

Form Based Code Advisory Working Group

Virtual Meeting

Wednesday, April 26, 2023

7:00 – 9:00 p.m.



Agenda: April 26, 2023

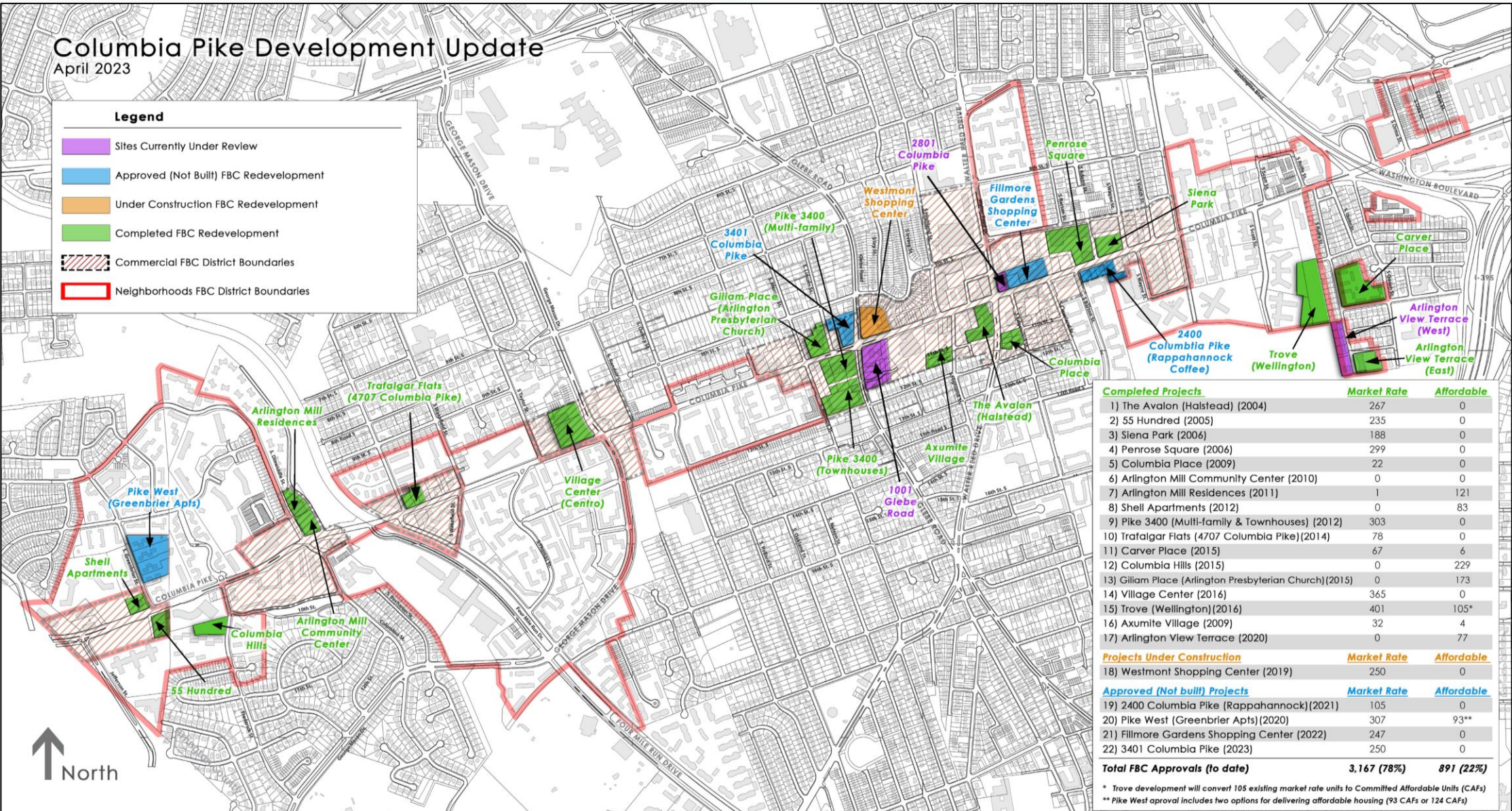
- Barcroft Status Update (presentation from applicant)
- Development Proposal Status Updates
 - Arlington View Terrace (Phase 2): 1st Preliminary Submission – March 2023
 - 2801 Columbia Pike (Frame Shop): 2nd Preliminary Submission – April 2023
 - 1001 Glebe Road (Exxon Gas Station): Anticipated Summer 2023
- 2023 Tentative Work Plan
 - LEED/Green Building Requirements for Commercial FBC
 - Commercial Resiliency FBC Amendments (ongoing w/ AED staff)
 - Administrative Regulations 4.1.2 Updates

Corridor-Wide Map

Columbia Pike Development Update April 2023

Legend

- Sites Currently Under Review
- Approved (Not Built) FBC Redevelopment
- Under Construction FBC Redevelopment
- Completed FBC Redevelopment
- Commercial FBC District Boundaries
- Neighborhoods FBC District Boundaries



Completed Projects	Market Rate	Affordable
1) The Avalon (Halstead) (2004)	267	0
2) 55 Hundred (2005)	235	0
3) Siena Park (2006)	188	0
4) Penrose Square (2006)	299	0
5) Columbia Place (2009)	22	0
6) Arlington Mill Community Center (2010)	0	0
7) Arlington Mill Residences (2011)	1	121
8) Shell Apartments (2012)	0	83
9) Pike 3400 (Multi-family & Townhouses) (2012)	303	0
10) Trafalgar Flats (4707 Columbia Pike)(2014)	78	0
11) Carver Place (2015)	67	6
12) Columbia Hills (2015)	0	229
13) Gilliam Place (Arlington Presbyterian Church)(2015)	0	173
14) Village Center (2016)	365	0
15) Trove (Wellington)(2016)	401	105*
16) Axumite Village (2009)	32	4
17) Arlington View Terrace (2020)	0	77
Projects Under Construction	Market Rate	Affordable
18) Westmont Shopping Center (2019)	250	0
Approved (Not built) Projects	Market Rate	Affordable
19) 2400 Columbia Pike (Rappahannock)(2021)	105	0
20) Pike West (Greenbrier Apts)(2020)	307	93**
21) Fillmore Gardens Shopping Center (2022)	247	0
22) 3401 Columbia Pike (2023)	250	0
Total FBC Approvals (to date)	3,167 (78%)	891 (22%)

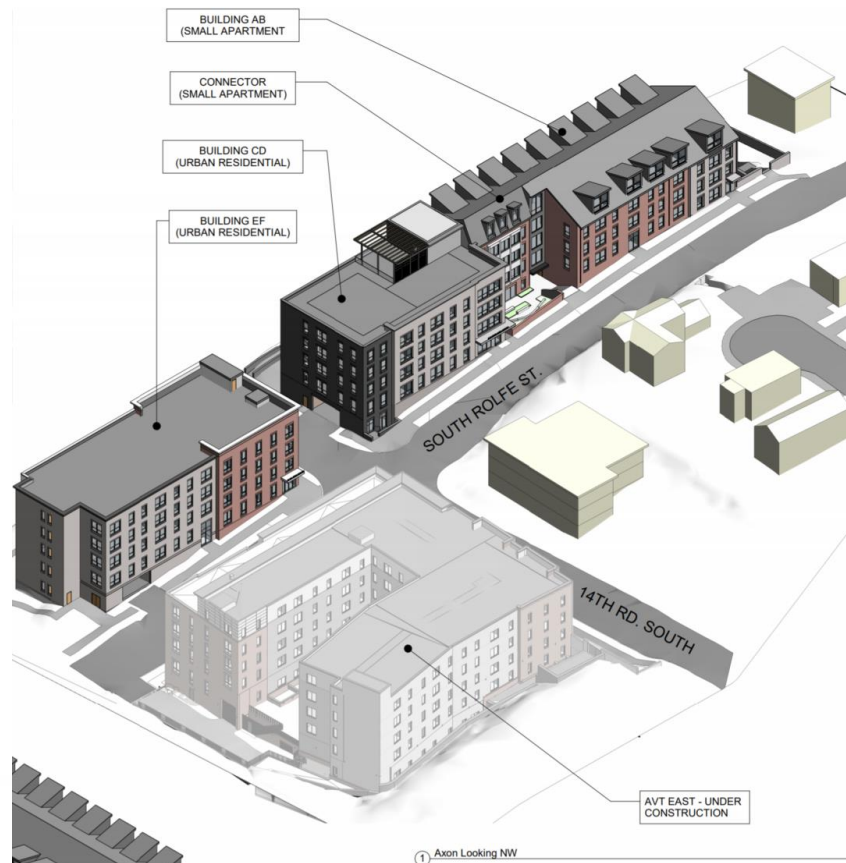
* Trove development will convert 105 existing market rate units to Committed Affordable Units (CAFs)
 ** Pike West approval includes two options for delivering affordable housing (93 CAFs or 124 CAFs)

Arlington View Terrace (Phase 2)

Status: 1st Preliminary Submission: March 2023

Location: West side of Rolfe Street

Developer: AHC



Project Overview:

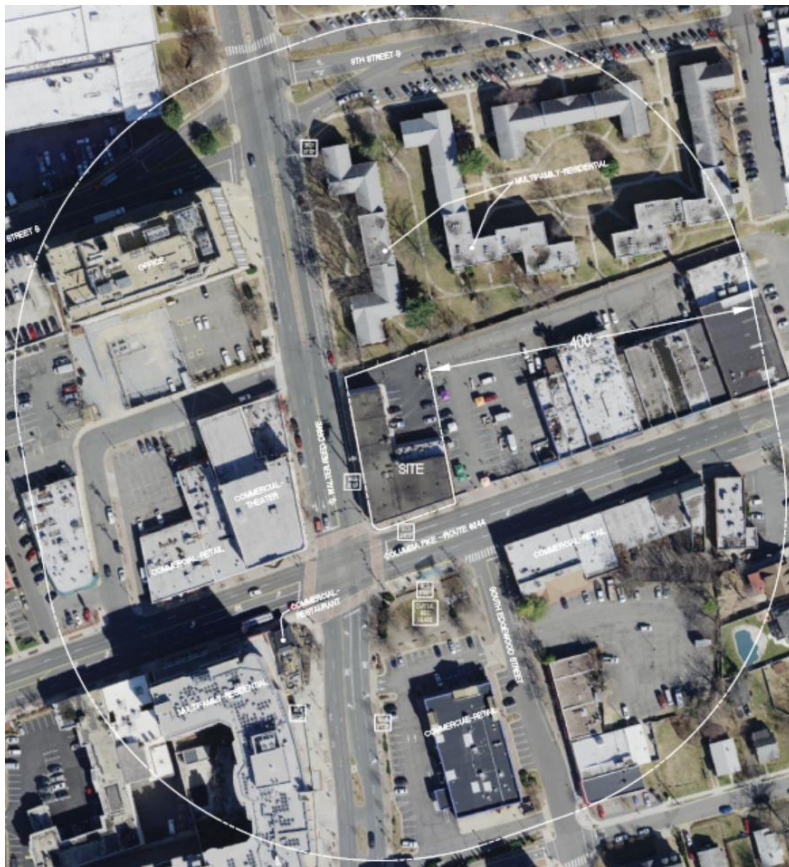
- Neighborhoods FBC Redevelopment: By-Right (no requested modifications)
- 3-4 story residential buildings
- 78 CAFs (60% AMI for 30 years)
- RPA on the south end of the site



2801 Columbia Pike (Frame Shop)

Status: 2nd Preliminary Submission: April 2023

Location: Columbia Pike and Walter Reed Drive (northeast corner)



Project Overview:

- Commercial FBC Redevelopment: Use Permit (modifications are likely)
- 7 story mixed-use building (ground floor retail with residential above)
- 88 total units (market rate rental)
- Preservation of historic facades
- Transit Stop on Columbia Pike
- Bus Stop on Walter Reed Drive



1001 Glebe Road (Exxon Gas Station)

Status: 1st Preliminary Submission: Anticipated Summer 2023

Location: Columbia Pike and Glebe Road (southeast corner)

Project Overview:

- Commercial FBC Redevelopment: Use Permit (modifications are likely)
- 6-story mixed-use building (ground floor retail with residential above)
- Total units unknown (market rate rental)
- Transit station on Columbia Pike
- New segment of 11th Street
- Townhomes south of 11th Street



2023 Tentative Work Plan

- LEED/Green Building Requirements for Commercial FBC
- Commercial Resiliency FBC Amendments (ongoing w/ AED staff)
- Administrative Regulations 4.1.2 Updates