

# Arlington View Terrace West

## Neighborhoods Form Based Code (N-FBC) Review

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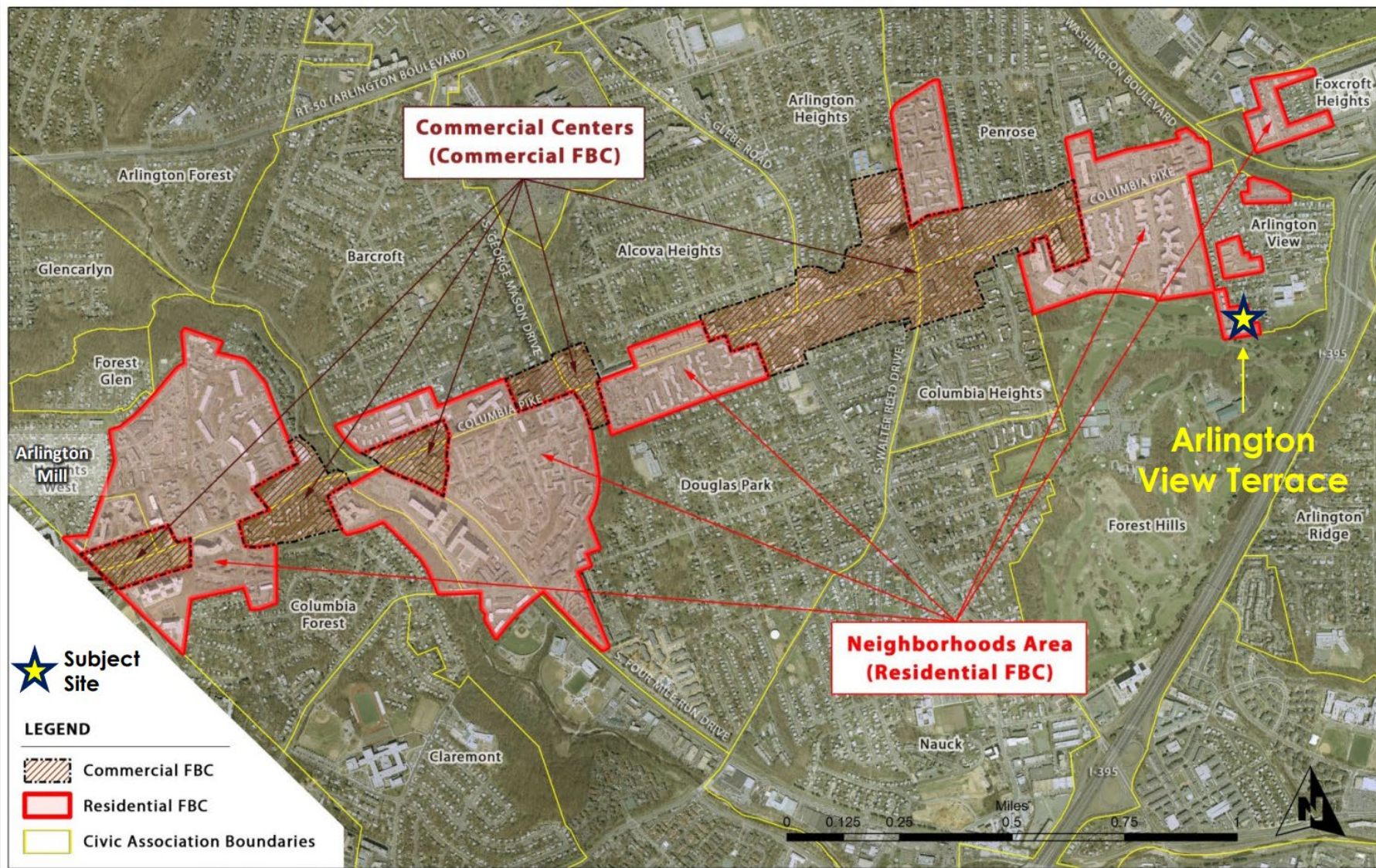
1327, 1401, 1407, 1413, and 1429 S. Rolfe Street  
RPC# 33-006-013, -014, -015, -016, -017

## Form Based Code Advisory Working Group Meeting

October 18, 2023






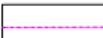


# Site Context



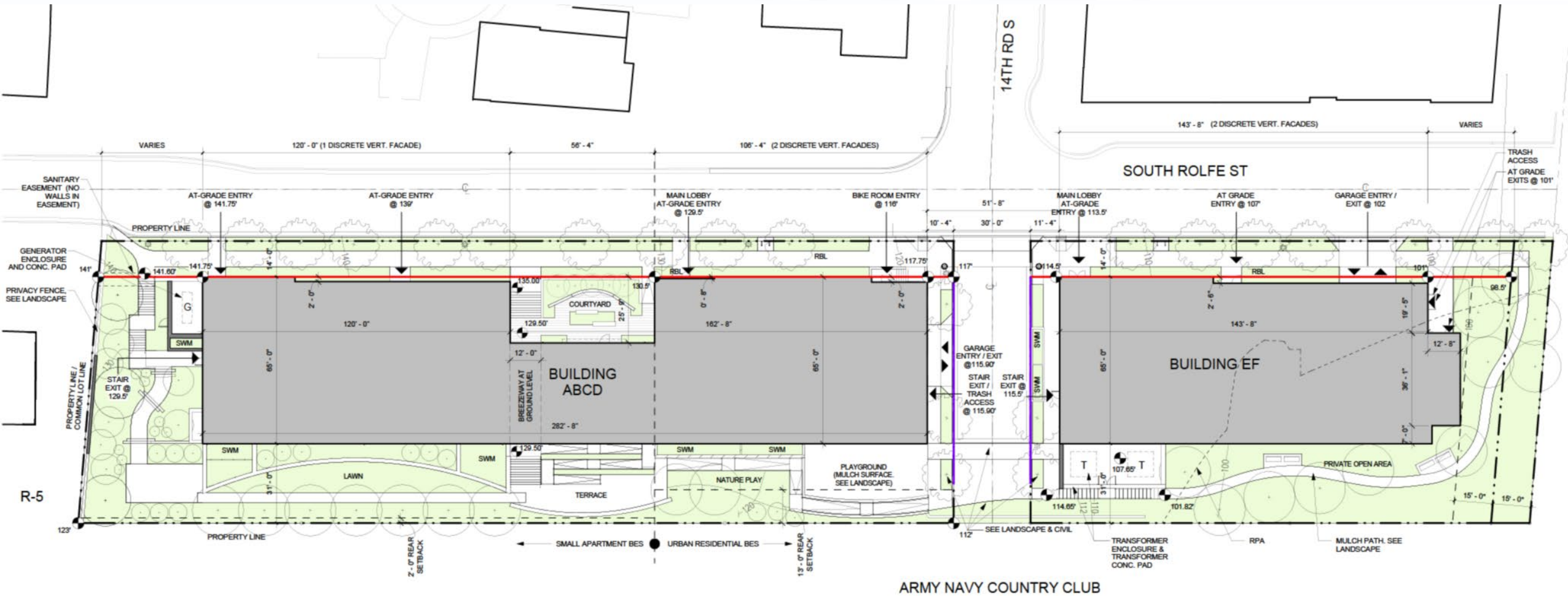
# Eastern Subarea Regulating Plan



## BES Designations

-  Urban Residential
-  Townhouse/Small Apartment
-  Required Building Line (RBL)
-  Lot Building Line (LBL)
-  Parking Setback Line
-  Subject Site

# Site Plan

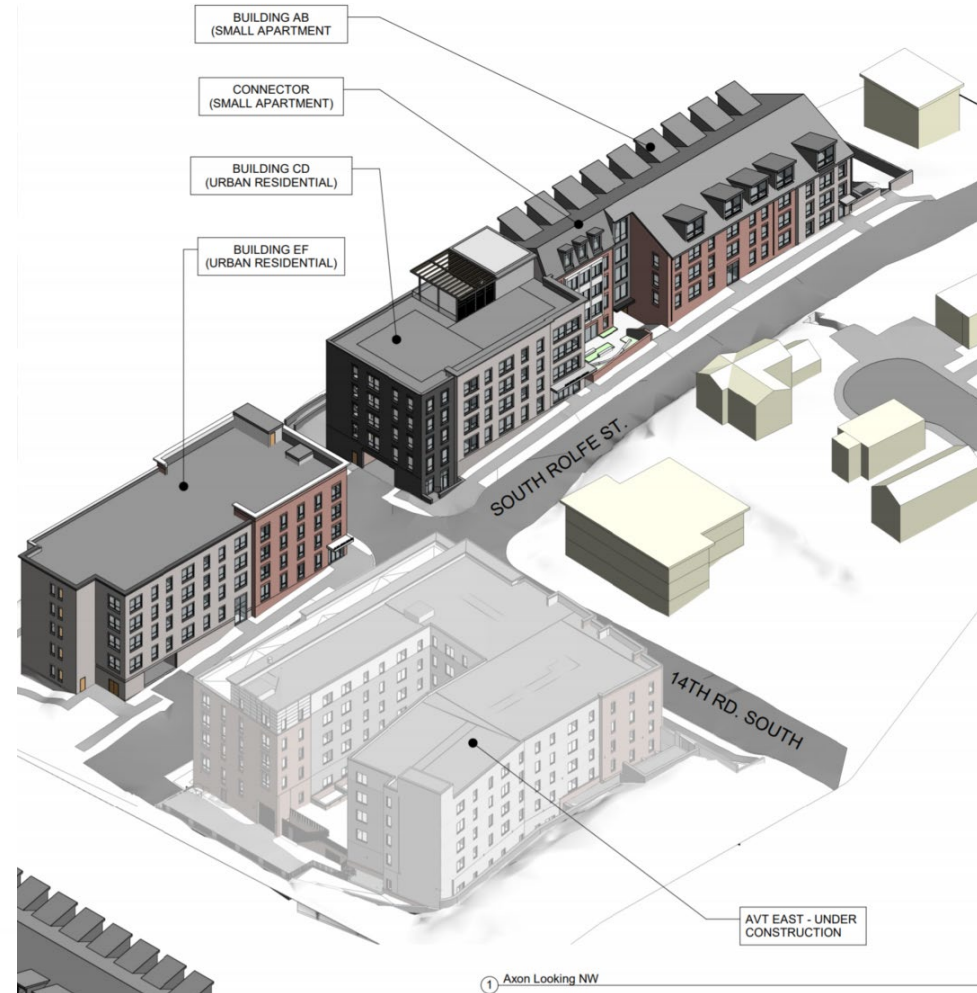


# Aerial & Rendering (looking NW)

Existing



Proposed



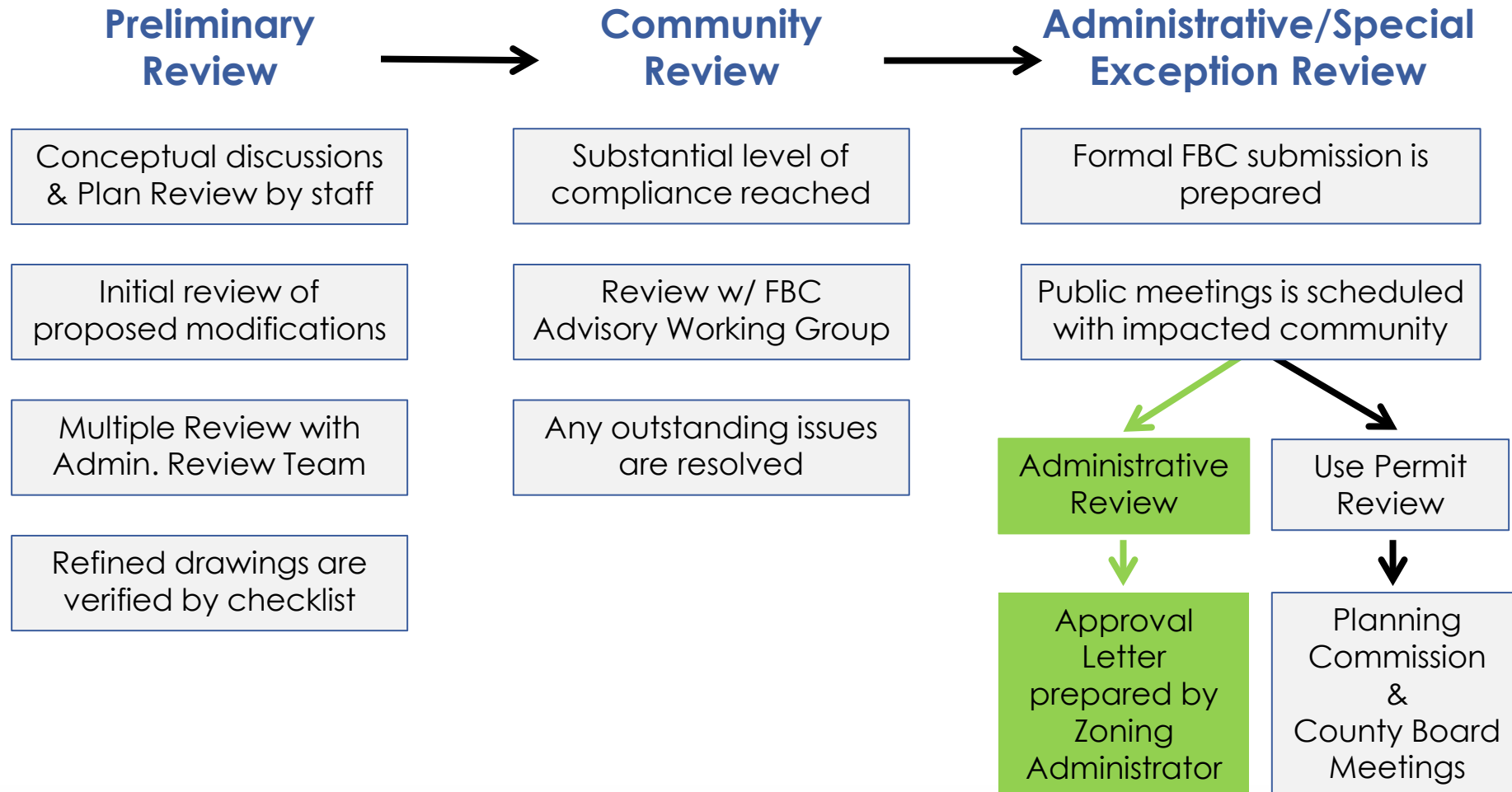
# N-FBC Requirements

## Required

## Proposed

Affordable Housing	
Minimum 20% net new density must be affordable (6 CAFs) Minimum 3 2+ bedroom units, 1 3+ bedroom units	100% (78 CAFs at 60% AMI for 30 years) 2 studio, 12 1-bedroom, 49 2-bedroom, 15 3-bedroom
Green Building Standards	
LEED Certification or Earthcraft Certification (with Energy Star certification compliance path)	Earthcraft Gold
Private Open Space	
BES Site 1 (Small Apartment): 15% (2,709 SF) BES Site 2 (Urban Residential): 20% (1,770 SF) BES Site 3 (Urban Residential): 20% (2,890 SF) TOTAL: 7,369 SF Required	BES Site 1 (Small Apartment): 28% (5,090 SF) BES Site 2 (Urban Residential): 21% (1,918 SF) BES Site 3 (Urban Residential): 20% (2,912 SF) TOTAL: 9,920 SF Proposed
Parking	
0.825*/unit parking ratio: 65 spaces (0.7/unit for residents + 0.125/unit for visitors) *affordable housing parking reduction	65 spaces provided in garage (60 standard, 5 ADA)
Bike Parking	
1 per 2.5 units for residents (32) 1 per 50 units for visitors (2)	36 spaces for residents provided in garage 8 spaces for visitors provided on-street

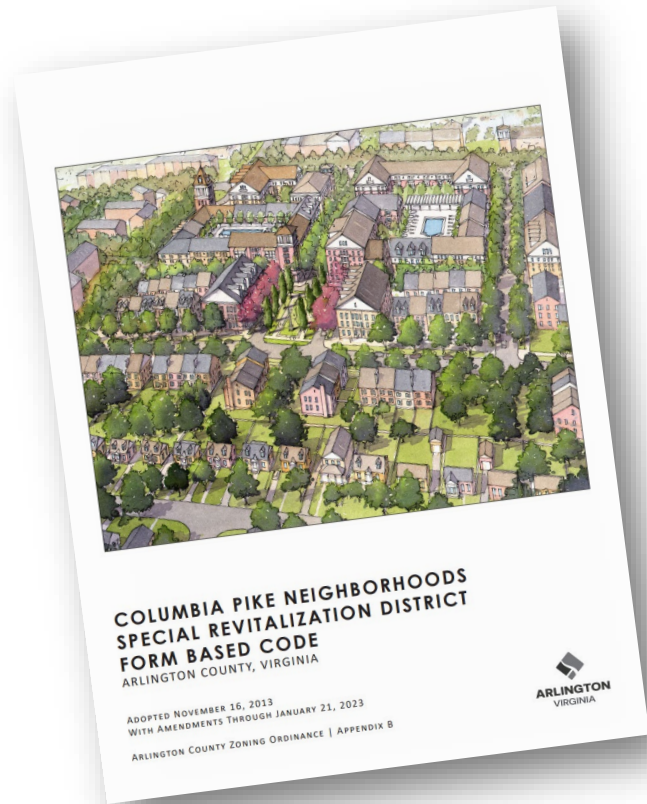
# Administrative Approval



# Administrative Approval

## “By Right” (Administrative) VS “Use Permit”

- Each FBC includes specific criteria that when “triggered” will result in the project being considered FBC Special Exception Use Permit
  - Commercial FBC Criteria:
    - Site area exceeds 40,000 sf
    - Building Footprint exceeds 30,000 sf
    - Modifications to FBC are requested
  - Neighborhoods FBC Criteria:
    - Site/proposal involves “Special Circumstances” (bonus height, Conservation Areas, or TDRs)
    - Larger hotel use proposed or Civic Building impacted
    - Modifications to FBC are requested
- If none of the criteria are triggered, the proposal can be approved administratively using the ZA's approval letter





# Arlington View Terrace West Schedule

## Review Schedule:

- Conceptual Discussions: Early 2023
- 1<sup>st</sup> Preliminary Submission: March 2023
- 2<sup>nd</sup> Preliminary Submission: June 2023
- 3<sup>rd</sup> Preliminary Submission: September 2023
- Form Based Code Advisory Working Group (FBC AWG): October 18, 2023
- Zoning Administrator Review: December 2023

## Community Meetings:

- Resident Events: October 18, 2022 & March 8, 2023
- Civic Association: January 9, 2023 & January 25, 2023
- Terrace East Grand Opening: April 27, 2023