

Assessment of Architecture on Columbia Pike

Proposed Zoning Ordinance Amendments

Planning Commission Meeting

December 04, 2017

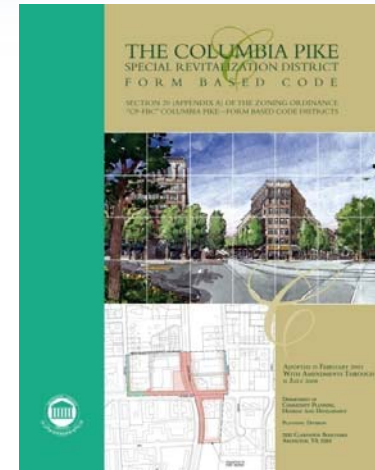
Meeting Agenda

1. Form Based Code Overview
2. Purpose and Study Approach
3. Proposed Changes to FBC & N-FBC
4. Staff Recommendation

Form Based Code Background

Commercial FBC (2003):

- Alternative zoning district adopted to incentivize redevelopment along the Pike
- Regulates commercial nodes
- Prescriptive regulations represent community's vision for built environment on every site



2003 Commercial FBC

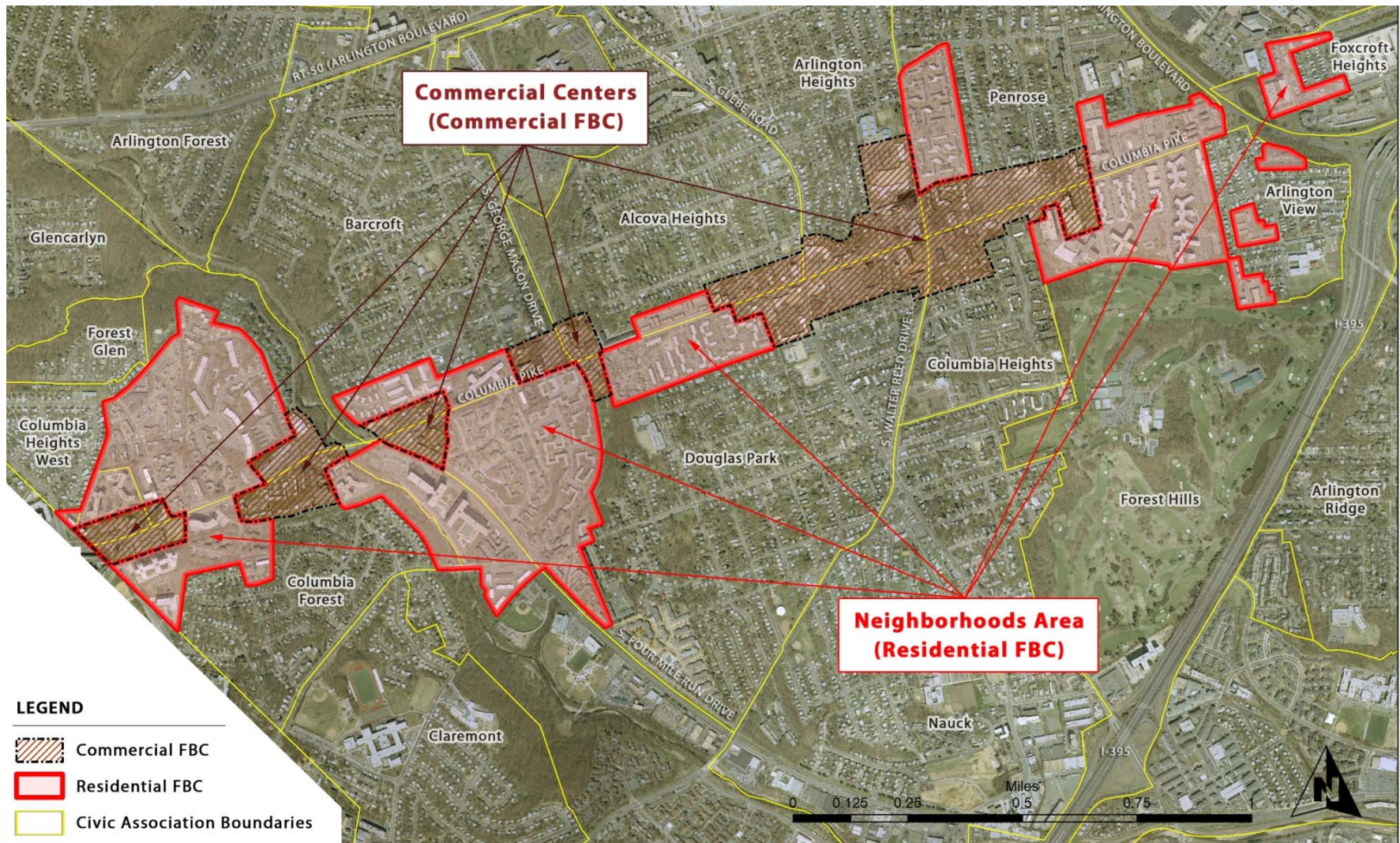
Neighborhoods FBC (2013):

- Alternative zoning district adopted to ensure housing options for wide range of incomes
- Regulates multi-family areas
- Prescriptive regulations represent community's vision for built environment on every site with requirements for LEED and affordable housing



2013 Neighborhoods FBC

Form Based Code Background



Form Based Code Background

How does FBC regulate exterior building design?

Architectural Standards (primary):

- Focus on high quality materials and designs
- Regulate building materials, roofs, doors & windows, signage, awnings and canopies
- Intended to accommodate wide range of architectural expressions



Building Envelope Standards:

- Focus on building form and site frontages
- Regulate height, fenestration, site layout, façade composition, and setbacks
- Intended to create uniform street-space and consistent public realm



Purpose of Architectural Study

Purpose:

- Assess the status of architecture along the Pike

Goal:

- Strive to achieve future FBC buildings that reflect architectural diversity, high quality designs, and durable materials

Approach:

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

Summary of Approved FBC Development [2011-2016]

2016 Projects



Trove (Wellington Apartments)



2400 Columbia Pike (Rappahannock Coffee)



Village Center (Food Star)

2015 Projects



Gilliam Place (Arlington Presbyterian Church)



Columbia Hills (Columbia Grove)



Carver Place (Carver Homes)

2011 - 2014 Projects



Arlington Mill Residences



4707 Columbia Pike (Bob & Edith's II)



Pike3400 (Rosenthal Auto Dealership)



Shell (Shell Gas Station)

Summary of Approved FBC Development [2004-2009]

2009 Projects



Columbia Place



Axumite Village

2006 Projects



Penrose Square



Stena Park

2004 - 2005 Projects



55 Hundred



Halstead

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 (i.e. FBC Standards related to architecture; other local standards for historic or urban design districts)

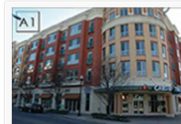
Recap of Previous Architecture Workshops (March 2017)

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.

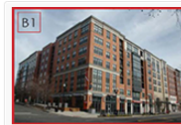


A4 - Arlington County



A5 - Washington D.C.

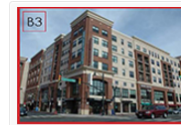
2006 - 2008



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

Developer Modernism – National Trend



Source: Max Chanowitz, Quora.com

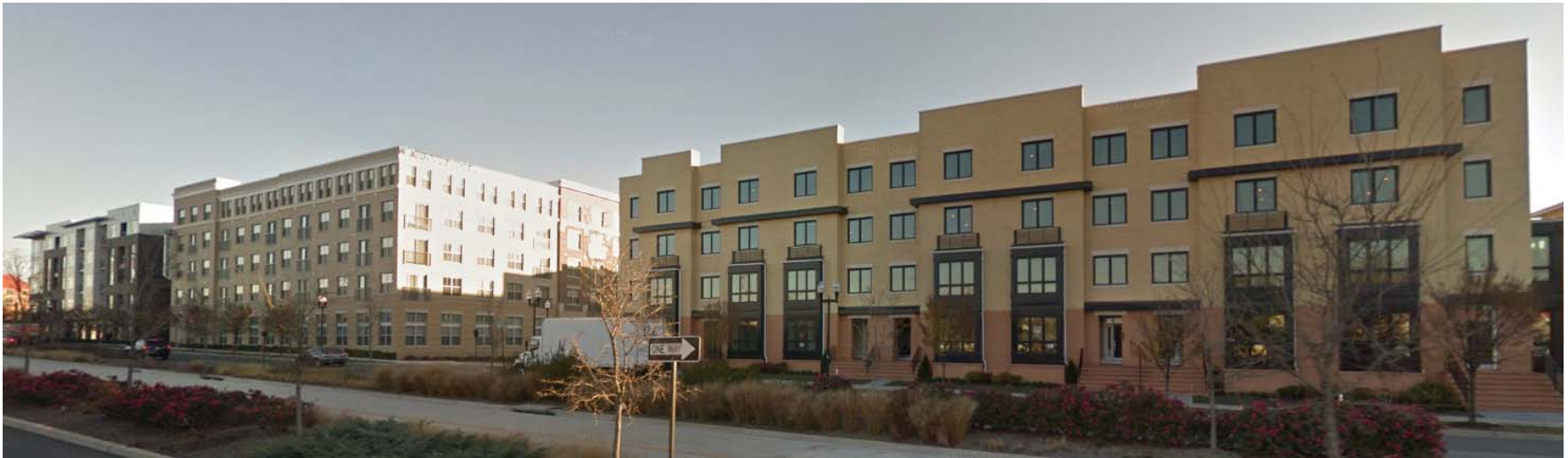
Recap of Previous Architecture Workshops (May 2017)



Clarendon



Crystal City



Route 1/Potomac Yard (Alexandria)

Recap of Previous Architecture Workshops (July 2017)

Initial feedback from conceptual changes:

- **Intent:** Text and visuals are very impactful
- **Pedestrian Experience:** First 30 vertical feet of building are critical
- **Variation:** Upper stories may present opportunities for more variety
- **Design Outcomes:** Elements not required or incentivized, are unlikely to be delivered
- **Façade compositions:** Goal of balancing flexibility with clear guidance and standards
- **Problematic FBC Sections:** Fenestration and signage regulations

Proposed Changes to the Form Based Code

THREE PRIMARY CATEGORIES:

A. Complete/Discrete Vertical Façade Compositions & Building Placement

1. Improve overall effectiveness of key regulations
2. Façade Composition Components
3. Building Placement

B. Simplification of Standards & Consistency between Codes

1. Reduce overly prescriptive regulations
2. Apply Similar Structure as N-FBC:
 - a. Defined Terms
 - b. General BES
3. Apply County-wide sign standards

C. Organization, Intent Statements, and Supporting Visual Examples

1. Clearer organization:
 - a. Page templates
 - b. Re-organization of standards
2. Style-neutral approach to meeting vision
3. Introduction of inappropriate visual examples

A. Façade Composition & Building Placement

Issue:

- Concerns that FBC standards have resulted in similar building design

Goal:

- Ensure FBC buildings continue to include architectural diversity, high quality designs, and durable materials

Key Adjustments:

- Improve requirement for building façade rhythms and patterns
- Revise restrictions for façade compositions and maximum lengths
- Ensure consistent intent, definition, and graphics are utilized
- Expand flexibility for building placement along the RBL

A. Façade Composition & Building Placement

Existing Façade Composition Regulations (FBC)

Section III. Regulating Plans	FBC Requirement
Max (average) length of each Complete & Discrete Vertical Façade Composition	60 ft.

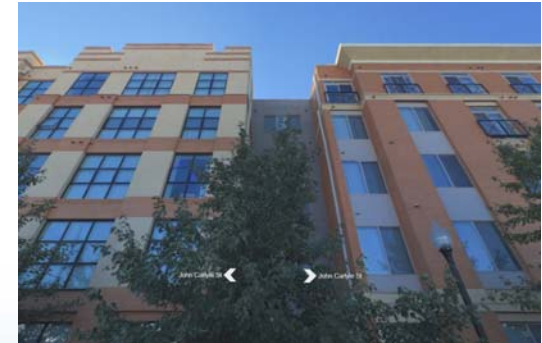
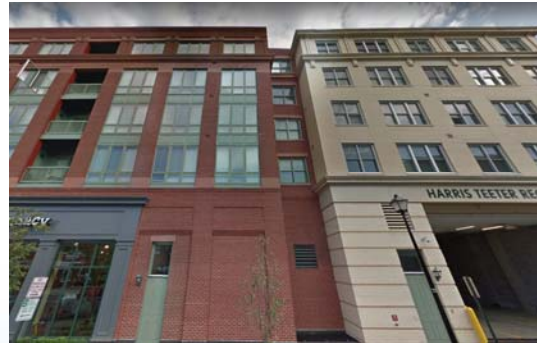
Section VIII. Attachments (Determinations)	FBC Requirement
Different ground story condition	Yes
3 of the 5 elements below required to change with compositions:	
1. Different window shape, proportion, or grouping	Yes (optional)
2. Different bay rhythm (ABA; ABBA; BAAB; ABCBA)	Yes (optional)
3. Different exterior materials	Yes (optional)
4. Change in fenestration %	Yes (optional) (Min 12% change)
5. Change in roofline elevation	Yes (optional)

A. Façade Composition & Building Placement

Proposed Façade Composition Regulations

Part 4. Building Envelope Standards (FBC & N-FBC)

1. New Intent & Guiding Illustrations (appropriate/inappropriate façade examples)
2. New parameters for façade compositions
 - a) Block corners considered as individual façade compositions
 - b) Minimum composition lengths: 25 feet
 - c) Maximum composition lengths: Double the average building height proposed
3. New element to address transitions in compositions: Building Interruption
 - a) Run the vertical height of building (all stories)
 - b) Minimum width and depth dimensions for the building notch



Examples of new façade element: Vertical Building Interruption

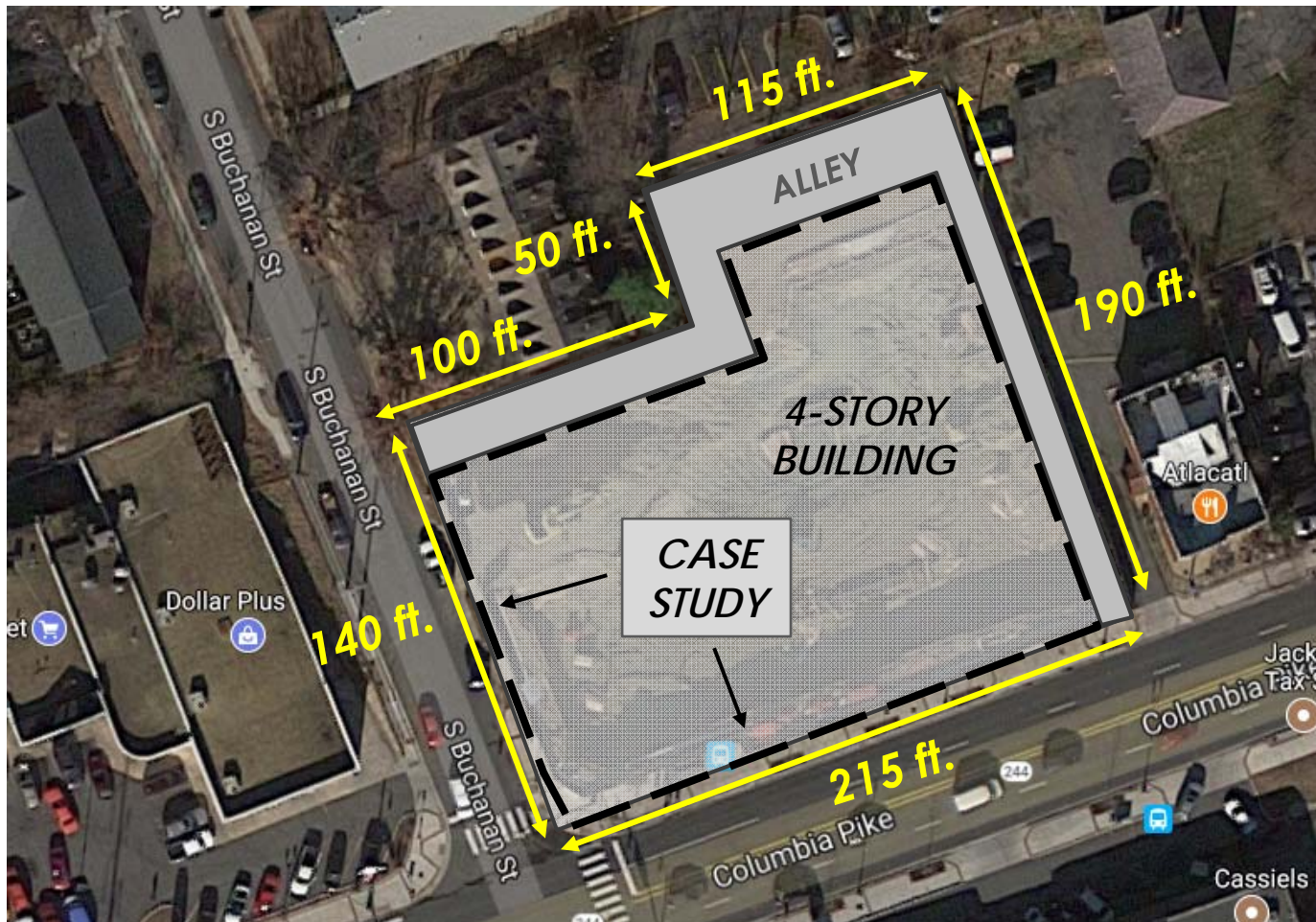
A. Façade Composition & Building Placement

Proposed Façade Composition Regulations

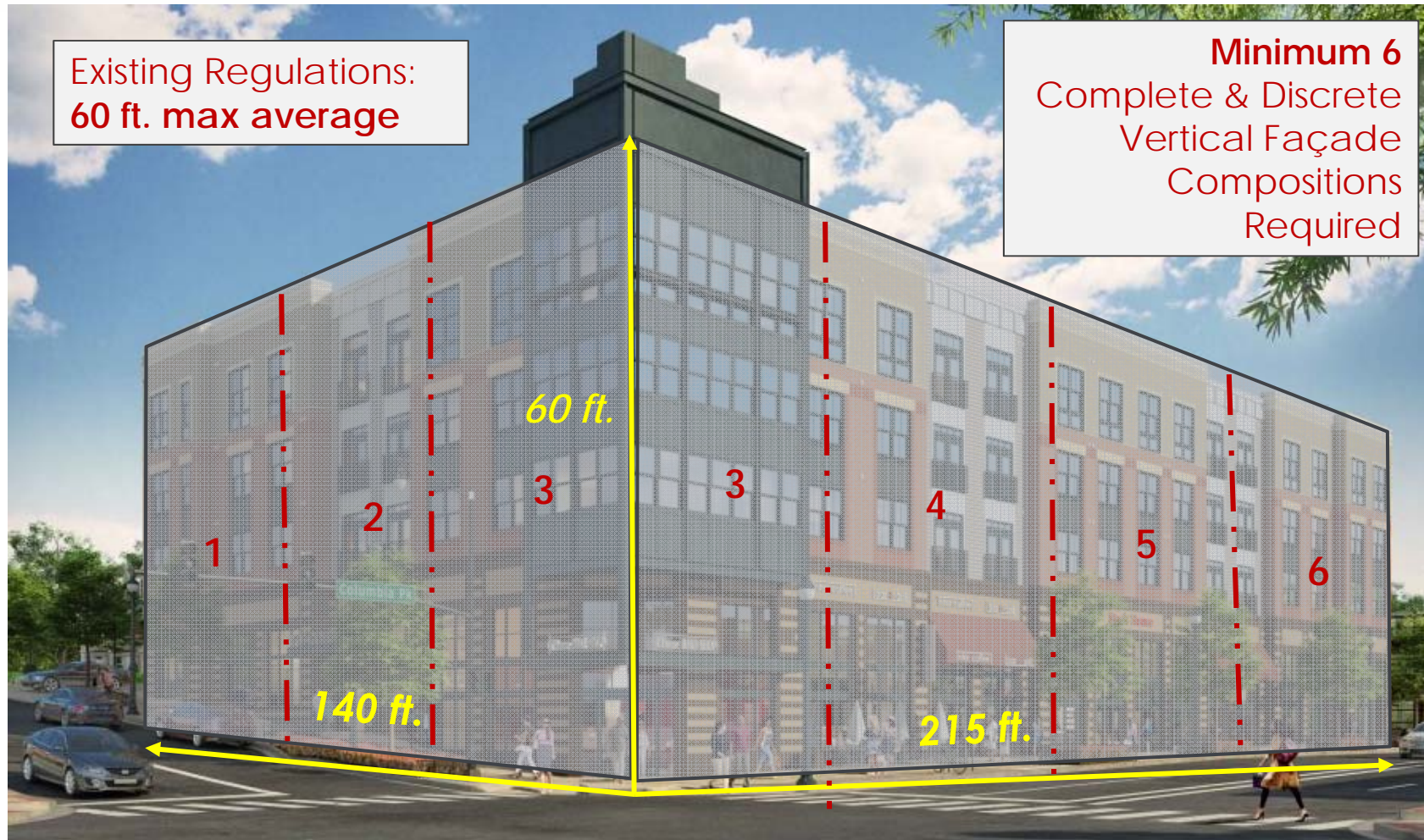
Part 10 (N-FBC): Definitions and Determination from Section VII (FBC)	New Definition (FBC & N-FBC)
<u>All 4</u> elements below required to change with compositions:	
1. Different fenestration type (window shape, proportion, and/or grouping)	Yes
2. Change in wall material (or color/proportion for masonry units)	Yes
3. Change in fenestration percentage (Min 10%)	Yes
4. Change in treatment of cornice or roof line	Yes

*Note: Architectural Standards for Shopfronts already state the following:
"SHOPFRONTS shall be differentiated from the FAÇADE above by an EXPRESSION LINE"*

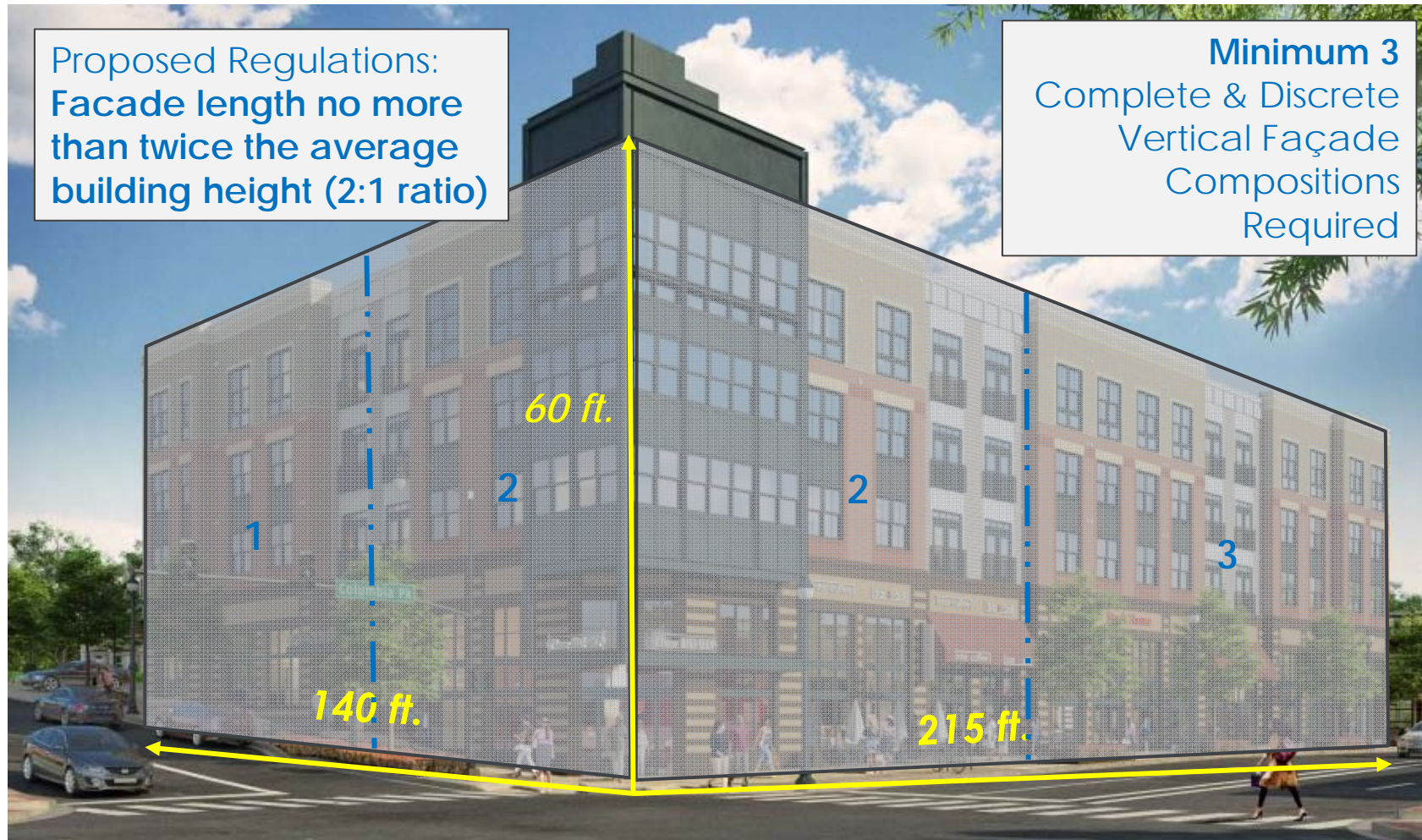
Case Study: 4700 Columbia Pike (S. Buchanan Street)



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Approved Facade

Case Study: 4700 Columbia Pike (S. Buchanan Street)



Potential reconfiguration using proposed changes

A. Façade Composition & Building Placement

Existing Building Placement Regulations

Part 4. Existing Building Envelope Standards	FBC	N-FBC
Limited Jogs permitted forward of & behind the RBL	Yes	No (only behind RBL)
1. Main Street/Urban Mixed Use	Up to 24"	Up to 30"
2. Avenue/Urban Residential	Up to 18"	Up to 30"
3. Local/Small Apt/Townhouse	Up to 18"	Up to 30"
4. Neighborhood/Detached	Up to 18"	Up to 30"
Percentage of building to be located "on the RBL"	(applies to all stories)	
1. Main Street/Urban Mixed Use	Min. 75%	Min. 75%
2. Avenue/Urban Residential *	Min. 10%	Min. 60%/75%
3. Local/Townhouse and Small Apartment	Min. 75%	Min. 65%
4. Neighborhood/Detached	Min. 33%	Min. 60%

* Urban Residential (N-FBC): Min. 60% (west of Glebe Rd); Min. 75% (east of Glebe Rd)

A. Façade Composition & Building Placement



Penrose Square



The Shell

Existing FBC regulations consider limited projections as being "On the RBL"



55 Hundred

A. Façade Composition & Building Placement

Proposed Building Placement Regulations

Part 4. Proposed Building Envelope Standards*	FBC	N-FBC**
Limited Jogs permitted forward of & behind the RBL	Yes	Yes
1. Main Street/Urban Mixed Use	Up to 36"	Up to 36"
2. Avenue/Urban Residential	Up to 36"	Up to 36"
<i>* Projections <u>forward</u> of the RBL cannot exceed <u>50%</u> of the building frontage along each RBL</i>		
Percentage of building to be located on the RBL	FBC & N-FBC	
1. Main Street/Urban Mixed Use		
a) Ground Story	Min. 75% Max. 90%	
b) Upper Stories	Min. 60% Max. 90%	
2. Avenue/Urban Residential		
b) Ground Story	Min. 60% Max. 90%	
b) Upper Stories	Min. 60% Max. 90%	

* Local & Neighborhood (FBC) & Small Apartment/Townhouse & Detached (N-FBC) frontages remain unchanged

** N-FBC projections forward of the RBL will need to comply with required street cross-sections

A. Façade Composition & Building Placement

New Incentives for Additional Variety in Commercial FBC:

- Represent elements currently available for N-FBC projects
- In exchange for setting the upper stories back from Required Building Line (RBL) or providing green/solar roof technologies, applicants could:
 1. Propose rooftop amenities (without counting as extra story)
 2. Include portion of private open space in a second location (i.e. rooftop)
- In order to qualify for above incentives, minimum setback for upper stories would be 6-8 feet from proposed building edge; Green/Solar Roof Technologies would include minimum standards to qualify

B. Simplification and Consistency between Codes

1. Reduce Overly Prescriptive Regulations (not found in N-FBC)

- Maximum window & door dimensions;
- Roof eave and cornice overhang dimensions;
- Internal parking garage lighting and traffic mast arm regulations

2. Apply Similar Structure as N-FBC

- Introduction of new defined terms; revisions to existing terms
- Expansion of Building Envelope Standards (new “general” section)
- Minor technical adjustments (relocation of some regulations)

B. Simplification and Consistency between Codes

3. Implement County-Wide Sign Standards

Existing FBC Sign Standards

- Previously amended in 2016, 2012, and 2009
- Inconsistent approach through past FBC redevelopment approvals
- Limited flexibility for some signs when compared to site plan projects

Proposed Changes to Sign Standards

- Eliminate all sign standards found in the FBC & N-FBC
- Replace with references to Zoning Ordinance Article 13

C. Organization, Intent Statements, and Visual Examples

1. Implement Clearer Organization of Standards

603. Section Name

A. Intent

B. General Standards for all Buildings/Building Envelope Standards

C. Standards for Multi-family and Mixed-Use Buildings

D. Standards for Townhouses

Consistent format and organization of standards

1 | Draft 9.1.17

The diagram shows a single page of a standard section. The content is organized into four distinct, vertically stacked sections labeled A through D. Each section has a clear heading. A red rounded rectangle highlights the entire content area, and a red arrow points from the text below to the bottom of this rectangle. A large, light gray 'DRAFT' watermark is visible across the page.

Appropriate Examples

Appropriate Examples

Inappropriate Examples

Introduction of inappropriate examples

2 | Draft 9.1.17

The diagram shows a two-page layout. The top two pages, labeled 'Appropriate Examples', each contain three gray square placeholders representing visual examples. The bottom page, labeled 'Inappropriate Examples', contains three gray square placeholders. A red rounded rectangle highlights the bottom page, and a red arrow points from the text below to the bottom of this rectangle. A large, light gray 'DRAFT' watermark is visible across the page.

C. Organization, Intent Statements, and Visual Examples

2. Reinforce Style-Neutral Approach to Meeting Vision



3. Introduce Inappropriate Examples



Process to Date

Three Joint Meetings (March, May, July 2017)

- FBC Advisory Working Group
- Pike Presidents Group
- Design Review Committee (HALRB)
- Planning Commission

FBC Advisory Working Group (FBC AWG): September 13, 2017

Zoning Committee of the Planning Commission (ZOCO): September 27, 2017

Pike Presidents Group (PPG): October 7, 2017

Historical Affairs and Landmark Review Board (HALRB): October 28, 2017

Request to Advertise: November 14, 2015 County Board hearing

Staff Recommendation

Proposed Amendments:

- Are in keeping with the vision established in the Columbia Pike Initiative and Neighborhoods Area Plan
- Better implement the adopted vision through refined regulatory language and updated intent statements within both Form Based Codes
- Improve consistency between both FBCs

Therefore, Staff recommends ADOPTION of the proposed amendments to the Commercial and Neighborhoods Form Based Codes.

Discussion of Proposed FBC Changes

