

TDRs

TRANSFER OF DEVELOPMENT RIGHTS

An Overview of the TDR Tool

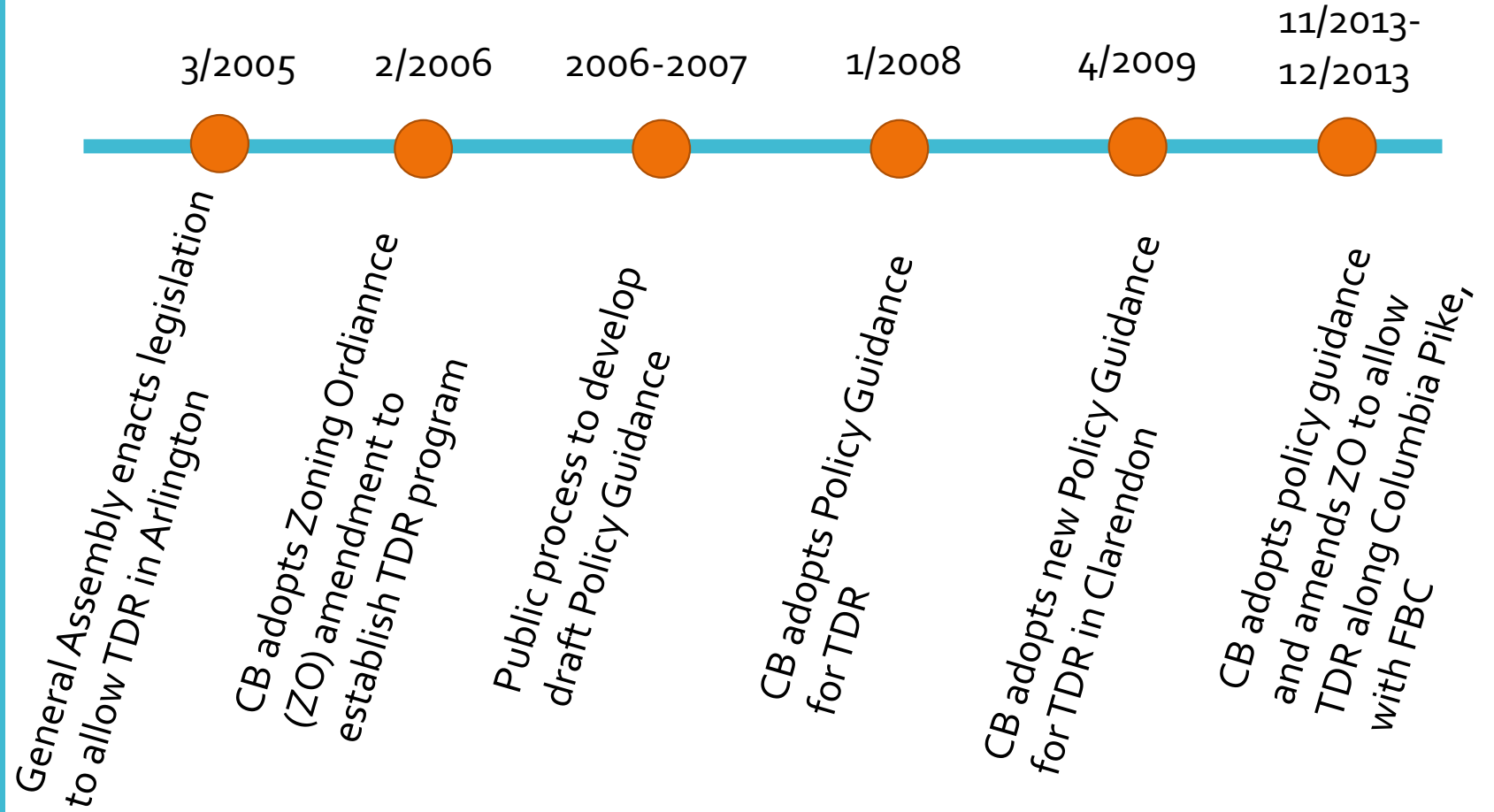
CPHD - Planning



What is TDR?

- Transfer of Development Rights
- A state-wide legislation that allows for the dedication of density and other development rights in the County's Zoning Ordinance
- TDRs are a tool that helps preserve a special condition on a parcel of land (i.e. open space or historic structures)

Program History



How TDR is implemented?



- Sending Sites and Receiving Sites
- Sending Sites must meet specific purposes as set forth in the Zoning Ordinance
- Amount of density to transfer is generally based on the unused by-right density at Sending Site. Additional density may be approved by County Board based on additional policy guidance for specific areas
- County Board certifies amount of density that can be transferred from a Sending Site
- County Board approves transfer of density to a Receiving Site, which must be either a site plan or, as of 2013, a FBC project
- Zoning and planning guidance for Receiving Site must allow for and be appropriate to receive additional density
- Value of density to be transferred is a private transaction between 2 property owners

Purposes for Sending Site designation

- Open Space
- Historic Preservation
- Affordable Housing
- Community Recreation
- Community Facilities

As set forth in ACZO §15.5 .7

Where is TDR planned?

- Countywide
 - Sending Sites can be any parcel in County that meets the TDR purposes
 - Receiving Sites can be any parcel where a site plan can be approved and the GLUP, Zoning, and Sector/Area Plan allow for density transfer
- Areas/Plans with specific TDR provisions and specifically identified Receiving Sites:
 - Clarendon
 - Historic Preservation (density formula adopted in ACZO) and Open Space (1:1 density ratio for amount of open space created/preserved)
 - Density transfers limited to/from within Clarendon

Where is TDR planned?

- Areas/Plans with specific TDR provisions and specifically identified Receiving Sites (cont.):

Columbia Pike*

- Conservation Areas (Historic Preservation & Affordable Housing); density formula set in FBC (2x – 3x # of units preserved)
- New Neighborhoods Parks: 1:1 density ratio for amount of open space created

Fort Myer Heights North*

- Historic Preservation, Affordable Housing, and Open Space (density formula in ACZO)

* Sending & Receiving Sites identified in Plan; Density can also be transferred to other countywide sites

Where & How has TDR been used?

- **Clarendon:** 3001 Washington Blvd. & Walgreens/Kenyon Peck bldgs. (historic preservation)
- **Ballston:** Founders Square & Mosaic Park (open space)
- **Courthouse:** Wendy's/Wells Fargo & Wakefield Manor (historic preservation)
- **Pentagon City:** PenPlace & Long Bridge Park (open space, community recreation/community facilities)

How much density is potentially available to be transferred?

Within the area between Walter Reed Dr. and Shirlington Rd, there is approximately **583,000 square feet** of unused by-right density



Four Mile Run Property Class



Implementation Limitations



- Timing:
 - Has the Receiving Site been identified? Is the arrangement between both land owners ready and/or finalized?
 - If the Receiving Site has not been finalized, it may delay achieving the Sending Site objective(s)
 - TDRs work best when both sites are identified and approved at the same time
 - Sending Sites are taxed at the total density that will remain plus the density to be transferred, unless a receiving site has been identified and approved
- County does not act as TDR bank to buy density from Sending Sites and sell to Receiving Sites
- TDRs accomplish County goals; however, the Receiving Site area or neighborhood may not be the direct recipient of community benefit
- Limited supply of Receiving Sites
- Value of transferred density is based on Receiving Site use (i.e. residential, office, etc.) at the time of sale

Questions for 4MRV

- What is the vision for the 4MRV area (Area Plan and Park Master Plan)?
- Are there goals or outcomes w/in the 4MRV vision that can be implemented through the use of TDRs?