



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of July 8, 2006**

DATE: June 15, 2006

SUBJECT: Adoption of Proposed Amendment to Section 20 (Appendix A) "CP-FBC," Columbia Pike – Form Based Code Districts of the Zoning Ordinance to change Section III (C) - Regulating Plans to modify the width of the street space for South Glebe Road and South Walter Reed Drive in the Town Center area of the Columbia Pike Special Revitalization District.

C. M. RECOMMENDATION:

Defer consideration of the modification of the width of the street space shown on the Form Based Code Regulating Plan for South Glebe Road and South Walter Reed Drive until the October 14, 2006, County Board meeting.

ISSUE: None.

SUMMARY: Based on accurate engineering survey data, staff is studying modifications to the street widths shown in the Form Based Code for South Glebe Road and South Walter Reed Drive. Deferring consideration of these streets will allow time for additional meetings over the summer and early fall and will provide for a full community discussion of the proposed modifications.

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 administrative 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 Code for the Town Center development node. It includes the Regulating Plan, which, among other things, locates Required Building Lines (RBLs) for new development along existing and proposed new streets. From time to time, staff has initiated amendments to the Code to clarify its intent and to facilitate redevelopment in accordance with the vision for revitalization of the Columbia Pike corridor. In May 2004, in conjunction with approval of a development at the southwest corner of Columbia Pike and South Walter Reed Drive, the County Board amended the Regulating Plan to show RBLs that provide 99-foot-wide street space on South Walter Reed

County Manager: _____

County Attorney: _____

Staff: Richard Hartman, DES, Division of Transportation
Richard Tucker, CPHD, Planning

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Drive from Columbia Pike to 12th Street South. In May 2006, the County Board amended the Regulating Plan to change the RBLs for several side streets in the Town Center node, but deferred consideration of modifications for South Glebe Road and South Walter Reed Drive until July 2006.

DISCUSSION: The Regulating Plan of the Code locates the RBLs and other building envelope characteristics along existing and proposed new streets in the Columbia Pike revitalization area. The Code defines the “street” as the space between the RBLs. It includes the travel lanes (cartway), parking areas, landscaping and street furniture areas, and pedestrian pathways and sidewalks. As proposed Form Based Code developments have been brought to staff, questions have arisen as to the appropriateness of the RBL locations and the street widths shown on the Regulating Plan. To address such questions and make the location of the RBLs clear to property owners and developers, staff initiated a review of all of the streets shown in the Regulating Plan, beginning with those in the Town Center node.

After the County Board authorized advertisement of the proposed Town Center RBL revisions, staff held community meetings on March 1 and April 4, 2006, to review the proposed changes. These meetings were open to the public. The proposals also were discussed with the Planning Commission’s Zoning Ordinance Committee on March 13, 2006. As a result of those meetings, general consensus was achieved on the changes proposed for the side streets, except for South Glebe Road and South Walter Reed Drive. Consideration of modifications to the RBLs for South Glebe Road and South Walter Reed Drive was deferred until July 2006. Attachment 1 is a location map showing where the RBL changes are being recommended for South Glebe Road and South Walter Reed Drive, and Attachments 2 through 5 show the existing and proposed RBLs.

Staff is continuing to work with the community to resolve the issues concerning the RBLs on South Glebe Road and on South Walter Reed Drive north of Columbia Pike. Deferring consideration of these streets will allow time for additional meetings over the summer and early fall and will provide for a full community discussion of the proposed modifications.

CONCLUSION: Staff recommends that the County Board defer consideration of the modification of the width of the street space shown on the Form Based Code Regulating Plan for South Glebe Road and South Walter Reed Drive until the October 14, 2006 County Board meeting.