

JAIR LYNCH REAL ESTATE PARTNERS

4110 COLUMBIA PIKE

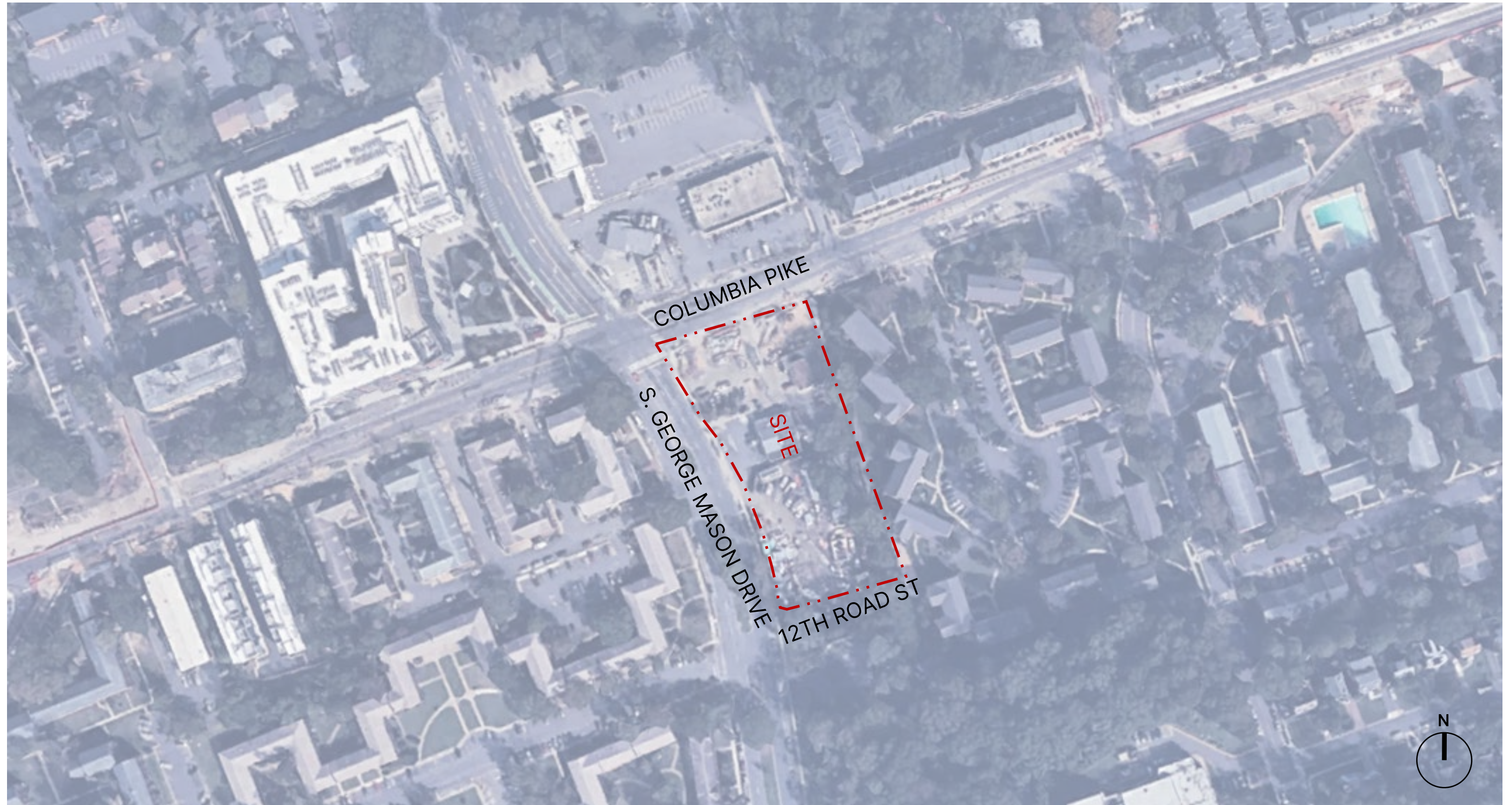
ARLINGTON, VA

AWG PRESENTATION 05.21.2025

AGENDA / TOPIC OUTLINE

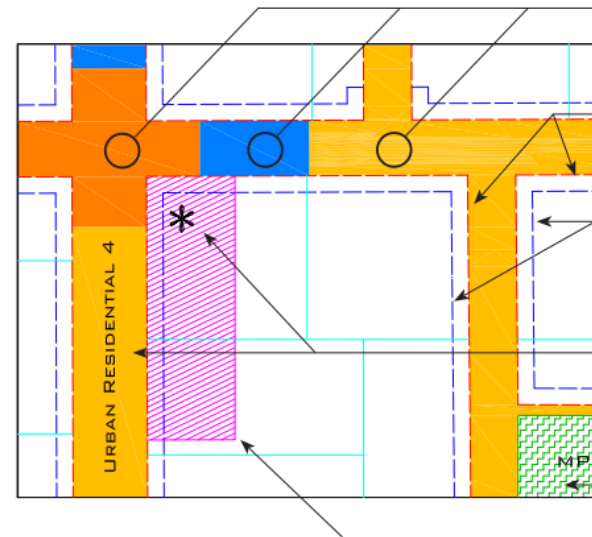
Site Context	01
Mini-Park	02
Architectural Design	03

SITE CONTEXT



SITE CONTEXT

A. Regulating Plan Key



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 Storefront (See Urban Mixed Use BES)
	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

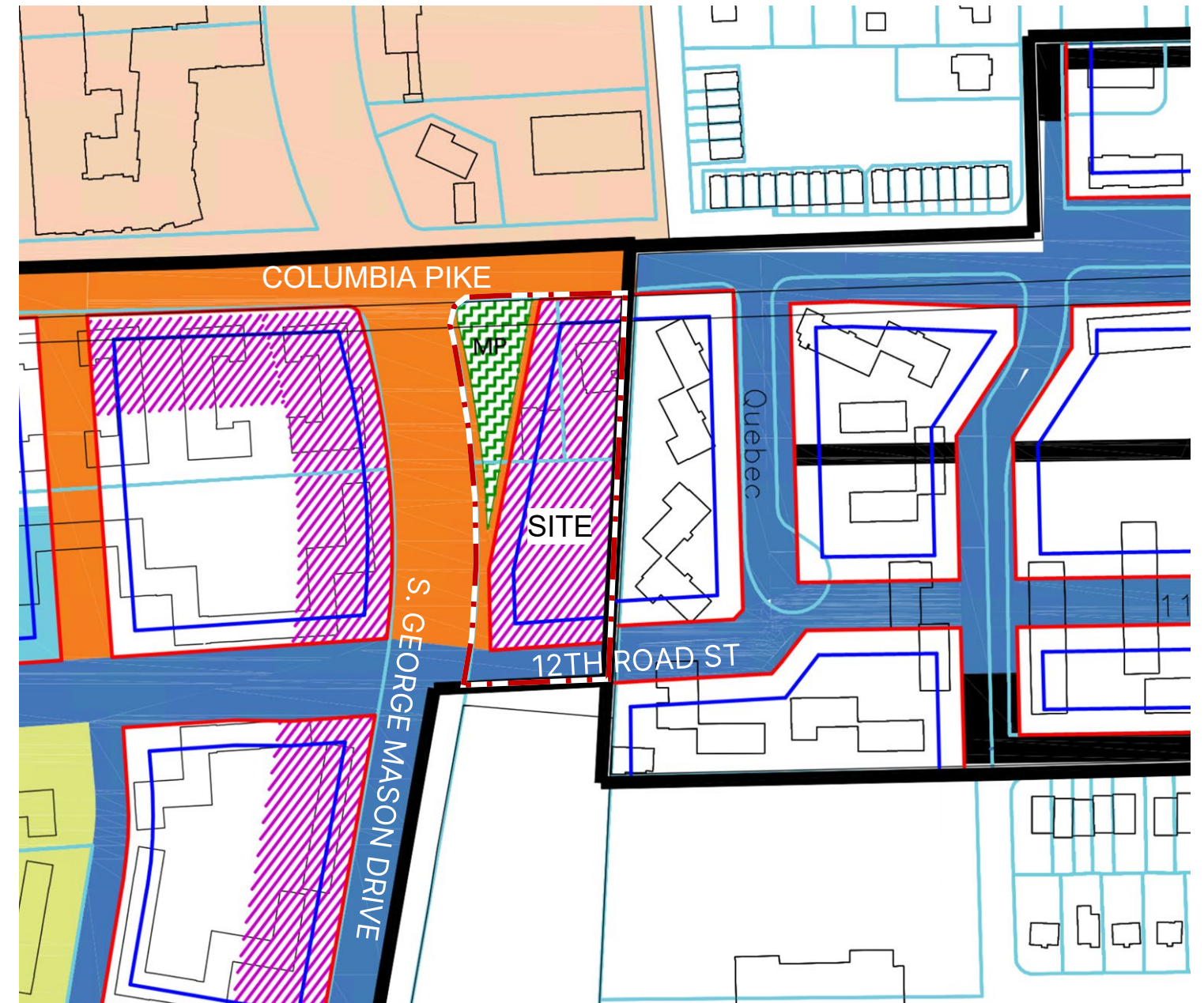
Bonus Areas

	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.



PROPOSED REGULATING PLAN



CORNER OF COLUMBIA PIKE AND GEORGE MASON DRIVE
LOOKING EAST DOWN COLUMBIA PIKE



COLUMBIA PIKE NEAR QUEBEC APARTMENTS
LOOKING WEST DOWN COLUMBIA PIKE

EXISTING SITE PHOTOS | COLUMBIA PIKE STREETSCAPE



CORNER OF COLUMBIA PIKE AND GEORGE MASON DRIVE
LOOKING WEST DOWN COLUMBIA PIKE



CORNER OF COLUMBIA PIKE AND GEORGE MASON DRIVE
LOOKING NORTH UP GEORGE MASON DRIVE

EXISTING SITE PHOTOS | INTERSECTION AT COLUMBIA PIKE AND GEORGE MASON DRIVE

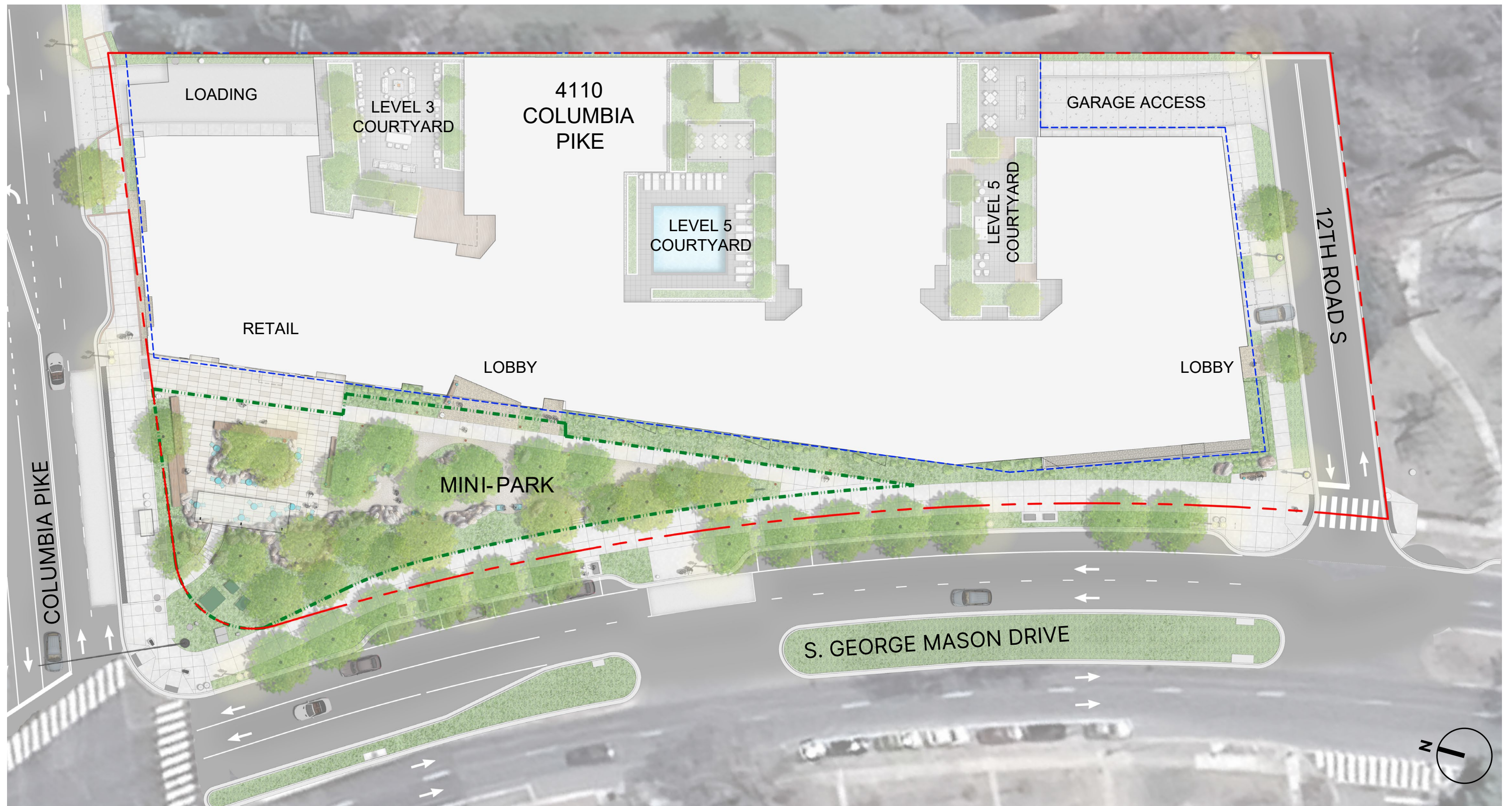


VIEW FROM CENTRO ARLINGTON
TO THE CORNER OF COLUMBIA PIKE AND GEORGE MASON DRIVE



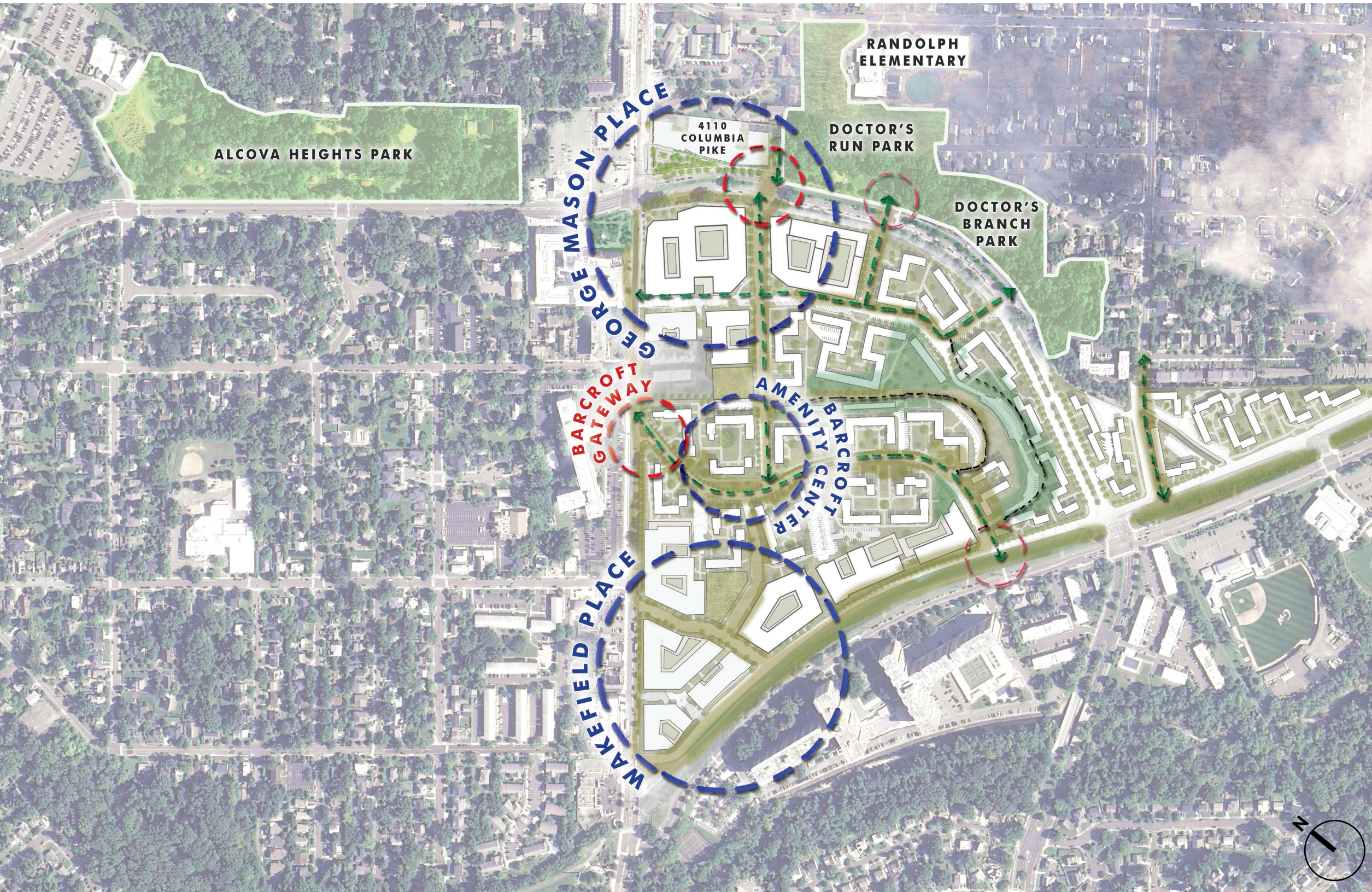
DOCTOR'S RUN PARK TRAIL

EXISTING SITE PHOTOS | ADJACENT SITES

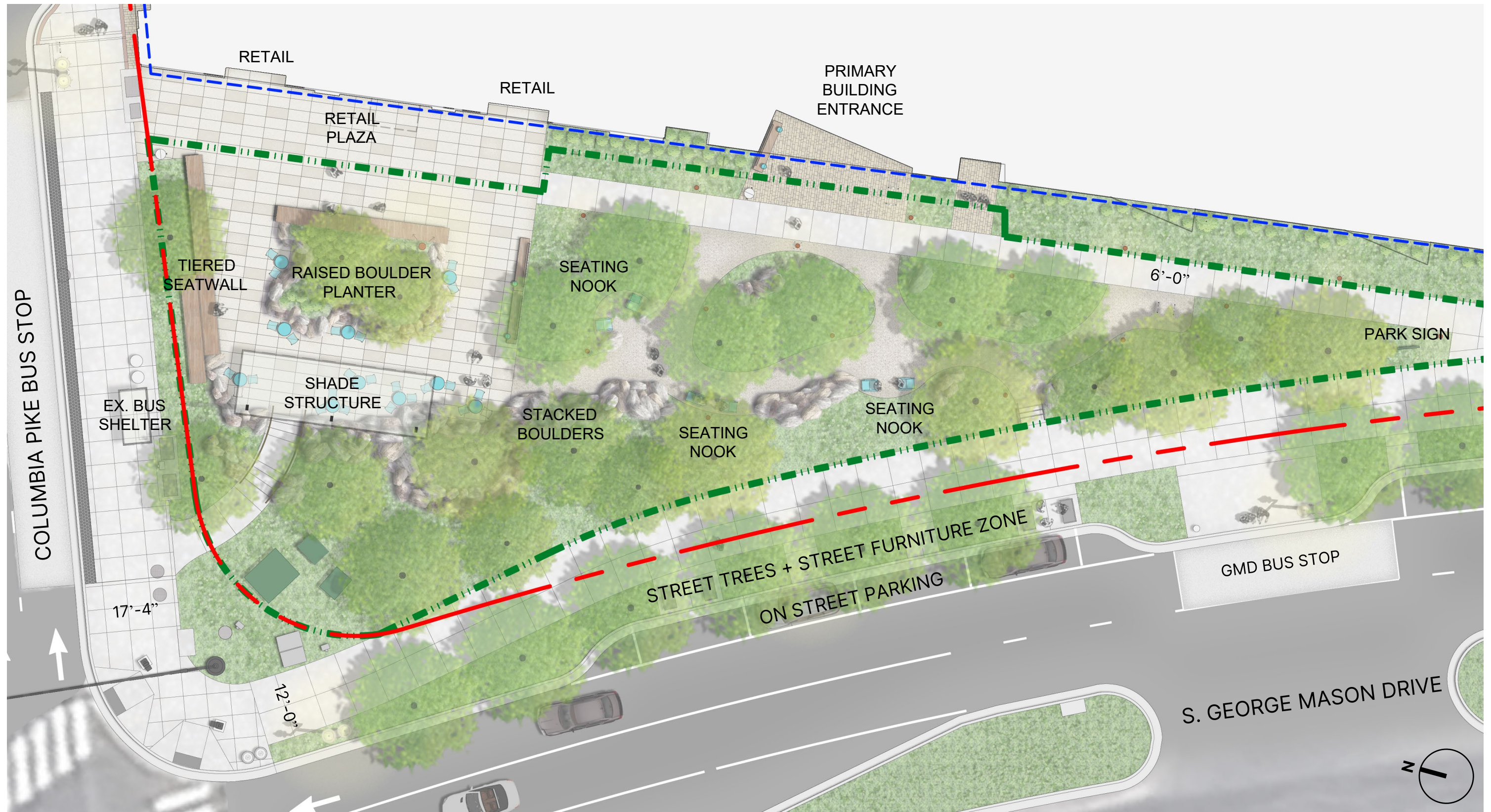


RENDERED SITE PLAN

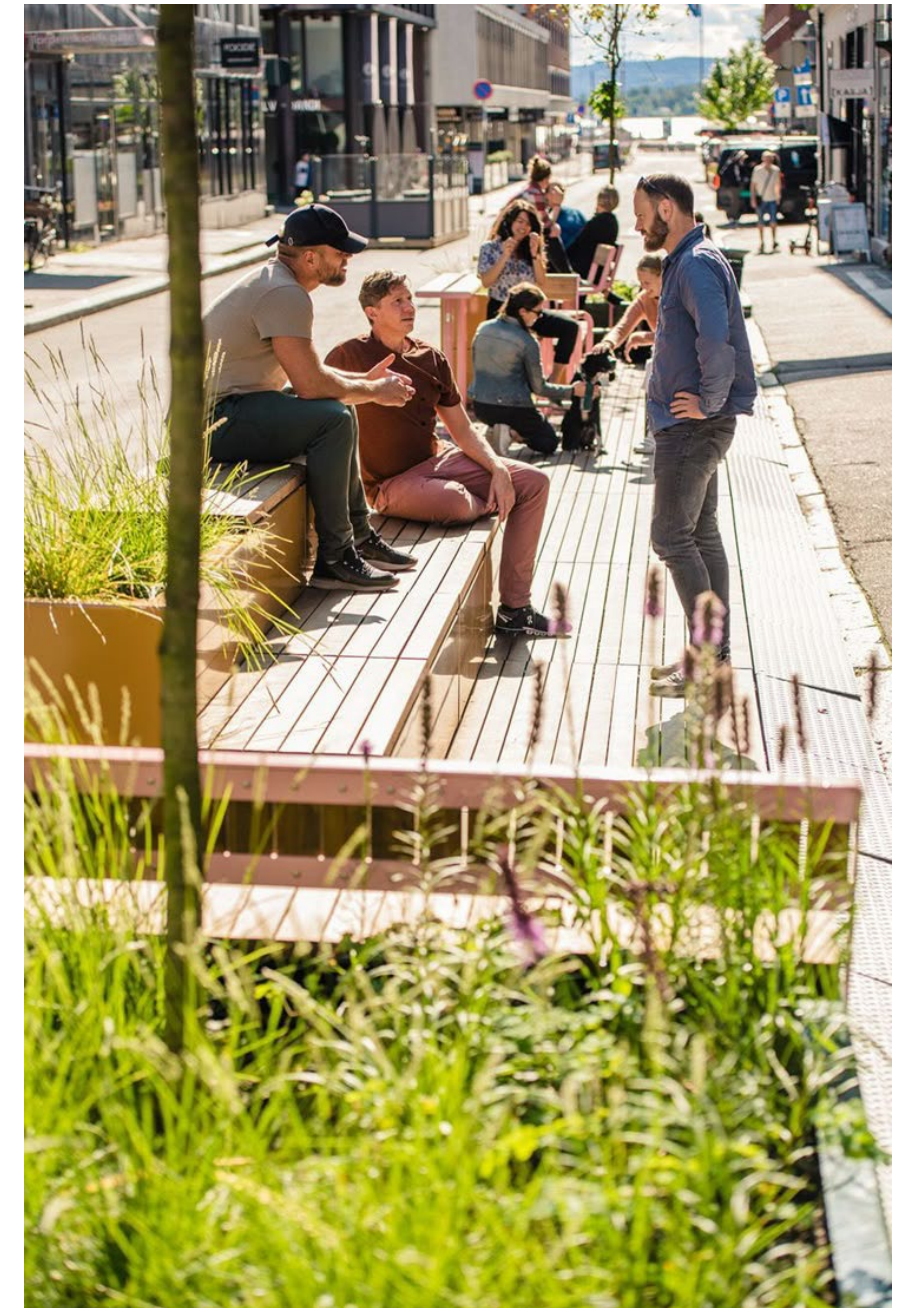
MINI-PARK



CONTEXTUAL MAP | OPEN SPACE NETWORK DIAGRAM



ENLARGED MINI PARK RENDER



MINI -PARK PRECEDENT IMAGES + DESIGN INSPIRATION



MINI -PARK RENDERED VIEWS

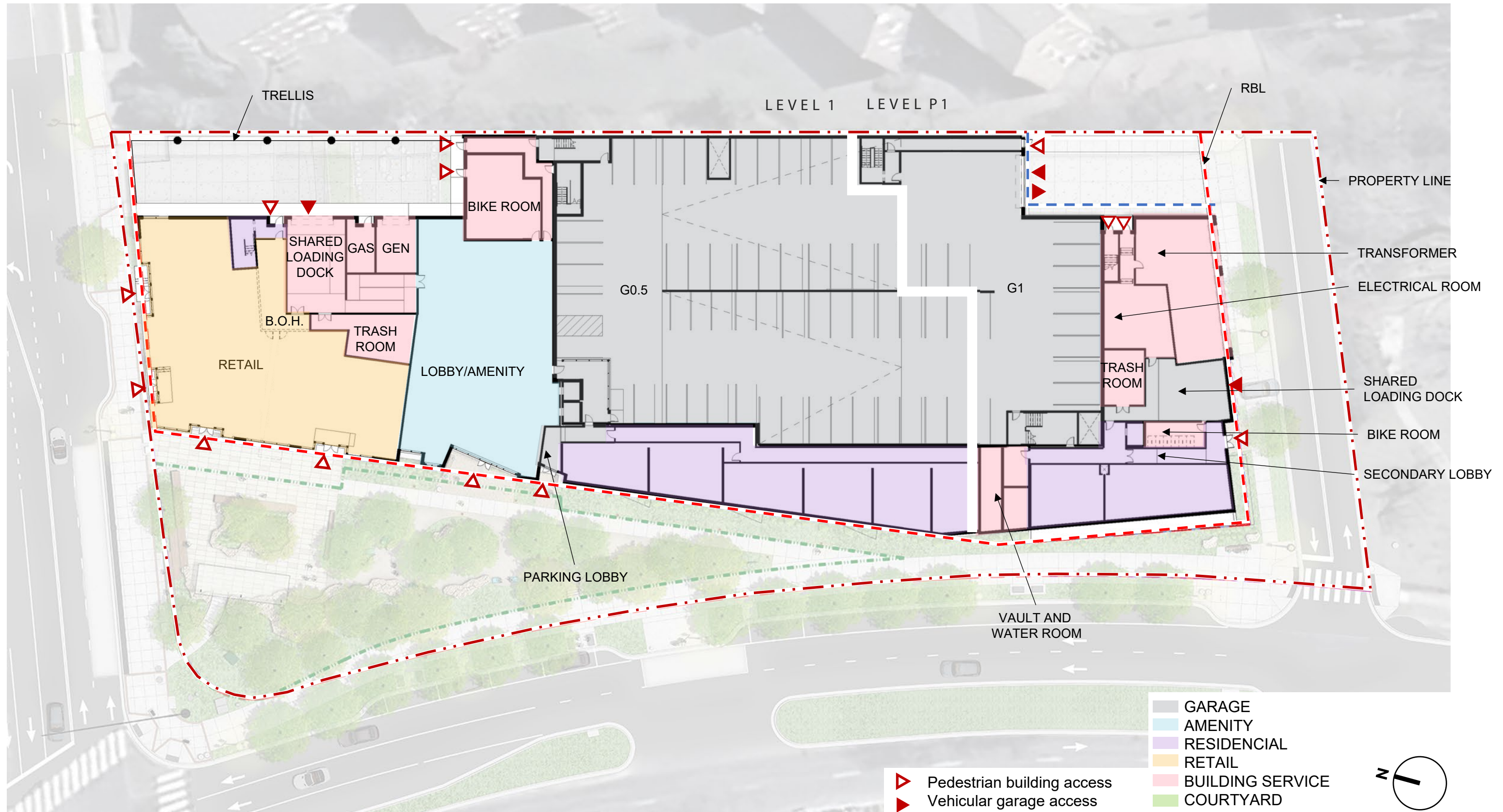


MINI -PARK RENDERED VIEWS



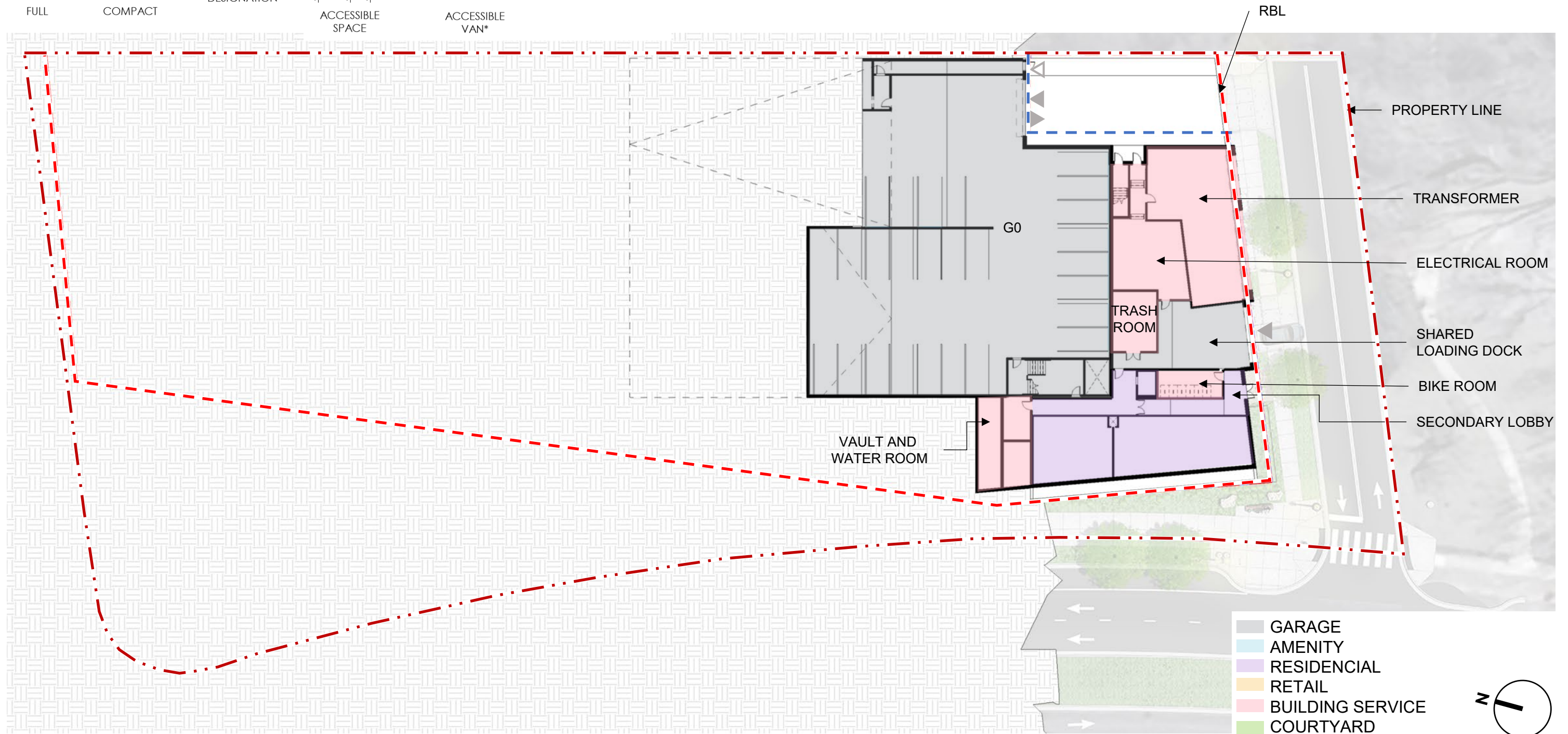
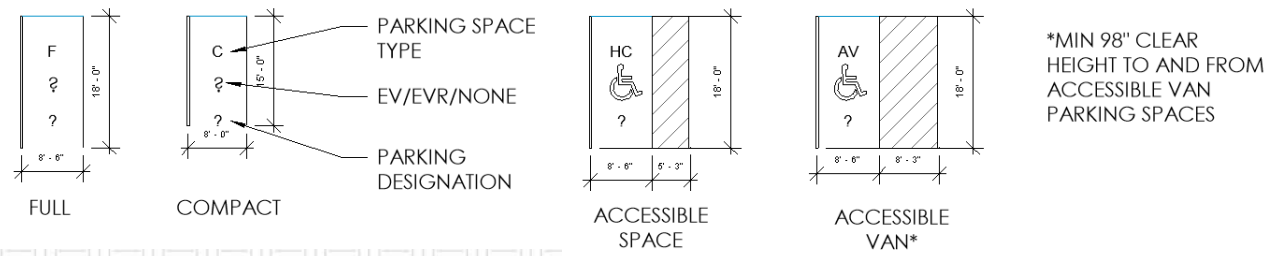
MINI -PARK RENDERED VIEWS

ARCHITECTURAL DESIGN

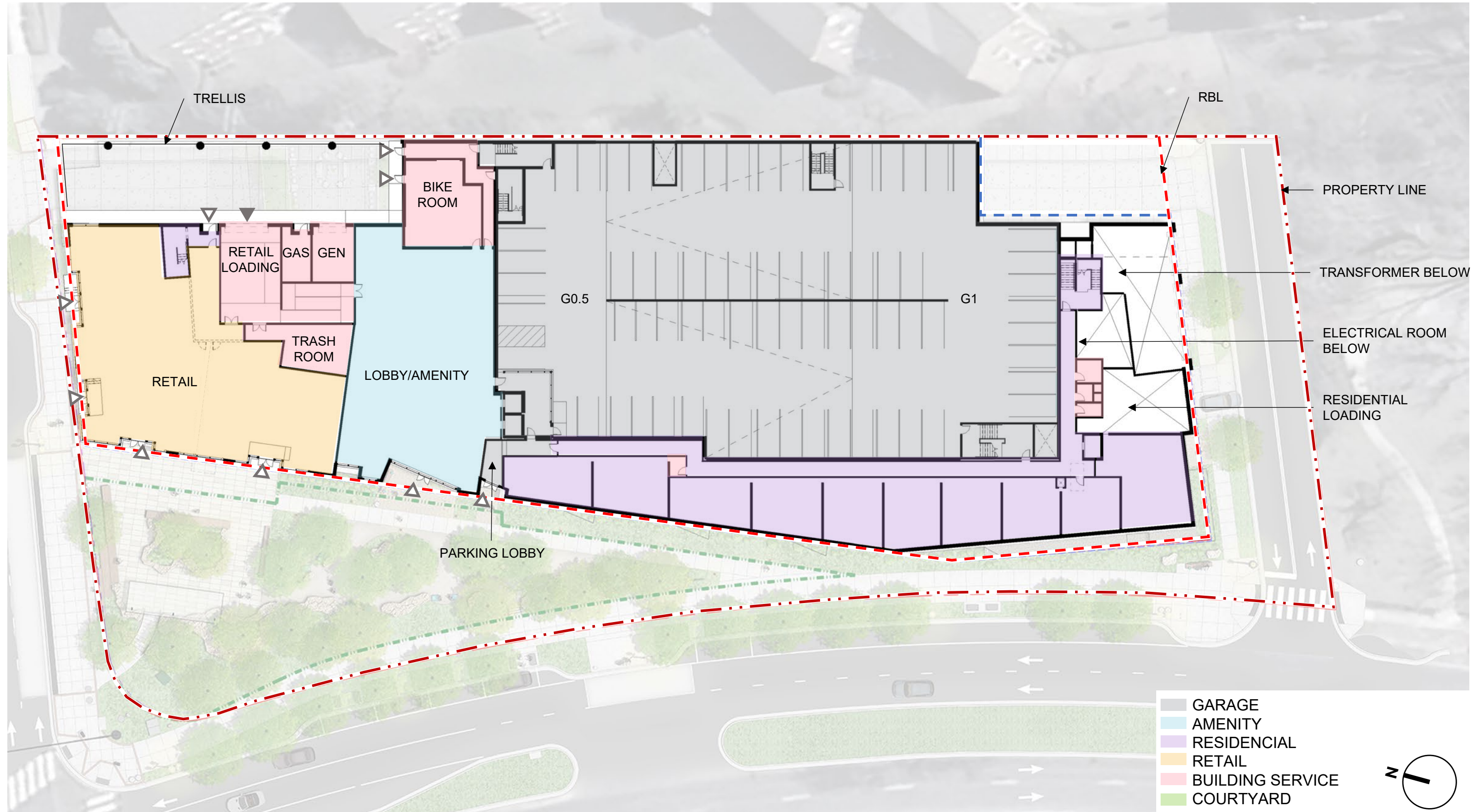


COMPOSITE GROUND FLOOR

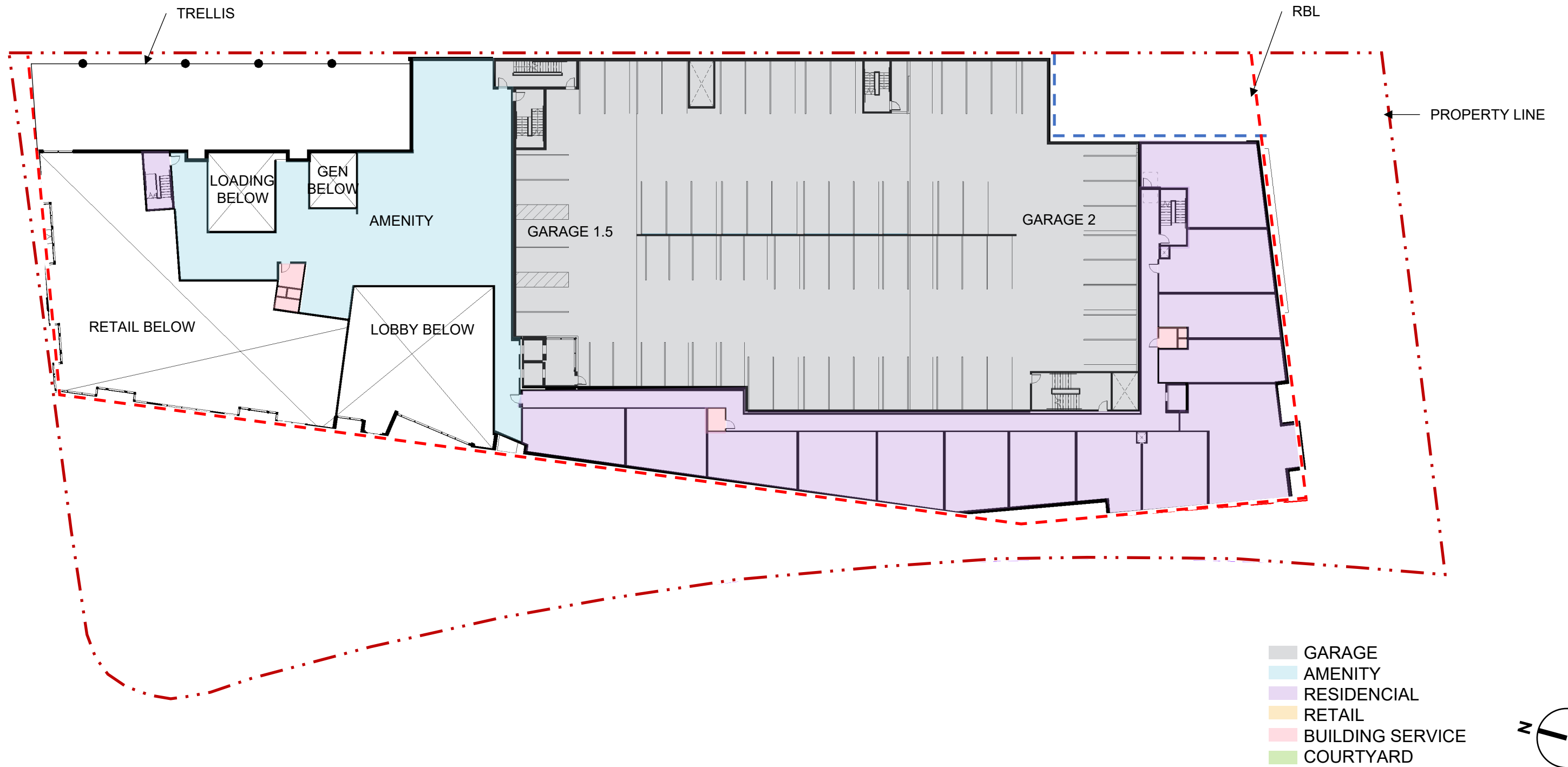
PARKING KEY



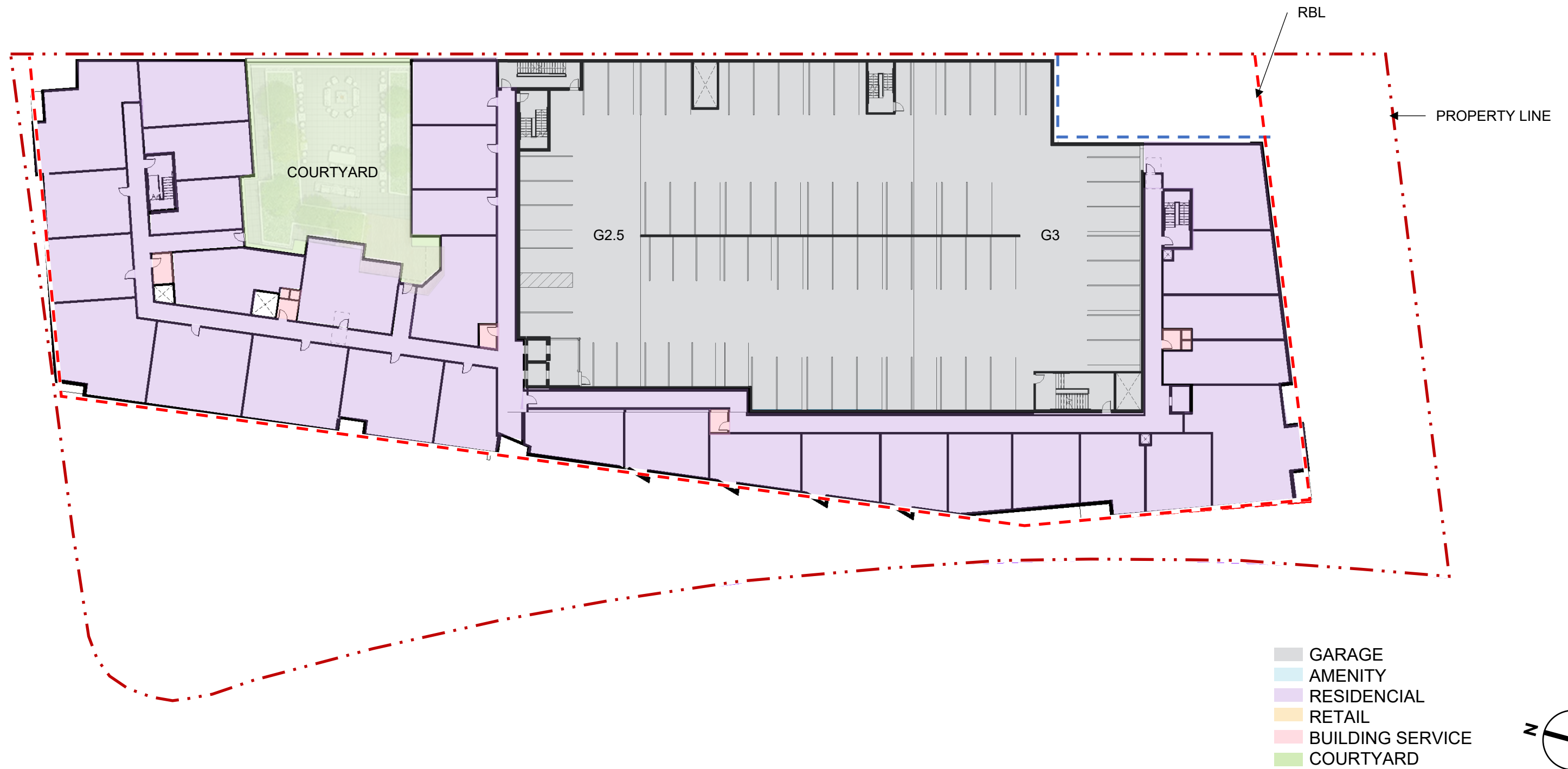
LEVEL P1 FLOOR



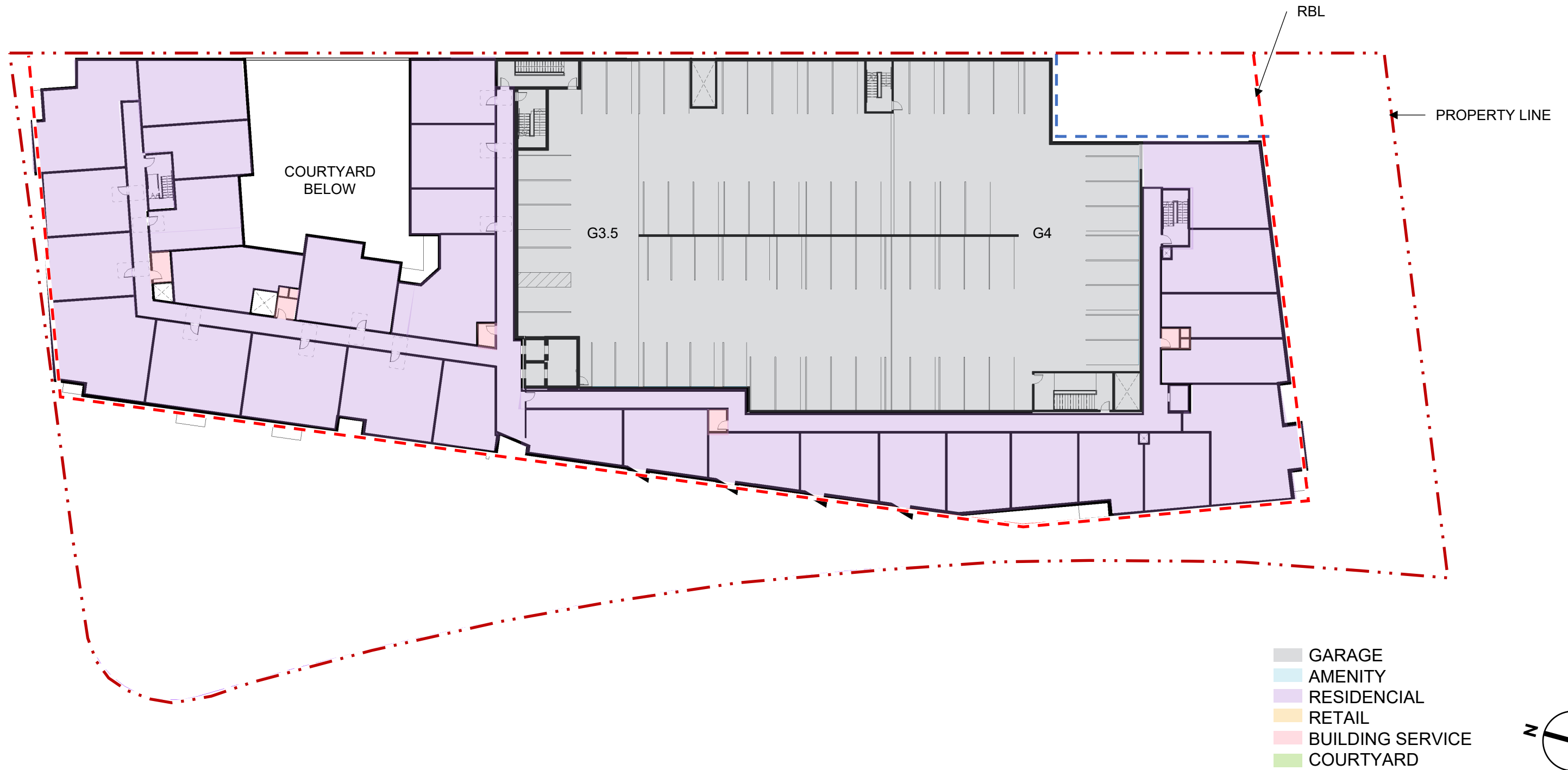
LEVEL 1 FLOOR



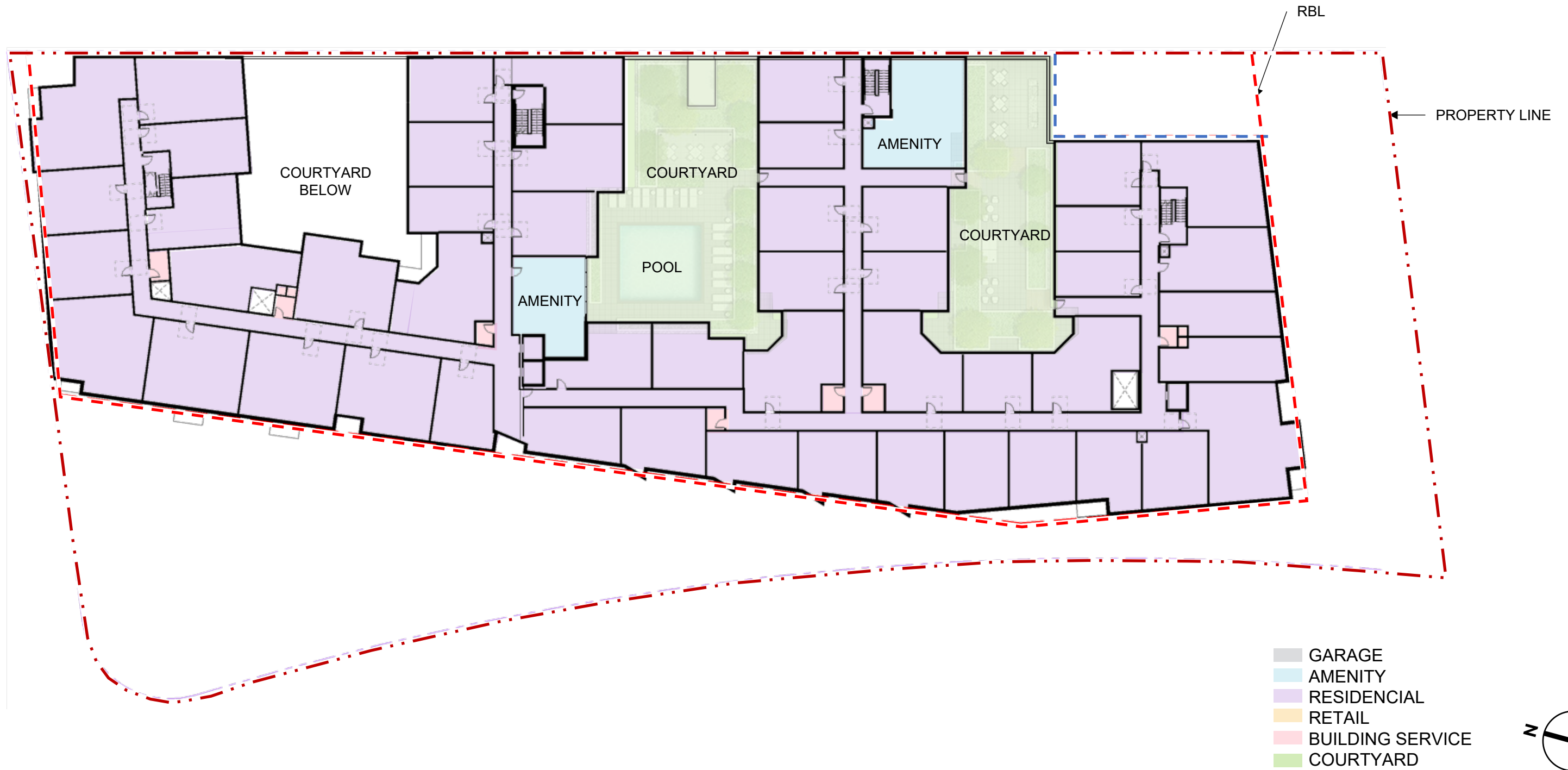
LEVEL 2 FLOOR



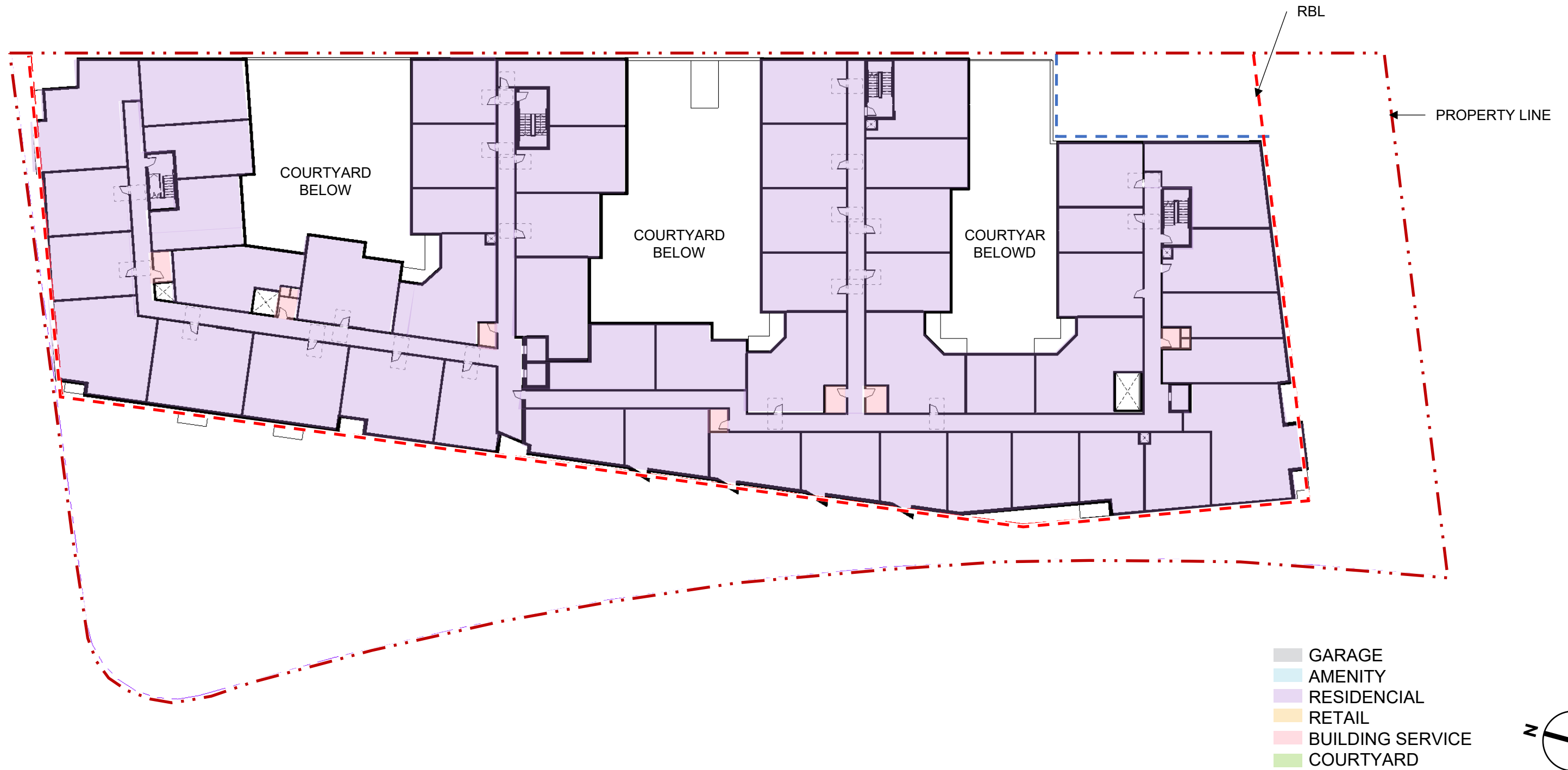
LEVEL 3 FLOOR



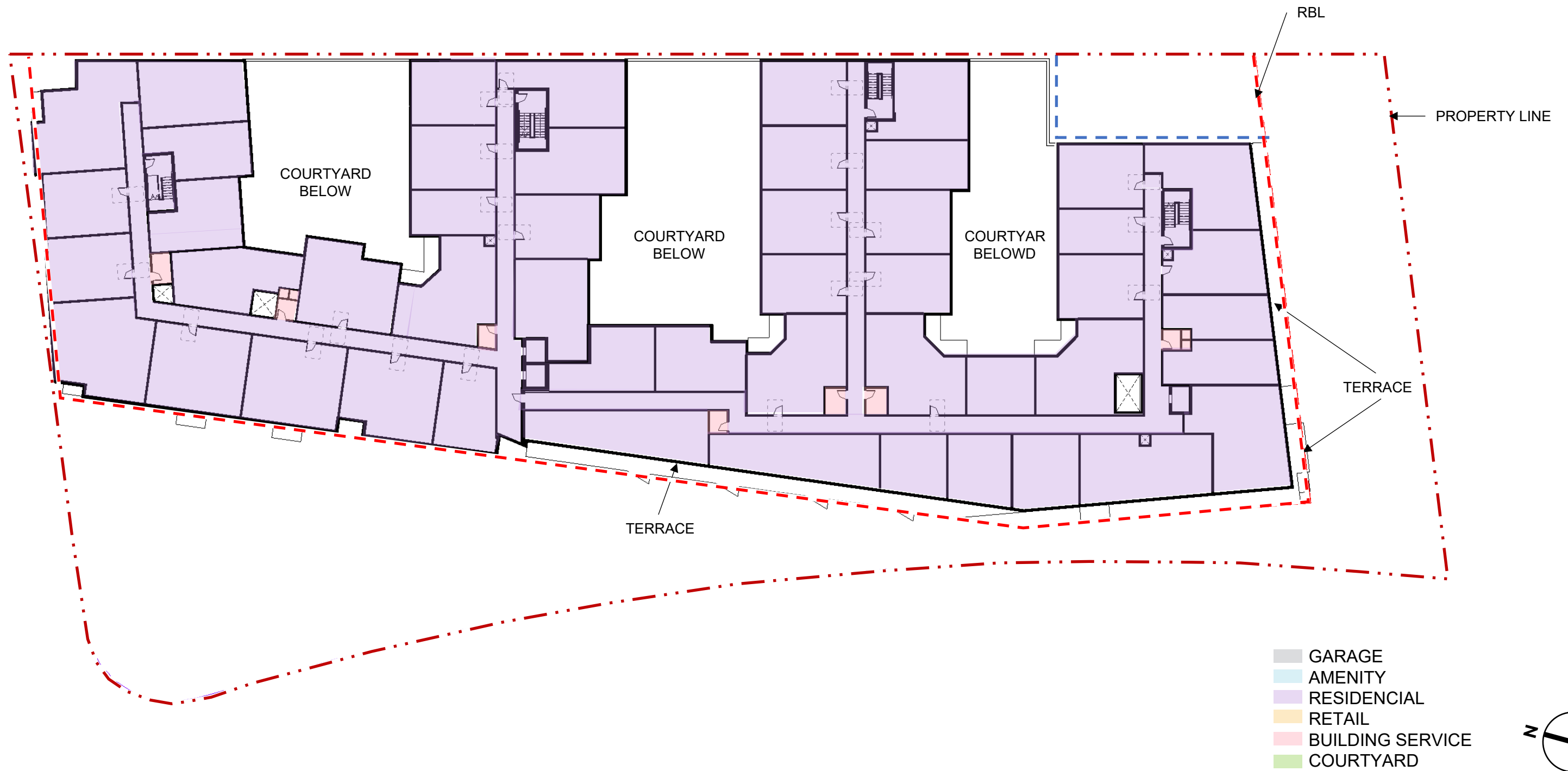
LEVEL 4 FLOOR



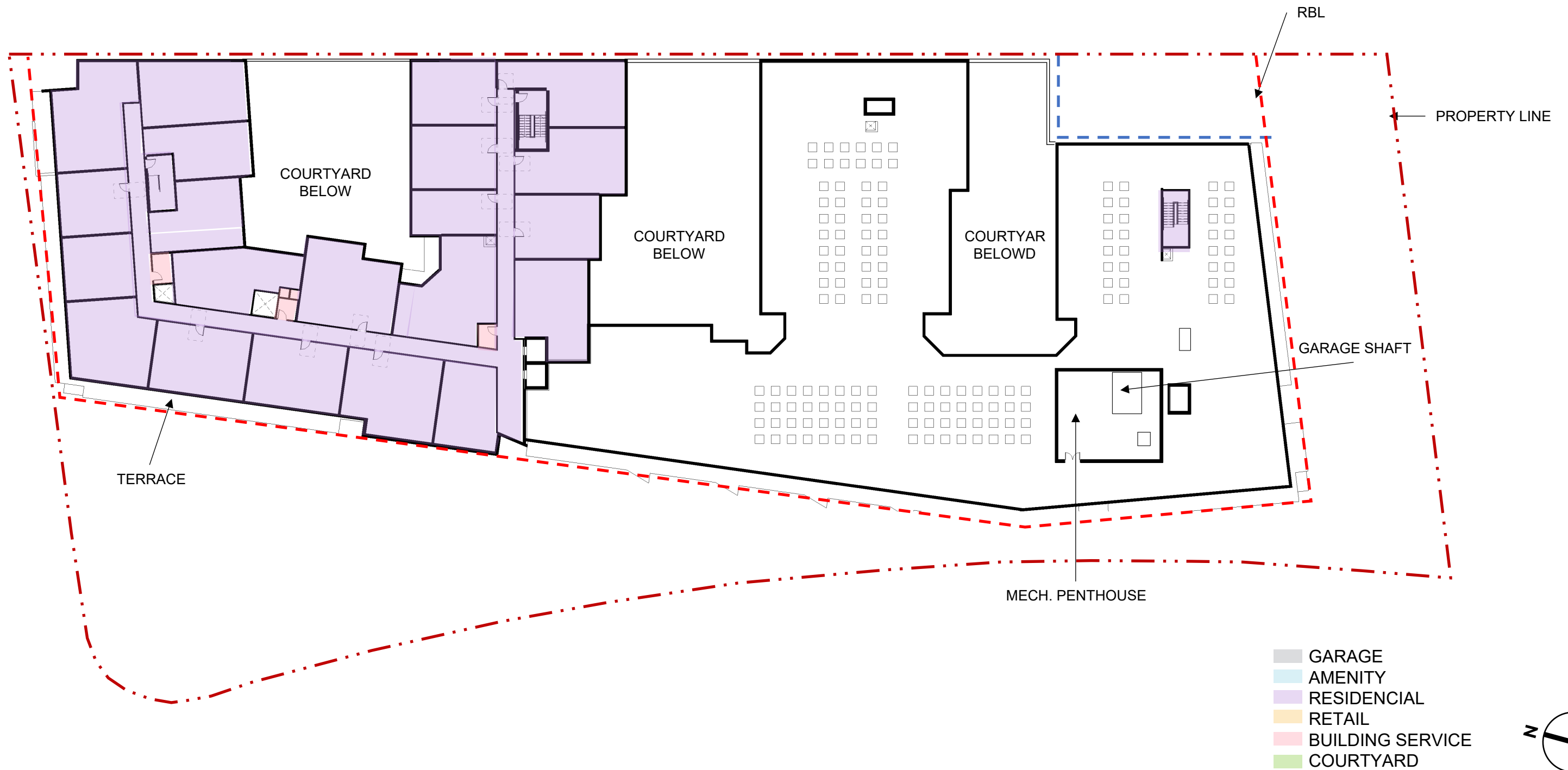
LEVEL 5 FLOOR



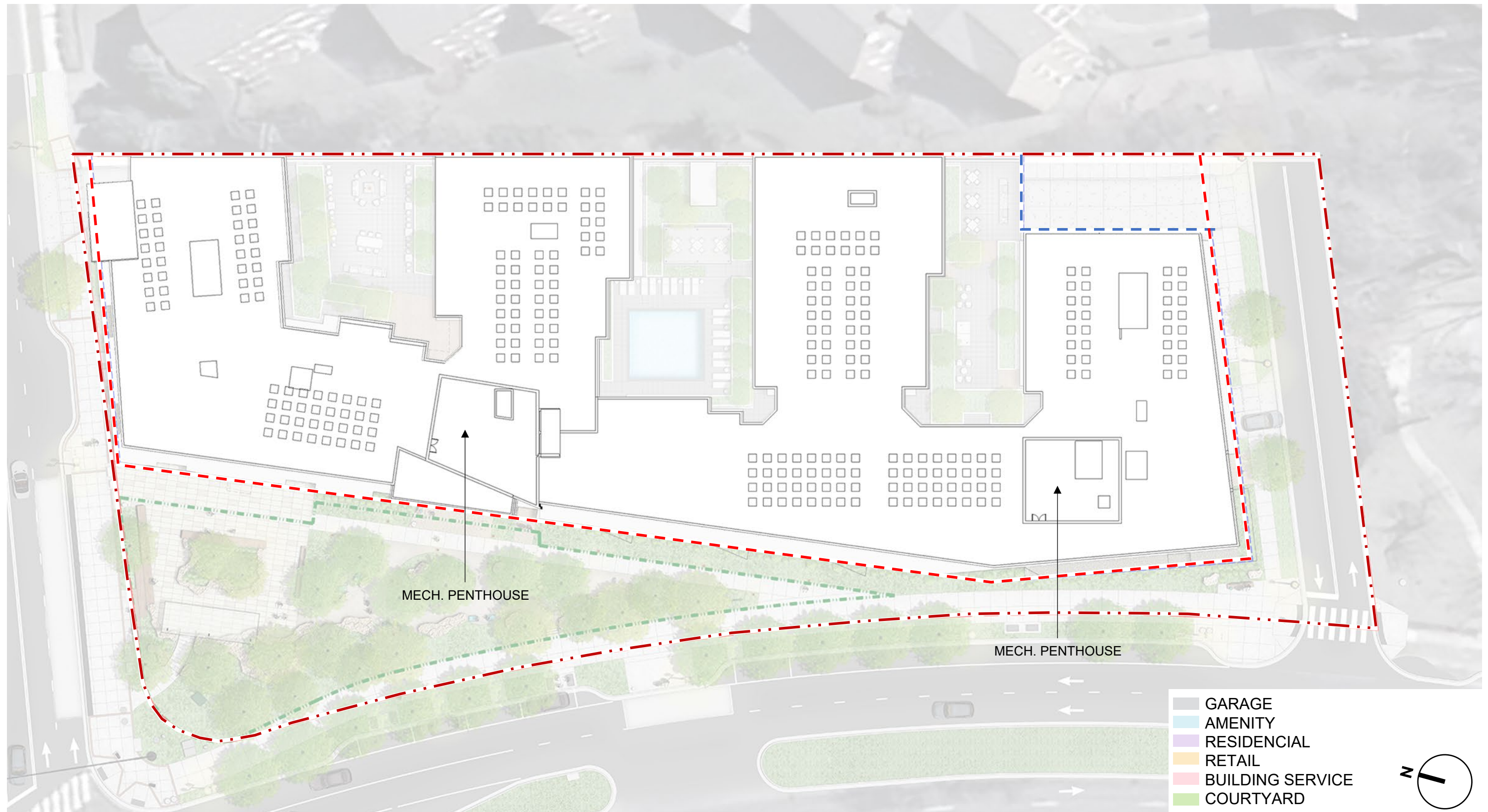
LEVEL 6 FLOOR



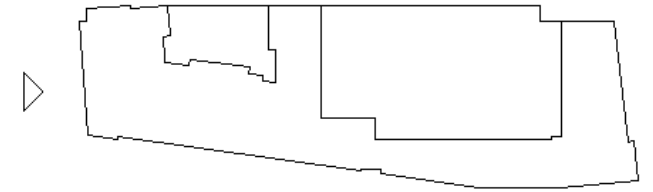
LEVEL 7 FLOOR



LEVEL 8 FLOOR



ROOF FLOOR



EXTERIOR MATERIAL LEGEND

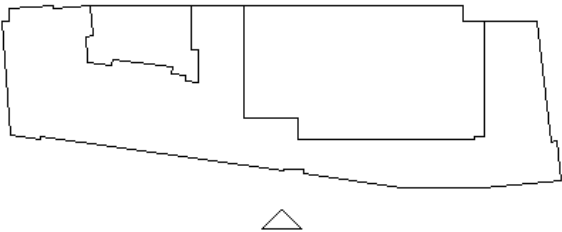
- BK-01: MASONRY (WHITE)
- BK-02: MASONRY (GRAY 1)
- BK-03: MASONRY (GRAY 2)
- BK-04: MASONRY (TAN)
- MP-01: METAL PANEL 1 (DARK GRAY)
- MP-02: METAL PANEL 2 (COPPER)
- FC-01: FIBER CEMENT PANEL (DARK GRAY)
- FC-02: FIBER CEMENT PANEL (TAN)
- LS-01: FIBER CEMENT LAP SIDING (TAN)
- LS-02: FIBER CEMENT LAP SIDING (GRAY 2)
- LS-03: FIBER CEMENT LAP SIDING (WHITE)
- CN-1: ARCHITECTURAL CAST IN PLACE CONCRETE
- GS-01: RETAIL STOREFRONT (COPPER COLOR)
- GS-02: RESIDENTIAL STOREFRONT (DARK GRAY)
- GS-03: RESIDENTIAL PUNCHED WINDOW (DARK GRAY)
- RL-01: METAL RAILING (COPPER COLOR)
- LV-01: RETAIL LOUVER (COPPER COLOR)

COLUMBIA PIKE ELEVATION

ELEVATION

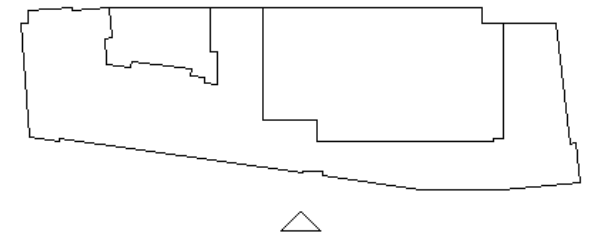
EXTERIOR MATERIAL LEGEND

 BK-01: MASONRY (WHITE)	 MP-01: METAL PANEL 1 (DARK GRAY)	 LS-01: FIBER CEMENT LAP SIDING (TAN)	GS-01: RETAIL STOREFRONT (COPPER COLOR)
 BK-02: MASONRY (GRAY 1)	 MP-02: METAL PANEL 2(COPPER)	 LS-02: FIBER CEMENT LAP SIDING (GRAY 2)	GS-02: RESIDENTIAL STOREFRONT (DARK GRAY)
 BK-03: MASONRY (GRAY 2)	 FC-01: FIBER CEMENT PANEL (DARK GRAY)	 LS-03: FIBER CEMENT LAP SIDING (WHITE)	GS-03: RESIDENTIAL PUNCHED WINDOW (DARK GRAY)
 BK-04: MASONRY (TAN)	 FC-02: FIBER CEMENT PANEL (TAN)	 CN-1: ARCHITECTURAL CAST IN PLACE CONCRETE	RL-01: METAL RAILING (COPPER COLOR)
			LV-01: RETAIL LOUVER (COPPER COLOR)



GEORGE MASON DRIVE ELEVATION 1

ELEVATION

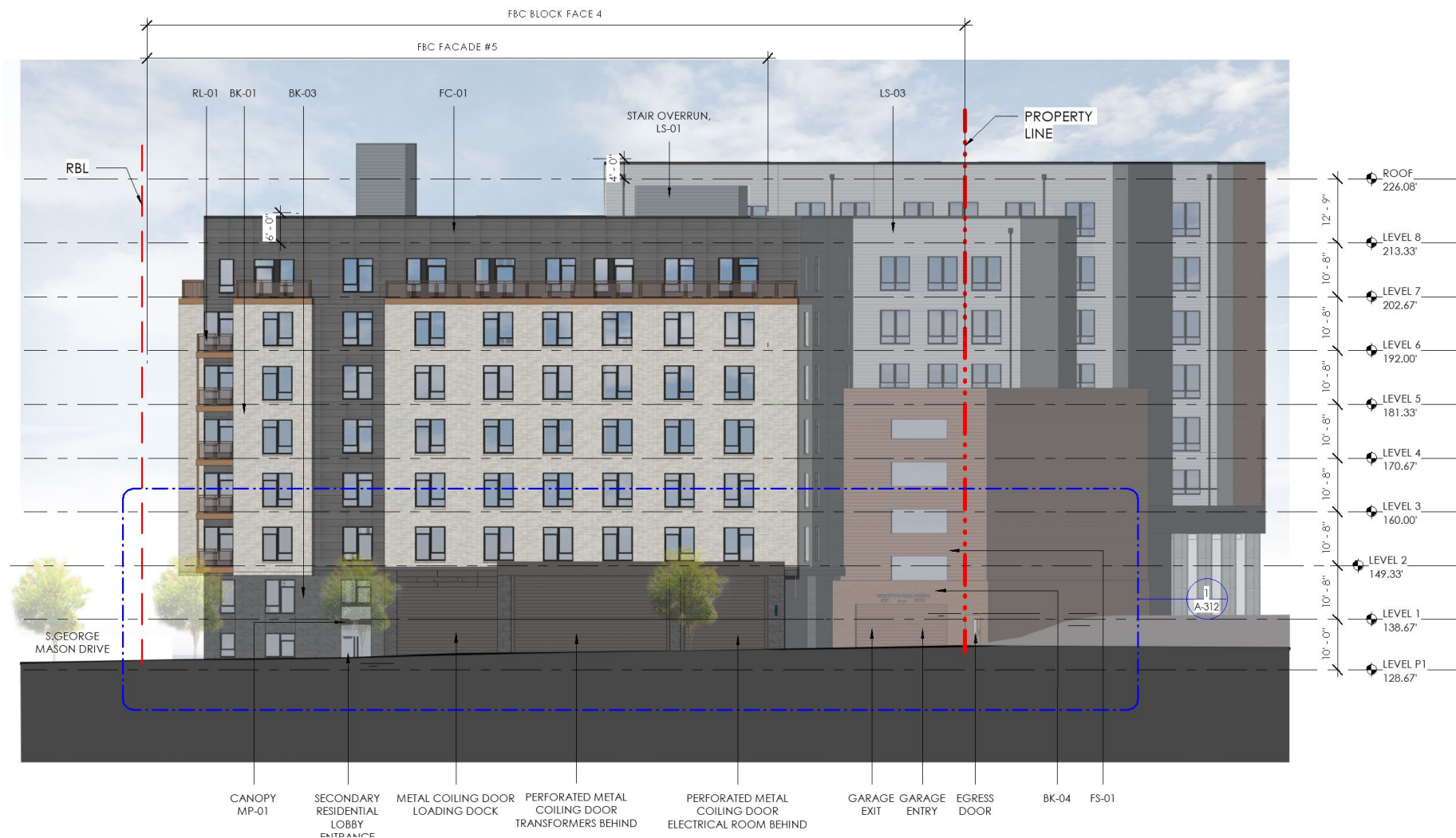
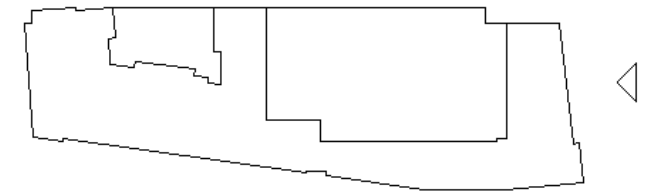


GEORGE MASON DRIVE ELEVATION 2

EXTERIOR MATERIAL LEGEND

- BK-01: MASONRY (WHITE)
- BK-02: MASONRY (GRAY 1)
- BK-03: MASONRY (GRAY 2)
- BK-04: MASONRY (TAN)
- MP-01: METAL PANEL 1 (DARK GRAY)
- MP-02: METAL PANEL 2 (COPPER)
- FC-01: FIBER CEMENT PANEL (DARK GRAY)
- FC-02: FIBER CEMENT PANEL (TAN)
- LS-01: FIBER CEMENT LAP SIDING (TAN)
- LS-02: FIBER CEMENT LAP SIDING (GRAY 2)
- LS-03: FIBER CEMENT LAP SIDING (WHITE)
- CN-1: ARCHITECTURAL CAST IN PLACE CONCRETE
- GS-01: RETAIL STOREFRONT (COPPER COLOR)
- GS-02: RESIDENTIAL STOREFRONT (DARK GRAY)
- GS-03: RESIDENTIAL PUNCHED WINDOW (DARK GRAY)
- RL-01: METAL RAILING (COPPER COLOR)
- LV-01: RETAIL LOUVER (COPPER COLOR)

ELEVATION



EXTERIOR MATERIAL LEGEND

- BK-01: MASONRY (WHITE)
- BK-02: MASONRY (GRAY 1)
- BK-03: MASONRY (GRAY 2)
- BK-04: MASONRY (TAN)
- MP-01: METAL PANEL 1 (DARK GRAY)
- MP-02: METAL PANEL 2 (COPPER)
- FC-01: FIBER CEMENT PANEL (DARK GRAY)
- FC-02: FIBER CEMENT PANEL (TAN)
- LS-01: FIBER CEMENT LAP SIDING (TAN)
- LS-02: FIBER CEMENT LAP SIDING (GRAY 2)
- LS-03: FIBER CEMENT LAP SIDING (WHITE)
- CN-1: ARCHITECTURAL CAST IN PLACE CONCRETE
- GS-01: RETAIL STOREFRONT (COPPER COLOR)
- GS-02: RESIDENTIAL STOREFRONT (DARK GRAY)
- GS-03: RESIDENTIAL PUNCHED WINDOW (DARK GRAY)
- RL-01: METAL RAILING (COPPER COLOR)
- LV-01: RETAIL LOUVER (COPPER COLOR)

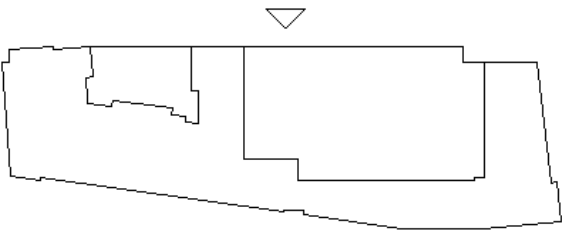
12TH ROAD ELEVATION

ELEVATION

EXTERIOR MATERIAL LEGEND

	BK-01: MASONRY (WHITE)		MP-01: METAL PANEL 1 (DARK GRAY)		LS-01: FIBER CEMENT LAP SIDING (TAN)
	BK-02: MASONRY (GRAY 1)		MP-02: METAL PANEL 2(COPPER)		LS-02: FIBER CEMENT LAP SIDING (GRAY 2)
	BK-03: MASONRY (GRAY 2)		FC-01: FIBER CEMENT PANEL (DARK GRAY)		LS-03: FIBER CEMENT LAP SIDING (WHITE)
	BK-04: MASONRY (TAN)		FC-02: FIBER CEMENT PANEL (TAN)		CN-1: ARCHITECTURAL CAST IN PLACE CONCRETE

GS-01: RETAIL STOREFRONT (COPPER COLOR)
GS-02: RESIDENTIAL STOREFRONT (DARK GRAY)
GS-03: RESIDENTIAL PUNCHED WINDOW (DARK GRAY)
RL-01: METAL RAILING (COPPER COLOR)
LV-01: RETAIL LOUVER (COPPER COLOR)

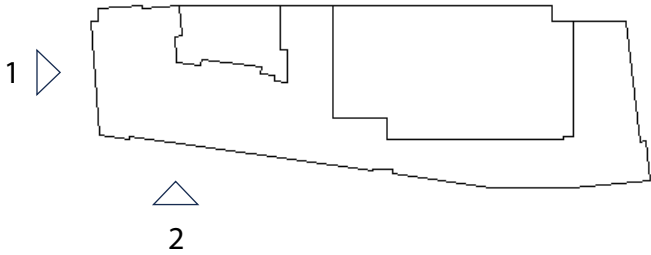


EAST ELEVATION

ELEVATION

EXTERIOR MATERIAL LEGEND

BK-01: MASONRY (WHITE)	MP-01: METAL PANEL 1 (DARK GRAY)	LS-01: FIBER CEMENT LAP SIDING (TAN)	GS-01: RETAIL STOREFRONT (COPPER COLOR)
BK-02: MASONRY (GRAY 1)	MP-02: METAL PANEL 2(COPPER)	LS-02: FIBER CEMENT LAP SIDING (GRAY 2)	GS-02: RESIDENTIAL STOREFRONT (DARK GRAY)
BK-03: MASONRY (GRAY 2)	FC-01: FIBER CEMENT PANEL (DARK GRAY)	LS-03: FIBER CEMENT LAP SIDING (WHITE)	GS-03: RESIDENTIAL PUNCHED WINDOW (DARK GRAY)
BK-04: MANSONRY (TAN)	FC-02: FIBER CEMENT PANEL (TAN)	CN-1: ARCHITECTURAL CAST IN PLACE CONCRETE	RL-01: METAL RAILING (COPPER COLOR)
			LV-01: RETAIL LOUVER (COPPER COLOR)



COLUMBIA PIKE ENLARGED ELEVATION 1



GEORGE MASON DRIVE ENLARGED ELEVATION 2

ENLARGED ELEVATION



RENDER



RENDER

THANK YOU