



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of December 15, 2007**

DATE: December 11, 2007

- SUBJECTS:** A. GP-313-07-1 GENERAL LAND USE PLAN AMENDMENT to redraw the “Columbia Pike Special Revitalization District” boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property (RPC# 22001004); and
- B. 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: 1) Redraw the Columbia Pike Revitalization District boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property; 2) Designate a portion of the Dinwiddie Street frontage that is 250’ from the centerline of Columbia Pike to the north along the east side of South Dinwiddie Street and within the Revitalization District as an Avenue Site; and 3) 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.

C. M. RECOMMENDATIONS:

1. Adopt the attached resolution to approve the General Land Use Plan amendment to redraw the “Columbia Pike Special Revitalization District” boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property (RPC# 22001004) (see Attachment 1); and
2. 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: 1) Redraw the “Columbia Pike Special Revitalization District” boundary to include Arlington Mill Drive and the northern portion of the Arlington Mill property and 2) Designate a portion of the Dinwiddie Street frontage that is 250’ from the centerline of Columbia Pike to the north along the east side of South Dinwiddie Street and within the Revitalization

County Manager: _____

County Attorney: _____

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

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District as an Avenue Site (see Attachments 2, 5, and 6); 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; to promote the creation and preservation of affordable housing suitable for meeting the current and future needs; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

3. Defer 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 a dimension of 80' south of 9th Street and 65' north of 9th Street (see Attachments 2-6) 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; to promote the creation and preservation of affordable housing suitable for meeting the current and future needs; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice.

ISSUE: None.

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 some technical adjustments to the Form Based Code Neighborhood Center Regulating Plan and the General Land Use Plan (GLUP) are needed. Staff recommends that the County Board approve amendments to the GLUP and FBC to include the entire subject property within the respective revitalization district boundary shown on each document. Properties are eligible to use the FBC when they are located within the Columbia Pike Revitalization District and currently this property is only partially included within the district. Staff further recommends that the County Board approve the designation of a new street frontage type (Avenue Site frontage) for a portion of Dinwiddie Street. However, staff recommends that the County Board defer action on the proposed amendment to modify the distance between the Dinwiddie Street Required Building Lines, needed to implement the FBC for this property, until its January 26, 2008 meeting in order to allow additional time for community and commission input.

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. The Arlington Mill Community Center property is shown partially within the Revitalization District boundary and therefore only a portion of the site is eligible to use of the FBC. When the FBC was adopted and the Revitalization District boundary established, the boundary was intended to apply to areas approximately one block north and one block south of Columbia Pike. In this case, the Arlington Mill parcel size is more slender across and deeper from Columbia Pike than adjacent parcels. Therefore, when the

boundary line was drawn, it was drawn in a general manner that continued from the rear lot lines of adjacent parcels and bisected the subject property rather than specifically following the Arlington Mill property lines.

DISCUSSION: In coordination with the ongoing initiative to prepare a joint public/private redevelopment proposal for rebuilding the Arlington Mill Community Center following the FBC, staff has determined that some technical adjustments to the FBC are needed. The County-owned property, totaling 82,902 square feet, is partially located within the Columbia Pike Revitalization District boundary as shown on the Neighborhood Center Regulating Plan of the FBC. The Zoning Ordinance stipulates that only properties within the Revitalization District are eligible to use the FBC. Therefore, only a portion of the site is eligible to use the FBC. Staff did not intend to preclude the entire Arlington Mill property when the FBC boundaries were established in 2003. Staff thus recommends that the County Board amend the FBC Neighborhood Center Regulating Plan by redrawing the district boundary to include Arlington Mill Drive and the northern portion of the property (see Attachment 2). In addition, in order to maintain consistency between the General Land Use Plan and the FBC, staff recommends that the County Board approve an amendment to the GLUP to change the “Columbia Pike Special Revitalization District” boundary in a manner consistent with the proposed FBC amendment described above (see Attachment 1).

Once the Revitalization District is extended to include the northern portion of the Arlington Mill property on the FBC Regulating Plan, designating the remaining Dinwiddie Street frontage as a particular development type would be necessary in order to implement the FBC. The Regulating Plan, among other things, locates Required Building Lines (RBLs) for new development along existing or proposed new streets and designates one of four possible frontage types for most street frontages. The frontage types, Main Street, Avenue, Local, and Neighborhood, each have Building Envelope Standards (regulations) that outline the required building form and use prescriptions. Currently, the Main Street frontage type is indicated along Dinwiddie Street south of 9th Street and along Columbia Pike, which allows for building heights of three to six stories and requires ground-floor retail. Staff recommends that the Main Street frontage type generally remain as currently designated, and a portion, generally north of 9th Street, be designated as Avenue Site frontage, in order to provide a downward transition in building form away from Columbia Pike where new development would be adjacent to or across the street from lower density residential uses. Staff recommends that the Main Street Site frontage be located up to a point of 250 feet from the Columbia Pike centerline at which point the frontage type would change to the Avenue Site frontage for the remainder of the property within the Revitalization District. This designation would provide a direct correlation between the proposed buildings in the Arlington Mill Community Center redevelopment project and the FBC frontage types, resulting in a mixed-use community center building that corresponds to the Main Street Site frontage and a residential building that corresponds to the Avenue Site frontage (see Attachment 2). The Avenue Site frontage type allows residential uses and building heights of two to five stories. This use and building form is consistent with the surrounding “Low Medium” GLUP designation and adjacent “RA 14-26” zoned property with existing garden apartment buildings.

In collaboration with the Columbia Pike Street Space Task Force, staff examined the full length of Columbia Pike and the secondary streets located within the Town Center node to determine the preferred street cross sections and resulting locations of Required Building Lines (RBLs). The County Board approved the RBLs for Columbia Pike in 2004 and for the secondary streets in the Town Center in 2006. Analysis of the secondary streets in the remaining development nodes is still needed. In studying the Arlington Mill Community Center property, staff has examined the cross section adopted for Dinwiddie Street and resulting Required Building Line 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 considered 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, 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 the future with redevelopment. In light of the continued need for three travel lanes south of 9th Street 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 and a 65' cross section for the section north of 9th Street.

The 80' cross section accommodates three travel lanes (11'-wide each), two on-street parking lanes, and 14.5'- to 16.5'-feet-wide streetscapes (see Attachments 3A and 3B). 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 16.6' to 14.5'. 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 originally proposed included the same street and sidewalk components except for the additional two feet needed to widen the parking lane to meet the needs for bus operations. The bus operations in this area are frequent and additional space is needed for buses to lay over 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 lay over. 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 to maintain the space needed to accommodate the waiting and/or parked buses thereby increasing the dimension from 78' to 80'.

The 65' cross section is recommended north of 9th Street South, along the east side of Dinwiddie Street, 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 4). Because the Revitalization District does not include those properties on the west side of Dinwiddie Street north of 9th Street, the 65' cross section applies only to the east side of 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: Staff reviewed the proposed amendments with the Zoning Committee of the Planning Commission (ZOCO) on October 16, 2007, the Planning Commission on October 29, 2007, and the Form Based Code Advisory Working Group on October 17, 2007 and November 7, 2007.

During preliminary discussions, the Planning Commission and community members understood the need for technical adjustments to the FBC in order to facilitate development in this area using the FBC tool. Preliminary comments were raised regarding the appropriateness of extending the boundary to include the Arlington Mill property east of Arlington Mill Drive. Staff modified the proposed amendment to hold the eastern edge of Arlington Mill Drive. The area east of Arlington Mill Drive is not intended for redevelopment; however, if the future alignment of Arlington Mill Drive changes, redevelopment would be contained within the boundary area as proposed.

Additionally, some questioned staff's recommendation to apply the Avenue Site frontage designation, rather than the Local Site frontage, along Dinwiddie Street. Staff contends that the Avenue Site frontage would provide a form of development more compatible to the GLUP designation surrounding this site, "Low Medium" Residential; the surrounding zoning, "RA 14-26;" and the primary building type, which is three- to six-story garden apartment buildings. Existing 2-1/2 story duplex residential units are located across Dinwiddie Street from the subject area however, the zoning there allows for residential development ranging in height from 3-1/2 stories to six stories (maximum height of 60'). The Avenue Site frontage type allows residential uses in buildings with heights ranging from two to five stories. In addition, the Avenue Site frontage is used elsewhere in the Neighborhood Center development node where a transition from Main Street Site frontage is desired. The Local Site frontage type only allows townhouse-style buildings with heights of up to 3-1/2 stories.

The Transportation Commission considered these amendments for action at its meeting on November 29, 2007 and voted unanimously to recommend approval. The Planning Commission considered these also for action on December 3, 2007 and voted in support of the amendments except for the proposed change to the Dinwiddie Street RBL to RBL dimension of 80' which was recommended for deferral to allow more time for input and discussion. The Planning Commissioners raised questions as to why the recommendation changed from 78' to 80' and particularly staff's rationale for adding two additional feet to accommodate bus operations. At this time, staff remains supportive of the recommended 80' RBL to RBL dimension as the appropriate dimension for this segment of Dinwiddie Street; however, to allow additional time for discussion with the community and commissions, staff recommends that the County Board defer action on this proposed amendment to the January 2008 meeting.

Lastly, staff is continuing to review and discuss the specific elements of the Arlington Mill Community Center redevelopment project with the Arlington Mill Steering Committee and the Arlington Mill Review Committee and anticipates that the project would be preliminarily

reviewed with the Planning Commission, other advisory commissions, and the County Board in January 2008. It is expected that the redevelopment project would be considered for final approval by the advisory commissions and County Board in March 2008.

CONCLUSION: Staff recommends that the County Board adopt the attached resolution to amend the General Land Use Plan and adopt the attached ordinance to amend, reenact, and recodify Section 20 of the Arlington County Zoning Ordinance to modify the respective Revitalization District boundaries around the northern portion of the Arlington Mill Community Center property and to designate a portion of the Dinwiddie Street frontage that is 250' from the centerline of Columbia Pike to the north along the east side of South Dinwiddie Street and within the Revitalization District as an Avenue Site 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; to promote the creation and preservation of affordable housing suitable for meeting the current and future needs; and for other reasons required by the public necessity, convenience and general welfare and good zoning practice. Staff also recommends that the County Board defer action on 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 a dimension that is 80' south of 9th Street South and 65' north of 9th Street South to the its meeting on January 26, 2008 in order to allow additional time for community input.

GENERAL LAND USE PLAN RESOLUTION

WHEREAS, the County Board of Arlington County (“County Board”) finds that the County Manager has requested that the General Land Use Plan be amended to redraw the “Columbia Pike Special Revitalization District” boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property (RPC# 22001004) (see Attachment 1); and

WHEREAS, on December 3, 2007, the Planning Commission recommended that the proposed changes to the General Land Use Plan be approved; and

WHEREAS, the County Manager has recommended that the proposed changes to the General Land Use Plan be approved as they are consistent with the Columbia Pike Initiative – A Revitalization Plan and the Columbia Pike Special Revitalization District Form Based Code; and

WHEREAS, the County Board has considered the foregoing recommendation and the purposes of the General Land Use Plan and the Comprehensive Plan as set forth in those documents, the Arlington County Zoning Ordinance and the Code of Virginia; and

WHEREAS, the County Board finds that the proposed changes to the General Land Use Plan are consistent with the Columbia Pike Initiative – A Revitalization Plan and the Columbia Pike Special Revitalization District Form Based Code; and

WHEREAS, the County Board held a duly advertised public hearing on the proposed General Land Use Plan amendment on December 15, 2007.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations and all public comments, the County Board of Arlington County finds that the proposed General Land Use Plan amendments to redraw the “Columbia Pike Special Revitalization District” boundary to include Arlington Mill Drive and the northern portion of the County-owned Arlington Mill Community Center property (RPC# 22001004) (see Attachment 1) should be, and hereby is, approved.

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: 1) REDRAW THE “COLUMBIA PIKE SPECIAL REVITALIZATION DISTRICT” BOUNDARY TO INCLUDE ARLINGTON MILL DRIVE AND THE NORTHERN PORTION OF THE ARLINGTON MILL PROPERTY AND 2) DESIGNATE A PORTION OF THE DINWIDDIE STREET FRONTAGE THAT IS 250’ FROM THE CENTERLINE OF COLUMBIA PIKE TO THE NORTH ALONG THE EAST SIDE OF SOUTH DINWIDDIE STREET AND WITHIN THE REVITALIZATION DISTRICT AS AN AVENUE SITE.

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; to promote the creation and preservation of affordable housing suitable for meeting the current and future needs; 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 6 hereto.

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: 1) 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.

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; to promote the creation and preservation of affordable housing suitable for meeting the current and future needs; 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 6 hereto.