



Memorandum

To:	Zoning Committee of the Planning Commission (ZOCO)	Date:	December 6, 2024
From:	Olivia Sontag, CPHD Matt Mattauszek, CPHD Robert Gibson, DES		
Subject:	FBC & NFBC Amendments to Support the Barcroft Land Use Analysis		

Introduction

In July 2024, the County Board took the following actions related to the Barcroft Apartments property:

1. Adopted the 2024 Updates to the [Columbia Pike Initiative – A Revitalization Plan \(CPI\)](#) and the [Columbia Pike Neighborhoods Area Plan \(NAP\)](#);
2. Advertised public hearings by the Planning Commission and the County Board for their respective January 2025 meeting dates to consider proposed amendments to the General Land Use Plan (GLUP) Map and Booklet and proposed amendments to the Master Transportation Plan (MTP) Map; and
3. Approved the Jair Lynch Real Estate Partners (JLREP) [Barcroft Apartments Master Financing and Development Plan \(MFDP\)](#) describing the sitewide affordable housing financing plan, site redevelopment plan, and phasing plan for Barcroft Apartments.

With these actions, a new vision for the Barcroft Apartments property was established and staff was tasked with implementing these updates in the Columbia Pike Special Revitalization District Form Based Code (FBC) and the Columbia Pike Neighborhoods Special Revitalization District Form Based Code (N-FBC). County-adopted policy guidance, the MFDP, and N-FBC applications together will guide future renovation and development at the Barcroft Apartments site. Before future N-FBC applications for new construction can be considered, FBC and N-FBC regulations will first need to be amended to implement the policy updates and MFDP. Proposed Zoning Ordinance amendments outlined further in this memorandum update the Regulating Plans in both the FBC and N-FBC, establish new streetscape cross sections in the N-FBC, and introduce several text amendments to ensure the N-FBC regulations reflect the updated vision for Barcroft while supporting the JLREP MFDP. Staff has prepared draft zoning changes for the Zoning Committee’s (ZOCO) consideration, enclosed in Attachment 1 and anticipates the County Board will review a Request to Advertise (RTA) for this amendment in January 2025.

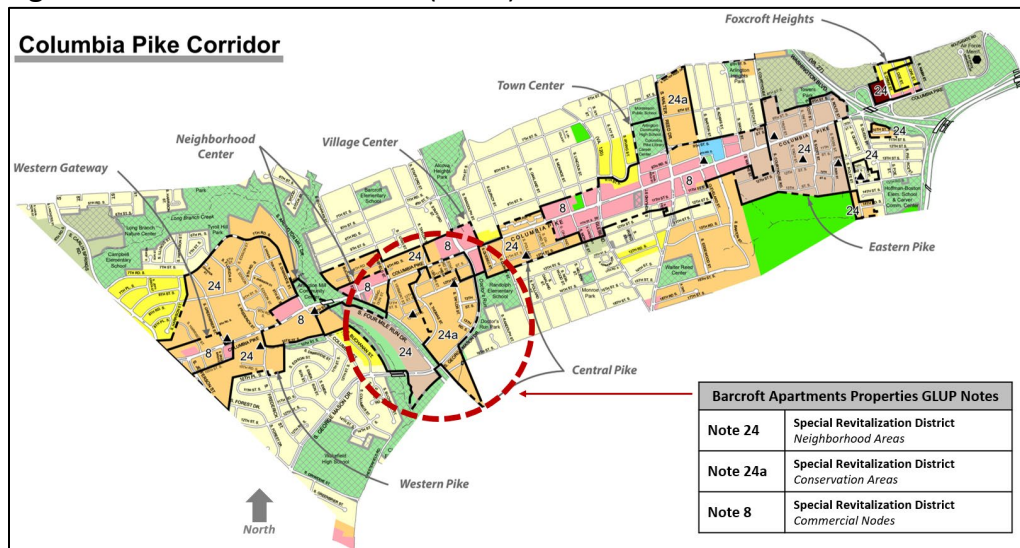
Background

Columbia Pike Planning Efforts:

In 2002, the Columbia Pike Initiative, A Revitalization Plan was adopted by the County Board, capturing the corridor’s first long-term planning vision with the goal of converting the auto-oriented commercial centers into a walkable main street environment. A major recommendation of this plan was to develop a new administrative review process to evaluate redevelopment proposals on Columbia Pike, which was implemented through the Columbia Pike Special Revitalization District Form Based Code (CP-FBC or FBC). In February 2003, the County adopted the FBC which applies to a special revitalization district on the General Land Use Plan (GLUP) encompassing four development nodes along the corridor. The FBC provides an optional regulatory framework for property owners to follow for redevelopment that is consistent with the walkable and transit-supported corridor envisioned by the Columbia Pike Initiative Plan. Following additional transportation analysis completed in 2004 and the successful approval of the FBC’s first development application, the CPI Revitalization Plan was updated in 2005 to provide further clarity on the long-term vision for the commercial areas of Columbia Pike.

In July 2012, the County Board adopted the Columbia Pike Neighborhoods Area Plan which represented the culmination of the Columbia Pike Land Use and Housing Study that focused on the multi-family residential areas located between the commercial nodes of the Columbia Pike corridor. The plan provided a framework for future public and private investment decisions to match community goals of enhancing the quality of life along the corridor, creating a walking and bicycle friendly community, served by enhanced transit options, and sustaining a significant supply of housing that serves a population with a broad mix of incomes. To help implement this vision, the Columbia Pike Neighborhoods Special Revitalization District Form Based Code (CPN-FBC or N-FBC) was adopted in November 2013, similarly offering an optional regulatory framework for property owners in the residential segments of this corridor.

Figure 1: General Land Use Plan (GLUP) with Columbia Pike Form Based Code Boundaries



Barcroft Apartments Acquisition:

The Barcroft Apartments property is a 62-acre site comprised of multiple parcels fronting Columbia Pike, South George Mason Drive, and South Four Mile Run Drive, and includes 52 garden apartment buildings totaling 1,335 units constructed between 1941 and 1951. The property was developed in two (2) historical phases and includes eight (8) distinct geographical sections. In 2011 the entirety of the Barcroft Apartments property was identified in Phase 1 of Arlington County’s Historic Resources Inventory (HRI) in the highest-ranking category of “Essential” sites given its largely intact architectural elements of the original construction, significant amounts of affordable housing, open spaces, and mature tree canopy. The complex is also considered eligible for the National Register of Historic Places under the 2012 Multiple Resource Listing for Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954.

Barcroft Apartments was placed for sale during the Fall of 2021, risking its potential demolition and likely replacement with by-right, luxury for-sale or other market rate housing. At the time, it was the largest market rate affordable (MARK) housing community in Arlington. Responding to this potential risk, JLREP purchased the property in December 2021, supported by a [County Board approved \\$150 million County Acquisition Fund Loan](#) and a [\\$160M loan from the Amazon Housing Equity Fund \(HEF\)](#). The successful acquisition by JLREP ensured the affordability of Barcroft’s 1,335 rental units would be preserved for 99 years for households earning up to 60% AMI, an outcome which resulted in no displacement of the ~1,100 existing resident families living at the property at the time of acquisition. The 99-year affordability period is the longest affordability term in the County’s affordable housing portfolio. Preserving the affordability of Barcroft Apartments meets many of the goals, objectives and policies of the [Affordable Housing Master Plan](#) and [Historic and Cultural Resources Plan](#) elements of Arlington’s Comprehensive Plan, as well as the [2012 Columbia Pike Neighborhoods Area Plan](#). This outcome also helps further commitments to equity outlined in the [Equity Resolution](#) adopted by the County Board in September 2019 and the [Equitable Development Principles](#) adopted by the Board in April 2024 which outline elements specific to economic mobility and opportunity, displacement, housing options and affordability, diverse community values, people-centered multimodal mobility and connectivity, healthy and safe communities, and environmental justice.

Affordable Housing Financing Plan:

On October 29, 2022, JLREP submitted a [Master Financing and Development Plan \(MFDP\)](#) to the County Manager, as required by the 2021 Arlington County Acquisition Fund Loan Agreement. The 2022 MFDP represented JLREP’s first year of engagement with Barcroft residents and described how portions of Barcroft Apartments could be renovated and redeveloped in the long-term to help meet the new affordability commitments set for the property. In December 2023, the County Board approved the [Barcroft Apartments Affordable Housing Financing Plan](#), representing the first of two components of the MFDP. The terms included in the Affordable Housing Financing Plan outline how the overall \$150 million County Acquisition Fund loan will be refinanced to separate County loans by phase as each phase is renovated and redeveloped. In addition to all 1,335 units being committed to 99 years of affordability up to 60% AMI, it also commits the County and JLREP to rent stabilization for current residents as well as the provision

of at least 134 units up to 30% AMI across the property. This represents the largest commitment of 30% AMI units in the County’s portfolio to-date and reflects the commitment to the long-term well-being of the community and lasting affordability that can be maintained across generations.

Barcroft Apartments Land Use Analysis:

In January 2024, staff received County Board direction to initiate the [Barcroft Apartments Land Use Analysis](#) planning process that would address the site development component of the Barcroft Apartments MFDP, in support of the MFDP’s Affordable Housing Financing Plan. The objective of this study involved building upon and updating the adopted vision for Barcroft found in the CPI and NAP, and in elements of Arlington’s Comprehensive Plan such as the General Land Use Plan (GLUP) and Master Transportation Plan (MTP) Map to enable effectuating the MFDP.

To aid in this planning effort, the Barcroft Working Group was established and comprised of representatives from key stakeholder groups ranging from Columbia Pike civic associations, County-wide commissions/committees, and various community organizations. The Barcroft Working Group regularly met between February and May 2024 to discuss elements of the JLREP proposal which evolved throughout the process to incorporate multiple design refinements as the working group addressed proposed updates to the boundaries for both conservation and redevelopment areas, multimodal transportation network and parking, public spaces and natural areas, and urban design elements such as transitions between preserved and redeveloped areas. As part of this process, the County also relied on multiple engagement strategies to involve Barcroft Apartments residents and the surrounding community in the planning process which identified priorities related to housing, resident amenities, open space, connectivity, parking, and safety. Feedback received from those engagements, combined with the working group discussions, yielded several updates to the County’s policy documents guiding Barcroft’s long-term vision as well as JLREP’s MFDP proposal.

In July 2024, the County Board took the following actions related to the Barcroft Apartments property which are described in further detail in the sections below:

1. Adopted the 2024 Updates to the [Columbia Pike Initiative – A Revitalization Plan \(CPI\)](#) and the [Columbia Pike Neighborhoods Area Plan \(NAP\)](#).
2. Advertised public hearings by the Planning Commission and the County Board to occur no sooner than their respective January 2025 meeting dates to consider proposed amendments to the General Land Use Plan (GLUP) Map and Booklet and proposed amendments to the Master Transportation Plan (MTP) Map.
3. Approved the Jair Lynch Real Estate Partners (JLREP) [Barcroft Apartments Master Financing and Development Plan \(MFDP\)](#) describing the sitewide affordable housing financing plan, site redevelopment plan, and phasing plan for Barcroft Apartments.

Columbia Pike Policy Updates: The Columbia Pike Initiative (CPI) and Neighborhoods Area Plan (NAP) offer site-specific guidance for this property and its adjacent commercial parcels as they

capture the vision developed through past planning efforts. The July 2024 updates to the 2005 CPI included notations indicating updated guidance for the commercial areas under common ownership is now incorporated into the 2024 update to the NAP, which previously excluded the commercial nodes adjacent to Barcroft Apartments. The corresponding updates to the 2012 NAP included the incorporation of the commercial parcels removed from the CPI; adjusted limits of areas designated as Conservation Areas; increased building height maximums in certain redevelopment areas along South Four Mile Run Drive, Columbia Pike, and South George Mason Drive; building height transition areas; and new or modified locations for new open spaces, preserved natural areas, and multimodal transportation network improvements. The NAP reflected these changes through key updates to maps, images, and associated text capturing the 2024 planning effort which led to the updated policies and recommendations, establishing consistency with JLREP's site development proposal for Barcroft.

Comprehensive Plan Updates: In July 2024, the County Board also authorized advertisement of amendments to the General Land Use Plan (GLUP) Map and Booklet and Master Transportation Plan (MTP) Map to reflect the aforementioned changes to the CPI and NAP, which are necessary given the detailed guidance the GLUP and MTP offer for Barcroft Apartments and its adjacent commercial properties. The GLUP amendments included: revising and reducing the boundary of the Special Revitalization District (Note #8) and revising and expanding the boundary of the Neighborhoods Special Revitalization District (Note #24) to incorporate the Barcroft Apartments' adjacent commercial nodes; revising the Conservation Area boundaries (Note #24a); adding an open space symbol and relocating two existing open space symbols indicating general location of future public spaces; updates to the planned street network; and adding descriptive text to the GLUP Booklet to reflect these 2024 updates. The MTP Map amendments extended planned streets for segments of 12th Road South and South Taylor Street, reduced other planned streets in response to changes in site circulation, and reclassified and added planned bike lanes on segments of 12th Road South, South Wakefield Street, and South Four Mile Run Minor. The County Board will consider adoption of these amendments concurrent with the subject FBC and N-FBC amendments at the February 2025 County Board meeting.

Master Financing and Development Plan: In July 2024, the County Board also approved the JLREP MFDP, as required by the 2021 Arlington County Acquisition Fund Loan Agreement. The MFDP represents JLREP's multi-year engagement effort with Barcroft residents, the 2024 Land Use Analysis process, and describes how portions of Barcroft Apartments could be renovated and redeveloped in the long-term to help meet the affordability commitments set for the property. It does so by considering many factors which influence the physical and economic feasibility of implementing the updated vision for Barcroft Apartments and its adjacent commercial properties. Overall, the MFDP, and its associated policy updates, puts forth a bold commitment to housing affordability, increases the supply of housing, and is attentive to resident needs through the delivery of a new amenity center, public parks, a balanced supply of parking, improved housing design and amenities, improvements in accessibility, and biophilic and other sustainable features.

Discussion

Staff Analysis & Outreach:

County-adopted policy guidance, the MFDP, and N-FBC applications together will guide future renovation and development at the Barcroft Apartments site. Before future N-FBC applications for new construction can be considered, FBC and N-FBC regulations will need to be amended to implement the July 2024 policy updates and MFDP. Since the County Board's actions in July 2024, County staff have been drafting the necessary updates to the FBC and N-FBC Regulating Plans, Street-Space cross sections, and regulatory text to ensure the zoning language can implement the adopted policy and MFDP. Staff involved in the review of the proposed updates included planning, housing, and historic preservation representatives from Community Planning, Housing, and Development (CPHD), transportation, development services, and stormwater management staff from the Department of Environmental Services (DES), and urban forestry and park planning staff from the Department of Parks and Recreation (DPR). Following internal review, this core staff team presented draft N-FBC amendments to the Barcroft Working Group at the virtual Form Based Code Advisory Working Group (FBC AWG) meetings on October 23 and November 13, 2024, as summarized below.

FBC AWG Meeting October 23, 2024:

- Staff presented an outline of draft text amendments and the JLREP team presented new cross sections that would support the Barcroft Apartments site development proposal. Representatives of the Barcroft Working Group expressed interest in providing protected bike facilities where possible, maximizing street trees throughout the site, and shared concerns about sacrificing streetscape elements to support required fire access dimensions.

FBC AWG Meeting November 13, 2024:

- Staff presented responses to feedback from the previous meeting including an alternative cross section along South Wakefield Street and a portion of 12th Street South which could support protected bike facilities and the Virginia Statewide Fire Prevention Code requirements for fire access. Staff also presented an overview of the draft text amendments and the proposed updates to the Regulating Plan Maps. Representatives of the Barcroft Working Group were supportive of the alternative cross section proposed, with the understanding that the final conditions would need to be evaluated with each development proposal associated with the street improvements. Representatives remained concerned about fire access requirements and their limitations on potential Street-Space cross sections throughout Barcroft. Overall, the Barcroft Working Group representatives expressed support for the proposed changes to the Regulating Plans, cross sections, and text amendments.

Recommended Changes:

Staff’s work since July 2024 has identified several necessary amendments to the FBC and N-FBC to ensure these zoning tools support the implementation of the Barcroft Apartments MFDP. The proposed updates to the FBC and N-FBC are outlined in draft zoning text for the Zoning Committee’s (ZOCO) consideration, enclosed in Attachment 1, and summarized below.

FBC Regulating Plan Map: Consistent with July 2024 updates to the CPI and NAP, update the FBC Village Center and Neighborhoods Center Regulating Plan Maps to remove commercial areas in the east and west nodes of property owned by JLREP. These areas will be relocated to the N-FBC where all JLREP properties will be governed by the same zoning tool.

N-FBC Regulating Plan Map: Consistent with July 2024 updates to the CPI and NAP, update the N-FBC Central Subarea Regulating Plan Map to add the commercial areas in the east and west nodes of property owned by JLREP. These areas will be relocated from the FBC so that all JLREP properties will be governed by the N-FBC. Additionally, adjust limits of areas designated as Conservation Areas and Adjacent to Conservation Areas; change the BES designation and building height maximums in certain redevelopment areas along South Four Mile Run Drive, Columbia Pike, and South George Mason Drive; and new or modified locations for new open spaces, preserved natural areas, and multimodal transportation network improvements.

N-FBC Cross Sections: To support the Barcroft Apartments site redevelopment plan, seven (7) new cross sections were determined to be necessary. The proposed cross sections support an enhanced multi-modal network with bike facilities and clear sidewalks, on-street parking including areas for pick-up and drop-off, street tree zones which contribute to the MFDP tree canopy targets, segments which will contribute to the biophilic network outlined in the MFDP, consideration for blocks where conservation will occur on one or both sides of the street, and accommodations for fire access requirements. A summary of the seven (7) proposed cross sections is provided in the figures below and includes the following:

Three (3) unique cross-sections for internal roadways:

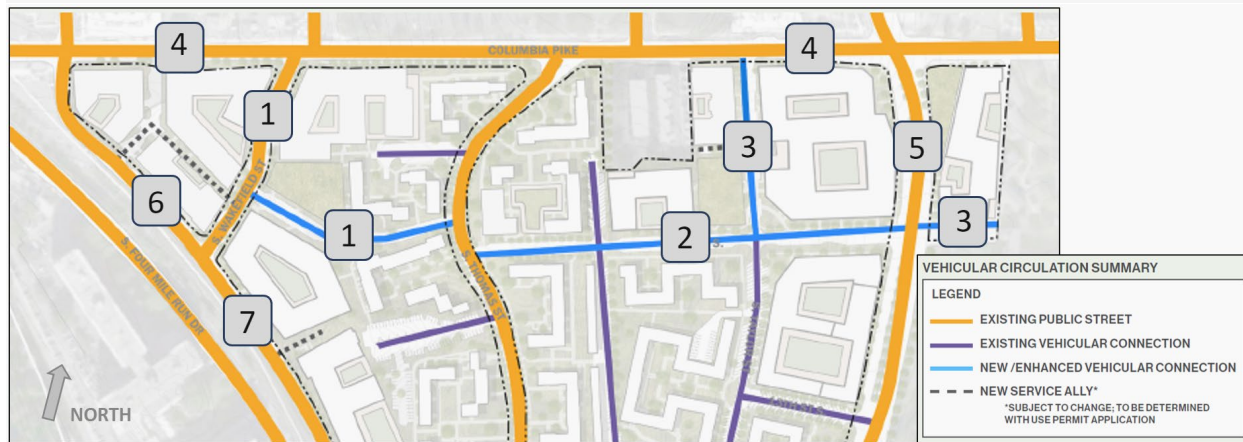
1. 12th Road (Wakefield Street to Thomas Street) and Wakefield Street
2. 12th Road (Thomas Street to George Mason Drive)
3. 12th Road (east of George Mason Drive) and Taylor Street (north of 12th Road)

Four (4) unique cross-sections for perimeter roadways:

4. Columbia Pike
5. George Mason Drive
6. Four Mile Run Drive Minor (north of Wakefield St.)
7. Four Mile Run Drive Minor (south of Wakefield St.)

Figure 2: Proposed Cross Section Summary and Locations

	#	Clear Sidewalk	Street Tree Zone	On-Street Parking	Bike Lane	Travel Lane	Median or Turn Lane	Streetscape Width	Building Zone	RBL to RBL Distance
INTERNAL STREETS	1	6 feet	6.5 feet	7 feet	6 feet (On-Street)	11 feet	---	16.5 feet	4 feet	81 feet
	2	6 feet	6 feet	7 feet	6 feet (Protected)	11 feet	4 feet	23 feet	2 feet	86 feet
	3	6 feet	7 feet	Shares Street Tree Zone	---	12.5 feet	2 feet	17 feet	4 feet	61 feet
PERIMETER STREETS	4	8 feet	7 feet	8 feet	---	10-11 feet	11 feet	21 feet	6 feet	102 feet
	5	8 feet	6.5 feet	7 feet	12 feet (Shared-Use Trail)	10-11 feet	14 feet	18.5 feet	4 feet	113 feet
	6	8 feet	6.5 feet	7 feet	10 feet (Cycle Track)	11 feet	4 feet	18.5 feet	4 feet	67 feet
	7	8 feet	6.5 feet	7 feet	---	13 feet	---	18.5 feet	4 feet	66 feet



N-FBC Regulatory Text: To support the Barcroft Apartments site redevelopment plan, the following identified areas of the N-FBC require updates to either reflect the July 2024 MFDP, associated changes to the CPI, or address any “lessons learned” from recent renovation use permits approved for Barcroft Apartments. Draft zoning text is provided in Attachment 1.

Summary of N-FBC text amendments:

1. Section 1: General Provisions

- **102.A:** Update the Applicability section, adding the C-2 zoning district, to include commercially-zoned properties that were previously governed by the FBC.

2. Section 2: Administration

- **205.B.2.d:** Add an exclusion clause for Conservation Areas to the existing restriction placed on projects requesting modifications: “No additional density is proposed beyond the number of units legally existing in existing buildings at the time of application.” The added text would allow additional density if the developer proposes new accessible units or family-size units (2-bedroom or greater).
- **206.B.2:** Introduce online engagement to the formal review process when public plazas or mini parks are proposed with redevelopment, in addition to the existing requirement to meet with the FBC AWG.

3. Section 3: Regulating Plans

- 302.A: Update the Regulating Plan Key to remove Urban Storefront. With the proposed updates to the N-FBC Regulating Plan, this BES designation no longer appears in the N-FBC.
- 302.B: Update the Central Subarea Regulating Plan map (shown in Attachment 1).

4. Section 4: Building Envelope Standards

- 402.F: Add an allowance for an exception to the parking setback line and loading access requirements. Sites such as those on block corners with street frontage on multiple sides and no alley access will be challenged to meet the parking setback line and loading access requirements. The added text would allow flexibility off of non-arterial streets – limiting where this could apply.
- 404: Remove Urban Shopfront references. With the proposed updates to the N-FBC Regulating Plan, this BES designation no longer appears in the N-FBC.
- 405: Remove Urban Shopfront references. With the proposed updates to the N-FBC Regulating Plan, this BES designation no longer appears in the N-FBC.

5. Section 5: Street-Space Standards

- 503.B: Add the new Street-Space Classifications (shown in Attachment 1).
- 503: Add the new cross-sections (shown in Attachment 1).
- 504: Update the Street-Space Classifications distribution map for the Central Area (shown in Attachment 1).
- 506.B: Clarify the street-space expectations between public spaces and a new development such that current requirements apply to instances with ground floor residential uses while areas with commercial ground floor space and/or residential amenities can deliver a smaller street-space as it does not warrant as much of a buffer for privacy.

6. Section 6: General Architectural Standards (no changes)

7. Section 7: Conservation Area Standards

- 703.B: Clarify exemptions that may be considered to the façade for Virginia Housing requirements for which waivers are not granted.

8. Section 8: Parking Standards (no changes)

9. Section 9: Building Use Standards (no changes)

10. Section 10: Definitions

- Update the definition for Preserved Natural Areas to add micro forests and meadows as acceptable features within these areas that can be accepted by the County. Urban Forestry staff supports this condition especially in areas with topography that may not be able to support large trees.

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- Remove the Storefront Building definition. With the proposed updates to the N-FBC Regulating Plan, this BES designation no longer appears in the N-FBC.

Next Steps and Timeline

Following discussion at the ZOCO meeting, staff intends to bring the request to authorize the advertisement of the proposed Zoning Ordinance amendments to the County Board at its January 2025 meeting. It is anticipated the Planning Commission, Transportation Commission, and County Board would subsequently consider the proposed amendment at their respective meetings in February 2025.

Review Schedule	
July – October 2024	Inter-Departmental Staff research and draft amendment development
October 23, 2024	Presentation to <u>Form Based Code Advisory Working Group (FBC AWG)</u> on draft recommendations
November 13, 2024	Presentation to <u>Form Based Code Advisory Working Group (FBC AWG)</u> on draft recommendations
December 10, 2024	Presentation to <u>ZOCO</u> on draft recommendations
January 2025	County Board to authorize Request to Advertise
February 2025	Transportation Commission recommendation
February 2025	Planning Commission recommendation
February 2025	County Board final consideration of amendments

Attachments

- Attachment 1:
 - Recommended text updates to Appendix A Columbia Pike Special Revitalization District Form Based Code (FBC)
 - Recommended text updates to Appendix B Columbia Pike Neighborhoods Special Revitalization District Form Based Code (N-FBC)
- Attachment 2:
 - Recommended Regulating Plan updates to Appendix A Columbia Pike Special Revitalization District Form Based Code (FBC)
 - Recommended Regulating Plan, Cross Section, and Street Type updates to Appendix B Columbia Pike Neighborhoods Special Revitalization District Form Based Code (N-FBC)

Attachment 1: FBC and N-FBC Text Amendments to the Arlington County Zoning Ordinance

In the proposed amendment:

- Text proposed to be added is shown with underline and text proposed to be deleted is shown with ~~strikethrough~~.

1 **Columbia Pike Special Revitalization District Form Based Code, ACZO, Appendix A**

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4 **PART 1: GENERAL PROVISIONS**

5 ***

6 **102. Applicability**

7 A. Properties zoned according to the R-6, R-5, R2-7, R15-30T, RA14-26, RA8-18, RA7-16, RA6-15, C-
8 1, C-2 or C-O districts and that are located in the “Columbia Pike Neighborhoods Special
9 Revitalization District”, as designated on the General Land Use Plan (GLUP), shall be eligible to
10 develop in accordance with the Columbia Pike Neighborhoods Special Revitalization District
11 Form Based Code requirements. After such development all uses permitted in Appendix B of the
12 Zoning Ordinance shall be permitted on the property, subject to all regulations in Appendix B.

13 B. The Columbia Pike Neighborhoods Special Revitalization District Form Based Code is an optional
14 zoning tool and property owners retain the zoning rights under the existing zoning. Use of the
15 Form Based Code is selected through the filing of an application for development under the
16 Form Based Code.

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19 **PART 2: ADMINISTRATION**

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21 **205. Modifications**

22 * * *

23 **B. Allowable Modifications**

24 1. In approving a new building as part of a use permit application, the County Board may modify
25 the following requirements of this Code:

26 * * *

27 h. For publicly-owned CIVIC BUILDINGS in locations designated for such uses on the REGULATING
28 PLAN, publicly-owned PUBLIC ART, and CIVIC BUILDINGS located on County property, the County
29 Board may modify any provisions of this Code when it finds that the DEVELOPMENT PROJECT has
30 undergone a public review process; ~~and,~~

31 i. Additional density for existing buildings within CONSERVATION AREAS.

32 2. Where an existing building is included in an application for use permit approval, the County
33 Board may approve modifications to setback, yard, coverage, parking, lot width, and lot area
34 regulations as they are applicable to the retained existing buildings, including additions to or
35 enlargements of such existing building when the County Board finds that:

36 a. New development on any portion of the DEVELOPMENT PROJECT complies with this Code,
37 or as otherwise modified by Section 205.B.1 above.

- 38 **b.** The applicant is retaining the existing buildings in order to either 1) meet the AFFORDABLE
39 HOUSING requirements of Section 902 within those buildings; and/or 2) comply with the
40 requirements in Section 208.B below and with the renovation standards set forth in the Part
41 7. Conservation Area Standards for buildings in areas identified as CONSERVATION AREAS on
42 the REGULATING PLAN;
- 43 **c.** Residential and associated accessory use is retained within the existing buildings;
- 44 **d.** ~~No additional density is proposed beyond the number of units legally existing in existing~~
45 ~~buildings at the time of application~~ supports and enables the inclusion of:
- 46 (i) Dwelling units with two or more bedrooms; or
- 47 (ii) Dwelling units which conform to the Virginia Uniform Statewide Building Code’s
48 accessibility standards (ICC/ANSI A117.1) for Type A units;
- 49 **e.** The height of the existing buildings is not increased beyond the greater of either 1) the
50 height permitted by-right in the underlying zoning district; or 2) the height legally existing on
51 the site at the time of application;
- 52 **f.** No new building within the DEVELOPMENT PROJECT developed under this Code will be
53 closer than 20 feet to existing buildings being retained.
- 54 g. In each phase of development, the number of parking spaces for existing dwelling
55 units shall meet the requirements of Section 804.

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58 **206. Application Requirements & Review Processes**

59 ***

60 **B. Preliminary FBC Applications**

- 61 1. Preliminary Applications shall be submitted for review by the Administrative Review Team for all
62 proposals.
- 63 2. When a preliminary application has been determined by the Administrative Review Team to be
64 compliant with the regulations set forth in this Code, except to the extent modifications are
65 being requested through use permit approval:
- 66 a. The Administrative Review Team will forward the application to the Form Based Code
67 Advisory Working Group (AWG) and schedule a review meeting with the AWG.
- 68 b. Prior to the AWG meeting, applicants shall provide copies of the application to the Columbia
69 Pike Revitalization Organization (CPRO) and to the civic association(s) in which the subject
70 property is located, and to any immediately adjacent civic association, as specified in FBC
71 Administrative Regulations 4.1.2.
- 72 c. When an application includes a request for a modification(s) to the REGULATING PLAN
73 requirements, including the placement or alignment of a new street that differs from
74 regulations set forth in Section 301.C.1 or the addition of a new street not shown on the
75 REGULATING PLAN, a meeting of a committee of the Planning Commission shall occur to
76 review the proposed modification during the preliminary application phase in order to
77 provide comment as to whether the proposed modification is consistent with the purposes
78 and intent of this Code and the goals of the Columbia Pike Neighborhoods Area Plan.

79 d. When an application includes a MINI-PARK or PLAZA, the Administrative Review Team will
80 initiate a community engagement to review the proposed design during the preliminary
81 application phase in order to collect feedback on the design and amenities proposed with the
82 mini-park or plaza.

83 e. The AWG will review the proposal and advise the Administrative Review Team as to whether
84 it finds the preliminary application to be in compliance with this Code.

85 3. The Final Application can be filed at the earlier of the following: a) completion of requirements
86 in Section 206.B.2.a-d, or b) completion of requirements in Section 206.B.2.a-c provided that the
87 review meeting with the AWG, specified in 206.B.2.d, has been scheduled for a date within 15
88 days of the final application submission.

89

90 **C. Final FBC Applications**

91 1. By-Right FBC Applications:

92 a. Final By-Right FBC applications will be reviewed administratively for conformance with this
93 Code within thirty (30) days of a Final Application Submission. Upon completion of such
94 review, applicants will be notified in writing by the Zoning Administrator as to whether the
95 submission is in compliance with the Form Based Code.

96 b. At the time of, or prior to filing, applicants shall provide copies of the application to the
97 Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the
98 subject property is located, and to any immediately adjacent civic associations, as specified
99 in FBC Administrative Regulations 4.1.2.

100 c. Once an application is approved by the Zoning Administrator, the applicant may apply for
101 construction permits consistent with the approved application. Applications that the Zoning
102 Administrator determines do not comply with the requirements of this Code may be
103 resubmitted for review as a revised application, or may request approval of a use permit, as
104 set forth in ~~AZCO~~ ACZO § 15.4 and Section 206.C.2.

105 2. Special Exception Use Permit FBC Applications:

106 a. At the time of, or prior to filing, applicants shall provide copies of the application to the
107 Columbia Pike Revitalization Organization (CPRO) and to the civic association(s) in which the
108 subject property is located and to any immediately adjacent civic associations, as specified
109 in FBC Administrative Regulations 4.1.2.

110 b. When an application includes a MINI-PARK or PLAZA, the Administrative Review Team will
111 initiate an additional community engagement where the applicant can address comments
112 collected during the initial engagement specified in 206.B.2.d. for further review and
113 comment.

114 (i) The Administrative Review Team shall invite CPRO, the civic association(s) in which
115 the subject property is located, and any immediately adjacent civic associations as
116 specified in FBC Administrative Regulations 4.1.2 to review the updated design
117 during the final application phase in order to collect additional feedback on the
118 design and amenities proposed with the mini-park or plaza.

119 (ii) After the second engagement, the Administrative Review Team shall provide, in
120 writing, its comments to the applicant summarizing the key issues identified in the
121 collected feedback.

122 (iii) The applicant shall provide a written response which explains how the applicant did
123 or did not address the Administrative Review Team’s comments along with an
124 updated proposal for review with the FBC Advisory Working Group.

125 (iv) Feedback collected at the FBC AWG or Community meeting will be addressed at the
126 time of, or prior to the Planning Commission hearing, and reflected in any updated
127 drawings.

128 ~~b~~c. Unless the Zoning Administrator determines that it is in the public interest to accept a later
129 application, a Form Based Code application shall be filed by the final deadline for special
130 exception applications set by the Zoning Administrator, and no less than fifty-five (55 days)
131 before the public hearing.

132 ~~e~~d. The County Board shall approve the Development Project if it finds that the DEVELOPMENT
133 PROJECT meets the standards of this Code as modified by the County Board in accordance
134 with this Code, and meets the standards set forth in AZCO § 15.4.3.

135 ~~e~~e. In approving a FBC use permit, the County Board may designate such conditions in
136 connection therewith as will, in its opinion, assure that the use will conform to the
137 requirements of this Code and that such DEVELOPMENT PROJECT will continue to do so.

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140 **PART 4: BUILDING ENVELOPE STANDARDS**

141 ***

142 **402. General Standards**

143 * * *

144 **F. Siting**

145 * * *

146 9. The PARKING SETBACK LINE is 30 feet behind the RBL and extends, vertically from the first floor
147 level as a plane, unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle
148 parking shall be located behind the PARKING SETBACK LINE, except where parking is provided
149 below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.

150 a. For CORNER LOTS, the PARKING SETBACK line may be located 24 feet behind the RBL for no
151 more than fifteen percent (15%) of each BLOCK FACE.

152 10. CORNER LOTS and through lots shall satisfy the build-to requirements for all RBL frontages, and
153 the DOORYARD, FRONT YARD and PRIVATE OPEN AREA requirements for each designated BES,
154 and shall meet the BUILDABLE AREA restrictions for each designated BES. For such lots, garbage
155 bins and pick-up locations and loading docks shall be located behind the PARKING SETBACK
156 LINE.

157 a. Notwithstanding the standards specified in 402.F.10. above, the part of a parking structure
158 which contains the loading space(s) and provides vehicular access to the parking structure
159 may be located in front of the PARKING SETBACK LINE, subject to the following standards:

160 (i) The loading space(s) or vehicular access would be located along a street identified in the
161 adopted Master Transportation Plan as either an alley or a local street.

162 (ii) The development project would not have frontage along an ALLEY as identified on the
163 REGULATING PLAN.

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PART 5: STREET-SPACE STANDARDS

506. Plazas, Mini-Parks and Neighborhood Parks

B. General Standards

* * *

3. Materials and Configurations

- a. The STREET-SPACE adjacent to PUBLIC SPACES shall be configured in accordance with Section 505. Sidewalk and Landscape Standards.
- b. Any PUBLIC SPACE not separated from an RBL by a street shall be located so as to accommodate the minimum 10-foot DOORYARD and 6-foot CLEAR SIDEWALK dimensions of the ST80/36 between the PUBLIC SPACE and the RBL when ground floor residential units are proposed or the minimum 4-foot DOORYARD and 6-foot CLEAR SIDEWALK dimensions between the PUBLIC SPACE and the RBL when ground floor commercial spaces, including residential support functions, are proposed. Final orientation and alignment of these zones may be further modified through the review of the PUBLIC SPACE.
- c. The ground surface level elevation of any PUBLIC SPACE shall be between 0 and 24 inches above the elevation of the fronting CLEAR SIDEWALK.
- d. Trees within a PUBLIC SPACE shall be selected from the STREET TREE list, or qualified alternatives as provided in 505.C.
- e. Asphalt is prohibited within a PUBLIC SPACE except as part of a Recreational Amenity listed in Table 1 (see 506.GF).

PART 7: CONSERVATION AREA STANDARDS

703. Conservation Standards

A. General Standards

- 1. In CONSERVATION AREAS shown on the REGULATING PLAN:
 - a. Existing buildings shall be preserved (except accessory buildings may be removed or altered as provided for in 704.A.9.b), provided, however, that the County Board may, after review by the HALRB as provided in 206.D, and by use permit approval as provided in 206.C.2, allow:
 - (i) Modification of existing regulations as described in 205.B.2; and
 - (ii) Additions to existing buildings within CONSERVATION AREAS, so long as additions meet the standards set forth in the *Part 7. Conservation Area Standards*, and the applicant proposes one of the following:
 - Transfer of development rights from the CONSERVATION AREAS to another DEVELOPMENT PROJECT and/or other bonus STORIES, subject to such conditions as the Board may approve; or
 - Inclusion within a Development Project in other area shown on the REGULATING PLAN.

- 207 b. Existing buildings shall maintain a maximum density in accordance with the number of
208 dwelling units established at the time of their inclusion in the CONSERVATION AREA;
- 209 b.c. Existing buildings shall be renovated according to the standards in *Part 7*;
- 210 ed. AFFORDABLE HOUSING shall be provided within the existing buildings according to the
211 standards in *Part 902*.
- 212 de. Site improvements shall be provided as shown on the REGULATING PLAN, including but not
213 limited to:
- 214 (i) Creation of new open spaces;
- 215 (ii) Additions of new streets, or street improvements;
- 216 (iii) Addition of sidewalks, and pathways internal to the block, to provide improved
217 pedestrian circulation and connectivity; and,
- 218 (iv) Other improvements determined by the County Board to be consistent with the general
219 policies of the Columbia Pike Neighborhoods Area Plan.
- 220 ef. Parking for existing dwelling units shall comply with *Section 802* or may request modification
221 of parking requirements by use permit approval in accordance with *Section 205.B*.

222 * * *

223 **B. Renovation**

224 1. **Intent**

225 These renovation standards address the character-defining components within Conservation
226 areas. To the extent possible, the components in 7043.B.3-7043.B.10 below should be retained
227 and/or repaired in-kind to maintain their original integrity.

228 2. **Requirements**

229 The following Standards shall apply where renovation is required by 7043.A.

230 3. **Building Walls and Materials**

231 a. Design Context Exterior walls within the Conservation areas are generally simple planes and
232 almost exclusively modular brick masonry. While predominantly naturally finished, there
233 are select areas of painted masonry.

234 b. Requirements & Configurations:

235 (i) Joints shall be repointed to refurbish masonry surfaces with new material that
236 matches the mortar type, color, composition and tooling of adjacent existing
237 material.

238 (ii) When maintenance or refinishing occurs, any existing painted surfaces shall be
239 scraped and repainted in a neutral color.

240 (iii) Where new wall material is required, it shall match the size, shape, color and
241 texture of the adjacent brick and mortar.

242 c. The following are prohibited:

243 (i) Sandblasting or the use of abrasive cleaners.

244 (ii) Removal of the existing painted finish for the purpose of exposing the natural
245 brick.

246 (iii) Applying a painted finish, water sealers or clear coating of any kind to existing
247 naturally finished surfaces.

248 (iv) The installation of new cladding or veneer finishes, specifically including the
249 application of wood or synthetic siding (including but not limited to vinyl or
250 cementitious siding) and / or stucco or exterior insulation finishing systems (EIFS).

251 New cladding of exterior and/or decorative wood elements is permissible in
252 instances where waivers are not granted by Virginia Housing.
253 (v) New openings in the building wall on primary entrance elevations, including for
254 windows or air conditioning units and other through-wall equipment, except as
255 permitted in 703.B.6-5, or in instances where waivers are not granted by Virginia
256 Housing but where such openings would be camouflaged.

257 * * *

258
259 **5. Windows (including transoms)**

260 a. Design Context

261 The historic sash, frame and architectural details that surround windows are significant
262 character defining features of buildings in the Conservation areas. Window units are
263 typically constructed of wood or metal and double hung with true-divided clear glass.

264 b. Requirements & Configurations

265 (i) To the extent possible, existing window units shall be retained and repaired to
266 maintain their original appearance and function. Repair of original windows shall be
267 by patching, splicing or consolidating materials.

268 (ii) When existing window units are replaced, they shall be replaced in-kind with units
269 that replicate the operation and pane configuration of their original units including
270 the:

271 (a) dimensions and shape.

272 (b) height and width as measured from brick face to brick face or edge to edge.

273 (c) glazed surface area.

274 (d) number and arrangement of panes.

275 (e) details and profiles for trim and muntins.

276 (iii) New replacement window units are allowed when they incorporate the following
277 components:

278 (a) True divided or 3-part simulated divided lights with integral spacer bars and
279 interior and exterior fixed muntins.

280 (b) Painted wood or pre-finished aluminum exterior clad frames.

281 (c) Clear glazing.

282 (d) Painted wood or aluminum exterior storm windows provided that horizontal
283 divisions align the sash of adjacent windows.

284 (e) Replacement of a non-historic window material, such as vinyl, with a historically
285 accurate window material, like aluminum or steel.

286 (f) Replacement of double-hung windows with casement windows at the
287 basement-level for the purposes of emergency egress and rescue in new bedroom
288 units.

289 c. The following are prohibited:

- 290 (i) Windows or sashes that do not fit existing openings or that decrease the amount of
291 glazed area in the existing window by more than 5 percent. Windows that require
292 larger openings are permissible when being proposed at the basement-level for the
293 purposes of emergency egress and rescue in new bedroom units.
- 294 (ii) Window units of vinyl or all-aluminum construction with flat profiles.
- 295 (iii) Clip-in or false muntins, removable internal grilles and window dividers only located
296 within the air space of insulated glass. False muntins are permissible when being
297 proposed at the basement-level for the purpose of emergency egress and rescue in
298 new bedroom units.
- 299 (iv) (iv) Aluminum cladding of existing sills, heads or jambs where new material does
300 not match the configuration or profile of existing material.
- 301 (v) Filling in of original window openings in primary elevations.
- 302 (vi) The installation of window mounted air conditioners units and other mechanical
303 equipment in primary elevations.

304 * * *

305
306 **7. Entrances and Doors**

- 307 a. Design Context
- 308 Entrances (including porches and architectural surrounds) and doors are a focal point of the
309 historic buildings and typically occur on all primary elevations. Doors are typically wood or
310 wood and glass and are traditionally identified with some form of ornamental surround that
311 varies from complex to complex or within the architecture of a single building. Covered
312 porches are uncommon. Where they occur, porches are simple metal or slate shingle-
313 roofed coverings supported by thin wood or metal piers.
- 314 b. Requirements & Configurations
- 315 (i) To the extent possible, existing entrances and doors shall be retained and repaired,
316 including repainting as needed, to maintain their original appearance and
317 function. Where materials are replaced, it shall match the size, shape, color and
318 texture of the existing entrances and doors.
- 319 (ii) New elements or materials are allowed when they comply with the following
320 requirements:
 - 321 (a) Doors of painted wood or pre-finished aluminum exterior clad wood.
 - 322 (b) Glass included in doors, transoms, and sidelights, shall be true divided single
323 pane glass or 3-part simulated divided lights with integral spacer bars and interior
324 and exterior fixed muntins in insulated glass to match the depth and profile of
325 original glazed doors.
 - 326 (c) Clear glazing shall be used for all new or replacement glass.
 - 327 (d) Painted wood or aluminum exterior storm or screen doors shall consist of a
328 single center panel with minimal head, jamb and sill dimensions.
 - 329 (e) Transoms and sidelights shall match the depth and profile of existing transoms
330 and sidelights.

- 331 c. The following are prohibited:
- 332 (i) Removal or material alteration of entrance porches, surrounds or stoops, unless an
- 333 at-grade entrance is required by other laws or regulations.
- 334 (ii) Replacement of entrances and doors, and associated elements, with material that
- 335 does not match the existing configuration, dimensions, or profile.
- 336 (iii) New porches or roof coverings at entrance doors where they currently do not, or
- 337 historically did not, exist. Roof coverings at entrance doors are permissible if waivers
- 338 are not granted by Virginia Housing.
- 339 (iv) Enclosure of existing open porches.
- 340 (v) New architectural surrounds at building entrances where they currently do not, or
- 341 historically did not exist.
- 342 (vi) Sandblasting or the use of abrasive cleaners on porches or entrance surrounds.
- 343 (vii) Replacement doors that do not fit existing openings or decrease the amount of
- 344 glazed area by more than 5 percent.
- 345 (viii) Replacement doors clad with vinyl or doors of all-aluminum construction with flat
- 346 profiles.
- 347 (ix) Clip-in or false muntins, removable internal grilles or glass dividers located only
- 348 within the air space of insulated glass.
- 349 (x) Filling in of original door openings in primary elevations.
- 350 (xi) New openings for entrances in primary elevations.

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353 **PART 10: DEFINITIONS**

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355 **1001. Defined Terms**

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357 **Preserved Natural Area.** PRESERVED NATURAL AREAS are undeveloped areas that are characterized as

358 having a mix of mature trees, dense tree canopy, steep slopes, hydrological features (such as wetlands

359 or seep), micro forests, meadows, or Resource Protection Areas (RPA). These areas are in private

360 ownership and have limited accessibility. Preserving these lands and engaging in invasive plant removal

361 will enhance the local ecology, absorb stormwater runoff, provide wildlife, and enhance the

362 community's open space network.

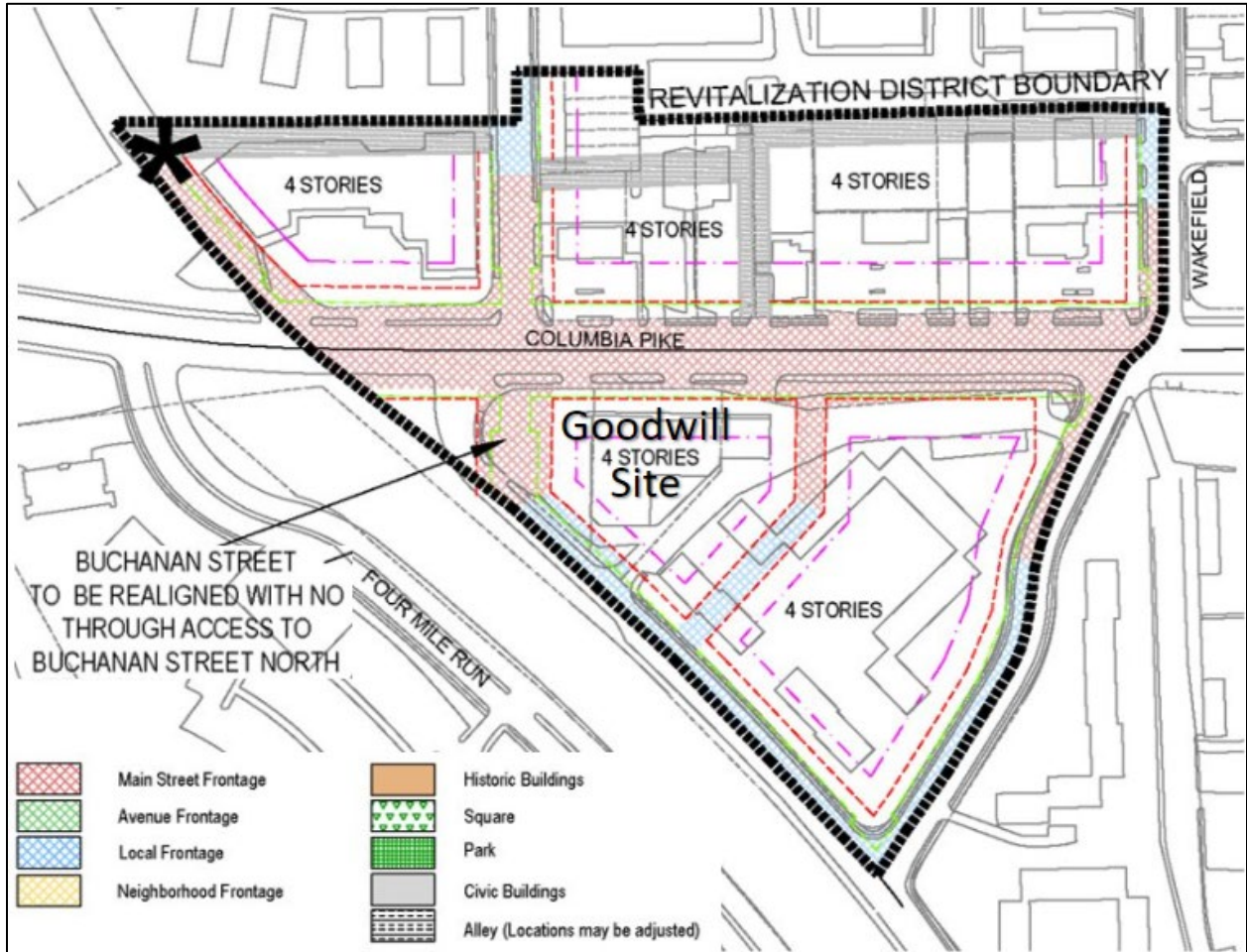
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381 Village Center Regulating Plan [Proposed Map]



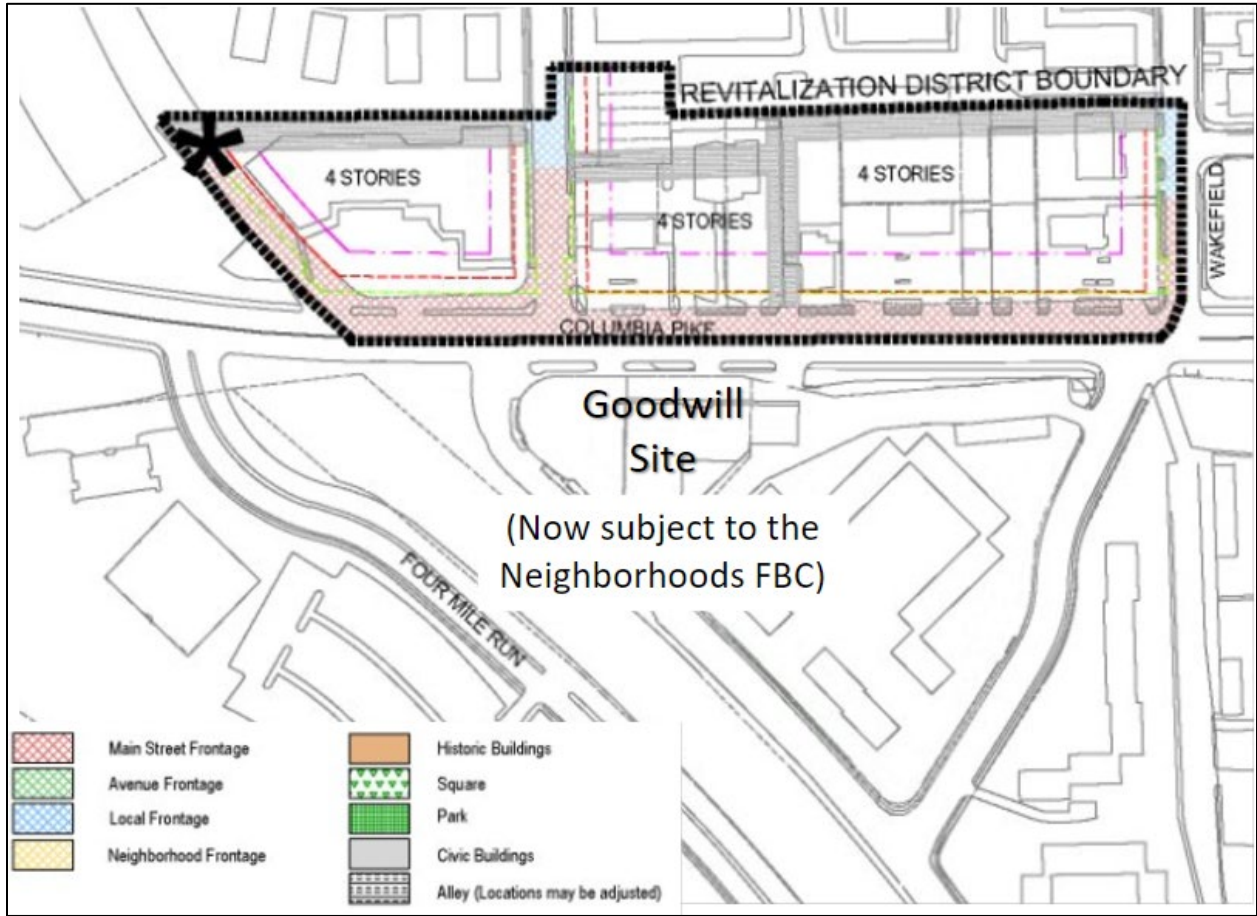
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399 Neighborhood Center Regulating Plan [Existing Map]



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421 **Neighborhood Center Regulating Plan [Proposed Map]**



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442 **Columbia Pike Neighborhoods Special Revitalization District Form Based Code, ACZO,**
 443 **Appendix B**

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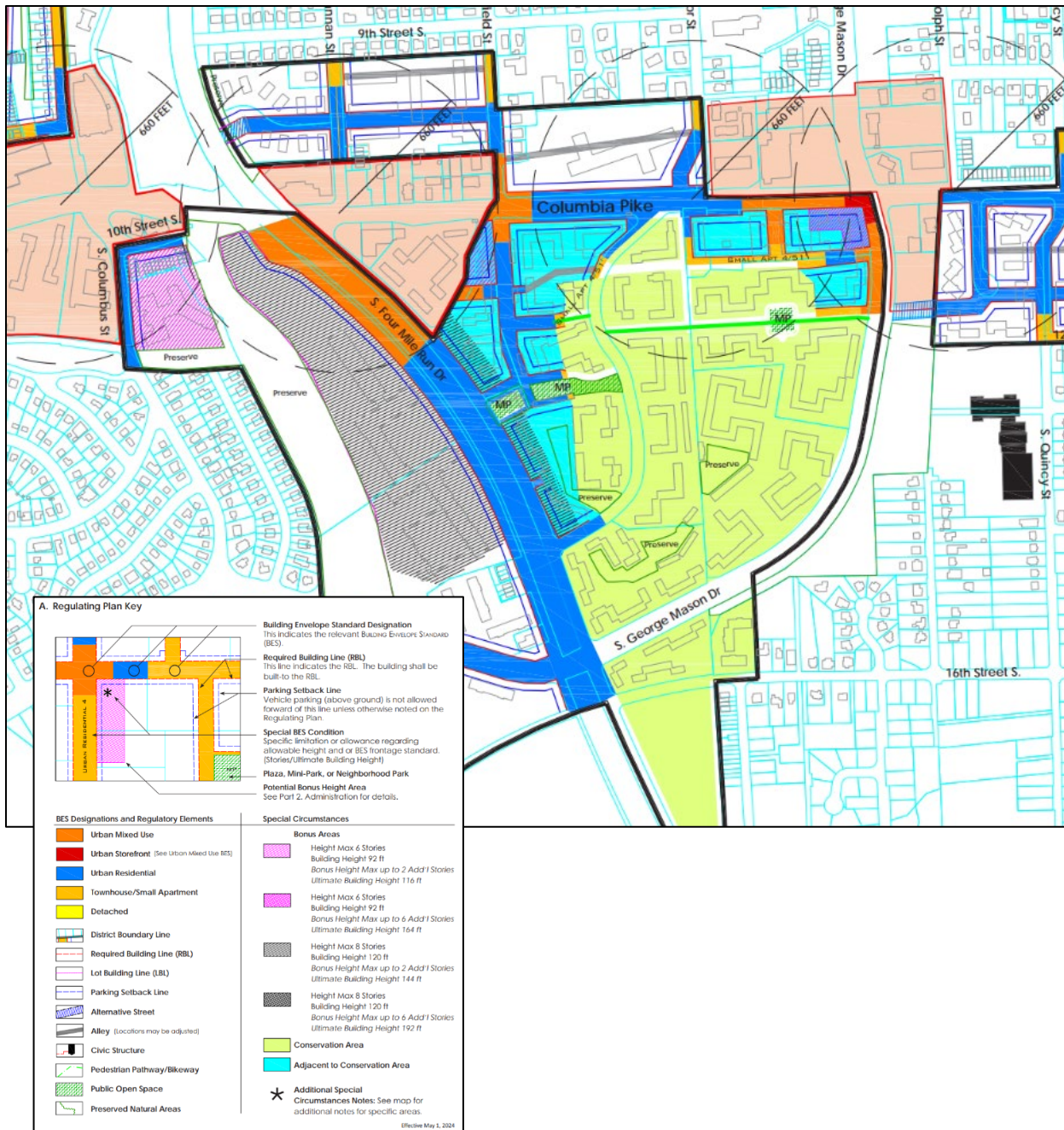
445 **PART 3: REGULATING PLANS**

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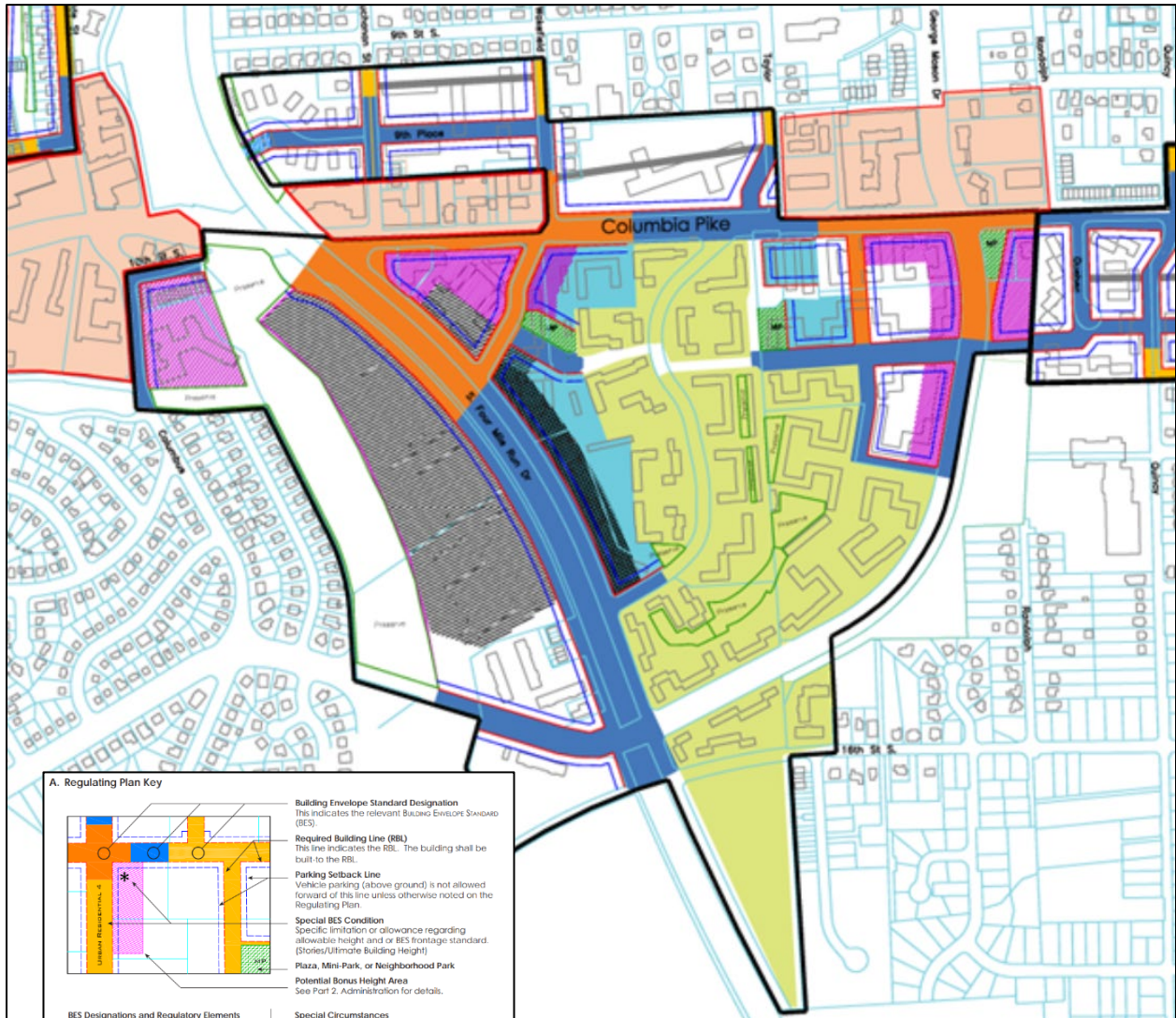
447 **302. The Regulating Plans**

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449 **B. Central Subarea Regulating Plan [Existing Map]**



450 **B. Central Subarea Regulating Plan [Proposed Map]**



A. Regulating Plan Key

Building Envelope Standard Designation
This indicates the relevant Building Envelope Standard (BES).

Required Building Line (RBL)
This line indicates the RBL. The building shall be built to the RBL.

Parking Setback Line
Vehicle parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

Special BES Condition
Specific limitation or allowance regarding allowable height and/or BES frontage standard. (Stories/Ultimate Building Height)

Plaza, Mini-Park, or Neighborhood Park

Potential Bonus Height Area
See Part 2, Administration for details.

BES Designations and Regulatory Elements	Special Circumstances
Urban Mixed Use	Bonus Areas
Urban Storefront (See Urban Mixed Use BES)	Height Max 6 Stories Building Height 92 ft Bonus Height Max up to 2 Add'l Stories Ultimate Building Height 116 ft
Urban Residential	Height Max 6 Stories Building Height 92 ft Bonus Height Max up to 6 Add'l Stories Ultimate Building Height 164 ft
Townhouse/Small Apartment	Height Max 8 Stories Building Height 120 ft Bonus Height Max up to 2 Add'l Stories Ultimate Building Height 144 ft
Detached	Height Max 8 Stories Building Height 120 ft Bonus Height Max up to 6 Add'l Stories Ultimate Building Height 192 ft
District Boundary Line	Conservation Area
Required Building Line (RBL)	Adjacent to Conservation Area
Lot Building Line (LBL)	
Parking Setback Line	
Alternative Street	
Alley (Locations may be adjusted)	
Civic Structure	Additional Special Circumstances Notes: See map for additional notes for specific areas.
Pedestrian Pathway/Bikeway	
Public Open Space	
Preserved Natural Areas	

Effective May 1, 2024

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453 **PART 5: STREET-SPACE STANDARDS**

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455 **503. Street-Space Classifications**

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457 **B. Street-Space Classifications**

458 1. The plans and sections of STREET-SPACE classifications show typical configurations for STREET-
459 SPACES within the Neighborhoods Special Revitalization District. Classifications may be shown
460 on the REGULATING PLAN.

461 2. The following are the types and configurations permitted within the Neighborhoods Special
462 Revitalization District.

463 Where shown for applicable street types (ST), the numbers refer to dimensions within the
464 STREET-SPACE. The first number is the distance between FACADES across the street and the
465 second number is the distance from face-of-curb to face-of-curb, including travel lanes, any on-
466 street parking, and curb and gutter.

467 a. ST 130/72 (Columbia Pike)

468 b. ST 80/36

469 c. ST 68/36

470 d. ST 58/38

471 e. Alley A-26

472 f. ALTERNATIVE STREET

473 g. ST 81-48

474 h. ST 86-40

475 i. ST 61-27

476 j. ST 102-69

477 k. ST 113-72

478 l. ST 67-43

479 m. ST 66-40

480 gn. Pedestrian Pathway/ Bikeway

481 3. Except the ST 130/72 (Columbia Pike), the STREET-SPACES (b - d) above are configured such that
482 bicycle traffic would be accommodated and encouraged within travel lanes.

483 4. ALLEYS are generally reserved for utility easements and used to provide access to parking and
484 loading areas. ALLEYS shall include a clearly marked CLEAR SIDEWALK, at least 6 feet wide, for
485 pedestrian access. All ALLEYS shall be maintained and clear of debris and snow. Trash
486 receptacles shall not be stored within the ALLEY or obstruct the CLEAR SIDEWALK.

487 5. The following plans and sections specify vehicular travel lane widths, curb radii, trail widths,
488 sidewalks, tree planting areas, and on-street parking configurations.

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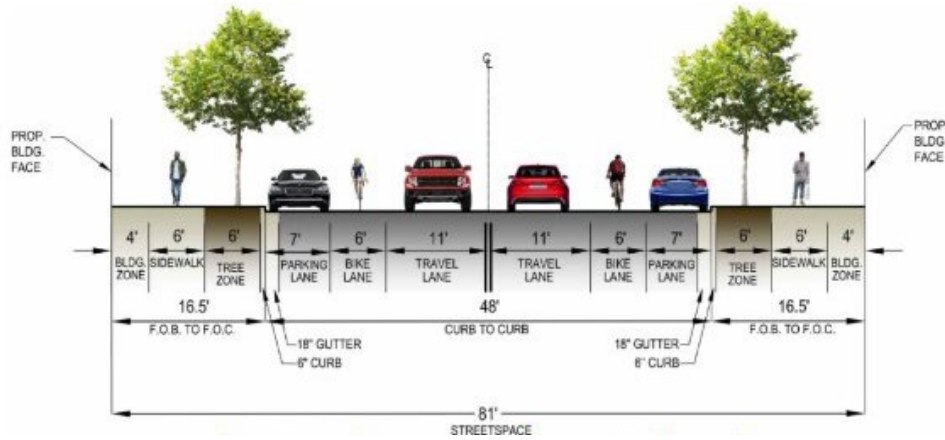
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491 *[New street cross section diagrams added for the Barcroft Apartments site]*

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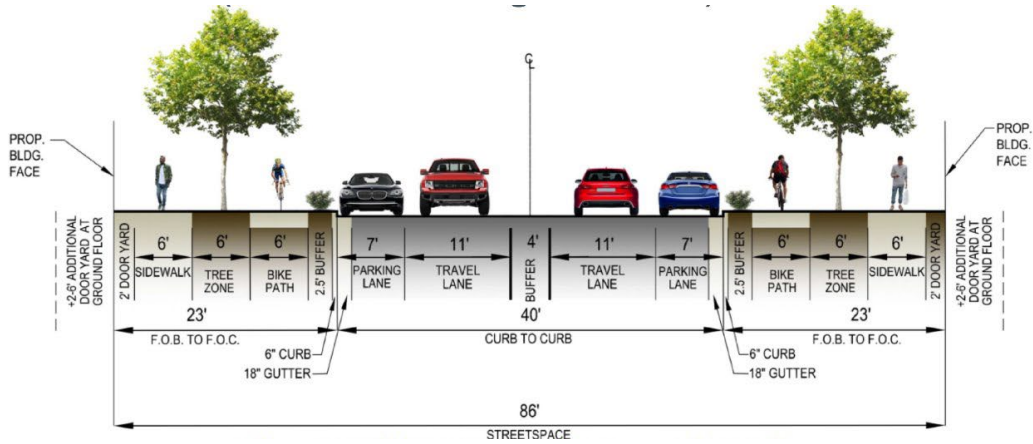
493 g. 12th Road (Wakefield Street to Thomas Street) and Wakefield Street

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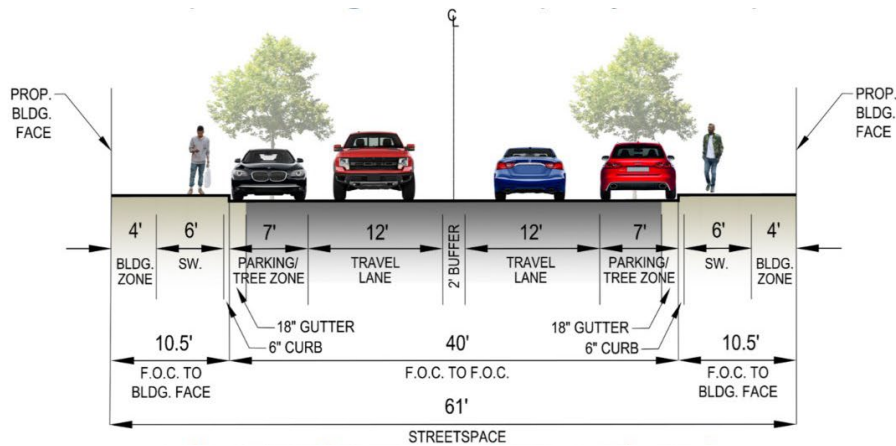
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h. 12th Road (Thomas Street to George Mason Drive)



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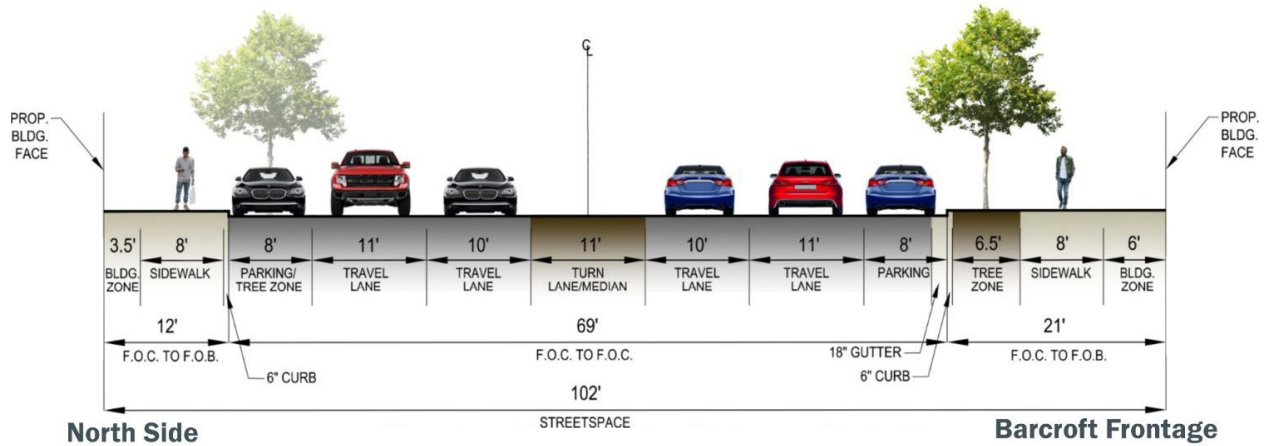
i. 12th Road (east of George Mason Drive) and Taylor Street (north of 12th Road)



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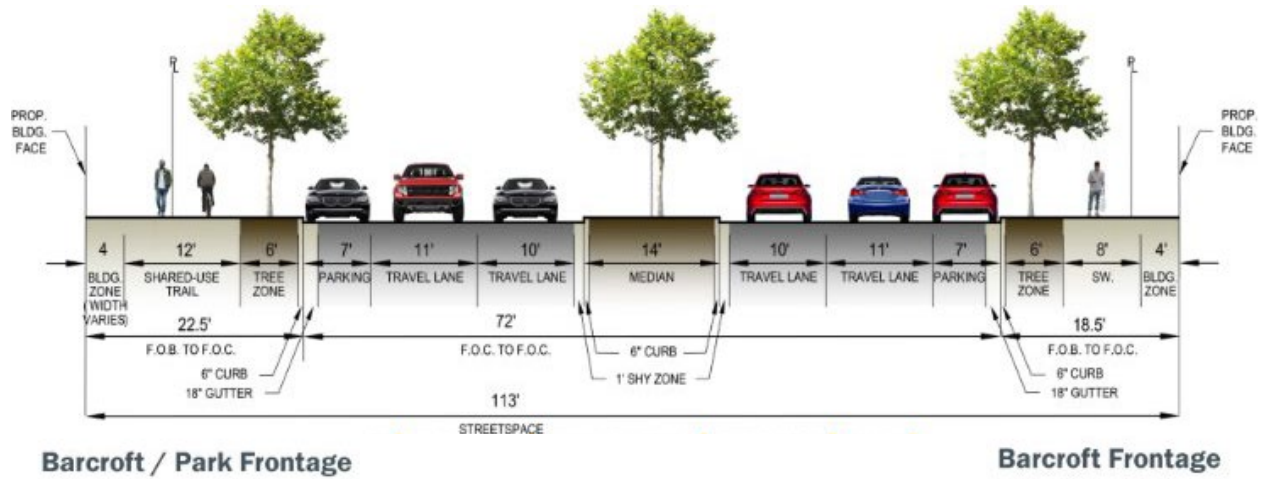
j. Columbia Pike

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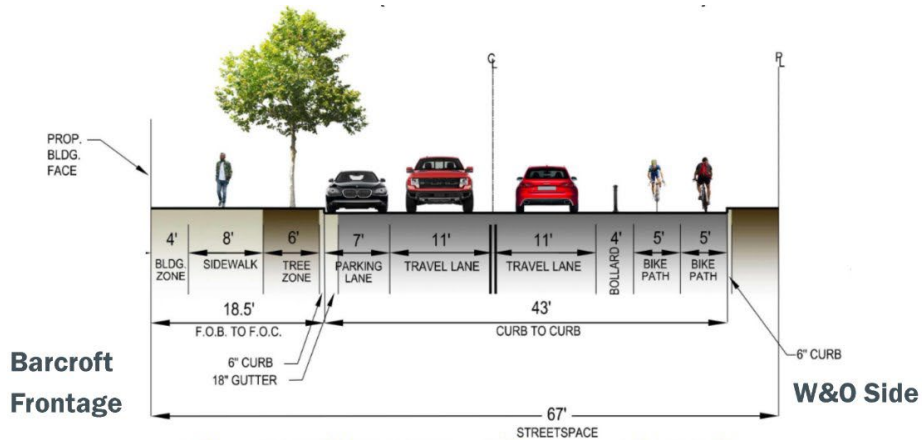
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k. George Mason Drive



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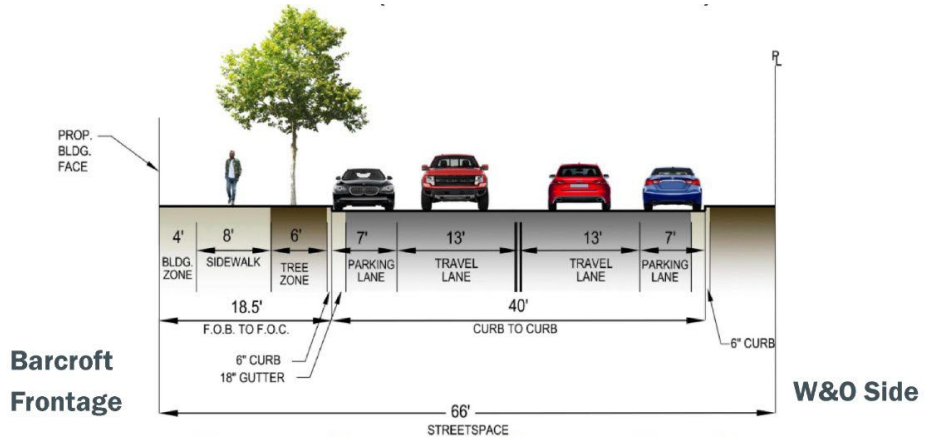
l. Four Mile Run Drive Minor (north of Wakefield St.)



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m. Four Mile Run Drive Minor (south of Wakefield St.)

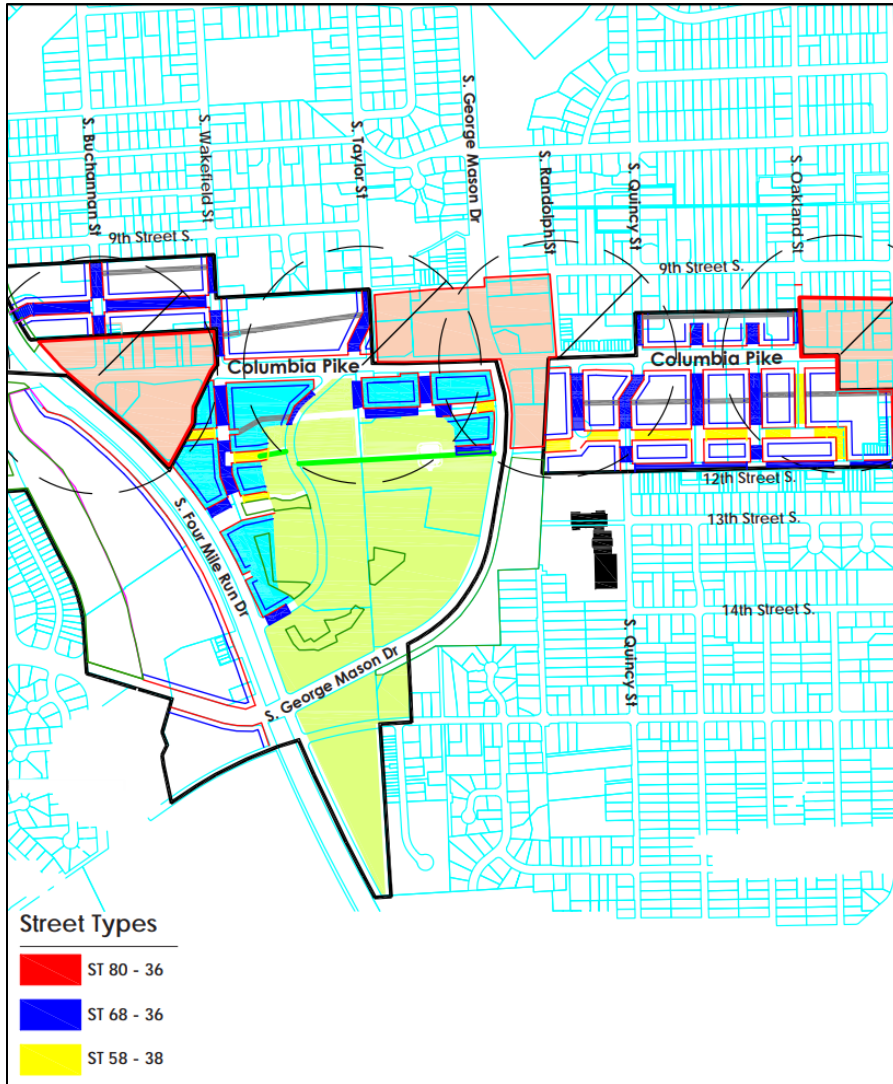
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504. Street-Space Classification Distribution

2. Street Types - Central Area [Existing Map]



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525 2. Street Types - Central Area [Proposed Map]

