

Columbia Pike Neighborhoods Area Plan Implementation Process

Feedback on Initial Draft Neighborhoods Form Based Code (FBC) with Responses

A substantial set of comments were received on the Initial Draft FBC. Comments fell into three broad Categories:

1. Issues common to several reviewers on main concepts (i.e. degree of prescription with architecture standards);
2. Clarifying questions or issues on specific regulations (other than those grouped in category 1); and
3. Issues raised on regulations that reflect the Columbia Pike Neighborhoods Area Plan policies.

This document describes the types of revisions completed and/or status of work in progress for each chapter of the Neighborhoods FBC. It also provides detailed responses on how the Code was revised for Category 1 issues. For Categories 2 and 3, a companion spreadsheet provides responses to specific issues.

As noted below, work is still underway on two sections of the Code. Staff expects to provide those sections for review no later than July 2 in preparation for a FBC AWG meeting on July 10.

Next Steps: After review meetings are held on the Revised Draft, comments are requested no later than July 18. Comments will be reviewed for inclusion in a Final Draft. Staff is targeting a release of the Final Draft in early September and would request formal advertisement of the proposed zoning language by the Planning Commission and County Board at the respective hearings in September. Hearings for adoption of the final zoning would occur in October.

Overview of Changes

How to Use the Code: No changes made. Revisions will be provided with Final Draft

Part 1: General Provisions: Revisions were made for general editorial purposes and to streamline the text.

Part 2: Administration: Revisions were made for general editorial purposes and to refine the review process with HALRB for Conservation Area projects. Additional refinements based on comments are still under review and will be evaluated for the Final Draft.

Part 3: Regulating Plan (Standards and Maps): Several reviewers provided comments on this section including:

- the types of adjustments possible when planning/constructing new streets or alternative streets and the processes for those adjustments;
- street cross section widths; and
- street and RBL placement on a few specific sites.

The type of changes and responses for this section is discussed below.

Part 4: Building Envelop Standards: Several reviewers provided comments on this section that focused mostly on these topics:

- Neighborhood Manners/Transitions
- Building Heights/Massing
- Finished Floor Elevation Requirements/Accessibility

The type of changes and responses for this section is discussed below. Other revisions were made for general editorial purposes, and to provide clarity and uniformity (for format/structure purposes and not necessarily specific regulation standards) within each of the four sets of frontage type standards.

Part 5: Street Space & Open Space Standards: Revisions to this chapter are in progress. It will be distributed separately in advance of the July 10 FBC AWG meeting.

Part 6: Architectural Standards: Several reviewers commented on the style of architecture evoked by the standards and the overall degree of specificity.

The type of changes and responses for this section are discussed in below. Other revisions were made for general editorial purposes.

Part 7: Conservation Area Standards: In addition to incorporating this section as a chapter in the FBC, revisions were made to provide adjust language from “guidelines” to “standards”, and for other editorial purposes. The section also includes new Landscape Standards in the Renovation standard section.

Part 8: Parking: Revisions to this chapter are in progress. It will be distributed separately in advance of the July 10 FBC AWG meeting

Part 9: Building Use Standards: A Draft Building Use Table (see separate attachment) is now included. This list will be embedded in the FBC with the Final Draft. It shows use categories, corresponding to defined terms in the FBC (Civic, Commerce, Retail, and Residential), and specific uses that are permitted within each category.

Part 10: Definitions: This section has been revised for general editorial purposes, to streamline the text, and to provide further clarity.

Key Topics

Topic	Question/Issue	Adjustments	Specific Code Regulations
<p>Chap 3 Regulating Plan</p> <ul style="list-style-type: none"> New Streets, Alternative Streets, Process for Changes 	<ul style="list-style-type: none"> In what scenarios would street construction be delayed? Overall intent of when/how street alignments, locations can change and process needs to be clearer Street alignment shift up to 50': how will this work? Coordinate with adjacent properties? Can new streets be off-set? Need to explain what scenarios - or criteria will be used - to allow shift? What is the "alternative street"? "Stub-out"? 	<p>Part 3. Regulating Plans has been revised to add more clarity for the following points:</p> <p>New Streets: are required for all FBC projects where a new street is shown on the Regulating Plan. Phasing of street improvements is permitted with phased development; streets/sidewalks adjacent to new infill development shall be provided.</p> <p>Street Widths</p> <ul style="list-style-type: none"> ST 80' – 80' from RBL to RBL; 36' curb-to-curb; 10' Dooryard ST 68' – 68' from RBL to RBL; 36' curb-to-curb; 4' Dooryard ST 58' [increase from 5'] – 58' from RBL to RBL; 22' curb-to-curb; Dooryard, Streetscape, on-street parking varies Alleys – 26' wide <p>Alternative Streets: Several locations are shown as Alternative Streets on the Regulating Plan. To account for significant site constraints, larger shifts in street alignment are permitted and can be approved administratively when certain criteria is met. This would be allowed to improve building form, fit building and uses within project. Alternative Streets can provide bicycle/pedestrian access only.</p> <p>"Stub-out" streets have been removed. A new street in the west end was added instead.</p> <p>A few street alignments were adjusted based on feedback and some continue to be discussed.</p>	<ul style="list-style-type: none"> 301.B.3 – New Streets are required with development; Phased improvements for partial infill development 301.C.1.b – New Streets may shift up to 25' in either direction within a property; w/o creating an off-set intersection; and other criteria (see pg. 10). Any additional adjustment to street alignment beyond stated criteria could be reviewed as a modification during Use Permit review. (This may require additional text in section 208.B., pg. 6) 301.C.1.c (pg. 10)- Alternative Streets can be shifted up to 50' in either direction (pursuant to same regs for streets in C.1.b), or Alternative Streets could be converted to Bike/Ped Only connection when slopes greater than 8% exist. 301.C.1.e (pg. 10) - New Streets can be added concurrent with development review; No streets can be removed/deleted (207.B.4; pg. 6) Administrative Adjustment during permitting/ construction: This section is still under review.
<p>Chap 4 Building Envelope Stds</p> <ul style="list-style-type: none"> Ground Story Finished Floor Elevation / Accessibility 	<p>Desire to provide for privacy and maintain accessible routes and units; accommodate persons of all abilities.</p> <p>Elevated units should not be required</p>	<p>The Neighborhoods FBC will allow more opportunities for residential units at Ground Story than existing Code. It is important to create a zoning that will meet all Building Code requirements, but can also create good living options when units are provided on the ground story along the busiest streets.</p>	<p>Urban Mixed Use Pg 28/Ground Story Height Residential Units: entrances at grade; provision for ramps leading to entrances</p> <p>Urban Residential</p>

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	<p>throughout the Code. A developer should be able to build units at grade.</p> <p>Elevated Ground Story: accessibility challenges; long lengths of ramps (and drwgs do not accurately represent realistic lengths & platform requirements)</p>	<p>Revised Approach: Larger buildings are located along Columbia Pike frontage and other major streets where more traffic is present and privacy is needed. It is more feasible for these larger buildings to accommodate the change in elevation and several options are presented in the Code for how this can be accomplished.</p> <p>However, additional flexibility has been included for Townhouse building types. Therefore, where wider Dooryards are provided and additional privacy can be achieved with separation and landscaping, buildings have the flexibility to place ground story (entrances and units) at grade.</p> <p>Specifically: UMU & UR frontages –</p> <ul style="list-style-type: none"> • main entrances are at grade • ground story units are raised above grade • elevators or ramps can be used to make transitions • ramps can be partially provided in Dooryard space <p>TH frontages –</p> <ul style="list-style-type: none"> • may have units at grade on streets with 80’ cross section (Dooryard is min. 10’ wide), • otherwise on narrower streets, entrances to Small Apartments would be required at grade and units on the ground story are raised; or • otherwise on narrower streets, entrances to townhouse buildings would be provided via stoops, or side doors, per options described in Part 6. • English basement accessory units can be provided with entrances / FFE at grade on streets 80’ wide; upper story unit could have stoop to reach 2nd story <p>Still evaluating : Small Apartment conditions and allowance for ground level units facing interior courtyards on larger buildings</p>	<p>Pg. 32/Ground Story Height Residential Units: same as above</p> <p>Small Apartment/Townhouse Pg. 36/Ground Story Height: main entrances may be provided at grade; units may be at grade on 80’ wide streets</p> <p>Detached No changes</p>

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<p>Chap 4 Building Envelope Stds</p> <ul style="list-style-type: none"> Neighborhood Manners/ Transitions 	<p>Need more clarity on what is intended</p> <p>Should Barcroft Conservation Area apply Neighborhood Manners regulations, instead of Lot Building Limit regulations?</p> <p>50' No Build Zone may be to large; perhaps need to consider allowing some building between 20' to 30' from a single-family detached property, but with lower height</p>	<p>Neighborhood Manners apply when:</p> <ul style="list-style-type: none"> New construction is adjacent to lots zoned “R” or “RA” with existing single-family detached dwelling Setback, with no buildings, within 20’ of property line Height limit is 30’ within 20’ – 50’ of property line, for buildings within 80’ of RBL When Bonus Height requested, height is limited by 60 degree plane from property line One story, up to 12’, is permitted within 20’-50’ from property line, when farther than 80’ from an RBL <p>Conservation Areas:</p> <ul style="list-style-type: none"> Further discussion is needed to assess which option is preferred 	<p>Pg 22/402.D.1: Neighborhood Manners</p> <p>Conservation Areas: Refer to “Transition Study” exhibits</p>
<p>Chap 4 Building Envelope Stds</p> <ul style="list-style-type: none"> Building Size, Massing, Perceived Massing 	<ul style="list-style-type: none"> 15K floor plate is too small for UMU and UR BES, possibly Small Apartment. Ultimate Building Height (50’) and Story Heights (up to 14’) for Small Apartment and Townhouse are too tall Complete & Discrete Vertical Façade Composition – clarity is needed; can composition sizes be revised for more flexibility; can additional components be added for flexibility (i.e. material color changes)? 	<p>Setting a maximum footprint will help limit overall building form and avoid unintended consequences where units are further from public streets/public realm and create unusually building layouts. The maximum footprint size has been increased to 25,000 gross square feet (which excludes any above grade parking).</p> <p>Related regulation: A maximum continuous façade length of 200 feet is prescribed.</p> <p>Ultimate Building Heights for Small Apartment and Townhouse BES has been lowered to 44 feet. Upper Story Height has been reduced to 12 feet.</p> <p>Also, where English Basement Accessory Units are provided – on streets with 80’ width – upper stories are limited to 2 floors (excluding attic stories) by ultimate height limit of 44’.</p> <p>(English Basement Accessory Units permitted along 14th St South @ Carver Homes; street width adjusted to 80’).</p> <p>Complete & Discrete Vertical Façade Composition has been edited for clarity. Also, composition lengths have been adjusted to 100 feet for UMU and UR frontage types and 120 feet for Small Apt/TH frontages.</p>	<p>Pg. 21/402.C. Building Size</p> <p>Pg. 21-22/402.D. Neighborhood Manners</p> <p>Pg. 36-37/TH Small Apartment BES/ Ultimate Building Height, Story Height, and English Basement Accessory Units</p> <p>Pg. 21/402.B. Complete & Discrete Vertical Façade Composition (see also Definitions)</p>

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Chap 6 Architectural Stds	<p>Overall degree of specificity</p> <p>Confirmation that broader architectural styles are possible; revise text and show wider range of options through photos</p> <p>Pitched roofs: Should all buildings, other than Urban Mixed Use, be required to have a pitch?</p>	<p>Part 6 Architectural Standards introductory text has been revised: new construction should be reflective of Arlington’s materials and scale; durable; and simple straight forward designs.</p> <p>The basic elements to regulate have remained; however, additional flexibility has been provided by adding options or removing narrower provisions such as:</p> <ul style="list-style-type: none"> • Building wall materials expanded • Masonry details/dimensions removed • Roof styles expanded to allow flat roofs with UMU and UR frontage types • Partially reflective glass to meet LEED permitted • Balconies/Railings expanded to allow variation in color, materials, sizes • Porches expanded; not required for Detached • Stoops expanded; not required for all frontage types • Columns expanded; not required but if used stds apply • Window mullion sizes expanded; shutters permitted • Garden walls expanded to allow more materials 	<p>Photos: Several photos were replaced or added. More photos will be collected and added with the Final Draft.</p> <p>Part 6: Changes reflected in most sections.</p>
Chap 7 Conservation Area Stds	<p>Conservation Area Standards: guidelines in separate document vs. within FBC. Which is better?</p>	<p>The Conservation Area Standards are included in the FBC as chapter 7. These standards have been updated for clarity and to provide more specific standards. Also, Landscape Standards have been incorporated.</p> <p>As indicated previously, projects in the Conservation Areas and in “Adjacent Areas” would be required to meet with HALRB. The HALRB will assess projects for appropriateness and compatibility with the existing buildings by applying the Renovation or New Construction standards, and will make a recommendation to the County Board.</p>	<p>Part 7: Changes reflected in most sections.</p> <p>Part 209.C has been adjusted to describe the HALRB review process</p>