

# 2801 Columbia Pike (Elkins Building)

Commercial Form Based Code (FBC) Review

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2801 Columbia Pike  
RPC# 25-016-001

Form Based Code Advisory Working Group Meeting

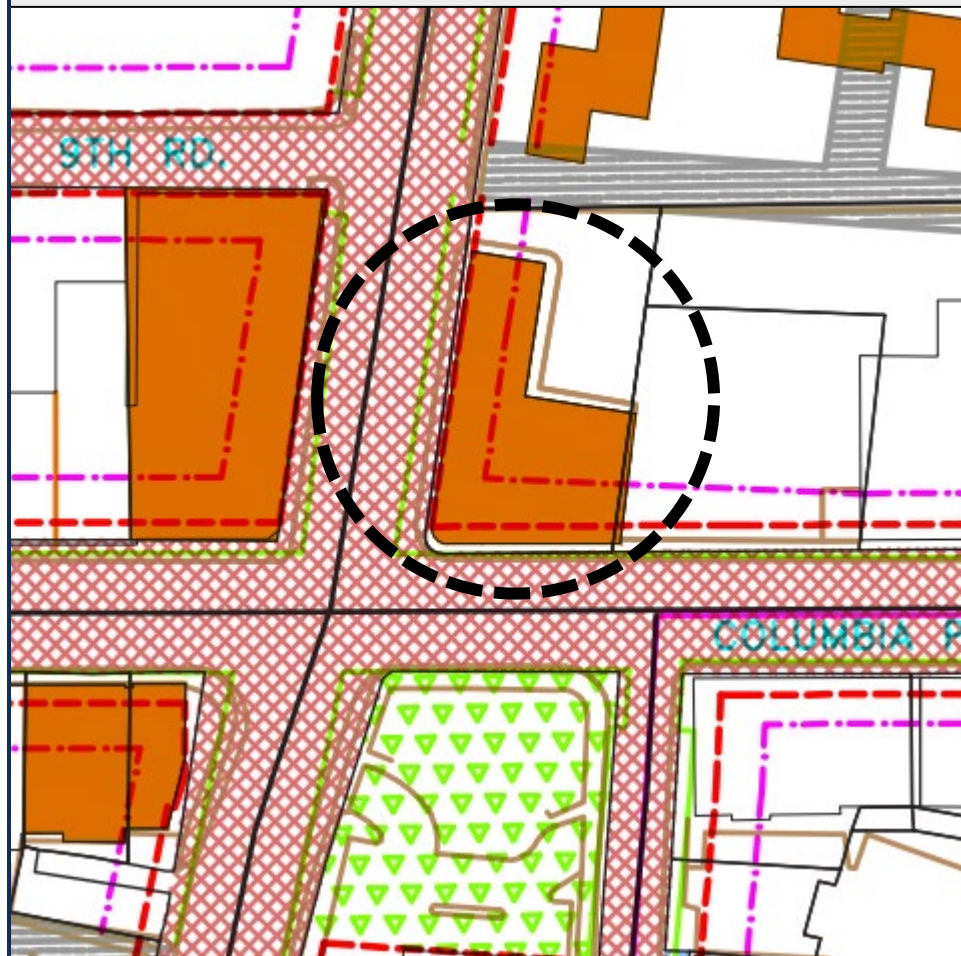
July 17, 2024





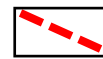
# FBC: Town Center Regulating Plan

## 2801 Columbia Pike (Elkins Building)

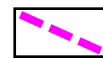


ACZO 7.17: C2: Service Commercial-Community Business District

ACZO 11.1: Columbia Pike Form Based Code (FBC) District



REQUIRED BUILDING LINE (RBL) The red dashed line indicates the RBL for your site. The Building shall be BUILT-TO the RBL.



PARKING SETBACK LINE Vehicle Parking (except basement level) not allowed forward of this line.

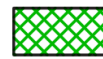
BUILDING ENVELOPE STANDARD DESIGNATION HATCH (see below)



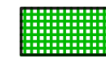
Main Street Frontage



Square



Avenue Frontage



Park



Local Frontage



Civic Buildings



Neighborhood Frontage



Alley (Locations may be adjusted)



Historic Buildings

# Proposed Development



- **Preserve 2-story historic façade**
- **7 stories (1-story bonus)**
- **6,113 SF ground floor retail**
- **88 units (63 1-bed, 25 2-bed)**
- **64 vehicle parking spaces**
- **36 bicycle parking spaces**
- **Columbia Pike Improvements:**
  - Transit Station with 9-inch curb height and shelter recessed into façade
  - 6-foot minimum sidewalk width
  - Streetscape (bike racks, waste bins, benches, light poles, trees where feasible)
- **South Walter Reed Drive Improvements:**
  - Curb extension and transit island with 9-inch curb height
  - On-street bike lane
  - 6-foot minimum sidewalk width
  - Streetscape (bike racks, waste bins, benches, light poles, trees where feasible)

# Special Circumstances & Modifications

- **Special Exception Use Permit Applications Applicable Criteria:**
  - Request for approval of special circumstances
  - Request for approval of any modifications
- **Special Circumstances for Historic Structures and Historic Facades:**
  - Modifications of the parking requirements for portion of the project that includes Historic Facades
  - Modification of utility undergrounding
  - Modification of provision of street furniture
  - Up to two bonus stories with appropriate design and tapering, on the remainder of the site, provided that the overall building height is within the maximum for the site
- **Allowable Modifications:**
  - Required Building Lines (RBLs) for the location of Streets, Historic Structures, and Historic Facades
  - Design issues related to the inclusion of existing buildings, Historic Structures, and Historic Facades
  - Streetscape details
  - Modifications associated with special circumstances



Source: [pikenotes.com/elkin](http://pikenotes.com/elkin)



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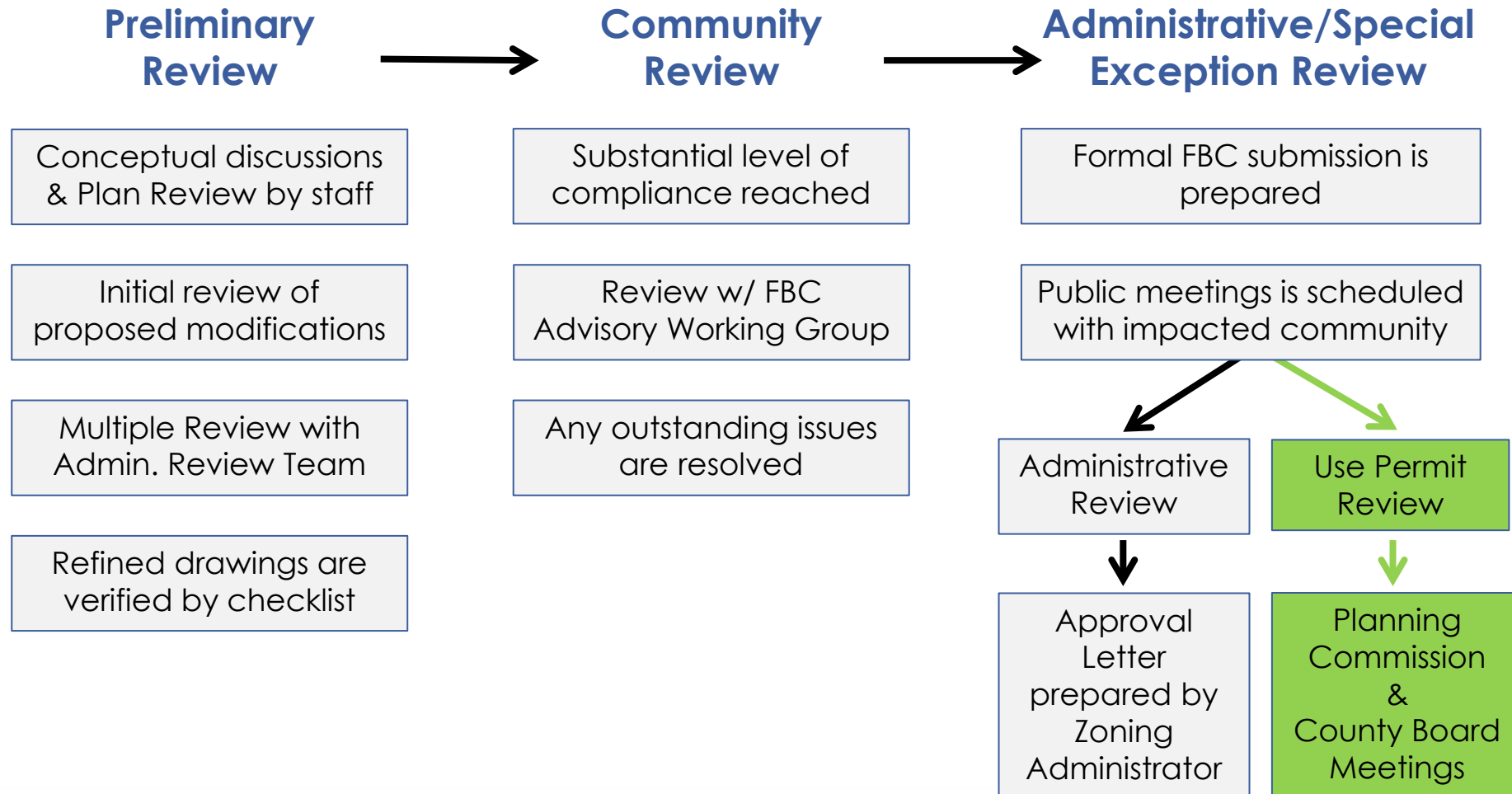
# FBC Requirements

## Required

## Proposed

Historic Façade Preservation and HALRB Review	
<ul style="list-style-type: none"> <li>Minimum of two (2) HALRB meetings</li> <li>CoA from HALRB</li> <li>Preservation Easement</li> </ul>	<ul style="list-style-type: none"> <li>Three (3) HALRB meetings &amp; five (5) DRC meetings</li> <li>CoA from HALRB July 19, 2023</li> <li>Preservation Easement in Use Permit Conditions</li> </ul>
Private Open Space	
Main Street BES: 15% (2,453 SF)	2 <sup>nd</sup> Floor Courtyard: 1,335 SF Rooftop Terrace: 1,021 SF Private Balconies: 913 SF TOTAL: 20% (3,269 SF)
Parking	
No minimum parking requirements for projects under 20,000 SF land area and historic facades.	RESIDENTIAL: 64 spaces in garage (54 standard, 8 compact, 2 ADA)
Bike Parking	
1 per 3 units for tenant/employee (30) 1 per 50 units for visitor/customer (2) 1 per 5,000 SF GFA retail for employees (2) 1 per 25,000 SF GFA for visitor/customer (1)	RESIDENTIAL: 32 spaces in garage  RETAIL: 4 spaces (2 racks) on-street

# FBC Use Permit Review Process



# Review Process

- **1<sup>st</sup> Preliminary Submission:** September 2022
- **2<sup>nd</sup> Preliminary Submission:** April 2023
- **3<sup>rd</sup> Preliminary Submission:** September 2023
- **4<sup>th</sup> Preliminary Submission:** December 2023
- **5<sup>th</sup> Preliminary Submission:** May 2024
- **Historical Affairs and Landmark Review Board (HALRB):**
  - *May 18, 2022*
  - *December 21, 2022*
  - *July 19, 2023*
- **Design Review Committee (DRC):**
  - *April 6, 2022*
  - *May 4, 2022*
  - *December 7, 2022*
  - *July 6, 2023*
  - *August 2, 2023*
- **Form Based Code Advisory Working Group (FBC AWG):** July 17, 2024
- **Planning Commission:** Anticipated September 2024
- **County Board:** Anticipated September 2024



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