



# Barcroft Initial Renovation Phase 4.1.2 Use Permit

Presented to: Arlington County Advisory Working Group

June 14, 2023



# Timeline

AWG Meeting #1	•	April 26
DRC Meeting #1	•	May 3
HALRB Meeting #1	•	May 17
DRC Meeting #2	•	June 7
<b>AWG Meeting #2</b>	•	<b>June 14</b>
HALRB Meeting #2	•	June 21
Planning Commission	•	July 6
County Board	•	July 15



# Overview

*CP-FBC*  
ADOPTED FEB 2003

**Commercial Centers**  
(Commercial FBC)

**SITE**

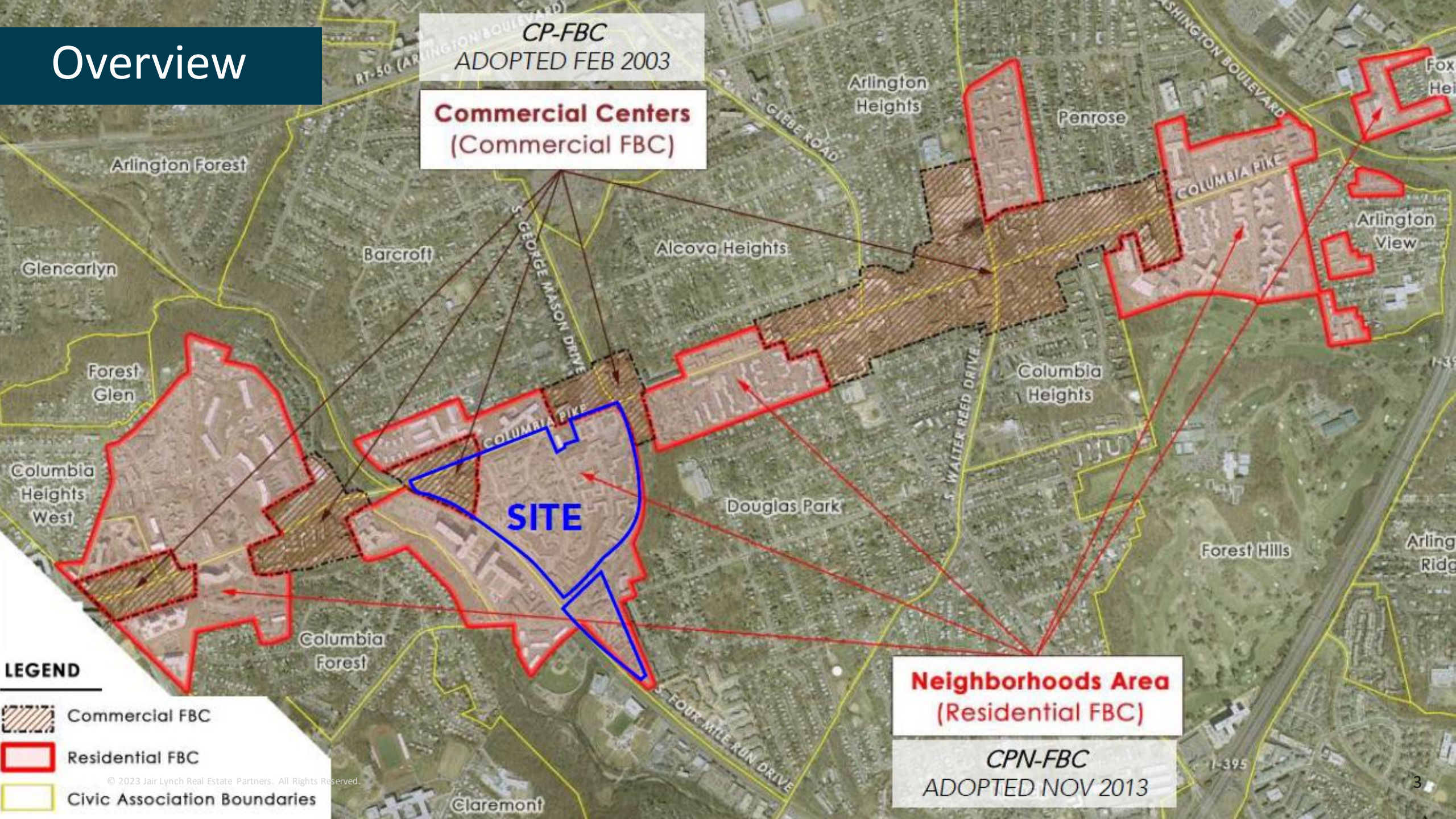
**Neighborhoods Area**  
(Residential FBC)

*CPN-FBC*  
ADOPTED NOV 2013

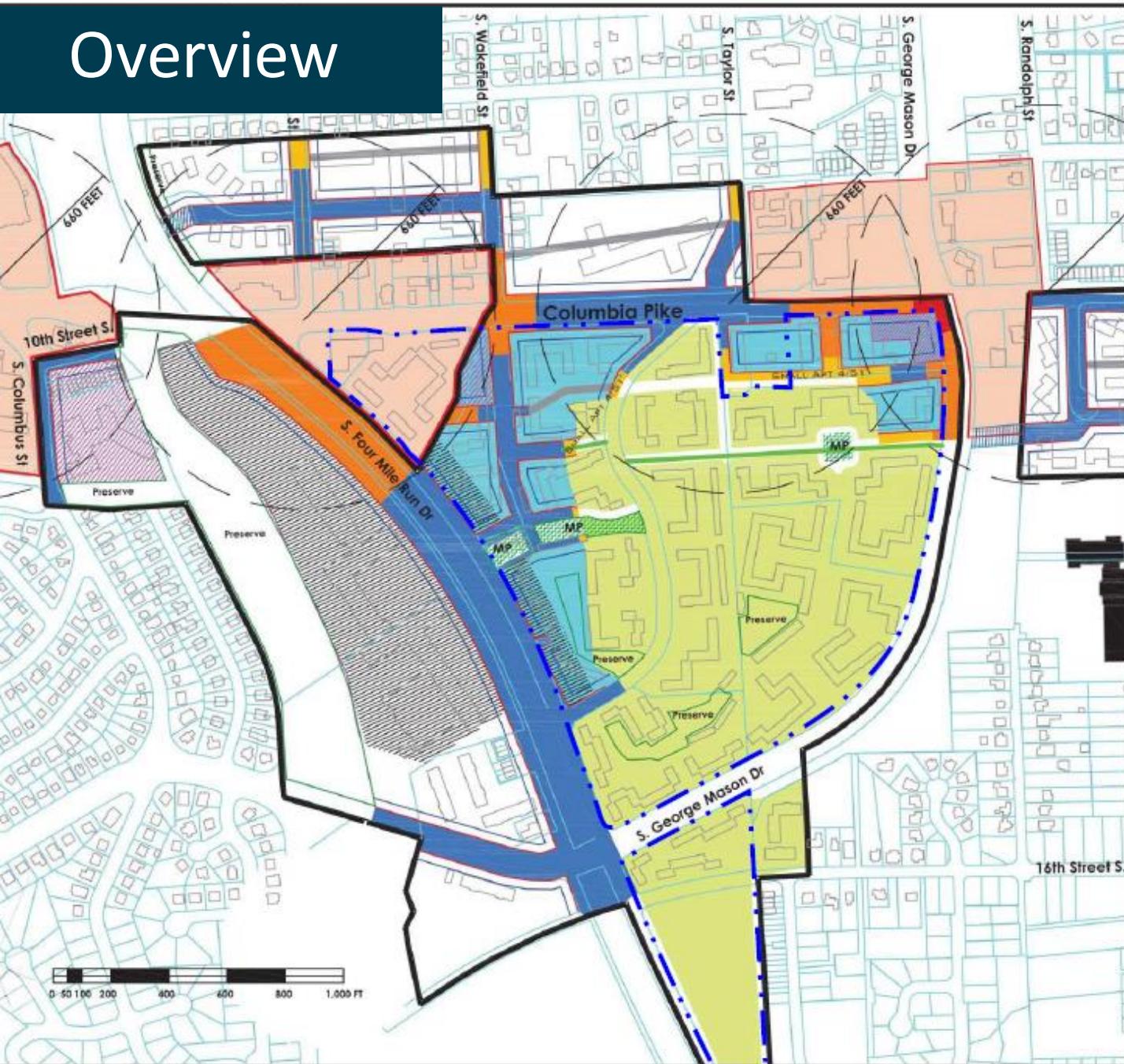
## LEGEND

-  Commercial FBC
-  Residential FBC
-  Civic Association Boundaries

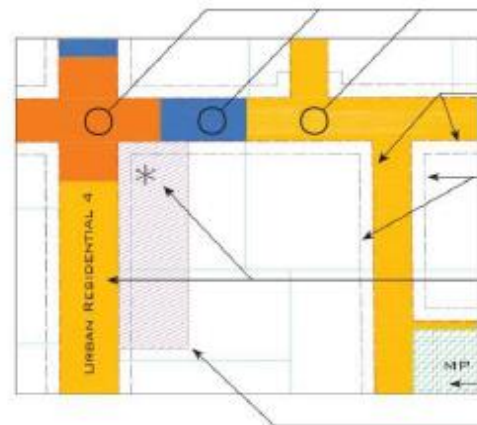
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# Overview



## A. Regulating Plan Key



- Building Envelope Standard Designation (BES)**  
This indicates the relevant BUILDING ENVELOPE STANDARD (BES).
- Required Building Line (RBL)**  
This line indicates the RBL. The building shall be built-to the RBL.
- Parking Setback Line**  
Vehicle parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.
- Special BES Condition**  
Specific limitation or allowance regarding allowable height and or BES frontage standard. (Stories/Ultimate Building Height)
- Plaza, Mini-Park, or Neighborhood Park**
- Potential Bonus Height Area**  
See Part 2. Administration for details.

### BES Designations and Regulatory Elements

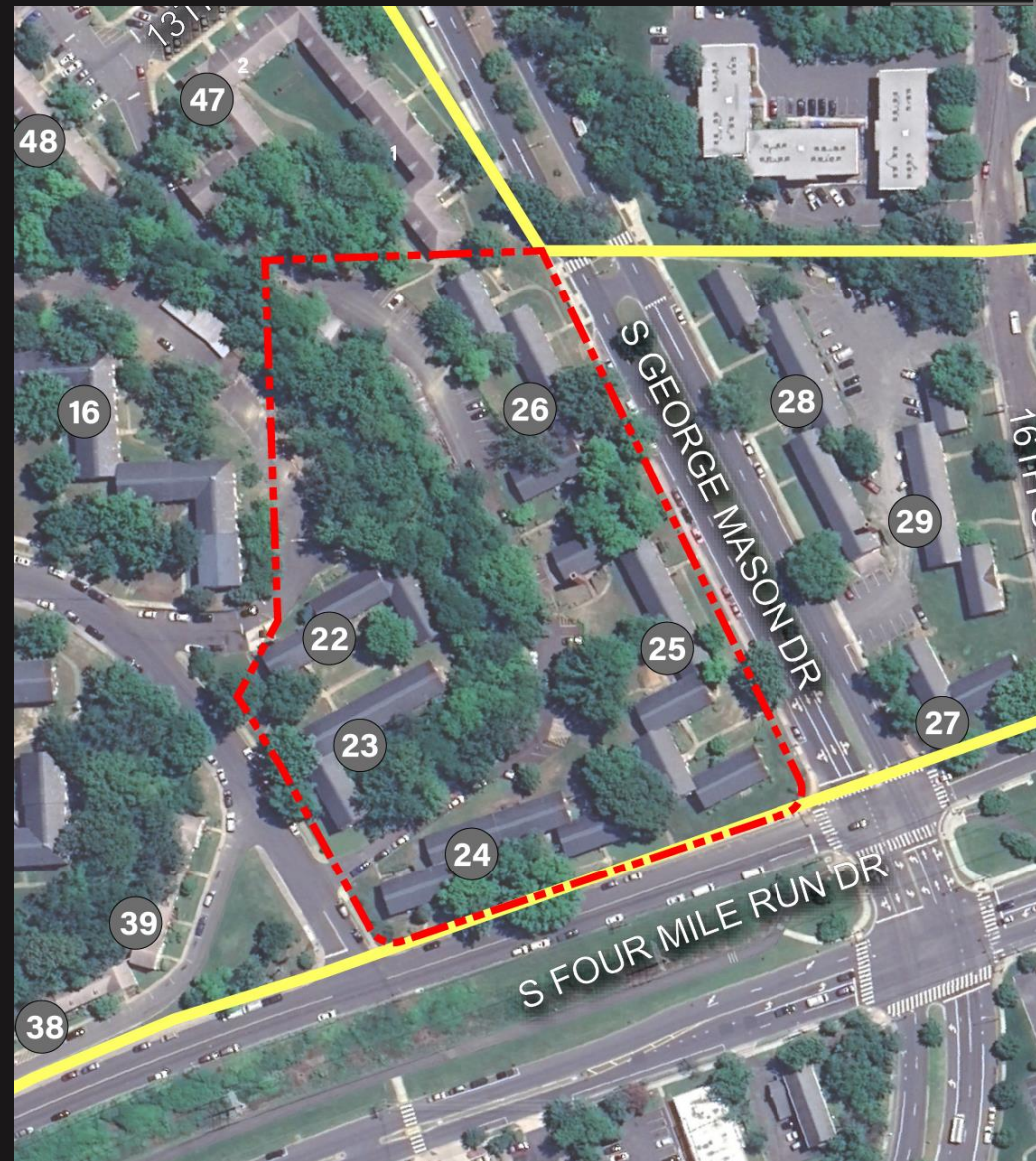
- Urban Mixed Use
- Urban Storefront (See Urban Mixed Use BES)
- Urban Residential
- Townhouse/Small Apartment
- Detached
- District Boundary Line
- Required Building Line (RBL)
- Lot Building Line (LBL)
- Parking Setback Line
- Alternative Street
- Alley (Locations may be adjusted)
- Civic Structure
- Pedestrian Pathway/Bikeway
- Public Open Space
- Preserved Natural Areas

### Special Circumstances

- Bonus Areas**
  - Height Max 6 Stories  
Building Height 92 ft  
Bonus Height Max up to 2 Add'l Stories  
Ultimate Building Height 116 ft
  - Height Max 6 Stories  
Building Height 92 ft  
Bonus Height Max up to 6 Add'l Stories  
Ultimate Building Height 164 ft
  - Height Max 8 Stories  
Building Height 120 ft  
Bonus Height Max up to 2 Add'l Stories  
Ultimate Building Height 144 ft
  - Height Max 8 Stories  
Building Height 120 ft  
Bonus Height Max up to 6 Add'l Stories  
Ultimate Building Height 192 ft
- Conservation Area
- Adjacent to Conservation Area
- Additional Special Circumstances Notes:** See map for additional notes for specific areas.

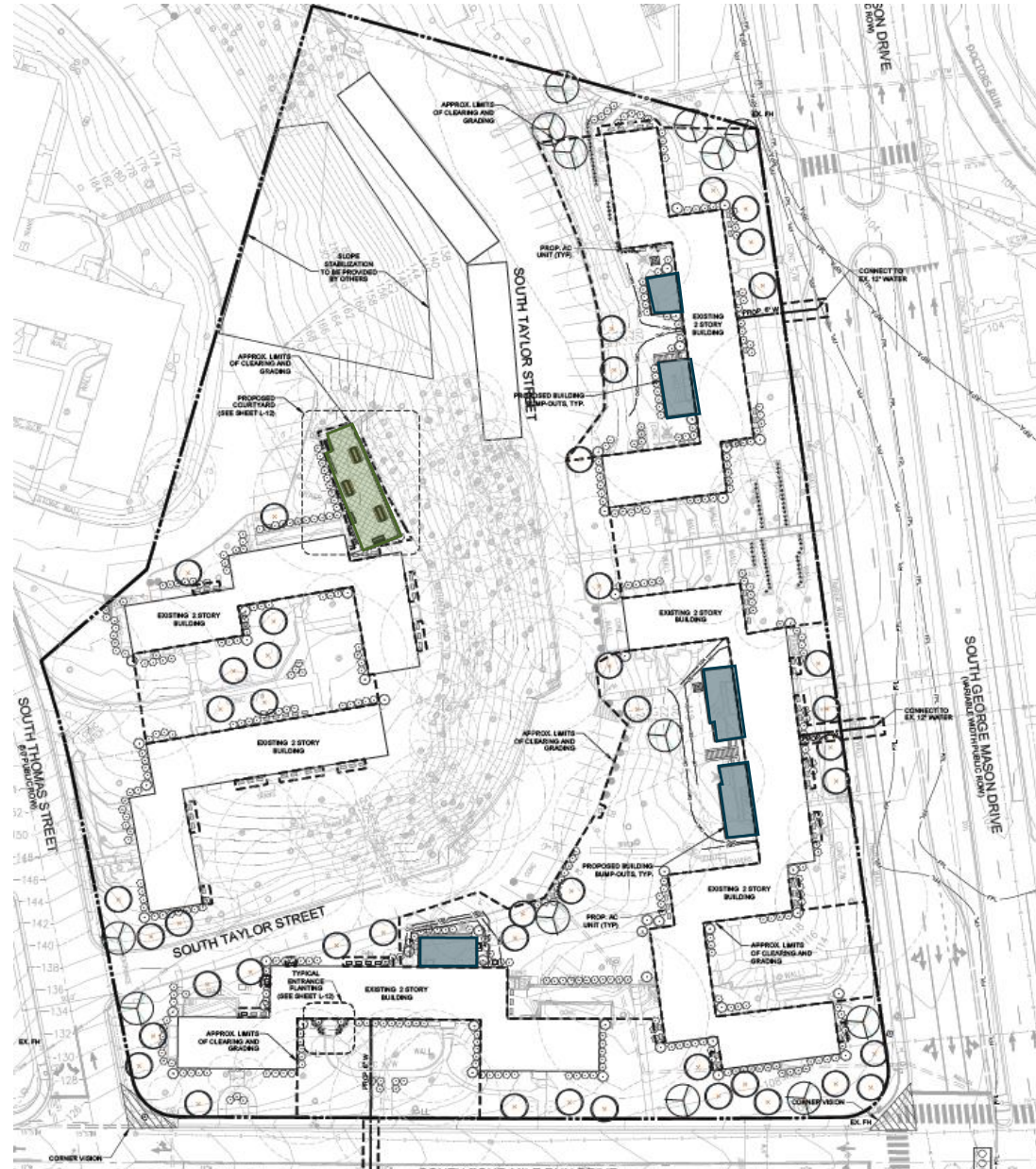


# Initial Renovation Phase





# Proposed Renovations & Additions



EXISTING & PROPOSED UNIT MIX			
BUILDING	UNIT TYPE	EXISTING	PROPOSED
22	1BR	4	4
	2BR	10	10
	3BR	—	—
	4BR	—	—
	<b>TOTAL</b>	<b>14</b>	<b>14</b>
23	1BR	—	—
	2BR	15	15
	3BR	—	—
	4BR	—	—
	<b>TOTAL</b>	<b>15</b>	<b>15</b>
24	1BR	—	—
	2BR	18	14
	3BR	—	4
	4BR	—	—
	<b>TOTAL</b>	<b>18</b>	<b>18</b>
25	1BR	—	—
	2BR	28	20
	3BR	—	4
	4BR	—	4
	<b>TOTAL</b>	<b>28</b>	<b>28</b>
26	1BR	—	—
	2BR	18	12
	3BR	—	6
	4BR	—	—
	<b>TOTAL</b>	<b>18</b>	<b>18</b>
<b>TOTAL (BLDG 22-26)</b>		<b>93</b>	<b>93</b>

UNIT TYPE TOTALS (SUMMARY)		
22-26	1BR	4
	2BR	71
	3BR	14
	4BR	4
	<b>TOTAL</b>	<b>93</b>

PROPOSED NEW UNIT SQUARE FOOTAGES		
BUILDING	UNIT TYPE	TYPICAL SQUARE FOOTAGE
22	3BR	—
	4BR	—
23	3BR	—
	4BR	—
24	3BR	966 SF
	4BR	—
25	3BR	978 SF
	4BR	1104 SF
26	3BR	978 SF
	4BR	—

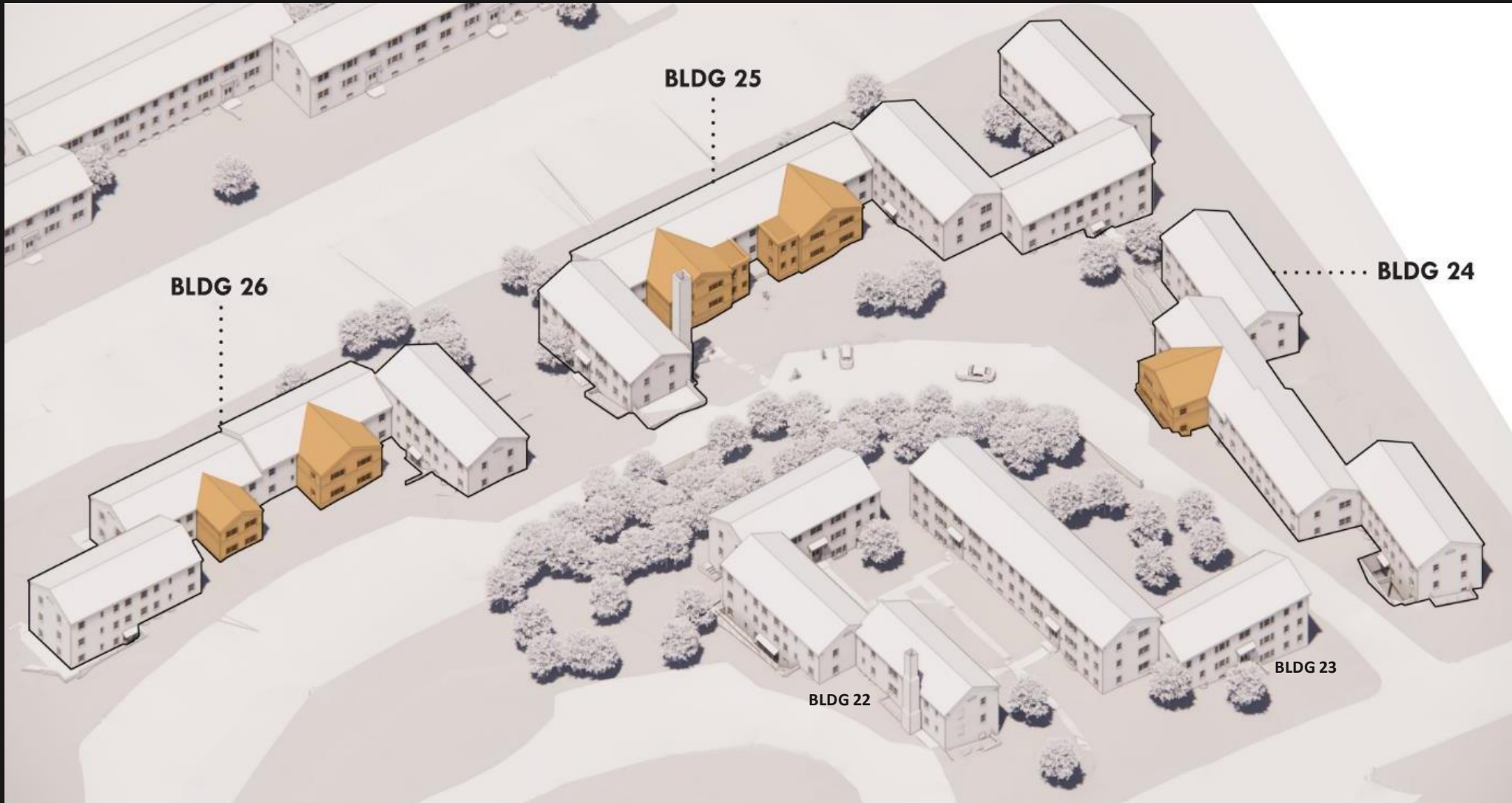


# Proposed Application Overview

- N-FBC 4.1.2 Use Permit to allow building renovations, building additions, and landscaped open space renovations within the Conservation Area, with modifications of:
  - Required setbacks and parking to permit existing conditions to remain;
  - Conservation Area standards for window replacement materials to match existing and new openings on rear elevations for ventilation; and
  - Conservation Area standards to permit canopies and vinyl/aluminum cladding of wood trim to comply with the Virginia Housing Minimum Design & Construction Standards, if necessary.



# Design Updates from HALRB/DRC Meetings



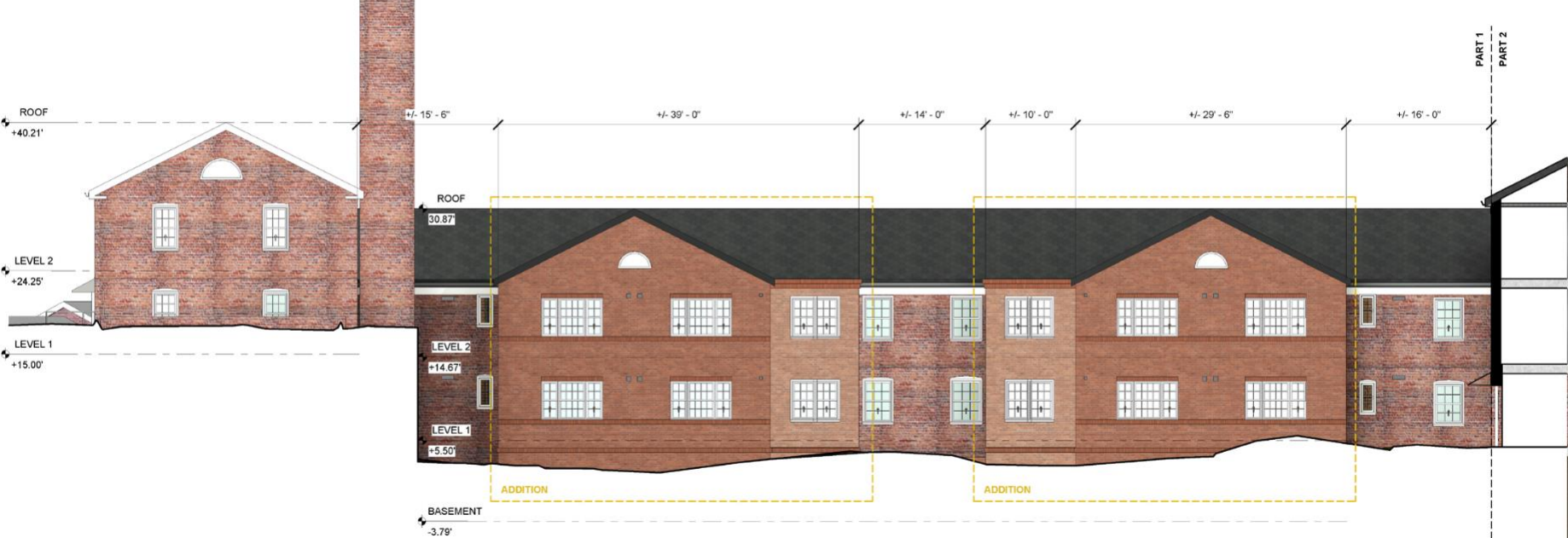


# Material & Color Selections at Additions



# Attic Vents

Reduced Size Semi-Circle (Preferred)



Rectangles Sized to Match Gables



# Window Replacements



/ EXISTING WINDOWS



/ EXISTING WINDOW SPECS

- MI WINDOW V2000 3500:
- VINYL SINGLE-HUNG
  - DUAL-PANE INSULATED GLASS
  - COLONIAL STYLE
  - WHITE COLOR
  - U-VALUE: 0.30
  - SHGC: 0.28
  - GRID



/ NEW WINDOWS

- MATCH EXISTING:
- VINYL SINGLE-HUNG
  - DUAL-PANE INSULATED GLASS
  - COLONIAL STYLE
  - WHITE COLOR
  - U-VALUE: 0.30
  - SHGC: 0.28
  - SDL

**\*FOR ADDITIONS AND BASEMENT REPLACEMENT ONLY\***



**DETAIL OF A SIMULATED DIVIDED LITE (SDL) WINDOW**



# Exterior Light Fixtures

/ EXISTING ENTRANCE



/ EXISTING LIGHT FIXTURE

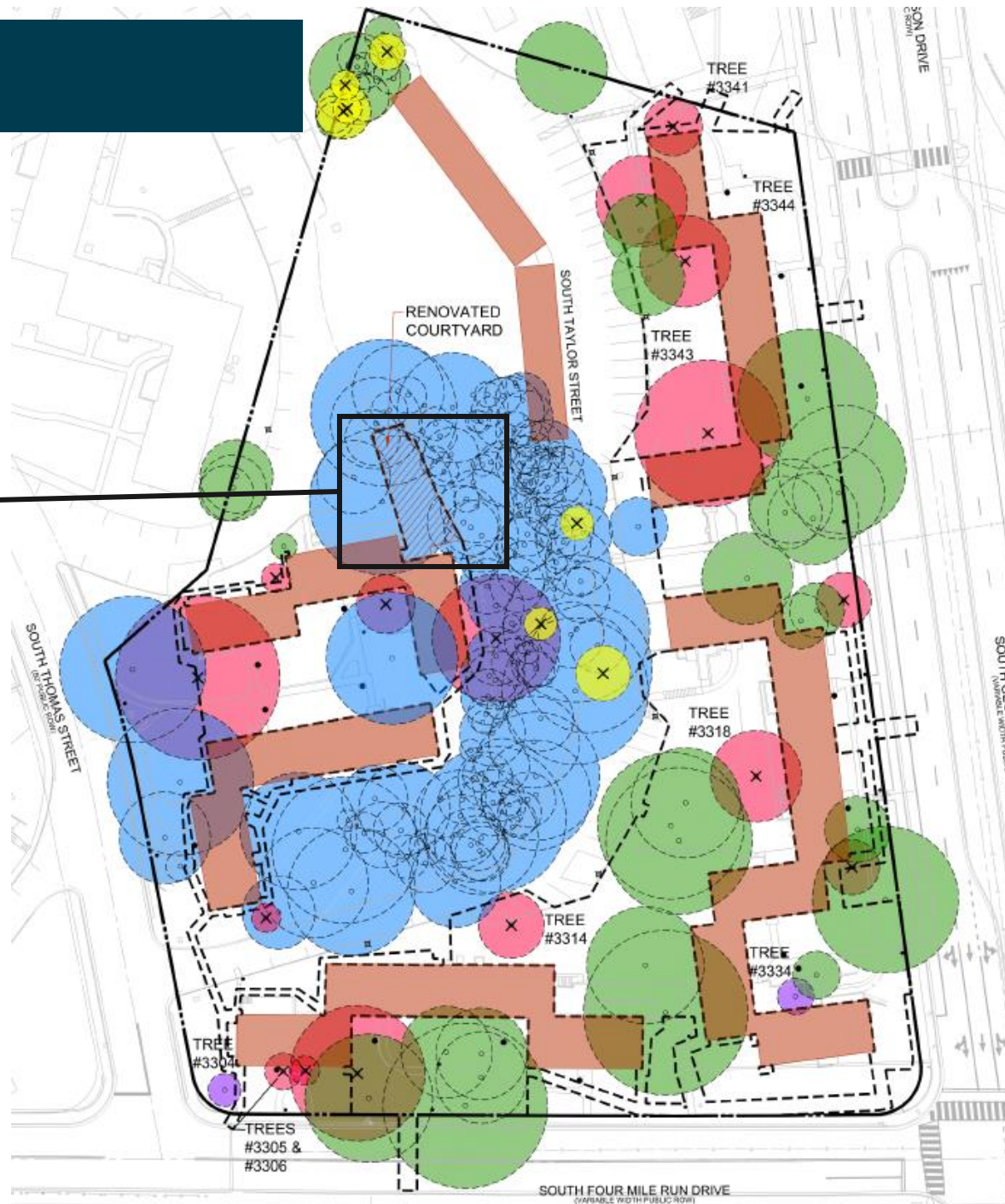
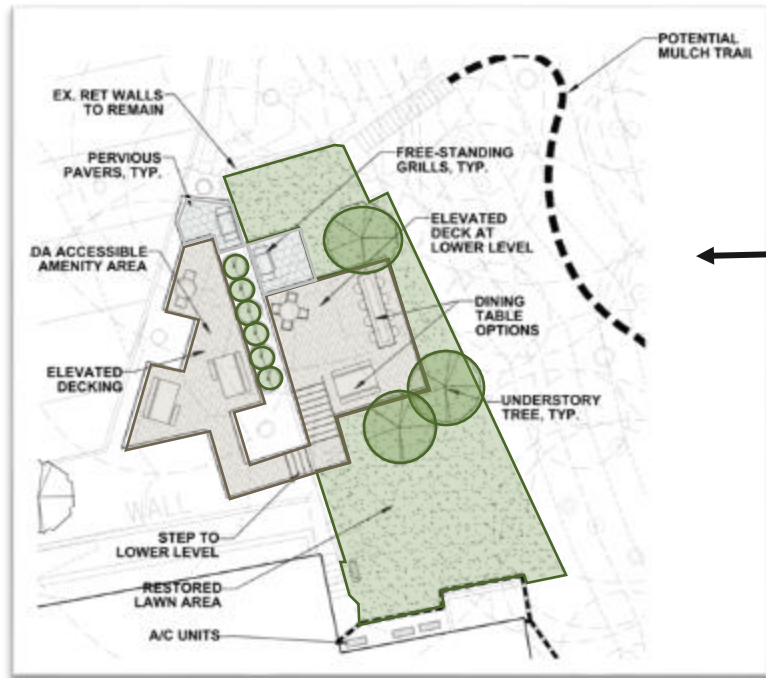


/ PROPOSED LIGHT FIXTURE

BASIS OF DESIGN:  
PROGRESS LIGHTING MANSARD  
TEXTURED BLACK  
13" TALL



# Landscape Plans



**LEGEND:**

- EXISTING TREE TO BE PRESERVED
- EXISTING CONTIGUOUS TREE CANOPY PRESERVATION AREA
- APPROXIMATE LOCATIONS FOR NEW A/C UNITS
- LIMITS OF CONSTRUCTION WORK ACTIVITY
- EXISTING LIVE TREES TO BE REMOVED DUE TO CONSTRUCTION IMPACTS
- EXISTING DEAD TREE TO BE REMOVED
- EXISTING LIVE INVASIVE SPECIES TREES TO BE REMOVED
- EXISTING BUILDINGS
- PROPOSED BLDG ADDITIONS

TREE#	DBH	SPECIES	REPLACEMENT VALUE
3146	-	MULTI REDBUD	1
3220	24.4"	RED OAK	3
3290	-	MULTI EASTERN RED CEDAR	2
3297	-	MULTI DOGWOOD	1
3301	20"	RED MAPLE	2
3305	13.6"	EASTERN RED CEDAR	2
3306	7.2"	EASTERN RED CEDAR	1
3307	21.3"	PIGNUT HICKORY	3
3314	9.8"	RED OAK	2
3318	21"	PIGNUT HICKORY	3
3329	10&11"	PIGNUT HICKORY	2
3331	12.3"	PIGNUT HICKORY	2
3341	9.6"	EASTERN HEMLOCK	1
3343	38"	WHITE OAK	5
3344	-	MULTI EASTERN HEMLOCK	2
3347	17.5"	RED MAPLE	2
<b>REPLACEMENT VALUE =</b>			<b>34 TREES</b>
3304	5.5"	REDBUD	0
3334	7.7"	REDBUD	0
<b>REPLACEMENT VALUE =</b>			<b>0 TREES</b>
3207	3"	WHITE MULBERRY	0
3248	4.5"	WHITE MULBERRY	0
3253	6"	GALLERY PEAR	1
3443	6.5"	TREE OF HEAVEN	1
3456	10"	TREE OF HEAVEN	1
3458	3.9"	TREE OF HEAVEN	0
3459	6"	TREE OF HEAVEN	1
3460	10"	TREE OF HEAVEN	1
<b>REPLACEMENT VALUE =</b>			<b>5 TREES</b>
<b>TOTAL TREE REPLACEMENT REQUIRED:</b>			<b>39 TREES</b>
<b>TOTAL TREES PROPOSED:</b>			<b>±71 TREES</b>



# Garage Repairs

Repairs to include:

- Cleaning and repointing masonry as required
- Roof repairs as required
- Replacement of light fixtures
- Replacement of garage doors to match existing



## Trim and Fascia

Exterior wooden trim, brickmold, sills, fascia, rake boards, and columns are to be clad with vinyl, vinyl coated aluminum, or similar materials.

Exceptions may be considered for historic buildings.

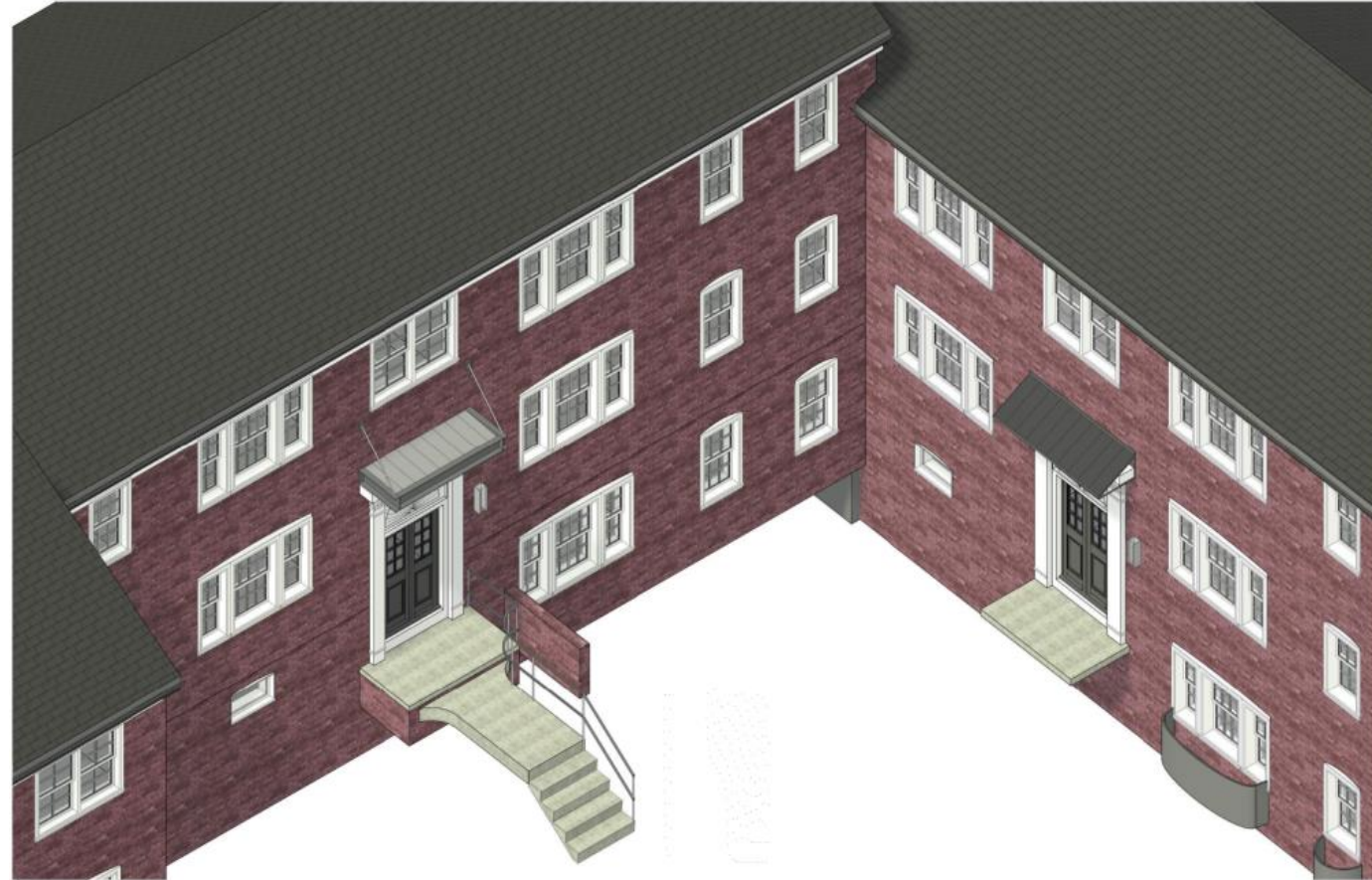
/ TYPICAL FIXTURES



## Entrance Canopy

Provide roofs/overhangs over entrance doors to all units and buildings that are accessed directly by residents or visitors.

Provide a minimum 30 inches of overhang along the front and 12 inches along each side of the door; or the door may be setback a minimum of 24 inches from the face of the exterior wall.







# Thank You