

FBC-17

AN ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE, ARTICLE 11.1. “CP-FBC” COLUMBIA PIKE FORM BASED CODE DISTRICTS (APPENDIX A), SECTION III. THE REGULATING PLANS, B. RULES FOR THE REGULATING PLANS AND NEW DEVELOPMENT PLANS, 6. HISTORIC PRESERVATION AS FOLLOWS TO CHANGE THE DESIGNATION OF COMMERCIAL BUILDINGS LOCATED AT 2338-2344 AND 2408 COLUMBIA PIKE FROM “HISTORIC STRUCTURES” TO “HISTORIC FACADES;” AND SECTION III. THE REGULATING PLANS, C. REGULATING PLANS, FOR THE TOWN CENTER AS SHOWN IN ATTACHMENT 1, TO ADJUST THE REVITALIZATION DISTRICT BOUNDARY TO FOLLOW THE C-2 ZONING DISTRICT BOUNDARY BETWEEN S. BARTON STREET AND S. WAYNE STREET; IN ORDER TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; TO PROTECT AGAINST DESTRUCTION OF OR ENCROACHMENT UPON HISTORIC AREAS; TO ENCOURAGE ECONOMIC DEVELOPMENT; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that Article 11.1, “CP-FBC” Columbia Pike Form Based Code Districts (Appendix A): Section III. The Regulating Plans, B. Rules for the Regulating Plans and New Development Plans, 6. Historic Preservation, is hereby amended, reenacted and recodified as follows to change the designation of commercial buildings located at 2338-2344 and 2408 Columbia Pike from “Historic Structures” to “Historic Facades;” and Section III. The Regulating Plans, C. Regulating Plans, for the Town Center as shown in Attachment 1 to adjust the Revitalization District Boundary to follow the C-2 zoning district boundary between S. Barton Street and S. Wayne Street; in order to facilitate the creation of a convenient, attractive and harmonious community; to protect against destruction of or encroachment upon historic areas; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

In the following proposed amendment, zoning text proposed to be added is denoted with underline and zoning text proposed to be removed is shown with ~~strikethrough~~.

COLUMBIA PIKE FORM BASED CODE

1 III. Regulating Plans

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4 5 B. Rules for the Regulating Plans and New Development Plans

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8 6. Historic Preservation

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10 Certain HISTORIC STRUCTURES and HISTORIC FACADES are viewed as integral to the current
11 and future identity of Columbia Pike. These historic resources are to be preserved (see
12 HISTORIC PRESERVATION, Section II. Definitions) through the use of local incentives, as
13 well as Federal and/or State Historic Tax Credits.

14 15 HISTORIC STRUCTURES

16 Sites containing HISTORIC STRUCTURES may be redeveloped under the **Code** subject to
17 any special provisions that apply to the site in the REGULATING PLAN and administrative
18 review by the Arlington Historical Affairs and Landmark Review Board (HALRB). When
19 located on any site that is redeveloped pursuant to this **Code**, HISTORIC STRUCTURES shall
20 be preserved (see HISTORIC PRESERVATION, Section II. Definitions) in their entirety and
21 shall not be subject to the BUILDING ENVELOPE STANDARDS prescriptions of this **Code**.

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23 The following properties are HISTORIC STRUCTURES:

- 24 ~~▪ 2338-2344 and 2408 Columbia Pike, commercial buildings~~
- 25 ▪ 2500-2530 Columbia Pike, Arlington Village Shopping Center
 - 26 ▪ 2624 Columbia Pike, Arlington Animal Hospital
 - 27 ▪ 2628 Columbia Pike, Birds N' Things
 - 28 ▪ 2900 Columbia Pike, Old Dominion Bank/Blanca's Restaurant
 - 29 ▪ 2903 Columbia Pike, Arlington Theater
 - 30 ▪ 3014 Columbia Pike, Charles Building
 - 31 ▪ 805 South Walter Reed Drive, Fillmore Gardens Apartments (The portion of the
32 property south of 9th Street may be redeveloped, on the condition that
33 preservation (see HISTORIC PRESERVATION, Section II. Definitions) is implemented
34 for the portion north of 9th Street.)

35 36 HISTORIC FACADES

37 Sites incorporating HISTORIC FACADES may be redeveloped under the Code subject to any
38 special provisions that apply to the site in the REGULATING PLAN or in this section and
39 administrative review by the Arlington Historical Affairs and Landmark Review Board
40 (HALRB). When located on any site that is redeveloped pursuant to this Code, HISTORIC
41 FACADES shall be preserved (see HISTORIC PRESERVATION, Section II. Definitions) and shall
42 not be subject to the BUILDING ENVELOPE STANDARDS prescriptions of this Code.

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The following properties contain HISTORIC FACADES:

- [2338-2344 and 2408 Columbia Pike, commercial buildings](#)
- 2801-2811 Columbia Pike and 927 South Walter Reed, Elkins Building
- 900 block of South Walter Reed Drive, commercial buildings
- 2906-2922 Columbia Pike, Arlington Hardware

