



ARLINGTON COUNTY, VIRGINIA

CountyBoard Agenda Item Meeting of November 17, 2012

DATE: November 14, 2012

SUBJECTS: Request to Advertise public hearings on:

- A. Proposed amendments to the Arlington County Zoning Ordinance, Section 20. (Appendix A), "CP-FBC" Columbia Pike Form Based Code Districts, to amend:
1. Section II. Definitions to revise existing definition for "Street Light";
 2. Section III. The Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 3. Streetscape to designate required locations for the placement of street lights and clarify the description of streetscape zones;
 3. Section V. Streetscape Standards, B. Minimum Standards to remove existing references to placement of street lights and to change minimum tree caliper size from 4-4 1/2 inches to 3 1/2 inches; and
 4. Section VI. Architectural Standards, G. Lighting and Mechanical Equipment, 2. Standards for Lighting and Mechanical Equipment to require a variety of heights and fixtures for street lights based on street typology and to require the submission of a photometric analysis to determine the appropriate spacing of street lights.
- B. Proposed amendments to Use Permits U-3223-09-1 (1100 S. Edgewood Street), U-3224-09-1 (1036, 1100 and 1106 S. Highland Street) and U-3334-12-1 (3400, 3506 and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road) to revise the conditions which stipulate minimum tree caliper size requirements consistent with the proposed new Form Based Code standards (Attachment A).

C. M. RECOMMENDATIONS:

1. Adopt the attached resolution to authorize advertisement of public hearings by the Planning Commission on January 14, 2013, and the County Board on January 26, 2013, to consider amending, reenacting, and re-codifying the Arlington County Zoning Ordinance, Section 20. (Appendix A), "CP-FBC" Columbia Pike Form Based Code Districts.

County Manager:

BMD/GA

County Attorney:

[Signature] *[Signature]*

Staff: Matt Mattauszek, DCPHD, Planning Division

PLA-6312

22.

2. Authorize on the County Board's own motion, advertisement of public hearings by the County Board on January 26, 2013, to consider the subject amendments to Use Permits U-3223-09-1 (1100 S. Edgewood Street), U-3224-09-01 1036, 1100 and 1106 S. Highland Street), and U-3334-12-1 (3400, 3506 and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road) , as more specifically set forth in Attachment A to this report, to amend the conditions which stipulate minimum tree caliper size requirements from 4 to 4 ½ inches to 3 ½ inches.

ISSUES:This is a request to authorize advertisement of public hearings to consider amendments to the Columbia Pike Special Revitalization District Form Based Code ("FBC" or "Code"), to modify the street lighting and tree caliper standards to reflect recently updated County-wide standards. This is also a request to advertise public hearings to consider amendments to several use permits for FBC projects which currently stipulate minimum tree caliper size requirements of 4 to 4 ½ inches. The proposed ordinance amendment has been reviewed by the Zoning Committee of the Planning Commission (ZOCO) at its October 2, 2012 meeting where staff received additional feedback on street lights which has since been incorporated into the revised proposal.

SUMMARY:Staff recommends that the FBC street lighting regulations pertaining to the spacing of street light poles be modified to reflect new County street lighting standards. The new Arlington County standards ("[2012 Traffic and Street Lighting Specifications](#)") include lighting levels for each street type in Arlington to achieve better light distribution that will provide a safer environment for all transportation users. These new County standards also conform to national standards set by the Illumination Engineering Society of North America (IESNA), the American Association of State Highway and Transportation Officials (AASHTO), and are applied to site plan projects. The proposed amendment would require a lighting analysis (also known as a "photometric" analysis) to determine appropriate street light pole spacing to meet each street's lighting level standard rather than the current FBC regulation requiring a uniform spacing of light poles every 60 feet. The subject amendment would also require a specific height, location, and luminaire style ("globe style") for light poles in FBC projects.

Staff also proposes to amend the streetscape standards related to tree calipers. The Urban Forestry Commission has requested to reduce the minimum size of street trees and major deciduous trees from 4 to 4 ½ inch caliper to 3 ½ inch caliper in order to improve the health and survival rate of trees. Staff agrees with this approach and recommends modifying the FBC to reflect this change. This change was also recently incorporated into the standard site plan conditions and applied to approved but un-built site plans.

In addition, several approved Form Based Code use permits currently have the 4 to 4 ½ caliper requirement. Therefore, staff is recommending approval of use permit amendments that would allow those approved projects to revise their final landscape plans to reflect the proposed tree caliper standard. However, should those projects choose to maintain the original standard included at the time of their use permit approval they would still be considered compliant.

The intent of the proposed amendments is to provide standards regulating street lights and street trees for the Form Based Code consistent with standards that apply County-wide. The proposed amendments are in keeping with the vision for the Columbia Pike corridor as expressed in the *Columbia Pike Initiative, A Revitalization Plan* adopted in 2002 and the [Columbia Pike Initiative, A Revitalization Plan – Update 2005](#).

BACKGROUND:In March 2002, the *Columbia Pike Initiative, A Revitalization Plan* was adopted by the County Board. A major recommendation of this plan was to develop a new administrative review process to evaluate redevelopment proposals on Columbia Pike, which became the [Columbia Pike Special Revitalization District Form Based Code \(FBC\)](#). 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 Pike corridor. From time to time, staff has initiated amendments to the Code in response to community concerns and input from advisory boards and commissions in order to clarify the intent of the Code, while facilitating the redevelopment of Columbia Pike in accordance with the overarching vision for the revitalization of the corridor.

DISCUSSION:Staff proposes to amend the Form Based Code to:1) clarify street light standards regulating pole location, height, fixture type and require pole spacing based on a photometric analysis meeting new County street lighting standards;2) reduce the minimum tree caliper standards for street trees; and 3) amend the conditions for three approved use permits which stipulate minimum tree caliper size requirements from 4 to 4 ½ inches to 3 ½ inches. The proposed changes are consistent with standards applied County-wide through the site plan review process.

Street lighting standards: The Form Based Code (FBC) currently requires street lights to be spaced at a maximum of 60 feet on average on all sites. This regulation does not meet the County’s new lighting standards and does not produce an even light distribution along all streets. In order to achieve the new standard, other factors need to be considered beyond uniform pole spacing such as the characteristics of the lighting fixture, its height, and the width of the street.

Understanding that the current FBC requirements are intended to provide a predictable streetscape environment and aesthetic, the proposed changes would continue to specify where street lights are to be installed, where prohibited, the luminaire style (“globe style”), and the pole height. Recognizing that street lights are also part of a site’s functional design, the proposed changes would require a lighting analysis (also known as a “photometric” analysis) to determine an appropriate pole spacing scheme for any given site to meet the average lighting levels called for in Arlington County’s [2012 Traffic and Street Lighting Specifications](#). This analysis takes into account existing conditions, street width, the proposed development, and the fixture type and height. This would result in a distribution of lighting along roadways and sidewalks to meet all user needs while allowing flexibility to accommodate other streetscape elements as the analysis is undertaken.

The following table compares the existing and proposed FBC requirements and describes the lighting level for each street type:

Existing FBC Requirement:			
Existing Street Classification	Spacing (ft)	Height (ft)	Luminaire Type
All streets	60	16	Single
Proposed FBC Requirement:			
MTP Street Classification¹	Average Lighting Levels to Determine Pole Spacing²	Height (ft)	Luminaire Type
Principal Arterial (40' or greater): Columbia Pike, S. Walter Reed Dr., S. Glebe Rd., S. George Mason Dr., And S. Four Mile Run Dr.	2.0 – 3.5 foot-candles ³	16	Double
Minor Arterial (Less than 40'): S. Courthouse Rd. and S. Fillmore St.	1.0-2.0 foot-candles ³	14	Single
Local (Principal & Minor): All other roads in Revitalization District	0.4-1.0 foot-candle ³	12	Single

1. Based on the adopted [Arlington County Master Transportation Plan Street Element](#) which indicates the appropriate street classification of specific streets within the Revitalization District. Street names are not to be codified but are listed to provide examples of each street classification.
2. Required photometric analysis will utilize average lighting levels to determine the average spacing of street lights. Development proposals with average lighting levels outside of these ranges will not be approved.
3. Foot-candle is a unit of light used to measure light intensity

Street tree caliper standards: The Urban Forestry Commission requested to reduce the minimum size, at planting, of street trees and major deciduous trees from 4 to 4 ½ inches to 3 ½ inches caliper in order to improve the health and survival rate of trees. In its response to the Urban Forestry Commission, staff concluded that smaller caliper trees would have a greater survival rate than larger caliper trees and within a few years after planting the smaller trees would ultimately surpass the growth of larger caliper trees, resulting in an increased overall tree canopy. Following this analysis, the County Board approved changes to the typical site plan conditions at its May 19, 2012 meeting. The proposed FBC amendment in this report would make FBC regulations consistent with tree caliper standards used in site plan conditions.

Amending approved conditions in approved use permits: In addition to the proposed FBC amendment, staff proposes to amend approved conditions to several FBC projects. These projects are approved but un-built projects and this change is consistent with the changes made to site plan projects in May 2012. The proposed condition language would give the developers the option to revise their final landscape plans to reflect the proposed tree caliper standard.

Developers who choose to maintain the original standard included at the time of their Use Permit approval would retain compliant projects.

There are three approved but un-built use permit projects that would benefit from this change. They are listed in the table below. Staff is recommending that the County Board approve condition changes for these projects so that, prior to the issuance of the first Certificate of Occupancy, the developer may submit to the Zoning Administrator a revision to the approved final landscape plan to reduce the size of street trees to no less than a minimum of 3 ½ inches caliper if he/she opts to apply the smaller tree caliper size. Such revisions remain optional and would not be required as part of the proposed amendment to approved conditions. Each applicant has been contacted and is aware of the proposed change.

Form Based Code Project Name	Project Location	Date of Approval
U-3224-09-1 (Axumite Village)	Highland St & 11 th St	July 2009
U-3223-09-1 (Columbia Place)	Walter Reed Dr & 11 th St	July 2009
The Shell *	Greenbrier St & Columbia Pike	March 2012
U-3334-12-1 (Pike 3400)	Glebe Rd & Columbia Pike	May 2012

** The Shell was approved administratively (as a by-right FBC project) and does not include County Board approved conditions like those found in Use Permits. If this amendment is approved, the developer may revise their landscape plan to reflect the lower minimum tree size and no County Board action is required.*

Two standard conditions are affected by this proposal: Landscape Standards and Sidewalk Design and Improvements. Both specifically call for tree caliper size of 4 to 4 ½ inches. Staff recommends that additional language be added to the standard conditions for each FBC project approved by use permit as follows:

If a final landscape plan that shows 4 to 4 ½ inches caliper size street trees and major deciduous trees has been approved by the County Manager, and either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy has not been issued, the Developer may submit to the Zoning Administrator a revision to the approved final landscape plan, in the form of a written memo and revised sheets, to reduce the size of major deciduous trees and street trees to no less than 3 ½ inches caliper. See Attachment A)

Community Process:

Form Based Code Advisory Working Group (AWG): The proposed amendments were discussed with the AWG on September 12, 2012. At that meeting, staff had initially proposed a concept that would require a spacing scheme for street light poles within a range of 50-100 feet, depending on the street classification. This initial proposal was intended to meet the intent of the current County standards for street pole lighting. After much discussion, staff was asked to

reevaluate those ranges and consider whether a narrower range could be considered as some members thought the range concept was not predictable. With regard to tree caliper, there was general support by the AWG to modify the FBC regulations to reflect the proposed change.

Zoning Committee of the Planning Commission (ZOCO): The proposed amendments were discussed with ZOCO on October 2, 2012. At the time of the ZOCO meeting, staff maintained the initial proposal that was shared with the AWG with an addition that an applicant would be required to submit a lighting analysis (“photometric” analysis) during the permitting stage to demonstrate how the proposed light pole spacing would meet the new County standards. It was further explained by staff that should the lighting analysis indicate that spacing outside of the range was appropriate, staff could then administratively approve that new spacing as it met the County standard. In response to that proposal, ZOCO members raised concerns that allowing spacing outside the codified range for street lights was not an enforceable standard. They further noted that this approach would be less predictable and diverge from what is typically included in the FBC. Based on the AWG and ZOCO feedback, staff revised its proposal for the FBC amendment. The initial proposals were revised to include a requirement for developers to only submit a lighting analysis at the time of the FBC application which will determine the appropriate spacing of street lights. ZOCO members were generally supportive of the amendment to reduce the tree caliper sizes at planting.

Also at the ZOCO meeting, members discussed the use of LED lighting and dimming Countywide and asked how the County was deploying and assessing its policy around this technology. Staff responded with the following information:

The County has a policy and obligation to light the roadways to enhance the safety of all roadway users at night. To achieve this, IES Roadway Lighting Guidelines and AASHTO Roadway Lighting Design Guidelines require the County to provide a minimum lighting level on residential roadways. Over the past few years the County has started doing so by installing LED streetlights, and now has 33% of the County owned streetlights successfully converted to LEDs. Most of the replaced street lights were over 30 years old and used High Pressure Sodium (HPS) technology. Due to discoloration of the fixture and other age related factors, the HPS lights only produced 40% to 60% of the original usable light. Therefore, the newly installed LEDs appear brighter. However, it should be noted that the County’s LED street light is approximately 52% less bright than the old HPS bulb. Members of the community have also noted the difference in color between the two lights. Staff acknowledged that the pure white light of the LEDs has appeared brighter than the yellowish light of the replaced HPS bulbs.

To address the perceived brightness, the County has started to use a smart technology that dims these lights as the activities on the roadway lessen at night. These lights come on at 100% for about 20 minutes, dim by approximately 50% until 11 p.m. and dim down further to 25% after 11pm. This practice is encouraged in the Roadway Lighting Design Standards which note that the minimum lighting levels for roadways only need to be achieved during peak travel times. With regards to energy consumption, the new LEDs street light have a longer life and use 75% less power. They do not contain any mercury or PCB components. The County’s LED street lights were selected after an extensive pilot program lasting over 2 years. Staff also briefed

Civic Association and advisory committees during the pilot program, as they extensively participated in the selection program.

CONCLUSION: All of the aforementioned amendments are in keeping with the vision for the Columbia Pike corridor as expressed in the *Columbia Pike Initiative, A Revitalization Plan* adopted in 2002 and the [*Columbia Pike Initiative, A Revitalization Plan – Update 2005*](#).

Therefore, staff recommends that the County Board authorize advertisement of public hearings by the Planning Commission on January 14, 2013, and the County Board on January 26, 2013, to consider amending, reenacting and recodifying the Arlington County Zoning Ordinance, Section 20. (Appendix A), “CP-FBC” Columbia Pike Form Based Code Districts, Section II. Definitions, Section III. The Regulating Plans B. Rules for the Regulating Plan and New Development Plans, 3. Streetscape , Section V. Streetscape Standards, B. Minimum Standards and Section VI. Architectural Standards, G. Lighting and Mechanical Equipment, 2. Standards for Lighting and Mechanical Equipment of the Columbia Pike Special Revitalization District Form Based Code in order to conform to recently updated County-wide standards for street lighting and tree calipers. Furthermore, staff recommends the County Board authorize advertisement of public hearings on January 26, 2013 by the County Board on its own motion to consider amending three use permits to revise conditions that stipulate minimum tree caliper size requirements to reduce the required minimum caliper, at planting, from 4 to 4 ½ inches to 3 ½ inches.

ARLINGTON COUNTY, VIRGINIA

RESOLUTION TO AUTHORIZE THE ADVERTISEMENT OF PUBLIC HEARINGS AT THE JANUARY 14, 2013, PLANNING COMMISSION AND THE JANUARY 26, 2013, COUNTY BOARD MEETINGS, TO CONSIDER AMENDING, REENACTING AND RECODIFYING THE ARLINGTON COUNTY ZONING ORDINANCE, SECTION 20. (APPENDIX A), “CP-FBC” COLUMBIA PIKE FORM BASED CODE DISTRICTS AS FOLLOWS: SECTION II. DEFINITIONS TO REVISE EXISTING DEFINITION FOR “STREET LIGHT;” SECTION III. THE REGULATING PLANS, B. RULES FOR THE REGULATING PLAN AND NEW DEVELOPMENT PLANS, 3. STREETScape TO DESIGNATE REQUIRED LOCATIONS FOR THE PLACEMENT OF STREET LIGHTS AND CLARIFY THE DESCRIPTION OF STREETScape ZONES; SECTION V. STREETScape STANDARDS, B. MINIMUM STANDARDS TO REMOVE EXISTING REFERENCES TO PLACEMENT OF STREET LIGHTS AND TO CHANGE MINIMUM TREE CALIPER SIZES FROM 4-4 ½ INCHES TO 3 ½ INCHES; SECTION VI. ARCHITECTURAL STANDARDS, G. LIGHTING AND MECHANICAL EQUIPMENT, 2. STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT TO CHANGE STREET LIGHT FIXTURE TYPE AND HEIGHT REQUIREMENTS AND TO REQUIRE THE SUBMISSION OF A PHOTOMETRIC ANALYSIS TO DETERMINE THE APPROPRIATE SPACING OF STREET LIGHTS; IN ORDER TO REDUCE OR PREVENT CONGESTION IN THE STREETS; 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.

The County Board of Arlington County hereby resolves to advertise public hearings at the January 14, 2013 Planning Commission and January 26, 2013 County Board meetings to consider amending, reenacting and recodifying the Arlington County Zoning Ordinance provisions in Section 20. (Appendix A), “CP-FBC” Columbia Pike Form Based Code Districts, as follows; to amend: Section II. Definitions to revise existing definition for “street light;” Section III. The Regulating Plans, B. Rules for the Regulating Plan and New Development Plans, 3. Streetscape to designate required locations for the placement of street lights and clarify the description of streetscape zones; Section V. Streetscape Standards, B. Minimum Standards to remove existing references to placement of street lights and to change minimum tree caliper sizes from 4-4 ½ inches to 3 ½ inches; Section VI. Architectural Standards, G. Lighting and Mechanical Equipment, 2. Standards for Lighting and Mechanical Equipment to change street light fixture type and height requirements and to require the submission of a photometric analysis to determine the appropriate spacing of street lights and to modify approved conditions for three use permits for Form Based Code projects; in order to reduce or prevent congestion in the streets; 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:

Zoning text proposed to be added is denoted with underline. Zoning text proposed to be removed is shown with ~~strikethrough~~

1 **COLUMBIA PIKE FORM BASED CODE**

2 **II. Definitions**

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4 The following terms are defined for the purpose of the **Columbia Pike Special Revitalization**
5 **District Form Based Code**, Section 20 of the Arlington County Zoning Ordinance. Terms not
6 defined here may be defined elsewhere in the Zoning Ordinance. In such case, the definition
7 contained in the Zoning Ordinance will be used. Certain terms in the **Form Based Code** are
8 used in very specific ways, often excluding some of the meanings of common usage. Wherever a
9 word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

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12 STREET LIGHT

13 A luminaire installed on both sides of STREETS, along the STREET TREE ALIGNMENT LINE, ~~unless~~
14 ~~otherwise designated on the REGULATING PLAN, at intervals of no more than 60 feet, measured~~
15 ~~parallel to the STREET. STREET LIGHTS be between 9 and 16 feet above ground in height. Lighting~~
16 ~~standards for STREETS and ALLEYS should be developed to meet the minimum standards of the~~
17 ~~Illumination Engineering Society (with the design criteria giving equal weight to the lighting of~~
18 ~~the pedestrian areas and the automobile areas).~~

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21 **III. The Regulating Plans**

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24 The REGULATING PLAN is the principal tool for implementing the **Columbia Pike Special**
25 **Revitalization District Form Based Code** and identifies the basic physical characteristics of
26 each building site and the BUILDING ENVELOPE STANDARD (BES) assigned to it.

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

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31 **3. SREETScape**

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33 B. STREET LIGHTS ~~shall be installed on both sides of STREETS~~ poles shall be centered along the
34 STREET TREE ALIGNMENT LINE where feasible and not in conflict with existing utilities. Where such
35 location is not feasible due to existing or other required, underground or above ground structures
36 in the right of way, STREET LIGHT poles shall be located two (2) feet to four (4) feet behind the
37 back of curb within the furniture zone (as defined below), and unless otherwise designated on the
38 REGULATING PLAN, at no more than 60 foot intervals measured parallel to the STREET. STREET LIGHTS
39 shall not be located within the clear zone or the shy zone (as defined below). At the time of
40 development, the developer is only responsible for the installation of STREET LIGHTS on the side(s)
41 of the STREET being developed.

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43 C. At the time of development, the developer is required to install sidewalks. Sidewalks shall not
44 be constructed entirely of plain poured concrete. However, a ~~six-foot wide~~ “clear zone” of no less
45 than 6 feet in width of smooth concrete sidewalk shall be constructed and maintained free of
46 obstruction for pedestrians at all times. A variety of paving materials, textures, and colors are
47 allowed outside of the clear zone. All paving materials shall be compliant with ADA accessibility
48 guidelines and material selection should be sensitive to the needs of mobility impaired persons.
49 In addition, a “shy zone” of at least 2 feet in width shall be included adjacent to the building face
50 and a furniture zone of up to 6 feet in width shall be included behind the back of curb.
51 Consistency of paving design is required within a project and within a BLOCK.
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V. Streetscape Standards

B. Minimum Standards

1. THE STREETScape

- Each Street shall have canopy shade trees (STREET TREES). Wherever the REGULATING PLAN does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREES ALIGNMENT LINE at an average spacing ~~between not greater than~~ 25 to 30 feet on center (measured per BLOCK face). Required tree planting area widths are specified on the typical street cross sections in the Master Transportation Plan – Part I. However, open soil surface area shall be not less than 60 square feet per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area's minimum dimension shall be 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size. At planting, trees shall be at least ~~4 to 4.5~~ 3.5 inches in diameter (4 feet above grade) ~~and at least 12 feet in overall height~~. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List. Consult the ADMINISTRATIVE REVIEW TEAM for the designated tree species for a particular STREET.
- Any unpaved ground area fronting the LOTS (to the curb) shall be planted with groundcover or flowering vegetation.
- STREET TREES shall be "limbed up" so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the STREET).
- Low metal fencing or railing that is attractive and durable shall be installed around STREET TREE pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a BLOCK face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)

2. BACKS

On LOCAL and NEIGHBORHOOD sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear LOT area and no closer than 5 feet to any COMMON LOT LINE. (See the Siting Requirement under the BUILDING ENVELOPE STANDARDS). Such trees shall be at least ~~4 to 4.5~~ 3.5 inches caliper (4 feet above grade) ~~and 10 feet in overall height~~. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.

7. GENERAL NOTES

- All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- Invasive exotic species found anywhere on the Lot shall be removed
- Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any Street. (Water pumps not visible are not included in this prohibition.)
- ~~Street Lighting shall be placed along the Street Tree Alignment Line or within the furniture zone as shown in the Master Transportation Plan.~~

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VI. Architectural Standards

G. Lighting and Mechanical Equipment,

2. STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT

Lighting.

- ~~STREET LIGHTS: The single black 16-foot "Carlyle" luminaire, or other STREET LIGHTS as the County specifies, shall be used within the Columbia Pike Special Revitalization District. In order to minimize light pollution, light should be directed downward to the immediate area being lighted and away from any living quarters.~~
- ~~STREET LIGHTING: Lights shall be located 16 feet above grade with a maximum average spacing (per BLOCK face) of 60 feet on center located on the STREET TREE ALIGNMENT LINE or within the furniture zone on each side of the STREET and travel lanes (unless otherwise indicated on the REGULATING PLAN). shall meet the following, with street classifications determined by the categories assigned in the adopted Master Transportation Plan Street Element:~~
 - o On principal arterial streets, STREET LIGHTS shall be double-globed Carlyle luminaires on 16 foot poles;
 - o On minor arterial streets, STREET LIGHTS shall be single-globed Carlyle luminaires on 14 foot poles;
 - o On principal and minor local streets, STREET LIGHTS shall be single globed Carlyle luminaires on 12 foot poles.
- A photometric analysis will be submitted as part of the Form Based Code application by the developer. Such analysis will show that, with the spacing of street lights as shown by the developer on the lighting plan, the light levels will fall within recommended levels shown in [Arlington County's 2012 Traffic and Street Lighting Specifications](#), for the street type and location.

ATTACHMENT A:

The following projects and their respective conditions would be amended to add the underlined language:

FBC Use Permit Project	Condition Numbers	
	Landscape Standards	Sidewalk Design & Improvements
U-3224-09-1 (Axumite Village)	9	14
U-3223-09-1 (Columbia Place)	9	14
U-3334-12-1 (Pike 3400)	11	16

The condition requirements addressing the minimum tree caliper size are described below.

- A. Landscape Standards. The condition requires that plant materials and landscaping meet the then-current American Standard for Nursery Stock, as well as additional standards, including a minimum caliper of 4 to 4 ½ inches for major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees. For use permits that have not received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, staff would recommend that the requirement be changed to permit a minimum size of 3 ½ inches caliper for major deciduous trees.

- B. Sidewalk Design and Improvements. The condition identifies the requirements for the use permit’s streetscape, including the sidewalk width, clear zone and construction standards; the location, size (4 to 4 ½ inches caliper), species, placement (tree pits, tree grates or planting strips), and planting standards for street trees; as well as, developer-responsibility for maintenance and replacement of street trees and sidewalks for the life of the use permit. For use permits that have not received either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy, staff would recommend that the requirement be changed to permit a minimum size of 3 ½ inches caliper for street trees.

If a final landscape plan that shows 4 to 4 ½ inches caliper size street trees and major deciduous trees has been approved by the County Manager, and either the first Certificate of Occupancy (Core and Shell) or the first Partial Certificate of Occupancy for tenant occupancy has not been issued, the Developer may submit to the Zoning Administrator a revision to the approved final landscape plan, in the form of a written memo and revised sheets, to reduce the size of major deciduous trees and street trees to no less than a minimum of 3 ½ inches caliper.