

CPHD Workshop with the
Form Based Code Advisory Working Group,
Planning Commission, Design Review Committee
(of the Historical Affairs and Landmark Review Board),
Columbia Pike Presidents Group, and
Columbia Pike Development Community

Assessment of Architecture on Columbia Pike

July 26, 2017

Meeting Agenda

1. Introductions
2. Purpose of Study
3. What factors influence building design
4. Recap of survey results & previous architecture workshops
5. Proposed changes to FBC
6. Next Steps
7. Open Discussion & Feedback

Purpose of Architectural Study

Purpose:

- Opportunity to assess the status of architecture along the Pike
- Ensure FBC buildings maintain a level of architectural diversity, high quality designs, and durable materials into the future

Approach:

- Assess local & regional development
- Survey of development community
- Evaluate if any potential changes are warranted to FBC/N-FBC (architectural standards or, to a lesser degree, BES)

Tonight's Meeting: Provide feedback on staff's proposed FBC changes and assess whether the changes are generally heading in the right direction.

What factors influence building design?

- Architectural trends
- Development team
- Characteristics of each site (i.e. topography, site configuration)
- Construction type (i.e. stick-built, concrete)
- Intended use of the building
- Economics (land value, development costs, other market forces)
- Proximity to transit
- Community input
- Affordable tax credits/State or Federal guidelines
- Zoning Ordinance (FBC Standards related to architecture; other local standards for historic or urban design districts)

Survey results from development community

FBC Advantages:

- Review process is predictable and streamlined
- Minimum standards and intent statements help express the community's expectation for built environment
- Overall, FBC has been successful in achieving its main purpose

FBC Challenges:

- Prescriptive regulations are perceived as limiting and result in homogeneous architecture
- Reduction in architectural standards could produce designs that include multiple expressions and increase visual variety
- Flexibility should be expanded for style and detailing and to encourage artistic expression

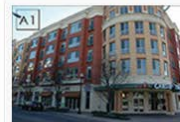
Recap of Previous Architecture Workshops

Identifying development in comparable markets:

- Approved between 2004 and 2016
- Height ranges: 4-6 stories (stick-built) or 7-9 stories (concrete)
- Mostly residential projects with ground floor retail uses
- Over 60 local/regional projects identified

Stick-Built Construction (4-6 stories)

2004 - 2005



A1 - Arlington County



A2 - City of Falls Church



A3 - Washington D.C.



A4 - Arlington County



A5 - Washington D.C.

2006 - 2008



B1 - Columbia Pike



B2 - Arlington County



B3 - Columbia Pike



B4 - Arlington County



B5 - Washington D.C.

2009



C1 - City of Alexandria



C2 - Columbia Pike



C3 - City of Falls Church



C4 - Fairfax County



C5 - Washington D.C.

2010 - 2011



D1 - Montgomery County



D2 - Arlington County



D3 - Columbia Pike



D4 - City of Alexandria



D5 - Montgomery County

Recap of Previous Architecture Workshops



Clarendon



Crystal City



Route 1/Potomac Yard (Alexandria)

What is Columbia Pike's Visual Identity?



Adopted Vision: Vital Main Street with high quality architecture defined by mixed-use buildings complementing existing amenities and eclectic mix of businesses along the Pike



What is Columbia Pike's Visual Identity?



THREE PRIMARY CATEGORIES:

1. Simplification of Architecture Standards

Reducing overly prescriptive regulations + Applying N-FBC format

2. Complete & Discrete Vertical Façade Composition

Improving effectiveness of these regulations

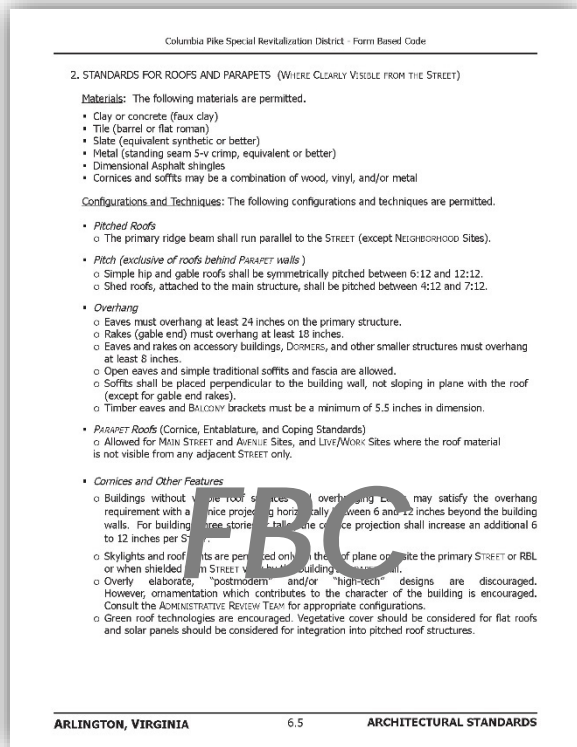
3. Intent Statements and Visual Examples

Clearer organization + introducing undesirable examples

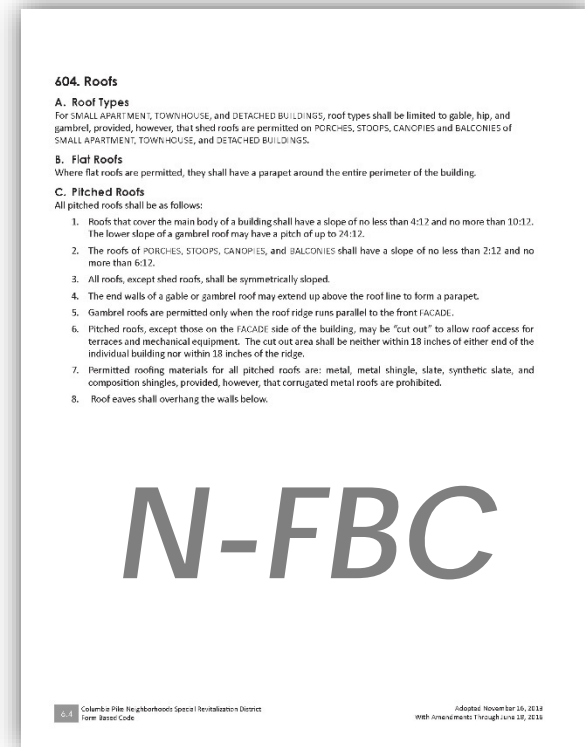
Proposed changes to the FBC

1. Simplification of Architectural Standards (Commercial FBC):

- Improve clarity with better organization and structure of standards



Example:
Roof
Standards



Proposed changes to the FBC

1. Simplification of Architectural Standards (Commercial FBC):

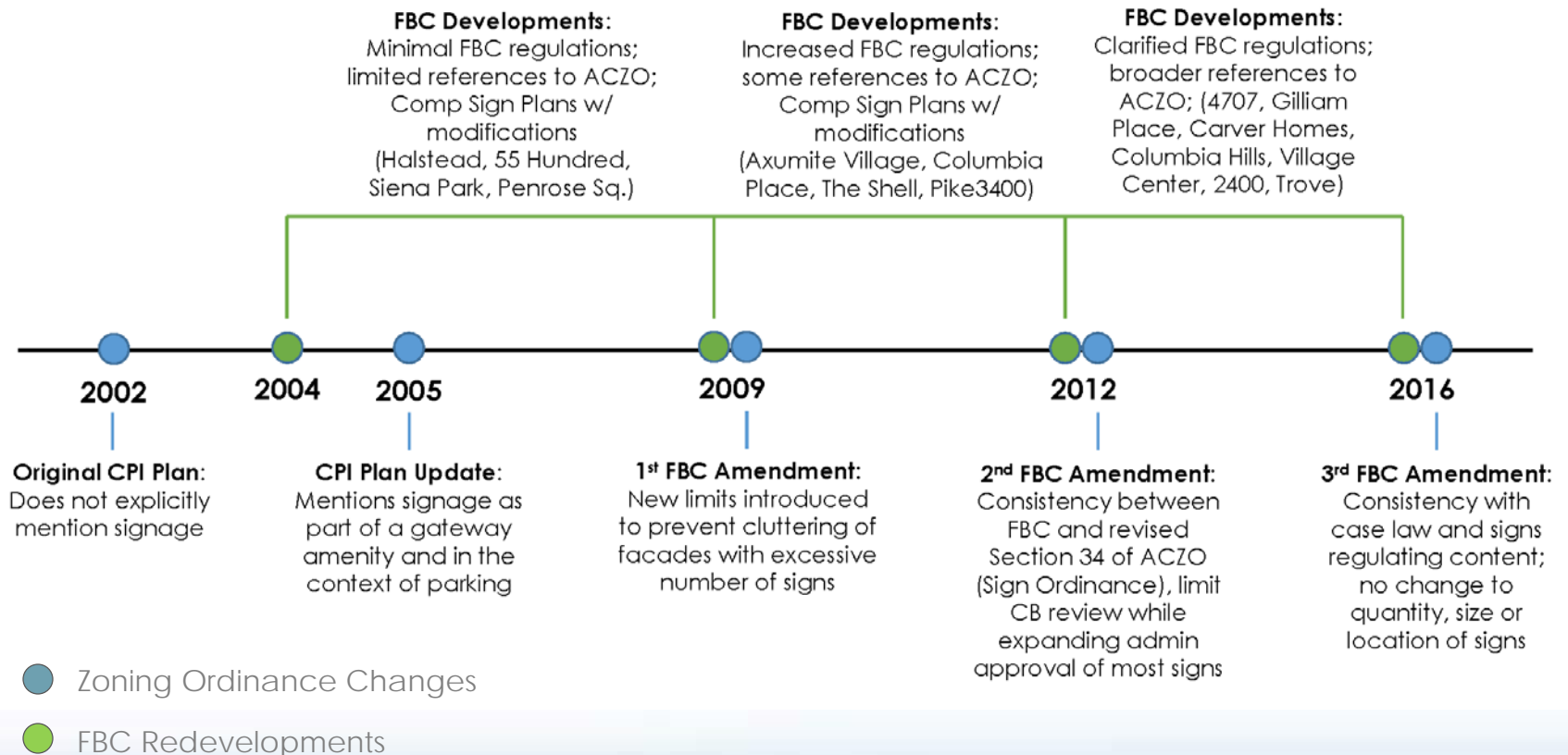
- Reduce overly-prescriptive regulations

FBC Category	Necessary	Less Essential
Roofs	Appropriate pitches, symmetry, materials, and key configurations	Minimum overhang dimensions; skylights; cornice details
Awnings/Canopies	Materials & Configurations	Min/max dimensions
Shopfronts	Transparency	Min/max glass dimensions
Windows & Doors	Materials & Configurations	Min/max glass dimensions; Shutters; Light transmission for upper story windows

Proposed changes to the FBC

1. Simplification of Architectural Standards (FBC + N-FBC):

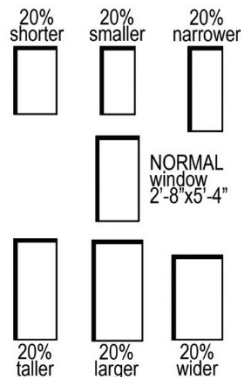
- Update various permitted material lists
- Reconcile vision for **signage** as it relates to the Pike



Proposed changes to the FBC

2a. Complete & Discrete Vertical Façade Composition Adjustments:

- Improve requirement for façade rhythm and pattern
- Expand average (max) length restrictions for façade compositions
- Limit excessive length of continuous building facades
- Ensure consistent intent, definition, and graphics are utilized



b. Illustrative Intent

Complete and Discrete Vertical Façade Composition. A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in at least three of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a ‘human scale’ for the STREET-SPACE:

- Different fenestration proportions of at least 20 percent in height or width or height:width ratio. (See illustration b.);
- Different façade bay composition rhythm/pattern (i.e. “ABA” – “ABBA” – “BAAB” – “ABCBA”) (See illustration c.);
- Change in wall material or color;
- Change in total fenestration percentage of 12 percent or more; and/or
- Change in the height of the cornice or roof line by one story.



c. Illustrative Intent

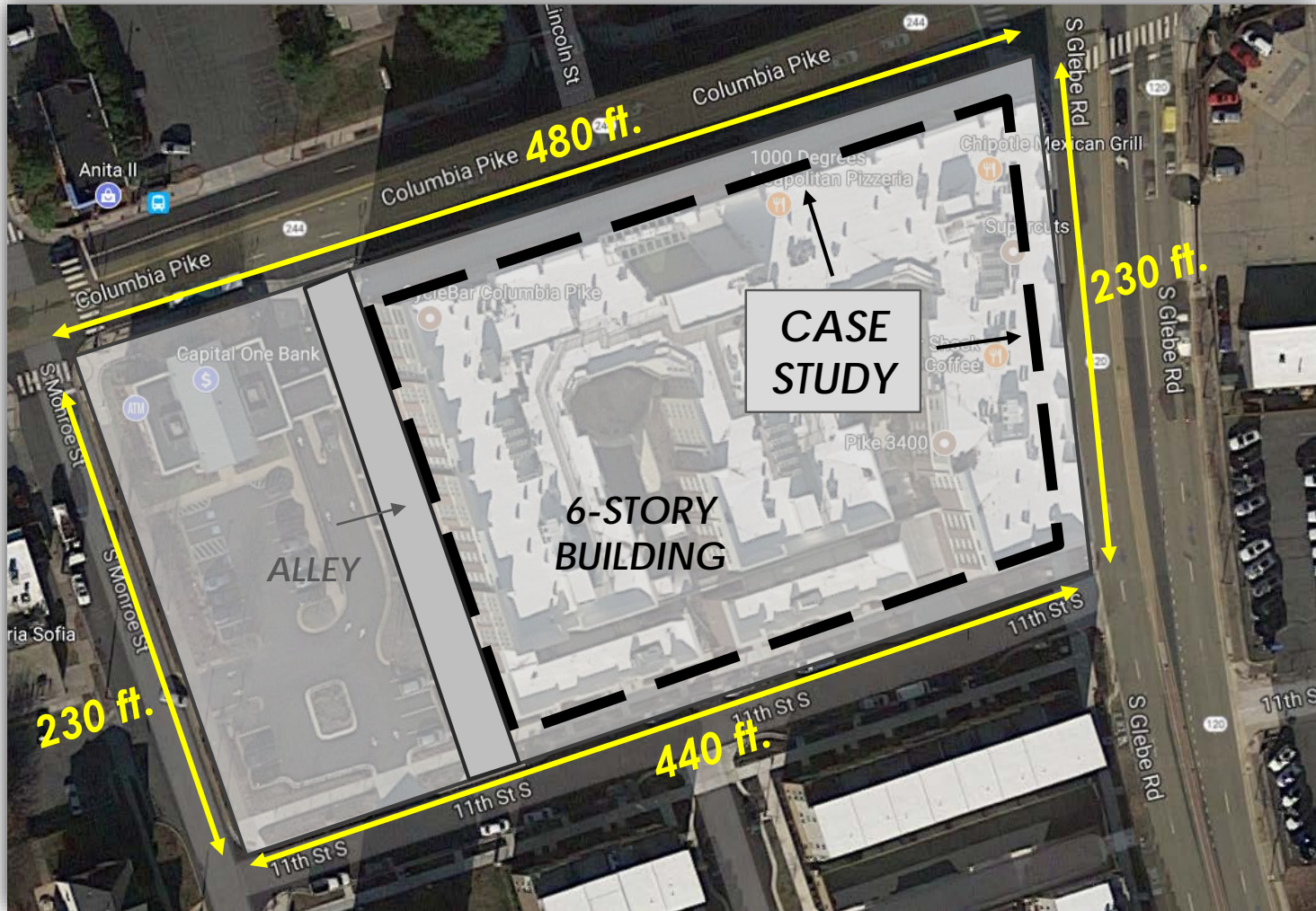
Proposed changes to the FBC

2a. Complete & Discrete Vertical Façade Composition Adjustments:

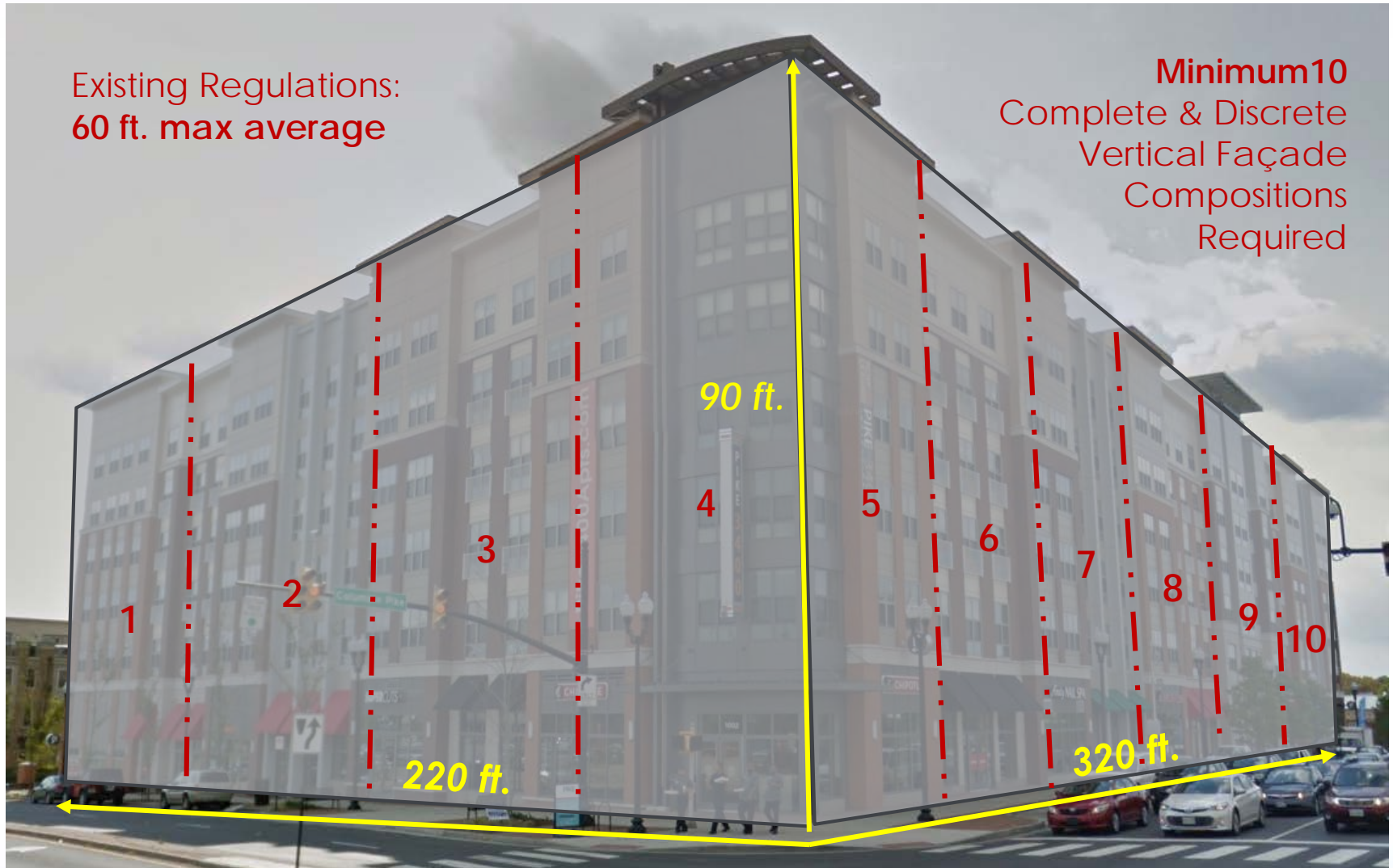
	Existing	Proposed
Max (average) length of each complete & discrete vertical façade	60 ft.	Min Length: 30 ft. Max Length: 150 ft.
Different ground story condition	Yes	Yes
3 of the 5 elements below currently required to qualify as a change in façade composition *		
1. Different window shape, proportion, or grouping	Yes (optional)	Yes (required)
2. Different bay rhythm	Yes (optional)	Yes (required)
3. Different exterior materials	Yes (optional)	Yes (required)
4. Change in fenestration %	Yes (optional) (Min 12% change)	Yes (required) (Min. 15% change)
5. Change in roofline elevation	Yes (optional)	No (removed)

* All 4 remaining elements would be required to demonstrate a change in façade composition

Case Study: Pike 3400 (Glebe Road & Columbia Pike)



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Proposed Regulations:
150 ft. max average

Minimum 5
Complete & Discrete
Vertical Façade
Compositions
Required



Proposed changes to the FBC

2a. Complete & Discrete Vertical Façade Composition Adjustments:

Approved Project Summary (2006 – 2016) *	Average Building Frontage (ft.)	Building Height (stories)	Ground Floor Uses
Penrose Square (FBC)	175	6	Retail
Columbia Place (FBC)	100	5	Retail
Arlington Mill Residences (FBC)	300	5	Residential
Pike 3400 (FBC)	275	6	Retail
4707 Columbia Pike (FBC)	150	4	Retail
Gilliam Place (FBC)	230	6	Retail
Village Center (FBC)	150	6	Retail
The Trove (N-FBC)	160	6	Residential

* The above referenced projects represent **stick-built** construction examples **only**
(However, proposed changes would apply to all projects – regardless of construction method)

Proposed changes to the FBC

2b. Complete & Discrete Vertical Façade Composition (New Requirement)

- Interruption in the building wall (if building face exceeds 150 ft.)
- Located along the RBL
- Spans entire height of façade
- Minimum width and depth TBD
- Improves detailing and transition in materials when facade compositions change
- Intent for this building “notch” is to clearly exceed the current minor projections of 2 feet along RBL



Kingsley Apartments (Alexandria, VA)



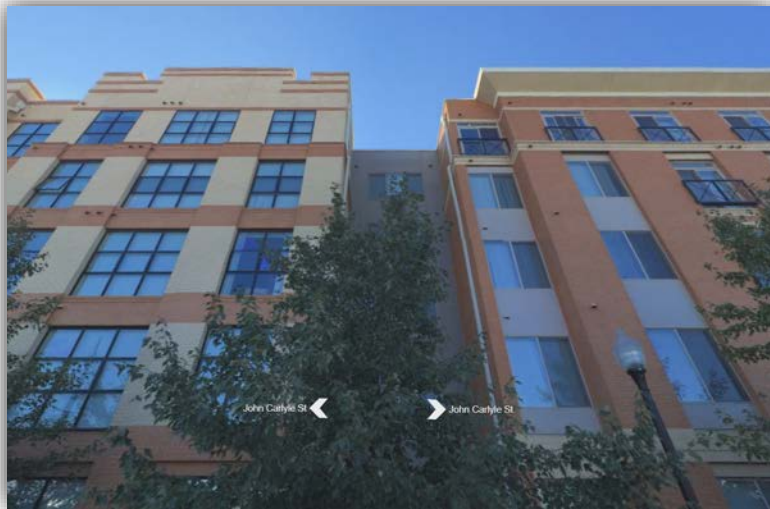
Proposed changes to the FBC



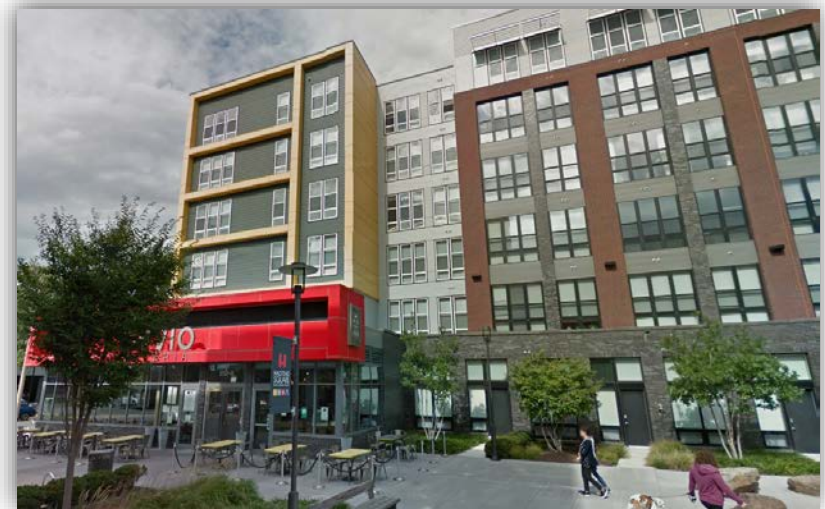
Building notch should be more pronounced than FBC permitted projections of up to 2 feet along the RBL



Proposed changes to the FBC



800 Carlyle (Alexandria, VA)



Halstead Square (Merrifield, VA)



Proposed changes to the FBC

3. Advantages of Improving Intent Statements & Visual Examples:

- Remove references to any particular style (i.e. traditional)
- Streamline intent statements (similar to N-FBC format)
- Update appropriate examples (focus on successful FBC projects)
- Introduce **undesirable examples** (to reinforce vision)



A number of local projects received negative feedback from community and are inconsistent with the FBC vision for activating the streetscape environment or providing high quality architecture

Next Steps

Dedicated webpage:

<https://commissions.arlingtonva.us/form-based-codes-advisory-working-group/assessment-architectural-standards/>

September:

- FBC AWG (9/13)
- ZOCO (9/27)

October:

- Request to Advertise

November:

- Planning Commission
- County Board hearing

The screenshot shows a webpage titled "Advisory Groups & Commissions" with a search bar and navigation menu. The main content is for the "Assessment of FBC Architectural Standards".

Assessment of FBC Architectural Standards

Background
County staff are in the process of assessing whether any changes are necessary to the architectural standards in the Columbia Pike Form Based Codes. Staff will be engaging various stakeholder groups over the next few months in an effort to assess the status of architecture along Columbia Pike following the approval of 17 major redevelopment projects since 2003.

Study Approach
This analysis will be comprised of three phases:

1. Information Gathering:
 - a. Review of comparable development in the metropolitan D.C. area
 - b. Review of other form based codes with approved/complete projects
 - c. Survey of development community with previous experience with Columbia Pike FBC
2. Analysis:
 - a. Tabulation of feedback from stakeholders
 - b. Analysis of survey results from development community
3. Recommendations:
 - a. Regroup with stakeholders to share findings
 - b. Verify if any changes to the FBC are warranted

Meetings

Date	Agenda & Summary	Documents & Meeting Materials
July 26	Assessment of local/regional development (3rd workshop)	
May 24	Assessment of local/regional development (2nd workshop)	Staff Presentation ↗
March 22	Assessment of local/regional development (1st workshop)	Staff Presentation ↗ Exercise 1 Results Exercise 2 Results ↗

Materials

Form Based Code Advisory Working Group Home

Associated Committees
ZOCO
LRPC

Quick Links
[Assessment of FBC Architectural Standards](#)
[Commercial FBC](#)
[Neighborhoods FBC](#)
[Columbia Pike Development Map](#)
[Neighborhoods Area Plan \[↗\]\(#\)](#)
[CPI 2005 Update](#)
[Housing & Form Based Code Maps](#)
[Planning Resource Library](#)
[Columbia Pike Neighborhood Page](#)
[Projects & Planning Website](#)

FBC AWG Public Meetings
No events
[Full Calendar \[📅\]\(#\)](#)

Contact
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Group Discussion of Proposed FBC Changes

