

Columbia Pike

Arlington VA

Activating the corridor

Takis Karantonis

Columbia Pike Revitalization Organization

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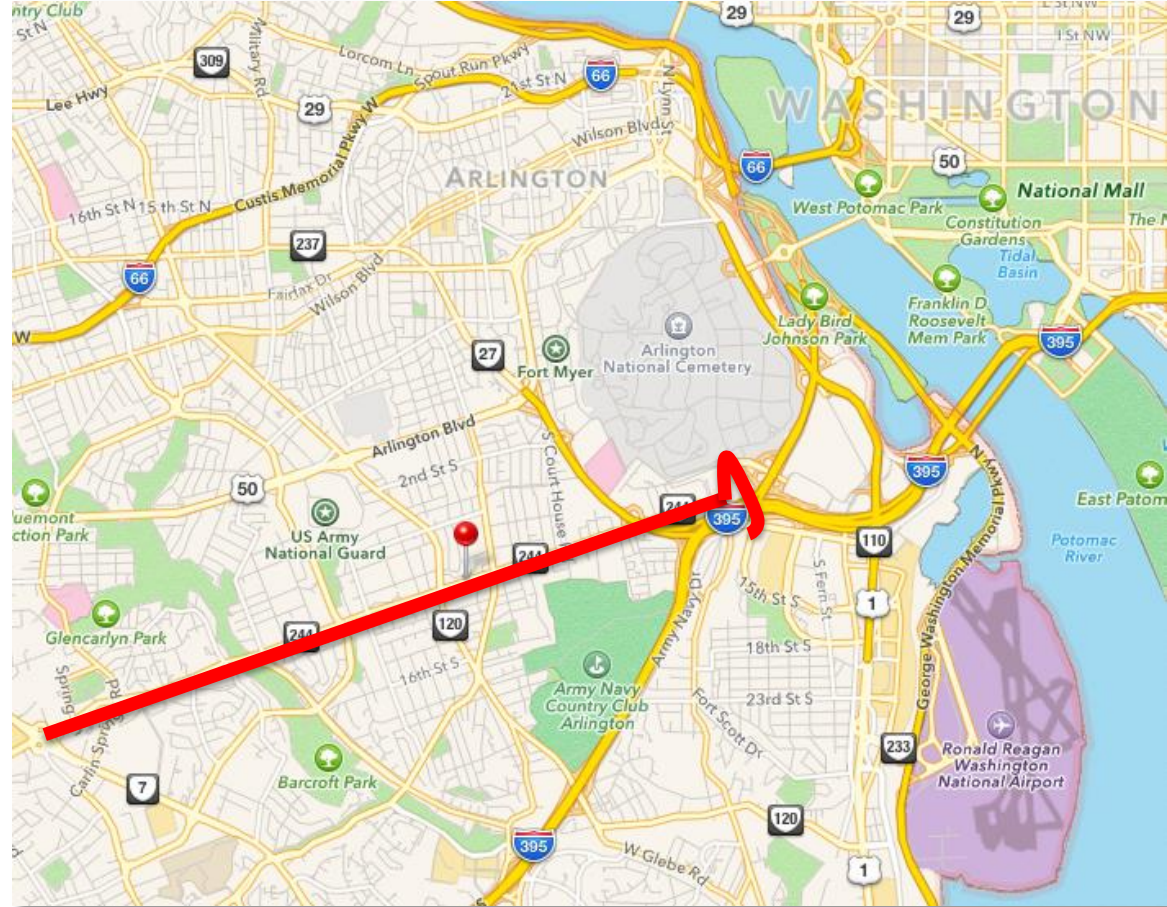
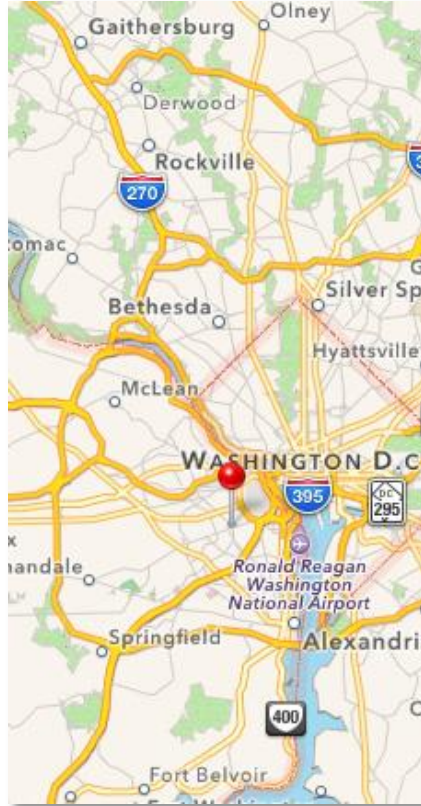
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Location

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5.5 miles

37,000 residents

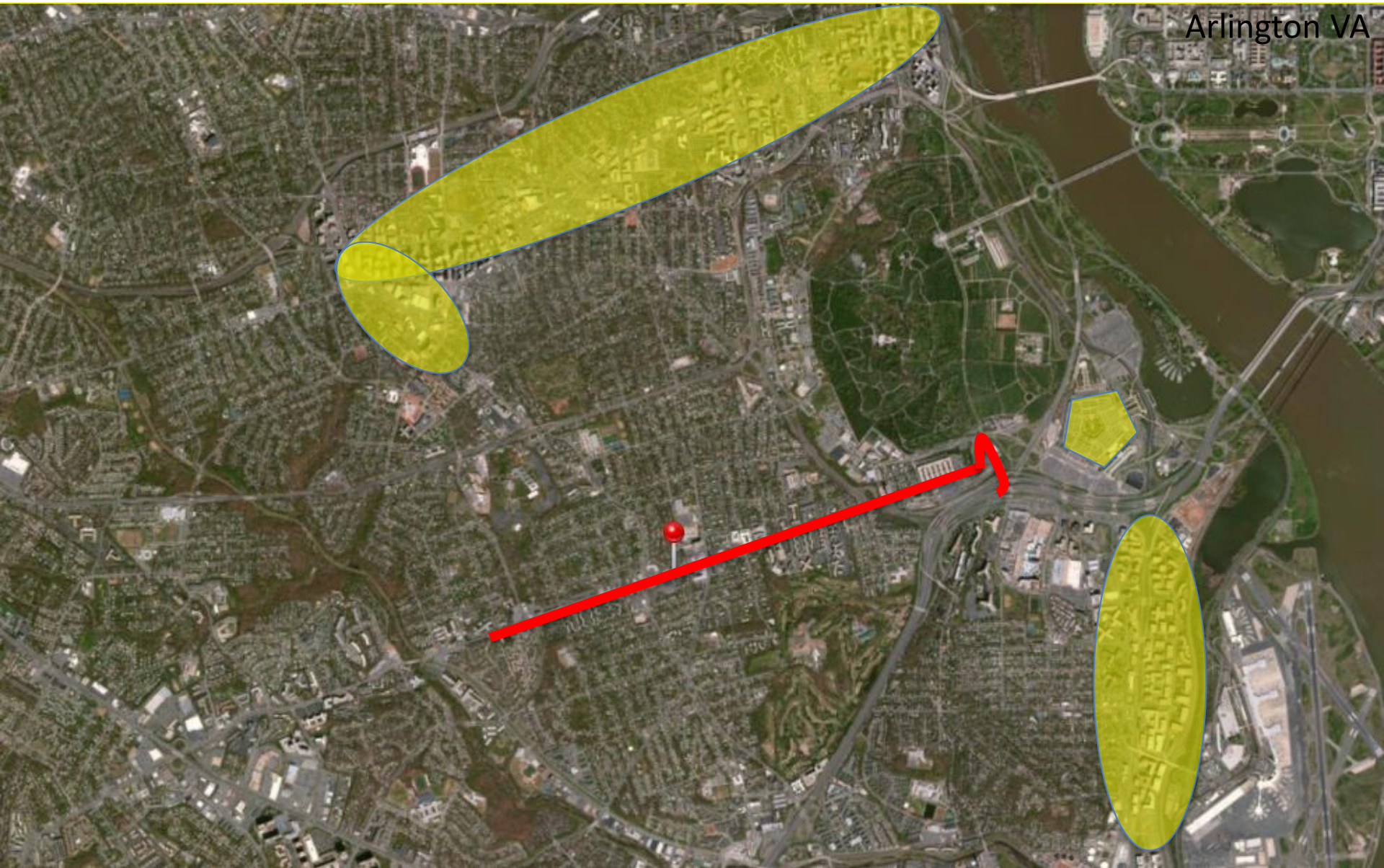
16,406 housing units (32% owner occupied, 62% rented)

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Location

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Arlington's off-Metro corridor

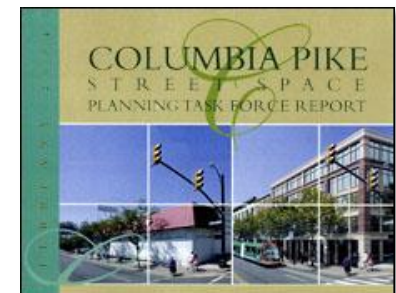
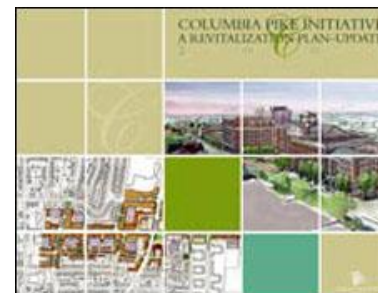
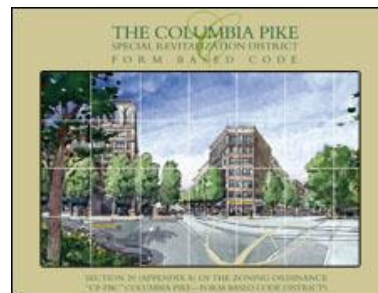
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Revitalization Milestones

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- 1986 • The **Columbia Pike Revitalization Organization** is founded
- 1998 • **Columbia Pike Initiative** is adopted
- 2002 • First **charrette** process
- 2003 • First **Form Based Code** for four revitalization districts
- 2011 • Second **charrette** process
- 2012 • Corridor-wide Land Use Policy (Neighborhoods Plan)
- 2013 • **Corridor wide Form Based Code**



2000's: Jumpstarting Development

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Before



After

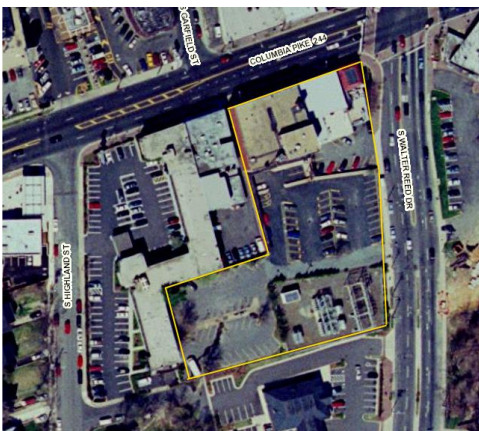
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2000's: Jumpstarting Development

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Before



After



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2000's: Jumpstarting Development

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Before

After



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Changing the urban character

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Old



New

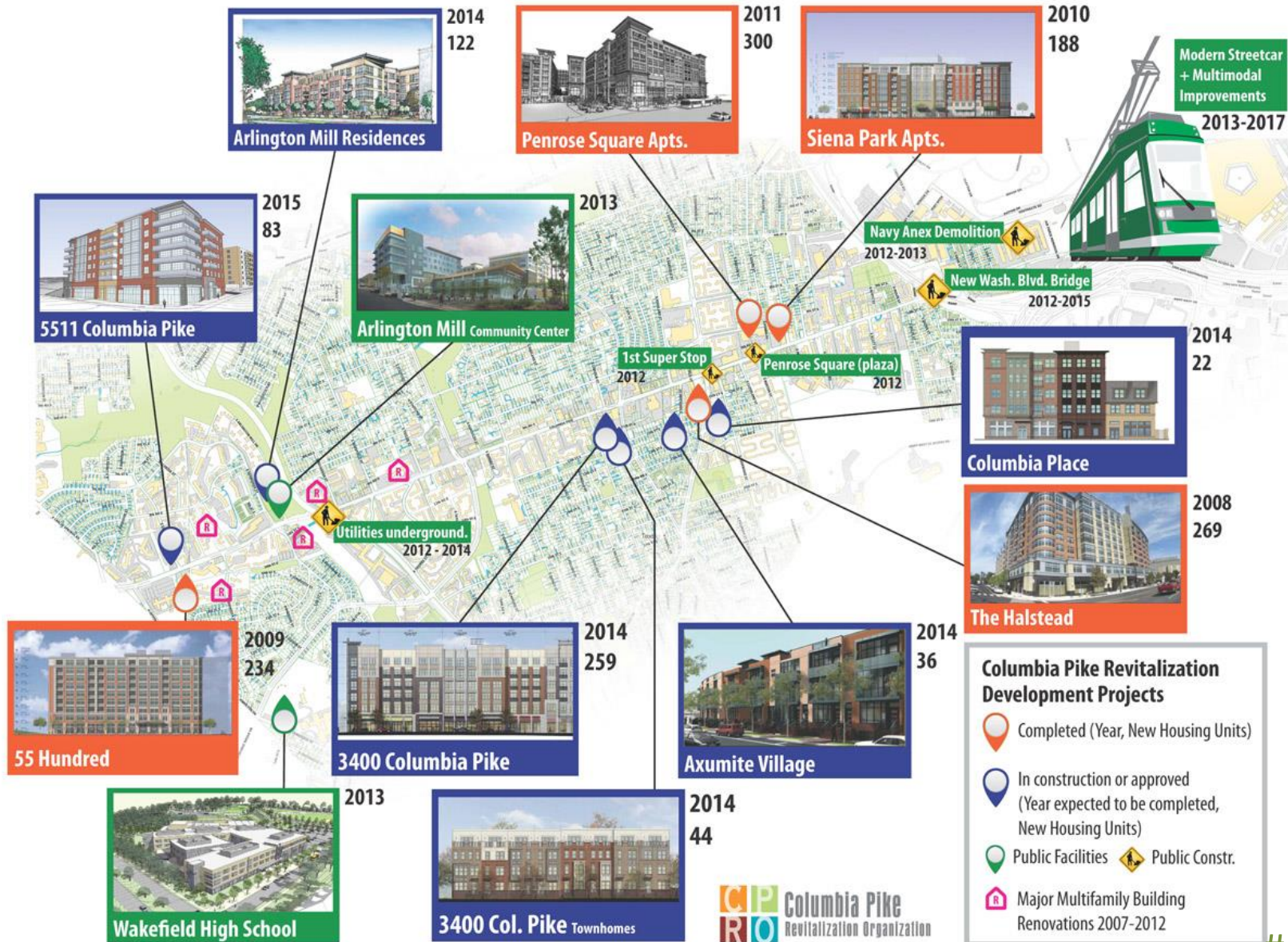


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A main street again

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Urbanism is possible again – 2013: a summer of firsts

- The first summer with nice and attractive outdoor seating in town center restaurants
- The first summer with significant evening and night time street traffic (town center)
- The first summer with bike-share stations and bike boulevards.
- The first summer with a newly designed transit stations (aka super bus stops)
- The first summer with new LED main street and residential lighting
- The first summer with complete-street enhancements (town center area)
- The first FBC compliant smaller scale residential construction breaking ground

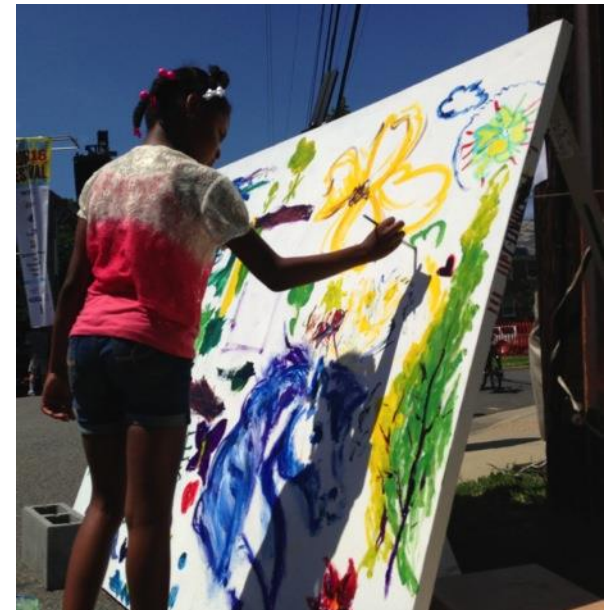
A main street again

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Placemaking is possible again – 2013: a summer of firsts

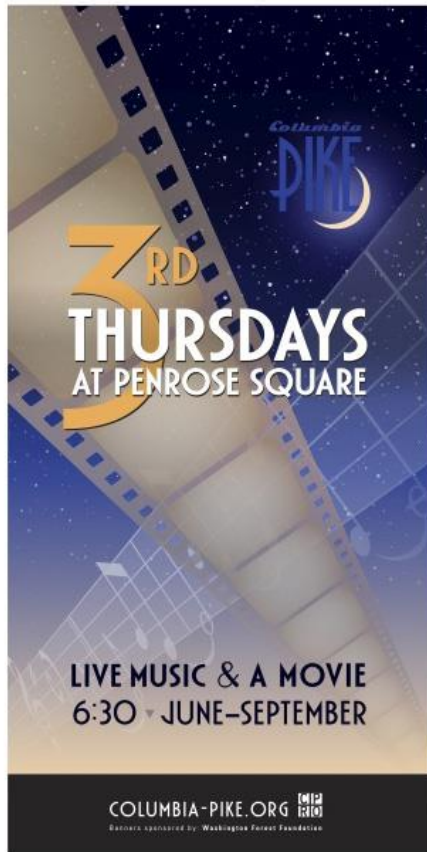
- The first summer with a summer program from May to October



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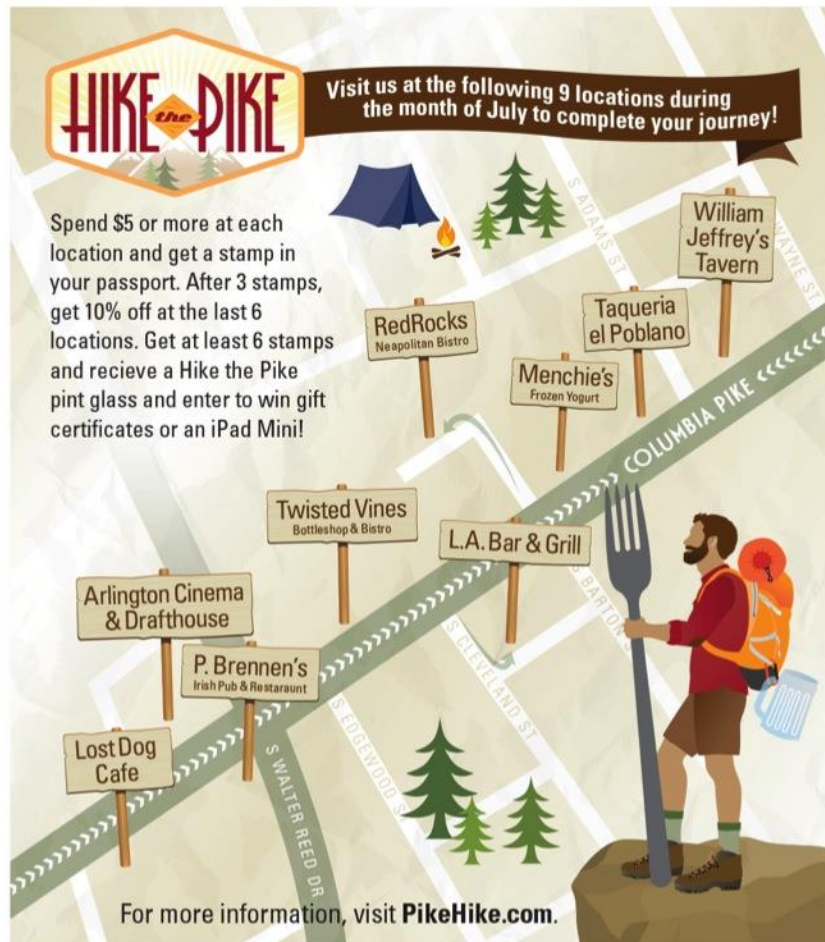
Placemaking is possible again – 2013: a summer of firsts

- The first summer with corridor-wide branding



A main street again

Placemaking is possible again
2013: a summer of firsts



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- The first summer that connects place with business

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The next decade

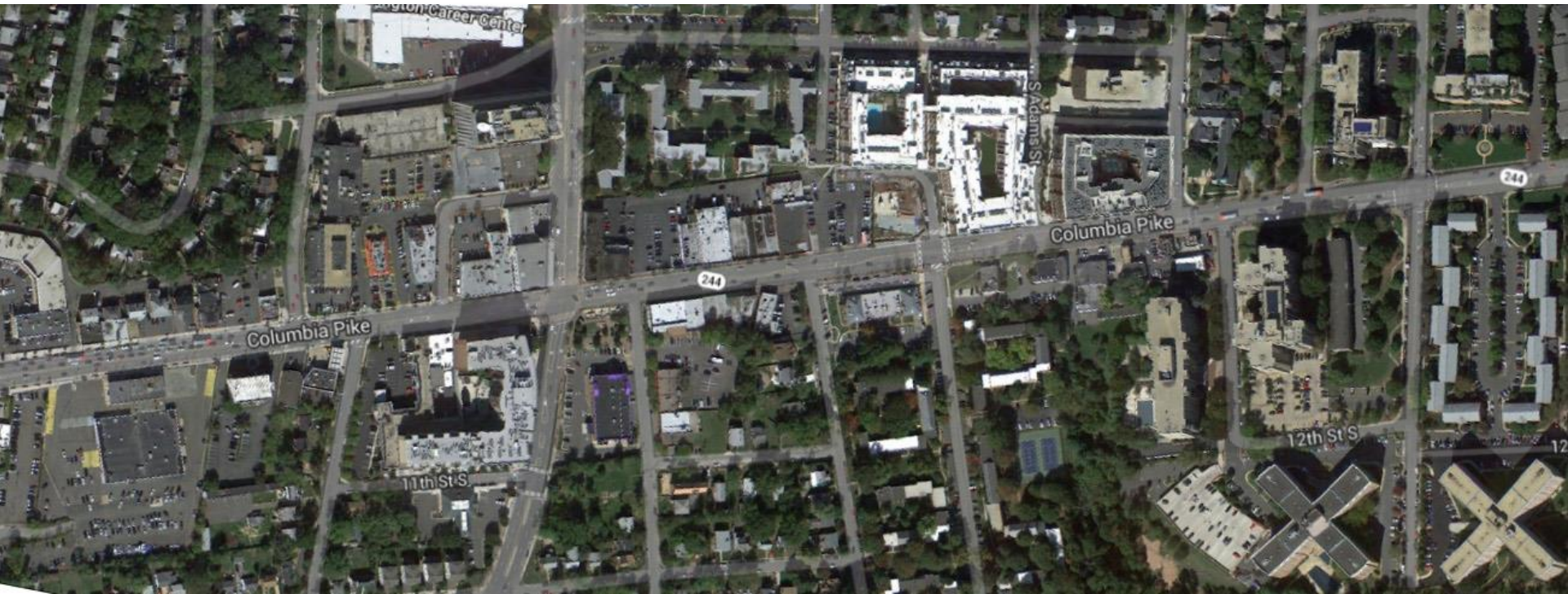
- Land use will continue making significant additional (infill- and replacement-) **density** available on the main arterial road.
- **Housing diversity** remains a main goal and a main challenge.
- **Walkability** and complete streets are top design priorities.
- **High capacity, modern transportation** is understood to be prerequisite for the attainment of current goals.
- **Place making** is the key driver of the corridor's economy



A main street again

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