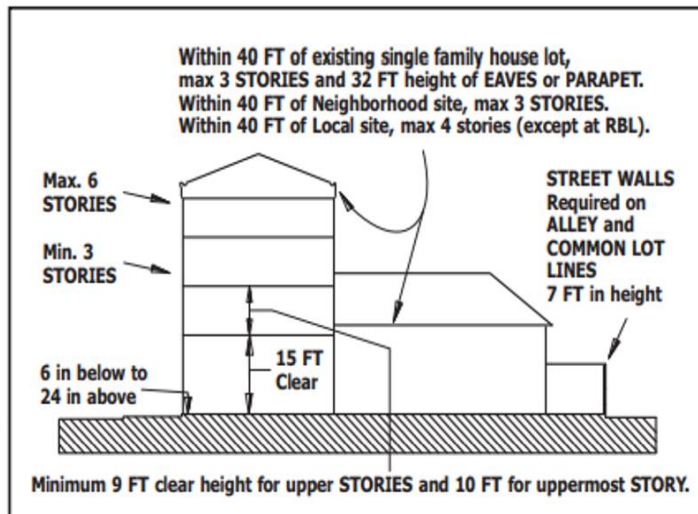
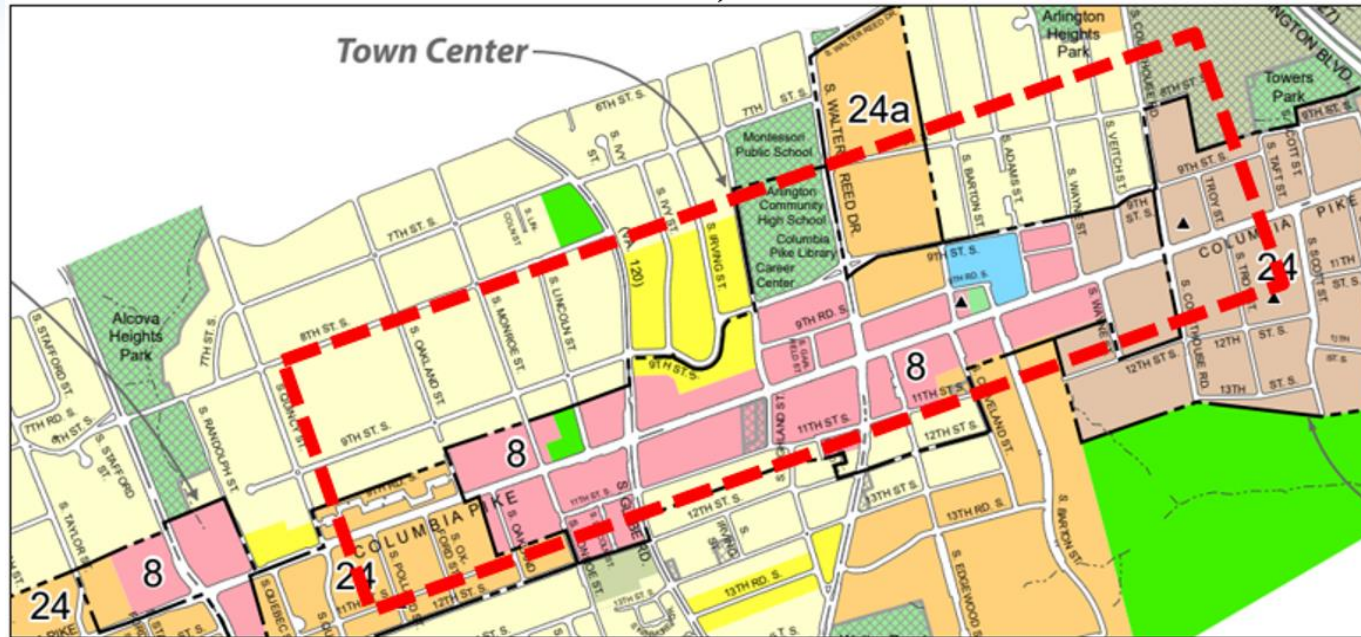
- **Proposed GLUP Amendment:**
 - Existing: “Service Commercial” within the Columbia Pike Revitalization District
 - Proposed: Amend the GLUP Public Facility Map and the GLUP Booklet Public Facility Table to add a public facility to the subject site
 - Long-term future vision for the site will be determined through a separate process with potential for additional changes to the GLUP and zoning to support the future use
 - Future public facility at this location would not conflict with the FBC guidance for this site, which is for mixed-use development up to six (6) stories
 - Future redevelopment of this site would fulfill the goals of the County’s plans and policies, including:
 - [Commercial Form Based Code](#)

Proposed Rezoning

- **Proposed 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)
- Existing C-2 zoning district requires special use permit for proposed commercial parking use
- Existing R-5 district does not allow for commercial parking
- S3-A district allows for Publicly-Owned Parking via use permit and appropriate district to accomplish near-term objectives
- Once future vision of site is established, the S-3A district will be evaluated and confirmed as the preferred zoning; FBC redevelopment is possible with S-3A zoning
- Note: A use standard for commercial parking requires 25-foot separation between proposed surface parking and adjacent R districts, hence 25-foot no parking area adjacent to houses to the east of the property in R-5 zoning district

FBC Guidance – To Guide Long Term Use



GLUP Amendment and Rezoning Timeline

- **May 2023**

- FBC AWG and LRPC Briefing
- DES notified adjacent property owners of anticipated project and has notified/will notify Pike Presidents' Group and Pike Partnership
- CPHD to send legal rezoning notification letters to adjacent property owners
- NOTE: Process to determine the future long-term use - TBD
- County Board Request to Advertise GLUP Amendment for publicly-owned parking lot during Career Center construction

- **June 2023 (or soon after)**

- Planning Commission and County Board Public Hearing and Final Consideration for GLUP Amendment and Rezoning; Parking Lot Use Permit (County Board Only)
- NOTE: Timing of Career Center use permit submission - TBD

- **Summer/Fall 2023**

- Construction of temporary parking improvements

- **Early 2024**

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

