



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Zoning Division

#1 Courthouse Plaza • 2100 Clarendon Boulevard, Suite 1000 • Arlington, VA 22201  
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**Date:** December 19, 2014

**To:** Pillars Development Group  
3925 Old Lee Highway, Suite 53 A  
Fairfax, VA 22030

**From:** Norma J. Cozart  
Arlington County Zoning Administrator  
2100 Clarendon Boulevard, Suite 1000  
Arlington, VA 22201

**Re:** Approval Letter; 4707 Columbia Pike FBC Proposal

This letter is to advise you that the County's Columbia Pike Administrative Review Team ("Team") has completed the review of your project to be located at 4707 Columbia Pike, and constituting RPC# 23-037-007, 23-037-008 and 23-037-009. The Team has determined that the proposal, as shown in drawings prepared by Architectural Design Group entitled "Arlington Multi-Family" and dated November 17, 2014 (the "Plans") conforms to the requirements of the *Columbia Pike Special Revitalization District Form Based Code* ("CP-FBC"). Therefore, this constitutes the Approval Letter for your project.

This approval is contingent upon conformance with Arlington County standard building permit submission and approval requirements set forth by the Department of Environmental Services (DES) and CPHD Inspection Services Division (ISD) and Zoning Administration for administratively-approved projects.

As set forth in Arlington County Zoning Ordinance Article 11.1.8.B, you may apply for construction permits but only for actions consistent with the above-referenced Plans. Construction permit review processes will include a review by the Zoning Office and the Inspection Services Division, both part of the Department of Community Planning, Housing and Development (CPHD) as well as the Department of Environmental Services (DES) to verify that permits you request are consistent with those Plans.

You will need to complete any required dedication (in fee or in easement), vacation and encroachment requirements from the County as generally shown on the Plans and in accordance with the final civil engineering plans, including, but not limited to: dedication of two alleys and public sidewalk in easement; dedication of public sidewalk and public multi-modal transit station along Columbia Pike in easement; and any other dedications, encroachment applications, or vacations as may be required by the County. All required easements, dedications, vacations and encroachment applications shall be approved, executed and recorded prior to the issuance of the first Certificate of Occupancy for tenant occupancy for this project.

FBC Approval Letter to Pillars Development Group.

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Furthermore, you must obtain the Team's review and County's approval of a final façade plan and façade material samples board before the issuance of the Final Building Permit and approval of a final site lighting plan, garage lighting plan meeting CPTED standards, and a final sign plan before issuance of the first Certificate of Occupancy for tenant occupancy as noted in the attached Form Based Code Checklist.

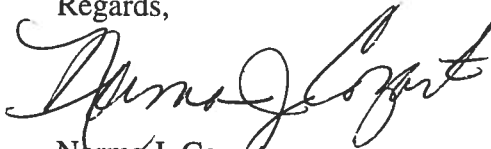
You will also need to provide updates to DES staff about the LEED or Earthcraft scorecard to ensure the approved level of green standards continue to be met prior to: 1) the issuance of the Land Disturbance and Demolition Permit; and 2) the issuance of the Final Building Permit.

Any changes to the above-referenced Plans must be reviewed by the Team to ensure compliance with the Form Based Code, and Zoning Ordinance, in accordance with Administrative Regulation 4.1.2, Part 4.1.d. (Draft dated December 2014, as amended and approved by the County Manager).

Please attach a copy of this letter to all permit applications and to your final engineering and landscape plans.

Please feel free to contact me if you have any questions.

Regards,



Norma J. Cozart,  
Zoning Administrator

Attachment

- Form Based Code Checklist

CC: Jennifer Smith, Columbia Pike Initiative Coordinator, CPHD Planning  
Matt Mattauszek, Principal Planner, CPHD Planning