



ARLINGTON COUNTY, VIRGINIA

<p style="text-align: center;">County Board Agenda Item Meeting of September 13, 2008</p>
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DATE: September 4, 2008

SUBJECT: U-3079-04-1 USE PERMIT AMENDMENT for modification of a building sign at 1028 S. Walter Reed Drive (RPC #32-006-028)

Applicant:

DSF Columbia Center, LLC
M. Catharine Puskar, Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd, 13th Floor
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Approve the use permit amendment to allow a building sign, subject to existing use permit Conditions (#1 through #21) and new Condition #22.

ISSUE: The building sign being requested by the applicant cannot be approved administratively, therefore, the applicant must request a use permit amendment. The County Board may grant a modification as per the Columbia Pike Form Based Code regulations. There are no issues with the request.

SUMMARY: The applicant is requesting a modification, which is allowable under the Columbia Form Based Code, for a building sign on an architectural feature of the building in keeping with the “Art Deco” design that was approved by the County Board in 2004.

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 Form Based Code (the Code). In February 2003, the County Board adopted the FBC, which made development sites within the “Columbia Pike Special Revitalization District” designated on the General Land Use Plan eligible for development following the Code.

The Columbia Station (Halstead) project was approved as the first Columbia Pike Form Based

<p>County Manager: _____</p>

<p>County Attorney: _____</p>

<p>Staff: Richard Tucker, Planning Division, DCPHD</p>
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<p>PLA-5053</p>

Code project in June 2004. During the community review process, the applicant worked with the Historical Affairs and Landmarks Review Board (HALRB) to refine the architectural details of the project to better incorporate the façade of the Arlington Hardware building; which is identified in the Code as an historic facade. As part of that ongoing review by the HALRB, it was determined that an “Art Deco” style building would best complement the surround context, which includes the Arlington Theater and the Elkins Building located across Columbia Pike. A prominent feature of the final design is a building mast, or spire, that projects from the South Walter Reed façade. When the project was approved by the County Board, the applicant indicated in the plans that the building’s name (at that time “Columbia Center”) would be affixed to the mast. However, specific details of that building sign were not shown in the approved plans and the County Board took no action to approve the proposed sign. Since the type of sign being requested is not identified as a permitted sign by the Code, the sign cannot be approved administratively. However, the County Board has the authority to modify the Form Based Code regulations for issues related to signage and certain other limited circumstances.

DISCUSSION: The applicant is requesting a building sign, consisting of three foot high aluminum letters affixed vertically along the brick mast feature on the South Walter Reed façade of the building which is located at the main residential entrance for the building. The total sign area for this sign is 138 square feet. All other signage on the building will either be retail-oriented or wayfinding signage located near the ground level. The applicant has submitted a comprehensive sign package that will be reviewed by staff and it is anticipated that all retail and wayfinding signage will meet the Code’s guidelines and therefore, may be approved administratively.

It is anticipated that the project will begin pre-leasing residential units in October 2008, with the expected final delivery of the building in December of this year. In advance of the pre-leasing period, the applicant would like to install key signage, such as wayfinding and the main building sign. In other areas of the County, building identification signage has previously been approved as blade-type signs (the Camden in Potomac Yards and 1800 Wilson in Rosslyn being two examples). In this case, the applicant proposes to utilize an architectural feature, a building mast, as a blade sign. The building, as designed, will be a signature development for Columbia Pike and is situated at the center of the “Town Center” node of the Columbia Pike Special Revitalization District. Prominent signage that is in keeping with the overall design of the building which can be seen from the Columbia Pike / Walter Reed intersection will add to the architectural allure of the building and be in keeping with the desired Art Deco theme.

Sign regulations for the Form Based Code specifically allow retail signage, including wall-mounted signs, blade signs, and window signs, and a building or owner name sign. According to the Code, the building name or owner sign is to be located near the top of the building within the cornice or on the parapet wall and is to be no larger than eight (8) square feet. This regulation reflects a type of signage that would be appropriate for a smaller-scale building, and if this type of sign were used in this instance, it would not be visible from the street given that The Halstead is an eight-story building.

While working with the HALRB in 2004 and 2005 to finalize the architectural design, as required by the Code, the developer proposed an overall building design that was complementary to the existing buildings at the Columbia Pike / South Walter Reed Drive intersection slated for preservation under the Code. The proposed building sign, which is incorporated into the large mast on the South Walter Reed frontage, contributes to the “Art Deco” design for the building. The developer had also agreed, as part of the Certificate of Appropriateness review by the HALRB, to replicate the original signs that were on the façade of the Arlington Hardware building, which is located on the Columbia Pike frontage of the project, and is identified in the Code as a historically significant facade. Staff is continuing to work with the developer on the Arlington Hardware signs as part of the administrative review of the Comprehensive Sign Plan.

As a separate matter, the developer will also make improvements to the Blanca’s Restaurant building located adjacent to their site at Columbia Pike and South Walter Reed Drive. Although the Blanca’s Restaurant building, which is also identified as historically significant in the Code, is owned by another party, the applicant has agreed with that owner to make moderate improvements to the building and lease the Blanca’s retail space as part of the leasing program for the Halstead. The developer met with the HALRB at their August 20, 2008 meeting, for an informal update, to discuss the potential exterior changes to Blanca’s. HALRB members were supportive of the aesthetic changes to Blanca’s and also suggested that the developer work with staff to ensure that the lettering used on the main building sign (the subject of this report) is of a style that complements the overall design of the building and its surroundings. To address this concern, staff recommends approval of a new condition (Condition #22) that would require the developer to include more detailed drawings and information related to the main building sign’s lettering in their Comprehensive Sign Plan package which would be reviewed and approved by the Zoning Administrator. Planning and Historic Preservation staff will work with the Zoning Administrator to ensure that the actual lettering proposed meets with the community’s expectations.

CONCLUSION: The applicant has worked with staff and the HALRB to develop an overall design for the project including a building sign that is in keeping with the architectural style for the area, which includes several historically significant buildings. Therefore, staff recommends that the County Board approve the use permit amendment, modifying the Form Based Code regulations to allow a main building sign, subject to all previous use permit conditions and new Condition #22.

New Condition:

22. The developer agrees to develop and submit a comprehensive sign plan to the Zoning Administrator and that all exterior signs (including identification and directional signage) shall be consistent with the regulations contained within the Columbia Pike Form Based Code (Section 20. – Appendix A of the Zoning Ordinance), and meet, where not covered in the Form Based Code, the guidelines contained in "Sign Guidelines for Site Plan Buildings" and Section 34 of the Zoning Ordinance. The Zoning Administrator shall determine whether the signs meet the Form Based Code regulations and, where applicable, the standards of the guidelines and the Ordinance. No sign permits will be issued until a comprehensive sign plan is approved. The developer agrees to obtain

approval from the Zoning Administrator of the comprehensive sign plan before the issuance of the Last Partial Certificate of Occupancy. A building sign to be located on the building mast, that is generally consistent with the overall size, dimensions, and placement as shown on plans dated October 29, 2007, may be administratively reviewed and approved by the Zoning Administrator.

The developer further agrees that the only types of retail signs that shall be permitted shall be consistent with types of signs permitted by the Columbia Pike Form Based Code and shall include some or all of the following: building wall signs; blade signs; window signs; carved, painted or sculptural signs; canopy or awning signs; and logo signs. Individual tenants must apply for and obtain sign permits, including the design, colors, and materials of the signs, which shall be reviewed by the Zoning Administrator to ensure consistency with the comprehensive sign plan.

(Previously Approved) Use Permit Conditions:

1. The developer (as used in these conditions, the term “developer” will include the property owner, the applicant, and its agents, employees, successors, and assigns) agrees to comply with the plans dated May 26, 2004 reviewed and approved by the County Board at the County Board meeting of June 15, 2004 together with any modifications proposed by the developer and accepted by the County Board or vice versa. This Columbia Pike Form Based Code Use Permit approval expires three (3) years after the date of County Board approval if the developer has not obtained a building permit for construction of the approved plan and commenced construction under that building permit. Extension of this approval shall be at the sole discretion of the County Board. The developer agrees that this discretion shall include a review of this Columbia Pike Form Based Code Use Permit and its conditions for their compliance with the County policies for land use, zoning and special exception uses current at that time.

2. The developer agrees to comply with the following before issuance of the any building permit and to remain in compliance with this condition until the Master Certificate of Occupancy is issued.
 - a. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. The developer agrees to provide the name and telephone number of this individual, in writing, to the Zoning Administrator and to representatives of the Douglas Park Civic Association, the Columbia Heights Civic Association, the Arlington Heights Civic Association, the Penrose Civic Association, and the Columbia Pike Revitalization Organization (CPRO) and to post that information at the entrance of the project.

 - b. Throughout construction of the project, the developer agrees to advise abutting property owners of the general timing of utility work, in abutting streets or on-site, that may affect their services or access to their property.

 - c. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials or to enter the construction site are free of mud, trash and debris.

 - d. Throughout construction of the project, the developer agrees that construction work shall be in accordance with the Arlington County Noise Ordinance (Section 15 of the Arlington County Code). The developer agrees that any construction activity which produces noise levels which exceed the noise levels established in Table I of the Arlington County Noise Ordinance shall be permitted only during the daytime. Daytime is defined as between the hours of 7:00 a.m. and 9:00 p.m. on weekdays and from 10:00 a.m. to 9:00 p.m. on Saturdays, Sundays and legal holidays.

3. The developer agrees to submit and obtain approval of final site development/engineering plans from the County Manager or his designee for consistency

with this approval, any applicable statutes and ordinances, and County guidelines and policies. The final site development/engineering plan shall include the proposed location of water mains and service lines, storm and sanitary sewers, proposed underground utility services to the buildings, the trees to be preserved and new proposed trees on site. The plans shall be drawn at the scale of 1 inch = 25 feet and be 24 inches by 36 inches in size. No Building Permit shall be issued for this site until final site development/engineering plans and the sequence of construction has been approved by the County Manager or his designee. The developer further agrees that all construction on the site shall be in accordance with the approved final site development engineering plan.

4. Prior to issuance of any Certificate of Occupancy for any part of the project at a particular address, the developer agrees to install address indicator signs, which comply with Section 27-12 of the Arlington County Code or successor provision, in a location visible from the street and as shown on the final engineering plan.
5. The developer agrees to construct the project in strict conformance with the Arlington County Form Based Code, Section 20 of the Arlington County Zoning Ordinance, as determined by the County's Administrative Review Team, with the following modifications:
 - a. Alley location – creation of a new alley, providing pedestrian and vehicular access from South Walter Reed Drive to 11th Street through the site as shown on the drawings dated May 26, 2004 and made a part of the record on June 15, 2004 and the final site engineering plan, as approved by the County Manager or his designee.
 - b. Building height at the RBL – new buildings proposed along the Columbia Pike and South Walter Reed Drive frontages shall be constructed at the height(s) shown on the drawings dated May 26, 2004 and made a part of the record on June 15, 2004 and on the final site engineering plan, as approved by the County Manager or his designee.
 - c. Streetscape details – the sidewalk along the Columbia Pike frontage shall include the construction of new curb and gutter in the same location and alignment of the existing curb and gutter, and the existing tree pits shall be retained, with new Red Maple trees to be planted.
 - d. Building placement – The new building to be constructed on the Columbia Pike frontage shall be built in the location shown on the drawings dated May 26, 2004 and made a part of the record on June 15, 2004 and on the final site engineering plan, as approved by the County Manager or his designee.

The developer agrees that the design, height, and placement of the buildings shall conform to the submitted drawings dated May 26, 2004 as presented to the County Board, as made a part of the public record at the June 15, 2004 County Board meeting, and modifications proposed by the developer and accepted by the County Board or vice versa at that time. Modifications to the design, height and placement of the buildings made subsequent to June 15, 2004 will require additional review by the Administrative Review Team to ensure compliance with the Form Based Code provided, however, that

this condition shall in no way relieve the developer of any obligation under any other condition.

6. The developer agrees that, except as otherwise specifically provided in these conditions, all required easements and right-of-way agreements shall be submitted to the County Manager or his designee for approval and be recorded by the developer before the issuance of any Certificate of Occupancy.
 - a. The developer agrees to record a public access easement through the proposed alley and pedestrian way shown on the attached drawings dated May 26, 2004 and as shown on the final site engineering plan, as approved by the County Manager or his designee.
 - b. The developer agrees to record a public access easement across all private property shown as public sidewalk along the periphery of the site as shown on the final site engineering plan, as approved by the County Manager or his designee. The developer agrees to provide on-going maintenance of sidewalks and landscape improvements along the periphery of the site.
7. Upon approval of the final site-engineering plan, the developer agrees to submit a performance bond estimate, for the construction or installation of all facilities within the public rights-of-way or easements, to the Department of Public Works for review and approval. Upon approval of the performance bond estimate, the developer agrees to submit a performance bond and agreement for the construction or installation of all these facilities within the public rights-of-way or easements to the Department of Public Works. This bond shall be executed by the developer in favor of the County before the issuance of the Final Building Permit.
8. The developer agrees to develop a final landscaping plan, consistent with final site development/engineering plans and with this use permit approval, and to obtain approval of such plan from the County Manager or his designee prior to issuance of a building permit. The landscape plan shall include a Street Tree Plan which shall be reviewed by the Department of Parks, Recreation and Community Resources and shall be accompanied by the site engineering plan and the two plans shall be compared to ensure that there are no conflicts between street trees and utilities; neither plan shall be approved until the landscape plan and the site engineering plan agree. The installation of all plant materials shown on the final landscape plan shall take place before the issuance of the Certificate of Occupancy for the project. The final site development and landscape plan shall include the following details, if applicable:
 - a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final site engineering plan and placed so as not to obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets shall not be

- b. The location, dimensions, and materials for driveways, driveway aprons, parking areas, interior walkways and sidewalks as well as for address indicator signs;
- c. The location and types of light fixtures for streets, for parking, walkway and plaza areas;
- d. The location and dimension of the preserved open space located within the project;
- e. Topography at two (2) foot intervals and the finished first floor elevation of all structures;

The developer further agrees that the approved landscape plan shall govern all construction on the site.

- 9. Landscaping shall conform to Department of Public Works Standards and Specifications and to the following requirements:
 - a. Planting materials shall be of good nursery stock and a nursery guarantee shall be provided by the developer for one year including the replacement and maintenance (to include but not be limited to pruning, feeding, spraying, mulching, weeding and watering) of all landscape materials following the issuance of the final Certificate of Occupancy;
 - b. Plant materials and landscaping shall meet the American Standard for Nursery Stock Z60.1-73, and shall also meet the following standards:
 - (1) Street Trees: Red Maple trees at a minimum caliper of 4 to 4 1/2 inches.
 - (2) Other Planted Materials:
 - a. Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.) - a minimum height of 8 to 10 feet.
 - b. Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)- a height of 10 to 14 feet with a minimum caliper of 1 1/2 to 2 inches.
 - c. Shrubs - a minimum spread of 18 to 24 inches.
 - d. Groundcover - in 2" pots.

- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager or his designee, based on accepted landscaping standards, seeding may be substituted for sod. All sod and seed shall be state certified;
 - d. Exposed earth not to be sodded or seeded shall be well-mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed;
 - e. Soil depth shall be a minimum of four (4) feet for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the finished grade adjacent to them;
 - f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
 - g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Clearing, Grading and Demolition Permit and agrees to secure and maintain the site throughout the construction and phasing process.
 - h. The developer agrees to notify the Department of Parks, Recreation and Community Resources (DPRCR) Urban Forester at least 72 hours in advance of the scheduled planting of any street trees and to be available at the time of planting to meet with staff of DPRCR to inspect the plant material, the tree pit and the technique of planting. Soil used in the tree pit must meet the specifications for street tree plantings available from the DPRCR Urban Forester.
10. The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator letters from the developer to the utility companies offering them access as stated above.
11. The developer agrees to construct pavement, curb and gutter, sidewalk, driveway and street entrances along all frontages of this site in accordance with the Columbia Pike Form Based Code Streetscape Standards, and/or Arlington County Standards prior to the issuance of the final certificate of occupancy of the first building in the project and according to the following specifications:
- a. The developer agrees to construct curb and gutter adjacent to the Columbia Pike site frontage in its present location and alignment as shown in the final site engineering plan as approved by the County Manager or his designee, and a concrete sidewalk between the back of curb and the front façade of the buildings as

shown in the final site engineering plan. The developer agrees to retain the existing tree pit locations along the Columbia Pike frontage, and re-plant them with the appropriate (Red Maple) trees.

- b. The developer agrees to construct curb and gutter at a distance of 28 feet 6 inches (face of curb) from the survey centerline along South Walter Reed Drive as shown on the final site engineering plan as approved by the County Manager or his designee, and a 21-foot wide concrete sidewalk consisting of 5'x12' tree pits and 16-foot clear walkway. The developer also agrees to provide a 10-foot by 40-foot clear area along Walter Reed Drive for the existing bus stop.
 - c. The developer agrees to construct curb and gutter at a distance of approximately 4 feet (face of curb) from the property line as shown on the final site engineering plan as approved by the County Manager or his designee, and an 19-foot wide sidewalk consisting of 8'x12' tree pits and a ten-foot wide concrete sidewalk adjacent to the curb along 11th Street South.
 - d. The developer agrees to relocate the existing storm sewer pipe located along the South Walter Reed Drive frontage of the site to accommodate planting street trees as shown on the final site engineering plan as approved by the County Manager or his designee.
 - e. The developer agrees that if the County develops streetscape paving and furniture guidelines in addition to the adopted Columbia Pike Form Based Code Streetspace Standards, as amended on February 10, 2004, prior to submission of the final site engineering plans, the streetscape paving and furniture guidelines shall be incorporated into the final site engineering plans.
12. All improvements to streets for pedestrians and/or vehicular access or circulation shall be in full compliance with the Americans with Disabilities Act and any regulations adopted thereunder.
 13. All utility services serving the site shall be located below ground. Any utility improvements necessary to provide adequate utility services to this development shall be paid for by the developer and shall not result in the installation of any new utility poles.
 14. All engineering design plans and subsequent construction shall be in accordance with the latest edition of the Arlington County Department of Public Works Construction Standards and Specifications.
 15. All sanitary sewers and water mains, including water services, shall have a minimum of ten (10) feet horizontal clearance from each other and five (5) feet from all other utilities, and shall have a minimum of 10 feet horizontal clearance from buildings and other structures, or as approved by the County Manager or his designee. Water mains 16 inch and larger, and mains placed more than 10 feet below the surface shall have a minimum

of 15 feet horizontal clearance from buildings and other structures; and sanitary sewers 15 inch and larger, or sewers placed more than 10 feet below the surface shall have 15 feet minimum clearance from buildings and other structures. All water mains and sanitary sewers shall meet County Standard design criteria.

16. The developer agrees to construct a 12-inch water main along the South Walter Reed Drive frontage of the site as shown on the final site engineering plan as approved by the County Manager or his designee.
17. The developer agrees to provide off-street parking for all construction vehicles during construction of the subject site. Construction vehicles and/or construction worker vehicles are not permitted to park on the neighboring streets during the hours of construction. The developer also agrees that all construction traffic shall enter and leave the site using South Walter Reed Drive.
18. The developer agrees to construct 389 underground parking spaces, up to 301 of which may be reserved for use by condominium owners, 20 may be reserved for use by Arlington Free Clinic staff and visitors, and 68 of which shall be made available to the general public on a non-reserved basis. The developer agrees to construct no fewer than 60 and no more than 210 additional public parking spaces, as set forth in a development agreement with the County regarding the construction of these additional public parking spaces and the payment arrangements for same.

Contingent upon executing a development agreement between the developer and the County regarding the purchase and construction of parking spaces, the developer agrees to make at least 128 substantially contiguous parking spaces on the uppermost level of the garage (“public spaces”) available to the general public on an unreserved, high turnover, hourly basis for visitors and patrons from 7:00 a.m. to 6:00 p.m. on weekdays (other than the holidays listed below). These spaces shall be provided free of charge or at up to market rates. These spaces, and their availability for this use, shall be clearly labeled. Further, the spaces purchased by the County shall also be fully accessible to the general public, for free or up to market rates, after 6:00 p.m. weekdays and on weekends and all legal holidays (defined as New Year’s Day, Martin Luther King Day, Presidents’ Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans’ Day, Thanksgiving, and Christmas). The developer may prohibit entry, but not exit, of vehicles between the hours of 2:00 a.m. and 6:00 a.m. Public access to these garage spaces shall be by means of the elevators and stairs that access the ground floor retail space.

The developer agrees to provide storage space for up to 62 bicycles within the garage along with 10 sidewalk bicycle racks in order to meet the bicycle parking requirements of the Form Based Code. The developer agrees to execute a development agreement requiring the developer to grant a public access easement over the public spaces, which easement shall be on terms satisfactory to the County Manager and approved by the County Board.

19. Prior to the issuance of the first Certificate of Occupancy (to include temporary Certificates of Occupancy) for any building on the site, the developer agrees to submit a Loading and Delivery Management Plan to the Zoning Administrator for review and approval. This plan shall provide for service access using the public alley as shown in the plans dated May 26, 2004 and the final site engineering plan and located between South Walter Reed Drive and 11th Street South. This plan shall further provide for monitoring of loading and unloading/deliveries by the management of the residential and commercial components of the project, the restriction of loading and deliveries using public streets for the parking of loading and delivery vehicles and shall include a contact name of a person with authority to control loading and unloading/deliveries to whom outsiders may report violations. The Loading and Delivery Management Plan shall prohibit ingress/egress to and from the site via 11th Street South and South Highland Street until such time as 11th Street South is extended through between South Highland Street and South Walter Reed Drive.
20. The developer agrees to develop a parking management plan which outlines how guest and visitor parking for the building, parking for residential, office and retail tenants' employees and customers, and general public parking will be provided, where the parking will be located and how guests and visitors, office and retail employees and customers, and the general public, will be directed to the parking spaces. The parking management plan shall also include the location of any secure areas and the location of security gates or other measures to restrict access. The parking management plan shall encourage parking by visitors and customers of the project, through ease of access to the parking spaces, signage, and fee structure. The fee structure shall discourage daily commuter parking. The developer shall submit the parking management plan, which shall include the parking fees and details of the validation program, to the Zoning Administrator and it shall be reviewed and approved by the County Manager or his designee, prior to the issuance of the first Certificate of Occupancy for any portion of the site. The developer agrees to submit an annual report to the Zoning Administrator documenting compliance with the parking management plan as well as any changes to the plan.
21. Prior to the issuance of any permit for any activity on the project site, the developer agrees to execute a development agreement with the County on terms satisfactory to the County. The developer agrees that the development agreement shall provide, at a minimum, for relocation of, and space in the new project for, the Arlington Free Clinic, (as set forth in a Memorandum of Understanding between the developer and the Arlington Free Clinic) and for a public access easement over certain parking spaces, and any other matters to be agreed upon between the developer and the County. The developer further agrees that, after execution by the County and the developer, the obligations undertaken by the developer in the development agreement shall be incorporated herein and become obligations under this use permit condition, and enforceable in the same manner as any use permit condition.

PREVIOUS COUNTY BOARD ACTIONS:

August 1961	Designated as “Undetermined Uses” on the General Land Use Plan
December 1983	Designated “General Commercial” on the General Land Use Plan
November 15, 1986	General Land Use Plan amended to include the Columbia Pike Special Revitalization District. Designated as “Service Commercial”.
December 17, 2002	Columbia Pike Special Revitalization District boundaries amended on the General Land Use Plan
February 25, 2003	Columbia Pike Form Based Code (Section 20 of the Zoning Ordinance) adopted
February 10, 2004	Columbia Pike Street Space Plan adopted and Form Based Code amended to include new Required Building lines.
June 12, 2004	U-3079-04-1 Use Permit (Form Based Code) approved for Columbia Station project.