



**AFFORDABLE HOMES &
COMMUNITIESSM**

Arlington View Terrace – West

FBC Advisory Working Group

October 18, 2023

CUNNINGHAM | QUILL ARCHITECTS PLLC



WALSH COLUCCI
LUBELEY & WALSH



CAMPION/HRUBY



WALTER L.
PHILLIPS



**AFFORDABLE HOMES &
COMMUNITIESSM**

- Nearly 50 years of nonprofit, mission-driven affordable housing development
- 8,200+ homes in the Mid-Atlantic region including more than 3,000 homes in Arlington
- Service-enriched housing developer
- Deep commitment to Resident Services

Transforming the Terraces at Arlington View

Arlington View Terrace – East (Completed)



ARLINGTON VIEW TERRACE WEST

ADVISORY WORKING GROUP MEETING 10/18/23



PERSPECTIVE LOOKING DOWN SOUTH ROLFE ST

SECTION PERSPECTIVE FROM SOUTH ROLFE ST

ARLINGTON VIEW TERRACE WEST



PERSPECTIVE FROM CORNER OF 14TH RD SOUTH & SOUTH ROLFE

ARLINGTON VIEW TERRACE WEST



EXISTING CONTEXT

ARLINGTON VIEW TERRACE WEST



① LOOKING SOUTH DOWN S ROLFE ST AT TOP OF HILL



② LOOKING SOUTH DOWN S ROLFE ST AT BOTTOM OF HILL



③ VIEW TOWARDS GOLF COURSE

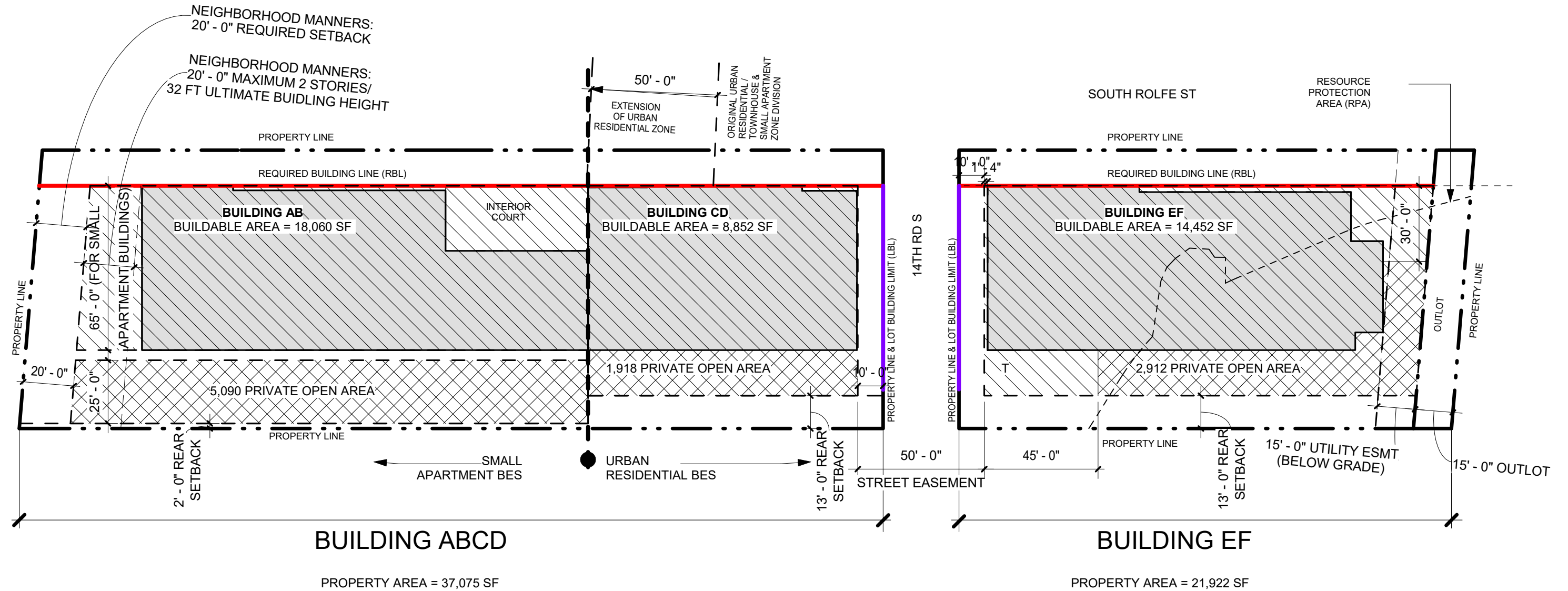


④ LOOKING WEST DOWN 14TH RD S



ZONING ANALYSIS

ARLINGTON VIEW TERRACE WEST

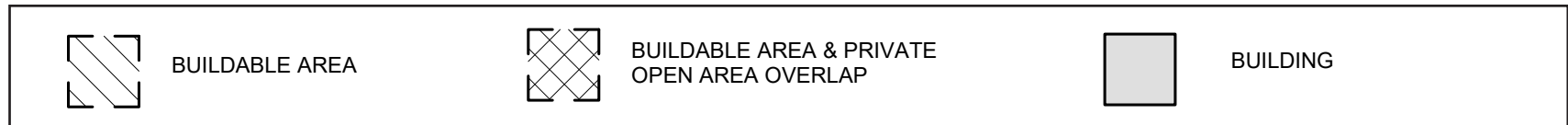


BES SITE 1: SMALL APARTMENT
PRIVATE OPEN AREA CALCULATION
PARCELS A/B:
18,060 SF BUILDABLE AREA X 15% = 2,709 SF REQUIRED

BES SITE 2: URBAN RESIDENTIAL
PRIVATE OPEN AREA CALCULATION
PARCELS C/D:
8,852 SF BUILDABLE AREA X 20% = 1,770 SF REQUIRED

BES SITE 3: URBAN RESIDENTIAL
PRIVATE OPEN AREA CALCULATION
PARCELS E/F:
14,452 SF BUILDABLE AREA X 20% = 2,890 SF REQUIRED

PROPERTY DIAGRAM LEGEND

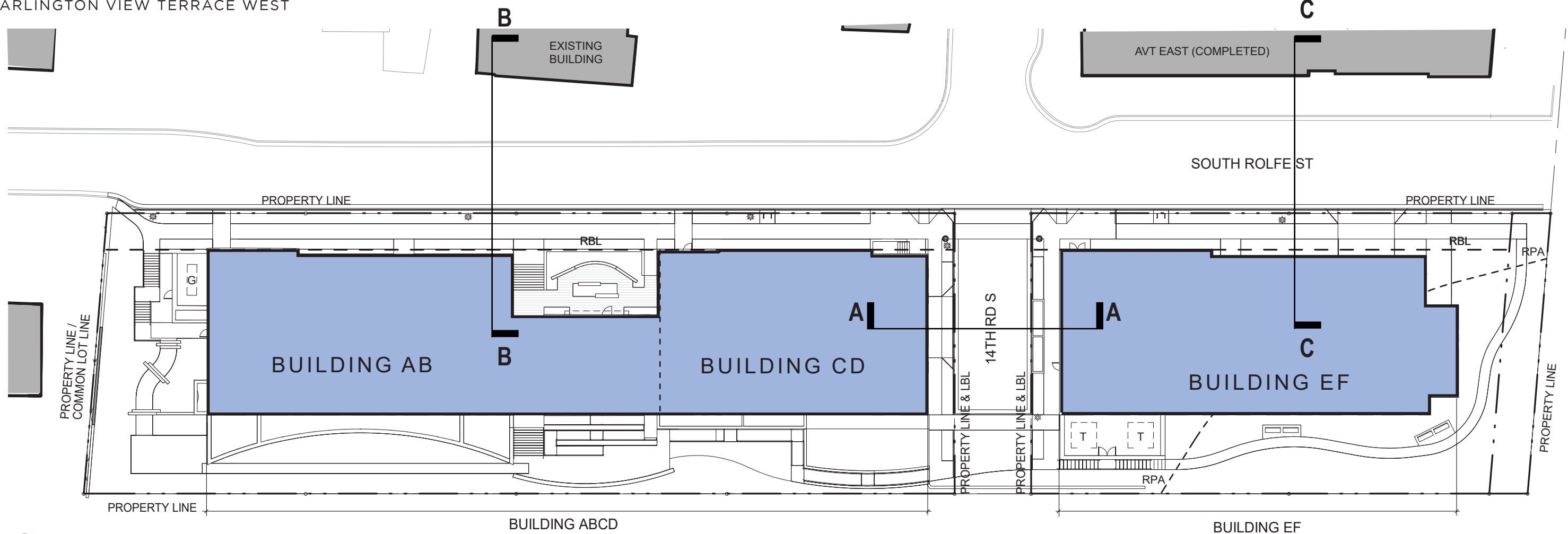


SCALE: 1" = 40'-0"

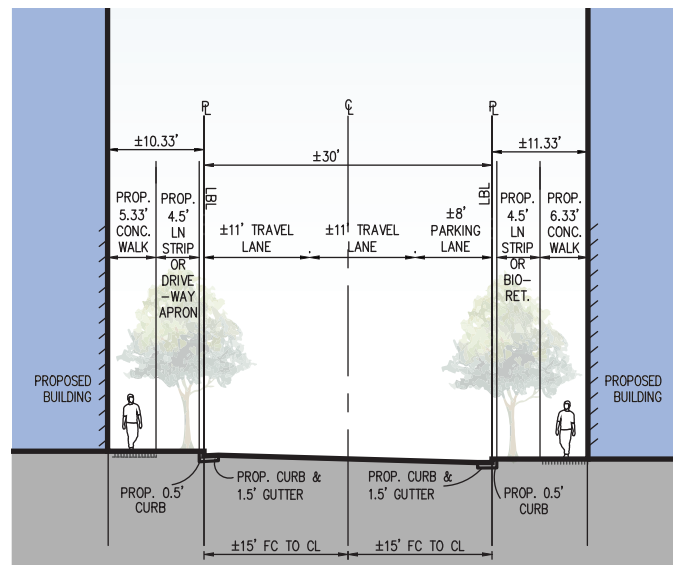


SITE PLAN & STREET SECTIONS

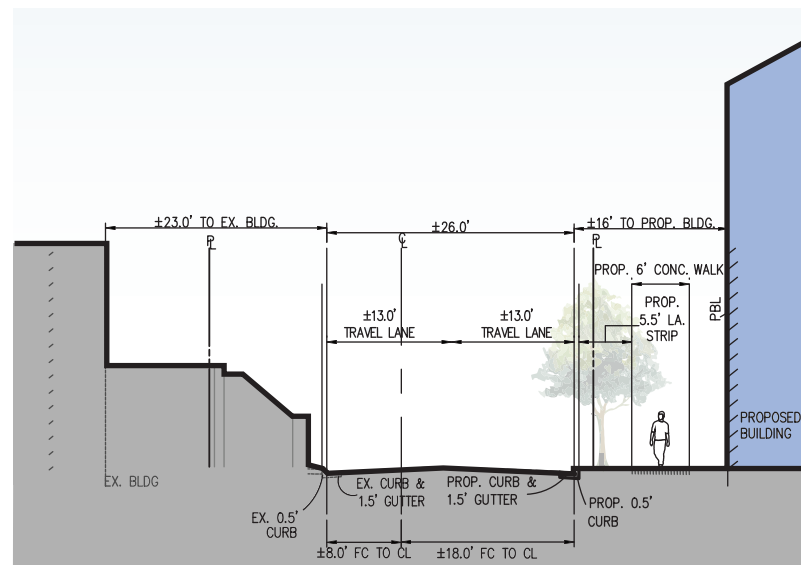
ARLINGTON VIEW TERRACE WEST



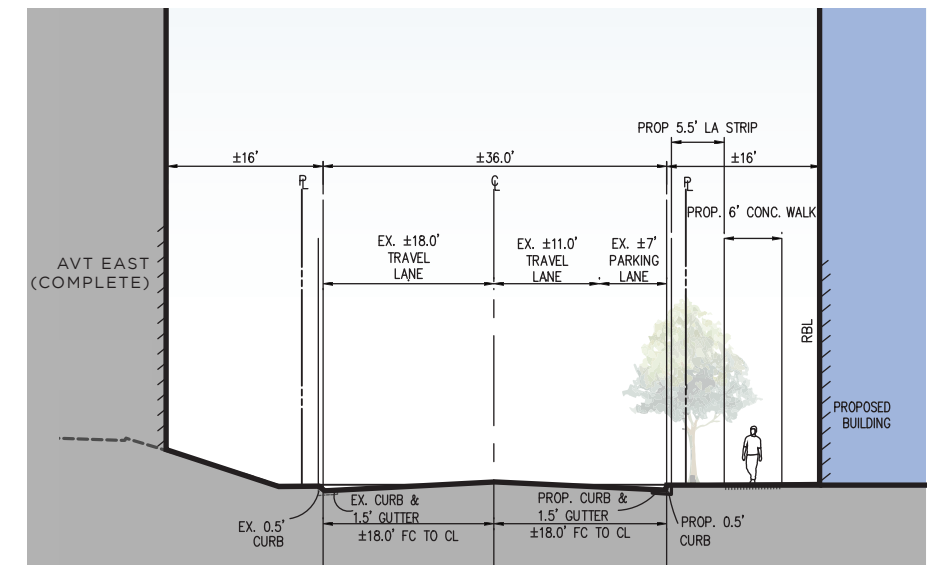
SITE PLAN
SCALE: 1" = 40'-0"



PROPOSED SECTION A-A
SCALE: 1" = 20'-0"



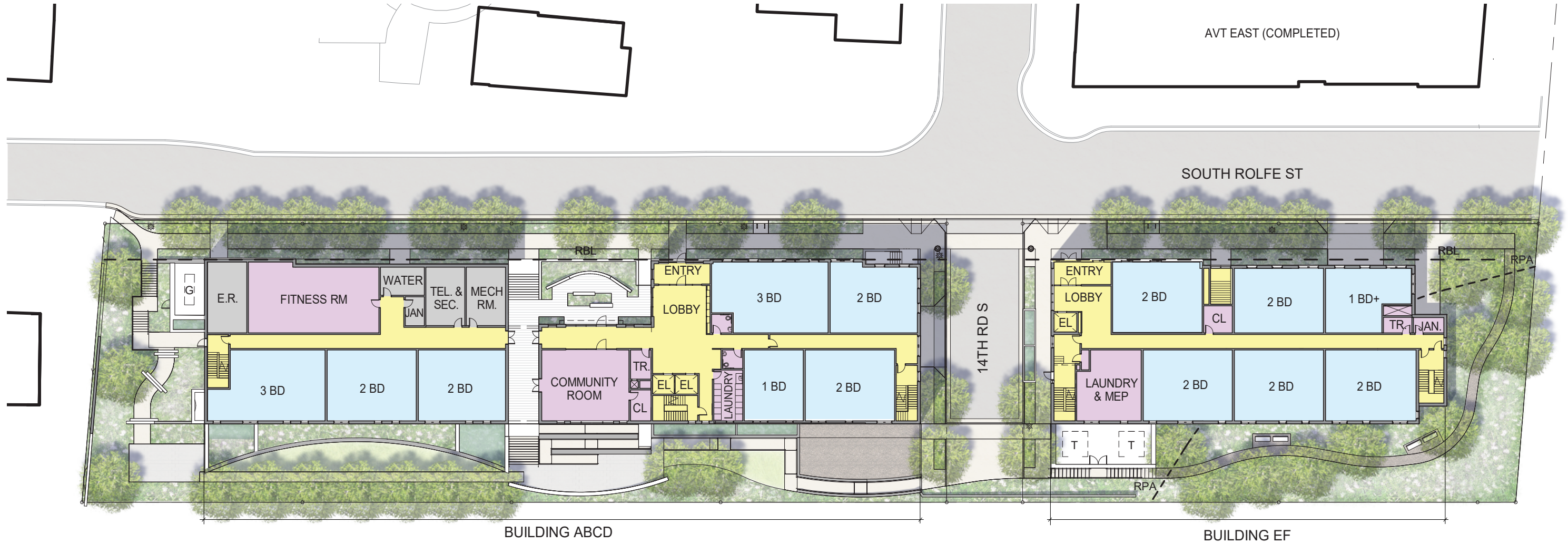
PROPOSED SECTION B-B
SCALE: 1" = 20'-0"



PROPOSED SECTION C-C
SCALE: 1" = 20'-0"

GROUND LEVEL PLAN

ARLINGTON VIEW TERRACE WEST



ARMY NAVY COUNTRY CLUB

UNIT MIX

TYPE	#	%
STUDIO	2	3
1 BEDRM	12	15
2 BEDRM	49	63
3 BEDRM	15	19
TOTAL	78	

KEY

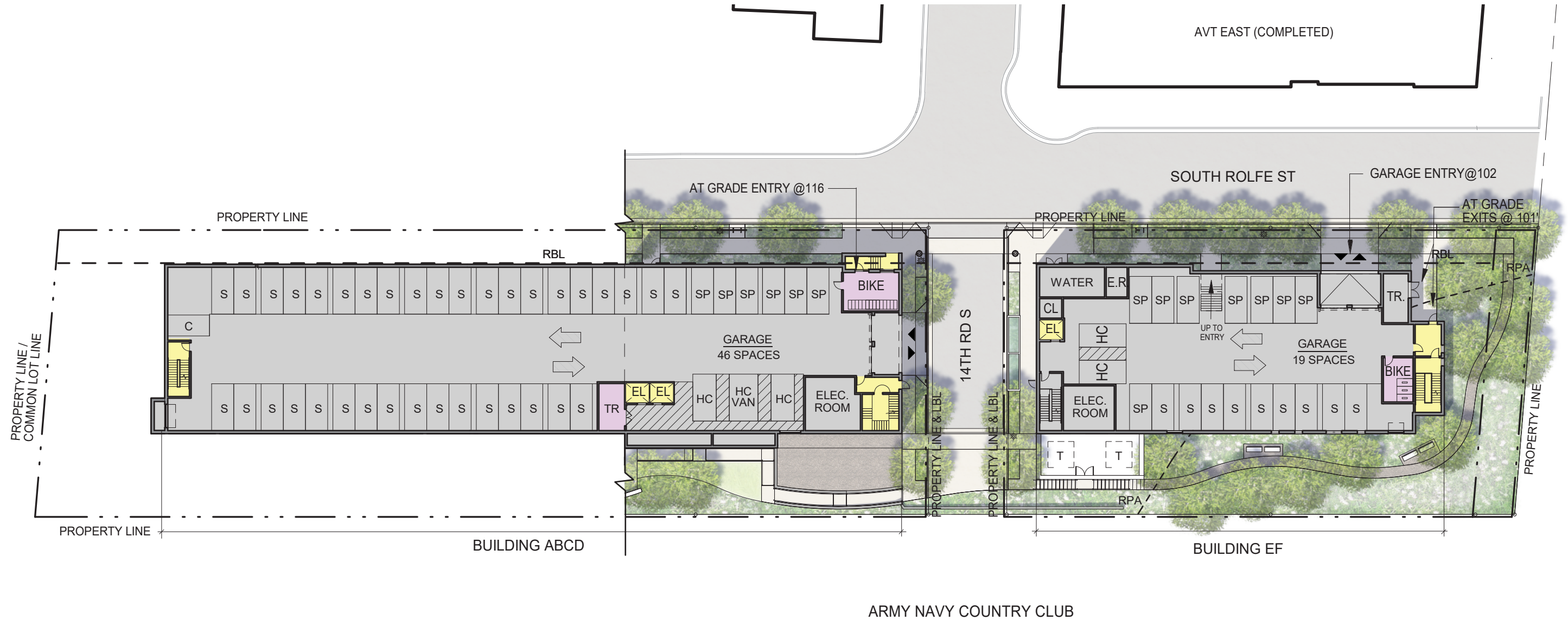
- RESIDENTIAL
- CIRCULATION & GATHERING
- RESIDENTIAL SUPPORT SPACES
- BACK OF HOUSE

SCALE: 1" = 40'-0"



PARKING PLAN

ARLINGTON VIEW TERRACE WEST



CAR PARKING

78 DU X .825 (AFFORDABLE HOUSING RATIO) = 65 SPACES REQUIRED

65 PROVIDED IN GARAGE

BIKE PARKING

78 DU / 2.5 = 32 RESIDENT REQUIRED

78 DU / 50 = 2 VISITOR REQUIRED

36 RESIDENT PROVIDED

8 VISITOR PROVIDED

KEY

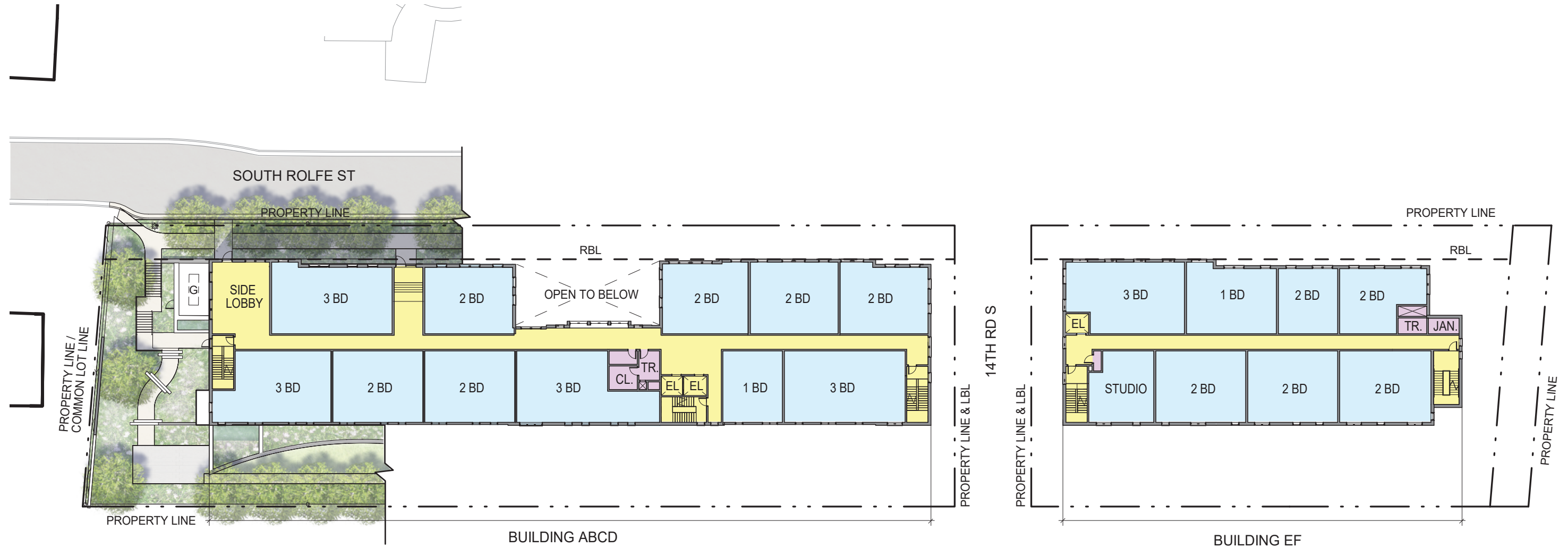
- RESIDENTIAL
- CIRCULATION & GATHERING
- RESIDENTIAL SUPPORT SPACES
- BACK OF HOUSE

SCALE: 1" = 40'-0"



LEVEL 1 PLAN

ARLINGTON VIEW TERRACE WEST



ARMY NAVY COUNTRY CLUB

KEY

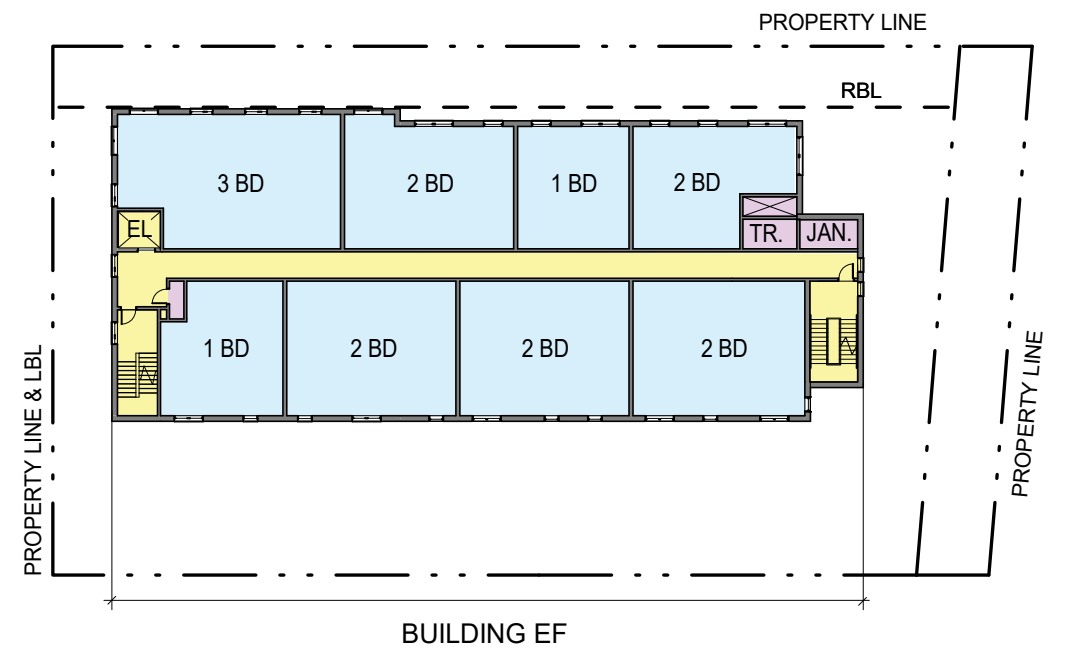
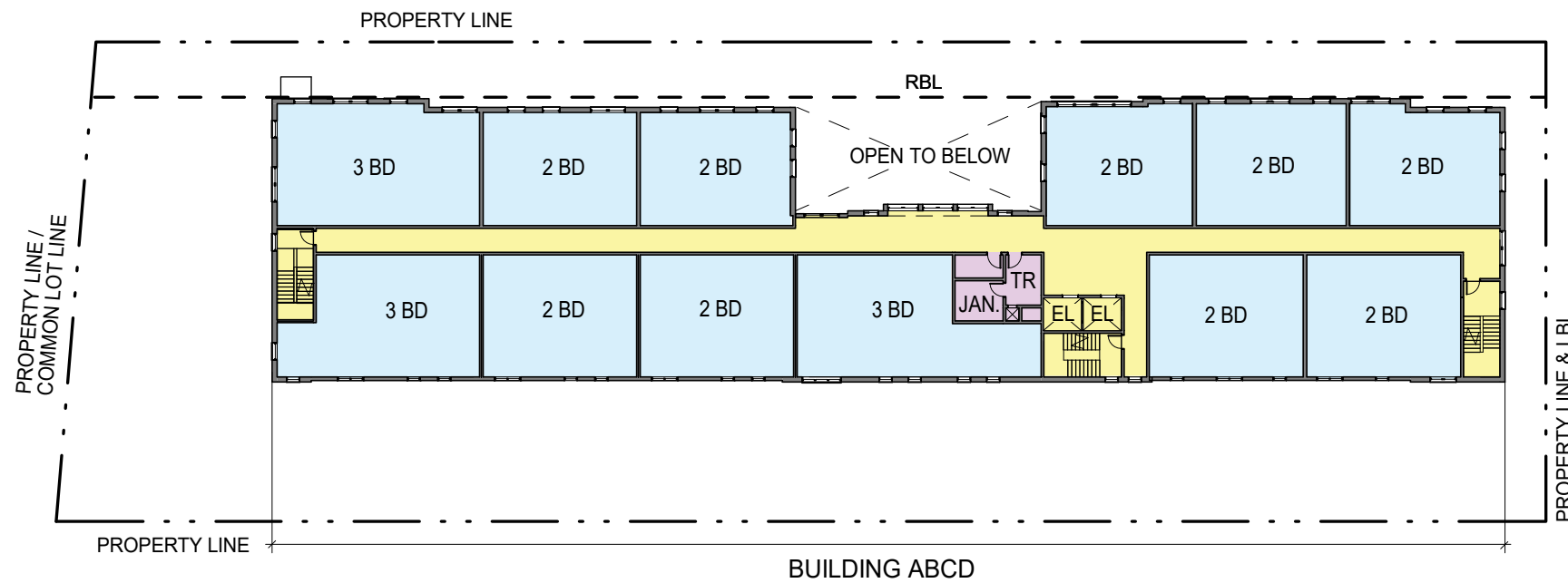
- RESIDENTIAL
- CIRCULATION & GATHERING
- RESIDENTIAL SUPPORT SPACES
- BACK OF HOUSE

SCALE: 1" = 40'-0"



TYPICAL FLOOR PLAN (LEVELS 2 & 3)

ARLINGTON VIEW TERRACE WEST



KEY

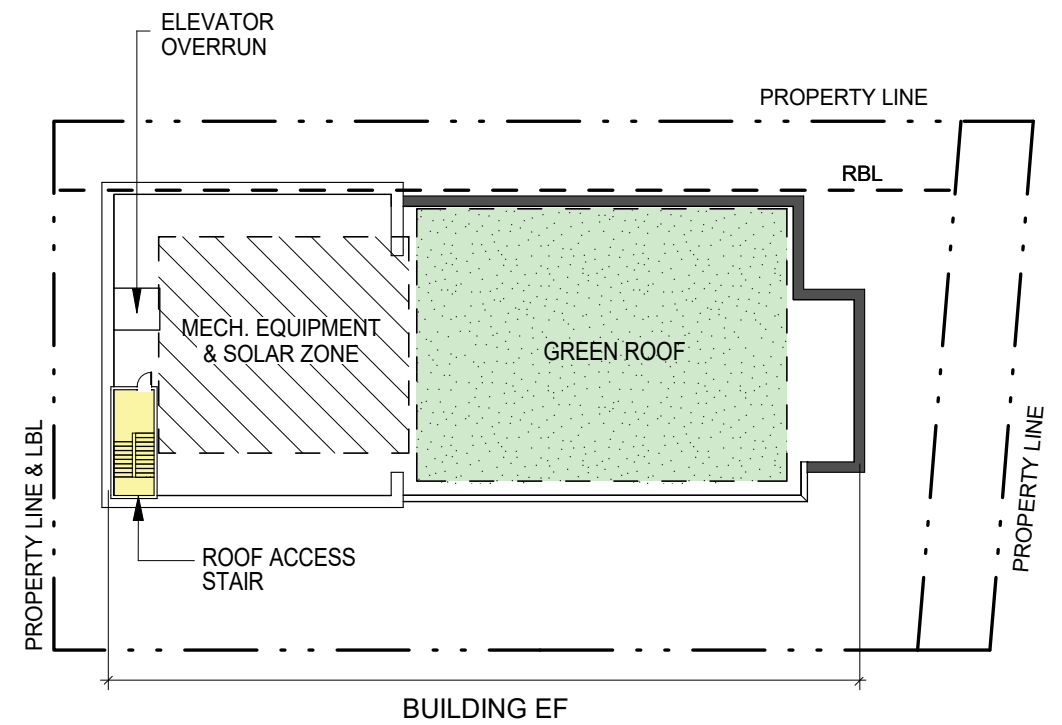
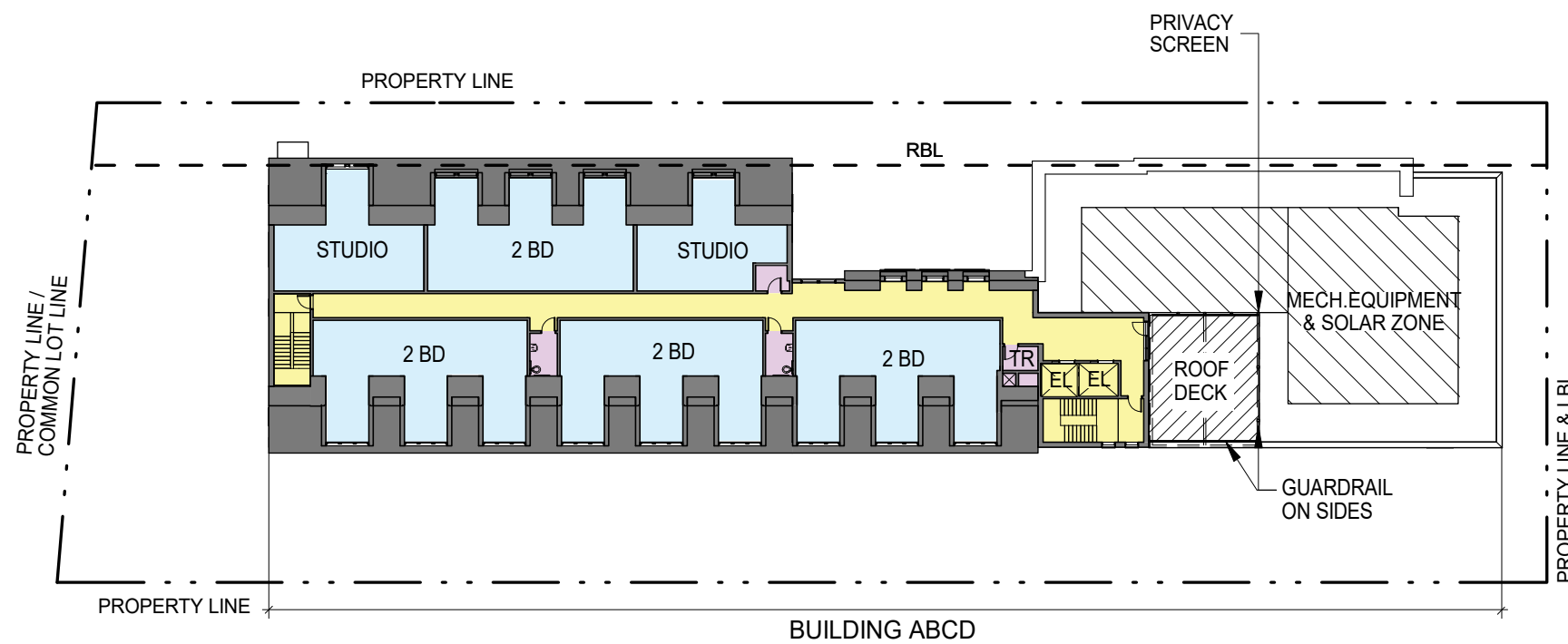
- RESIDENTIAL
- CIRCULATION & GATHERING
- RESIDENTIAL SUPPORT SPACES
- BACK OF HOUSE

SCALE: 1" = 40'-0"



LEVEL 4 PLAN

ARLINGTON VIEW TERRACE WEST



KEY

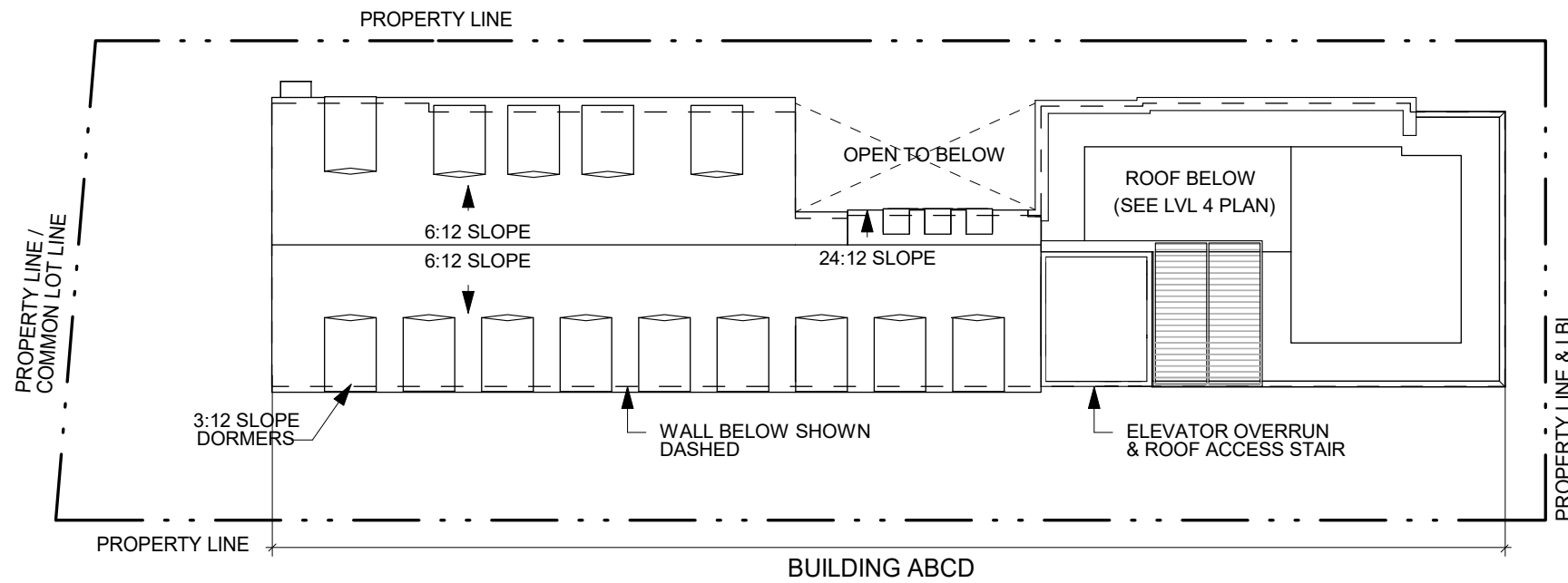
- RESIDENTIAL
- CIRCULATION & GATHERING
- RESIDENTIAL SUPPORT SPACES
- BACK OF HOUSE

SCALE: 1" = 40'-0"



ROOF PLAN

ARLINGTON VIEW TERRACE WEST



KEY

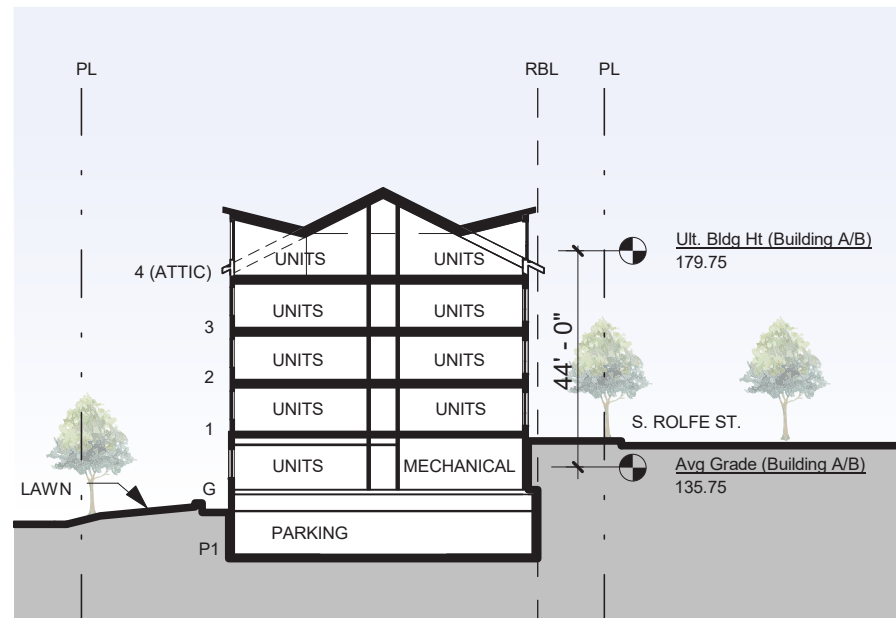
- RESIDENTIAL
- RESIDENTIAL SUPPORT SPACES
- CIRCULATION & GATHERING
- BACK OF HOUSE

SCALE: 1" = 40'-0"

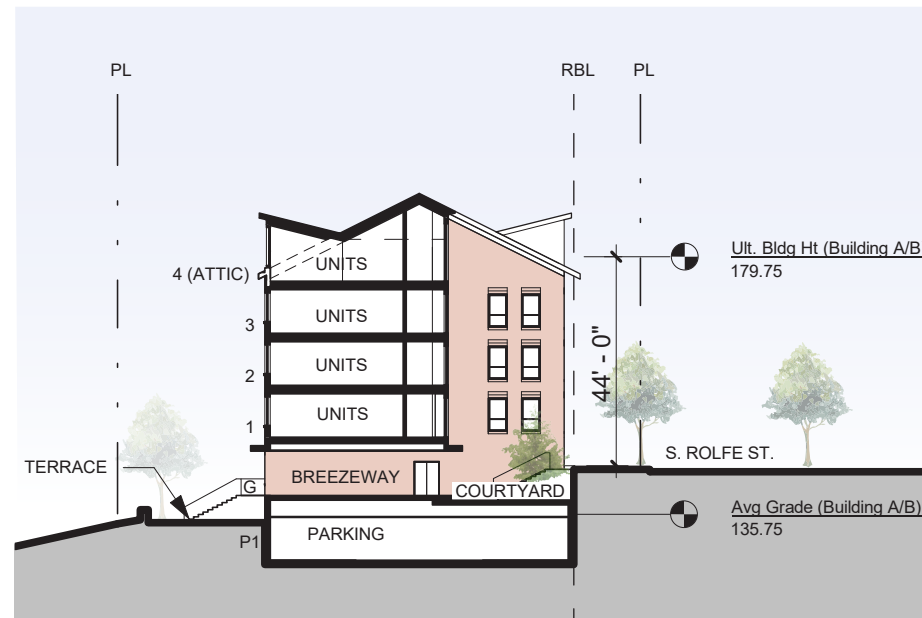


BUILDING ABCD SECTIONS

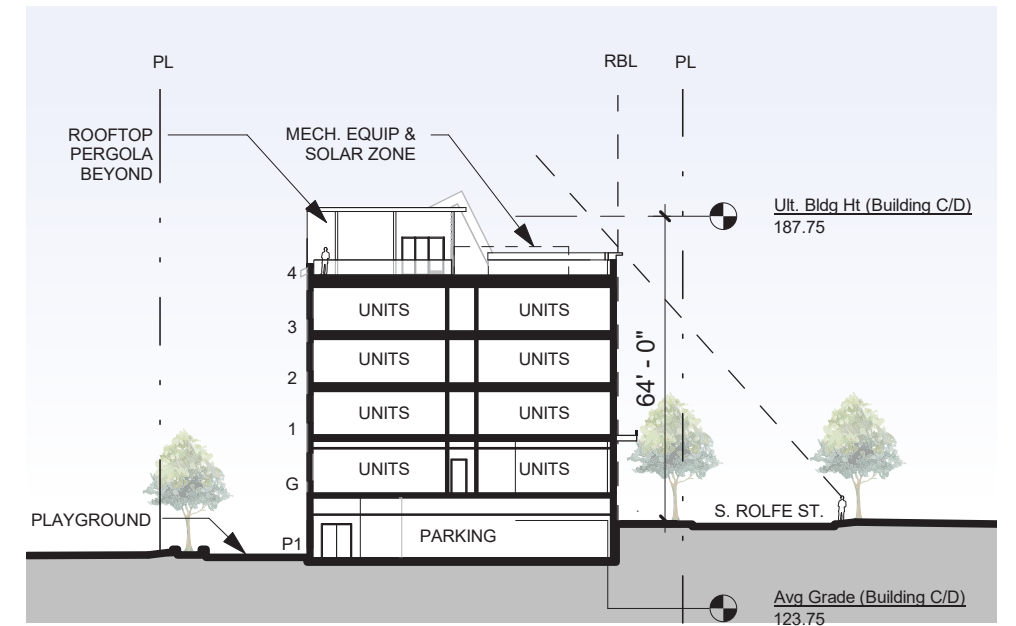
ARLINGTON VIEW TERRACE WEST



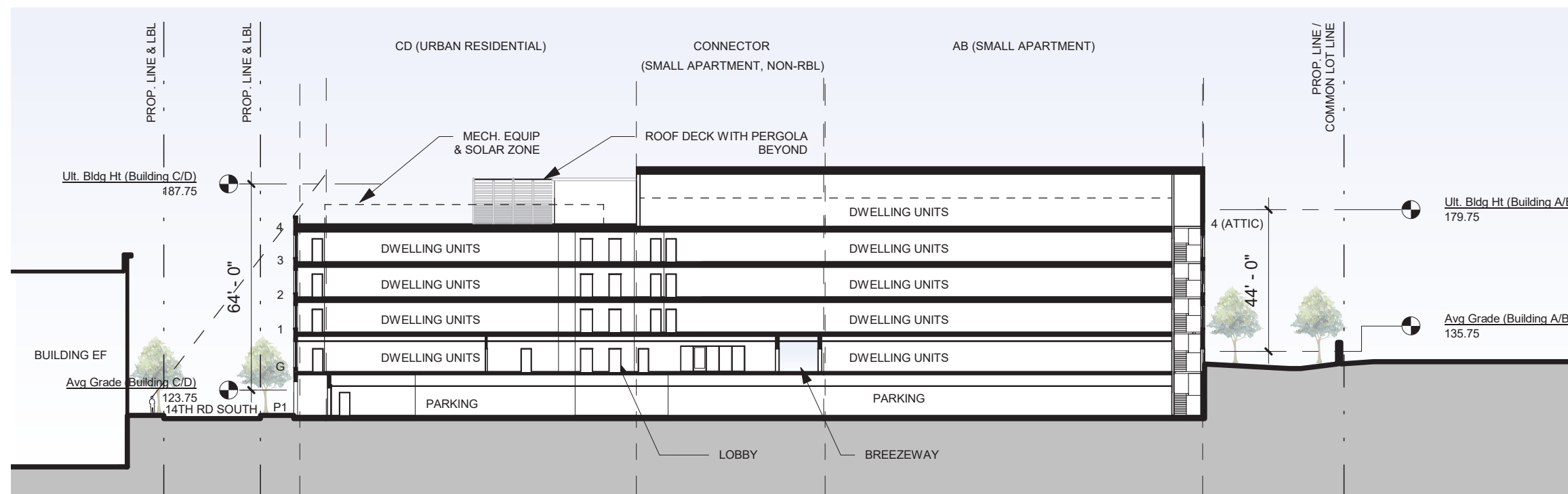
SECTION 1
SCALE: 1" = 40'-0"



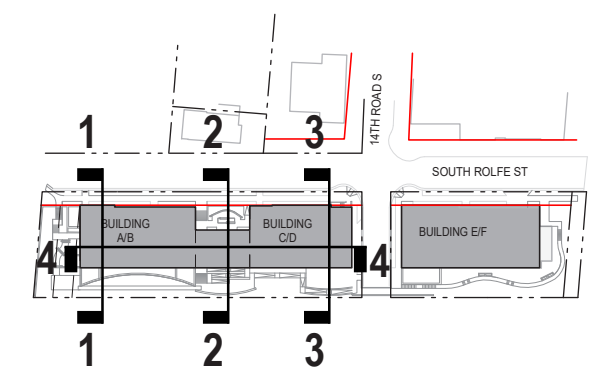
SECTION 2
SCALE: 1" = 40'-0"



SECTION 3
SCALE: 1" = 40'-0"



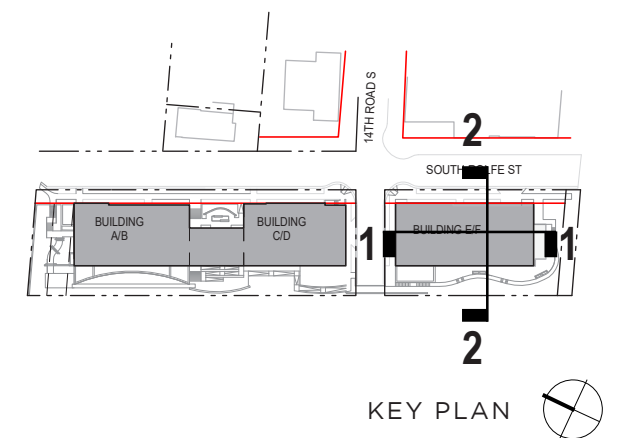
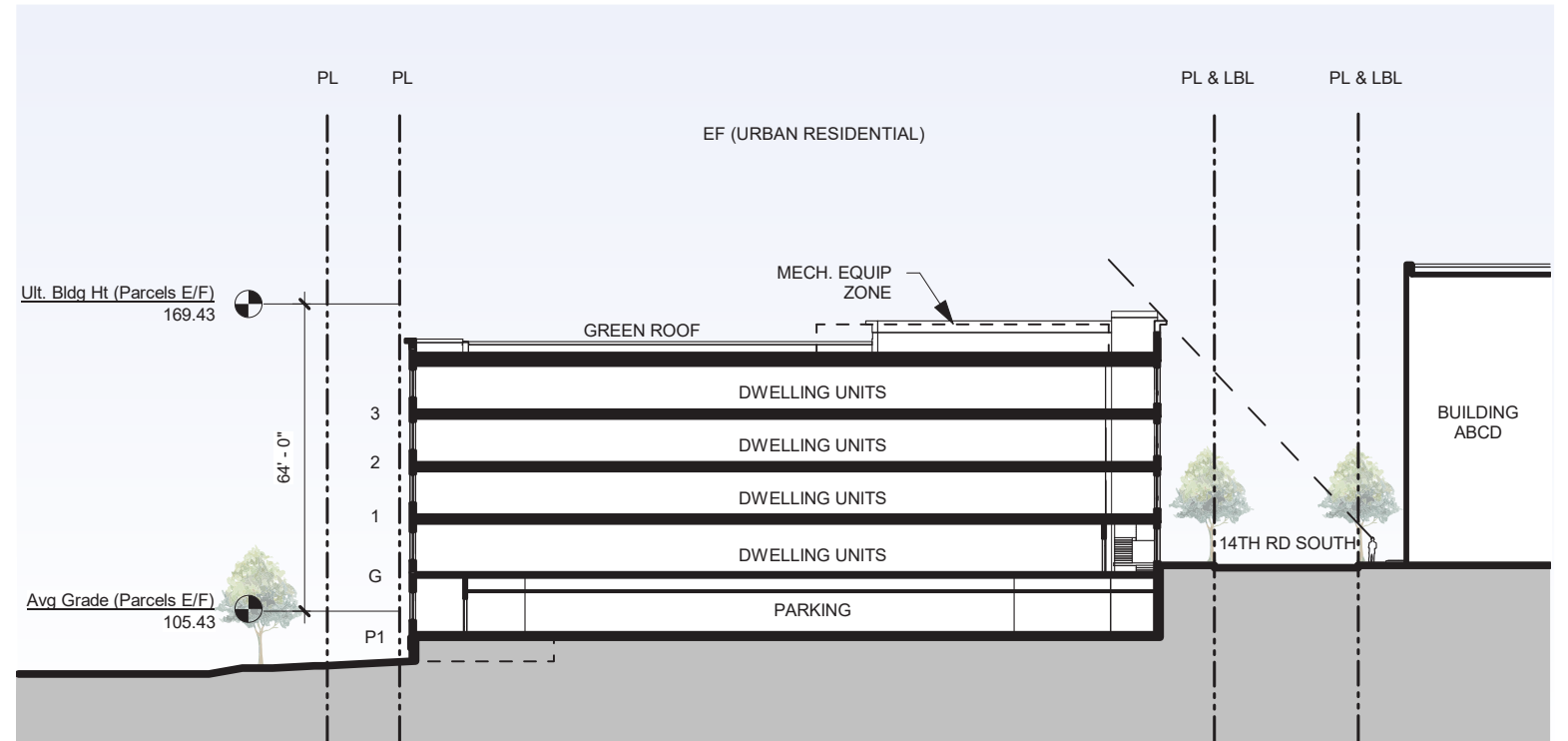
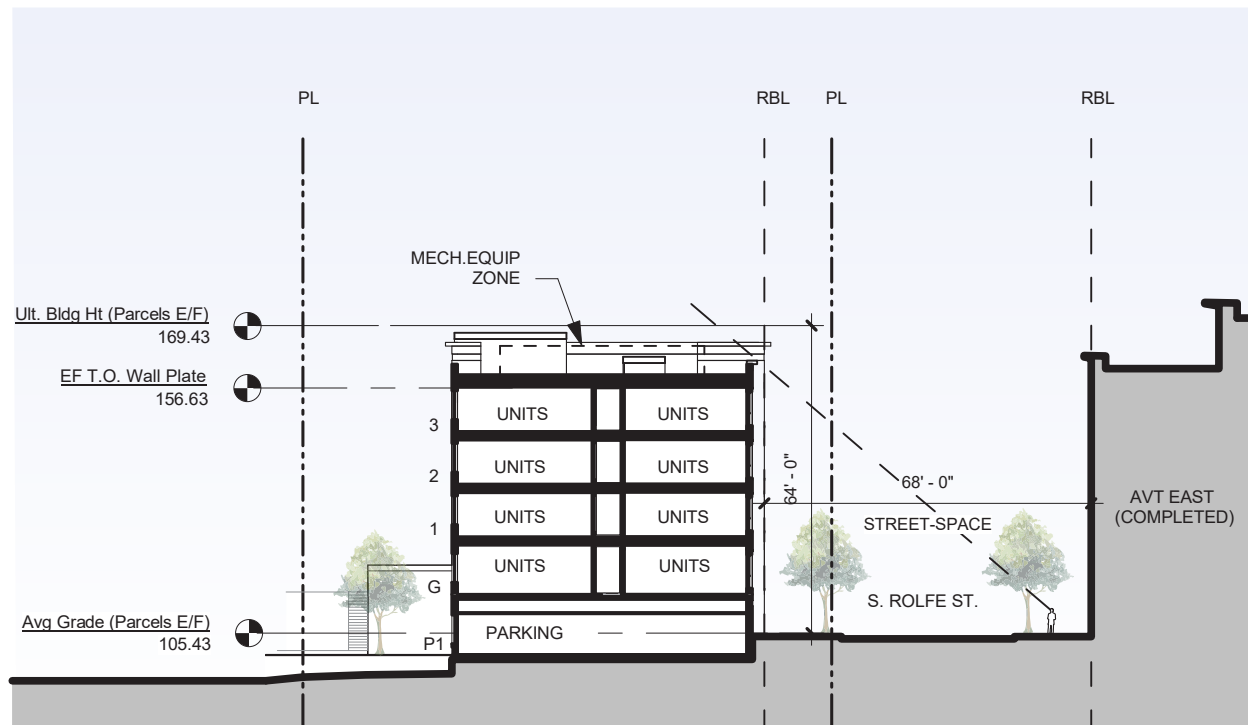
SECTION 4
SCALE: 1" = 40'-0"



KEY PLAN

BUILDING EF SECTIONS

ARLINGTON VIEW TERRACE WEST

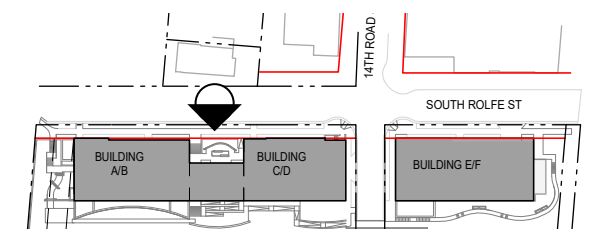


ABCD EAST ELEVATION

ARLINGTON VIEW TERRACE WEST



EAST ELEVATION
SCALE: 1" = 20'-0"



KEY PLAN

PERSPECTIVE LOOKING DOWN S ROLFE STREET

ARLINGTON VIEW TERRACE WEST



SECTION PERSPECTIVE FROM S ROLFE STREET

ARLINGTON VIEW TERRACE WEST

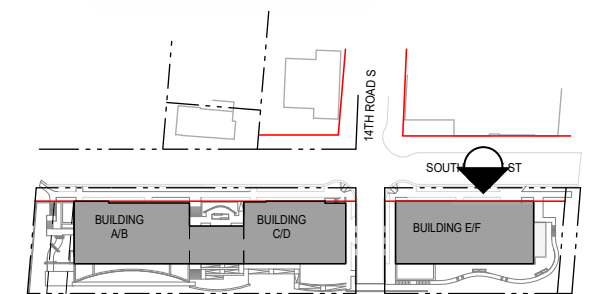


EF EAST ELEVATION

ARLINGTON VIEW TERRACE WEST



EAST ELEVATION
SCALE: 1" = 20'-0"



KEY PLAN 

PERSPECTIVE FROM CORNER OF 14TH RD SOUTH & SOUTH ROLFE STREET

ARLINGTON VIEW TERRACE WEST



DISCUSSION

