

4110 Columbia Pike (Barcroft Market Rate Construction)

Neighborhoods Form Based Code (N-FBC) Use Permit

FBCN25-00001

Form Based Code Advisory Working Group Meeting

May 21, 2025



Schedule for Early 2025

County Board Approval
of FBC/N-FBC
Amendments for Barcroft
Implementation;

Jair Lynch submits Market
Rate Construction N-FBC
Use Permit Application
February 2025

FBC AWG reviews N-FBC
amendments for
Phased Development
Use Permit (PDUP)
April 2025

ZOCO reviews N-FBC
Amendments;

FBC AWG reviews Market
Rate Construction N-FBC
Use Permit Application
May 2025

FBC AWG reviews Barcroft
Apartments Phased
Development Use Permit
(PDUP) Application;

County Board Meeting
(RTA for N-FBC Amendments)
June 2025

Commission Briefings and
County Board Meeting
(Consideration of N-FBC
Amendments, PDUP, and
Market Rate Construction
N-FBC Use Permit
Application)
July 2025

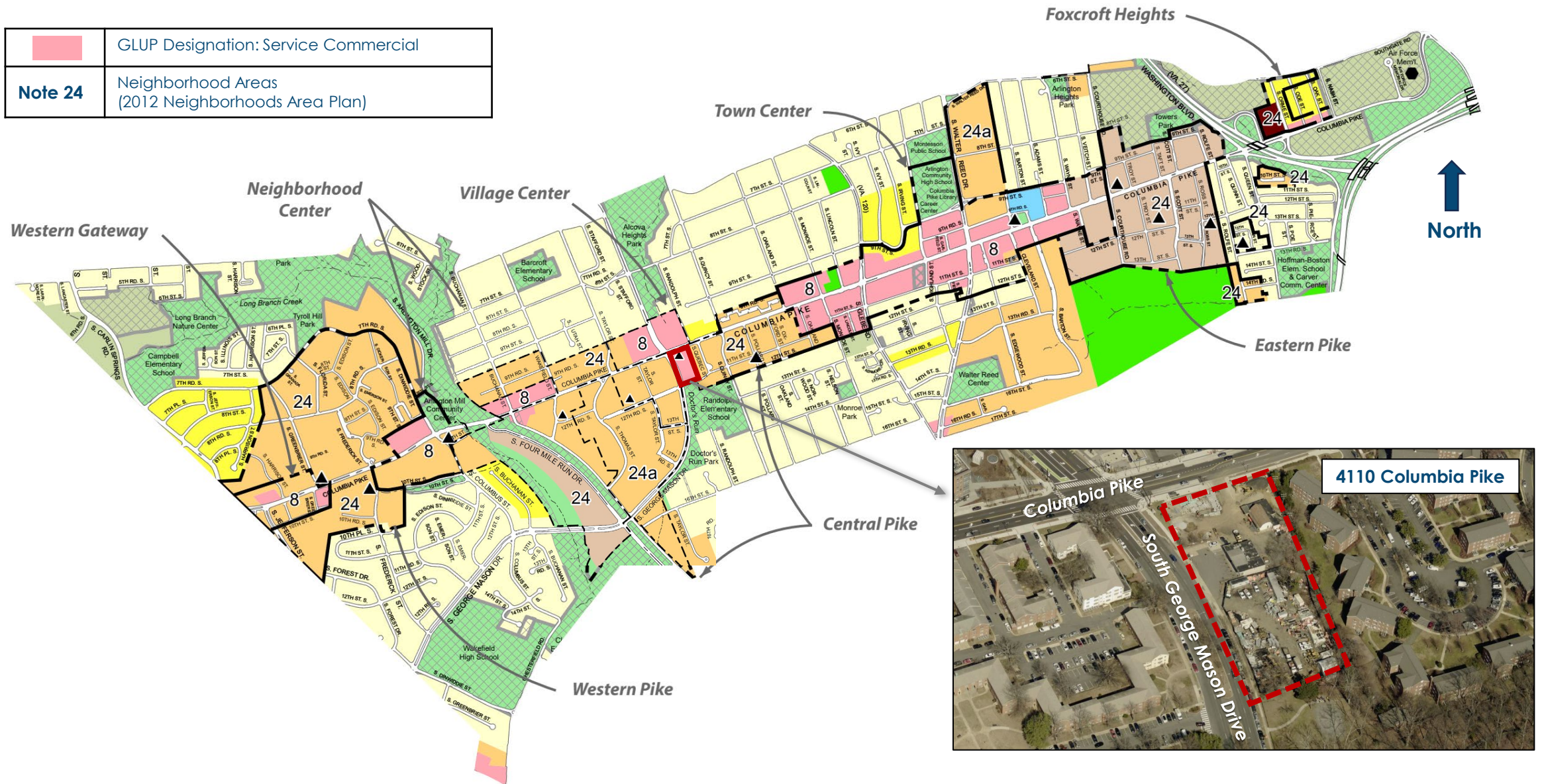
County Board Actions for Consideration:

- A. Adopt N-FBC Amendments for Phased Development Use Permit (PDUP)
- B. Approve Barcroft Apartments Phased Development Use Permit (PDUP) Application
- C. Approve N-FBC Use Permit for Market Rate Construction Application (4110 Columbia Pike)

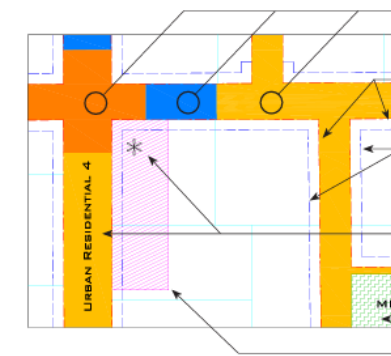
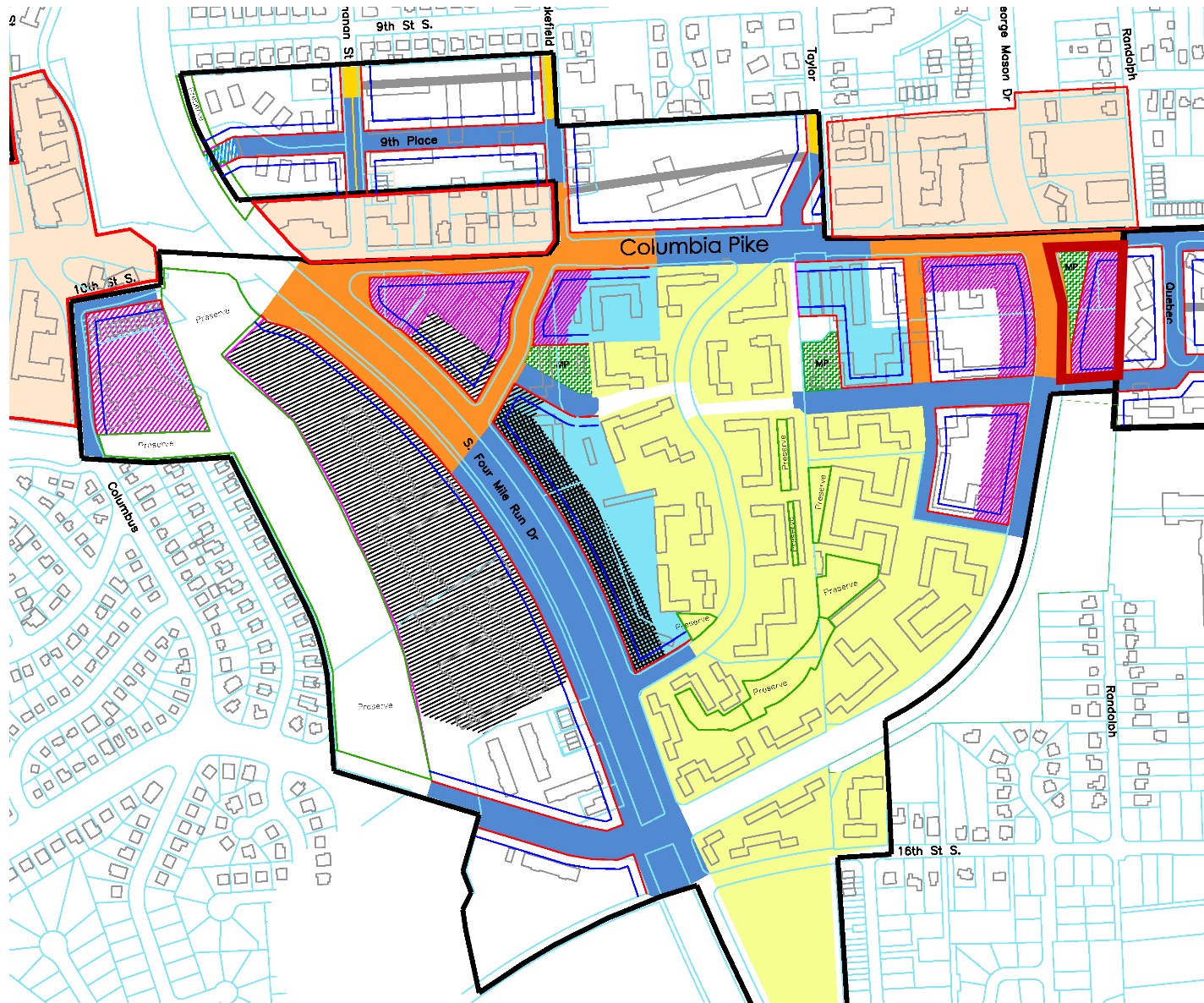


General Land Use Plan (GLUP) Map

	GLUP Designation: Service Commercial
Note 24	Neighborhood Areas (2012 Neighborhoods Area Plan)



N-FBC: Central Subarea Regulating Plan



- Building Envelope Standard Designation**
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

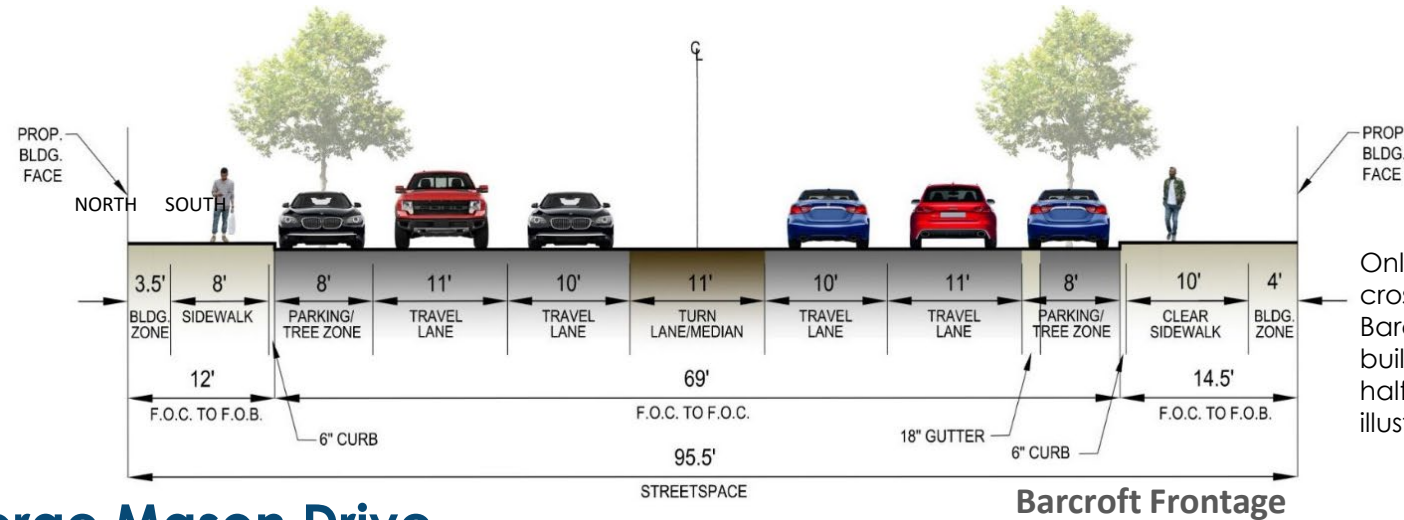
- Urban Mixed Use
- Urban Residential
- Townhouse/Small Apartment
- Detached
- District Boundary Line
- Required Building Line (RBL)
- Lot Building Line (LBL)
- Parking Setback Line
- Alternative Street
- Alley (Locations may be adjusted)
- Civic Structure
- Pedestrian Pathway/Bikeway
- Public Open Space
- 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.

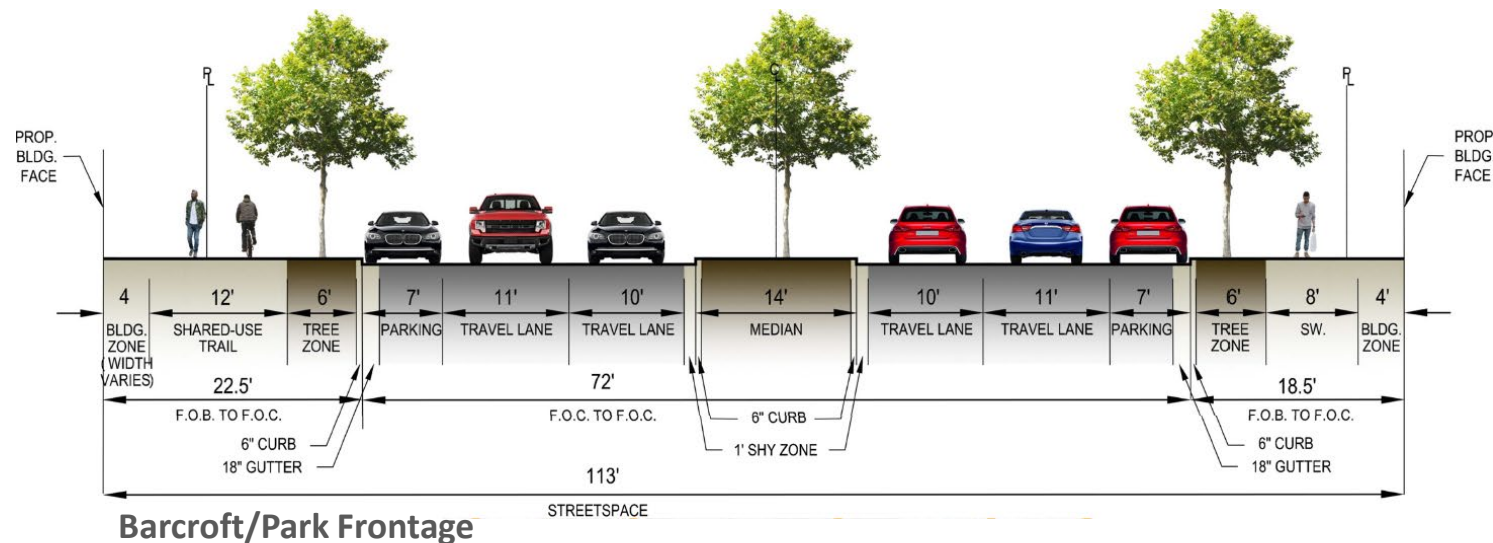
Required Cross Sections

Columbia Pike



Only the southern half of this cross section (centerline to Barcroft Frontage face of building) applies. The northern half of the cross section is for illustrative purposes only.

South George Mason Drive



Proposed Development Overview



View from Columbia Pike looking Southeast



View from South George Mason Drive looking Northeast

- Demolish existing commercial buildings
- Construct 8-story mixed-use building
- 7,288 sq.ft. ground floor retail
- 260 units (41 studio, 153 1-bed, 59 2-bed, 7 3-bed)
- 301 vehicle parking spaces
- 118 bicycle parking spaces
- 8,704 sq.ft. Open Contiguous Lot Area (15%)
- 12,283 sq.ft. Mini Park
- **Earthcraft Gold**
- **Requested Modifications:**
 - Height of first floor relative to fronting sidewalk elevation on South Taylor Street
 - Landscape standards for street tree spacing
 - Meet affordable housing requirement (78 CAFs) within existing buildings in renovation area as allowed under a Phased Development Use Permit (PDUP).

Review Process

- **1st Preliminary Submission:** February 2025
- **2nd Preliminary Submission:** April 2025
- **3rd Preliminary Submission:** May 2025
- **Form Based Code Advisory Working Group (FBC AWG):** May 21, 2025
- **Community Meeting:** May 2025
- **Planning Commission:** July 7/9/10, 2025
- **County Board:** July 14/17, 2025