Columbia Pike: Transit and the Form Based Code

Case Study: Columbia Pike
Arlington, Virginia
Columbia Pike: Transit and the Form Based Code
Timeline of Columbia Pike Projects

LAND USE PLANNING
- Columbia Pike Initiative
- Revitalization Plan
- Form Based Code
- Columbia Pike Initiative Updated

TRANSPORTATION PLANNING
- Columbia Pike/Leesburg
- Pike Transit Study
- Street Space Planning
- Pike Transit Initiative
Columbia Pike Revitalization District
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Public Input to Form Based Code

- It’s Got to Be Walkable
- Make it Easy to Build the Right Thing
- Wake Up the Storefronts
- Promote Local Entrepreneurship
- Champion Diversity, Mix Uses, Mix Incomes
- Evolve towards an International Main-street
- Balance Transit, Walking, Biking, Traffic
- Control the Scale, Fit and Form
The Form Based Code Covers:
1. Building Location (through a Regulating Plan)
2. Building Form (Building Envelope Standards)
3. Architectural / Streetscape Standards
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Form Based Code: Town Center Regulating Plan
Form Based Code
Sets the stage for transit improvements

- Anticipates high capacity transit service
- Designates areas between building faces as shared public space
- Establishes official Parking Strategy
- Institutes new Tax Increment Public Infrastructure Fund
Street Space Planning Task Force

- Goal: Apportion public right-of-way among pedestrians, bikes, autos, and transit
- Task Force recommends high-capacity transit running in mixed traffic
- County adopts Task Force recommendations before start of transit Alternatives Analysis
- Public and agency participation throughout process
Transit Alternatives Analysis

- Continued Agency and Public Involvement
- Alternatives Screening and Evaluation
- Traffic and Transit analysis
- Recommendation: initial streetcar line running in mixed traffic, supplemented by buses
Challenges of Integrating Transit with Form Based Code

1. Modified street cross-section
   - Traffic and parking
   - Street design standards
   - Transit operations
Challenges of Integrating Transit with Form Based Code

2. Bikes, Pedestrians and Transitway

- Key concerns of Street Space Task Force
- Transit stop locations
- Special treatments at transit stops
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Key Lessons Learned
Integrating Transit with Form Based Code

1. Code provides context for coordinated land use and transit decision-making.

2. Arlington County and partner agencies establish ongoing forum for negotiating public and agency goals.

3. Blend economic development and transit benefits for project success.
Thank You

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