

# Draft Rosslyn Sector Plan

Housing Commission Meeting  
June 4, 2015

**REALIZE**ROSSLYN  
a plan for a distinctive urban place

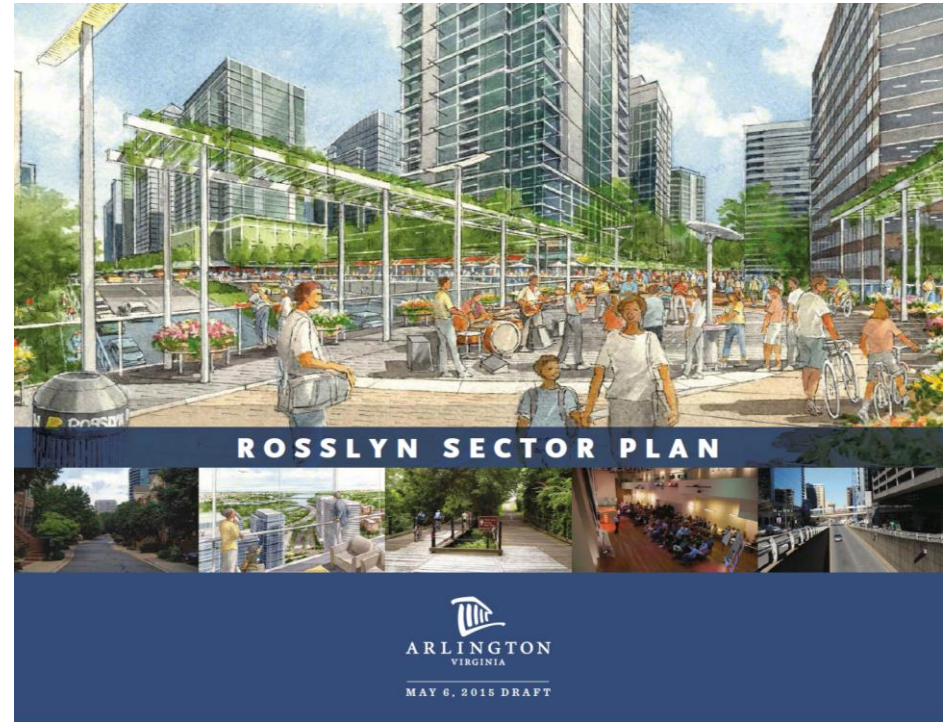


  
ARLINGTON  
VIRGINIA



# Subject

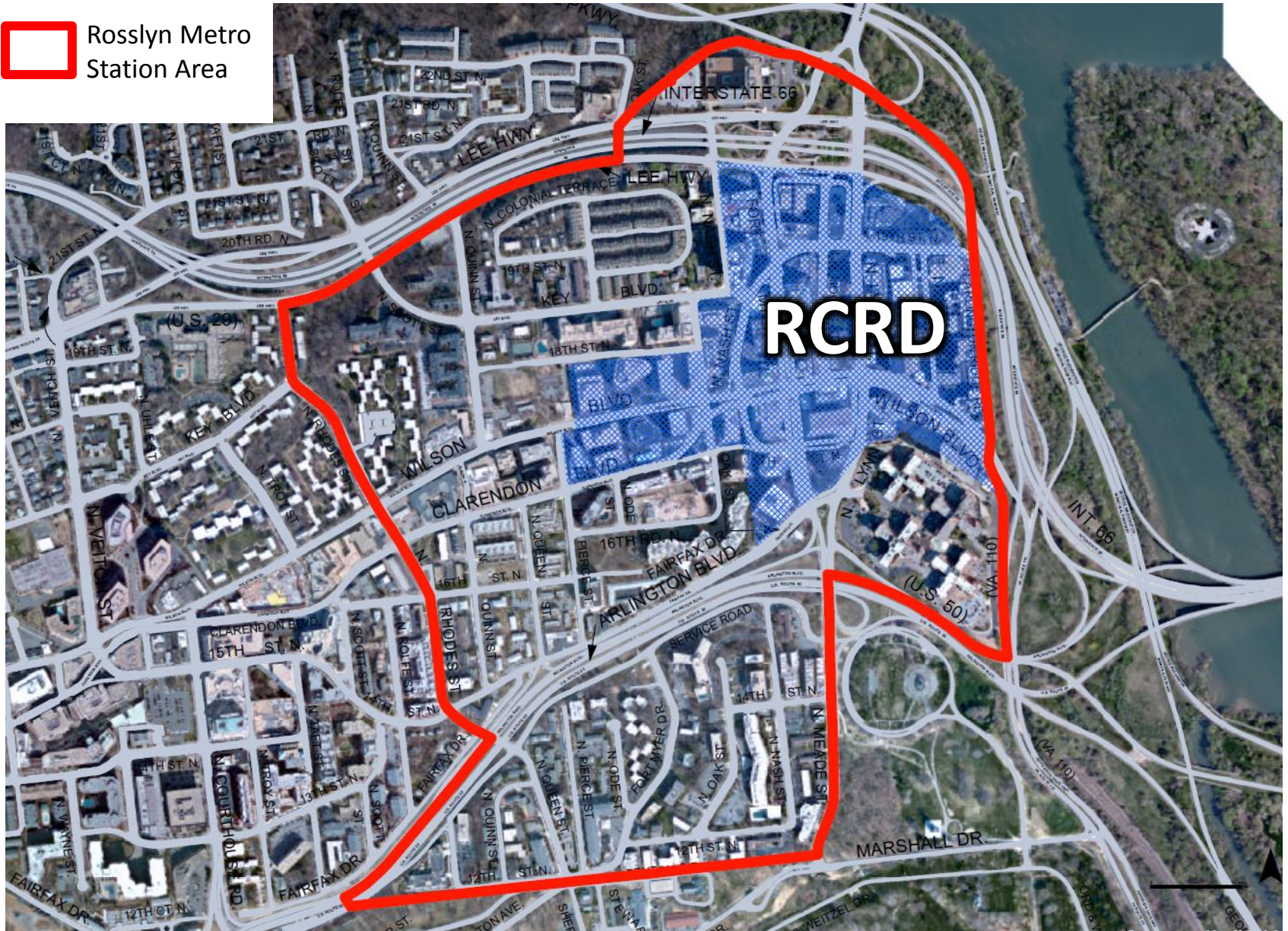
- Request to Advertise Public Hearings to consider the adoption of the Rosslyn Sector Plan





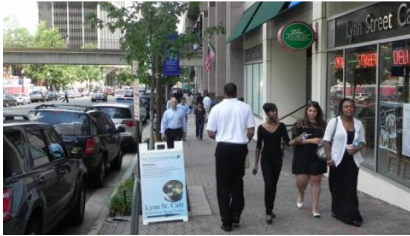
# Study Area

 Rosslyn Metro Station Area





# Project Scope: Specific Elements to Address



## Urban Design

- Special features
- Order and Legibility of streets, open spaces, + development
- Walkability
- Retail + alternative ground floor use locations
- Well proportioned + distinctive buildings
- Varied façade types/compositions
- Skyline
- Potential role of TDRs



## Building Heights

- Building height limits
- Heights above 300'? If yes, where + why?
- Transitions to edge areas
- View corridors
- Skyline
- Impacts/opportunities for open space
- Potential role of TDRs



## Transportation

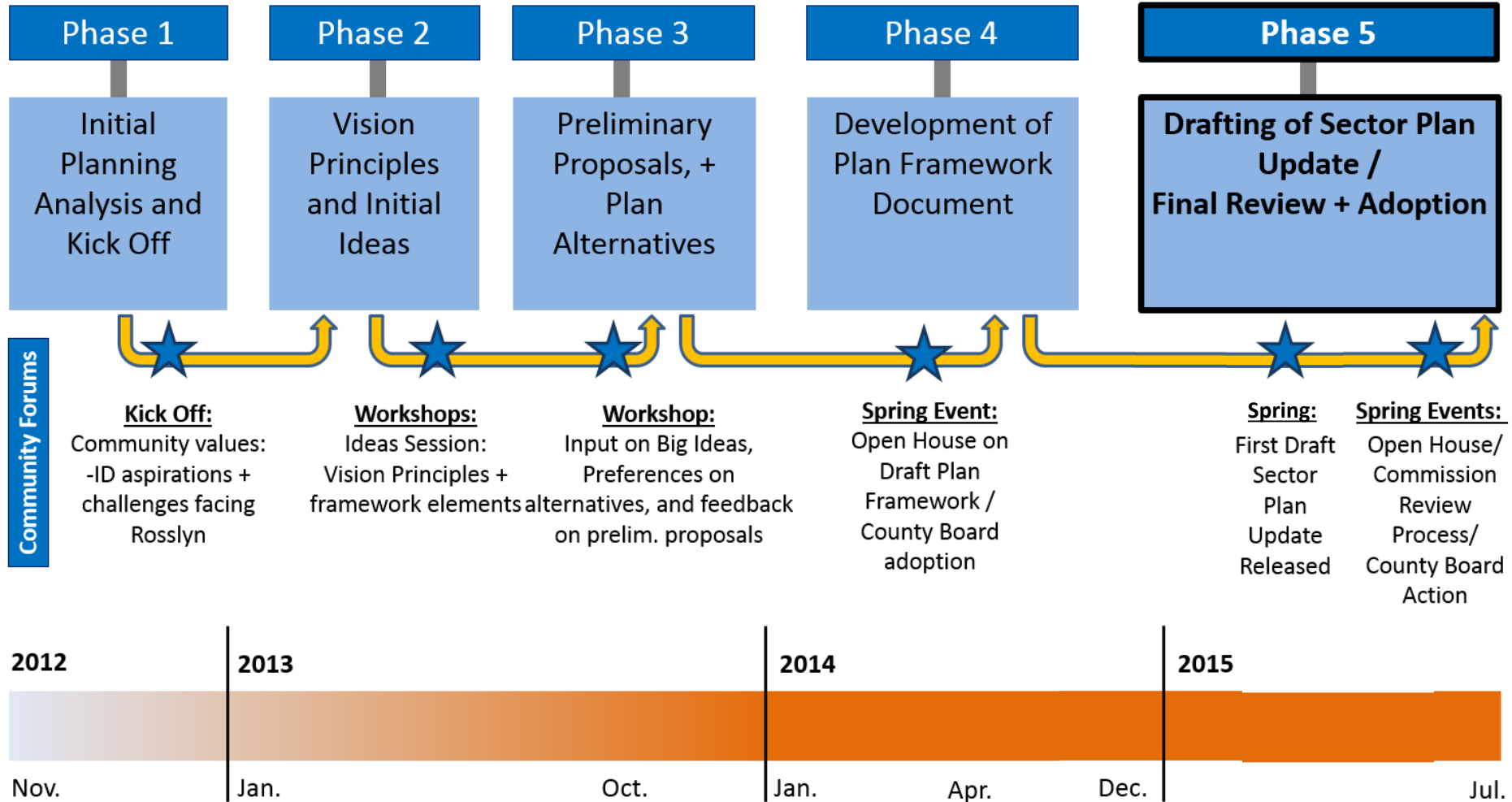
- Mode share targets
- Street network changes
- Street cross sections
- Bicycle and pedestrian facility improvements
- Transit service/facility improvements
- Parking and curb space
- Transportation demand management
- Loop Road
- Community energy



## Parks and Open Space

- Priority park and open space needs
- Cohesive park and open space network
- Pedestrian circulation/ connectivity
- Vision and programming for Gateway Park, others
- Loop Road
- Access to Federal parkland
- Incentive for parks/open space w/ redevelopment

# Planning Process and Timeline



# Planning Process and Timeline

Month	Meetings	Milestones
April	<ul style="list-style-type: none"> <li>RAFOM C.A. (4/15)</li> </ul>	
May	<ul style="list-style-type: none"> <li>Process Panel (5/13)</li> <li>E2C2 (5/18)</li> <li>Rosslyn BID (5/20)</li> <li>LRPC (5/20, 5/21)</li> <li>Park and Recreation Comm. (5/26)</li> <li>Urban Forestry Comm. (5/28)</li> <li>Transportation Comm. (5/28)</li> </ul>	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center;"> <b>1<sup>st</sup> Draft Plan for Public Review</b> (5/6)         </div>
June	<ul style="list-style-type: none"> <li>Planning Commission (6/3)</li> <li>Housing Commission (6/4)</li> <li><b>County Board (RTA)</b> (6/13)</li> </ul> <div style="border: 1px solid black; border-radius: 5px; padding: 5px; margin-top: 10px;"> <i>Staff revisits Advisory Commissions as requested</i> </div>	
July	<ul style="list-style-type: none"> <li>Planning Commission</li> <li><b>County Board (Action)</b></li> </ul>	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; text-align: center;"> <b>Rosslyn Sector Plan Adoption</b> </div>

# Sector Plan Organization

## 1. About this Document

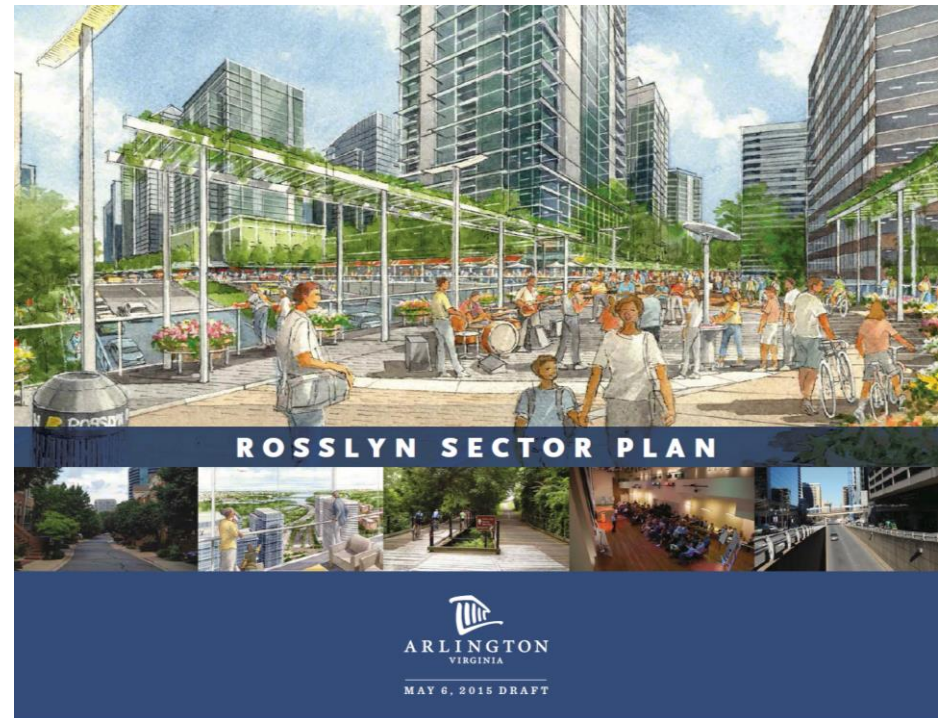
## 2. Positioning Rosslyn

## 3. Rosslyn Master Plan

- Framework
- Vision statement and principles
- Goals and policies
- Illustrative concept plan
- Sustainability
- Land use
- Transportation
- Parks and open space
- Urban design, building height and form

## 4. Implementation

## Appendix





# Chapter 3: Rosslyn Master Plan | Vision

## A BOLD VISION

### THE ROSSLYN VISION STATEMENT

"Rosslyn is Arlington's world class downtown: the greatest concentration of jobs, housing, and activities in Arlington; an important gateway between Arlington and the Nation's Capital; a preminent destination with unparalleled views of and connections to Greater Washington; a vibrant and diverse community of people living, working, learning and playing together; a sustainable urban district that embraces its waterfront; a strong economic engine for the region and the commonwealth; the jewel of the Rosslyn-Ballston Corridor."



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.

### SIX VISION PRINCIPLES FOR ROSSLYN

*Rosslyn will be a global destination with a dynamic skyline, unique vistas, and exceptional value*

*Rosslyn will be accessible via exceptional transportation connections and choices.*

*Rosslyn will be a walkable neighborhood connecting people with community and choices.*

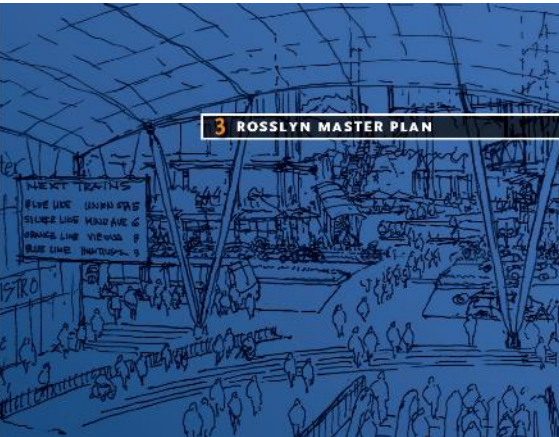
*Rosslyn will be a good neighbor to adjacent communities, making sensitive transitions of building form and offering complementary housing and service options.*

*Rosslyn will be an urban district that celebrates the experience of nature and recreation through its diverse network of public parks, open spaces, and tree-lined streets.*

*Rosslyn will be a dynamic place inspired by its diverse mix of people and activity.*



# Chapter 3: Rosslyn Master Plan | Concept Plan



MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN

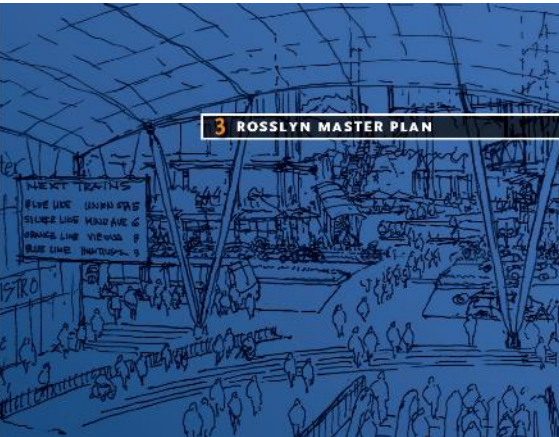
- Existing/approved building
- Hypothetical new building
- Esplanade
- Bicycle facility



- A** Two-way Streets
- B** 18<sup>th</sup> Street Extension
- C** Metro Plaza
- D** New Ped/Bike Bridge Connections
- E** Gateway Park



# Chapter 3: Rosslyn Master Plan | Concept Plan



- F** Freedom Park
- G** 18<sup>th</sup> Street Corridor of Parks and Plazas
- H** Rosslyn Plaza Park
- I** Esplanade
- Peaks and Valleys
- Land Use

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN





# Land Use

## What we heard:

- Need proactive efforts to increase share of housing in Rosslyn relative to office use

## Response:

- Housing development targets established:
  - 577 units exist in RCRD today
  - 2,500-3,000 more units by 2040
  - Long-term: 4,000-5,000 more units
- Mixed-use guideline: Site plans with 2+ towers should include at least one housing tower
- Potential housing height incentive: Sites with maximum heights under 300' above grade can potentially add floors if they contain housing (additional criteria also apply) *[Likely to be removed]*

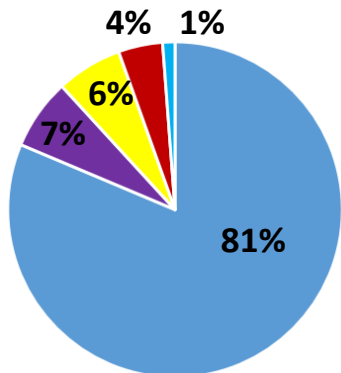
# Land Use – Anticipated Planning Horizon

## Potential Illustrative Development Characteristics (square feet) Rosslyn Sector Plan

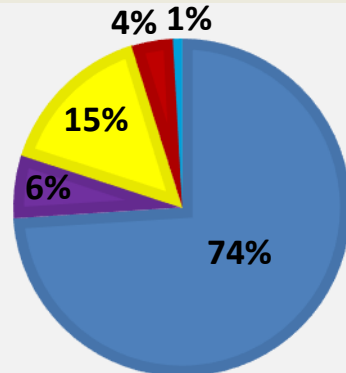
*(table not in plan)*

Building Use	Existing/Approved	New Construction	Build Out
Office	9,582,000	7,294,000	10,710,000
Retail	576,000	468,000	642,000
Residential	1,971,000	4,193,000	4,944,000
Hotel	740,000	590,000	845,000
Other	100,000	0	91,000
<b>TOTAL</b>	<b>12,969,000</b>	<b>12,545,000</b>	<b>17,232,000</b>

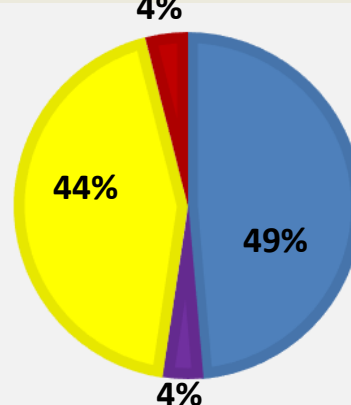
Existing, 2015, RCRD



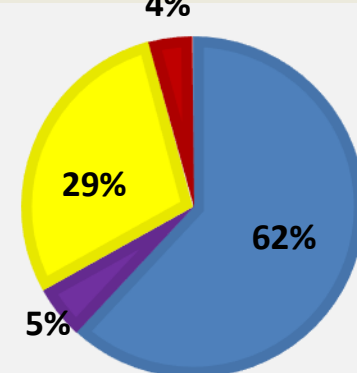
Existing and approved land use, RCRD



Potential land use mix of new development, RCRD



Potential overall future land use mix, RCRD



- Office
- Hotel
- Housing
- Retail
- Other



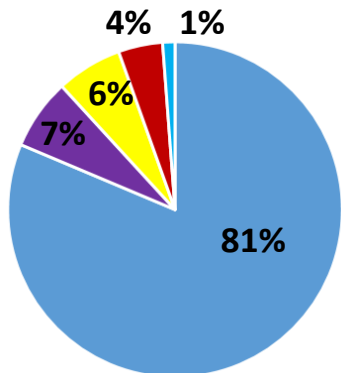
# Land Use – Ultimate Build out

## Potential Illustrative Development Characteristics (square feet) Rosslyn Sector Plan

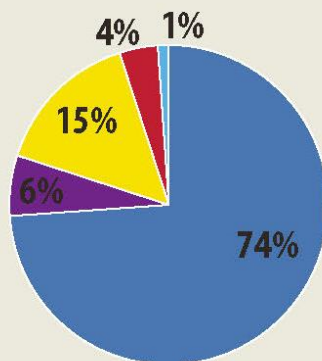
*(table not in plan)*

Building Use	Existing/Approved	New Construction	Build Out
Office	9,582,000	7,294,000	11,859,000
Retail	576,000	468,000	698,000
Residential	1,971,000	4,193,000	5,867,000
Hotel	740,000	590,000	852,000
Other	100,000	0	30,000
<b>TOTAL</b>	<b>12,969,000</b>	<b>12,545,000</b>	<b>19,306,000</b>

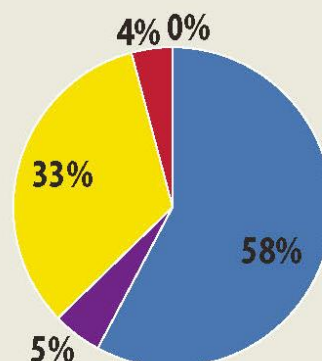
Existing, 2015, RCRD



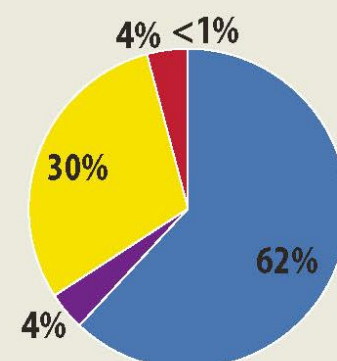
Existing and approved land use, RCRD



Potential land use mix of new development, RCRD



Potential overall future land use mix, RCRD



# Affordable Housing

## What we heard:

- Need deliberate policy to leverage new development in Rosslyn to create more affordable housing units in Arlington, and income diversity in the RMSA

## Response:

- Recommendation to direct up to 30% of community benefits contribution value toward affordable housing
- Form of contribution (on-site units, cash contribution for units in RMSA, cash contribution for units in Arlington, etc.) determined on a project-by-project basis





# Implementing Land Use

- #11 Monitor progress towards desired land use mix
- #12 Ensure that up to 30% of the total value of community benefits in a “C-O Rosslyn” site plan project goes toward creating or preserving affordable housing.
- #13 Prioritize use of site plan cash contributions in the RCRD to achieve projects within the RMSA, make progress towards County policy, and encourage construction of accessible units
- #14 Utilize affordable housing financing tools such as AHIF, Low Income Housing Tax Credits, and other programs

# Advisory Commissions

Advisory Commissions	Outcome
E2C2 May 18	Letter likely being drafted
Park and Recreation Commission May 26	Letter likely being drafted
Urban Forestry Commission May 28	Letter likely being drafted
Transportation Commission May 28	Voted 9-0 to approve RTA, and: - express in letter desire for greater emphasis on housing affordability
Planning Commission June 3	Voted 11-0 to approve RTA, and: - Motion includes, among others, recommendation to delete the paragraph describing the “up to 30% target for a site plan’s community benefits to go towards affordable housing”.