

1 **Section II. Definitions**

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4 **Street Tree Alignment Line**

5 A line along which Street Trees are to be planted. The Street Tree Alignment Line is parallel
6 with the Street or Square right of way and, unless otherwise specified in the appropriate
7 Regulating Plan, is ~~4 feet from the back of the curb~~ centered within the tree pit. (Existing trees
8 are not required to be relocated by this requirement).

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12 **Section III. The Regulating Plan**

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15 **B. Rules for the Regulating Plan and New Development Plans**

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18 **4. PARKING**

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20 **E. Bicycle Parking:**

- 21 1. For office ~~development~~ uses, the developer ~~must~~ shall provide 1 employee bicycle
22 parking space ~~rack or bicycle locker (2-bike capacity)~~ per 7,500 square feet of
23 GFA and 1 visitor/customer bicycle parking space ~~rack (2-bike capacity)~~ per
24 20,000 square feet of GFA.
- 25 2. For residential ~~development~~ uses, the developer ~~must~~ shall provide 1 tenant
26 bicycle parking space ~~rack or bicycle locker (2-bike capacity)~~ per 3 units and 1
27 visitor bicycle parking space ~~rack (2-bike capacity)~~ per 50 units.
- 28 3. For retail ~~development~~ uses, the developer ~~must~~ shall provide 1 employee bicycle
29 parking space ~~rack or bicycle locker (2-bike capacity)~~ per 5,000 square feet of
30 GFA and 1 visitor/customer bicycle parking space ~~rack (2-bike capacity)~~ per
31 ~~12,500~~ 25,000 square feet of GFA.
- 32 4. For hotel uses, the developer shall provide 1 employee bicycle parking space per
33 10 guest rooms.
- 34 5. All tenant and employee bicycle parking facilities are to be highly visible to
35 intended users and shall be protected from rain and snow within a secure
36 structure, meeting Class 1 secure storage standards as contained in the Arlington

37 County Master Transportation Plan’s Bicycle Element (July 2008) and as may be
38 subsequently amended. Where tenant and employee bicycle parking cannot be
39 accommodated within structured parking located on site, the design of the
40 independent bicycle parking facility, also to be located on site, shall be screened
41 from view of pedestrians along a STREET and constructed using the same
42 materials or materials appearing to be the same as those used on the primary
43 building(s). The bicycle parking facilities shall not encroach on any area in the
44 public right of way intended for use by pedestrians, nor shall they encroach on
45 any required fire egress.

- 46 6. On-street bicycle parking spaces (as defined in Section V.B. Minimum Standards
47 VI. G. Lighting and Mechanical Equipment) may be counted toward the
48 minimum customer/visitor bicycle parking requirement.

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50 **Section V. Streetscape Standards**

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52 **B. Minimum Standards**

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54 **THE STREETScape**

- 55 ■ Each STREET shall have canopy shade trees (STREET TREES). Wherever the REGULATING
56 PLAN does not show specific STREET TREE placement, STREET TREES shall be planted
57 along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 25 to 30
58 feet on center (measured per BLOCK face). Required tree planting area widths are
59 specified on the typical street cross sections in the Master Transportation Plan – Part I.
60 However, open soil surface area shall be not less than 60 square feet ~~(with a minimum of~~
61 ~~5 feet in any direction)~~ per isolated tree, and connected (tree strip) planting areas are
62 encouraged. The planting area’s minimum dimension shall be ~~not less than~~ 5 feet or as
63 indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting
64 Strip Size. At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet above
65 grade) and at least 12 feet in overall height. Species shall be selected from the Columbia
66 Pike Special Revitalization District Street Tree List. Consult the ADMINISTRATIVE
67 REVIEW TEAM for the designated tree species for a particular STREET.

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69 **ON-STREET PARKING**

- 70 ■ On-street parking nubs shall be incorporated into the sidewalk in a pattern consistent with
71 the Master Transportation Plan.

- 72 ○ The parking space/tree planting pattern may be interrupted by existing or
73 proposed new driveways, STREETS, ALLEYS, and transit stops/stations.
- 74 ○ Parking spaces shall be constructed in a manner that allows proper drainage
75 (toward a valley gutter at the curb line)
- 76 ○ Parking spaces shall be constructed according to County standards to ensure
77 accessibility for street cleaning vehicles.

78

79 **STREET FURNITURE**

- 80 ■ Benches - Benches ~~will~~ shall have backs and arm rests.
 - 81 ○ ~~The current standard bench purchased with County funds for Columbia Pike is~~
82 ~~standard b~~Benches for in the Columbia Pike corridor shall be is the Victor
83 Stanley “Steelsites Streetsites” model # R-B 28 or equivalent.
 - 84 ○ Benches located in the furniture zone, and oriented perpendicular to the street,
85 shall be 4 feet in length. Benches located in the furniture zone but not
86 perpendicular to the Street may be longer so long as their length does not conflict
87 with the placement of other streetscape elements or obstruct necessary pedestrian
88 movement.
 - 89 ○ Bench ratios provided below shall be used to calculate only the total number of
90 required benches and may not necessarily determine the bench locations.
 - 91 ○ Where present, the amount of frontage dedicated to transit stops, as determined
92 by the Department of Environmental Service (or its successor agency), transit
93 may be subtracted from the overall building frontage when calculating the total
94 number of required benches.
 - 95 ○ For each MAIN STREET or AVENUE site project, one ~~(1)~~ bench will shall be
96 provided for every ~~30~~ 50 feet of STREET FRONTAGE ~~on a project~~.
 - 97 ○ For each LOCAL site that is built to a LIVE/WORK standard, one bench shall be
98 provided for every 100 feet of street frontage. LOCAL sites that are not built to a
99 LIVE/WORK standard and NEIGHBORHOOD sites are exempt from the bench
100 requirement.
- 101 ■ Waste Bins - The standard waste bin for the Columbia Pike corridor is the Victor
102 Stanley “Bethesda Series” model # S-42 or equivalent. At a minimum, one ~~(1)~~ waste bin
103 ~~will~~ shall be provided at each BLOCK CORNER or BUILDING CORNER.
- 104 ■ Bike Racks – ~~The standard b~~Bike racks (2-space capacity) for the Columbia Pike
105 corridor ~~is~~ shall be an inverted “U” in galvanized steel with a baked-on black paint
106 finish.

- 107 ○ ~~Bike racks (2-bike-space capacity)~~ shall be installed on both sides of the Street,
 108 along the Street Tree Alignment Line or within the furniture zone ~~at no more~~
 109 ~~than 60' intervals~~ (not to interfere with the placement of Street Trees or Street
 110 Lights). ~~measured parallel to the Street~~. At the time of the development, the
 111 developer is only responsible for the installation of bicycle racks on the side(s) of
 112 the Street being developed.

- 113 ○ Where feasible and not in conflict with other streetscape elements, at least 50%
 114 of visitor/guest bike racks shall be located within 50 feet of the primary
 115 residential/office building entrance and shall be located in groups of two or
 116 more. In all other locations, bike racks shall be distributed within a project either
 117 as a single rack or in groups of two.

- 118 ■ Placement and model/type of all street furniture and fixtures, if different than the current
 119 standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.

120 **GENERAL NOTES**

- 121 ■ All plant material (including trees) shall conform to the standards of the American
 122 Association of Nurserymen and shall have passed any inspections required under State
 123 regulations.

- 124 ■ Invasive exotic species found anywhere on the LOT shall be removed.

- 125 ■ Mechanical and electrical equipment including, but not limited to, air compressors,
 126 pumps, exterior water heaters, water softeners, private garbage cans (not including
 127 public sidewalk waste bins), and storage tanks may not be stored or located within any
 128 STREET. (Water pumps not visible are not included in this prohibition.)

- 129 ■ STREET LIGHTING shall be placed along the STREET TREE ALIGNMENT LINE or within the
 130 furniture zone as shown in the Master Transportation Plan.

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132 **C. Squares and Civic Greens**

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134 **MATERIALS AND CONFIGURATIONS**

- 135 ■ Wherever the REGULATING PLAN ~~or the Master Transportation Plan~~ does not show
 136 specific STREET TREE placement, STREET TREES shall be planted along the STREET TREE
 137 ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center.

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139 **STREET FURNITURE**

- 140 ~~▪ Benches — Benches will have backs and arm rests.~~
- 141 ~~▪ The current standard bench purchased with County funds for Columbia Pike is the~~
- 142 ~~Victor Stanley “Steelsites” model # R-B 28 or equivalent.~~
- 143 ~~▪ For each project, one (1) bench will be provided for every 30 feet of STREET FRONTAGE~~
- 144 ~~on a project.~~
- 145 ~~▪ Waste Bins — The standard waste bin for the Columbia Pike corridor is the Victor~~
- 146 ~~Stanley “Bethesda Series” model # S-42 or equivalent. At a minimum, one (1) waste bin~~
- 147 ~~will be provided at each BLOCK CORNER or BUILDING CORNER.~~
- 148 ~~▪ Bike Racks — The standard bike rack for the Columbia Pike corridor is an inverted “U”~~
- 149 ~~ingalvanized steel with a baked-on black paint finish~~
- 150 ~~▪ Placement and model/type of all street furniture and fixtures, if different than the current~~
- 151 ~~standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.~~

152
153 **D. Columbia Pike Special Revitalization District Street Tree List**

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155 The following list contains all species approved for use in the Columbia Pike Special
156 Revitalization District. It contains native and acceptable adapted species. Other species may be
157 used for planting within a LOT. Invasive exotic species may not be used anywhere on LOTS or
158 other areas within the Columbia Pike Special Revitalization District. Species in **bold type** are
159 specified (first preference) for placement along the STREET TREE ALIGNMENT LINE, as specified
160 in the REGULATING PLAN. Species marked with an asterisk shall be used in limited areas such as
161 larger open landscaped areas, rather than for street tree use. At the recommendation of the
162 ADMINISTRATIVE REVIEW TEAM in coordination with the County’s urban forester, modifications
163 to this list may be made at a future date.

164
165 **Columbia Pike Special Revitalization District**
166 **STREET TREE LIST**

- 167 ~~▪ *Acer nigrum* ————— Black Maple~~
- 168 ~~▪ ***Acer rubrum*** ————— **Red Maple (Town and Village Centers)**~~
- 169 ~~▪ *Carya ovata* ————— Shagbark Hickory~~
- 170 ~~▪ *Celtis laevigata* ————— Sugar Hackberry *~~
- 171 ~~▪ *Fraxinus americana* ————— White Ash~~
- 172 ~~▪ *Ginkgo Biloba* ————— Ginko (male only)~~
- 173 ~~▪ *Gleditsia triacanthos inermis* ————— Thornless Honey Locust *~~

- 174 ▪ Gymnocladus dioicus Kentucky Coffeetree ‘Stately Manor’ or
 175 ‘Espresso’ (male only)
- 176 ▪ Liquidambar styraciflua Sweetgum *
- 177 ▪ Nyssa sylvatica Tupelo Black Gum *
- 178 ▪ ~~Ostrya virginiana~~ ~~Hophornbeam~~
- 179 ▪ **Platanus x acerifolia** **London Planetree (Neighborhood**
 180 **Center)**
- 181 ▪ Platanus occidentalis Sycamore
- 182 ▪ **Quercus phellos** **Willow Oak (Western Gateway)**
- 183 ▪ Quercus rubra Red Oak *
- 184 ▪ Quercus velutina Black Oak
- 185 ▪ Taxodium disticum Bald Cypress
- 186 ▪ Tilia americana American Basswood (American Linden)*
- 187 ▪ Tilia tomentosa Silver Linden
- 188 ▪ Ulmus americana American Elm (Valley Forge)
- 189 ▪ Ulmus parvifolia Lacebark Elm
- 190 ▪ Zelkova serrata Japanese Zelkova
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193 **Section VI. Architectural Standards**

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195 **G. Lighting and Mechanical Equipment**

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197 **STANDARDS FOR LIGHTING AND MECHANICAL EQUIPMENT**

198 (WHERE CLEARLY VISIBLE FROM THE STREET)

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200 ~~On-Street Bicycle Parking:~~

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203 ~~Bicycle racks (2 bike capacity) shall be installed on both sides of the STREET, along the STREET~~
 204 ~~TREE ALIGNMENT LINE or within the furniture zone at no more than 60 foot intervals (not to~~
 205 ~~interfere with the placement of STREET TREES or STREET LIGHTS) measured parallel to the~~
 206 ~~STREET. At the time of development, the developer is only responsible for the installation of~~
 207 ~~bicycle racks on the side(s) of the STREET being developed.~~