

December 14, 2016 Meeting Summary | Form Based Code Advisory Working Group

Attendees

FBC AWG Members: Stephen Hughes (FBC AWG Chair, PC Liaison), Mark Cole (Alcova Heights), Betty Siegel (Arlington Heights), Charlie Smiroldo and Keith Fred (Barcroft), Andalynn Burgess (Columbia Forest), Ed Miltenberger (Columbia Heights), Noreen Quill (Arlington Mill), Linda Dye (Douglas Park), James Smith (Foxcroft Heights), Stef Pryor (Penrose), and Cecilia Cassidy (CPRO). **Staff:** Matt Mattauszek and Jennifer Smith.

Agenda

Review Draft 2017 Columbia Pike Work Plan

- Staff shared a draft 2017 work plan that is intended to guide work on FBC applications, zoning ordinance amendments, and other administrative activities.
- Applications: Presently, no FBC applications are actively under review. Staff would update the AWG when new applications are submitted for review. Several approved projects are moving through the permit review phase and Planning staff is monitoring the progress.
- Amendments: Staff proposes a study of the commercial centers FBC architectural standards. Matt Mattauszek presented the proposed approach which includes further investigation of specific concerns about the existing standards, and a review of what other factors may influence the architectural designs observed with the FBC development completed to date.
- An AWG member asked about how building materials could be expanded, or new approaches be considered as part of this effort, beyond only a review of the existing regulations. A suggestion for green, living walls was made.
- An AWG member questioned why the study was necessary. Another member noted that other development in the region had similar characteristics, and certain developers have predictable, signature architectural designs.
- After completion of the review of architectural standards, staff is expecting to start work on a study to consider when and how to incorporate new standards for green building design and affordable housing into the commercial centers FBC. This effort may also include a review of potential transfer of development rights receiving sites to help support the policies of the Neighborhoods Area Plan.
- Housing staff is also expecting to study the Neighborhoods FBC to potentially expand the affordable housing income level requirements to an income level above 60% area median income when affordable housing units are proposed for homeownership rather than rental.
- An AWG member asked about the Career Center site and whether any new information was known about what might be planned for the school site. Staff did not have any information about APS' plans for the school property, but will monitor discussions which could be informative on when a review of the Regulating Plan may be needed. For now, a potential study of this site remains listed on the work plan as a future study.
- An AWG member requested an update on the Western Gateway project. Staff will follow up with Cultural Affairs to verify the current status of the public art project. Another AWG

member requested the Regulating Plans be updated to reflect approved and completed buildings in order to more accurately display the background building layer.

- Other Updates: Staff announced that a new digital newsletter would be distributed soon to share information about FBC development, and other planning-related news for Columbia Pike. The newsletter is being proposed in response to feedback collected earlier this year on ways to share information more broadly with community members. Staff expects the first newsletter to be distributed in early January, and community members can sign up online. A separate newsletter distributed by Transportation staff will continue, which provides updates on traffic alerts and other transportation-related projects. A request was made by the AWG Chair to all members to help push the newsletter out to listservs and other groups.
- Membership: The AWG members were asked to confirm whether they would continue serving in their role for the coming year. No changes were announced. *[If a civic association proposes any changes, please contact staff directly so our records can be updated and any additional outreach can occur.]*