

## Projected Columbia Pike Work Plan

DRAFT updated 02.12.16

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

### 1. FORM BASED CODE DEVELOPMENT APPLICATIONS

#### A. Preliminary/Final Applications (Review underway)

- FBC: Village Center (Use Permit): Orr Partners (PC/CB hearings Feb 2016)
- FBC: 2400 Columbia Pike (Use Permit): BM Smith (target PC/CB hearings spring/summer 2016)
- N-FBC: 1201 S. Rhodes Street/Wellington (Use Permit): Washington REIT (target PC/CB hearings summer/fall 2016)

#### B. Anticipated Projects (Potential applications in 2016)

- N-FBC 5225 Columbia Pike (Arbor Heights) (AHC)

#### 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*

- Columbia Place (Under Construction (UC); almost completed)
- Axumite Village (construction not started; approval expires 7/1/2017)
- Pike 2400 (UC; almost completed)
- 4707 Columbia Pike (construction not started)
- Carver Homes (UC)
- Columbia Hills (construction not started)
- Arlington Presbyterian Church (applicant waiting for tax credits; construction not started)
- Other approved FBC applications

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### 2. FORM BASED CODE ZONING ORDINANCE AMENDMENTS

Projected Completion	Proposed Amendment	Description	Criteria
<b>PLANNED – PHASE 1 (FY2016-FY2017)</b>			
Winter/Spring 2016	<b>[FBC] Western Gateway RBL changes</b> Timeline: After real estate transactions are approved <i>Timeline: March 2016 (Adoption)</i> <i>Staff: 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
Spring/Summer 2016	<b>[FBC/N-FBC] Technical Amendments</b> Timeline: TBD <i>Staff: Mattauszek; Smith</i>	<ul style="list-style-type: none"> <li>a. Revise street cross sections to provide flexibility for Fire Code; correct dimensions for curb placement</li> <li>b. Clarify that alley locations on Reg Plans may be adjusted (N-FBC)</li> <li>c. Revise Street Lighting Specifications (update to current DES standard)</li> <li>d. Revise Mechanical Equipment placement regulations</li> <li>e. Revise Building Corner requirements – building on RBL for at least Block Corner</li> <li>f. Add Infill Projects to §203 list of allowable modifications (as per 201.A.2)</li> </ul>	1, 2, 3
Fall/Winter 2016	<b>[FBC] Policy Amendments: Affordable Housing Parking Ratios; Review Architectural Standards</b> Timeline: TBD <i>Staff: Mattauszek; Smith; Cohen; DES; Falango</i>	<ul style="list-style-type: none"> <li>a. Review/develop a reduced parking ratio for affordable housing projects (<i>determine if this topic is part of DES Residential Parking Study; if not, it can be handled separately by CPHD</i>)</li> <li>b. Evaluate existing architectural conditions (design, materials, cost); assess extent of built conditions due to FBC regulations/architectural standards; assess flexibility potential with FBC; explore alternative approaches to FBC standards; recommend refinements</li> </ul>	4

Tentative Timeline	Proposed Amendment	Description	Criteria
<b>PLANNED – PHASE 2 (FY2017-FY2018)</b>			
TBD (Fall 2016 – Spring 2017)	<b>Post-Streetcar Transit Analysis for Columbia Pike and Crystal City</b>	Develop scope of work for and undertake process to evaluate impacts of the Transit Development Plan (TDP) recommendations on adopted plans and policies (including density, street cross sections, and infrastructure) and assess/identify other long-term transit system improvements, as appropriate. The findings could result in amendments to the FBC and/or N-FBC.	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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Tentative Timeline	Proposed Amendment	Description	Criteria
TBD	<b>[FBC] New regulations for Affordable Housing, Green Building, and TDR</b>	Scoping Process: Concurrent with, or following, the post-streetcar transit analysis described above, develop a scope, process and timeline to consider how the commercial centers FBC could be amended to incorporate: <ul style="list-style-type: none"> <li>a. Base Affordable Housing Requirements</li> <li>b. Affordable Housing Parking Requirements</li> <li>c. Green Building Standards</li> <li>d. Transfer of Development Rights Receiving Sites</li> <li>e. Additional parking and TDM incentives [FBC &amp; N-FBC]</li> </ul>	4
		Undertake analyses and develop recommendations	4

Projected Completion	Proposed Amendment	Description	Criteria
<b>MONITORING</b>			
Ongoing	<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: <ul style="list-style-type: none"> <li>a. Preliminary engineering analysis to update Regulating Plan AutoCAD files with all Required Building Lines (RBLs)</li> <li>b. Transportation planning analysis to establish cross sections for side streets; prepare updated cross section drawings</li> <li>c. Preliminary engineering details for transitions between cross sections</li> </ul>	3

Projected Completion	Proposed Amendment	Description	Criteria
<b>FUTURE AMENDMENTS (items that have been raised previously; listed in no particular order)</b>			
To be determined (Timing dependent on APS timing)	<b>[FBC] Career Center Site</b>	Evaluate vision for the block bordered by Walter Reed Drive, 9 <sup>th</sup> Street South, S. Highland St., 8 <sup>th</sup> Street South (PH Elementary School); adjust Regulating Plan as needed; in advance of APS site planning for Career Center	4
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: <ul style="list-style-type: none"> <li>- Urban Forestry Commission comments: street trees/landscaping,</li> <li>- RBL shift on Courthouse Rd</li> <li>- Partial infill development (see above)</li> <li>- Correct/adjust District boundary (at 4MR) &amp; reconcile with GLUP boundary</li> </ul>	1, 3

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		FBC consistency – evaluate additional topics for consistency with N-FBC	
	[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	<ul style="list-style-type: none"> <li>a. Assess bonus incentives for historic preservation sites and whether more clear guidance can be provided</li> <li>b. Assess &amp; determine level of preservation for sites marked “noteworthy” by 2005 CPI Plan</li> <li>c. Evaluate consistency with HRI Phase 1 listings</li> <li>d. Require UP approval for projects with Historic Structures &amp; Historic Facades, except those with no new construction</li> </ul>	2
	[FBC] English Basement Units – Accessibility	Develop 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	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] Public Square & Civic Green locations	Confirm design details; open space edge requirements; process; dedications Coordinate with DPR on vision	2, 3
	[FBC/N-FBC] Tree Preservation requirements *NEW*	Consistency with other special exception projects	2
	[FBC] Building & Lot/Dwelling Unit *NEW*	Clarify terms; add definitions where needed	3
	[N-FBC] Accessory Unit Parking *NEW*	Confirm parking requirements depending on type of accessory unit (rental connected to main unit vs. separate unit)	2
	[N-FBC] Affordable Ownership Units *NEW*	Incorporate affordable homeownership option, including possible changes to Definition, and affordability limit of up to 120% AMI <i>(led by Housing staff; concurrent with County-wide ACZO changes)</i>	2, 4

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**3. FORM BASED CODE ADMINISTRATIVE TASKS**

- A. N-FBC Checklist – Complete automated checklists for N-FBC, for inter-departmental team use
- B. Administrative Regulations 4.1.2 – Finalize report; incorporate standard FBC UP conditions; develop permit submission requirements & procedures for Admin FBC Projects; incorporate process changes in flowchart
- C. Permitting Process Software Upgrades – Contribute as needed on FBC matters
- D. FBC Review Process Enhancements – Incorporate opportunities for PC members in review of FBC projects
- 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 occurs with other fee schedule changes)
- F. Web Page – Ongoing; general updates; enhance end user features