

## Projected Columbia Pike Work Plan

updated 1.17.14

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

### 1. Form Based Code Administrative Tasks (see last page for additional details)

- N-FBC Fees
- Prepare N-FBC Checklist
- Update to Administrative Regulations 4.1.2

### 2. Form Based Code Development Applications

Anticipated Projects/Preliminary Applications anticipated within 6+/- months):

- FBC 2400 Columbia Pike (Rappahannock Site) (BM Smith) \*
- FBC Arlington Presbyterian Church (APAH) \*
- N-FBC Wellington Site (Bainbridge)
- N-FBC Carver Homes (unknown applicant at this time)
- N-FBC Columbia Grove (APAH)
- N-FBC 5225 Columbia Pike (Arbor Heights) (AHC)

\*related FBC amendments

Preliminary Discussions Projects (timing uncertain):

- Days inn Hotel (hotel owner)
- 4375 Col Pike (CP & Buchanan St) (unknown applicant at this time)
- FBC Serrano (unknown applicant at this time)

### 3. Form Based Code Zoning Ordinance Amendments

Projected Completion	Proposed Amendment	Description	Criteria
<b>Planned – Phase 1</b>			
Winter-Spring 2014	<b>[FBC] RBL changes at Jefferson Street</b> Timeline: RTA March/April 2014 Staff: <i>Mattauszek; Roberts; Hartman</i>	Part of streetcar alignment work; art treatment for Western Gateway	1
	<b>[FBC] 2400 Col Pike (Rappahannock Site)</b> Timeline: RTA March 2014 Staff: <i>Mattauszek; Smith</i>	1. Historic designation change from Full Building Pres to Façade Pres 2. Correct/adjust Rev. District Boundary (& possibly GLUP Map)	3, 4
Spring 2014	<b>[FBC] Parking</b> Timeline: TBD Staff: <i>Smith; Mattauszek</i>	Reconcile regulations to confirm with reduced parking ratios for affordable housing (0.825 space/unit) and hotel parking ratios approved in N-FBC	1, 4
	<b>[FBC] Ground Floor Uses</b>	Reconcile regulations to conform with allowable uses in ground floor	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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	Timeline: TBD <i>Staff: Smith; Mattauszek</i>	space approved in N-FBC	
	<b>[FBC] Clear Heights</b> Timeline: TBD <i>Staff: Smith; Mattauszek</i>	Reconcile regulations to confirm with allowable clear heights approved in N-FBC	1, 4
	<b>[FBC] Civic Use/Civic Building modifications</b> Timeline: TBD <i>Staff: Smith; Mattauszek</i>	Reconcile regulations to conform with allowable modifications for Civic Uses and Civic Buildings approved in N-FBC; private and public owned uses	1, 3, 4
<b>Planned – Phase 2</b>			
Spring 2014	<b>Scoping Process for upcoming amendments: Aff Housing, Green Building, TDR, and Parking</b> (see below)	Develop Scope, Process; Determine necessary resources (staff, consultants, budget)	n/a
start date Fall-Winter 2014	<b>[FBC] Aff Hsg Requirements</b>	Incorporate affordable housing unit regulations; may require bonus height	4
	<b>[FBC] Green Building Standards</b>	Incorporate LEED/green building standard (s); may require bonus height	4
	<b>[FBC] Transfer of Development Rights</b>	Assess & identify potential TDR Receiving Sites	4
	<b>[FBC &amp; N-FBC] Parking Regulations</b>	Create additional parking reductions for affordable housing; Clarify potential TDM measures	1, 4
	<b>[FBC] Hist Pres Bonus</b>	Item listed below for Hist Pres under “FUTURE” could be undertaken as part of this work plan item	2
<b>Planned - Ongoing</b>			
Ongoing	<b>[N-FBC] Phased Dev &amp; Partial Infill Regulations</b> Timeline: TBD (timing may run parallel with development applications)	Monitor regulations with development proposals and assess if further adjustments to N-FBC are required to permit/facilitate phased or partial infill development. - i.e. interim parking requirements (i.e. adding/modifying surface lots for existing units; above-grade parking structures) - phasing/infrastructure requirements	1, 3
Ongoing	<b>[FBC &amp; N-FBC] Coordination of RBLs; Street x-sections for side streets in 3 nodes (excl. Town Center)</b>	Coordinate with DES to identify by AutoCADD all RBL locations; Complete assessment of side streets in other district nodes (Neighborhood Ctr, Village Ctr; Western Gateway); Confirm/Adjust as needed Street Space TF Report cross sections	3
<b>Future (listed in no particular order)</b>			
To be determined	<b>Fee Schedule Updates</b> Timeline: ongoing monitoring	Fees for changes to Administratively Approved FBC Projects (Fall 2012)	--
	<b>[FBC] Boundaries of Revitalization</b>	Confirm other properties in/out of FBC districts & reconcile with GLUP	3

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	<b>District</b>		
	<b>[N-FBC/FBC] Additional Refinements and Consistency</b>	<p>N-FBC Technical adjustments to address final comments from Commissions, others:</p> <ul style="list-style-type: none"> <li>- Urban Forestry Comm comments: street trees/landscaping,</li> <li>- RBL shift on Courthouse Rd</li> <li>- Partial infill development</li> <li>- Correct/adjust District boundary (at 4MR) &amp; reconcile with GLUP boundary</li> </ul> <p>FBC consistency – evaluate additional topics for consistency with N-FBC</p>	1, 3
	<b>[FBC] Bike Stations &amp; Transit Stops</b>	Clarification on how these facilities will be provided in public ROW and how adjustments may occur for other streetscape elements	3
	<b>[FBC] Alleys</b>	Assess and determine where all alleys are required; map new alleys; confirm rules for covered alleys	3
	<b>[FBC] Policy to rezone from “R” districts</b>	Clarify parameters staff would consider when examining a proposed rezoning to CP-FBC	n/a
	<b>[FBC] Historic Preservation Bonus &amp; “Noteworthy” Determinations</b>	<p>Assess bonus incentives for historic preservation sites and whether more clear guidance can be provided.</p> <p>Assess &amp; determine level of preservation for sites marked “noteworthy” by 2005 CPI Plan</p>	2
	<b>[FBC] English Basement Units – Accessibility</b>	Develop acceptable accessible routes/design	3
	<b>[FBC] Splitting Mixed Frontage Sites:</b>	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
	<b>[FBC] Local Live/Work (I)</b>	Clarify the commercial use limitations (i.e. 1,200 sf reg; use of basement space; connect within/across TH units in certain conditions).	3
	<b>[FBC] Building wall materials</b>	Examine materials allowed in FBC, particularly stucco/ synthetic cementitious material, Hardie Plank, to confirm usage and application limitations, if any	3
	<b>[FBC] Career Center Site Coding</b>	Examine Regulating Plan to confirm if appropriate BES designations are provided	4
	<b>[FBC] Public Square &amp; Civic Green locations</b>	Confirm design details; open space edge requirements; process; dedications	2, 3

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			Coordinate with DPR on vision	
Code	Adopted	Completed Amendments		
N-FBC	12/14/13	<b>Transfer of Development Rights regulations (§204.D)</b> TDR multipliers, sunset provision (12/14/15); certification process		
N-FBC	11/16/13	<b>Adopted Neighborhoods FBC</b>		
FBC	11/17/12	<b>Street Tree Caliper, Street Lights</b>		
FBC	07/24/2012	<b>Sign Ordinance Amendments</b>		4, 3
FBC	06/11/2011	<b>Open Air Markets:</b> Part of Countywide zoning ordinance amendments		4
FBC	04/16/2011	<b>New North/South Street between 11<sup>th</sup> &amp; 12<sup>th</sup> Street South</b> (Rosenthal site)		4
FBC	04/16/2011	<b>32' Height Limit:</b>		2, 3
FBC	05/24/2010	<b>Corners:</b> Clarify regulation that a BES may be extended up to 50 feet in either direction along a street frontage through use of defined terms, and clarify that the regulation also applies around corners.		3
FBC	05/24/2010	<b>Stoops, finished floor elevation, clear heights</b> (Local and Neighborhood BES): Allow no more than one stoop per local street building and no more than 2 ensies per stoop; permit first story finished floor elevation between 0-5" and 36-60" on Local sites; Amending 9'4" height to 9'0" on some stories on Local and Neighborhood sites.		2, 3
FBC	04/27/2010	<b>Vehicle Service Uses:</b> Part of Countywide zoning ordinance amendments		
FBC	01/23/2010	<b>Streetscape Elements:</b> benches, tree pits, tree alignment line, bike racks		2
FBC	04/25/2009	<b>Retail Signs</b>		2, 3
FBC	04/19/2008	<b>Publicly-owned Civic Buildings:</b> Allow civic buildings, public art, buildings with civic uses relief from prescriptions of the FBC		
FBC	01/26/2008	<b>Modify RBLs:</b> Modify Dinwiddie Street RBLs from 91' to a dimension of 80' south of 9th Street and 65' north of 9 <sup>th</sup> Street S.		
FBC	12/15/2007	<b>Arlington Mill Community Center:</b> 1) Redraw the Revitalization District boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property; 2) Designate a portion of the Dinwiddie St frontage as an Avenue Site		
FBC	11/13/2007	<b>Realignment of RBLs:</b> S. Highland St.: Between Columbia Pike and S. 11 <sup>th</sup> St.		
FBC	11/14/2006	<b>Modify Street Space Width:</b> S. Glebe Rd. and S. Walter Reed Dr.		
FBC	05/20/2006	<b>Modify Street Space Width:</b> 9 <sup>th</sup> St. S, 9 <sup>th</sup> Rd. S, S. Garfield and 11 <sup>th</sup> St. S.		
FBC	02/25/2006	<b>Clarifications:</b> Delete references to "podiums"; clarify Interpretations		
FBC	12/10/2005	<b>Historic Preservation Height Bonus:</b> Modify height bonus to retain adequate tapering		
FBC	11/05/2005	<b>Definitions:</b> Modify definition of "dormer"		
FBC	09/19/2005	<b>Modify clear height (Main/Avenue); Add OCLA Definition</b>		
FBC	02/07/2004	<b>Master Transportation Plan – Part 1 and Bicycle Transportation Plan Amendments</b>		

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FBC	02/25/2003	Adoption of Form Based Code		
	Approved	Completed Determinations		
FBC	03/02/2011	<b>OCLA</b>		<b>3</b>
FBC	03/17/2006	<b>Discrete Vertical Façade Composition</b>		
FBC	01/26/2006	<b>Mezzanines</b>		

### Other Work Plan Items

Projected Completion	Subject	Description	
<b>Active</b>			
Jan – March 2014	<b>N-FBC Fee Schedule</b> Timeline: <b>PART OF BUDGET PROCESS</b> <i>Staff: Cozart, Smith</i>	Incorporate fees for Neighborhoods FBC applications and post-approval Admin Changes for other FBC approved projects (?)	
Jan – Feb 2014	<b>N-FBC Checklist</b>	Prepare Checklist; Integrate into automated database	
Jan – Feb 2014	<b>N-FBC Admin Regs</b>	Update Admin Regs 4.1.2 to incorporate process for N-FBC	

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