



Post-Adoption Form Based Code Administration

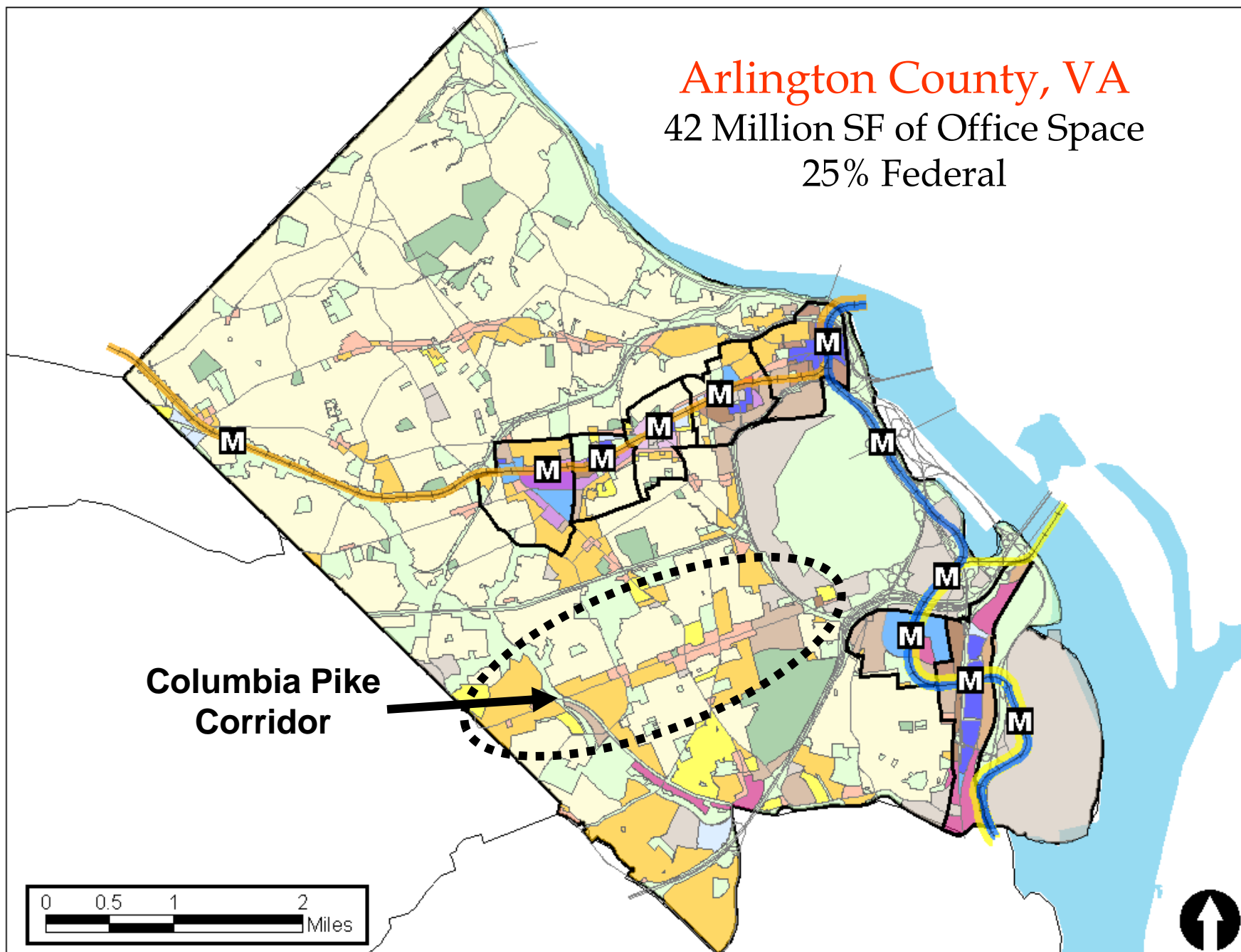
Columbia Pike Initiative
Arlington, Virginia

Arlington County, VA

42 Million SF of Office Space

25% Federal

Columbia Pike
Corridor



Educational Attainment

● Percentage 25 yrs old or greater w/
college degree:

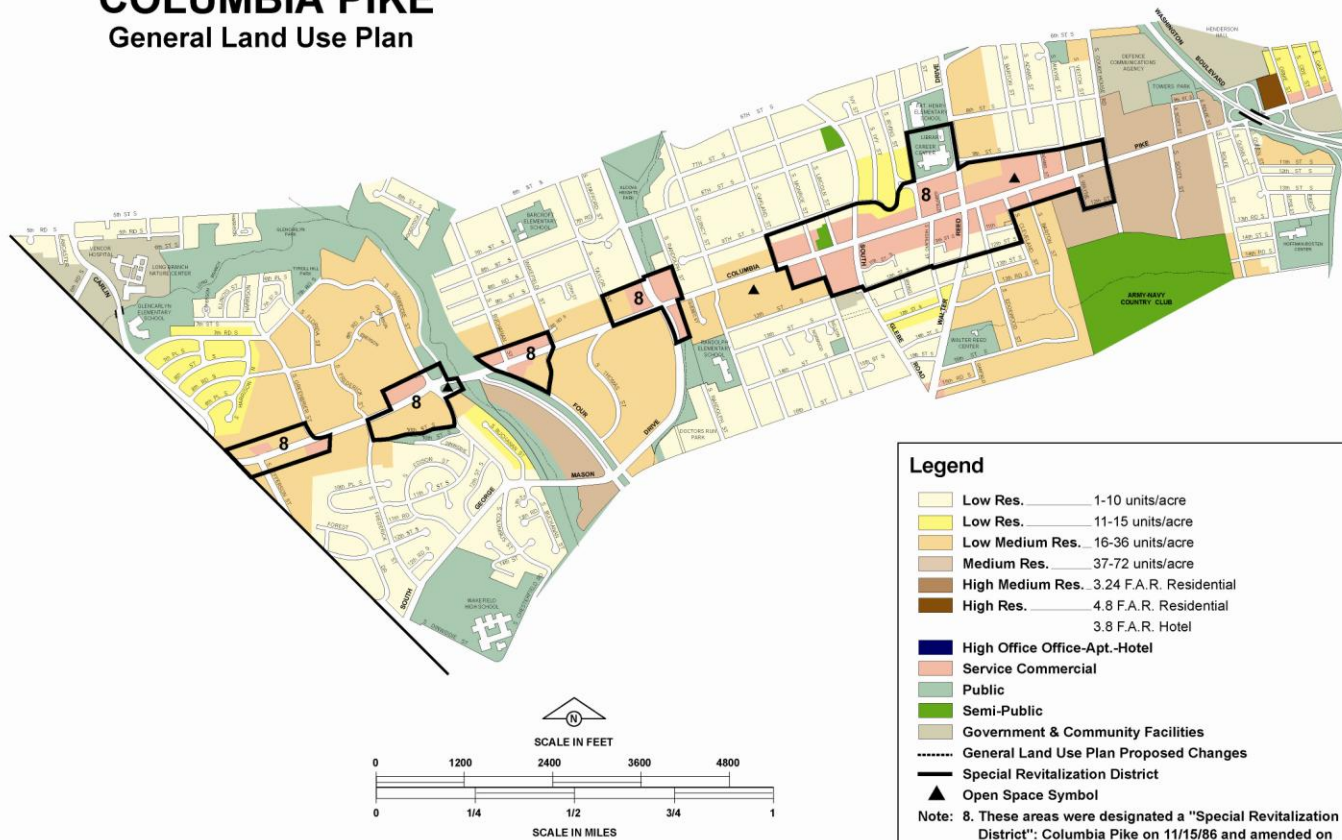
- Montgomery County: 54.5%

- **Arlington County: 60.2%**

(2000 Census)

Columbia Pike Revitalization District

COLUMBIA PIKE General Land Use Plan



Form Based Code

- Optional Zoning category
 - Prescriptive vis-à-vis siting, massing
 - No density limits, but height limits
- Expedited Approvals
 - No affordable housing requirement
 - No utility undergrounding contribution
 - No public art contribution
 - No density bonus
 - **Limited modifications**

Acceptable Modifications

- Historic Preservation
- Topography
- Location of Streets & Alleys
- Trees / Streetscape details
- Signage

Columbia Pike Urban Design Charrette



Destabilizer Organization

September 6th, 7th & 12th

Sheraton National Hotel

900 S. Orme Street



Review Process (Proposed)

- Informal Staff Consultation Period, then
 - 30-Day Administrative (Staff) Review - Sites less than 40,000 Sq. Ft.
 - 55-Day Use Permit Review - Sites greater than 40,000 Sq. Ft.
 - One community meeting
 - Planning Commission review
 - County Board approval

The “Usual” Development Review Process



FBC (The Good)

- Charrette – big success
- Spurred developer interest
- Architects “get it”
- Staff / citizens agree on “the vision”

FBC (The Bad)

- Developers seek maximization
- Construction constraints
 - Allow either 2-4 stories, or
 - Greater than 8 stories
- FBC written in stone (except...)

FBC (The Ugly)



FBC Lessons Learned

- Take your time
 - 6-month process charrette to adoption
- Survey needed
 - Property lines, utilities, etc.
 - Reconcile Regulating Plan
 - Site-specific adjustments needed
- Work w/ County Attorney

FBC Lessons Learned

● Funding

- ~\$250,000 original contract
- >\$350,000 since

● Street space design

- How wide is too wide?
- Who builds/pays? When?
- Transitions

Approved Projects

Project	Units	Retail / Commercial	Approval Type
Columbia Station/ Halstead	267	42,000 sf	FBC
Petros/ Columbia Village	235	7,500 sf	FBC
Safeway/ Sierra Park	188	34,000 sf	FBC
Adams/ Penrose Square	299	97,000 sf (including Giant)	Site Plan

Arlington Hardware Site



Issues:

- Historic Preservation Bonus
- Location of 11th Street

Columbia Station



Columbia Station



Columbia Pike Safeway



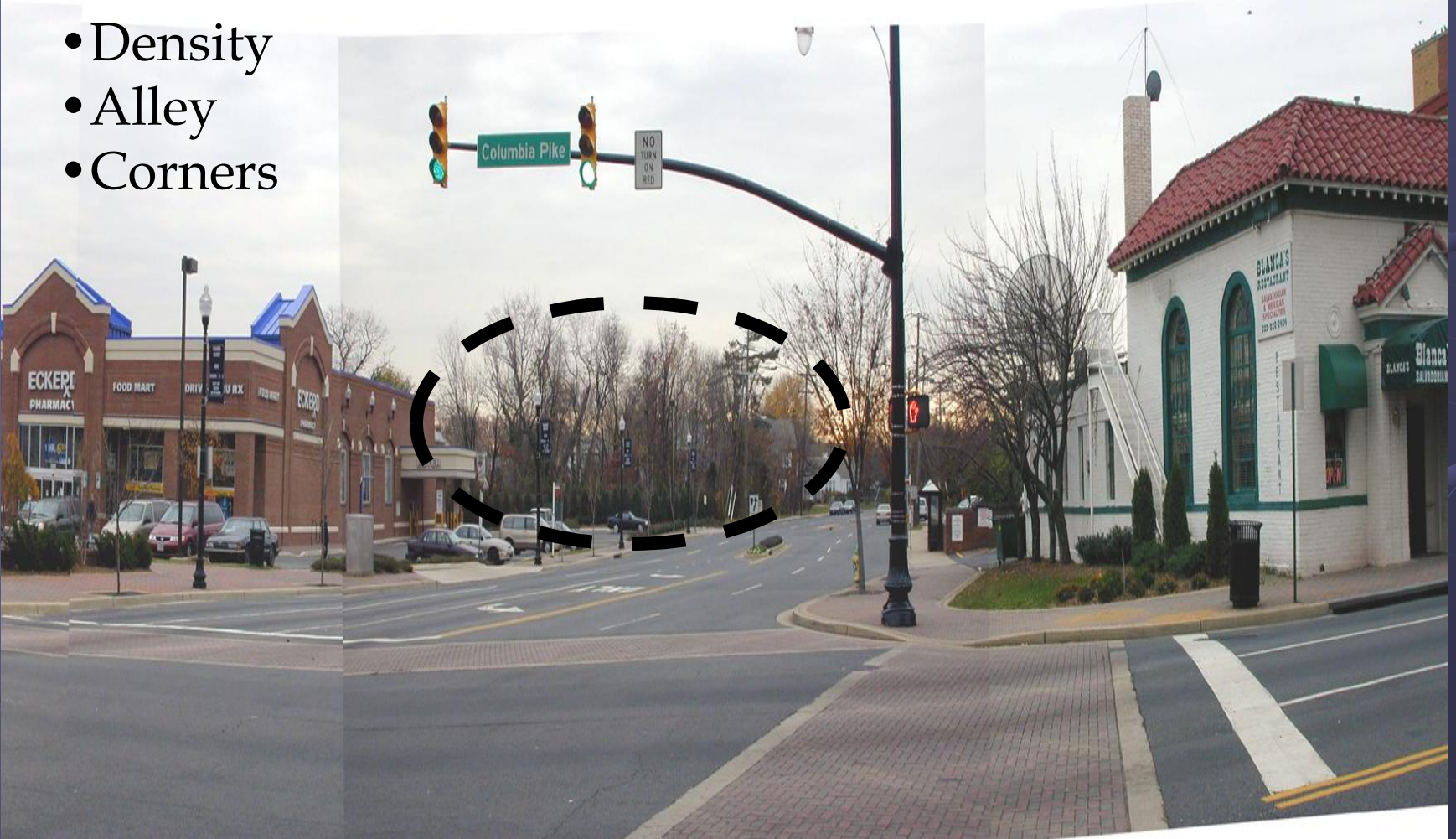
Safeway (Sienna Park)



Capstone Site

Issues:

- 11th Street
- Density
- Alley
- Corners



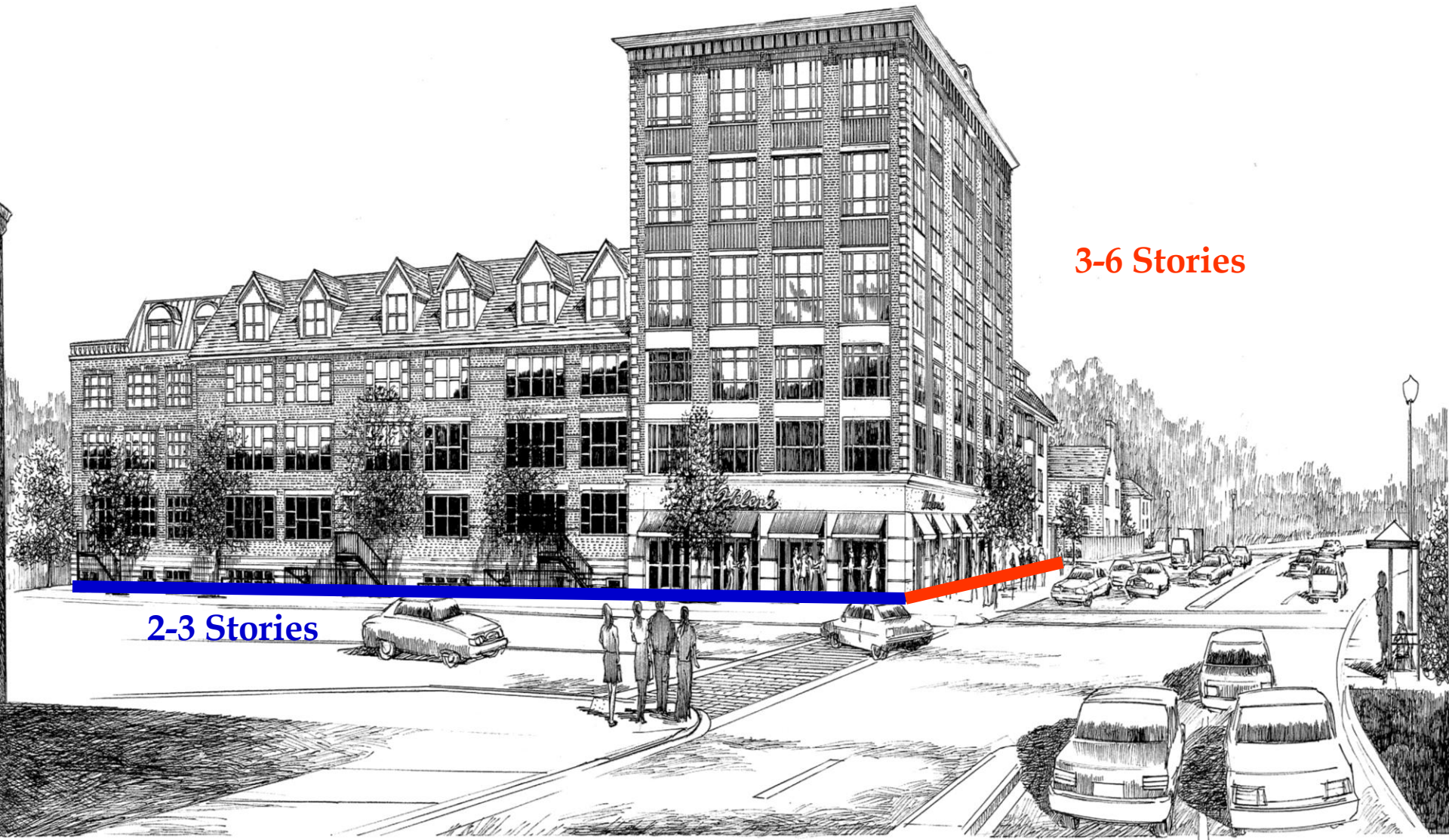
Capstone



Capstone



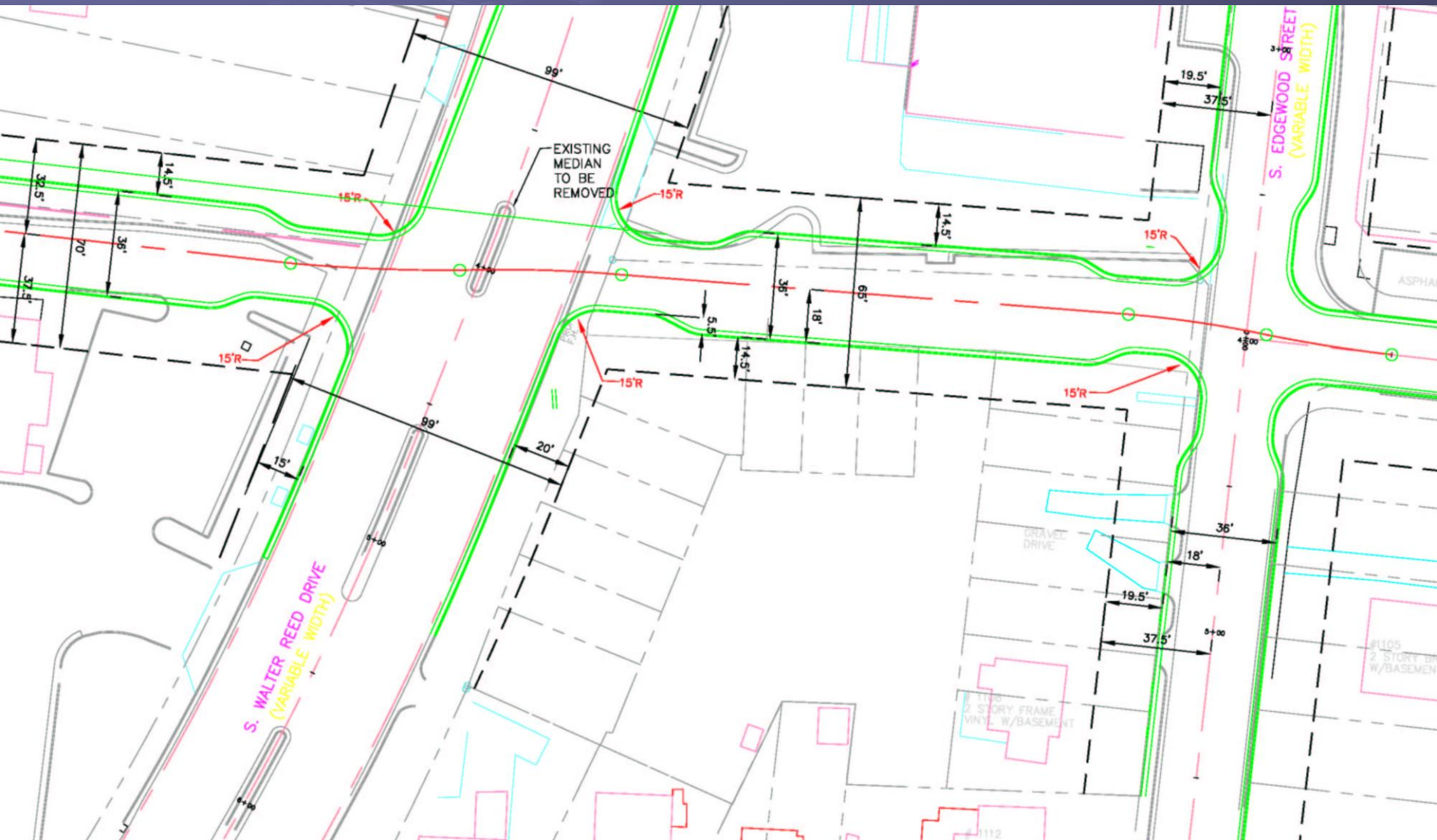
Capstone



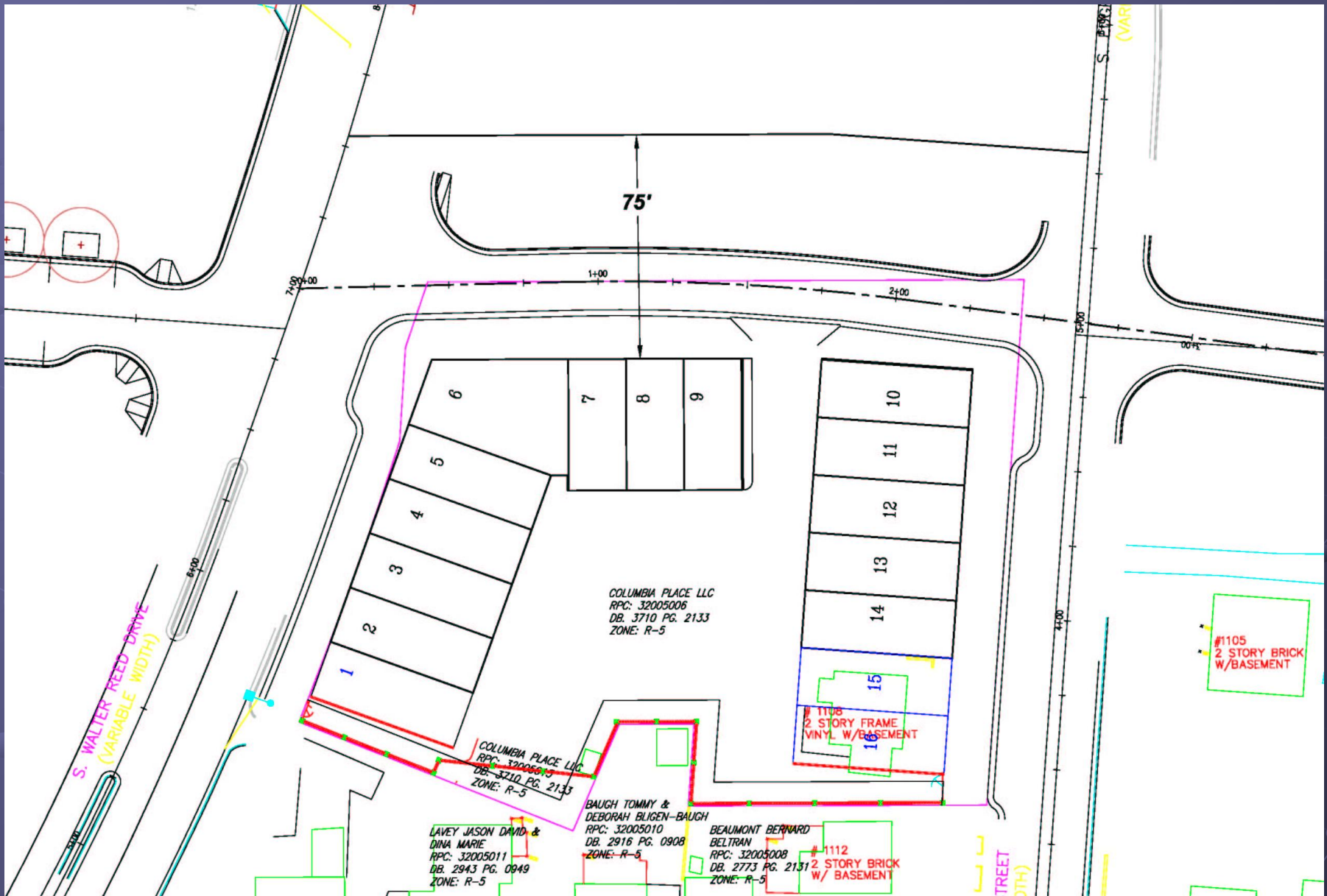
2-3 Stories

3-6 Stories

Capstone



Capstone



Petros Site



Columbia Village Project



Storm

Sanitary

Proposed Building 10-Story

Courtyard

Columbia Pike

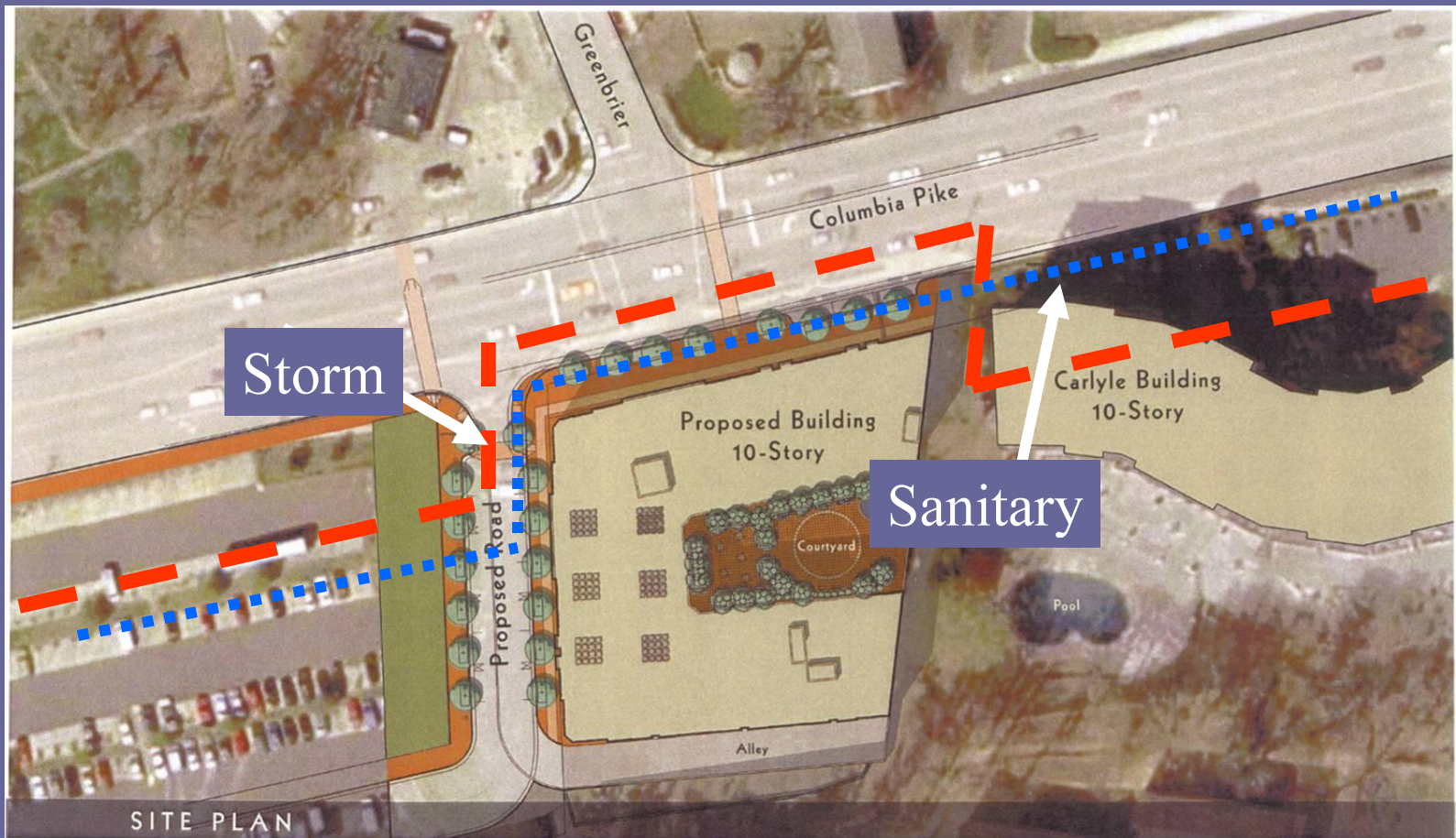
Greenbrier

Proposed Road

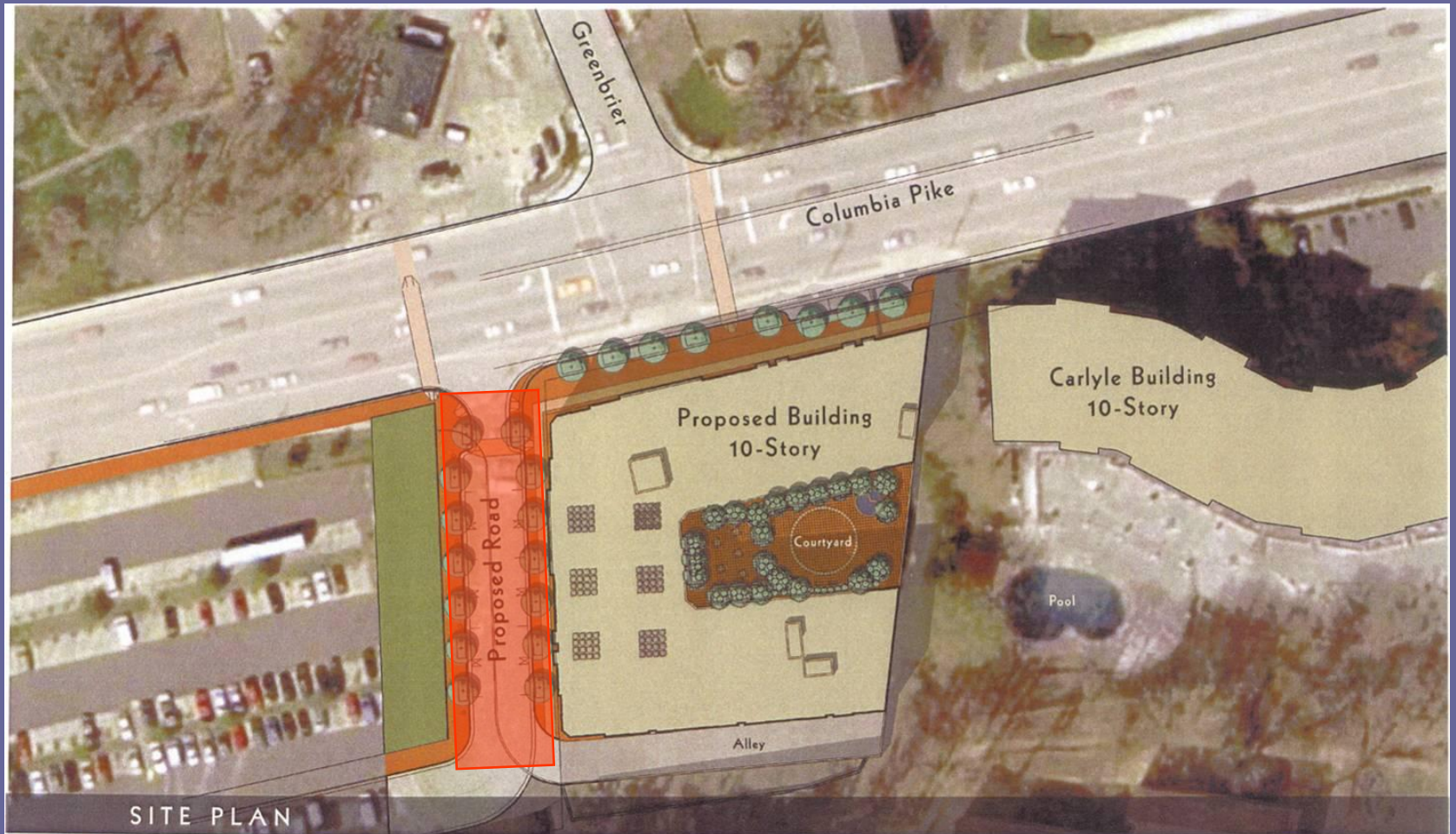
Alley

SITE PLAN

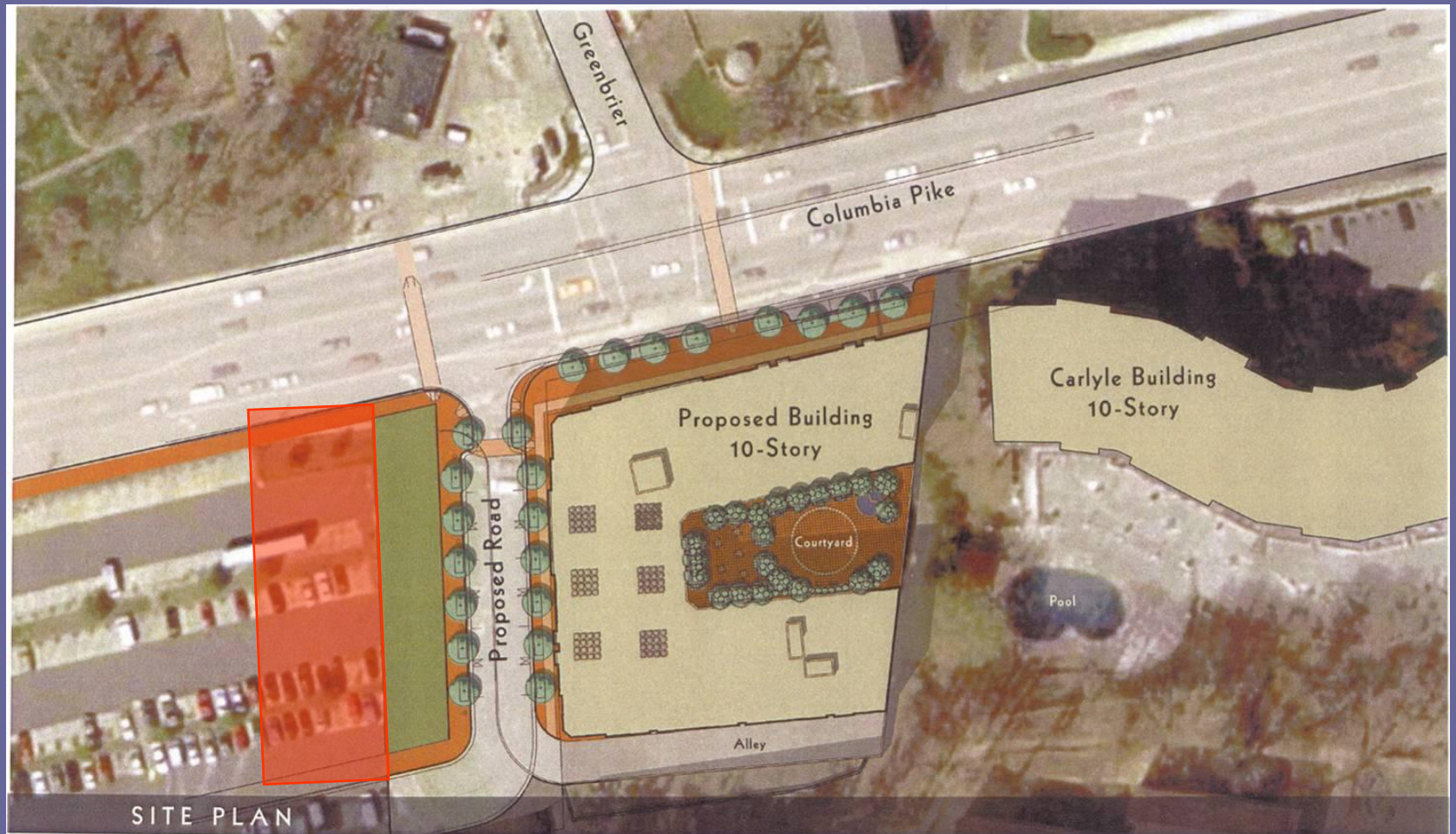
Storm & Sanitary Sewer Relocation



Roadway Location



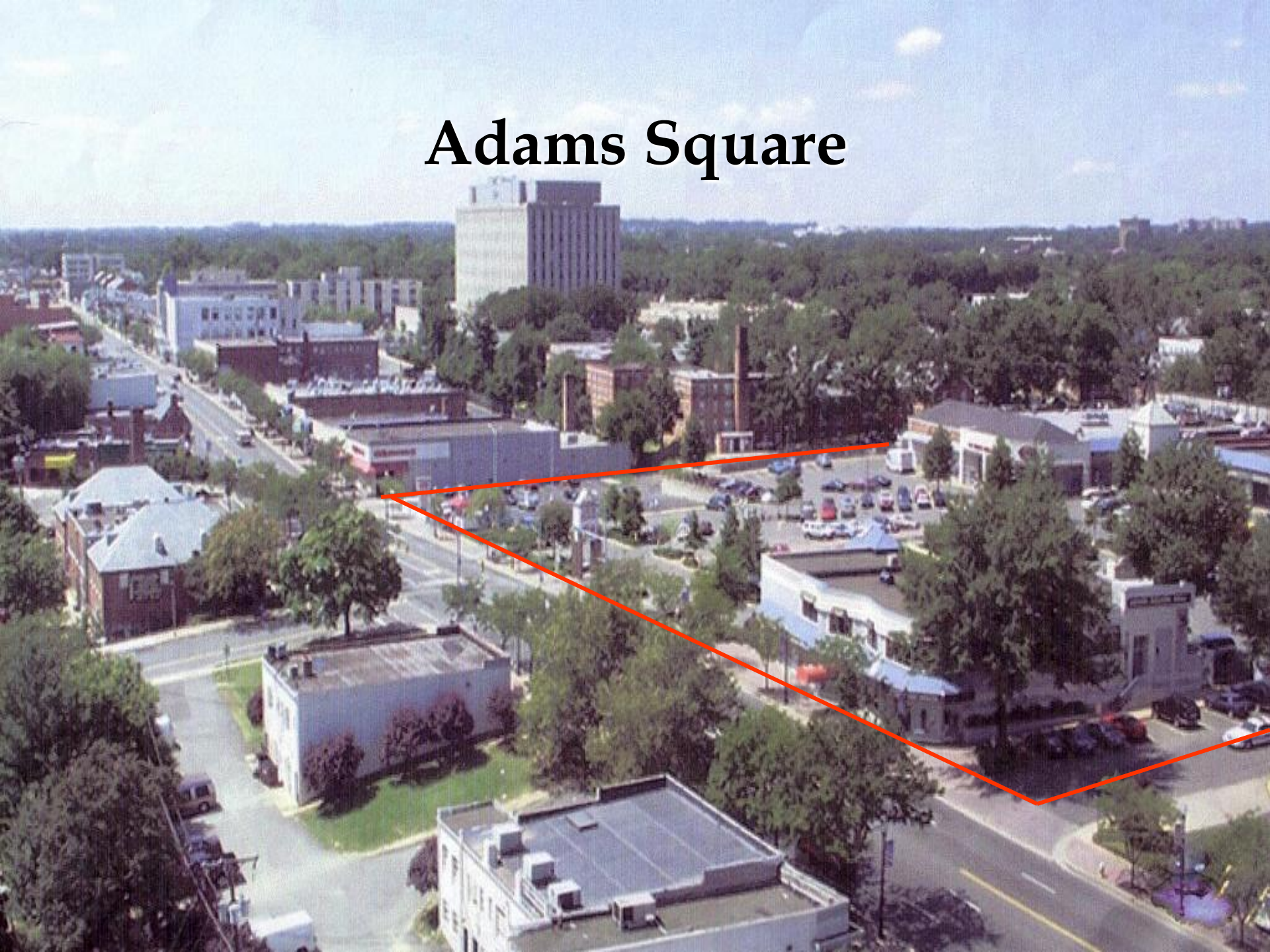
Roadway Location



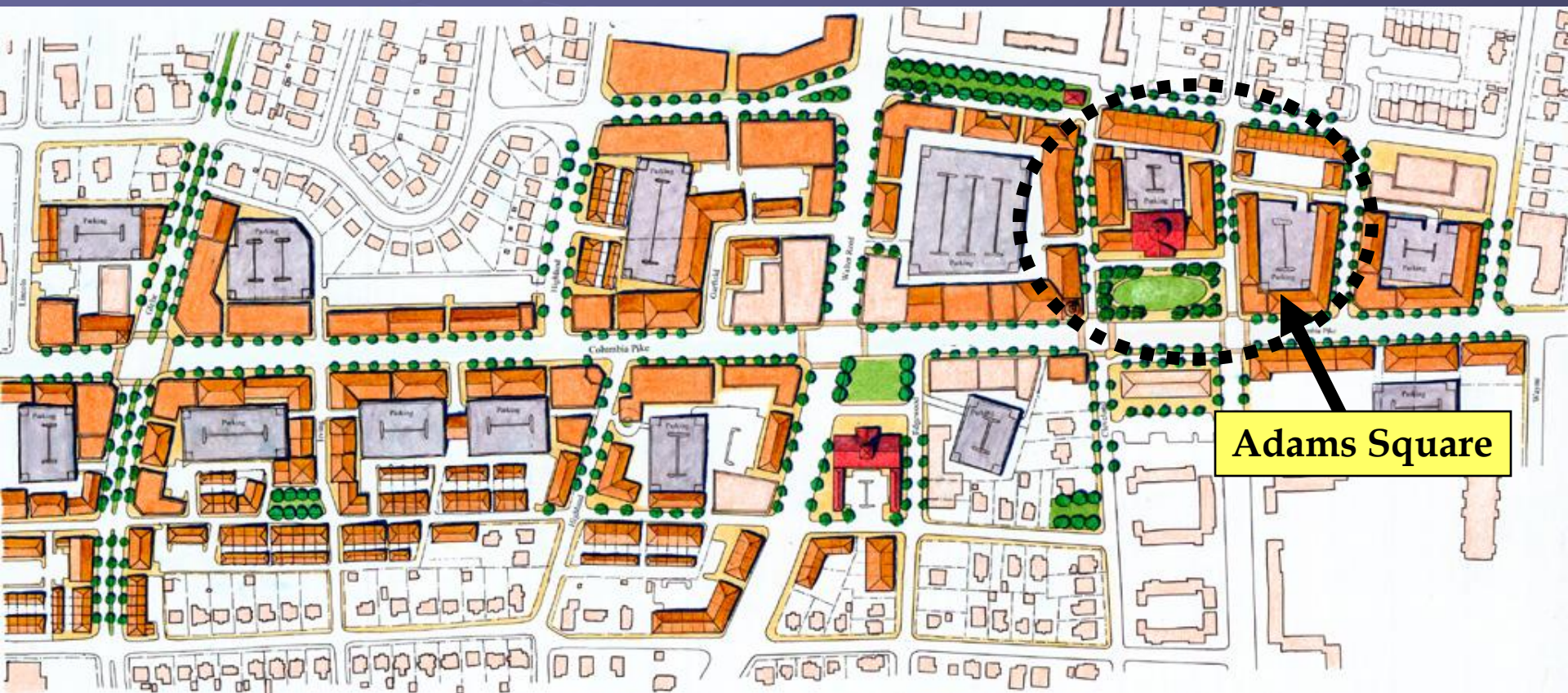
Roadway Location - VDOT



Adams Square



Town Center Illustrative



"The Vision"



Penrose Square

Issues:

- Grocery store > 50,000 SF
- Cleveland Street
- Parking / loading



Penrose Square Site





9TH STREET SOUTH

FUTURE SOUTH CLEVELAND STREET

ADAMS STREET SOUTH

COLUMBIA PIKE

4

5

1

8

9

2

10

3

11



Penrose Square



adams street elev

p . e . n . r . o . s . e s . q . u . a . r . e

columbia pike & south adams street
arlington county, virginia

FBC Lessons Learned

- Staff / Interagency Coordination
 - Existing standards & practices
 - Building / Fire Code
- VDOT design standards

FBC Lessons Learned

- Community Expectations
 - Street space implementation
 - Interpreting the Code
 - Façade design “60 foot rule”
 - Mezzanines
 - Corners – “50 foot rule”
 - Increased Scrutiny
 - FBC (Citizen) Advisory Group
 - Staff accountability



Review Process (Revised)

- Informal Staff Consultation Period
- **Community Review (by Advisory Group), then**
 - 30-Day Administrative (Staff) Review - Sites less than 40,000 Sq. Ft.
 - 55-Day Use Permit Review - Sites greater than 40,000 Sq. Ft.
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Interdepartmental Review Survey Tool

Columbia Pike FBC Checklist - Streetscape & Improvements - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Media Print Mail News RSS Feeds

Address http://www.surveymonkey.com/Users/87579961/Surveys/329781734789/86A90CD1-92DF-4231-A3D9-C6C13F1E43E1.asp?U=329781734789&DO_NOT_COPY_THIS Go Links

Columbia Pike FBC Checklist - Streetscape & Improvements Exit this survey >>

III. B. 3. Streetscape

1. Street trees shall be planted at the time of development and spaced 25 to 30 feet on center. Where necessary, spacing allowances may be made to accommodate curb cuts, fire hydrants and other infrastructure elements.

Have street trees been planted and spaced 25 to 30 feet on center, except where spacing allowances have been made to accommodate curb cuts, fire hydrants and other infrastructure elements?

☐ y-next
☐ n-stop

2. Street lights shall be installed on both sides of streets along the Street Tree Alignment Line and unless otherwise designated on the Regulating Plan, at no more than 60 foot intervals measured parallel to the street. At the time of development, the developer is only responsible for the installation of street lights on the side(s) of the street being developed.

Have street lights been installed at the appropriate locations on the side of the street being developed?

☐ y-next
☐ n-stop

3. At the time of development, the developer is required to install sidewalks. Sidewalks shall not be constructed entirely of plain poured concrete. However, a 6-foot wide "clear zone" of smooth concrete sidewalk shall be constructed and maintained free of obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are allowed outside of the clear zone. All paving materials shall be compliant with ADA accessibility guidelines.

Have sidewalks been installed that meet the aforementioned width and materials requirements?

☐ y-next
☐ n-stop

Done Internet

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FBC Timeline

- 2/03 – FBC Adopted (partially)
- 2/04 – Street Space Plan (FBC fully adopted)
- 6/04 – Columbia Station approved (w/ amendment)
- 7/05 – Petros Project approved
- 9/05 – Clear Height / OCLA
- 12/05 – Historic Preservation
- 2/06 – Podiums / Clarifications
- 6/06 – Side Street RBLs
- 10/06 – Penrose Sq. & Safeway approved

For More Info:

www.arlingtonva.us