

Update: Columbia Pike Revitalization

10.05.2006

Summary

The Columbia Pike Initiative was launched by the County Board in 1998, to create a vibrant Columbia Pike corridor. The transformation of the 3.5-mile-long Columbia Pike corridor into a revitalized, **pedestrian-friendly Main Street** for South Arlington is at the heart of this initiative: **a place where people can live, work and play** -- a place that is the center of the community's social and economic life. The commercial and residential diversity of the development along the Pike -- coupled with the multi-ethnic character of its population -- will serve as the foundation for the revitalized corridor.

Planning is guided by the innovative Form Based Code, which fosters a **vital "Main Street"** by encouraging the development of a **lively mix of shop fronts, sidewalk cafes** and other commercial uses at street level, overlooked by canopy shade trees and upper-story residences and offices. Several **new plazas and civic squares**, served by centralized, shared parking create a "park once; then walk" environment.

An important component of the revitalization is "**PikeRide**," a partnership inaugurated in 2003 between Metrobus and Arlington Transit (ART) that provides Metro-like frequency to serve the Columbia Pike corridor and surrounding Arlington neighborhoods. All PikeRide buses go to a Metrorail station, providing excellent transit options and customer information is provided at every bus stop.

Arlington is pleased to be the home of the **new Air Force Memorial**, which provides a **dramatic gateway to Columbia Pike**, punctuating the revitalization efforts.

Projects Underway

- **Majestic Oak** (site plan approved 5/03): Located on Glebe Road at 13th Street. Project includes 11 single-family detached homes, 11 townhouses, and 2 renovated single-family homes. First 11 units (single-family detached) currently under construction.
- **Alcova Row** (site plan approved 9/03): Located on Columbia Pike between Quincy and Randolph Streets. A 22-unit townhouse project, currently under construction. First 8 units completed and ready for occupancy.
- **The Halstead** (formerly Columbia Station, use permit approved 6/04): Located on Columbia Pike at Walter Reed Drive. Project includes 257 condominiums and 42,000 sq.ft. of ground floor retail. Project includes the preservation of the Arlington hardware building facade and the return of the Arlington Free Clinic to the site. The developer and the County have agreed on County funding to provide 128 additional public parking spaces on this site. Currently under construction.
- **Petros / Columbia Village** (use permit approved 7/05): Located on Columbia Pike at Greenbrier Street. 235 condominiums and 8,000 sq.ft of retail. Ten-story project includes the construction of an extension of Greenbrier Street to provide garage access to the site from Columbia Pike.

**Revitalizing
Arlington's original
"Main Street."**

Projects in the pipeline

- **Penrose Square** (site plan pending, on 10/06 County Board agenda): Located on Columbia Pike between Cleveland and Adams Streets. Proposal includes 299 rental apartments, full-service grocery store, and 36,000 sq.ft. of additional retail. Project includes half of the proposed Penrose Square public plaza; the developer and County are negotiating an agreement to provide 122 more public parking spaces on this site.
- **Safeway** (use permit pending, on 10/06 County Board agenda): Located on Columbia Pike between Adams and Wayne Streets. The project includes 188 rental apartments, 35,000 sq.ft. of retail, and 15,000 sq.ft. of office space.