

**N- FBC Zoning Map Amendment:
Western Subarea, Future Planned Streets
July 24, 2019**

Purpose of Study.

The purpose of this study is to evaluate the proposed street configurations and cross-sections proposed by the property owners of the Greenbrier Apartments to pursue a potential redevelopment option of a portion of their property.

This study will seek to answer the following questions:

1. **Street Relocation:** Should future planned streets within the Greenbrier Apartments site be allowed to shift to help facilitate redevelopment and address significant topography?
2. **Street Classification:** Should those same planned streets shown on the Regulating Plan also be converted to enhanced two-way alleys?
 - a. If so, what is the most appropriate cross-section for the resulting alleys?
 - b. Would this change also trigger an amendment to the MTP to remove the planned streets (if their classification were to be amended in the N-FBC as alleys)?

Form Based Code References.

- Section 301: Streets, Blocks, Alleys and Other Public Spaces, page 3.2
- Section 302. The Regulating Plans, page 3.7 – Western Subarea

Background.

The N-FBC was adopted by the County Board in November 2013. The N-FBC was developed as an optional zoning district tool that provides incentives for redevelopment of multi-family residential areas along Columbia Pike that surround its commercial centers. The application of the N-FBC will facilitate the preservation of 6,200 affordable housing units, encourage higher density development, and connect new housing to transportation, open space, and other community amenities.

The N-FBC introduced a network of planned (future) roads to be achieved through private redevelopment. These new roads were designed to help form a more urban block scale with additional street frontages, support more walkable neighborhoods with attractive streetscapes, and improve circulation for pedestrians, bicycles, and vehicles.

Concurrently with the 2013 N-FBC adoption, the Master Transportation Plan (MTP) was also updated to incorporate all the planned streets reflected on the N-FBC Regulating Plan maps. It was understood at the time that more detailed analysis of topography, parcel consolidation, and available civil engineering plans would further inform each site's feasibility (at the time of redevelopment).

Scope of Study.

To evaluate the proposed street configurations/cross-sections and the potential impacts such a change may have on the surrounding road network, development feasibility of the surrounding properties, and overall redevelopment vision contained in the Neighborhoods Form Based Code (N-FBC) staff will complete the following:

- An analysis of the traffic impacts of moving the northern street closer to 8th Rd. S. (at the intersection of 8th Rd. S. and S. Greenbrier St) (concluded in May 2019)
- Coordinate with Planning staff on a simultaneous amendment to the MTP to eliminate the planned streets as shown if they are converted to alleys in the N-FBC Regulating Plan
- Evaluate street cross sections proposed by applicant against standard N-FBC cross-sections and MTP street typologies and in consideration of the adjacent properties that could be impacted and their development potential under the F-NBC

Staff Team.

- Project Manager: Kelsey Steffen – Associate Planner, CPHD – Planning Division
- Project Manager: Matt Mattauszek – Principal Planner, CPHD – Planning Division

Timeline/Key Milestones.

- July 24, 2019 – FBC Advisory Working Group (meeting #1)
- September 18, 2019 - FBC Advisory Working Group (meeting #2)
- October 2019 – ZOCO
- October 2019 – Transportation Commission, Info Item Only
- November 2019 – Transportation Commission
- November 2019 – Request to Advertise (CB only)

FBC AWG Comments (July 2019).

ZOCO Comments (October 2019).

Planning Commission Comments and Recommendation.