



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of March 12, 2016

DATE: March 1, 2016

SUBJECT: FBC-21 Amendments to the Arlington County Zoning Ordinance §11.1 CP-FBC Columbia Pike Form Based Code Districts (Appendix A), Section III, to amend the Western Gateway Regulating Plan to adjust the Required Building Lines between South Greenbrier Street and South Jefferson Street to reflect the transportation improvements proposed as part of the Columbia Pike Multimodal Street Improvements and to reflect the existing street condition and building placement of the 55 Hundred FBC project.

C.M. RECOMMENDATION:

Adopt the attached ordinance to amend, reenact and recodify the Arlington County Zoning Ordinance §11.1 “CP-FBC” Columbia Pike Form Based Code Districts (Appendix A), Section III, to amend the Western Gateway Regulating Plan to include adjustments to the Required Building Lines between South Greenbrier Street and South Jefferson Street, as shown in Attachments A and B.

ISSUES: Zoning Ordinance amendments to the commercial nodes Form Based Code (FBC) are proposed to ensure that future development under the FBC will be consistent with the transportation improvements proposed by the Multimodal Street Improvement Project, and to also reflect existing conditions at South Greenbrier Street adjacent to the 55 Hundred FBC development. No issues have been identified.

SUMMARY: Staff proposes to amend the Columbia Pike Special Revitalization District Form Based Code (FBC), Western Gateway Regulating Plan for the purposes of adjusting Required Building Lines (RBLs) on the Wildwood Park property bounded by South Greenbrier Street and South Jefferson Street. These amendments would: 1) change the RBLs at the intersection of South Jefferson Street and Columbia Pike to reflect the transportation improvements proposed by the County as part of the Columbia Pike Multimodal Street Improvements, which include intersection realignment and pedestrian improvements along Columbia Pike and 2) change the RBL location on South Greenbrier Street to reflect the existing street condition and building

County Manager:

MJS/GA

County Attorney:

[Signature]

MNC

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placement of the adjacent 55 Hundred FBC project, approved in 2005. The County Board authorized advertisement of these amendments on January 24, 2015 in anticipation of related real estate actions with the proposed multi-modal project on the Wildwood Park property located at 5550 Columbia Pike. Real estate agreements with the property owner were reached in January 2016 and the County Board approved them at its January 16, 2016 public hearing. As such, it is appropriate for the County Board to now consider the related FBC amendments.

BACKGROUND: In March 2002, the *Columbia Pike Initiative – A Revitalization Plan* was adopted by the County Board, followed by adoption of the [Columbia Pike Form Based Code](#) (the Code) in 2003. The Code includes the Regulating Plans for four development nodes, including the Western Gateway, which among other things, locates the Required Building Lines (RBLs) for new development along existing and proposed new streets.

Since the Code's adoption, DES Transportation staff has been working on the Columbia Pike Multimodal Street Improvement Project that will construct street and pedestrian improvements along the entire 3.5-mile corridor. As part of this effort, the South Jefferson Street and Columbia Pike intersection is planned to be realigned and sidewalks widened in order to provide for safer street and pedestrian conditions. In order to make these changes and provide sufficient sidewalks envisioned by the FBC, the RBLs along South Jefferson Street and Columbia Pike will need to change.

In addition to the above change, staff is also proposing changes related to the 55 Hundred project located at the corner of Columbia Pike and South Greenbrier Street. The 55 Hundred FBC project (U-3126-06-1) was approved in 2005 and is now built and occupied. When this project was considered by the County Board, the alignment of the proposed South Greenbrier Street was not fully determined, although its planned location was shown on the Form Based Code Regulating Plan. The street was originally intended by the FBC to be built on the Wildwood Park property located at 5550 Columbia Pike, however, that property was not part of the 55 Hundred FBC proposal. As a result, the County Board approved two alternatives for the alignment of South Greenbrier Street. The first option would allow for the street to be built in the location shown on the Regulating Plan and entirely on the Wildwood Park property. The second option would allow for the street to be partially constructed further east of the originally planned location as part of the 55 Hundred project, with the remainder built at a future time when the Wildwood Park property pursued FBC development.

The two property owners were unable to reach agreement and, as a result, the second option was realized where a portion of the street was ultimately constructed on the 55 Hundred property, to the east of the originally planned location. The 55 Hundred FBC project was approved through the Special Exception Use Permit process and includes an approved amendment to the RBLs. As built, South Greenbrier Street provides access to the 55 Hundred rear alley, parking garage, and loading area. The FBC Western Gateway Regulating Plan and corresponding Required Building Lines (RBLs) on both properties, however, were never amended to reflect this now partially-built street alignment or the new RBLs approved as part of the 55 Hundred FBC project.

This proposed amendment to the Regulating Plan would reflect the current as-built conditions on South Greenbrier Street and adjust the RBLs on the Wildwood Park property to achieve the

intended street cross section. The amendment was authorized for advertisement by the County Board in January 2015, with subsequent deferrals in February and November 2015 in order to allow more time for staff to negotiate with the property owners on the related real estate agreements. The Planning Commission heard this amendment at its meeting on February 11, 2015 and voted to recommend that the County Board defer action to a time concurrent with the related real estate actions associated with the Multimodal project work on the Wildwood Park property located at 5550 recommended. Prior to the County Board deferral in November, the Planning Commission heard this amendment at its meeting on November 9, 2015 and voted 8-0 to recommend that the County Board adopt the proposed changes to the FBC. The proposed amendments have not changed since they were reviewed by the Planning Commission.

DISCUSSION: The proposed amendments related to the intersection of South Jefferson Street and Columbia Pike are associated with the Multimodal Street Improvement Project, which will provide transportation enhancements within this area including a realigned intersection, wider and consistent sidewalks, undergrounding of utilities and additional streetscape improvements. As a result of these proposed improvements, the associated Required Building Line (RBL) for the Wildwood Park Apartments will need to be shifted west, thereby reducing the potential redevelopment area under the FBC by approximately 1,300 square feet and to ensure that future buildings proposed under the FBC will be set back sufficiently from the intersection. DES staff worked with the Wildwood Park property owners to obtain the necessary property rights to achieve these street improvements and agreements were reached and approved in January 2016.

In addition, the existing Regulating Plan for the Western Gateway indicates the alignment of South Greenbrier Street as originally envisioned by the Form Based Code in 2003. The proposed amendment would also update this street's location and alignment as well as the associated RBLs on both sides to reflect the current, built conditions of this street. With this proposed change and adjustment to the RBLs, the Regulating Plan will reflect that the Wildwood Park property has approximately 10,900 square feet of additional potential development area under the FBC. For reference, the RBL to RBL distance on South Greenbrier Street is 75 feet. This change will meet the intent of the FBC and will provide a street width consistent with other side streets in the FBC Revitalization District.

Figure 1 provides a context map of the Western Gateway along Columbia Pike where the changes are proposed. Figure 2 illustrates the existing and proposed RBL locations as well as the difference in areas related to the limits of redevelopment under the FBC. Each figure identifies the South Jefferson Street changes as "1st Location" and the South Greenbrier Street changes are labeled as "2nd Location."



Figure 1: Context Map for Columbia Pike's Western Gateway

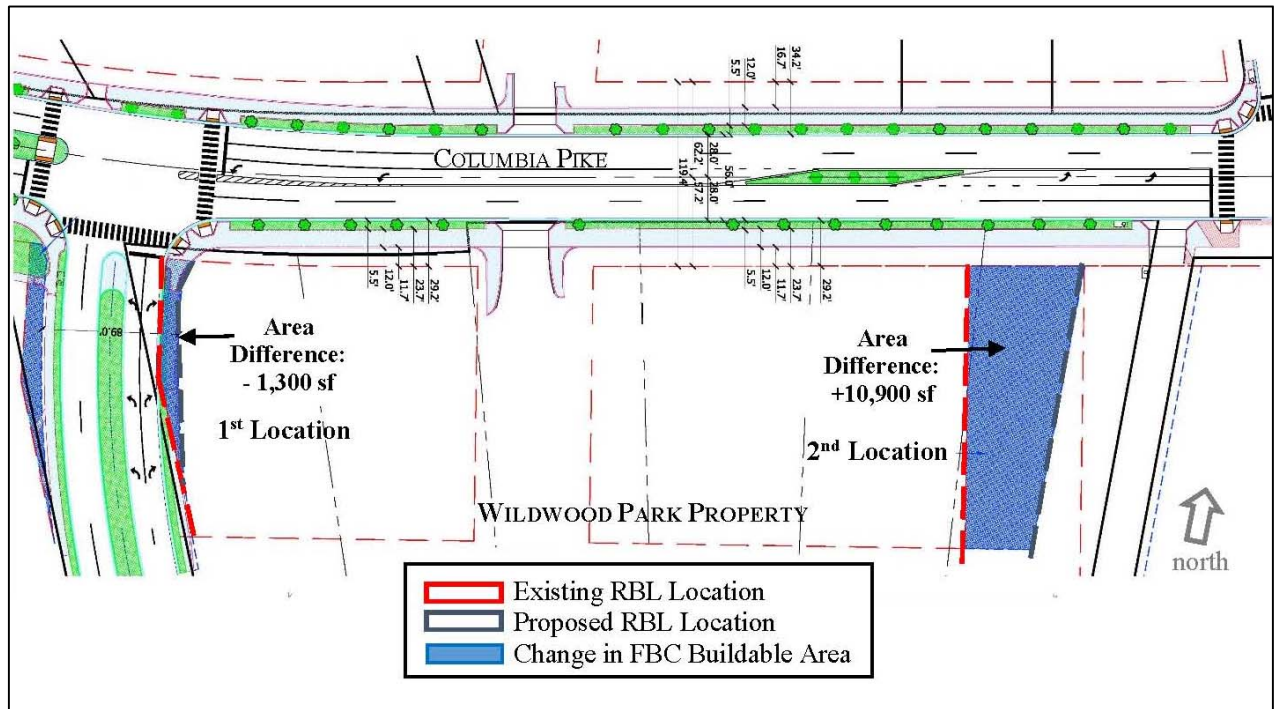


Figure 2: Specific changes to the RBL in both locations within the Western Gateway

The existing Regulating Plan for the Western Gateway is shown in Figure 3 and the proposed changes to the Regulating Plan are illustrated in Figure 4.

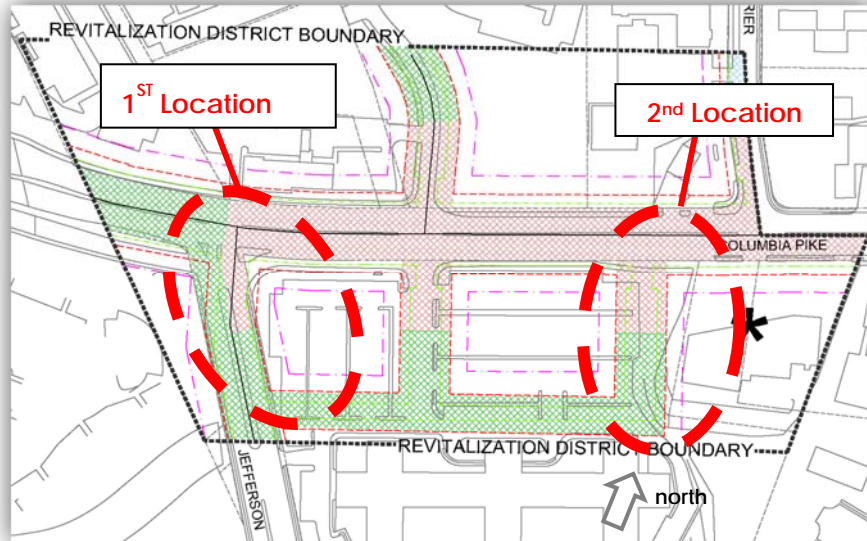


Figure 3: Existing Regulating Plan (Western Gateway)

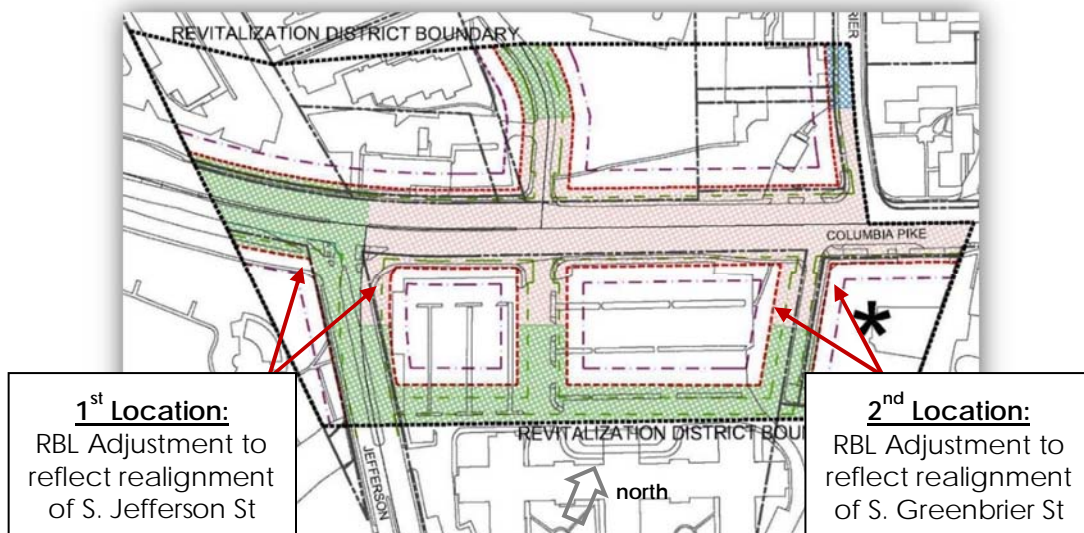






Figure 4: Proposed Regulating Plan (Western Gateway)

Regulating Plan Legend:

-  Main Street Frontage
-  Avenue Frontage
-  Local Frontage
-  Neighborhood Frontage

Community Process: The proposed amendments were discussed with the Form Based Code Advisory Working Group (FBC AWG) on November 13, 2013. FBC AWG members expressed general support for the proposed amendments and commented that the South Jefferson Street intersection has been problematic for a long time and the proposed changes will enhance safety in this location. With regards to the area of the South Greenbrier Street alignment, staff confirmed that while there are a number of existing utilities located underground in that general location, as well as an existing drainage easement, such portion of the Wildwood Park property is developable and existing utilities can be relocated. The proposed amendments were also discussed with the Zoning Committee of the Planning Commission (ZOCO) on February 4, 2014. ZOCO members expressed general support for the proposed amendments and did not provide any substantial comments

The Planning Commission held a public hearing on the proposed amendments on November 9, 2015 and voted 8-0 to recommend that the County Board adopt the proposed changes to the FBC. However, the County Board deferred action on the proposed amendments that same month until such time when associated real estate agreements were complete. The real estate agreements were approved in January 2016. Although deferred since November 2015, the proposed amendments have not changed since they were reviewed by FBC AWG, ZOCO and recommended by the Planning Commission.

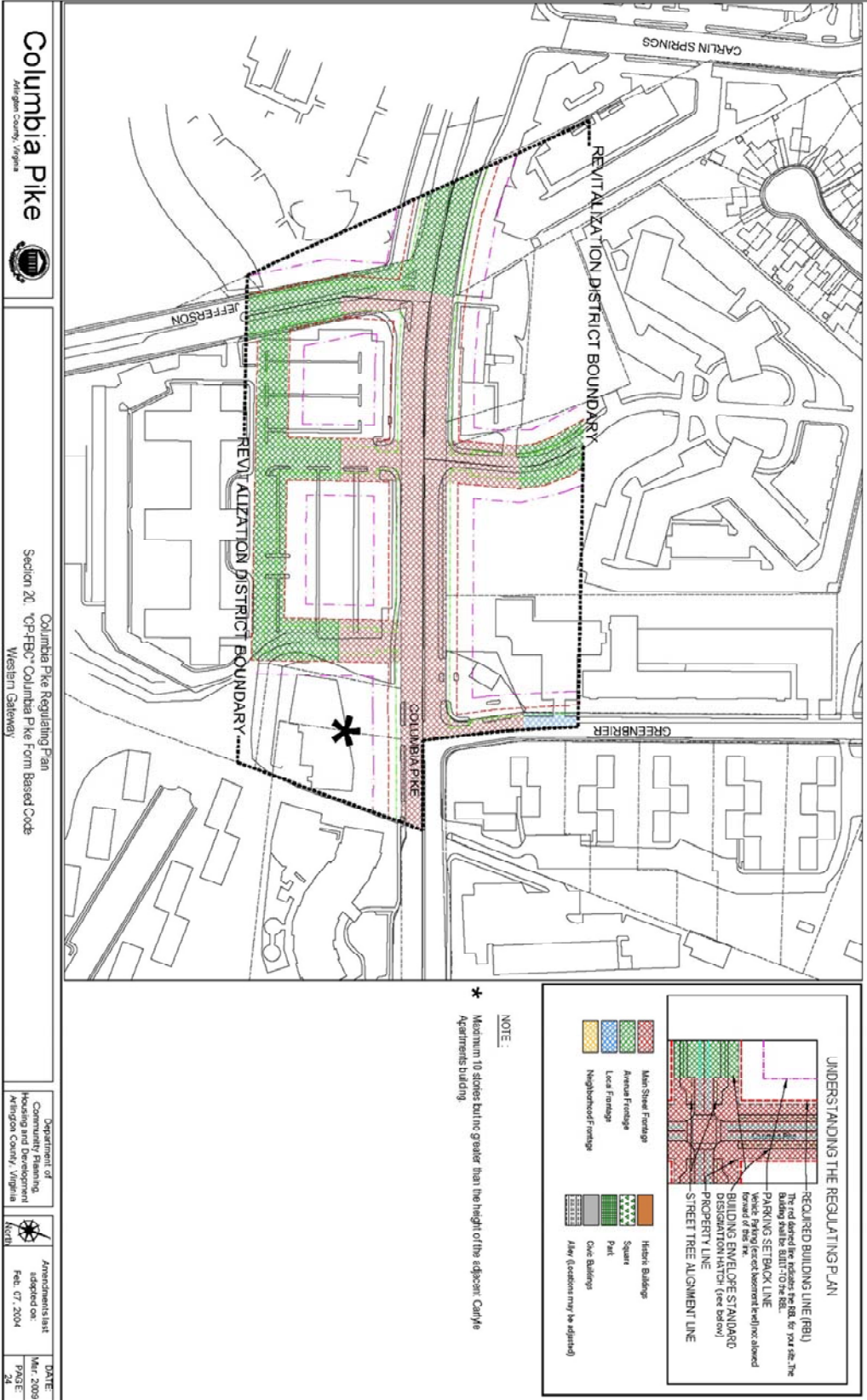
CONCLUSION: The proposed amendments will ensure that future development under the FBC will be consistent with the transportation improvements proposed by the Multimodal Street Improvement Project, and will also reflect existing conditions at South Greenbrier Street adjacent to the 55 Hundred FBC project. Staff recommends that the County Board adopt the attached ordinance to amend, reenact and recodify the Arlington County Zoning Ordinance, §11.1 “CP-FBC” Columbia Pike Form Based Code Districts (Appendix A) as shown in Attachments A and B.

FBC-21

AN ORDINANCE TO AMEND, REENACT AND RECODIFY THE ARLINGTON COUNTY ZONING ORDINANCE ARTICLE 11.1 CP-FBC COLUMBIA PIKE FORM BASED CODE DISTRICTS (APPENDIX A), SECTION III, TO AMEND THE WESTERN GATEWAY REGULATING PLAN INCLUDING ADJUSTMENTS TO THE REQUIRED BUILDINGS LINES AT THE WILDWOOD PARK PROPERTY BETWEEN SOUTH JEFFERSON STREET AND SOUTH GREENBRIER STREET AS SHOWN IN ATTACHMENTS A AND B; IN ORDER TO FACILITATE THE CREATION OF A CONVENIENT, ATTRACTIVE AND HARMONIOUS COMMUNITY; TO ENCOURAGE ECONOMIC DEVELOPMENT; AND FOR OTHER REASONS REQUIRED BY THE PUBLIC NECESSITY, CONVENIENCE AND GENERAL WELFARE, AND GOOD ZONING PRACTICE.

Be it ordained that the Arlington County Zoning Ordinance is hereby amended, reenacted and recodified as follows: Article 11.1 CP-FBC Columbia Pike Form Based Code Districts (Appendix A), Section III, to amend the Western Gateway Regulating Plan including adjustments to the Required Buildings Lines at the Wildwood Park property between South Jefferson Street and South Greenbrier Street as shown in Attachments A and B; in order to facilitate the creation of a convenient, attractive and harmonious community; to encourage economic development; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice.

Attachment A – Existing Western Gateway Regulating Plan



Attachment B – Proposed Western Gateway Regulating Plan

