



# Barcroft Apartments Section 4 (Phase 2) Rehabilitation Overview

Presented to: Arlington County Advisory Working Group

November 15, 2023

# Overview

*CP-FBC*  
ADOPTED FEB 2003

**Commercial Centers**  
(Commercial FBC)

**SITE**

**Neighborhoods Area**  
(Residential FBC)

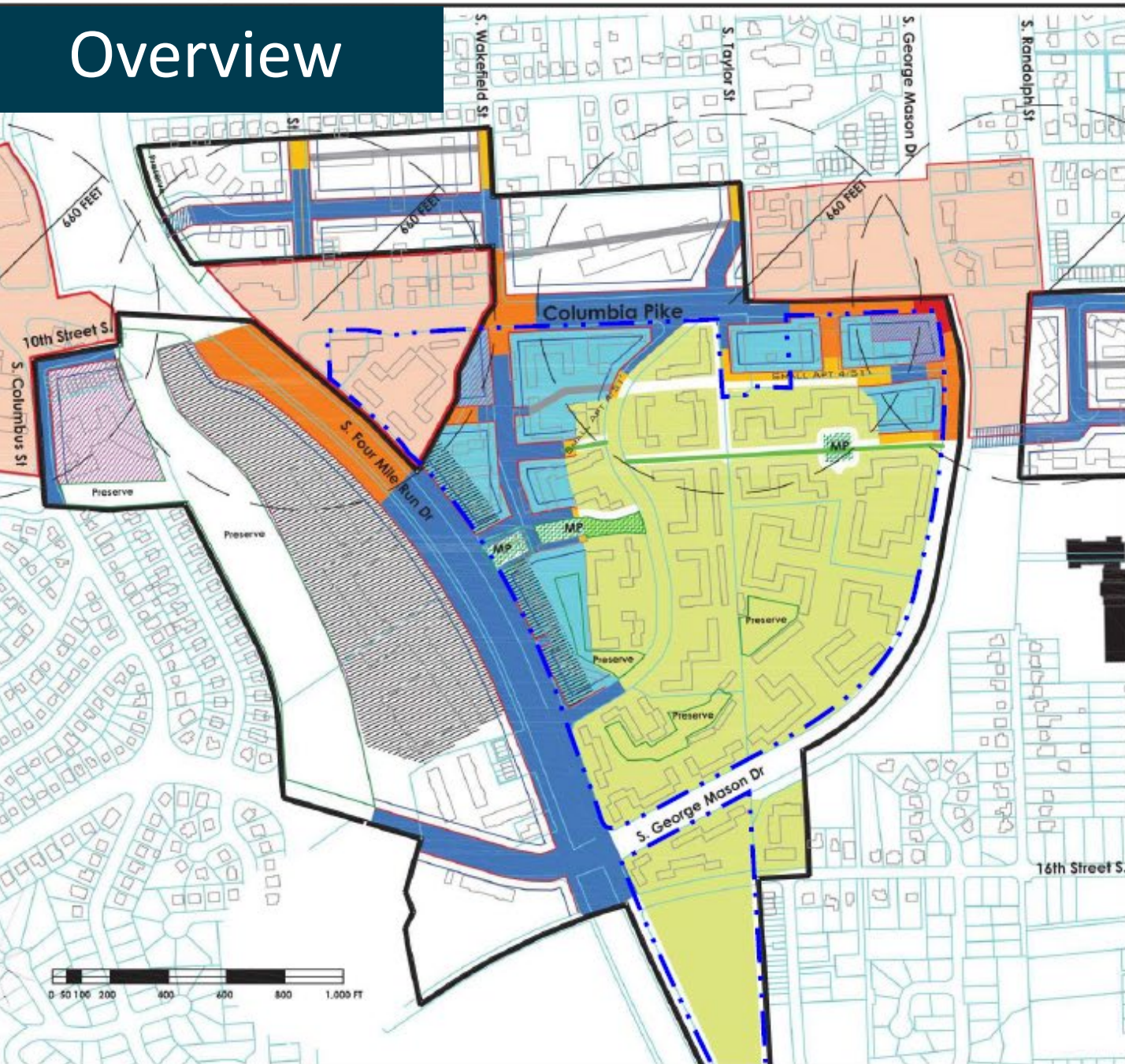
*CPN-FBC*  
ADOPTED NOV 2013

## LEGEND

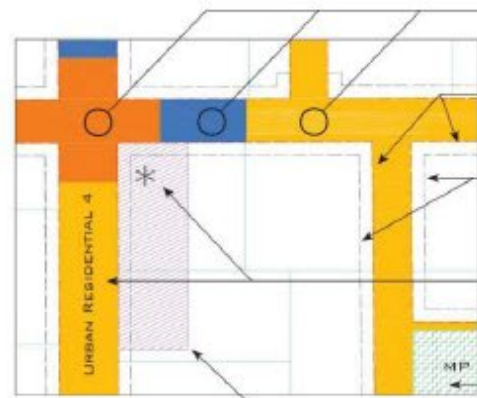
-  Commercial FBC
-  Residential FBC
-  Civic Association Boundaries

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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

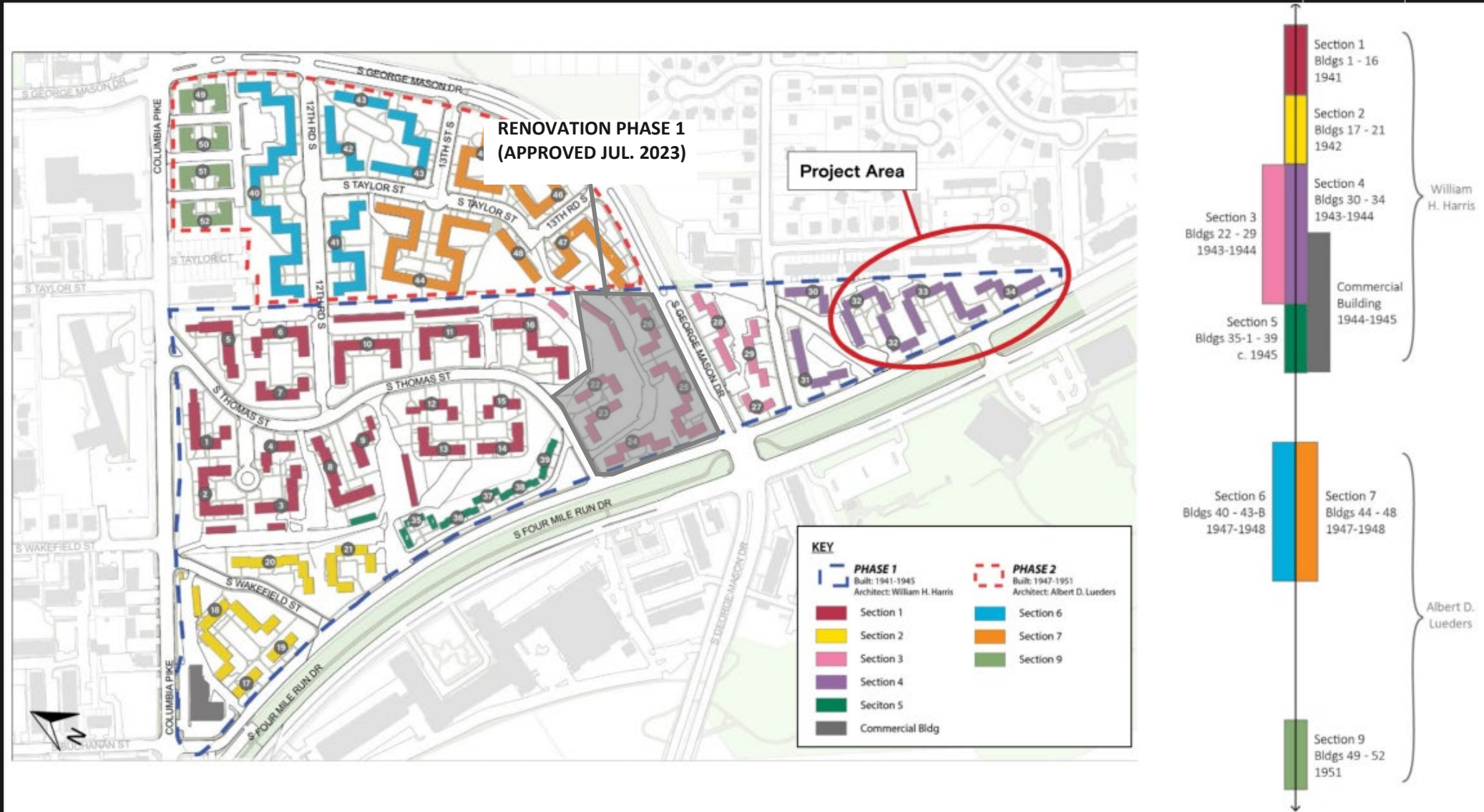
- Urban Mixed Use
- Urban Storefront (See Urban Mixed Use BES)
- Urban Residential
- Townhouse/Small Apartment
- Detached
- District Boundary Line
- Required Building Line (RBL)
- Lot Building Line (LBL)
- Parking Setback Line
- Alternative Street
- Alley (Locations may be adjusted)
- Civic Structure
- 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.



# Second Renovation Phase



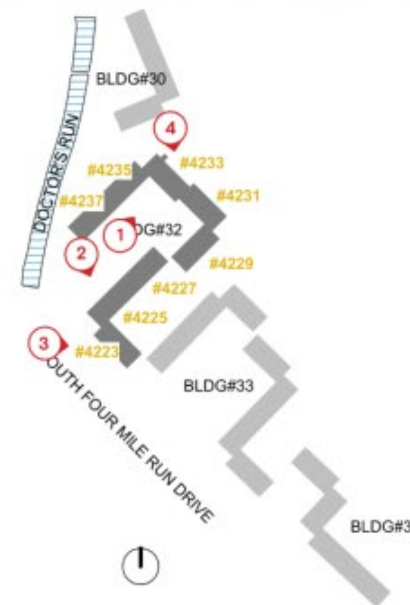


# Second Renovation Phase



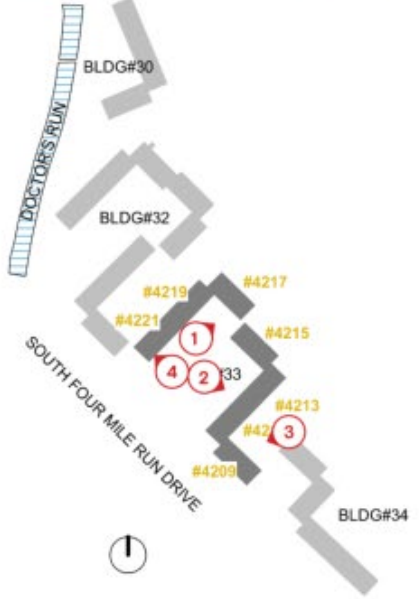


# Existing Photos – Building 32



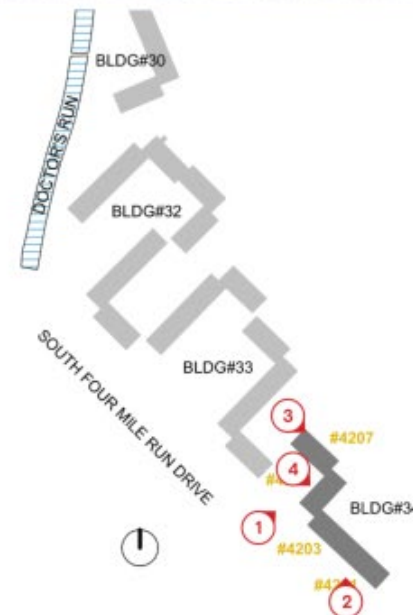


# Existing Photos – Building 33





# Existing Photos – Building 34

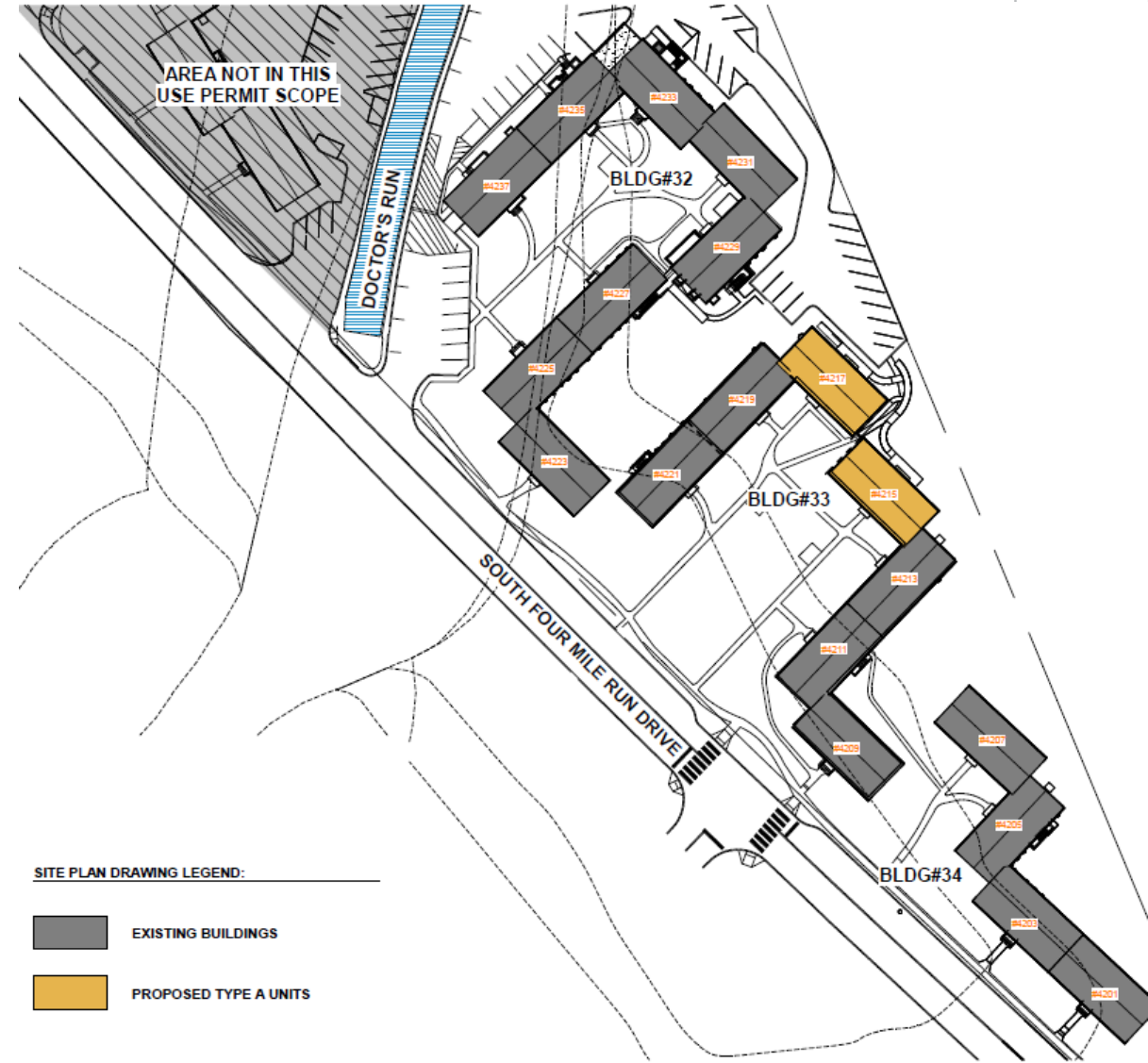




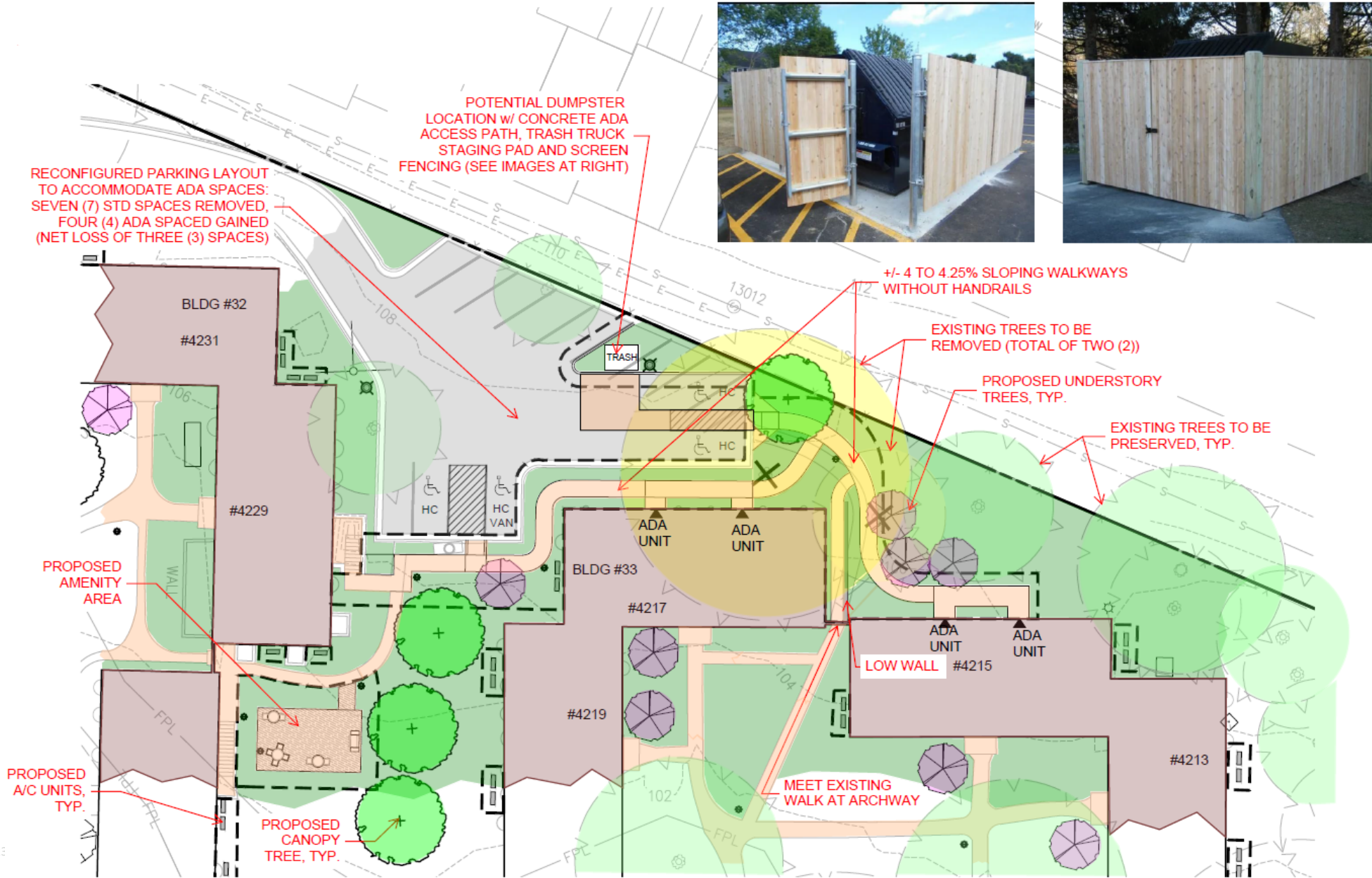


# Proposed Renovations

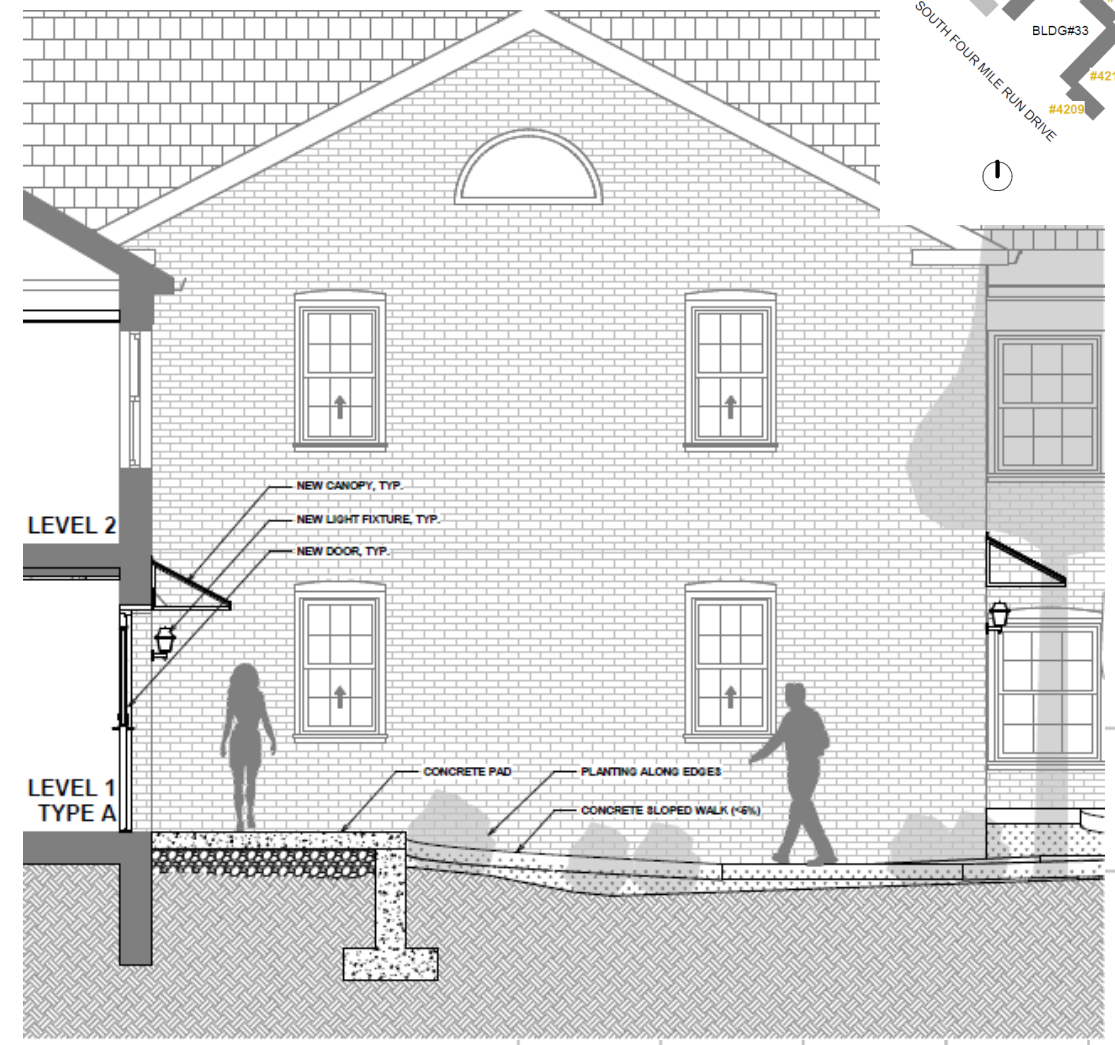
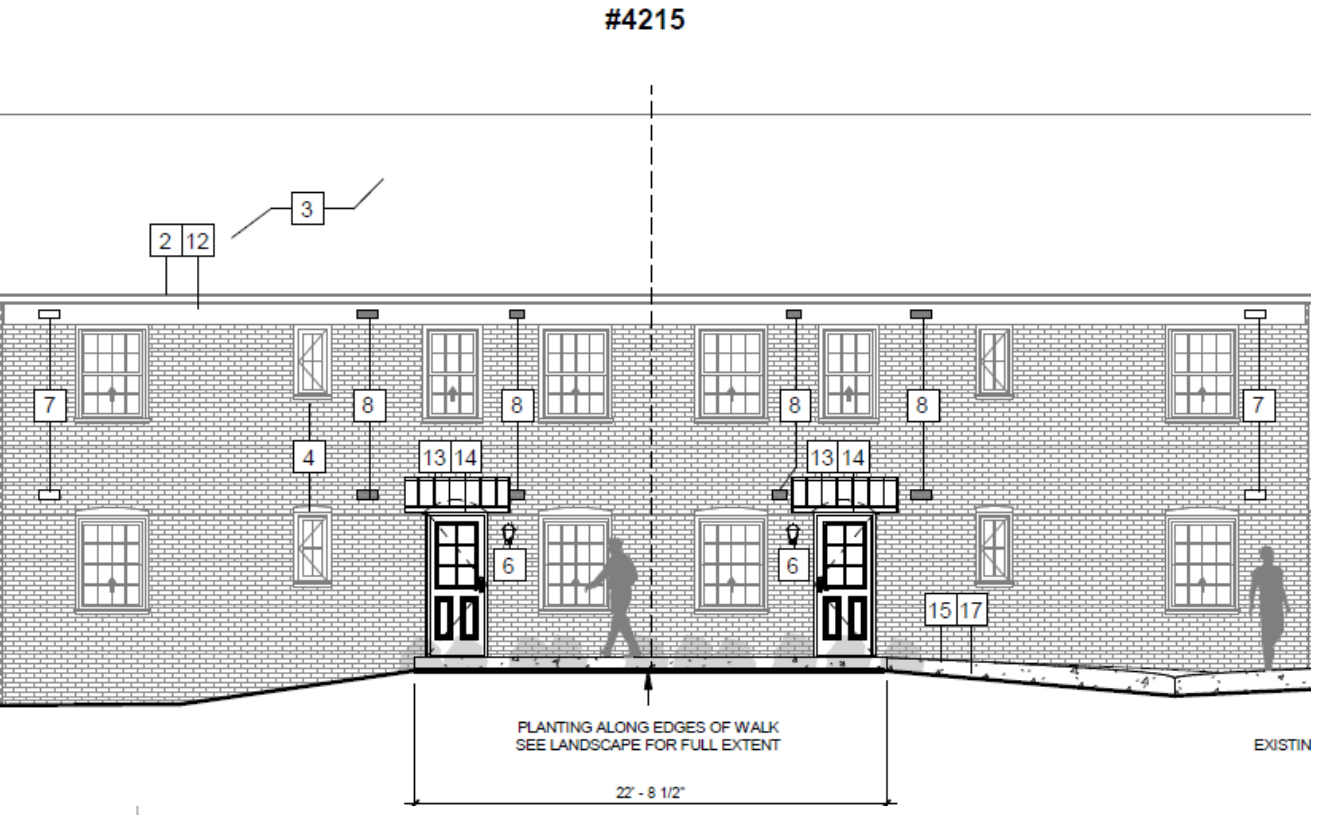
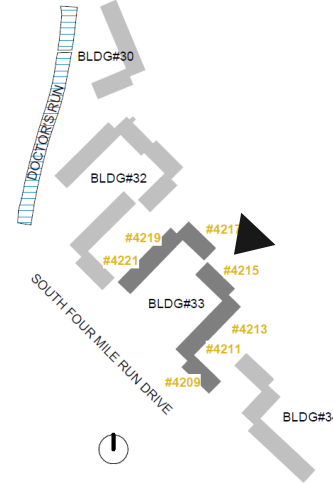
- Clean & repair exterior masonry
- Replace non-original light fixtures with compatible fixtures
- Replace existing mechanical systems, including through-wall mechanical system openings and patch brick to match existing
- Replace existing asphalt roofs
- Repair and paint existing metal railings, non-original shutters, and corroded metal lintels
- Remove & replace basement steel-sash windows with vinyl to match existing
- Add new penetrations on rear elevations for exhaust/venting
- Convert two units on rear elevation of Building 33 to ADA accessible units
- Add ADA ramps/entrances, revise parking configuration to create ADA parking spaces, and relocate trash
- Add new exterior resident amenity area
- Add new canopies to residential entrances
- Add vinyl cladding of wood trim



# Illustrative Site Plan

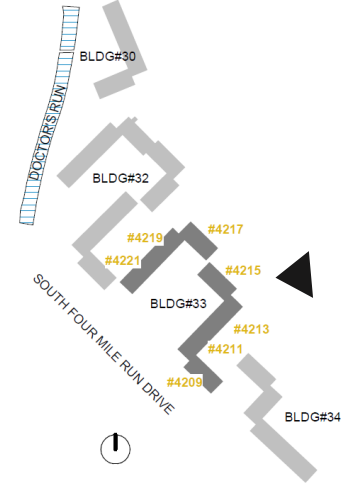


# Accessible Unit Entrances





# Revised Type A Units - Axon



#4215 - 2 PROPOSED TYPE A UNITS

#4217 - 2 PROPOSED TYPE A UNITS



# New ADA Entrance Doors

/ BUILDING 30 EXISTING REAR ENTRY DOORS



/ BUILDING 32 EXISTING REAR ENTRY DOORS



/ BUILDING 33 PROPOSED ADA REAR ENTRANCE DOORS

- ARCHED BRICK OPENING/LINTEL
- FIBERGLASS FRAME PER VHDA REQUIREMENTS
- 9 LITE DUAL-PANE INSULATED GLASS
- COLONIAL STYLE
- WHITE COLOR
- SIMULATED DIVIDED LITE



\*BASIS OF DESIGN JELD-WEN SMOOTH-PRO  
1/2 VIEW BLINDS 9-LIGHT 2-PANEL\*

## Entrance Canopies

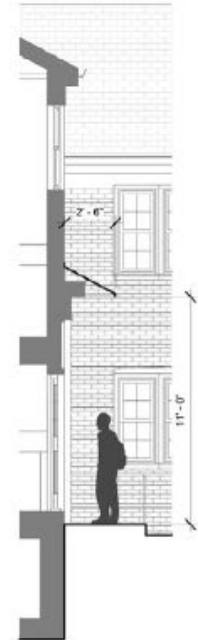
/ COLORED ELEVATION



/ LINE DRAWING



/ SECTION



**\*NUMBER OF CANOPIES PER BUILDING:**

- BUILDING 32: 8
- BUILDING 33: 7
- BUILDING 34: 4

## 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





# Proposed Application Overview

- Neighborhoods Form Based Code 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, door materials at new ADA entrances to be fiberglass, new canopies on new rear ADA entrances; 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.





# Thank You