



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 21, 2012

SUPPLEMENTAL REPORT #2 REVISED DEVELOPMENT TABLE AND CONDITIONS

DATE: July 24, 2012

- SUBJECTS:**
- A. Z-2555-12-1 REZONING from S-3A Special Districts and C-O Commercial Office Building, Hotel and Multiple-Family Dwelling Districts to the C-O-Rosslyn Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts; premises known as Rosslyn Gateway; located at 1901 and 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North and Fort Myer Drive (RPC# 16-02-0001, -0002, -0006).
 - B. SP #419 PHASED DEVELOPMENT SITE PLAN for Rosslyn Gateway consisting of up to 959,270 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/ hotel building with retail uses, and a 143,910 square foot residential building with ground floor retail space with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development plan; located at 1901 and 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North and Fort Myer Drive (RPC# 16-02-0001, -0002, -0006).
 - C. SP #419 SITE PLAN to permit development of the first phase of Rosslyn Gateway consisting of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and the retention of a 134,511 square foot office building with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development plan; located at 1901 and 1911 Fort Myer Drive and portions of

County Manager:

BMD/GA

County Attorney:

Staff: Aaron Shriber, DCPHD, Planning Division
Robert Gibson, DES, Transportation Division

47. B., C., D.

PLA-6232

20th Street North, North Moore Street, 19th Street North and Fort Myer Drive
(RPC# 16-02-0001, -0002, -0006).

Applicant:

JBG/Rosslyn Gateway North, L.L.C
4445 Willard Avenue
Chevy Chase, Maryland 20815

By:

John Milliken, Attorney/Agent
Venable LLP
8010 towers Crescent Drive
Suite 300
Vienna, Virginia 22182

C.M. RECOMMENDATIONS

1. Adopt the attached resolution to approve the rezoning request from “S-3A” Special Districts and “C-O” Commercial Office Building, Hotel and Multiple-Family Dwelling Districts to the “C-O-Rosslyn” Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts for the Rosslyn Gateway property.
2. Adopt the attached ordinance to approve phased development site plan #419 for the development of Rosslyn Gateway consisting of up to 959,270 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and a 143,910 square foot residential building with ground floor retail space with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development plan.
3. Adopt the attached ordinance to approve Site Plan #419 to permit development of the initial phase of the Rosslyn Gateway development consisting of up to 949,871 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and the retention of a 134,511 square foot office building with modifications of zoning ordinance regulations for density exclusions for mechanical spaces, parking, and other modifications as necessary to achieve the proposed development plan.

DISCUSSION: This supplemental report provides a correction to the Development Potential table that was contained in the report dated July 13, 2012. In addition, revisions to PDSP Condition #22 and FSP Condition #85 are provided to correct typographical errors.

Development Potential: Though the subject site area for the rezoning, PDSP and FSP applications are a composition of lands owned by the applicant (zoned “C-O”) and lands owned by the County (zoned “S-3A”), which are requested to be vacated, the development potential of

the site, as provided below, is based upon the “C-O” potential of the 72,105 square foot site area owned by the applicant.

Site Area¹	DENSITY ALLOWED/TYPICAL USE	MAXIMUM DEVELOPMENT
Existing Zoning		
“C-O” By-Right	One-Family Dwellings: 6,000 sf/lot; or Office Use: .6 FAR	12 lots; or 43,263 sf
“C-O” Site Plan ²	Office, Commercial and Hotel: 3.8 FAR; or Multiple-Family Dwellings: 4.8 FAR	273,999 sf; or 346,104 sf
Proposed Zoning		
“C-O-Rosslyn” By- Right	One-Family Dwellings: 6,000 sf/lot; or Office Use: .6 FAR	15 lots; or 57,519 sf
“C-O-Rosslyn” Site Plan	Office, Retail, Service Commercial, Hotels and Multiple- Family: 10.0 FAR	958,860 sf

¹ The applicant’s property consists of 72,105 sf, with inclusion of the requested areas of vacation, the PDSP and 4.1 site plan area consist of 95,866 sq.ft. For purposes of this table, the development potential is based upon the 72,105 sf owned by the applicant.

² No portion of the site may be used more than once in computing the permitted density.

PHASED DEVELOPMENT SITE PLAN ORDINANCE

WHEREAS, an application for a Phased Development Site Plan dated April 15, 2011 for Phased Development Site Plan #419, was filed with the Office of the Zoning Administrator: and

WHEREAS, the Planning Commission held a duly advertised public hearing on that Phased Development Site Plan on July 9, 2012 and recommended that the County Board approve it, subject to numerous conditions, and has provided a letter dated July 19, 2012 stating its support; and

WHEREAS, as indicated in Staff Report[s] prepared for the July 21, 2012 County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Phased Development Site Plan subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Phased Development Site Plan on July 21, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Phased Development Site Plan:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - **Exclude above grade mechanical shafts from the density calculation (Section 36.H.5.a);**
 - **Permit mechanical stacker, automated and travel aisle parking spaces to be counted in the parking ratio calculations (Section 33.A.3);**
 - **Reduce the travel aisle width in the parking garage to 17 feet (Section 33.A.3);**
 - **Permit compact parking spaces to comprise 38% of the total number of parking spaces; (Section 33.A.7)**
 - **Reduce the residential parking ratio to 0.9 parking spaces per residential unit (Section 25B.F.1).;**
 - **Reduce the hotel parking ratio to 0.50 parking spaces per hotel unit (Section 25B.F.3);**
 - **Reduce the number of loading spaces to 6 loading spaces (Section 33.C.5); and**

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated April 15, 2011 for Phased Development Site Plan #419, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 of the conditions contained in the Staff Report dated July 13, 2012 (which drawings, etc... are hereafter collectively referred to as “Revised Phased Development Site Plan Application”), for a Phased Development Site Plan for the Rosslyn Gateway development consisting of up to 959,270 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and a 143,910 square foot residential building with ground floor retail space, for the parcels of real property known as RPC# 16-02-0001, 16-02-0002, 16-02-0006 and 1901 Fort Myer Drive, 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North, approval is granted and the parcels so described shall be used according to the Revised Phased Development Site Plan Application, subject to the conditions set forth in the Staff Reports dated July 13, 2012, and July 18, 2012, with the following amended Condition #22:

22. The developer agrees that the density for this project outlined in this Phased Development Site Plan has been reached based on the developer’s offer to provide important community benefits, as determined by the County Board. To achieve the density set forth in this PDSP, Community benefits have been offered in the gross amount of \$30,120,125. Each individual Final Site Plan, as required, and approved by the County Board, may allocate funds from this gross amount, inclusive of any applicable credits, to the following areas: affordable housing initiatives, off-site transportation improvements, Gateway Park improvements, and public art initiatives in Rosslyn. The complete community benefits package for this Phased Development Site Plan, as offered by the developer, consists of the following:

Category	Contribution Amount
Affordable Housing	\$6,000,000
Gateway Park	\$7,477,765
Off-Site Transportation Improvements*	\$9,000,000
Public Art	\$750,000
District Energy (office building)	\$1,000,000
Transportation Management Program	\$1,332,360
Temporary Plaza Improvements	\$360,000
Innovative Parking Techniques	\$1,500,000
RGS Tear Down Credit	\$1,950,000
Skybridge Tear Down Credit	\$750,000
Total	\$30,120,125

SITE PLAN ORDINANCE

WHEREAS, an application for a Site Plan dated April 15, 2011 for Site Plan #419, was filed with the Office of the Zoning Administrator: and

WHEREAS, the Planning Commission held a duly advertised public hearing on that Site Plan on July 9, 2012 and recommended that the County Board approve it, subject to numerous conditions and has provided a letter July 19, 2012; and

WHEREAS, as indicated in Staff Report[s] prepared for the July 21, 2012 County Board meeting and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan subject to numerous conditions as set forth in the Staff Report[s]; and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan on July 21, 2012 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - **Exclude above grade mechanical shafts from the density calculation (Section 36.H.5.a);**
 - **Permit mechanical stacker, automated and travel aisle parking spaces to be counted in the parking ratio calculations (Section 33.A.3);**
 - **Reduce the travel aisle width in the parking garage to 17 feet (Section 33.A.3);**
 - **Permit compact parking spaces to comprise 44% of the total number of parking spaces (Section 33.A.7);**
 - **Reduce the office parking ratio to 1 parking space per 1,199 square feet of office space (Section 25B.F.2);**
 - **Reduce the residential parking ratio to 0.85 parking spaces per residential unit (Section 25B.F.1);**
 - **Reduce the hotel parking ratio to 0.50 parking spaces per hotel unit (Section 25B.F.3);**
 - **Reduce the number of loading spaces to 4 loading spaces (Section 33.C.5); and**

- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as originally requested by an application dated April 15, 2011 for Site Plan #419, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements designated in Condition 1 of the conditions contained in the Staff Report dated July 13, 2012 (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), for a Site Plan for the first phase of the Rosslyn Gateway development consisting of 949,871 square feet of floor area comprised of a 498,744 square foot office building with ground floor retail space, a 316,616 square foot residential/hotel building with retail uses, and the retention of a 134,511 square foot office building, for the parcels of real property known as RPC# 16-02-0001, 16-02-0002, 16-02-0006 and 1901 Fort Myer Drive, 1911 Fort Myer Drive and portions of 20th Street North, North Moore Street, 19th Street North, approval is granted and the parcels so described shall be used according to the Revised Site Plan Application, subject to the conditions as set forth in the Staff Reports dated July 13, 2012, and July 18, 2012, with the following amended Condition #85, which shall supersede the approval of Site Plan #39 and Site Plan #54, including any applicable conditions, for the site:

Off-Site Transportation Improvements

85. The developer agrees to make a contribution to the County in the amount of \$7,000,000 to support off-site transportation improvements in the Rosslyn Metro Station Area as described in the Rosslyn Multimodal Transportation Study and the goals of the Master Transportation Plan. Such funds shall be provided to the County in payment installments as described below:

- a. \$1,500,000 prior to issuance of the first Above Grade Building Permit for the office building;
- b. \$4,500,000 prior to issuance of the first Certificate of Occupancy for tenant occupancy for the office building;
- c. \$500,000 prior to issuance of the first Above Grade Building Permit for the residential/~~office~~-hotel building; and
- d. \$500,000 prior to issuance of the first Certificate of Occupancy for tenant occupancy for the residential/hotel building.

The developer further agrees that, if any of the contributions are made more than 36 months after site plan approval, such contribution amounts will be adjusted based on the increase in the Consumer Price Index between the date of 36 months after site plan approval and the first day of the month in which the contribution is made.