Columbia Pike
Residential Complexes
1. Barcroft Apartments
2. 4300 Columbia Pike
3. Quebec Apartments
4. Taylor Square

Other Existing Uses
5. Goodwill Shopping Plaza
6. Penske Truck Rental
7. 7-Eleven
8. Doctor’s Run Park/Trail
9. Randolph Elementary
10. Single-family neighborhood
Columbia Pike – Land Use Plans

- Adopted vision is represented by the Columbia Pike Initiative – A Revitalization Plan (2002) and Neighborhoods Area Plan (2013)
- Each plan is implemented through the Form Based Code (FBC) zoning tool
Columbia Pike – Land Use Plans

Commercial Nodes
- Focused on Columbia Pike
- Key intersections (S. George Mason Dr. & S. Buchannan St.)
- Ground-floor retail space
- Residential/Office/Hotel uses permitted on upper stories
- Max. heights of 4-6 stories

Residential Areas
- Significant portion of Barcroft Apartments preserved
- Remainder of Opportunity Zone calls for residential uses
- Max. heights of 6-8 stories
- New streets and public spaces
Columbia Pike – Other Available Tools

**Tax Increment Public Infrastructure Fund (TIPIF):**
Established in 2002, represents financial framework for evaluating and investing in public infrastructure designed to support and compliment particular private investment projects, and further associated public amenities within the Special Revitalization District.

**Transit Oriented Affordable Housing Fund (TOAH):**
Established in 2013 to specifically help Low Income Housing Tax Credit (LIHTC) applicants pay for County fees and infrastructure-related costs. The assistance is intended to help applicants remain competitive in the tax credit selection process.

**Transfer of Development Rights (TDR):**
Established in 2013 to specifically help meet the affordable housing and open space goals established in the Neighborhoods Area Plan and Neighborhoods Form Based Code.
By 2020, active Form Based Code projects will deliver:

- 875 market rate units
- Over 500 affordable units
- Over 48,000 sq. ft. of retail
- Major grocer (Harris Teeter)
- Public plaza, mini-park
Columbia Pike – Active Projects Near the Opportunity Zone

Centro
366 market-rate units, 30,000 SF of retail, major grocer (Harris Teeter), public plaza

Trafalgar Flats
78 condos, 8,000 sf of ground-floor retail

By-right Townhomes
Approximately 16 market-rate townhomes