

Arlington Civic Federation Housing Committee

Columbia Pike Form Based Code and
Neighborhoods Form Based Code

Review May 18, 2023

John Snyder

Columbia Pike Conditions

- World in a Zip Code
 - Now about 41,000 people
 - 52% under age of 34 (families)
 - 30% of households under \$50k/year income
 - 59% of households under \$100k/year income
 - 22204 is most diverse zip code in the DMV
- Aging housing ~ 6200 market affordable homes at 60% - 80% AMI (2010)
- Aging commercial and residential properties
- Aging infrastructure
- Auto-dependent, parking scarce
- Change is coming

Planning Principles -- Commercial

- Walkable downtown main street retail districts
- Transit oriented – less auto-dependent
- Build better community infrastructure – “third places” – with private investment
- Rebuild the Pike itself and streetscape
- Respect and preserve adjacent property
- Historic preservation

Planning Principles -- Housing

- Do not displace affordable housing
- Preserve affordable housing—about 6200 “MARK” homes at 60% to 80% AMI (2010)
- Everyone is welcome on the Pike
- Housing policy on the Pike, by the Pike, for the Pike

Planning Principles – Reality

- Change is coming – shape it
- Commercial district and public spaces—from private investment
- Not enough resources in AHIF and other typical tools to preserve/commit 6200 MARKs
- New development must be economically feasible and profitable--or it will not happen
- All parties—developers, neighbors, and county--need certainty and efficiency in approval process

Form Based Code—How It Works

- FBC is an option, in addition to by-right and site plan options
- Regulate FORM of building, not usage or square footage
 - Market decides whether it is housing or office
 - Regulate build-to lines and number of stories/height, not FAR
- Commercial—boundaries narrowly along Pike
- Size of buildings set for each location, type of frontage
- Architectural standards
- Historic preservation (bonus density)
- Compliance = approval; rules, not site plan negotiations

Commercial FBC (original 2002)

- Only applies on identified commercial properties—no housing displacement
- Ground floor retail, restaurants, shops,
- Open public spaces (former surface parking lots)—for the community
- Penrose Square, Centro Arlington, Arlington Mill Community Center and Plaza
- Structured parking for residents and retail—additional public parking in some locations (Avalon, Penrose Square)

Commercial FBC (original 2002)--Housing

- Only applies on identified commercial properties—no housing displacement
- Commercial FBC has no affordable housing mandate:
 - Not site plan density, not on Metro
 - Retail mandate
 - Existing concentration of affordable housing on the Pike
- Commercial FBC welcomes affordable housing: The Shell, Arlington Mill Residences, Gilliam Place, (together nearly 400 new committed affordable homes) – sympathetic landowners, typical affordable housing tools

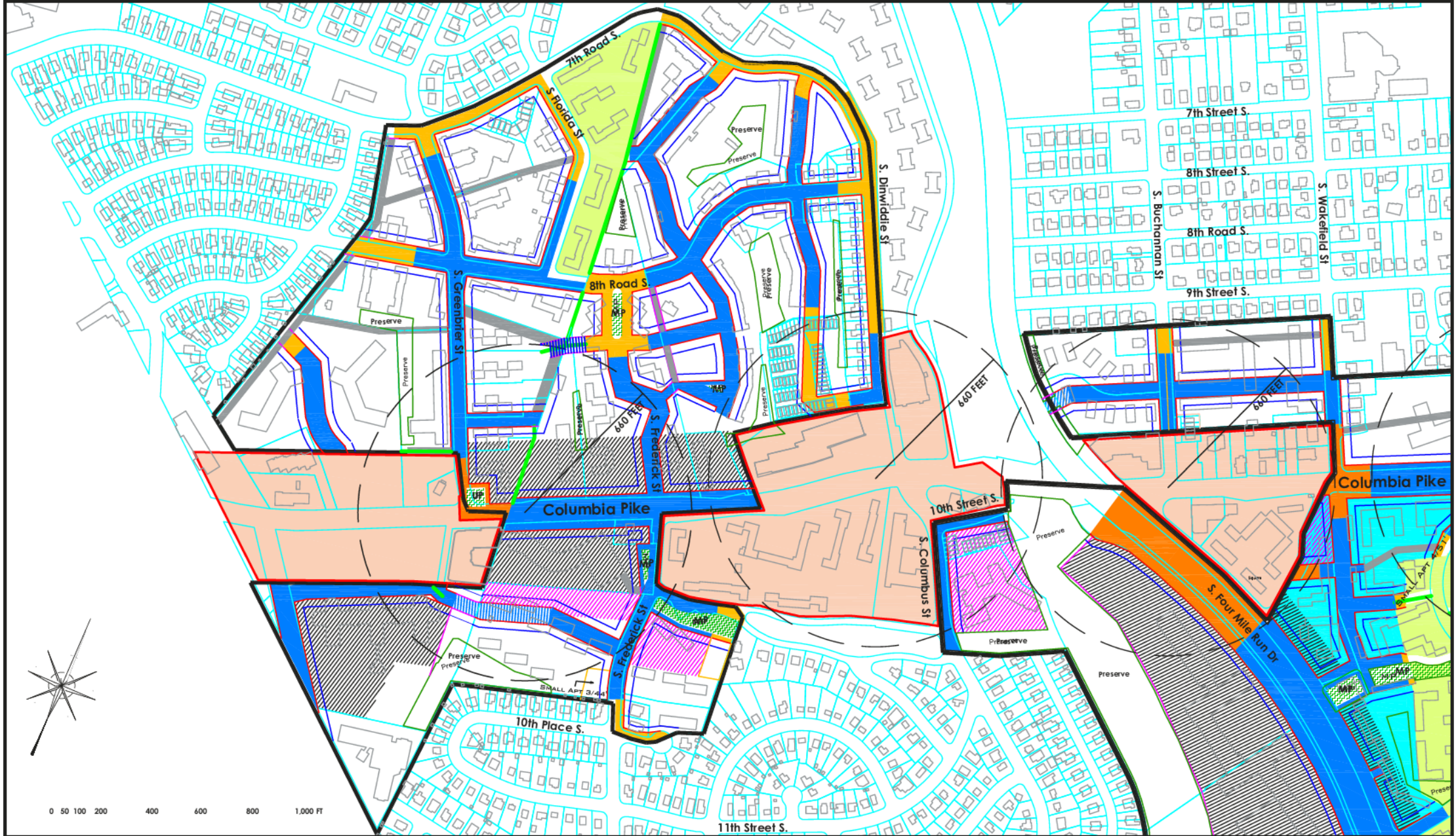
Pike Neighborhoods FBC 2012/2013

- County Board Planning charter 2008
- Large and inclusive planning group worked for three years
- Preserving 6200 affordable homes is central goal
- Neighborhoods Plan adopted 2012
- Zoning ordinance adopted 2013
- Covers multi-family (apartment) properties along the Pike—within defined boundaries

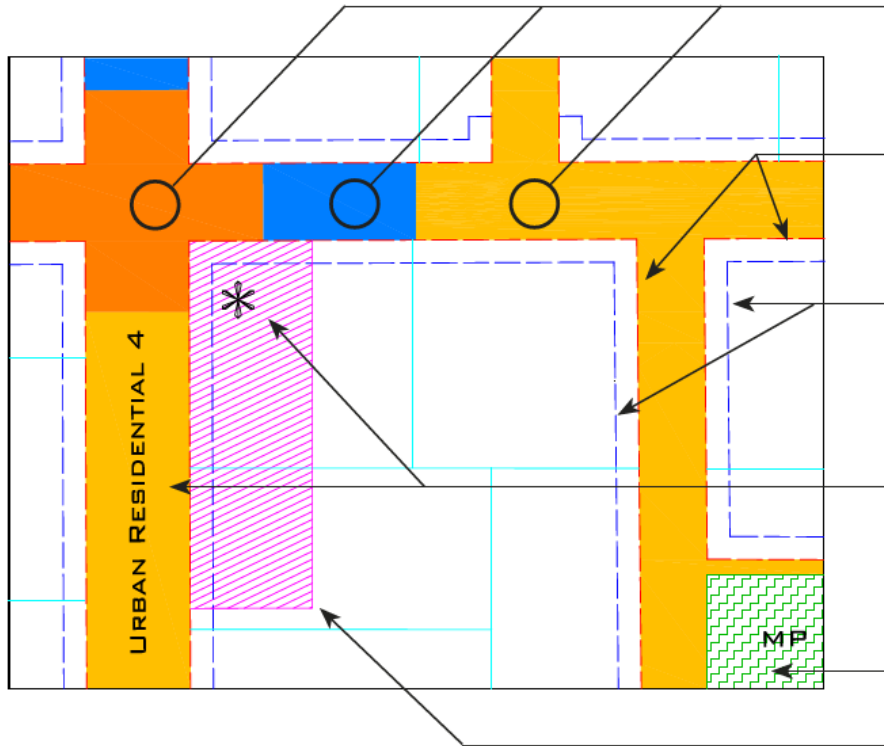
Neighborhoods FBC – How It Works

- Zoning overlay (optional)—site plan and by-right remain options
- Regulating plan sets maximum size of new buildings (number of floors and build-to lines)
- Within that envelope, allows substantial additional density if--and only if—units are committed affordable at a prescribed ratio – between 20% and 30% of the new development
- Number of committed units depends on how many units will be in new building and how many existing MARKs on site
- CAFs may be preserved or constructed in new buildings
- Substantial additional market rate density subsidizes affordable homes

B. Western Subarea Regulating Plan



A. Regulating Plan Key



Building Envelope Standard Designation

This indicates the relevant BUILDING ENVELOPE STANDARD (BES).

Required Building Line (RBL)

This line indicates the RBL. The building shall be built-to the RBL.

Parking Setback Line

Vehicle parking (above ground) is not allowed forward of this line unless otherwise noted on the Regulating Plan.

Special BES Condition






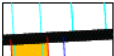
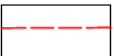
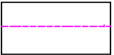

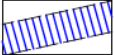


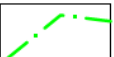
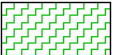

Specific limitation or allowance regarding allowable height and or BES frontage standard. (Stories/Ultimate Building Height)

Plaza, Mini-Park, or Neighborhood Park

Potential Bonus Height Area

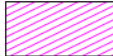
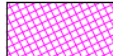


See Part 2. Administration for details.

BES Designations and Regulatory Elements

	Urban Mixed Use
	Urban Storefront (See Urban Mixed Use BES)
	Urban Residential
	Townhouse/Small Apartment
	Detached
	District Boundary Line
	Required Building Line (RBL)
	Lot Building Line (LBL)
	Parking Setback Line
	Alternative Street
	Alley (Locations may be adjusted)
	Civic Structure
	Pedestrian Pathway/Bikeway
	Public Open Space
	Preserved Natural Areas


Special Circumstances

Bonus Areas

	Height Max 6 Stories Building Height 92 ft <i>Bonus Height Max up to 2 Add'l Stories</i> <i>Ultimate Building Height 116 ft</i>
	Height Max 6 Stories Building Height 92 ft <i>Bonus Height Max up to 6 Add'l Stories</i> <i>Ultimate Building Height 164 ft</i>
	Height Max 8 Stories Building Height 120 ft <i>Bonus Height Max up to 2 Add'l Stories</i> <i>Ultimate Building Height 144 ft</i>
	Height Max 8 Stories Building Height 120 ft <i>Bonus Height Max up to 6 Add'l Stories</i> <i>Ultimate Building Height 192 ft</i>

 **Conservation Area**

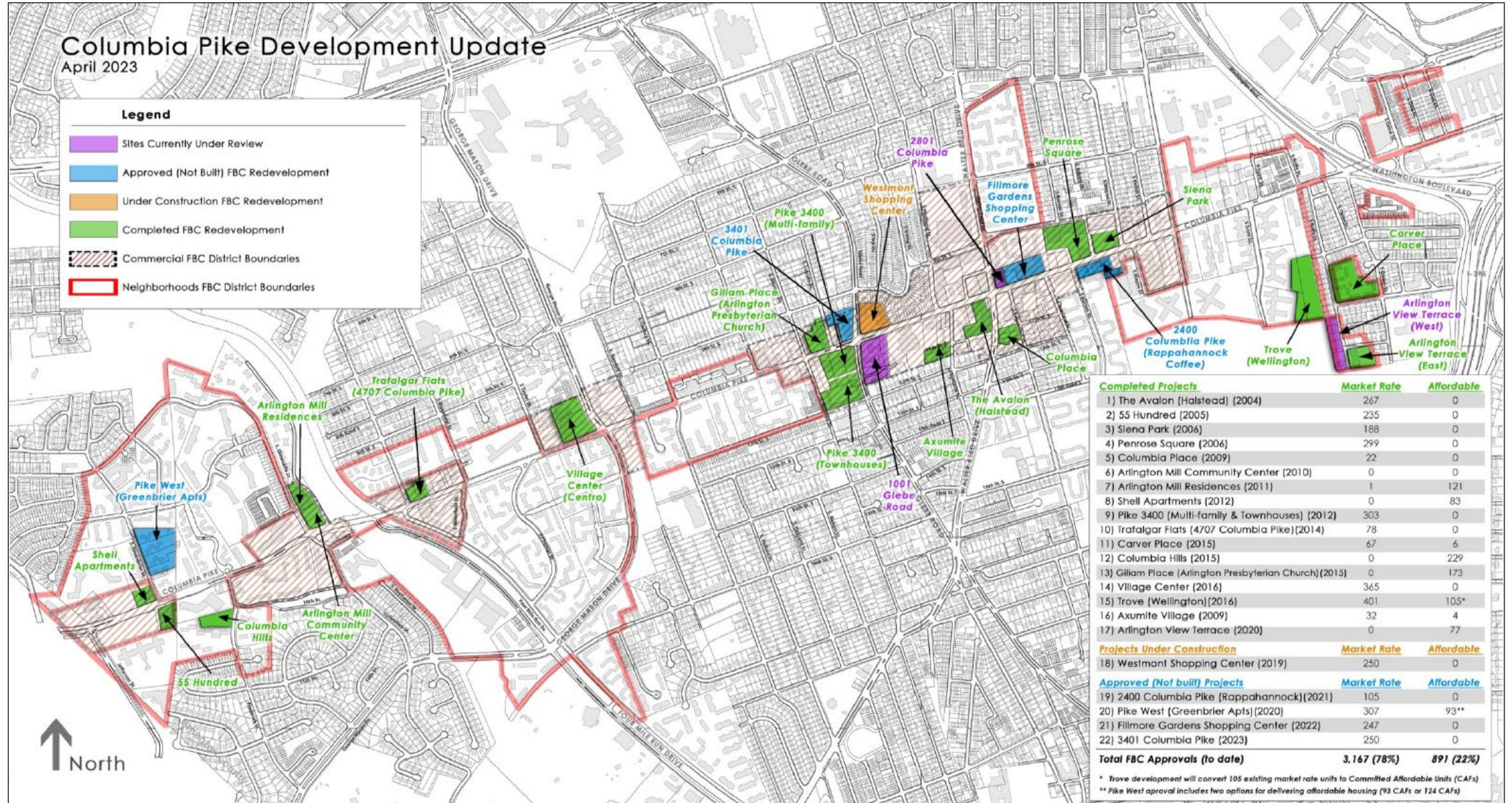
 **Adjacent to Conservation Area**

 **Additional Special Circumstances Notes:** See map for additional notes for specific areas.

Neighborhoods FBC – How It Works

- Other affordable housing tools still apply (e.g., Columbia Hills, Arlington View Terrace)
- Buy-downs to deeper affordability possible with existing programs
- Bonus density (added floors) also available for more CAFs
- Transfer of Development Rights (to certain Pike sites and elsewhere)
- AMI % of committed units differs east/west of George Mason
 - 60% to 80% west (in prescribed ratio)
 - 40% to 60% east (in prescribed ratio, with subsidies)
- Historic preservation and conservation areas (additional tools)
- Site-specific options in Foxcroft Heights and Arlington View
- Street connections, mini-parks

Corridor-Wide Map



Completed Projects	Market Rate	Affordable
1) The Avalon (Halstead) (2004)	267	0
2) 55 Hundred (2005)	235	0
3) Siena Park (2006)	188	0
4) Penrose Square (2006)	299	0
5) Columbia Place (2009)	22	0
6) Arlington Mill Community Center (2010)	0	0
7) Arlington Mill Residences (2011)	1	121
8) Shell Apartments (2012)	0	83
9) Pike 3400 (Multi-family & Townhouses) (2012)	303	0
10) Trafalgar Flats (4707 Columbia Pike)(2014)	78	0
11) Carver Place (2015)	67	6
12) Columbia Hills (2015)	0	229
13) Gilliam Place (Arlington Presbyterian Church)(2015)	0	173
14) Village Center (2016)	365	0
15) Trove (Wellington)(2016)	401	105*
16) Axumite Village (2009)	32	4
17) Arlington View Terrace (2020)	0	77
Projects Under Construction	Market Rate	Affordable
18) Westmont Shopping Center (2019)	250	0
Approved (Not built) Projects	Market Rate	Affordable
19) 2400 Columbia Pike (Rappahannock)(2021)	105	0
20) Pike West (Greenbrier Apts)(2020)	307	93**
21) Fillmore Gardens Shopping Center (2022)	247	0
22) 3401 Columbia Pike (2023)	250	0
Total FBC Approvals (to date)	3,167 (78%)	891 (22%)

* Trove development will convert 105 existing market rate units to Committed Affordable Units (CAFs)
 ** Pike West approval includes two options for delivering affordable housing (93 CAFs or 124 CAFs)

Experience to Date

New Homes (approved):

- 3,417 Market Rate
- 891 Affordable

New Places:

- AMCC and Plaza
- Centro Arlington
- Penrose Square
- New Retail

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Experience to Date – Affordable Homes

Preserved with Neighborhoods Plan Tools:

- Trove (east end) -- 105 preserved, 401 added
- Greenbriar -- 108 preserved, 307 to be added
- The Haven -- 118 preserved (TDR to Ballston)
- Barcroft Apartments ~ 1334 preserved (purchased -- specific planning under way on how many new market rates units to be added)

Results for Affordability

- Spectacularly successful!
- 1665 affordable homes preserved so far (including Barcroft)
- 693 committed affordable homes added (FBC and N-FBC)
- 3417 market-rate (no restrictions) added
- 0 –**ZERO**-- affordable homes displaced by FBC projects

Issues

- FBC requirements can be complex (hard early days)
- Affordable retail is a challenge for renters
- Leasing retail is a challenge for landlords
- More retail flexibility added – should help both
- AED commercial market study – help for retail
- Uninspiring architecture – revisited standards
- Rebuilding a main street is painful

Risks

- The consensus behind the FBC and N-FBC depend on all the conditions within the plan:
 - Parking
 - Transit
 - Height and building size limits
 - Affordability preservation
 - Respecting neighbors
- Changing the deal can destroy the consensus

Risks

- Parking is tight already—must be managed on site for each new building
- Promised Pike transit has not been delivered (transit-oriented development needs robust transit)
- The Pike cannot carry all the county's affordable housing goals

Lessons

- FBC approvals offer more certainty and less time and cost
- Need more ways to incentivize affordable retail
- With parking and good design, mid-rise is not a big problem
- Redevelopment will not happen without profitable density
- New affordable housing will not happen without feasible density
- Six stories (1 concrete, 5 stick-built) is a natural interval—beyond that height requires concrete or steel frame

Lessons

- It's about people, not buildings and not cars
 - Apartment buildings are part of the neighborhood, not distinct
 - Affordable housing preservation plans must be in place before buildings change ownership
 - Higher density mixed income is the future of affordable housing
 - People fear change—information overcomes fear
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- Surrounding neighborhoods will accept additional density to preserve and create affordable housing