

Form Based Code

Draft FBC Amendments

Form Based Code
Advisory Working Group Meeting
4.9.14



ARLINGTON
VIRGINIA

Department of Community Planning,
Housing and Development (CPHD)

1. Parking updates
2. Ground story uses (Main/Avenue/Local)
 - Designate frontages for Primary/Secondary Retail
 - Expand uses beyond Retail
3. Civic Uses & Civic Buildings
 - Design intent and flexibility
 - Designating Civic Buildings
 - Flexibility for Civic Uses; Private Civic Buildings

1 a. Affordable Housing parking

- Updated parking data collection underway
 - Staff review
 - AWG review (timing TBD)

- Scoping Process to be completed before study commences.
 - Timeline not yet established.

1b. Hotel Parking

	Assuming 150 hotel rooms & 5,000 sq ft retail (assuming 750 GFA/room) (117,500 sq ft)	Shared Spaces	Reserved Spaces	Total Spaces
Existing Ratio	1 space / 1,000 square feet Shared Parking	Min required: <ul style="list-style-type: none"> • 113 spaces (hotel) • 5 spaces (retail) 	Max allowed: <ul style="list-style-type: none"> • Up to 118 spaces permitted (hotel) 	118 (min) (Shared) <u>up to</u> 236 (max) (shared & reserved) spaces
Prop Ratio	0.825 space / 1 hotel room (0.7/room + 0.125 shared space/room)	Min required: <ul style="list-style-type: none"> • 19 spaces (hotel) • 5 spaces (retail use) 	Min required: <ul style="list-style-type: none"> • 105 spaces (min) hotel rooms 	129 (min) (shared and reserved) spaces

1 c. Retail Employee Bike Parking

- Current requirement: 1 space/25,000 sf
- AWG questions were shared with DES staff
- Requirement has been in place for a long time
- No concerns or complaints previously raised
- Planning to correct FBC for now
- If/when DES evaluates ratio further, FBC can be amended to correspond to an updated County standard

2. Ground Story Uses

- Does the FBC include the appropriate range of ground story uses (primarily Main Street Sites)? And provide sufficient guidance on the uses?
 - Primary & Secondary Retail?
 - Civic Uses?

2. Ground Story Uses

- Primary & Secondary Retail
 - *List is consistent with uses included in N-FBC*
 - *No specific criteria to regulate locations for either category*

- Should Primary & Secondary Retail locations be specified?
 - *Yes*
 - *Columbia Pike frontage should contain Primary Retail*
 - *Allow temporary use by Secondary Retail along Col Pike frontage*

2. Ground Story Uses

- CIVIC USES

- Some uses listed in Definitions; N-FBC includes more specific list
 - CIVIC USES permitted in CIVIC BUILDINGS
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- CIVIC USES as specified in N-FBC:

- Churches/places of worship
- Government buildings, uses
- Indoor theaters
- Public buildings of a cultural, recreational, administrative or service type
- Libraries
- Museums and art galleries
- Fire stations
- Recreational and community centers
- Schools and colleges; other public/private educational, nursery schools, child care
- Transit centers

2. Ground Story Uses

- Should ground story uses be expanded to allow CIVIC USES (i.e. in Main Street Sites)? Or should CIVIC USES be limited to CIVIC BUILDINGS?
 - *Yes; allow CIVIC USES in ground story locations*

- CIVIC USES:
 - *meet needs/services of community and ideally are dispersed throughout community*

 - *can be compatible with other private uses on upper stories*
 - Fire station with housing above (Alexandria)
 - Community center with housing above (former AMCC proposal)

 - *do not have to occur solely within a typical stand-alone CIVIC BUILDING*

 - *permitted in N-FBC (Urban Residential & Urban Mixed Use)*

2. Ground Story Uses

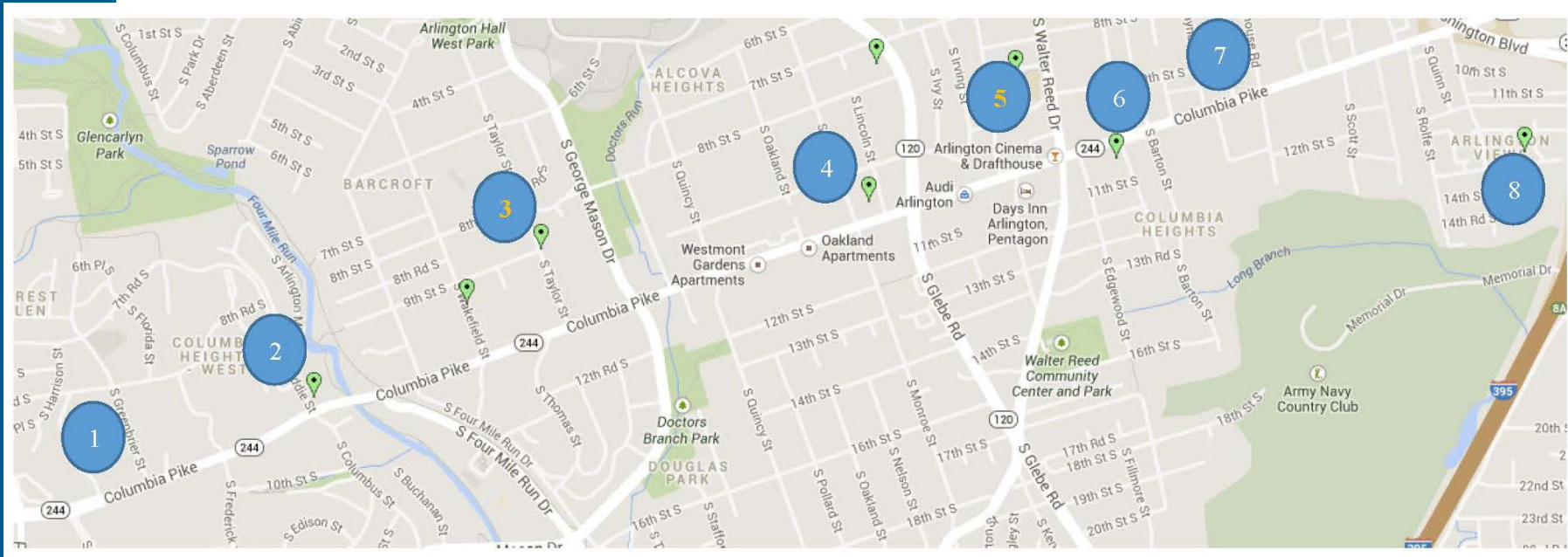
- Should particular locations be specified for CIVIC USES?
 - *Some uses may be more similar to Retail and prefer main street frontage: post office, library, museum/art, community center, transit center*
 - *Some uses may require secondary locations to suit functional needs (i.e. privacy, safety, control): child care, schools, church, public utility*
 - *Consider regulations that only allow CIVIC USES to occupy Columbia Pike frontages when the use will comply with all FBC regulations; otherwise secondary street locations are preferred*

2. Ground Story Uses: Child Care

■ Child Care Uses

- Requests for new child care centers may be more prevalent in future; Anticipate that demand is increasing:
 - Increase in housing supply; CAFs tend to attract families; revitalization may result in more families within single-family housing
 - Constant Wait Lists
 - Consistent birth rate trends; higher percentage of births in “Other” race categories
 - May be beneficial to provide more centers in close proximity to affordable housing
- Centers have challenges in finding new suitable locations
- Rental rates are typically higher than centers can afford
- Required open space

2. Ground Story Uses: Child Care



Centers: #1 (Harvey Hall); #2 (NoVA Family Services @ AMCC); #4 (Funshine Preschool); #6 (Metta Montessori); #7 (Trinity School of Early Learning) #8 (Northeast Stars Montessori/Mt. Olive Baptist Church)

- Capacity is approx. 290 children

No data: #3 (Our Savior Lutheran Preschool); #5 (APT Infant Care @ Career Center)

2. Ground Story Uses: Child Care

- Child Care Uses
 - *Permit use in ground stories (Main Street & Avenue)*
 - *Permit in space fronting side streets, in anticipation that flexible space design is requested*
 - *Consider additional open space, above OCLA, dedicated for child care use? May be possible in new buildings, but may limit ability for child care centers to occupy existing buildings*
 - *Other criteria?*

3. CIVIC USE & CIVIC BUILDING Design Flexibility

- To evaluate the intent for CIVIC BUILDINGS; and assess if additional flexibility should be provided for CIVIC BUILDINGS and/or CIVIC USES
- To provide consistency in FBC & N-FBC regulations for CIVIC BUILDINGS and CIVIC USES
- CIVIC BUILDINGS house CIVIC USES and are places for the community to gather. Ownership is not a pre-requisite.
- CIVIC USES may occur primarily within public, stand-alone CIVIC BUILDINGS
 - Arlington Mill Community Center
 - Courthouse Plaza
 - Fire stations
- Future opportunities for CIVIC USES will include:
 - Distributing CIVIC USES
 - public/private partnerships on public or private land

- When should a building be designated as a CIVIC BUILDING?
 - *If the majority of the building is occupied with CIVIC USES*

- Should design flexibility be provided for CIVIC USES in mixed use development (non-CIVIC BLDGS)?
 - *Flexibility is not currently provided in either FBC or N-FBC for CIVIC USES in non-CIVIC BUILDINGS*
 - *Flexibility from certain BES or Arch Stds may be appropriate in some circumstances*
 - *Flexibility may be appropriate after a community review process*

- Should flexibility be provided for privately-owned CIVIC BUILDINGS?
 - *These types of buildings are unlikely to be built in the future*
 - *If amendment is pursued, consideration should be given to requiring a public review process for projects that request modifications*

- Potential amendments:
 - *N-FBC: adjust “exemption” for publicly-owned CIVIC BUILDINGS only, or allow modifications only by CB approval*
 - *N-FBC and FBC: allow modifications (BES and Arch Stds) for CIVIC USES only when located along secondary street locations*

- Next meeting: May 14