

## Projected Columbia Pike Work Plan

updated 04.14.15

Applies to both **FBC** (Commercial Nodes) and **N-FBC** (Neighborhoods FBC)

### 1. Form Based Code Administrative Tasks (see last page for additional details)

- Automate N-FBC Checklist – Draft with refinements completed in excel; DTS to incorporate into online version
- Update Administrative Regulations 4.1.2 – Finalizing review with CAO
- Finalize Standard FBC Use Permit Conditions – Standard set prepared; to be shared with 2015 applicants
- Review Process Enhancements – Incorporation of additional public outreach with FBC redevelopment proposals

### 2. Form Based Code Development Applications

Preliminary/Final Applications:

- FBC: 2400 Columbia Pike; (BM Smith); (Use Permit)

Anticipated Projects/Applications anticipated within 3 +/- months:

- FBC: Village Center; (Orr Partners); (Use Permit)
- N-FBC: Wellington; (Mill Creek Residential); (Administrative)
- FBC: Arlington Presbyterian Church; (APAH);(Use Permit); (for 2016 VHDA tax credit application)

Preliminary Discussions Projects (future applications):

- Days inn Hotel (hotel owner)
- N-FBC 5225 Columbia Pike (Arbor Heights) (AHC)

### 3. Form Based Code Zoning Ordinance Amendments

| Projected Completion     | Proposed Amendment  | Description   | Criteria |
|--------------------------|---|---|----------|
| <b>PLANNED – PHASE 1</b> |   |   |          |
| Summer 2015              | <b>[FBC] Western Gateway RBL changes</b><br>Timeline: <b>Approval target June 2015</b><br>Staff: <i>Mattauszek; Finotti; Reinhard</i> | Part of the multi-modal street improvements project; street and sidewalk improvements require some adjustments to RBLs at Col Pike & Jefferson St | 1        |
| Fall 2015                | <b>[FBC] Allowable Uses</b><br>Timeline: <b>RTA Oct 2015</b><br>Staff: <i>Mattauszek; Smith; Albert</i>                               | Reconcile regulations to conform with allowable uses in ground floor space approved in N-FBC  | 4        |
|                          | <b>[FBC] Civic Use/Civic Building</b><br>Timeline: <b>RTA Oct 2015</b><br>Staff: <i>Mattauszek; Smith; Albert</i>                     | Reconcile regulations to conform with allowable modifications for Civic Uses and Civic Buildings approved in N-FBC; private and public owned uses | 1, 3, 4  |

Criteria for Amendments/Interpretations from FBC AWG Charge: 1) whether FBC regulations are “buildable”; 2) concerns with unexpected outcomes to built/anticipated projects; 3) providing clarity where regulations are vague and/or not addressed, to improve organization, and good zoning practices; and 4) change in vision based on CB direction and/or stakeholder interest

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|---|---|---|----------|
|   | <b>[N-FBC] TDR Multiplier</b><br>Timeline: <b>RTA Oct 2015</b><br>Staff: <i>Cohen, Mattauszek; Smith</i>                            | Evaluate existing multiplier which will expire in December 2015   | 4        |
| <b>PLANNED – PHASE 2</b>                      |   |   |          |
| start date<br>(no sooner than)<br>Spring 2016 | <b>Scoping Process for upcoming amendments: Aff Housing, Green Building, TDR, and Parking</b> (see below)                           | Finalize Scope, Process; Determine necessary resources (staff, consultants, budget). Develop criteria and/or parameters for how study may be handled.   | n/a      |
|   | <b>[FBC] Base Aff Hsg Requirements</b>  | Incorporate base affordable housing unit regulations; may require bonus height  | 4        |
|   | <b>[FBC] Aff Hsg Parking Requirements</b>   | Incorporate reduced parking ratios for aff housing  | 4        |
|   | <b>[FBC] Green Building Standards</b>   | Incorporate LEED/green building standard (s); may require bonus height  | 4        |
|   | <b>[FBC] Transfer of Development Rights</b>   | Assess & identify potential TDR Receiving Sites in Commercial Nodes<br>Future study: County-wide TDR Receiving Sites  | 4        |
|   | <b>[FBC &amp; N-FBC] Parking Regulations</b>  | Evaluate additional parking reductions for affordable housing; evaluate specific TDM measures   | 1, 4     |
|   | <b>[FBC] Hist Pres Bonus</b>  | Item listed below for Hist Pres under “FUTURE” could be undertaken as part of this work plan item   | 2        |
| <b>PLANNED - ONGOING</b>                      |   |   |          |
| Ongoing                                       | <b>[N-FBC] Phased Dev &amp; Partial Infill Regulations</b><br>Timeline: TBD (timing may run parallel with development applications) | Monitor regulations with development proposals and assess if further adjustments to N-FBC are required to permit/facilitate phased or partial infill development.<br>- i.e. interim parking requirements (i.e. adding/modifying surface lots for existing units; above-grade parking structures)<br>- phasing/infrastructure requirements | 1, 3     |
| Ongoing                                       | <b>[FBC &amp; N-FBC] Coordination of RBLs; Street x-sections for side streets in 3 nodes (excl. Town Center)</b>                    | Coordinate with DES to identify by AutoCADD all RBL locations; Complete assessment of side streets in other district nodes (Neighborhood Ctr, Village Ctr; Western Gateway); Confirm/Adjust as needed Street Space TF Report cross sections   | 3        |
| <b>FUTURE (listed in no particular order)</b> |   |   |          |
| To be determined                              | <b>[FBC] Boundaries of Revitalization District</b>  | Confirm other properties in/out of FBC districts & reconcile with GLUP  | 3        |
|   | <b>[N-FBC/FBC] Additional Refinements and Consistency</b>   | N-FBC Technical adjustments to address final comments from Commissions, others:<br>- Urban Forestry Comm comments: street trees/landscaping,<br>- RBL shift on Courthouse Rd<br>- Partial infill development  | 1, 3     |

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|----------------------|---|---|----------|
|                      |   | <ul style="list-style-type: none"> <li>- Correct/adjust District boundary (at 4MR) &amp; reconcile with GLUP boundary</li> <li>- Accessory Units (parking requirements; unit count)</li> </ul> <p>FBC consistency – evaluate additional topics for consistency with N-FBC</p> |          |
|                      | [FBC] Bike Stations & Transit Stops                             | Clarification on how these facilities will be provided in public ROW and how adjustments may occur for other streetscape elements   | 3        |
|                      | [FBC] Alleys  | Assess and determine where all alleys are required; map new alleys; confirm rules for covered alleys  | 3        |
|                      | [FBC] Policy to rezone from “R” districts                       | Clarify parameters staff would consider when examining a proposed rezoning to CP-FBC  | n/a      |
|                      | [FBC] Historic Preservation Bonus & “Noteworthy” Determinations | <p>Assess bonus incentives for historic preservation sites and whether more clear guidance can be provided.</p> <p>Assess &amp; determine level of preservation for sites marked “noteworthy” by 2005 CPI Plan</p> <p>Evaluate consistency with HRI Phase 1 listings</p>      | 2        |
|                      | [FBC] English Basement Units – Accessibility                    | Develop acceptable accessible routes/design   | 3        |
|                      | [FBC] Splitting Mixed Frontage Sites:                           | Interpretation or amendment – clarify how a total project site should be analyzed under the FBC when multiple BES are required on one site (i.e. OCLA, parking, admin/UP review)  | 2, 3     |
|                      | [FBC] Local Live/Work (I)                                       | Clarify the commercial use limitations (i.e. 1,200 sf reg; use of basement space; connect within/across TH units in certain conditions).  | 3        |
|                      | [FBC] Building wall materials                                   | Examine materials allowed in FBC, particularly stucco/ synthetic cementitious material, Hardie Plank, to confirm usage and application limitations, if any  | 3        |
|                      | [FBC] Career Center Site Coding                                 | Examine Regulating Plan to confirm if appropriate BES designations are provided   | 4        |
|                      | [FBC] Public Square & Civic Green locations                     | Confirm design details; open space edge requirements; process; dedications<br>Coordinate with DPR on vision   | 2, 3     |

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|----------------------|----------|--|-------------|----------|
| Code                 | Adopted  | Completed Amendments   |             |          |
| FBC/N-FBC            | 11/15/14 | Bicycle Parking Ratios; Vehicular Parking Ratios for Hotel parking; Clear Heights; Western Subarea Regulating Plan revisions (at Columbia Grove)   |             | 1, 3, 4  |
| FBC                  | 4/12/14  | Historic Designation & District Boundary Change (at 2400 Columbia Pike)  |             | 3, 4     |
| N-FBC                | 12/14/13 | Transfer of Development Rights regulations (§204.D) TDR multipliers, sunset provision (12/14/15); certification process  |             | 4        |
| N-FBC                | 11/16/13 | Adopted Neighborhoods FBC  |             | 4        |
| FBC                  | 11/17/12 | Street Tree Caliper, Street Lights   |             | 2        |
| FBC                  | 07/24/12 | Sign Ordinance Amendments  |             | 4, 3     |
| FBC                  | 06/11/11 | Open Air Markets: Part of Countywide zoning ordinance amendments   |             | 4        |
| FBC                  | 04/16/11 | New North/South Street between 11 <sup>th</sup> & 12 <sup>th</sup> Street South (Rosenthal site)   |             | 4        |
| FBC                  | 04/16/11 | 32' Height Limit:  |             | 2, 3     |
| FBC                  | 05/24/10 | Corners: Clarify regulation that a BES may be extended up to 50 feet in either direction along a street frontage through use of defined terms, and clarify that the regulation also applies around corners.  |             | 3        |
| FBC                  | 05/24/10 | Stoops, finished floor elevation, clear heights (Local and Neighborhood BES): Allow no more than one stoop per local street building and no more than 2 entries per stoop; permit first story finished floor elevation between 0-5" and 36-60" on Local sites; Amending 9'4" height to 9'0" on some stories on Local and Neighborhood sites. |             | 2, 3     |
| FBC                  | 04/27/10 | Vehicle Service Uses: Part of Countywide zoning ordinance amendments   |             | 3        |
| FBC                  | 01/23/10 | Streetscape Elements: benches, tree pits, tree alignment line, bike racks  |             | 2        |
| FBC                  | 04/25/09 | Retail Signs   |             | 2, 3     |
| FBC                  | 04/19/08 | Publicly-owned Civic Buildings: Allow civic buildings, public art, buildings with civic uses relief from prescriptions of the FBC  |             | 1, 3     |
| FBC                  | 01/26/08 | Modify RBLs: Modify Dinwiddie Street RBLs from 91' to a dimension of 80' south of 9th Street and 65' north of 9 <sup>th</sup> St S.  |             | 3        |
| FBC                  | 12/15/07 | Arlington Mill Community Center: 1) Redraw the Revitalization District boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property; 2) Designate a portion of the Dinwiddie St frontage as an Avenue Site   |             | 1, 3     |
| FBC                  | 11/13/07 | Realignment of RBLs: S. Highland St.: Between Columbia Pike and S. 11 <sup>th</sup> St.  |             | 4        |
| FBC                  | 11/14/06 | Modify Street Space Width: S. Glebe Rd. and S. Walter Reed Dr.   |             | 3        |
| FBC                  | 05/20/06 | Modify Street Space Width: 9 <sup>th</sup> St. S, 9 <sup>th</sup> Rd. S, S. Garfield and 11 <sup>th</sup> St. S.   |             | 3        |
| FBC                  | 02/25/06 | Clarifications: Delete references to "podiums"; clarify Interpretations  |             | 3        |
| FBC                  | 12/10/05 | Historic Preservation Height Bonus: Modify height bonus to retain adequate tapering  |             | 2        |
| FBC                  | 11/05/05 | Definitions: Modify definition of "dormer"   |             | 2        |
| FBC                  | 09/19/05 | Modify clear height (Main/Avenue); Add OCLA Definition   |             | 2        |
| FBC                  | 02/07/04 | Master Transportation Plan – Part 1 and Bicycle Transportation Plan Amendments   |             |          |
| FBC                  | 02/25/03 | Adoption of Form Based Code  |             | 4        |

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|----------------------|----------|--------------------------------------|-------------|----------|
|                      | Approved | <b>Completed Determinations</b>      |             |          |
| FBC                  | 03/02/11 | OCLA                                 |             | 3        |
| FBC                  | 03/17/06 | Discrete Vertical Façade Composition |             |          |
| FBC                  | 01/26/06 | Mezzanines                           |             |          |
|                      |          |                                      |             |          |
|                      | Approved | <b>Completed Other</b>               |             |          |
| FBC/N-FBC            | 04/12/14 | Fee Schedule                         |             |          |

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