

# How Architecture Interacts with the FBC Process

Form-based Codes for Architects: Myths and Realities  
October 13, 2016

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Common Ground Urban Design + Planning  
Nashville, Tennessee



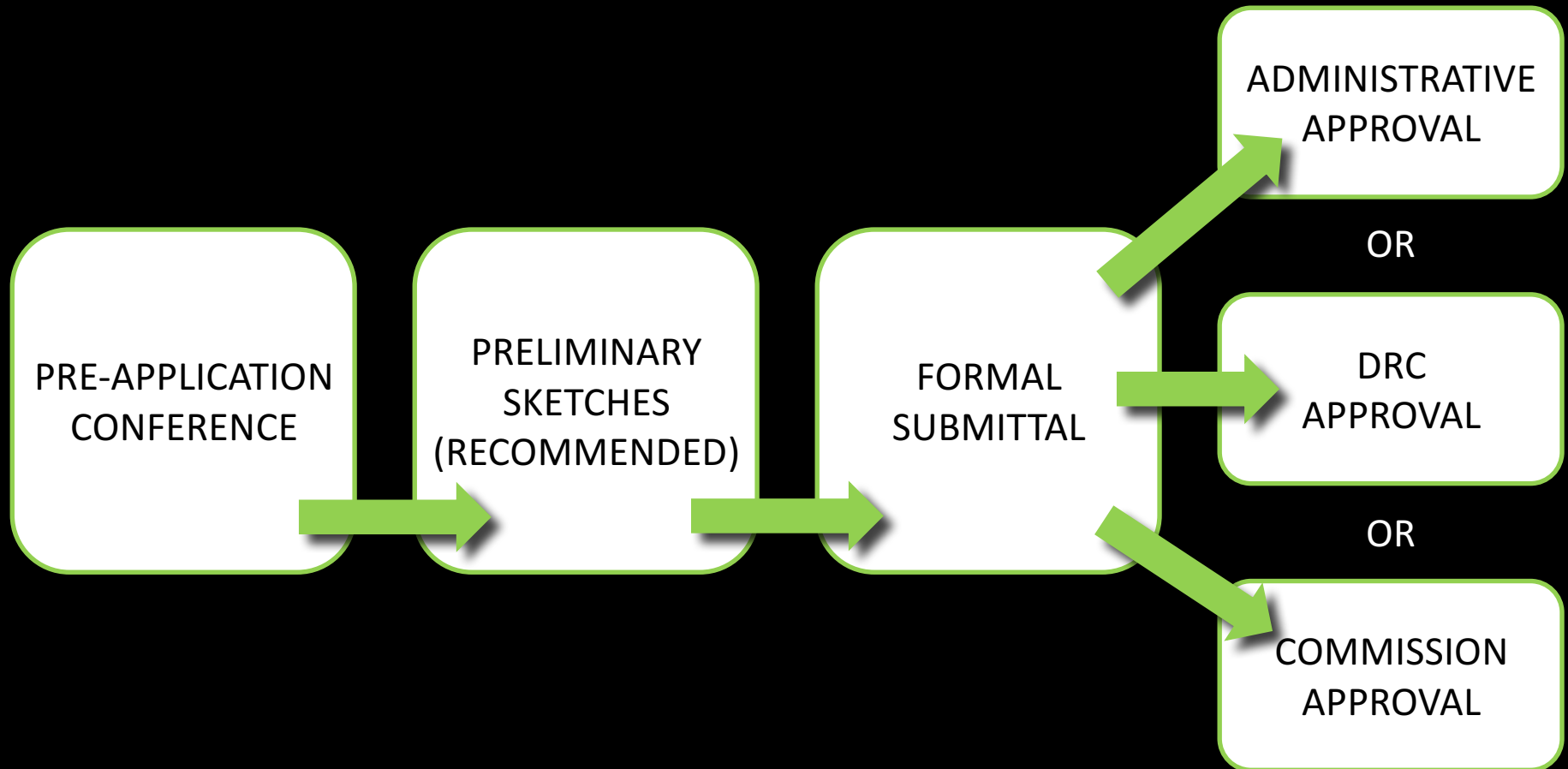
Justin Falango, RA, AICP, Chief Architect & Urban Designer

*Arlington County Government*  
Department of Community Planning, Housing & Development



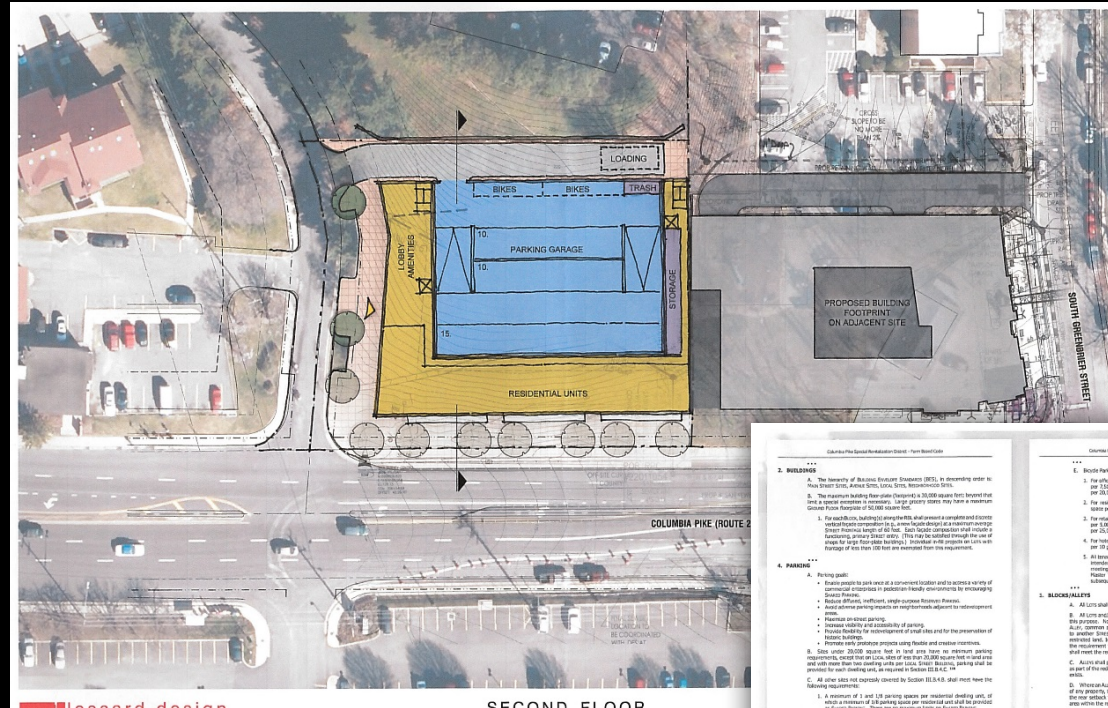
# TYPICAL FBC PROCESS

## AT A GLANCE



# TYPICAL FBC PROCESS

## PRE-APPLICATION CONFERENCE

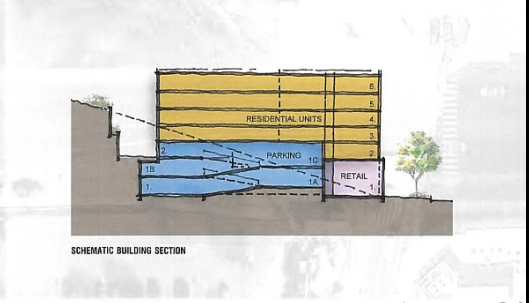


VERY IMPORTANT EVEN IF NOT REQUIRED

OPPORTUNITY TO ASK QUESTIONS ABOUT THE FORM-BASED CODE, EXPECTATION, AND THE PROCESS FOR APPROVAL

OPPORTUNITY TO SHARE PRELIMINARY IDEAS OR SKETCHES FOR EARLY FEEDBACK

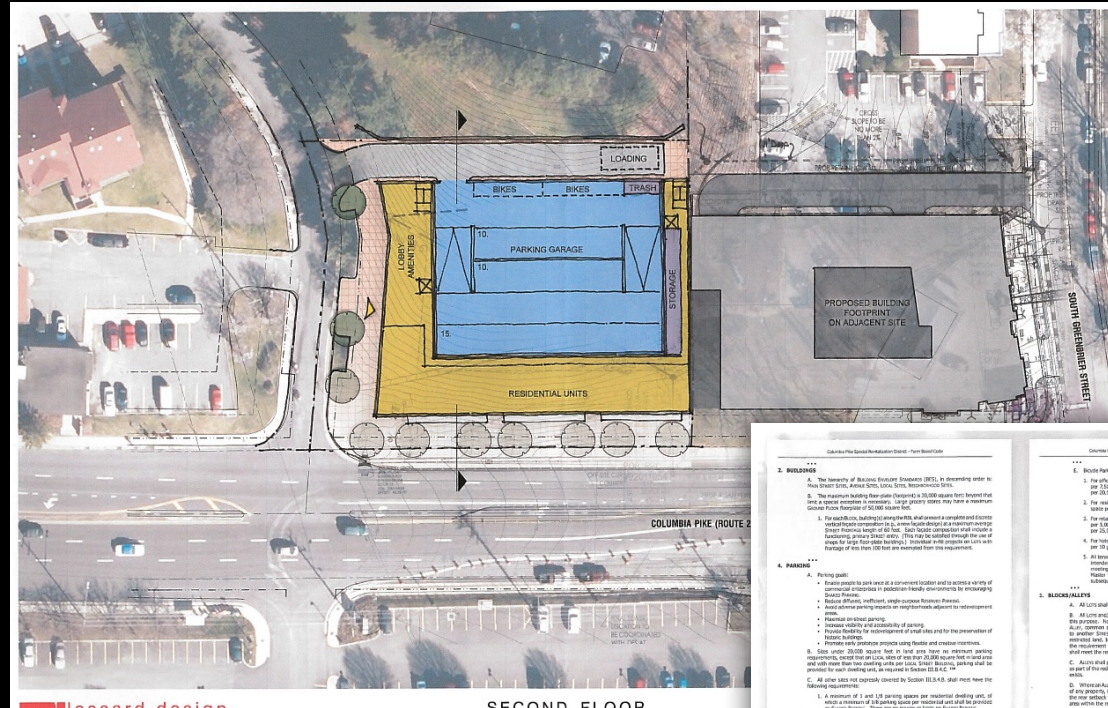
	RESIDENTIAL	RETAIL
Ground Floor	0 GSF	6,710 GSF
Second Floor	10,295 GSF (includes Lobby and Amenities)	
Typical Floors (E.A.)	29,570 GSF (4-4)	
<b>TOTAL</b>	<b>39,865 GSF</b>	
<b>UNITS A:</b>	<b>95 (@ 1,200 GSF / Unit Average)</b>	
Car Parking Required	87 Cars for Residential (@ 1.125/Unit)	7 Cars for Retail (@ 1/14,000 GSF)
Guest Bike Parking Req'd	29 Bicycles for Residential (@ 1.7/Unit)	2 Bicycles for Retail (@ 1/5,000 GSF)
		1 Bicycles for Retail (@ 1/25,000 GSF)
<b>Total Required</b>	<b>116 Car Spaces</b>	<b>34 Bicycle Spaces</b>
Provided on Level 1C	10 Car Spaces	45 Bicycle Spaces
Provided on Level 1B	25 Car Spaces	
Provided on Level 1A	26 Car Spaces	
Provided on Level 1	25 Car Spaces	
New Street Parking	3 Car Spaces	
<b>Total Provided</b>	<b>114 Car Spaces</b>	<b>45 Bicycle Spaces</b>
<b>TOTAL</b>	<b>99,285 GSF</b>	
<b>UNITS</b>	<b>95 (@ 1,200 GSF / Unit Average)</b>	
<b>SUMMARY</b>	<b>CAR PARKING REQUIRED 114 Car Spaces</b>	
	<b>CAR PARKING PROVIDED 114 Car Spaces</b>	
	<b>BIKE PARKING REQUIRED 34 Bicycle Spaces</b>	
	<b>BIKE PARKING PROVIDED 45 Bicycle Spaces</b>	
	<b>SITE AREA (APPROX.) 43,560 SF</b>	
	<b>PROPOSED FAR 2.28</b>	



SCHEMATIC BUILDING SECTION

# TYPICAL FBC PROCESS

## PRELIMINARY SKETCHES (RECOMMENDED)



NOT TYPICALLY REQUIRED, BUT STRONGLY RECOMMENDED

OPPORTUNITY TO GET INPUT ON DESIGN EARLY IN THE DESIGN PROCESS

OPPORTUNITY TO GET FEEDBACK ON POTENTIAL ISSUES

**2. BUILDINGS**

A. The density of Buildings Equivalent Units (BEU) in increasing order to: High-Density, Medium-Density, Low-Density, and Single-Family.

B. The maximum building floor area (excluding a 30,000 square foot footprint that may be permitted for a building) shall be based on the following: High-Density: 100,000 square feet; Medium-Density: 50,000 square feet; Low-Density: 25,000 square feet; Single-Family: 10,000 square feet.

C. For all buildings, the height shall be limited to a maximum of 10 stories. For buildings with a height greater than 10 stories, the height shall be limited to 15 stories. For buildings with a height greater than 15 stories, the height shall be limited to 20 stories. For buildings with a height greater than 20 stories, the height shall be limited to 25 stories. For buildings with a height greater than 25 stories, the height shall be limited to 30 stories. For buildings with a height greater than 30 stories, the height shall be limited to 35 stories. For buildings with a height greater than 35 stories, the height shall be limited to 40 stories. For buildings with a height greater than 40 stories, the height shall be limited to 45 stories. For buildings with a height greater than 45 stories, the height shall be limited to 50 stories. For buildings with a height greater than 50 stories, the height shall be limited to 55 stories. For buildings with a height greater than 55 stories, the height shall be limited to 60 stories. For buildings with a height greater than 60 stories, the height shall be limited to 65 stories. For buildings with a height greater than 65 stories, the height shall be limited to 70 stories. For buildings with a height greater than 70 stories, the height shall be limited to 75 stories. For buildings with a height greater than 75 stories, the height shall be limited to 80 stories. For buildings with a height greater than 80 stories, the height shall be limited to 85 stories. For buildings with a height greater than 85 stories, the height shall be limited to 90 stories. For buildings with a height greater than 90 stories, the height shall be limited to 95 stories. For buildings with a height greater than 95 stories, the height shall be limited to 100 stories.

D. All other rules not expressly covered by Section 18.2A.8 shall meet with the following requirements:

1. A maximum of 15% of the ground floor area shall be used for parking and other uses. The remaining 85% shall be used for residential or retail uses.

2. A maximum of 10% of the ground floor area shall be used for parking and other uses. The remaining 90% shall be used for residential or retail uses.

3. A maximum of 5% of the ground floor area shall be used for parking and other uses. The remaining 95% shall be used for residential or retail uses.

**3. BUILDINGS**

A. All buildings shall provide a minimum bicycle parking space per 100 square feet of GFA and 1 individual bicycle parking space per 200 square feet of GFA and 1 individual bicycle parking space per 30 units and 1 individual bicycle parking space per 50 units.

B. For all buildings, the developer shall provide a minimum bicycle parking space per 100 square feet of GFA and 1 individual bicycle parking space per 200 square feet of GFA.

C. All buildings and employee bicycle parking facilities are to be fully visible to the street and shall be located on the street side of the building. The minimum bicycle parking space shall be 100 square feet of GFA and 1 individual bicycle parking space per 200 square feet of GFA.

D. All buildings shall provide a minimum bicycle parking space per 100 square feet of GFA and 1 individual bicycle parking space per 200 square feet of GFA.

E. All buildings shall provide a minimum bicycle parking space per 100 square feet of GFA and 1 individual bicycle parking space per 200 square feet of GFA.

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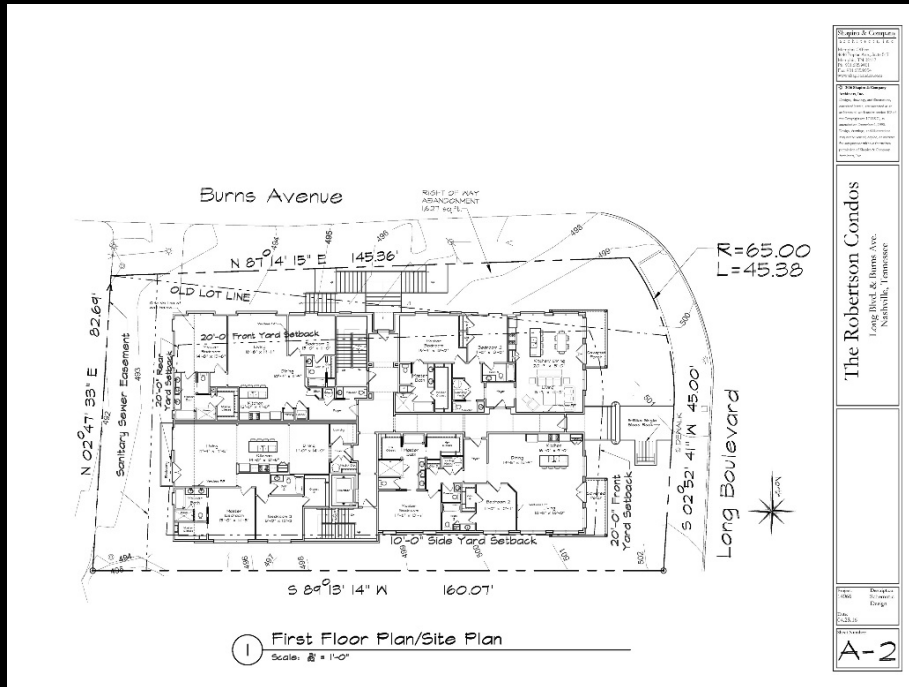
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Guest Bike Parking Req'd	29 Bicycles for Residential (@ 1.7 units)	2 Bicycles for Retail (@ 114,000 GSF)
	1 Bicycles for Residential (@ 1.150 units)	1 Bicycles for Retail (@ 1,125,000 GSF)
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SCHEMATIC BUILDING SECTION

# TYPICAL FBC PROCESS

## FORMAL SUBMITTAL



IF YOU DON'T HAVE A SUBMITTAL CHECKLIST,  
ASK FOR ONE. IF THERE IS NO SUBMITTAL  
CHECKLIST, MAKE YOUR OWN

# TYPICAL FBC PROCESS

## FORMAL SUBMITTAL – COMPLIANCE CHECKLIST

Form Based Code Survey	
Survey: Shell Gas	
Final Summary: 2/1/2012	
<b>1. Regulating Plans:</b> Question: Compliant Response: Response: Comments:	<b>167. Architecture Standards: Windows and Doors</b> Question: Has it been confirmed that the windows are ganged horizontally? Compliant Response: Yes Response: Yes Comments:
<b>2. Regulating Plans:</b> Question: Compliant Response: Response: Comments:	<b>168. Architecture Standards: Windows and Doors</b> Question: Do the windows conform to the requirements? Compliant Response: Yes Response: Yes Comments: Light transmission required
<b>3. Regulating Plans:</b> Question: Compliant Response: Response: Comments:	<b>169. Architecture Standards: Windows and Doors</b> Question: Are the window screens black? Compliant Response: Yes or N/A Response: Yes Comments:
<b>4. Regulating Plans:</b> Question: Compliant Response: Response: Comments:	<b>170. Architecture Standards: Windows and Doors</b> Question: Are the doors of wood, clad or metal? Compliant Response: Yes Response: Yes Comments:
<b>5. Regulating Plans:</b> Question: Compliant Response: Response: Comments:	<b>171. Architecture Standards: Windows and Doors</b> Question: Are the windows ganged horizontally? Compliant Response: Yes Response: Yes Comments:
	<b>172. Architecture Standards: Windows and Doors</b> Question: If the windows are ganged horizontally, is the section that is at least 7 inches high? Compliant Response: Yes or N/A Response: Yes Comments:
	<b>96. Streetscape Standards: Street Tree List</b> <span style="float: right;">All.V.D.1.1</span> Question: Has it been confirmed that there are no invasive exotic tree species used anywhere on the lots or other areas within the Columbia Pike Special Revitalization District? Compliant Response: Yes or N/A Response: Yes Comments:
	<b>97. Streetscape Standards: Street Tree List</b> <span style="float: right;">All.V.D.1.2</span> Question: Have appropriate tree species been planted along the Street Tree Alignment Line? Compliant Response: Yes Response: Yes Comments:
	<b>98. Streetscape Standards: Street Tree List</b> <span style="float: right;">All.V.D.1.3</span> Question: Have appropriate tree species been planted along the Street Tree Alignment Line? Compliant Response: Yes Response: Yes Comments:
	<b>99. Building Envelope Standards: General Guiding Principles</b> <span style="float: right;">Ma.IV.A.1</span> Question: Is the project consistent with the appropriate BES shown on the Regulating Plan? Compliant Response: Yes Response: Yes Comments:
	<b>100. Building Envelope Standards: Height Specifications</b> <span style="float: right;">Ma.IV.B.1.1</span> Question: "Is the building between 3 and 6 stories, except where noted elsewhere or in the Regulating Plan?" Compliant Response: Yes Response: Yes Comments: 6 stories
	<b>101. Building Envelope Standards: Height Specifications</b> <span style="float: right;">Ma.IV.B.1.10</span> Question: "Does any unbuilt alley and/or common lot line frontage have a street wall, 7 feet in height, as measured from the adjacent sidewalk or the ground elevation when not fronting a sidewalk?" Compliant Response: Yes or N/A Response: N/A Comments: this won't apply for this site.

# TYPICAL FBC PROCESS

## TIPS FOR A SMOOTH APPROVAL PROCESS



MEET WITH STAFF EARLY AND OFTEN

YOUR WORK IS HELPING STAFF TO IMPLEMENT THE VISION – THINK OF STAFF AS A PARTNER OR ALLY

CREATE EXHIBITS OR DIAGRAMS THAT SHOW COMPLIANCE WITH THE CODE

IF DEVIATIONS ARE NECESSARY MAKE A CASE FOR HOW THE PROJECT STILL MEETS THE SPIRIT OF THE CODE