

# What is the vision for the future of Barcroft Apartments?

## County Plans & Policies



- The Barcroft Apartments site is shown primarily as a Conservation Area (where no increased development is considered), with some development potential at the northern corners



- New vehicular and bicycle routes through the Barcroft site and between existing residential buildings, connecting George Mason Drive, Thomas Street, Columbia Pike, and Four Mile Run Drive
- Proposed 12th Street bike boulevard to connect to W&OD Trail and to continue to Arlington View



- Proposed new open space at center of proposed 12th Street bike boulevard
- Two public parks
- Preservation of existing open space on property
- Target of 40% tree canopy
- Biophilic design



- Tallest buildings of 4-8 stories and 6-8 stories along Columbia Pike and Four Mile Run Drive (two northern corners of the property)
- Transitions down to the Conservation Area

## Jair Lynch MFDP



- Preserves a significant portion of the original development phase (considered most critical)
- Redevelopment is near commercial centers
- Removes 83 preserved units in Conservation Area
- Proposes preservation of historic gateway entrance



- Several multimodal connections throughout the site
- Some streets realigned to address grade changes and accommodate more feasible building footprints
- Some roadways no longer proposed
- Inclusion of 12th Street bike boulevard unclear



- Combines open spaces between private courtyards and public spaces, including two envisioned public parks
- Several natural areas preserved, but one near Four Mile Run Drive proposed to be removed
- Loss of some tree canopy, with mitigation proposed where possible



- Increased heights to 6-8 stories at Columbia Pike and 8-14 stories along Four Mile Run Drive
- Maintains tallest building heights along Columbia Pike and Four Mile Run Drive with transitions towards buildings to be preserved