



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
Planning Division

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# MEMORANDUM

TO: HALRB

FROM: Jennifer Smith

DATE: July 15, 2013

SUBJECT: Revised Draft Columbia Pike Neighborhoods Form Based Code

To implement the Columbia Pike Neighborhoods Area Plan, work has been underway since last December to prepare a new Form Based Code (FBC) zoning code and other implementation tools including General Land Use Plan and Master Transportation Plan amendments, and financial tools/incentives. An Initial Draft FBC was released in March 2013 with a review period occurring through May 2013. A Revised Draft was recently released and it is being circulated to the FBC Advisory Working Group, Zoning Committee of the Planning Commission, HALRB, and others for review and comment. Once comments are collected on this draft (requested by July 18\*) they will be reviewed and considered for inclusion in the next, Final Draft. Completion of the Final Draft is targeted for early September; advertisement of the Final Draft is currently scheduled for the September Planning Commission and County Board meetings. Hearings for adoption would follow in October. This schedule is subject to change should the amount and complexity of comments be significant.

The [Revised Draft](#) is posted on the project website (see links under 7/9/13 and 7/10/13 meetings). To aid in your review, we are providing hard copies of the most relevant sections. (\*If you are unable to provide comments at the upcoming HALRB meeting on July 17, 2013, we kindly request that you submit your written comments to Jennifer Smith (@ [jsmith3@arlingtonva.us](mailto:jsmith3@arlingtonva.us)) by July 22, 2013). This will allow time for staff to address the feedback and prepare the Final Draft for advertisement.

At the upcoming July 17, 2013 HALRB meeting, staff would like to discuss the following questions. Specific links to the respective sections are included:

1. Are the [Conservation Area Standards \(Chapter 7\)](#) moving in the right direction? Do you have specific questions or suggested revisions?

2. In most cases, new construction in the “Adjacent to Conservation Areas” (i.e. Barcroft Apartments where redevelopment is permitted) would be separated from existing buildings by streets or setbacks as regulated by the proposed “Lot Building Limit” lines. However, in two specific areas along street frontages, new construction could directly abut existing buildings.

Please provide feedback which [transition option \(PowerPoint slides\)](#) is preferred in these instances where new construction could directly occur adjacent to existing buildings:

- a. Maintain the current draft proposal as described above;
  - b. Modify the draft FBC to apply the Neighborhood Manners<sup>1</sup> regulations instead, expanding those standards to also apply where new construction would be located immediately adjacent to existing buildings to remain; or
  - c. Consider a different option.
3. The Conservation Area Standards will apply to the “Conservation Areas” and “Adjacent to Conservation Areas” (i.e. edges of Barcroft where redevelopment is allowed). Generally, the General Architecture Standards (Chapter 6) will not apply to those areas, with a few exceptions such as Shopfront and Mechanical Equipment standards. During the review process to date, several ZOCO and FBC Advisory Working Group members have suggested that the General Architecture Standards are too prescriptive and additional flexibility should be considered. It has also been noted that the standards may result with all new buildings having a traditional architectural style. While this is not the intent, many of the photos used thus far in the draft FBC show traditional architecture. Staff is continuing to collect additional photos for inclusion in the final FBC showing other styles that may be possible in accordance with the regulations. Further refinements to the General Architecture Standards are anticipated.

Do you have specific questions or suggested revisions to the [General Architecture Standards \(Chapter 6\)](#)?

4. The administrative requirements for projects at “Conservation Areas” and “Adjacent to Conservation Areas” are specified in [Part 2 Administration, sections 209.B. and 209.C](#) (see page 8 in link). Do you have specific questions or suggested revisions to Part 2 Administration?

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<sup>1</sup> Neighborhood Manners are transition standards that currently apply to new construction that is immediately adjacent to existing single-family detached dwellings. A minimum 20’ setback from the property line is required and new buildings are limited to a 30’ height limit for that portion of the new building that is located at, or within 80’ of, the Required Building Line (RBL). For buildings located farther than 80’ of the RBL, building heights are limited to one story or 12’. (See Part 4 Building Envelope Standards, regs 402.D.)