



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of December 12, 2009

SUPPLEMENTAL REPORT

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5 **DATE:** December 4, 2009
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7 **SUBJECT:** Request to advertise public hearings on proposed amendments to the Arlington
8 County Zoning Ordinance, Section 20. (Appendix A), "CP-FBC" Columbia Pike - Form
9 Based Code Districts, Section II. Definitions, Section III. The Regulating Plans, Section V.
10 Streetscape Standards and Section VI. Architectural Standards to modify the quantity and
11 placement regulations for streetscape elements including bicycle parking, benches, street tree
12 alignment line, and street trees.
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14 **C. M. RECOMMENDATION:**
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16 Adopt the resolution attached to this December 4, 2009 Supplemental Staff Report to
17 authorize advertisement of public hearings on amendments to the Arlington County
18 Zoning Ordinance, Section 20. (Appendix A), "CP-FBC" Columbia Pike - Form
19 Based Code Districts, Section II. Definitions, Section III. The Regulating Plans,
20 Section V. Streetscape Standards and Section VI. Architectural Standards.
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23 **DISCUSSION:** This supplemental report is intended to address additional language and
24 clarifications to the Form Based Code (FBC) amendments to the streetscape standards. Staff
25 has identified additional language that was unintentionally omitted from the original report
26 which is needed to provide specific Class I bicycle parking standards for the proposed secure
27 storage facility of bike racks. Further regulations on bike rack storage facilities are also
28 included to clarify the appropriate appearance and visibility when a storage facility is not
29 located within a parking structure. Additionally, a number of technical changes were made
30 to the proposed language and are identified in this report.
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County Manager: SMD/GA

County Attorney: CUM SAM

Staff: Matt Mattauszek, DCPHD, Planning Division

PLA-5414 Supplemental Report

25.

RESOLUTION TO AUTHORIZE THE ADVERTISEMENT OF PUBLIC HEARINGS TO CONSIDER AMENDING, REENACTING AND RECODIFYING THE PROPOSED AMENDMENTS TO THE ARLINGTON COUNTY ZONING ORDINANCE PROVISIONS IN SECTION 20. (APPENDIX A), “CP-FBC” COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICTS, SECTION II. DEFINITIONS, SECTION III. THE REGULATING PLANS, SECTION V. STREETScape STANDARDS AND SECTION VI. ARCHITECTURAL STANDARDS AT THE JANUARY 11, 2010, PLANNING COMMISSION MEETING AND THE JANUARY 23, 2010, COUNTY BOARD MEETING TO MODIFY QUANTITY AND PLACEMENT REGULATIONS FOR STREETScape ELEMENTS INCLUDING BICYCLE PARKING, BENCHES, THE STREET TREE ALIGNMENT LINE, AND STREET TREES.

The County Board of Arlington County hereby resolves to advertise the following amendments to consider amending, reenacting and recodifying the Arlington County Zoning Ordinance provisions in Section 20. (Appendix A), “CP-FBC” Columbia Pike Special Revitalization Districts, Section II. Definitions, Section III. The Regulating Plans, Section V. Streetscape Standards and Section VI. Architectural Standards for public hearings at the January 11, 2010, Planning Commission meeting and the January 23, 2010, County Board meeting to modify quantity and placement regulations for streetscape elements including bicycle parking, benches, the street tree alignment line and street trees to facilitate the creation of a convenient, attractive and harmonious community; and for other reasons required by the public necessity, convenience and general welfare, and good zoning practice:

Language to be added is shown underlined and language to be deleted shown struck-through. Language shown with a double underline indicates existing language to remain but in a new location. Language modified since the original report is shown highlighted.

* * *

1 **Section II. Definitions**

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4 **p. 9**

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6 Street Tree Alignment Line

7 A line along which Street Trees are to be planted. The Street Tree Alignment Line is
8 parallel with the Street or Square right of way and, unless otherwise specified in the
9 appropriate Regulating Plan, is 4 feet from the back of the curb centered within the tree
10 pit. (Existing trees are not required to be relocated by this requirement).

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15 **Section III. The Regulating Plan**

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18 **p. 15**

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20 **B. Rules for the Regulating Plan and New Development Plans**

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22 **4. PARKING**

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24 E. Bicycle Parking:

- 25 1. For office development uses, the developer ~~must~~ shall provide 1 employee
26 bicycle parking space rack or bicycle locker (2-bike capacity) per 7,500
27 square feet of GFA and 1 visitor/customer bicycle parking space rack (2-
28 bike capacity) per 20,000 square feet of GFA.
- 29 2. For residential development uses, the developer ~~must~~ shall provide 1
30 tenant bicycle parking space rack or bicycle locker (2-bike capacity) per 3
31 units and 1 visitor bicycle parking space rack (2-bike capacity) per 50
32 units.
- 33 3. For retail development uses, the developer ~~must~~ shall provide 1 employee
34 bicycle parking space rack or bicycle locker (2-bike capacity) per 5,000
35 square feet of GFA and 1 visitor/customer bicycle parking space rack (2-
36 bike capacity) per ~~12,500~~ 25,000 square feet of GFA.
- 37 4. For hotel uses, the developer shall provide 1 employee bicycle parking
38 space per 10 guest rooms.
- 39 5. All tenant and employee bicycle parking facilities are to be highly visible to
40 intended users and shall be protected from rain and snow within a secure
41 structure, meeting Class 1 secure storage standards as contained in the
42 Arlington County Bicycle Transportation Plan. Where tenant and
43 employee bicycle parking cannot be accommodated within structured
44 parking located on site, the design of the independent bicycle parking
45 facility, also to be located on site, shall be screened from view of
46 pedestrians along a STREET and constructed using the same materials or
47 materials appearing to be the same as those used on the primary

48 building(s). The bicycle parking facilities shall not encroach on any area in
49 the public right of way intended for use by pedestrians, nor shall they
50 encroach on any required fire egress.

- 51 6. On-street bicycle parking spaces (as defined in Section V.B. Minimum
52 Standards VI. G. Lighting and Mechanical Equipment) may be counted
53 toward the minimum customer/visitor bicycle parking requirement.

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56 **Section V. Streetscape Standards**

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58 **p. 36**

60 **B. Minimum Standards**

62 **THE STREETScape**

- 63 ▪ Each STREET shall have canopy shade trees (STREET TREES). Wherever the
64 REGULATING PLAN does not show specific STREET TREE placement, STREET TREES shall
65 be planted along the STREET TREE ALIGNMENT LINE at an average spacing not
66 greater than 25 to 30 feet on center (measured per BLOCK face). Required tree
67 planting area widths are specified on the typical street cross sections in the
68 Master Transportation Plan – Part I. However, open soil surface area shall be
69 not less than 60 square feet (~~with a minimum of 5 feet in any direction~~) per
70 isolated tree, and connected (tree strip) planting areas are encouraged. The
71 planting area's minimum dimension shall be ~~not less than~~ 5 feet or as indicated
72 in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting
73 Strip Size. At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet
74 above grade) and at least 12 feet in overall height. Species shall be selected
75 from the Columbia Pike Special Revitalization District Street Tree List. Consult
76 the ADMINISTRATIVE REVIEW TEAM for the designated tree species for a particular
77 STREET.

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82 **ON-STREET PARKING**

- 83 ▪ On-street parking nubs shall be incorporated into the sidewalk in a pattern
84 consistent with the Master Transportation Plan.
- 85 ○ The parking space/tree planting pattern may be interrupted by existing or
86 proposed new driveways, STREETS, ALLEYS, and transit stops/stations.
- 87 ○ Parking spaces shall be constructed in a manner that allows proper
88 drainage (toward a valley gutter at the curb line)
- 89 ○ Parking spaces shall be constructed according to County standards to
90 ensure accessibility for street cleaning vehicles.

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92 **STREET FURNITURE**

- 93 ▪ Benches - Benches will shall have backs and arm rests.
- 94 ○ ~~The current standard bench purchased with County funds for Columbia~~
95 Pike ~~is standard b~~Benches for in the Columbia Pike corridor shall be is the
96 Victor Stanley "Steelsites Streetsites" model # R-B 28 or equivalent.
- 97 ○ Benches located in the furniture zone and oriented perpendicular to the
98 street shall be 4 feet in length.
- 99 ○ Bench ratios provided below shall be used to calculate only the total
100 number of required benches and may not necessarily determine the
101 bench locations.
- 102 ○ Where present, the amount of frontage dedicated to transit stops, as
103 determined by the Department of Environmental Service, transit may be
104 subtracted from the overall building frontage when calculating the total
105 number of required benches.
- 106 ○ For each MAIN STREET or AVENUE site project, one (1) bench will shall be
107 provided for every 30 50 feet of STREET FRONTAGE on a project.
- 108 ○ For each LOCAL site that is built to a LIVE/WORK standard, one bench shall
109 be provided for every 100 feet of street frontage. LOCAL sites that are not
110 built to a LIVE/WORK standard and NEIGHBORHOOD sites are exempt from
111 the bench requirement.

144 **p. 39**

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146 **C. Squares and Civic Greens**

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MATERIALS AND CONFIGURATIONS

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- Wherever the REGULATING PLAN or the Master Transportation Plan does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center.

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STREET FURNITURE

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- ~~Benches~~ Benches will have backs and arm rests.
- ~~The current standard bench purchased with County funds for Columbia Pike is the Victor Stanley "Steelsites" model # R-B 28 or equivalent.~~
- ~~For each project, one (1) bench will be provided for every 30 feet of STREET FRONTAGE on a project.~~
- ~~Waste Bins~~ The standard waste bin for the Columbia Pike corridor is the Victor Stanley "Bethesda Series" model # S-42 or equivalent. At a minimum, one (1) waste bin will be provided at each BLOCK CORNER or BUILDING CORNER.
- ~~Bike Racks~~ The standard bike rack for the Columbia Pike corridor is an inverted "U" ingalvanized steel with a baked-on black paint finish
- ~~Placement and model/type of all street furniture and fixtures, if different than the current standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.~~

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168 **p. 40**

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D. Columbia Pike Special Revitalization District Street Tree List

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172 The following list contains all species approved for use in the Columbia Pike Special
173 Revitalization District. It contains native and acceptable adapted species. Other
174 species may be used for planting within a LOT. Invasive exotic species may not be used
175 anywhere on LOTS or other areas within the Columbia Pike Special Revitalization District.

176 Species in **bold type** are specified (first preference) for placement along the STREET
 177 TREE ALIGNMENT LINE, as specified in the REGULATING PLAN. Species marked with an
 178 asterisk shall be used in limited areas such as larger open landscaped areas, rather than
 179 for street tree use. At the recommendation of the ADMINISTRATIVE REVIEW TEAM in
 180 coordination with the County's urban forester, modifications to this list may be made at
 181 a future date.

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 183 **Columbia Pike Special Revitalization District**
 184 **STREET TREE LIST**

- 185 ▪ ~~Acer nigrum~~ ~~Black Maple~~
- 186 ▪ **Acer rubrum** **Red Maple (Town and Village Centers)**
- 187 ▪ ~~Carya ovata~~ ~~Shagbark Hickory~~
- 188 ▪ Celtis laevigata Sugar Hackberry *
- 189 ▪ ~~Fraxinus americana~~ ~~White Ash~~
- 190 ▪ Ginko Biloba Ginko (male only)
- 191 ▪ Gleditsia triacanthos inermis Thornless Honey Locust *
- 192 ▪ Gymnocladus dioicus Kentucky Coffeetree 'Stately Manor' or
 193 'Espresso' (male only)
- 194 ▪ Liquidambar styraciflua Sweetgum *
- 195 ▪ Nyssa sylvatica Tupelo Black Gum *
- 196 ▪ ~~Ostrya virginiana~~ ~~Hophornbeam~~
- 197 ▪ **Platanus x acerifolia** **London Planetree (Neighborhood**
 198 **Center)**
- 199 ▪ Platanus occidentalis Sycamore
- 200 ▪ **Quercus phellos** **Willow Oak (Western Gateway)**
- 201 ▪ Quercus rubra Red Oak *
- 202 ▪ Quercus velutina Black Oak
- 203 ▪ Taxodium disticum Bald Cypress
- 204 ▪ Tilia americana American Basswood (American Linden)*
- 205 ▪ Tilia tomentosa Silver Linden
- 206 ▪ Ulmus americana American Elm (Valley Forge)
- 207 ▪ Ulmus parvifolia Lacebark Elm
- 208 ▪ Zelkova serrata Japanese Zelkova
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210 **Section VI. Architectural Standards**

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212 **p. 56**

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214 **G. Lighting and Mechanical Equipment**

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216 **STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT**

217 (WHERE CLEARLY VISIBLE FROM THE STREET)

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220 On-Street Bicycle Parking:

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223 ~~Bicycle racks (2 bike capacity) shall be installed on both sides of the STREET, along the~~
224 ~~STREET TREE ALIGNMENT LINE or within the furniture zone at no more than 60 foot intervals~~
225 ~~(not to interfere with the placement of STREET TREES or STREET LIGHTS) measured parallel~~
226 ~~to the STREET. At the time of development, the developer is only responsible for the~~
227 ~~installation of bicycle racks on the side(s) of the STREET being developed.~~