

## Projected Columbia Pike Work Plan for Calendar Year 2019

01.04.19

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

Implementation of the Columbia Pike Initiative Plan and the Columbia Pike Neighborhoods Area Plan is ongoing. The Planning Division's Work Plan is organized in three areas:

1. Form Based Code Development Applications
2. FBC Administrative Tasks
3. FBC Zoning Ordinance Amendments

### 1. FORM BASED CODE DEVELOPMENT APPLICATIONS

- A. Preliminary/Final Applications (Review underway):
  - Westmont Shopping Center (FBC; Preliminary)
- B. Anticipated Projects (Potential applications in 2019):
  - Greenbrier Apartments (N-FBC)
- C. FBC Development Review (Permitting Phase) *As needed, Planning Div. staff will participate in the review of post-approval submissions for consistency with approved plans/FBC compliance and participate in any necessary field inspections*
  - Axumite Village (Under Construction)
  - Trafalgar Flats (4707 Columbia Pike) (Under Construction)
  - Columbia Hills (Under Construction – completion anticipated in early 2019)
  - Arlington Presbyterian Church (Under Construction)
  - Centro (Village Center) (Under Construction)
  - The Trove (1201 S. Rhodes Street/Wellington Apartments) (Under Construction)
  - Other approved FBC applications

### 2. FORM BASED CODE ADMINISTRATIVE TASKS

The following tasks are shown for tracking purposes and will be handled when needed, as time permits from main work plan tasks, and as CPHD and/or other departments' resources are available.

- A. Columbia Pike Newsletter (approx. 3-month schedule)
- B. Web Page – Ongoing; general updates; enhance end user features
- C. Administrative Regulations 4.1.2 – Update standard condition language (occurs annually)
- D. FBC/N-FBC Checklists – Update per recent FBC/N-FBC amendments; create automated version for N-FBC checklist
- E. Fee Schedule – evaluate fee and payment timing; consider requiring 50% of fee with 1<sup>st</sup> preliminary application and balance due with Final application (timing dependent on other fee schedule changes and implementation of County's new permitting system)

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### 3. FORM BASED CODE ZONING ORDINANCE AMENDMENTS

Projected Completion	Proposed Amendment	Description	Criteria
<b>MONITORING</b>			
<i>Ongoing – completion anticipated in 2019 (FBC AWG provided initial feedback in June 2017)</i>	<b>[N-FBC] Affordable Housing Requirements for Ownership Units</b>	Incorporate new affordable homeownership option within affordable housing requirement, including possible changes to broaden affordability limit above 60% AMI <i>(led by Housing staff; concurrent with County-wide ACZO changes)</i>	2; 4
<i>Anticipated with new N-FBC development proposal; completion anticipated in late 2019</i>	<b>[N-FBC] Regulating Plan and street cross sections for Greenbrier Apts.</b>	Adjust the location of planned (new) public streets anticipated with redevelopment and consider changing their character to public alleys based on the new location, topography, and proximity to rear lot lines.	1, 2
<i>Ongoing – dependent on available staff resources</i>	<b>[FBC &amp; N-FBC] Mapping RBLs &amp; Determining Street Cross Sections for side streets (3 Nodes excluding Town Center)</b>	Work with DES to complete planning and engineering analyses to facilitate future FBC redevelopment: <ol style="list-style-type: none"> <li>Preliminary engineering analysis to update Regulating Plan AutoCAD files with all Required Building Lines (RBLs)</li> <li>Transportation planning analysis to establish cross sections for side streets; prepare updated cross section drawings</li> <li>Preliminary engineering details for transitions between cross sections</li> </ol>	3

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