

Rosslyn Sector Plan Implementation – Zoning Ordinance Amendments

ZOCO Meeting
July 12, 2016

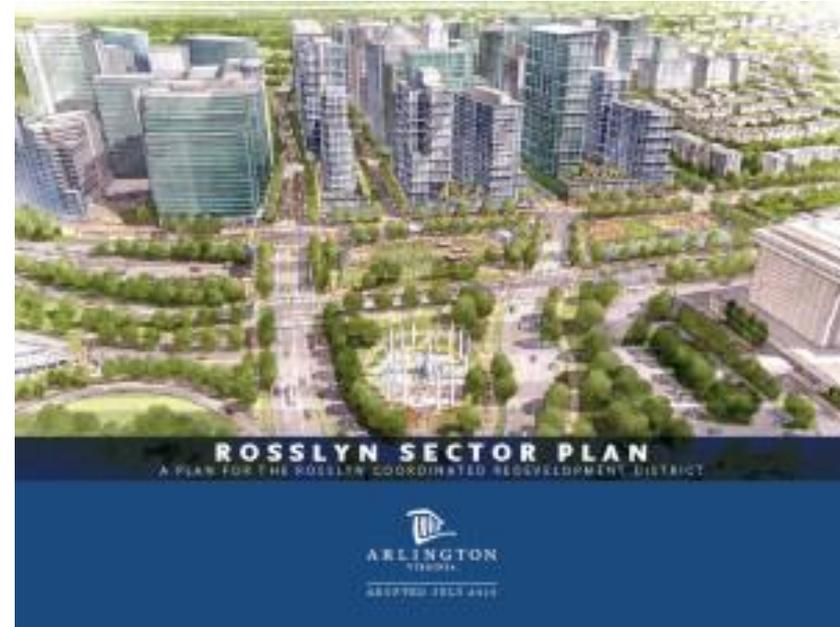


Agenda

- Staff Presentation
 - Background/Schedule
 - Key Issues
 - Revisions to the Proposed Text
- Discussion

Background

- Rosslyn Sector Plan – Adopted by the County Board in July 2015
- Several short-term action items recommended, including:
 - Amendments to the General Land Use Plan
 - Amendments to the Master Transportation Plan
 - Amendments to the Zoning Ordinance



Anticipated Schedule

July 23, 2015	County Board adopted the Rosslyn Sector Plan
February 24, 2016	Joint LRPC/ZOCO
April 12, 2016	ZOCO
April 13, 2016	NAIOP/NVBIA
April 20, 2016	Chamber of Commerce
May 25, 2016	ZOCO
June 28, 2016	Park and Recreation Commission
July 12, 2016	Economic Development Commission
July 12, 2016	ZOCO
September 2016	Request to Advertise (County Board)
October 2016	Final Consideration (PC and County Board)

Zoning Ordinance Amendment: Key Comments

- Whether the **Building Heights Map** should be incorporated into the Zoning Ordinance
- The degree to which the proposed **building height findings** related to building height will effectively uphold the Plan's vision and goals
- The manner in which **transformational infrastructure** is defined for the purposes of granting density over 10.0 FAR
- Removal of the **landscaped open space requirement**

Revisions: Provisions for Additional Building Height

- Proposed Amendment:
 - Reference the building heights map
 - Permit heights up to and above the map based on a set of findings that reinforce the key goals of the building heights policy in the Plan
- Comments received on findings:
 - Findings do not capture all of the Plan's goals
 - Some findings may be too vague to effectively evaluate

Revisions: Provisions for Additional Building Height

- Since the last meeting, staff has
 - Further reviewed the proposed findings against the Plan language with regard to height (*9 policies, 8 goals, 4 intents*)
 - Proposed revisions where appropriate to address comments
- Staff continues to recommend referencing the building heights map, but not including it in the Zoning Ordinance

Revisions: Provisions for Additional Building Height

- May 25 text for additional building height (lines 89-97)

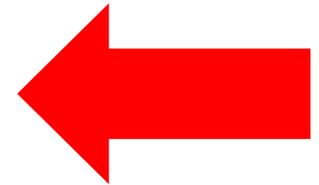
B. Building Height

1. The County Board may approve additional height above that provided in §7.15.3.B, exclusive of mechanical penthouses and parapet walls, up to the building height on the building heights map and consistent with the step-backs and neighborhood transitions shown on the building heights map in the Rosslyn Sector Plan, where it finds:
 - a) The development project is consistent with the vision and policy guidance of the Rosslyn Sector Plan;

- Revised text for additional building height (lines 89-97)

B. Building Height

1. The County Board may approve additional height above that provided in §7.15.3.B, exclusive of mechanical penthouses and parapet walls, up to the building height on the building heights map and consistent with the step-backs and neighborhood transitions shown on the building heights map in the Rosslyn Sector Plan, where it finds the development project is consistent with the peaks and valleys building height policy of Rosslyn Sector Plan, including but not limited to:



Revisions: Provisions for Additional Building Height

- Finding D (lines 96-97): revised to remove sensitivity and add language about maximizing daylight
 - The ~~design of the development project maximizes opportunities for increase in building height is sensitive to the impact on~~ daylight for public parks and open spaces envisioned in the Rosslyn Sector Plan;
- Finding E (lines 106-107): Removed “ground level view corridors”
 - The development project provides an appealing, pedestrian-scaled street environment ~~and ground level view corridors.~~
- Finding F (lines 108): Removed finding regarding sensitivity to the impact on adjacent buildings
 - ~~The development project is sensitive to the impact on adjacent buildings.~~

Revisions: Provisions for Additional Building Height

- Revised provisions for height above the building heights map (lines 109-118)
 - Revised to simplify the language
 - Revised to state that the maximum height of 470 feet above sea level is inclusive of mechanical penthouses and parapet walls

Revisions: Provisions Additional Density

- Revised description of second Metro station (lines 76-79)
 - Where it finds that additional density is necessary to **physically** accommodate **either** a new segment(s) of 18th Street N.; or **infrastructure that substantially increases capacity of the Metrorail system (such as a new Metro station, platform, tunnel, entrance(s), or the like) located on the site...**
- Staff continues to recommend limiting the applicability of these provisions to 18th Street and the Metro station

Revisions: Landscape Open Space

- No revisions currently proposed, but staff is still considering whether to maintain the existing landscaped open space requirement
- Do not recommend a public open space requirement (on-site or off-site) as this contradicts the Plan's recommendations regarding public open space locations and prioritization of community benefits

Discussion/Questions