

V. Streetscape Standards

The Columbia Pike Special Revitalization District sites are coded to be “perimeter BLOCKS” with buildings placed at the STREET along the outer edge of their sites. The Streetscape Standards ensure the coherence of those STREETS. They also serve to assist building owners and operators with understanding the relationship between the STREET and their own LOTS. These standards also establish an environment that encourages and facilitates pedestrian activity. Native trees and plants contribute to privacy, noise reduction, maintenance of the natural habitat, and conservation of water. Furthermore, they require less maintenance than imported or exotic species.

A. General Principles and Intent

1. THE STREETScape

- The STREET and building façade receives more attention than the rest of the building.
- STREETScape elements, such as brick pavers, benches and waste-bins, throughout the Columbia Pike Special Revitalization District must be consistent within a project and should be consistent from project to project within an activity node (i.e. Town Center).
- STREET TREES are part of an overall STREETScape plan designed to give special character to each STREET and coherence to each area. The desired aesthetic shall be achieved through the use of native/proven, hardy, adapted species where reasonable.
- PUBLIC ART shall be provided in accordance with the Arlington County PUBLIC ART policy and the *Public Art Master Plan*.

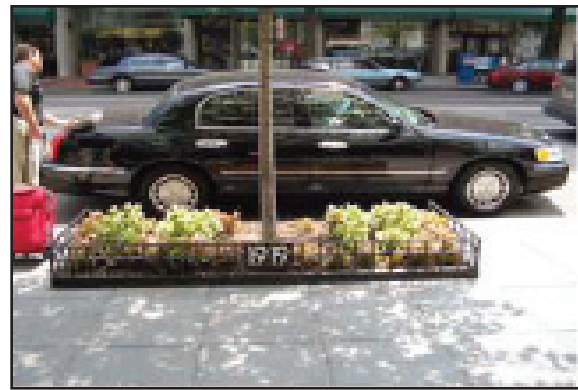
2. FRONTS AND REARS

- Building facades are the public "face" of every building. Owners are encouraged to place planters and window boxes with flowering plants and/or climbing vines along the area in front of their buildings within the “shy zone”, which is the area on the sidewalk within 2 feet of the building face.
- The private, rear portions of the LOTS (toward the ALLEY) allow commercial operators to utilize these spaces as efficient working environments unseen by the public and allow residents to have private and semi-private (for apartment and condominium buildings) open space.

B. Minimum Standards

1. THE STREETScape

- Each STREET shall have canopy shade trees (STREET TREES). Wherever the REGULATING PLAN does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center (measured per BLOCK face). Required tree planting area widths are specified on the typical street cross sections in the *Master Transportation Plan – Part I*. However, open soil surface area shall be not less than 60 square feet per isolated tree, and connected (tree strip) planting areas are encouraged. The planting area’s minimum dimension shall be 5 feet or as indicated in Arlington County Landscape Standards, Section II.B. Tree Pit Size/Planting Strip Size. At planting, trees shall be at least 4 to 4.5 inches in diameter (4 feet above grade) and at least 12 feet in overall height. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List. Consult the ADMINISTRATIVE REVIEW TEAM for the designated tree species for a particular STREET.
- Any unpaved ground area fronting the LOTS (to the curb) shall be planted with groundcover or flowering vegetation.
- STREET TREES shall be “limbed up” so as to not interfere with pedestrian or auto/truck travel (minimum 7 feet clear over the sidewalk and 14 feet over the travel lanes of the STREET).
- Low metal fencing or railing that is attractive and durable shall be installed around STREET TREE pit areas to prevent pedestrian damage to planting materials. Consistency of fencing design is required within a project and within a BLOCK face. (Tree fencing shall not be required in locations where the clear sidewalk area is less than 6 feet in width.)



2. BACKS

- On LOCAL and NEIGHBORHOOD sites only, at least 1 canopy shade tree per 550 square feet of the required open (unpaved) area shall be planted in the rear LOT area and no closer than 5 feet to any COMMON LOT LINE. (See the Siting Requirement under the BUILDING ENVELOPE STANDARDS). Such trees shall be at least 4 to 4.5 inches caliper (4 feet above grade) and 10 feet in overall height. Species shall be selected from the Columbia Pike Special Revitalization District Street Tree List.

3. SIDEWALKS

- Sidewalks not otherwise designated on the typical street cross sections in the *Master Transportation Plan – Part I*, are a minimum of 5 feet wide and shall be constructed to meet all County specifications.
- Where an area is unpaved, owners may place pavers and/or stepping stone walks between the curb and the sidewalk and between the sidewalk and entry/steps. Within the STREET the width of such walkways shall not exceed 6 feet and walkways shall not be located less than 8 feet from any STREET TREE.
- Sidewalks along Columbia Pike are to have 3 distinct zones; the shy zone (at least 2 feet in width), the clear zone (no less than 6 feet in width), and the furniture zone (up to 6 feet in width).
- The clear zone shall be constructed entirely of plain poured concrete. A variety of paving materials, textures and colors are encouraged in the shy and furniture zones. Consistency of paving design is required within a project and within each activity node.

4. TURF AND GROUNDCOVER (WHERE VISIBLE FROM THE STREET and along the ALLEY)

- All turf grass must be solidly sodded at installation—not seeded, sprigged, or plugged (consult the ADMINISTRATIVE REVIEW TEAM).
- Groundcovers may be used in place of turf grass.
- In addition to the LOT, the owner must maintain the following areas:
 - The portion of the STREET between their LOT line(s) and the back of the curb.
 - The portion of the ALLEY between the LOT line(s) and the edge of pavement.

5. ON-STREET PARKING

- On-street parking nubs shall be incorporated into the sidewalk in a pattern consistent with the *Master Transportation Plan*.
 - The parking space/tree planting pattern may be interrupted by existing or proposed new driveways, STREETS, ALLEYS, and transit stops/stations.
 - Parking spaces shall be constructed in a manner that allows proper drainage (toward a valley gutter at the curb line)
 - Parking spaces shall be constructed according to County standards to ensure accessibility for street cleaning vehicles.

6. STREET FURNITURE

- Benches - Benches shall have backs and arm rests.
 - Benches in the Columbia Pike corridor shall be the Victor Stanley "Streetsites" model # R-B 28 or equivalent.
 - Benches located in the furniture zone, and oriented perpendicular to the street, shall be 4 feet in length. Benches located in the furniture zone but not perpendicular to the STREET may be longer so long as their length does not conflict with the placement of other streetscape elements or obstruct necessary pedestrian movement.
 - Bench ratios provided below shall be used to calculate only the total number of required benches and may not necessarily determine the bench locations.
 - Where present, the amount of frontage dedicated to transit stops, as determined by the Department of Environmental Services (or its successor agency), may be subtracted from the overall building frontage when calculating the total number of required benches.
 - For each MAIN STREET or AVENUE site, one bench shall be provided for every 50 feet of STREET FRONTAGE.
 - For each LOCAL site that is built to a LIVE/WORK standard, one bench shall be provided for every 100 feet of STREET FRONTAGE. Local sites that are not built to a LIVE/WORK standard and Neighborhood sites are exempt from the bench requirement.
- Waste Bins - The standard waste bin for the Columbia Pike corridor is the Victor Stanley "Bethesda Series" model # S-42 or equivalent. At a minimum, one waste bin shall be provided at each BLOCK CORNER or BUILDING CORNER.
- Bike Racks – Bike racks (2-space capacity) for the Columbia Pike corridor shall be an inverted "U" in galvanized steel with a baked-on black paint finish.
 - Bike Racks (2-space capacity) shall be installed on both sides of the STREET, along the STREET TREE ALIGNMENT LINE or within the furniture zone (not to interfere with the placement of STREET TREE or STREET LIGHTS). At the time of the development, the developer is only responsible for the installation of bicycle racks on the side(s) of the STREET being developed.
 - Where feasible and not in conflict with other STREETScape elements, at least 50% of visitor/guest bike racks shall be located within 50 feet of the primary residential/office building entrance and shall be located in groups of two or more. In all other locations, bike racks shall be distributed within a project either as a single rack or in groups of two. ^{8C}
- Placement and model/type of all street furniture and fixtures, if different than the current standard, will be reviewed by the ADMINISTRATIVE REVIEW TEAM.

7. GENERAL NOTES

- All plant material (including trees) shall conform to the standards of the American Association of Nurserymen and shall have passed any inspections required under State regulations.
- Invasive exotic species found anywhere on the LOT shall be removed.
- Mechanical and electrical equipment including, but not limited to, air compressors, pumps, exterior water heaters, water softeners, private garbage cans (not including public sidewalk waste bins), and storage tanks may not be stored or located within any STREET. (Water pumps not visible are not included in this prohibition.)
- STREET LIGHTING shall be placed along the STREET TREE ALIGNMENT LINE or within the furniture zone as shown in the *Master Transportation Plan*.

C. Squares and Civic Greens

In addition to the above landscape requirements, SQUARES and CIVIC GREENS located within the Columbia Pike Special Revitalization District shall be designed, planted and maintained according to the following requirements.

SQUARES are generally active pedestrian centers. They should be designed appropriate to their high (pedestrian) traffic level with a higher percentage of paved surface area, underneath the canopy of shade trees. CIVIC GREENS are spaces intended for less intensive foot traffic. Pervious paving materials are encouraged in both SQUARES and CIVIC GREENS, and the percentage of impervious paving material shall be limited. The green plants and trees of SQUARES and CIVIC GREENS provide a landscape and civic architecture that complements the surrounding building architecture. A clear view through the public space is important for safety and urban design purposes.

1. SQUARES

- Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any CIVIC BUILDING, PUBLIC ART or monument footprint).
 1. Minimum 30 percent pervious surface area (turf, groundcover, soil or mulch).
 2. The remaining balance may be any paved surface including a maximum 30 percent impervious paved surface.
 3. A PUBLIC ART project (as defined herein or in Arlington County PUBLIC ART policy) is required in these locations.
 4. Paved surfaces, including the cartway (where motorized vehicles travel), shall have a coordinated, distinctive pattern that calls attention to the pedestrian nature of the area.

2. CIVIC GREENS

- Surface treatment and materials (within the area back-of-curb to back-of-curb excluding any CIVIC BUILDING, PUBLIC ART or monument footprint).
 1. Minimum 60 percent pervious surface area (turf, groundcover, soil or mulch).
 2. The remaining balance may be any paved surface including a maximum 30 percent impervious paved surface.
 3. A PUBLIC ART project (as defined herein or in Arlington County PUBLIC ART policy) is required in these locations.
 4. Paved surfaces, including the cartway, shall have a coordinated, distinctive pattern that calls attention to the pedestrian nature of the area.

3. MATERIALS AND CONFIGURATIONS

- Wherever the REGULATING PLAN does not show specific STREET TREE placement, STREET TREES shall be planted along the STREET TREE ALIGNMENT LINE at an average spacing not greater than 25 to 30 feet on center.
- The ground surface level elevation shall be between 0 and 18 inches above the top of the adjacent curb.
- Except for tree trunks, STREET LIGHTS, CIVIC BUILDINGS, PUBLIC ART or monuments, there shall be a clear view between 2 and 10 feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
- Trees shall be selected from the Columbia Pike Special Revitalization District Street Tree List.
- Asphalt is prohibited on sidewalks, but may be incorporated in cartway design.
- Curb return radii on all BLOCK CORNERS shall be 15 feet, where possible.

D. Columbia Pike Special Revitalization District Street Tree List

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

Columbia Pike Special Revitalization District STREET TREE LIST

- **Acer rubrum**
 - Celtis laevigata
 - Ginko Biloba
 - Gleditsia triacanthos inermis
 - Gymnocladus dioicus

 - Liquidambar styraciflua
 - Nyssa sylvatica
 - **Platanus x acerifolia**
 - Platanus occidentalis
 - **Quercus phellos**
 - Quercus rubra
 - Quercus velutina
 - Taxodium disticum
 - Tilia americana
 - Tilia tomentosa
 - Ulmus americana
 - Ulmus parvifolia
 - Zelkova serrata
- Red Maple (Town and Village Centers)**
 - Sugar Hackberry *
 - Ginko (male only)
 - Thornless Honey Locust *
 - Kentucky Coffeetree 'Stately Manor' or 'Espresso' (male only)
 - Sweetgum *
 - Tupelo Black Gum *
 - London Planetree (Neighborhood Center)**
 - Sycamore
 - Willow Oak (Western Gateway)**
 - Red Oak *
 - Black Oak
 - Bald Cypress
 - American Basswood (American Linden) *
 - Silver Linden
 - American Elm (Valley Forge)
 - Lacebark Elm
 - Japanese Zelkova

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