



**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

- NEIGHBORHOOD STRUCTURE
  - MIXED USE

OPEN SPACE, CIVIC, RETAIL AND RESIDENTIAL

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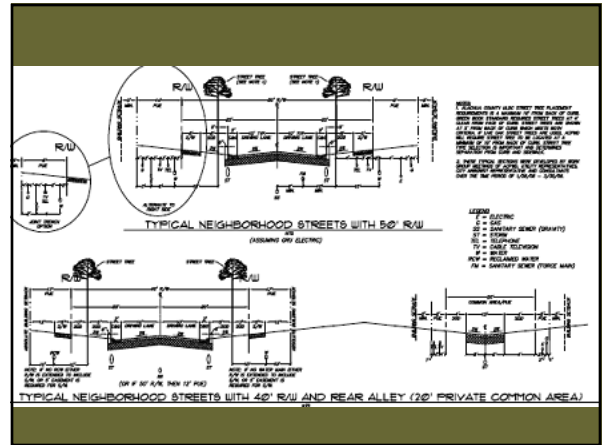
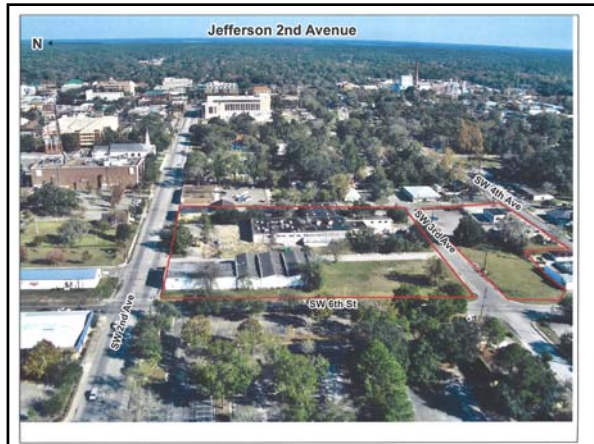
**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

- STREETS & SIDEWALKS

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

- PARKING LOTS IN REAR





### Columbia Pike Form Based Code

Arlington, Virginia

For nearly three years, the citizens of Arlington County have been in a process of growth along Columbia Pike. This growth has led to a need for a new set of rules to guide the development of this area. The Columbia Pike Form Based Code is a set of rules that will guide the development of this area. It is a set of rules that will guide the development of this area. It is a set of rules that will guide the development of this area.

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DOVER, KOHL & PARTNERS  
LAND PLANNING

*The charrette will probably be looked back upon as a historic event in the redevelopment and revitalization of Columbia Pike.*

**Columbia Pike Master Plan and Form Based Code**

**Location:** Arlington, Virginia

**Project Area:** 3.7 mile section of Columbia Pike

**City:** Arlington County

**Character Team:** Vision Group  
 Douglas Katz  
 Margaret Landwehr  
 James Dougherty  
 Alan Green  
 Debbie McQuinn

**Stakeholders:** Capital Factory Association  
 Arlington  
 Arlington Chamber of Commerce  
 MTA  
 State of Virginia

**Status:**  
 The Arlington County Board approved the Columbia Pike Vision Board Code in February 2003. The first project under the Code, Stone City, has been approved. The project will be the first mixed-use development project in the Columbia Pike corridor in more than 50 years.

**Design Standards:** were developed for the entire study area. These standards allow for the possibility of the code accommodating various concepts including, but not limited to, the following: one-story, medium-height buildings; two- to four-story, mid-rise buildings; medium-height buildings; two- to four-story, mid-rise buildings; and other mixed-use and commercial parking should be located in these areas.

**DOYNE, KOHL & PARTNERS**  
 TOWN PLANNING  
 4000 MacArthur Blvd., Suite 1000

WORKING WITH THE UNIVERSITY OF VIRGINIA  
 PLANNING PLACEMENT STANDARDS

**WOODFORD**  
 Building Placement Standards  
 Workplace Buildings

**Height**

**Siting**

**Elements**

**Uses**

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