

Career Center Working Group

Meeting # 1: January 22, 2018

Columbia Pike Planning Context, Adopted Vision, and Current Revitalization Efforts

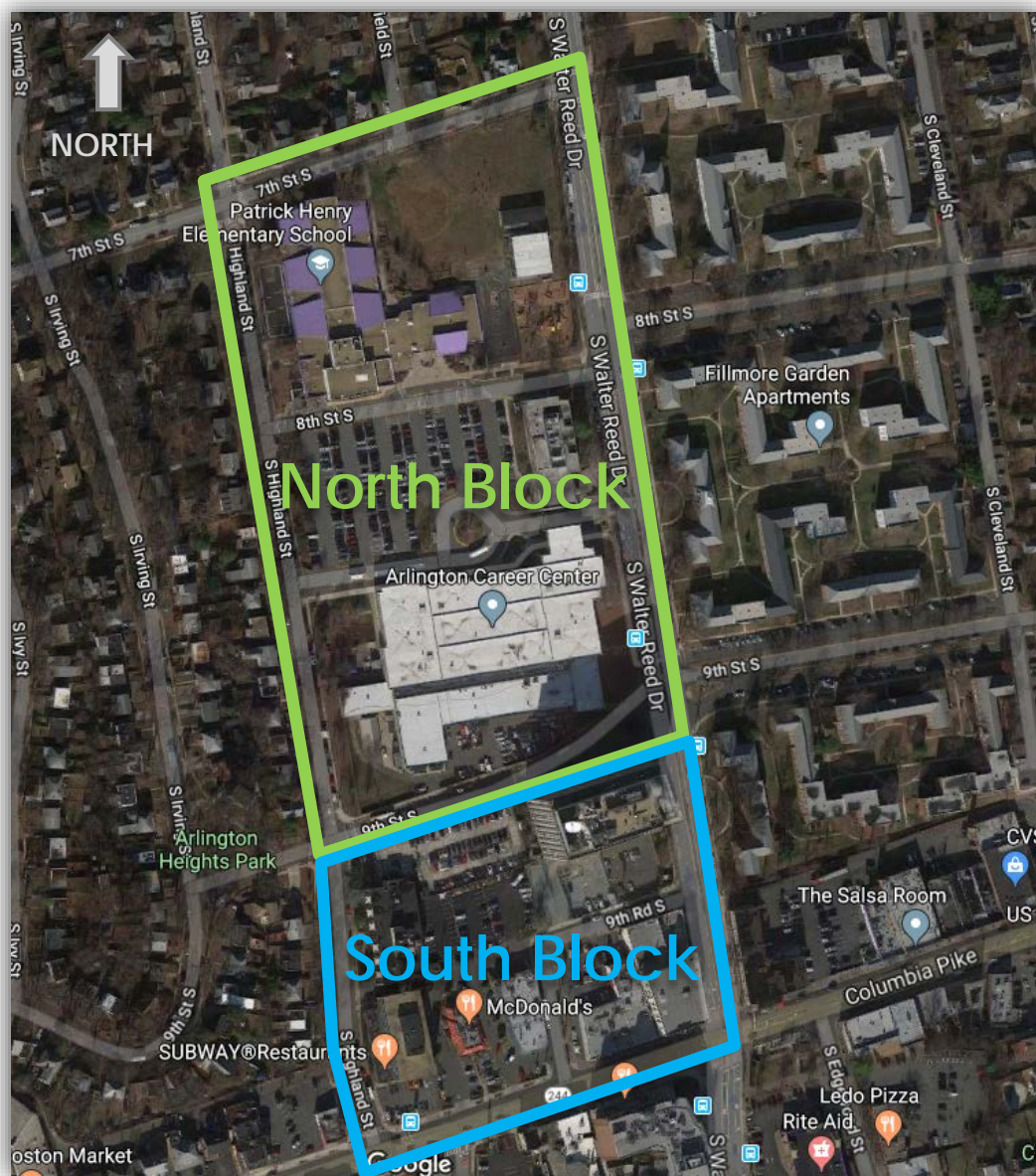
Matt Mattauszek | Planning Division, CPHD, Arlington County



Outline

1. Study Area Characteristics
2. Existing Site Conditions
3. Adopted Vision & Policies
4. Current Revitalization Efforts

Study Area Characteristics

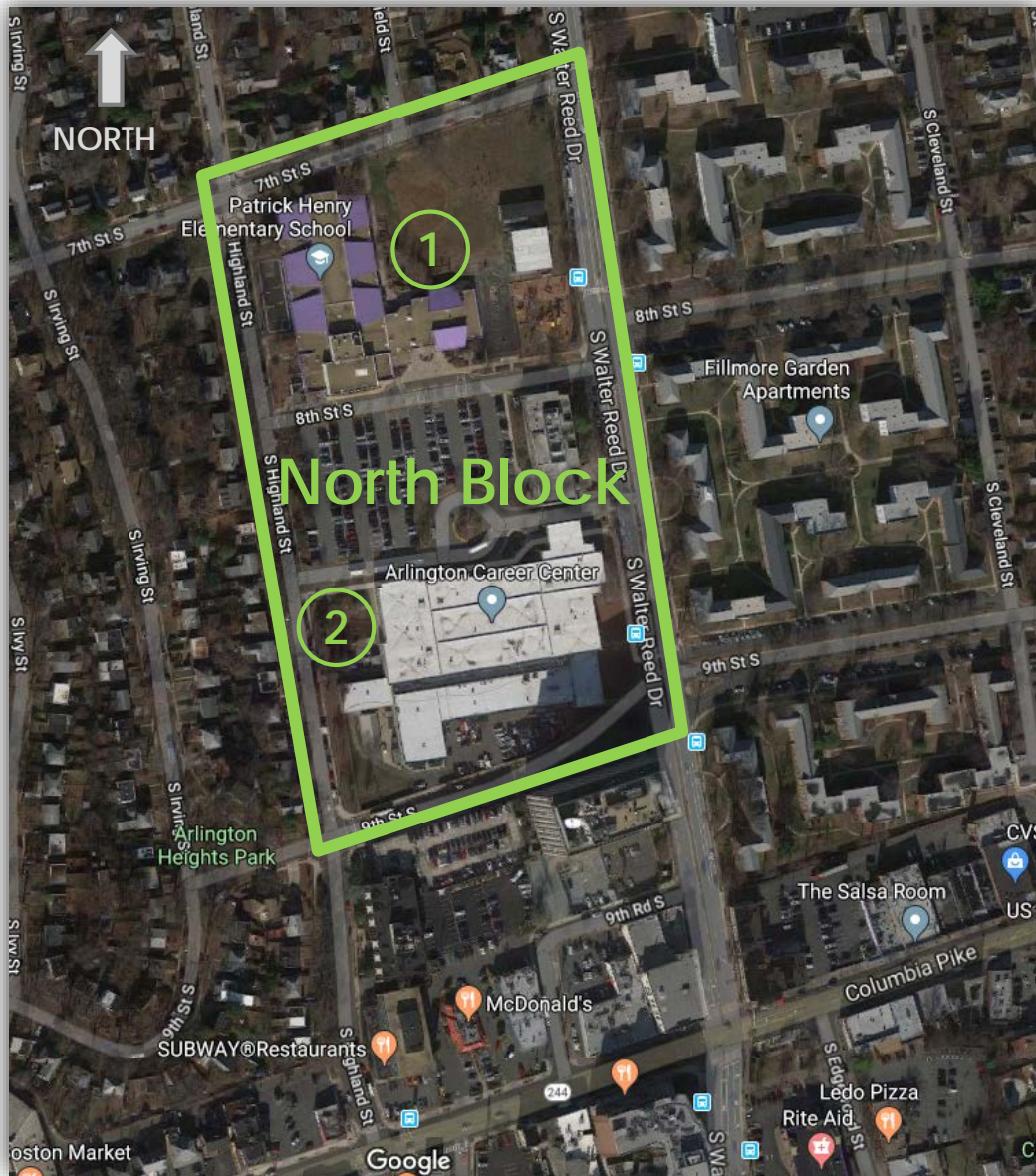


Study Area Description:

- North Block: Comprised of the Career Center, Fenwick Building, and Patrick Henry Elementary School.
- South Block: In order to address and enhance the connection of this block to Columbia Pike, identify opportunities to expand the site by leasing space in adjacent buildings and/or through land acquisition, the study area also includes the blocks between the Career Center and Columbia Pike.

- Career Center Working Group Charge

Study Area Characteristics – North Block Properties



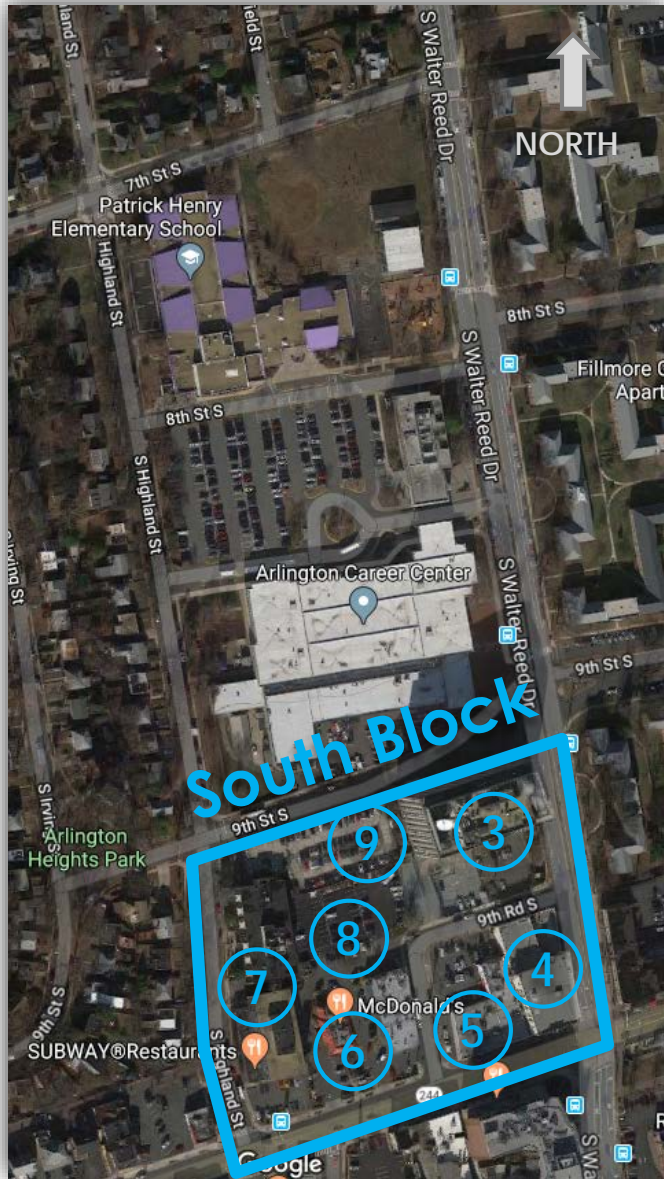
1. APS - Patrick Henry Elementary

- Address: 701 S. Walter Reed Drive (RPC # 25-014-010); GFA: 61,488 sf
- Zoning: S-3A; GLUP: Public
- Site Area: 182,952 sq. ft. (4.2 acres)
- Year Built: 1974; 2-story structure with surface parking

2. APS - Career Center, Fenwick Center, Columbia Pike Library

- Address: 816 S. Walter Reed Drive (RPC # 25-014-004);
- Zoning: S-3A; GLUP: Public + Special Revitalization District (FBC)
- Site Area: 372,000 sq. ft. (8.54 acres)
- Year Built: 1975; 2-story structure with surface parking

Study Area Characteristics – North Block Properties



3. AT&T Communications Building

- Address: 900 S. Walter Reed Drive (RPC # 25-014-005);
- Site Area: 53,261 sq. ft. (1.22 acres); Year Built: n/a; 8-story structure with surface parking

4. Arlington Cinema Draft house Building (with other commercial uses)

- Address: 2901 Columbia Pike (RPC # 25-013-002); GFA: 30,911 sf
- Site Area: 18,005 sq. ft. (0.41 acres); Year Built: 1939; 3-story structure with surface parking

5. Bangkok 54 Restaurant and Food Market

- Address: 2919 Columbia Pike (RPC # 25-013-001); GFA: 11,520 sf
- Site Area: 24,464 sq. ft. (0.56 acres); Year Built: n/a; 1-story structure with surface parking

6. 7-11 Convenience Store & McDonalds Restaurant

- 7-11: Address: 3003 Columbia Pike (RPC # 25-014-001); GFA: 9,338 sf
- McDonalds: Address: 3013 Columbia Pike (RPC # ???)
- Site Area: 37,619 sq. ft. (0.86 acres); Year Built: 1966; 1-story structure with surface parking

7. Title Max, Subway, ECDC Buildings along Highland St

- Main Building: Address: 3003 Columbia Pike (RPC # 25-014-003); GFA: 59,450 sf
- Site Area: 40,586 sq. ft. (0.93 acres); Year Built: 1961; Two, 4-story structures

8. Surface Parking Lot (internal to the block); Arlington Cinema Draft House

- Main Building: Address: n/a (RPC # 25-014-002);
- Site Area: 28,644 sq. ft. (0.657 acres); Year Built: n/a; surface parking









9. Above-grade Parking Garage (ECDC)

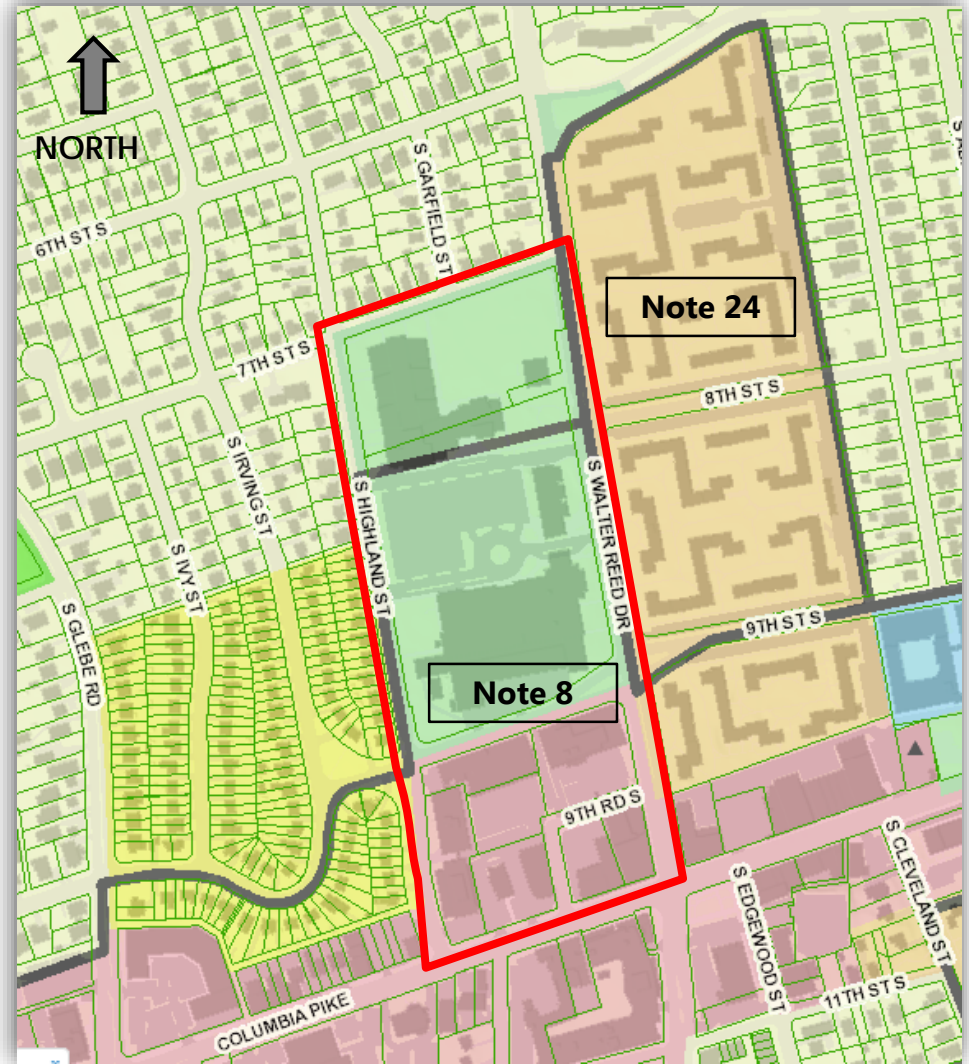
- RPC # 25-014-006;
- Site Area: 28,712 sq. ft. (0.66 acres); Year Built: 1968; 4-level parking garage

South Block is entirely located within the Special Revitalization District (FBC) and covered under C-2 zoning & Service Commercial GLUP (except @3, C-O zoning)

Existing Conditions – General Land Use Plan (GLUP)

- North Block: Public
- South Block: Service Commercial
- Note 8: These areas were designated a “Special Revitalization District” on 11/15/86 (FBC)
- Note 24: These areas were “Special Revitalization District” on 11/16/13 and include Conservation Areas (N-FBC)

GENERAL LAND USE PLAN LEGEND	
	Residential – Low
	Residential – Low
	Residential – Low-Medium
	Service Commercial
	Public
	Semi-Public
	Office/Apt/Hotel – Medium
	Special Revitalization District Boundaries (Notes 8 & 24)



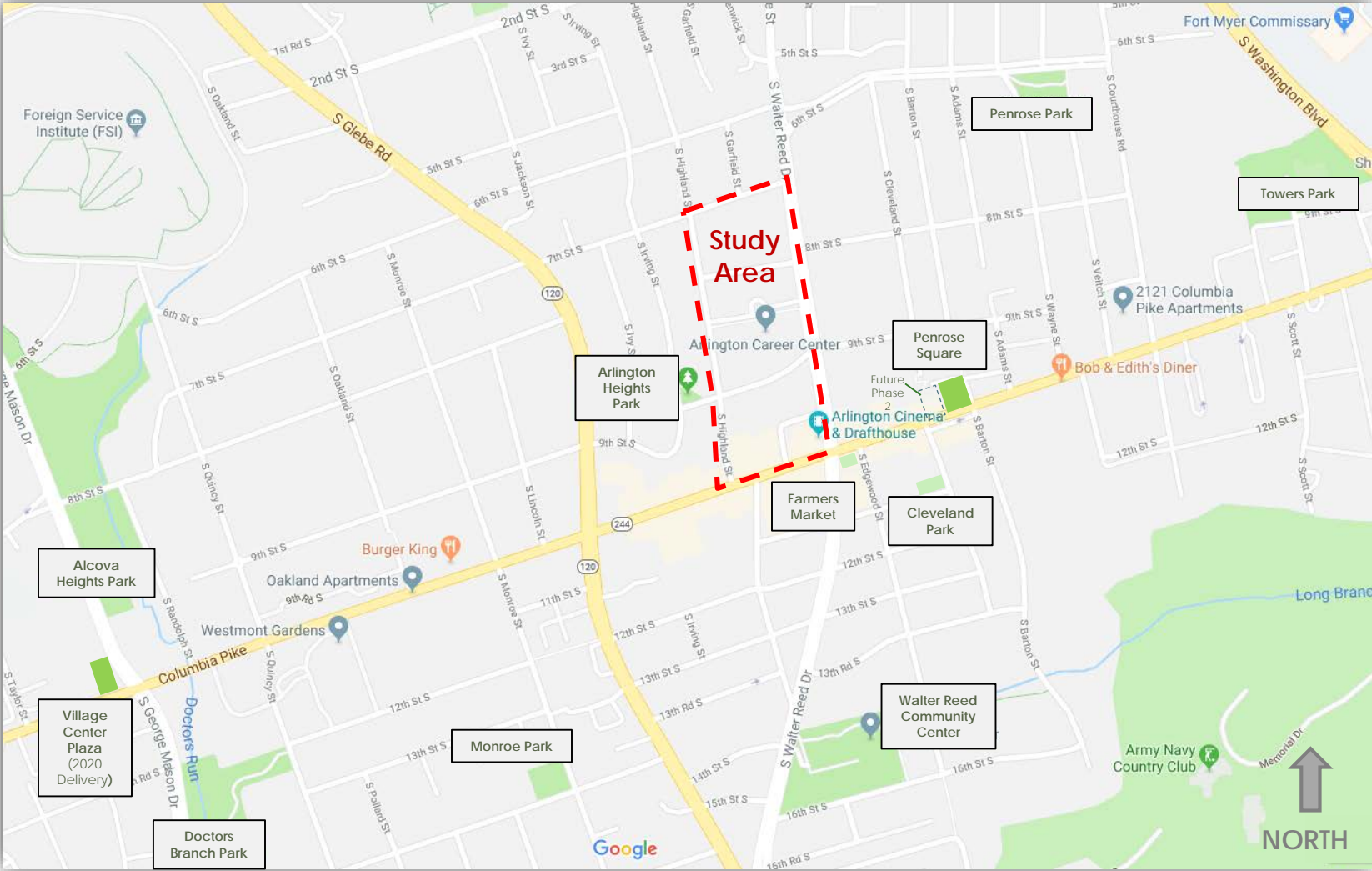
 Study Area Boundary

Existing Conditions – Zoning Districts

- North Block: S-3A (Special District)
 - Permitted heights of up to 45 feet
 - Allowable modifications by County Board for schools:
 - Minimum parking requirements
 - Setbacks, density, height, and dimensional standards
 - Subject to findings of specific criteria
- South Block:
 - Most Commercial Properties: C-2 (Service Commercial-Community Business District)
 - AT&T Office Building: C-O (Mixed Use District)

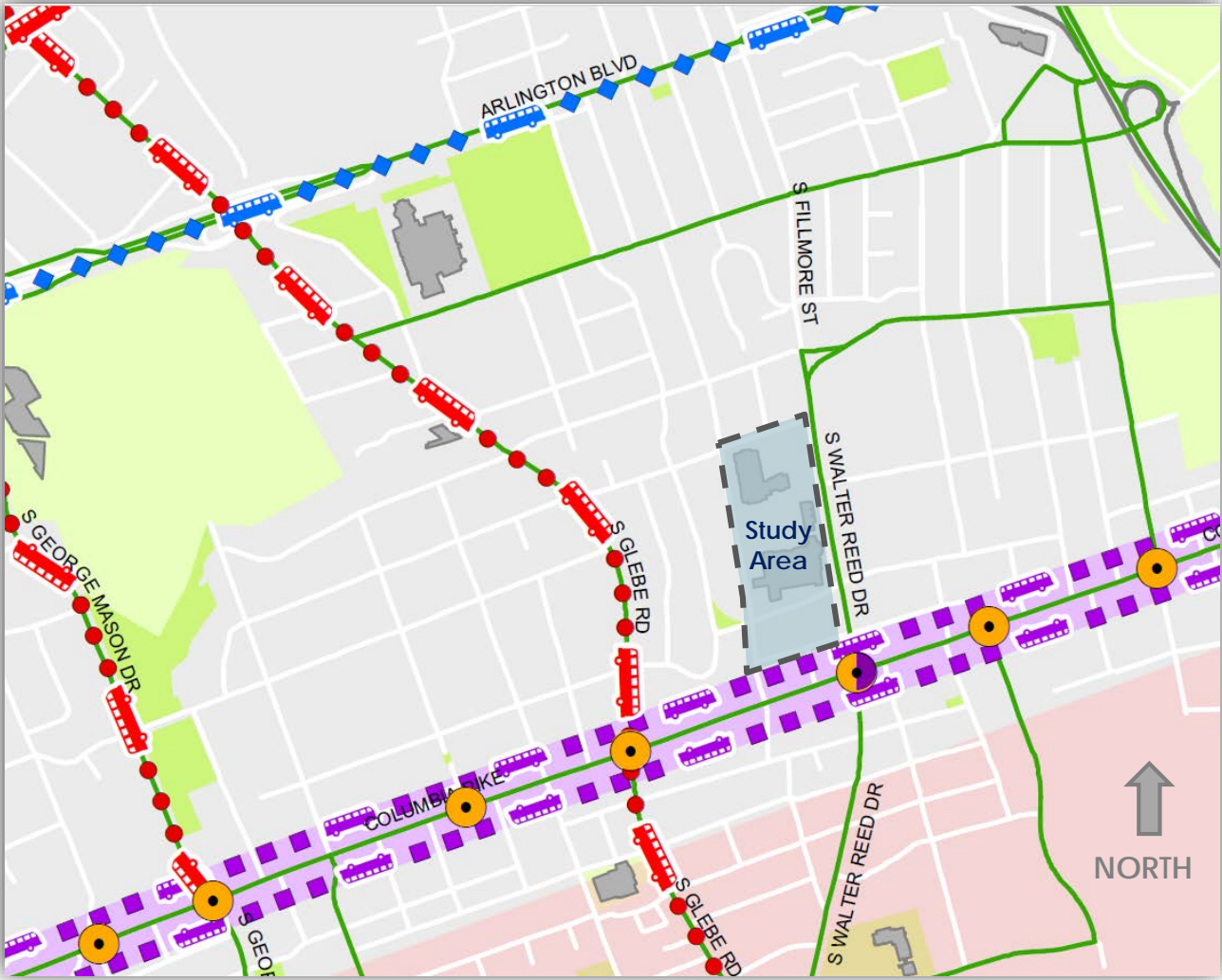


Existing Conditions – Open Space Network



 Study Area

Existing Conditions – Transit Network



 Study Area

Legend

- Limited-Access Routes**
- High-Occupancy-Incentive Corridors**
- Neighborhood Streets**
- Other Streets
- Pedestrian Priority Streets
- Flexible Transit Zones**
- Public Parks**
- Federal-Owned Lands**
- Potomac River**
- Transit Networks**
 - Transit Stations - Existing and Proposed
 - Premium Transit Network
 - Express Bus Corridor
 - Primary Transit Network
 - Secondary Transit Network
- Public Transportation Facilities**
 - Existing
 - Planned
 - Virginia Railway Express
 - Metro Station
 - Metro Blue Line
 - Metro Orange Line
 - Metro Silver Line
 - Metro Yellow Line

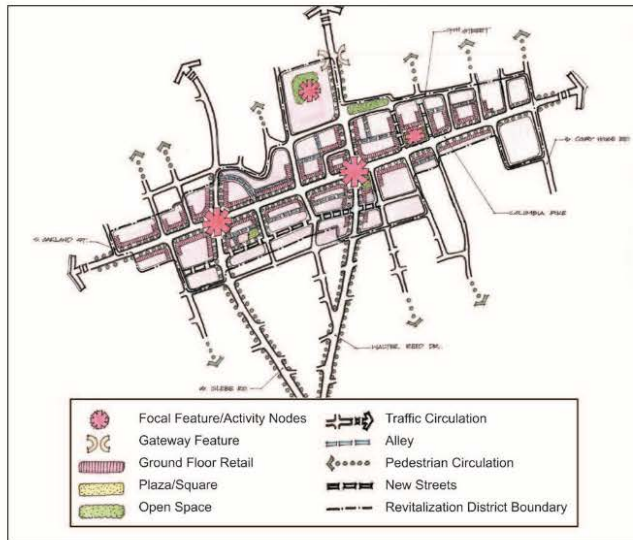
Adopted Vision – Columbia Pike Initiative

COLUMBIA PIKE INITIATIVE – A REVITALIZATION PLAN (2002 & 2005 Update)

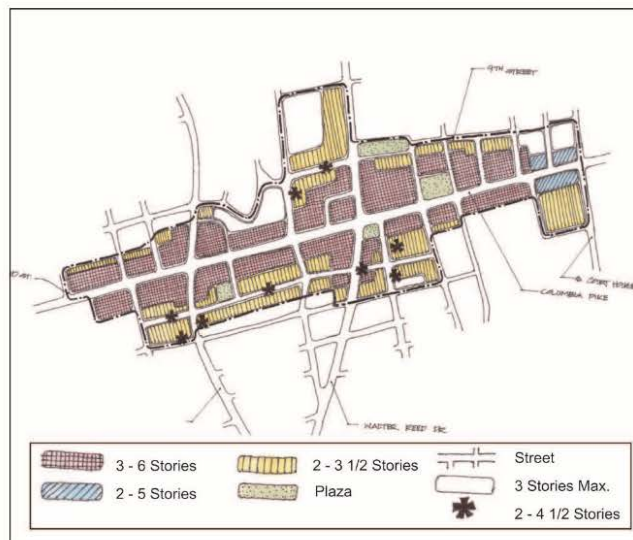
Adopted Vision for Columbia Pike – A Walkable Main Street:

- Vibrant community, with save neighborhoods, active uses, and variety of housing options
- An ethnically diverse and culturally rich community
- A community that can be easily accessed by public transportation or on foot
- A community with well-designed and attractive buildings, streetscapes, and open spaces

TOWN CENTER CONCEPT



TOWN CENTER BUILDING HEIGHTS



Successful Main Street:

- Mixed-Use
- Public Spaces
- Pedestrian Scale with articulated ground floor
- Buildings located at the back of sidewalks
- Buildings built close together to form an urban environment
- Underground parking
- Appropriate transitions to residential neighborhoods
- Enhanced public transportation
- Enhanced Streetscape

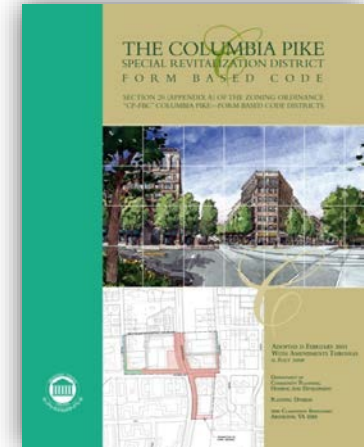
Adopted Vision – Implementation

WHY FORM BASED CODE?

- Alternative type of zoning to conventional zoning
- New tool to incentivize redevelopment activity in a non-metro corridor of Arlington
- Accommodated through lower application fees & streamlined review process for projects

WHAT IS A FORM-BASED CODE?

- Prescriptive set of regulations (not guidelines) outlying numerous aspects of site development
- Represents agreed-upon vision established with the community
- Allows flexibility in the use and activities that can occur
- Emphasizes the built environment and framing a quality public realm



Commercial FBC



Neighborhoods FBC

Adopted Vision – Form Based Code

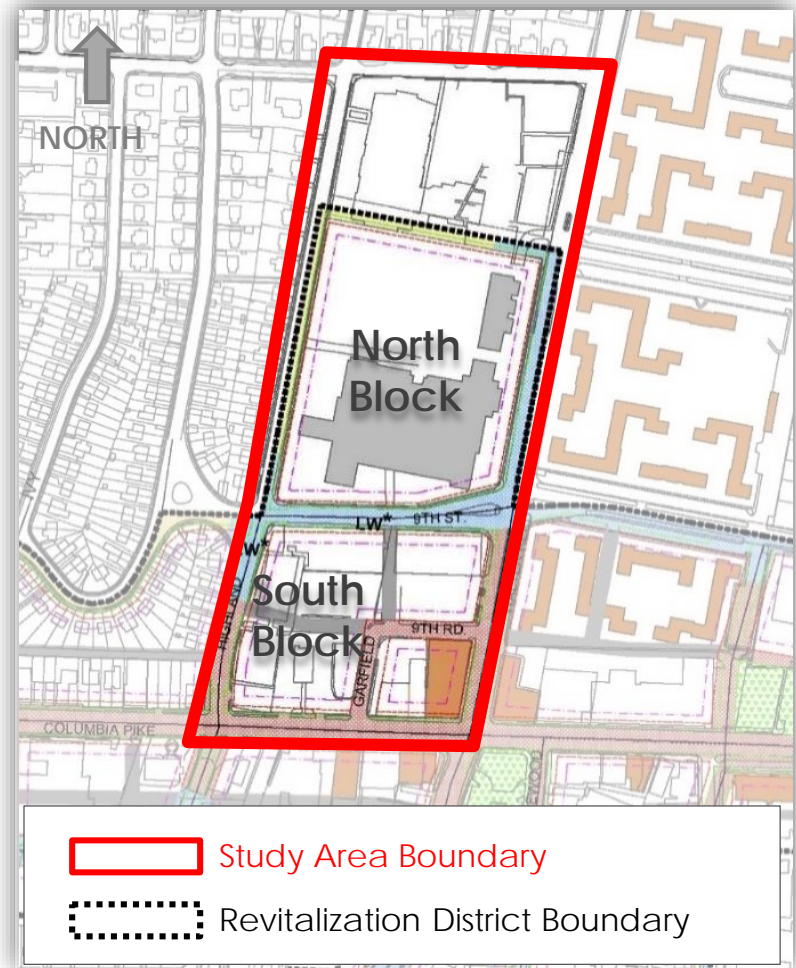
1. North Block – Career Center site only:

- “Local” frontage on S. Walter Reed Drive & 9th Street
 - 2 – 3 ½ stories in height (blue)
 - 15% for private open space
- “Neighborhood” frontage on S. Highland St & 8th St
 - Up to 3 stories in height (yellow)
 - 30% for private open space
- 4 Required Building Lines – along site perimeter
- Maximum buildable area depth for each BES frontage
- Minimum parking (vehicle + bicycle) requirements; Architectural & Streetscape Standards
- Designated Civic Building – allows relief from FBC standards through public process and CB approval (similar to Arlington Mill Community Center)

2. South Block – Commercial Properties

- “Main Street” frontage on Columbia Pike, Walter Reed Drive, 9th Road, and portion of Highland Street
 - 3-6 stories in height (red)
 - 15% for private open space
- “Local” frontage on 9th Street and portion of Highland St
 - 2-4 ½ stories in height (LW * designation)
 - 15% for private open space
- Required Building Lines along each public right of way
- New streets and alleys
- Minimum parking (vehicle + bicycle) requirements; Architectural & Streetscape Standards
- Cinema Draft house designated as Historic Structure

FBC REGULATING PLAN (SUPERSEDES THE CPI VISION FOR THE SITE)



Adopted Policies – Open Space

Shared use agreements

- Continue programming for the broader community
- Explore shared use of amenities and resources

Levels of Service

- Determine role of school sites in maintaining/contributing to levels of service standards
- Verify expectations for future open space planning efforts/role of school sites

Identify opportunities to address community needs along Columbia Pike *

- Special events/festivals
- Parks & plazas
- Hiking trails
- Community centers
- Indoor facilities/sports
- Spray grounds
- Rentable space

** As noted in the Draft Public Spaces Master Plan currently under review*

Adopted Policies – Transportation

Master Transportation Plan | Pedestrian Element

- Emphasize projects within priority pedestrian zones near schools
- Construct missing sidewalks/street crossings within school walking zones

Master Transportation Plan | Streets Element

- Utilize principles of Safe Routes to School in designing and operating streets near schools

Master Transportation Plan | Bicycle Element

- Enhance bicycle facilities providing access to schools
- Conduct an ongoing “safe bicycle route to schools” program with educational courses

Master Transportation Plan | Demand and System Management Element

- Ensure all Arlington schools include TDM plans and measures
- Maximize sharing of parking spaces by various users on school parking lots

Adopted Policies – Other Development Elements

Undergrounding of Utilities

- Develop short & long-term approach to addressing undergrounding
- Verify if any relocation and enhancements to dry and wet utilities may be necessary

Stormwater Management

- Ensure County and State requirements are met (possibly by phase)
- Address impacts on the site from impervious surfaces and additional density considered

Site Lighting

- Determine anticipated needs based on uses
- Evaluate associated impacts on surrounding neighborhood

Landscape

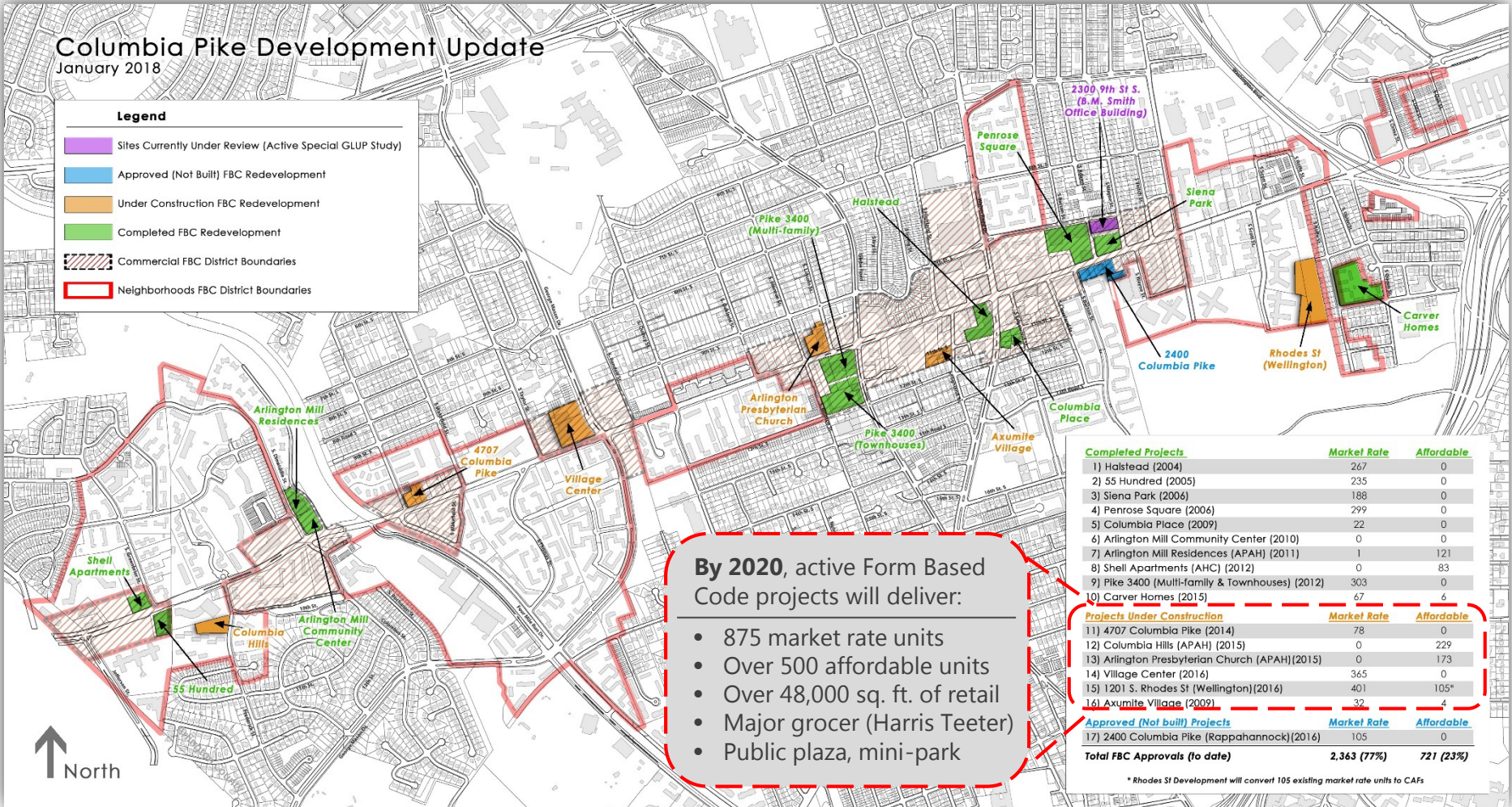
- Maintain tree canopy coverage requirements throughout the site (possibly by phase)
- Confirm level of streetscape improvements around perimeter of the study area

Current Revitalization Efforts – Private Redevelopment

Columbia Pike Development Update January 2018

Legend

- Sites Currently Under Review (Active Special GLUP Study)
- Approved (Not Built) FBC Redevelopment
- Under Construction FBC Redevelopment
- Completed FBC Redevelopment
- Commercial FBC District Boundaries
- Neighborhoods FBC District Boundaries



By 2020, active Form Based Code projects will deliver:

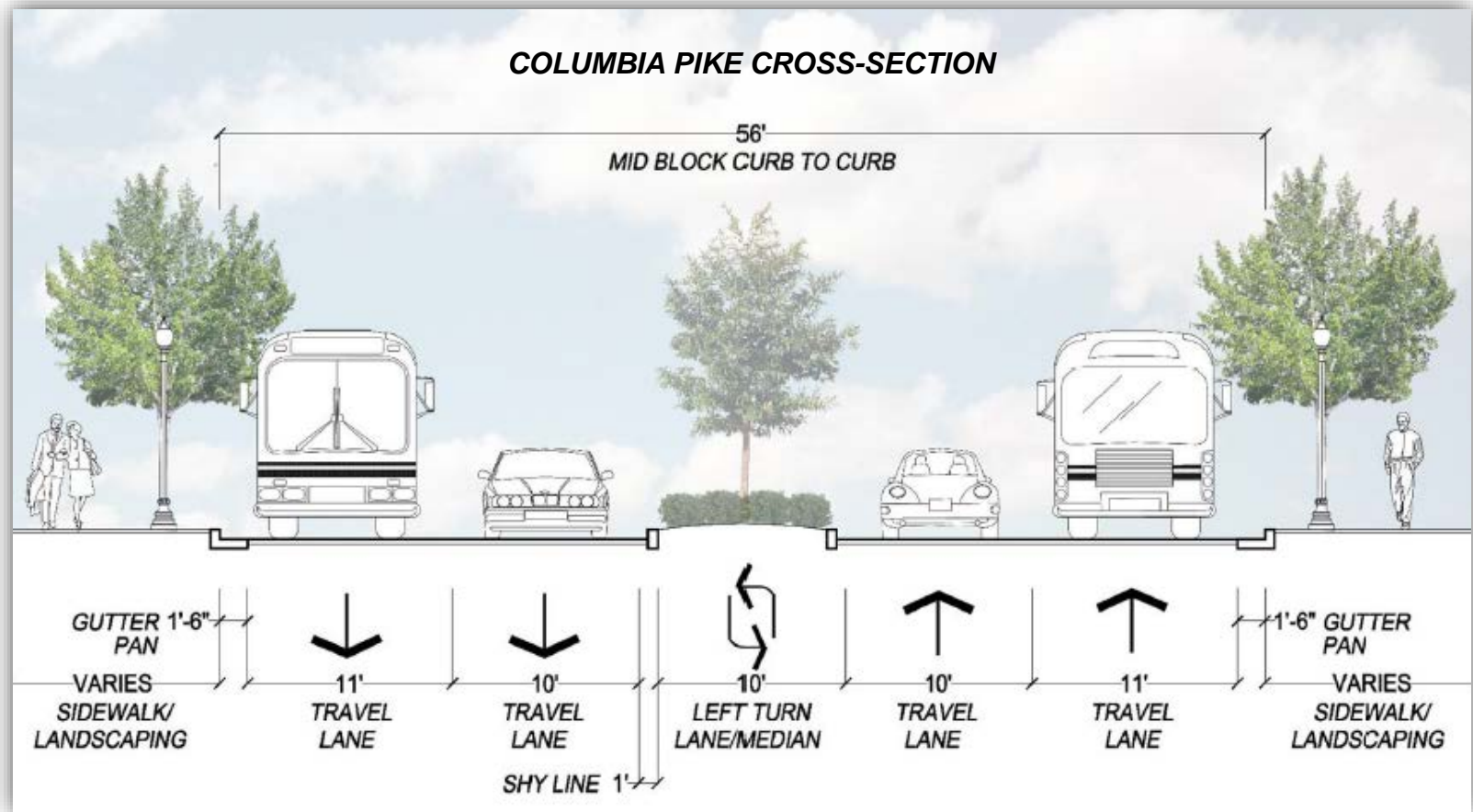
- 875 market rate units
- Over 500 affordable units
- Over 48,000 sq. ft. of retail
- Major grocer (Harris Teeter)
- Public plaza, mini-park

Completed Projects	Market Rate	Affordable
1) 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 (APAH) (2011)	1	121
8) Shell Apartments (AHC) (2012)	0	83
9) Pike 3400 (Multi-family & Townhouses) (2012)	303	0
10) Carver Homes (2015)	67	6
Projects Under Construction	Market Rate	Affordable
11) 4707 Columbia Pike (2014)	78	0
12) Columbia Hills (APAH) (2015)	0	229
13) Arlington Presbyterian Church (APAH) (2015)	0	173
14) Village Center (2016)	365	0
15) 1201 S. Rhodes St (Wellington) (2016)	401	105*
16) Axumite Village (2009)	32	4
Approved (Not built) Projects	Market Rate	Affordable
17) 2400 Columbia Pike (Rappahannock) (2016)	105	0
Total FBC Approvals (to date)	2,363 (77%)	721 (23%)

* Rhodes St Development will convert 105 existing market rate units to CAFs

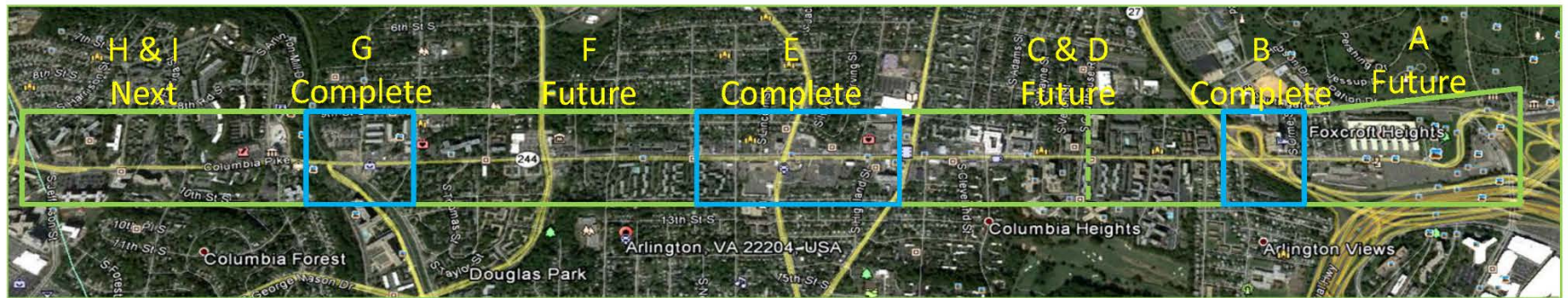
Current Revitalization Efforts – Multimodal Improvements








Street Design, Utility Undergrounding, Streetscape Enhancements



Ultimate streetscape improvements will be achieved through Form Based Code redevelopment

Current Revitalization Efforts – Multimodal Improvements

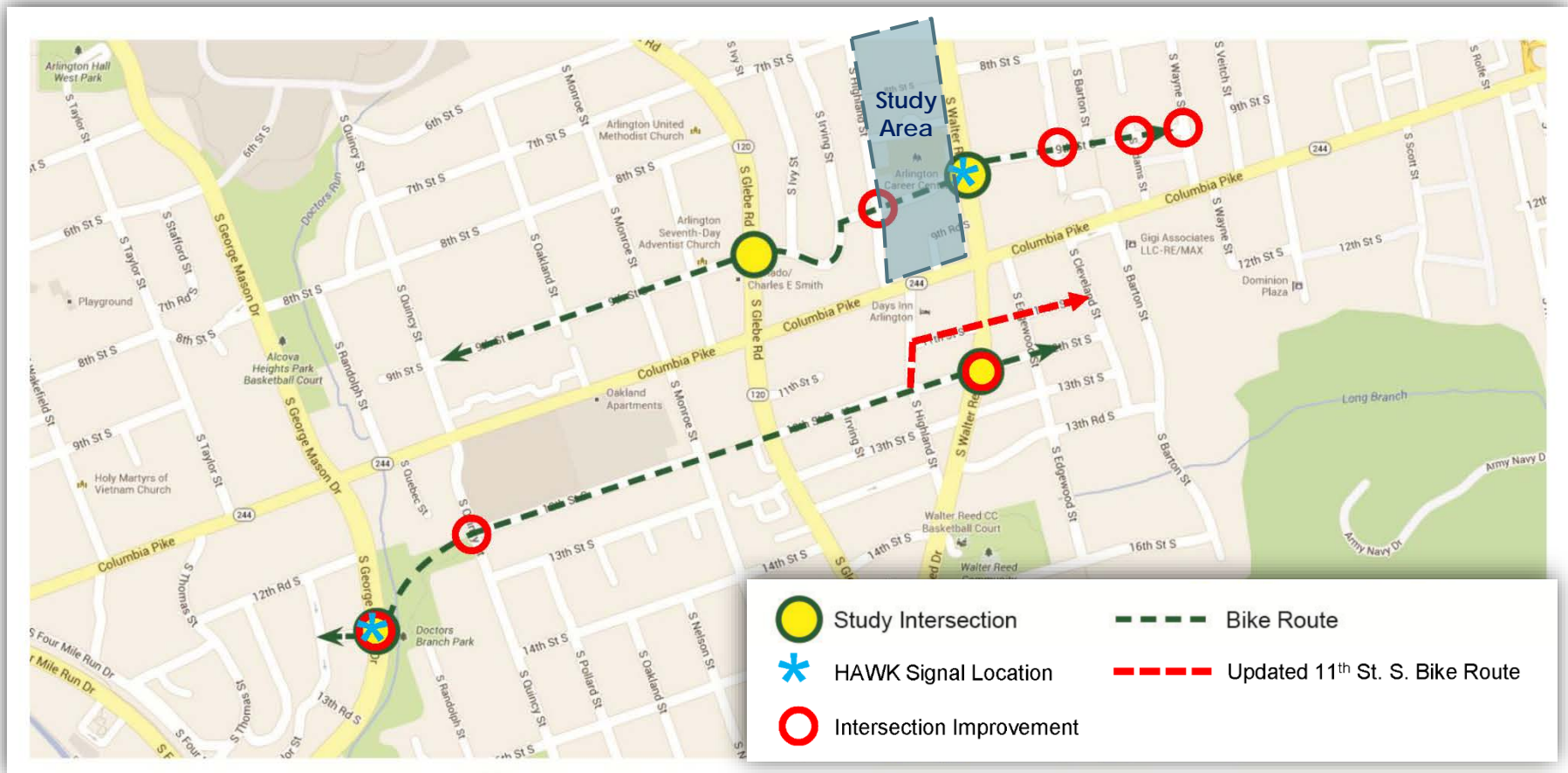


Segment	Limits	Status
 H & I	County Line to Four Mile Run	Construction Early 2018* (Washington Gas Main Relocation Spring-Fall 2017)
 G	Four Mile Run to S. Wakefield St.	Completed Summer 2015
 F	S. Wakefield St. to S. Oakland St.	Design Completion Spring 2018*
 E	S. Oakland St. to S. Garfield St.	Completed Fall 2009
 C & D	S. Garfield St. to S. Quinn St.	Design Completion Mid 2018*
 B	27/244 Interchange (VDOT)	Completed Summer 2015
 A	S. Orme St. to S. Joyce St.	Orme to Oak – Design Completion Mid 2018*

* Subject to obtaining property rights and utility approvals

Current Revitalization Efforts – Bike Boulevards

Planned bicycle and pedestrian improvements along 9th and 12th Streets

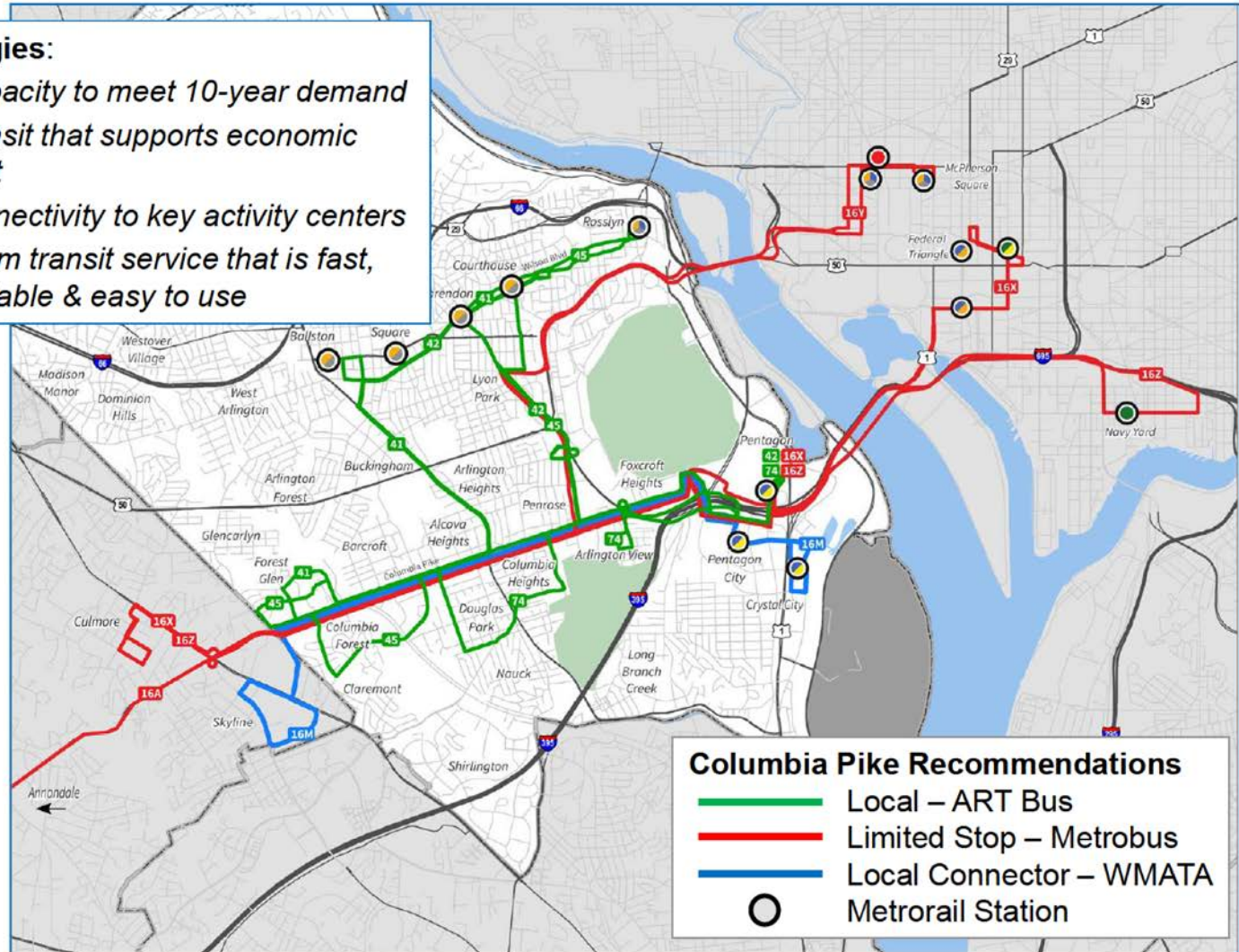


- Signs and pavement markings along 9th and 12th Streets were completed in 2013
- Improvements along 9th Street intersections were completed in 2017
- Work on Walter Reed Drive and 12th Street improvements is anticipated to start in mid-2018

Current Revitalization Efforts – Transit Improvements

Goals & strategies:

- Increase capacity to meet 10-year demand
- Invest in transit that supports economic development
- Improve connectivity to key activity centers
- Offer premium transit service that is fast, frequent, reliable & easy to use



Current Revitalization Efforts – Transit Improvements

- “Premium Transit Network” planned
- Enhanced ArtBus service to improve neighborhood connections to Columbia Pike and Crystal City
- New MetroBus route to connect Skyline → Crystal City
- Limited-stop commuter buses for faster trips
- New “transit stations” with seating, lighting and info displays
- Transit signal priority to reduce delays at intersections
- Off-vehicle fare collection



Initial installations of transit stations are planned for Buchanan St, Glebe Rd, and Oakland St