



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 26, 2008**

DATE: January 7, 2008

SUBJECT: ORDINANCE TO AMEND, REENACT, AND RECODIFY Section 20 (Appendix A) "CP-FBC," Columbia Pike – Form Based Code Districts, Section III. Regulating Plans of the Arlington County Zoning Ordinance to modify the distance between the Dinwiddie Street Required Building Lines from 91' to a dimension of 80' south of 9th Street and 65' north of 9th Street South.

C. M. RECOMMENDATION:

Adopt the attached ordinance to amend, reenact, and recodify Section 20 (Appendix A) "CP-FBC," Columbia Pike – Form Based Code Districts, Section III. Regulating Plans of the Arlington County Zoning Ordinance to modify the distance between the Dinwiddie Street Required Building Lines from 91' to 80' south of 9th Street South and 65' north of 9th Street South (see Attachments 1-5) in order to facilitate the creation of a convenient, attractive and harmonious community; to facilitate the provision of adequate recreational facilities and other public requirements; and, for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

ISSUE: To determine the appropriate dimension between the Dinwiddie Street Required Building Lines.

SUMMARY: In coordination with the ongoing initiative to prepare a joint public/private redevelopment proposal for rebuilding the Arlington Mill Community Center per the Columbia Pike Special Revitalization District Form Based Code (FBC), staff has determined that several technical adjustments to the Form Based Code Neighborhood Center Regulating Plan and the General Land Use Plan (GLUP) are needed. The County Board voted to approve a GLUP amendment and two FBC amendments at its meeting on December 15, 2007; however, one item, a proposed FBC amendment to modify the distance between the Dinwiddie Street Required Building Lines (RBLs) was deferred to allow additional time for community review. At this time, staff recommends that the County Board approve the proposed FBC amendment to implement the FBC in this area of Columbia Pike, by modifying the existing dimension of 91' to 80' south of 9th Street South and 65' north of 9th Street South.

County Manager: _____

County Attorney: _____

Staff: Jennifer Smith, CPHD, Planning
Richard Hartman, DES, Transportation Planning

PLA-4871

BACKGROUND: In March 2002, the *Columbia Pike Initiative-A Revitalization Plan* was adopted by the County Board. A major recommendation of the plan was to develop a new review process to evaluate redevelopment proposals in the corridor, which became the FBC. In February 2003, the County Board adopted the FBC, including the Regulating Plan for the Neighborhood Center development node. At that time, the Arlington Mill Community Center property was shown to be only partially within the Revitalization District boundary and therefore only that area within the boundary was eligible to use the FBC. During recent discussions to advance a joint public/private development project at the Arlington Mill site, staff determined that some technical adjustments to the FBC were needed in order to enable its full usage in this location. Therefore, in order to clarify the original intent of the FBC for this site, staff recommended that the County Board approve an amendment at its meeting on December 15, 2007 to include the entire Arlington Mill Community Center property within the Columbia Pike Revitalization District boundary, both on the General Land Use Plan and the FBC. This enabled the FBC to be fully utilized. Once the Revitalization District boundary was changed, designating the remaining portion of Dinwiddie Street within the boundary was needed to implement the FBC. The County Board also approved the designation of a portion of Dinwiddie Street as Avenue Site frontage at its meeting on December 15, 2007.

DISCUSSION: Staff recommends one additional FBC amendment in this area to fully implement the FBC. This amendment would modify the distance between the RBLs along Dinwiddie Street, as shown on the Neighborhood Center Regulating Plan, from a dimension of 91' to 80' south of 9th Street South and 65' north of 9th Street South (see Attachment 1). This amendment was deferred by the County Board in December 2007 in order to allow additional time for community review.

In studying the Arlington Mill Community Center property, staff has examined the cross section adopted for Dinwiddie Street and resulting RBL locations more closely. The 91' cross section shown on the Neighborhood Center Regulating Plan was approved when the FBC was originally adopted in 2003. This dimension is wider than what is now recommended as the typical cross section for side streets, which is 75'. Staff recommends that the cross section be narrowed in a manner consistent with the direction already provided by the Columbia Pike Street Space Task Force and County Board. However, in this location, an additional travel lane exists for left-turn movements south of 9th Street South, as well as a bus stop with high usage along the west side of Dinwiddie Street. Both of these elements of the street space will continue to be needed. In light of the continued need for three travel lanes south of 9th Street South and a desire to maintain on-street parking lanes particularly near ground-floor retail, deviation from the typical 75' cross section is needed. Staff recommends an 80' cross section for the section of Dinwiddie Street south of 9th Street South and a 65' cross section for the section north of 9th Street South.

The 80' cross section accommodates three travel lanes (11-foot-wide each), two on-street parking lanes, and 14.5- to 16.5-foot-wide streetscapes (see Attachments 2a, 2b, and 4). In one section along the west side of Dinwiddie Street, the on-street parking lane changes to a bus layover and bus stop area with a width of 10' and the adjacent sidewalk changes from 16.5' to 14.5'. The face of curb-to-face of curb dimension would change from approximately 54' today to 49'-51'

depending bus stop/layover condition. This section, as proposed, is offset from the centerline in order to improve the alignment of Dinwiddie Street from Columbia Pike to the north, to accommodate adequate space for the bus operations that utilize this street, and to maximize space needed for community uses on the Arlington Mill property. The 78' cross section preliminarily proposed by staff included the same street and sidewalk components except for the additional two feet needed to widen the parking lane to accommodate bus operations. The bus service in this area is frequent and additional space is needed for buses to layover at the end of their routes. This location is the terminus point for the Metrobus 16G route, with service approximately every 12 minutes throughout the day, and the ART 41 route, with service every 15 minutes throughout the day. In addition, the ART 75 bus stops at this location, but does not layover. There are often two buses parked at this location at any given time during the day. Therefore, staff recommends that the additional two feet of space be provided within the RBL to RBL dimension, resulting in an 80' dimension south of 9th Street South, to maintain the space needed to accommodate the waiting and/or parked buses.

The 65' cross section is recommended north of 9th Street South in order to provide a transition to the narrower sidewalks north of the Arlington Mill property and to maintain on-street parking and a 14.5-foot-wide streetscape (see Attachment 3). Because the Revitalization District does not include those properties on the west side of Dinwiddie Street north of 9th Street South, the 65' cross section applies only to the east side of Dinwiddie Street. In this area, the face of curb-to-face of curb dimension would not change as the existing pavement provides sufficient space for the proposed cross section. The 14.5-foot-wide sidewalk would extend to the northern portion of the Arlington Mill property, or to southern edge of the proposed new street at the north end of the property, and would then transition in width to the existing sidewalk condition further north along Dinwiddie Street.

As proposed, these cross sections allow adequate space for the needed left-turn lane to eastbound Columbia Pike and would provide sufficient space to maintain the bus operations needed in this area.

Community Process: The Transportation Commission considered this amendment at its meeting on January 10, 2008 and voted unanimously to recommend approval. The Planning Commission considered this item on January 14, 2008 and voted to recommend approval; however, several questions were raised on the proposed Regulating Plan map.

- Why does a notch occur in the proposed RBL along Dinwiddie Street?
Staff Response: This notch was not intended and the proposed Regulating Plan has been corrected.
- Should the RBL along Dinwiddie Street extend to the Revitalization District boundary following the northern property line or should the RBL stop along Dinwiddie Street before the proposed intersection of the new street and Dinwiddie Street?
Staff Response: Staff recommends maintaining the RBL to the Revitalization District boundary until such time as the County Board approves a Master Transportation Plan amendment for the proposed new street at the northern end of the Arlington Mill Community Center property and approves a FBC project for this site. Once these

approvals occur, the Regulating Plan could be technically adjusted to indicate these approvals.

- Will nubs at the corner of Dinwiddie Street and Columbia Pike be constructed?
Staff Response: Staff recommends narrowing the crossing distance on Dinwiddie Street to the extent feasible based on the proposed dimension of 80' from RBL to RBL; however, further engineering is needed to fully determine the feasibility and design of nubs at this intersection.

CONCLUSION: Staff recommends that the County Board adopt the attached ordinance to amend, reenact, and recodify Section 20 of the Arlington County Zoning Ordinance to modify the distance between the Dinwiddie Street Required Building Lines from 91' to 80' south of 9th Street South and 65' north of 9th Street South in order to facilitate the creation of a convenient, attractive and harmonious community; to facilitate the provision of adequate recreational facilities and other public requirements; and, for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

**ORDINANCE TO AMEND, REENACT, AND RECODIFY SECTION 20 (APPENDIX A)
“CP-FBC,” COLUMBIA PIKE – FORM BASED CODE DISTRICTS, SECTION III.
REGULATING PLANS OF THE ARLINGTON COUNTY ZONING ORDINANCE TO
MODIFY THE DISTANCE BETWEEN THE DINWIDDIE STREET REQUIRED
BUILDING LINES FROM 91’ TO A DIMENSION OF 80’ SOUTH OF 9TH STREET
SOUTH AND 65’ NORTH OF 9TH STREET SOUTH.**

BE IT ORDAINED BY the County Board of Arlington that Section 20, “CP-FBC” Columbia Pike Form Based Code Districts [Appendix A.] of the Arlington County Zoning Ordinance is amended, reenacted, and recodified as set forth below, to facilitate the creation of a convenient, attractive and harmonious community; to facilitate the provision of adequate recreational facilities and other public requirements; and, for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

* * *

1. Replace the Columbia Pike Regulating Plan for the Neighborhood Center with the revised version that is Attachment 5 hereto.