

June 26, 2013 Meeting Summary | A meeting with the Form Based Code Advisory Working Group (AWG)

Columbia Pike Neighborhoods Area Plan Implementation Process

Attendees

PC Members: Inta Malis (FBC AWG Chair) and Nancy Iacomini (ZOCO Chair). **FBC AWG Members:** Betty Siegel, Gene Hubbard, Katherine Guernsey, Kay Langenbeck, Linda Dye, James Smith, Stef Pryor, Chris Slatt, George Dove, Peter Hage, Brad Mowbray, and Joan Lawrence. **Others:** Mike Waisylczik, Guy Gotts, and Bill Krokowski. **Staff and Consultants:** Geoff Ferrell, Amy Groves, Jennifer Smith, Matt Mattauszek, Rebeccah Ballo, Bethany Heim, and Richard Hartman.

Agenda Item 2 | Status of Revised Draft

- An AWG member noted the schedule is very tight for the amount of material that still needs to be reviewed.
- Staff noted that additional materials would be covered in early July (i.e. Street-Space and Parking standards) and the anticipated changes to the Regulating Plan maps would be ready later in July for another review.

Agenda Item 3 | Presentation of Key Revisions

- Some AWG members expressed concern over the amount of restrictions for building materials in the General Architecture section. They also noted that the photos have not been updated and still reflect a historic architecture for the Pike.
- Another AWG member noted that this version does not fully address ADA issues that were raised but noted that some progress has been made since the Initial Draft.
- Staff/consultants noted that the Small Apartment/Townhouse BES maintained the pitched roof requirement, while other frontages for larger buildings would not have flexibility to provide flat roof, in order to create an appearance that more closely matched the surrounding context. These buildings would most likely be adjacent to existing neighborhoods with pitched roofs. Therefore, flat roofs that could accommodate more green building design would not be permitted in these areas. It was noted that the pitched roofs would have the option of 'cutting away' a portion of the roof facing the rear or interior of a block to allow for roof-top access and/or equipment.
- A request was made to provide diagrams and/or an updated table summarizing how the Small Apartment/Townhouse accessibility options could be provided.

Agenda Item 4 | Review of Plans and Cross Section Drawings

- Staff provided an overview of the height transition exhibits, showing the general height limits for three subareas and the Barcroft Conservation Areas.

Agenda Item 5 | Wrap Up Comments

- Columbia Forest rep – continue to pursue accessibility/finish floor elevation regulations to fully allow for at-grade entrances and units; match summary comments with FBC regulations

At-grade entrances to units can be provided, maintain privacy, and offer additional private front yards for residents

- Penrose rep – concern noted about overall project timing; more time is needed for full review of Code (final regs) and October is too quick. It was noted that some concerns still exist with the level of specificity included in the regulations and more flexibility for alternative materials, as an example, should be provided
- Transportation Commission rep – Questioned whether a mini-park identified in the Neighborhoods Area Plan removed from the Central Subarea Regulating Plan? Staff noted “No;” it was drawn in as a potential opportunity as part of this process but later removed in order to accommodate improved street and building arrangements.
- Arlington View rep – Has transportation assessment been prepared for this new FBC? Staff responded that transportation planning was completed as part of the Neighborhoods planning process, which helped to establish additions to the street grid as development occurs. However, specific transportation assessment on a property by property basis would occur when development proposals are reviewed.
- Architect rep – Concerns noted about hard requirement to elevate ground story finished floor level. Changes made to General Architecture Standards are appreciated. Additional comments will be provided. Additional photos are needed to show a wider variety of building styles possible along the Pike.
- Arlington Heights rep – Agree with other comments provided on accessibility/ground story finished floor elevation and architecture. More flexibility should be given to property owner/developer to determine whether to raise or set units at grade.
- Developer rep – Questioned why finished floor elevation regulations allowing for at-grade units in smaller buildings wouldn’t be permitted in any location, and not only on 80’ wide streets?