

figure 5

## Illustrative Plan

Prepared by: RTKL Associates, Inc.

# C-O Rosslyn Zoning District

## Provisions for Additional Density

Planning Commission – Zoning Committee (ZOCO)

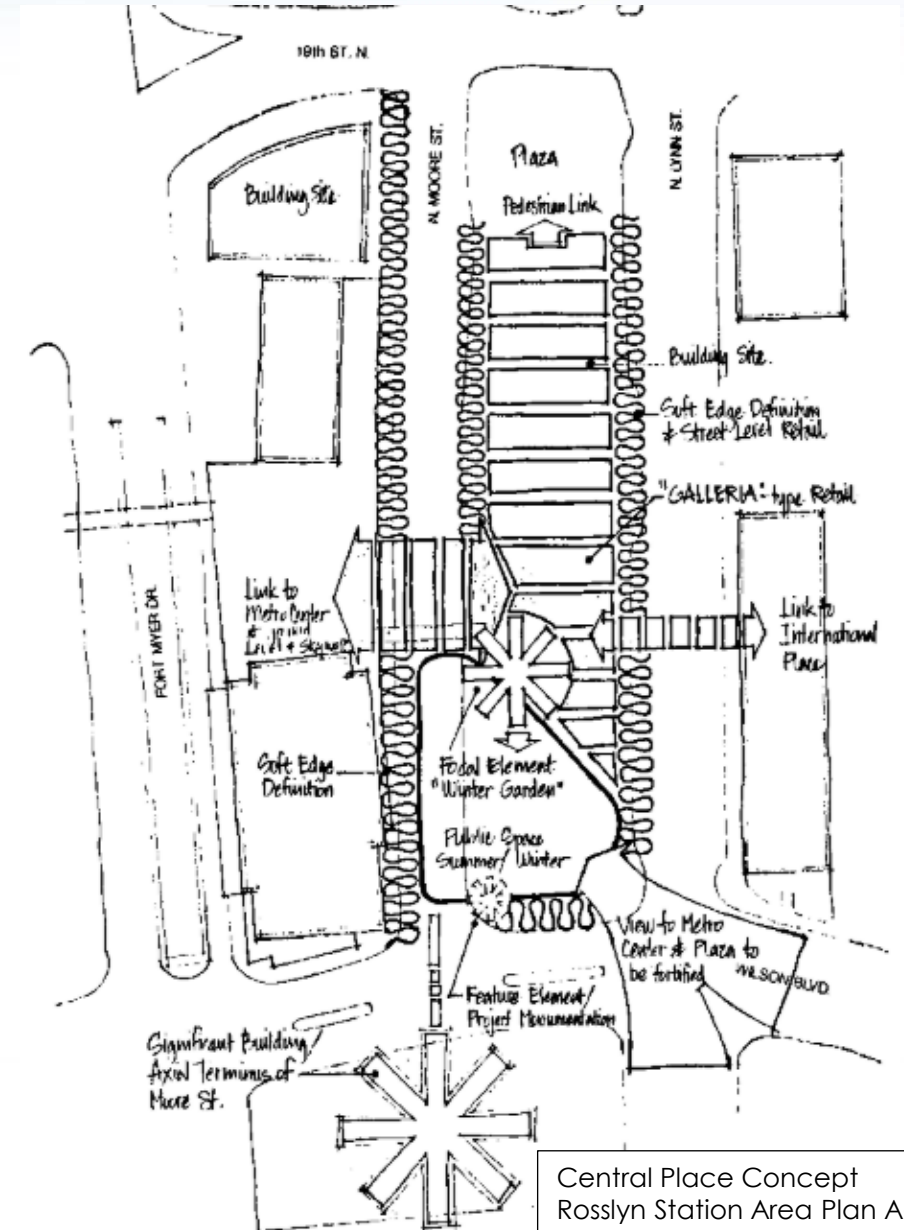
May 14, 2024

# Key Terms Defined

- Density – a measure of how much development is permitted according to a zoning district's standards within a lot area, typically expressed as dwelling units per acre (du/ac) or floor area ratio (FAR)
- \*Floor area ratio (FAR) - the gross floor area of all buildings on a lot divided by the lot area
- \*Gross floor area (GFA) - the sum of the area of the horizontal surface of several floors of a building measured from the exterior faces of exterior walls. Any floor area that is not included as gross parking area is included in this sum
- \*Gross parking area - the sum of the ground surface area actually used for parking spaces and the area of the horizontal surface of the floor(s) of a building, measured from the exterior faces of exterior walls, devoted to off-street parking, loading and maneuvering space including all corridors, air shafts, elevators, stairwells and toilets incidental thereto, but not including area devoted to permitted and accessory uses other than parking and loading
- \*Lot - a designated parcel, tract or area of land having its principal frontage upon a street or a place permitted under the Subdivisions Ordinance and established by plat or subdivision
- \*Lot area - the area, measured in gross square feet or acres, contained within a lot
- Site plan – an application for approval of a development proposal for significant private and public-private projects that requires County Board approval that are typically bound by conditions to ensure compliance with County plans, policies, and Zoning Ordinance regulations

# C-O Rosslyn Zoning District

- 1996: Creation of C-O Rosslyn Zoning District
  - Implemented vision of 1992 [Rosslyn Station Area Plan Addendum](#)
  - Rosslyn envisioned as a **first class urban center**
  - New development incentives were essential to foster a second generation of building to remain competitive with downtown DC office market (6.5-12.0 FAR)
  - Density maximums – 3.8 FAR (office/retail/service commercial) or 4.8 FAR (multifamily residential; hotel)
  - County Board could modify maximum density to achieve an absolute maximum FAR of 10.0



Central Place Concept  
Rosslyn Station Area Plan Addendum

# C-O Rosslyn Zoning District

- 2007 Amendment
  - Increased maximum height from 300' above average site elevation to 409'
- 2016 Amendment
  - County Board authorization to amend 10.0 FAR under two scenarios:
    1. Accommodate significant capacity increase for Metrorail
    2. Provision of new segments of 18<sup>th</sup> Street North

The new 18th Street Corridor linking together central Rosslyn



**DISCLAIMER:** THIS RENDERING IS AN ARTISTIC REPRESENTATION OF ONE WAY THE SECTOR PLAN VISION AND RECOMMENDATIONS FOR THIS ELEMENT CAN BE ACHIEVED, FOR ILLUSTRATIVE PURPOSES ONLY.

*A signaled, mid-block pedestrian crossing fostering safe passage across N. Fort Myer Drive*

*New retail, dining and arts venues bring major pedestrian corridors to life*

*Terraced public seating celebrates views*



*View and path connections to Theodore Roosevelt Island terminate the corridor*

*Tall buildings create space for 18th Street Corridor*

*Open-air Metro entrance extends active public plaza area from Central Place Plaza to N. Fort Myer Drive and Nash Street*

*Public escalator mitigates the climb to Rosslyn's higher elevations*

# Density in Site Plan Approvals

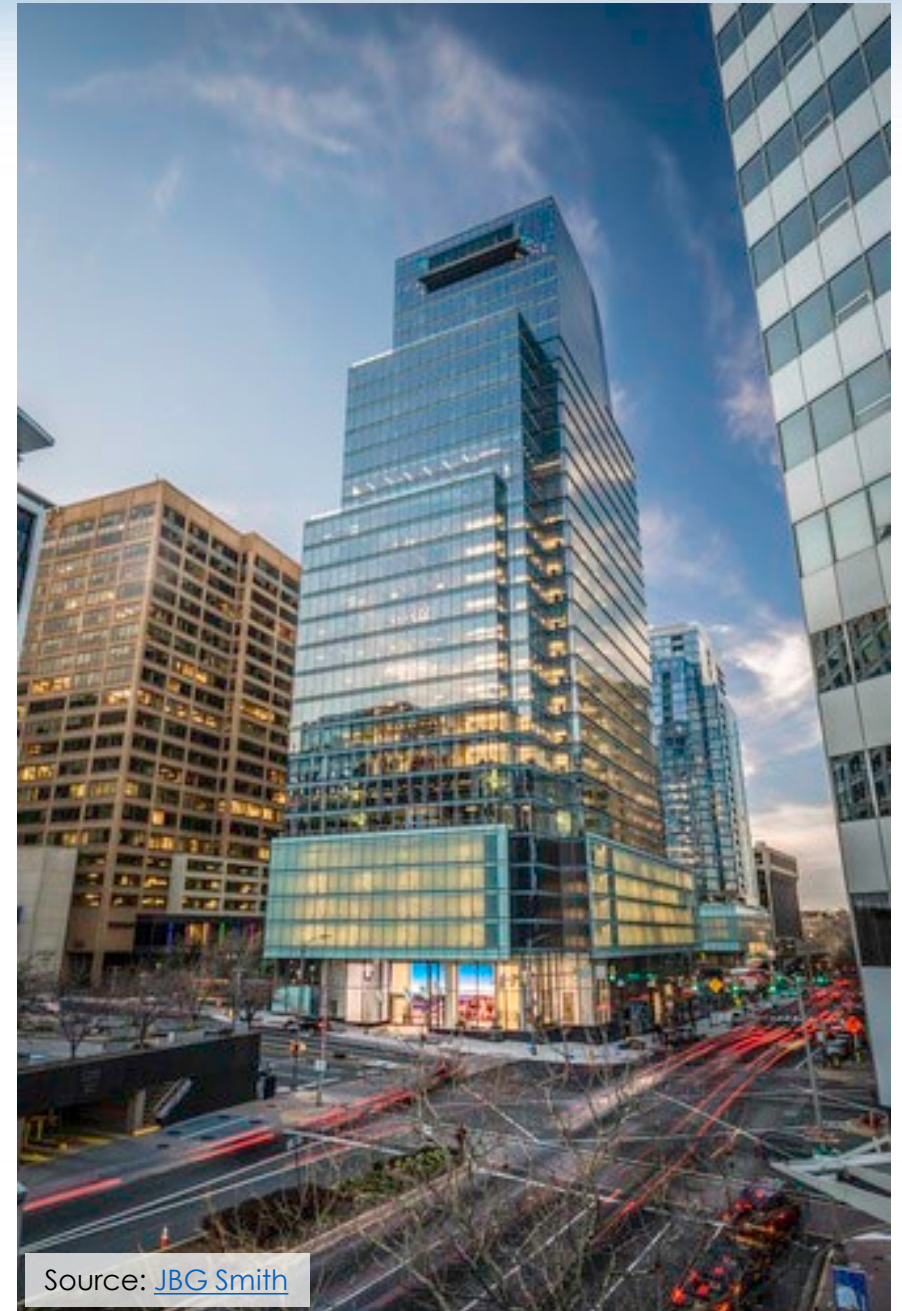
- Maximum density is typically approved as a condition of site plan approval
  - Increases in density require County Board approval
  - Increases beyond the ACZO's maximum density can be approved through the provision of community benefits (ACZO §15.5.9)
    - Low- or moderate-income housing units
    - Community facilities (ex. public facilities, transportation improvements)
    - Sustainable design incentive program policies
    - Other planning priorities

# Differences with C-O Rosslyn District

- ACZO §15.5.9 is **not applicable**
- Density above 3.8/4.8 FAR, up to 10.0 FAR can be approved, subject to:
  - Consistency with the Rosslyn Sector Plan
  - Provision of features and amenities highlighted in the Rosslyn Sector Plan
  - Findings for site plan approvals specified in §15.5.5
- **Under no circumstances** can density exceed 10.0 FAR, unless:
  - New segment(s) of 18<sup>th</sup> Street North are provided
  - Infrastructure to substantially expand Metrorail capacity is provided
  - Additional density is achieved through transfer of development rights (TDR)

# CoStar Group Headquarters Relocation

- February 13, 2024: Announcement of CoStar relocation to Central Place Tower
- CoStar would obtain sole use of public observation deck
  - CoStar plans to pay approx. \$13.9 million, which will be allocated to Gateway Park's reconstruction
  - Requires amendment of Site Plan #335
  - Public observation deck was previously excluded from GFA because of provision as a public amenity; conversion to private use increases total FAR above 10.0 FAR
  - Conversion does not qualify for density increase above 10.0 FAR under current zoning



Source: [JBG Smith](#)

# Approach

- Objectives of zoning study:
  - Address near term implications for CoStar economic development deal
  - Enable smaller-scale adaptations of GFA not included in the site plan's approved density that would result in 10.0+ FAR
- Recommended approach – additional option for approving density above 10.0 FAR for previously approved projects
  - Allow for conversions of GFA that was previously excluded
  - Allow for conversions of gross parking area to occupiable space
- New development projects would continue to adhere to density requirements specified in C-O Rosslyn district standards
- **Outside of study scope:**
  - Amendments to Rosslyn Sector Plan
  - Amendments to C-O Rosslyn density maximum of 10.0 FAR

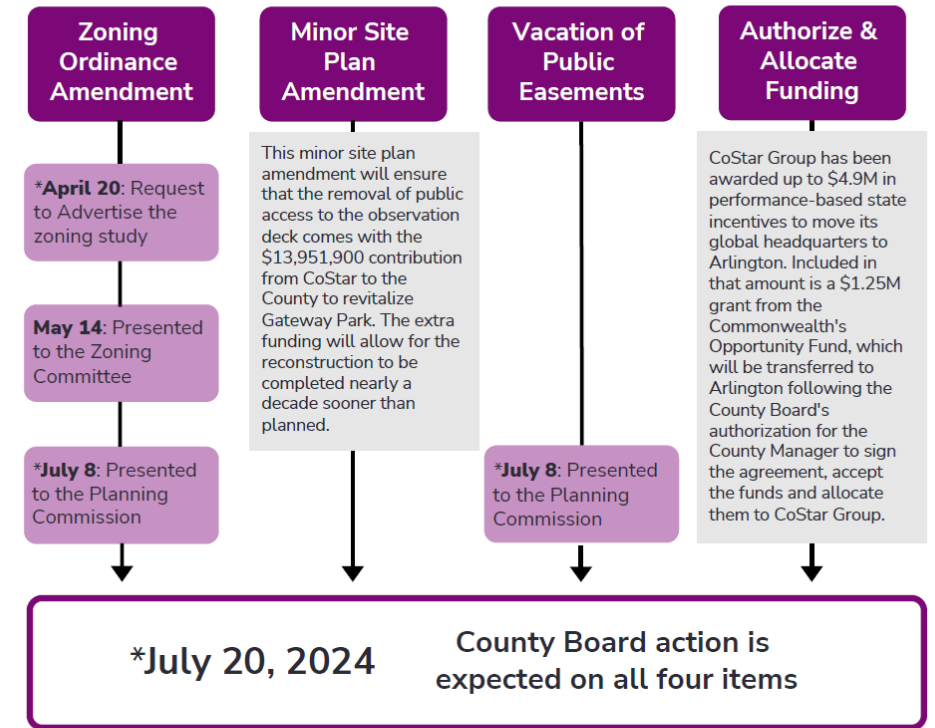


# Community Engagement and Anticipated Schedule

- Periodic email updates with stakeholder groups
  - Property owners
  - EDC/IDA
  - BIDs/Partnerships
  - Chamber of Commerce
  - Civic Associations (NRCA, RAFOM)
- Schedule
  - ✓ *April 20, 2024: RTA adopted*
  - May 14, 2024: ZOCO
  - July 8/10, 2024: Planning Commission public hearings
  - July 20/23, 2024: County Board public hearings

## CoStar Headquarters: What's Next?

In February, CoStar announced it will move its HQ to Central Place Tower in Rosslyn. To advance this economic development deal, the County Board will act on a minor site plan amendment and a zoning ordinance amendment. Additionally, the Board will take action to close public access to the observation deck and supporting areas, and allocate state funds.



\*Note: items could be held on recessed meeting dates. Please check final meeting agendas to confirm date/time of each item's hearing.



# Discussion

2023

## Zoning Ordinance

Arlington County, Virginia

