

Rosslyn Sector Plan – Status Update

Urban Forestry Commission Meeting

May 28, 2015



Presentation Purposes

- Summarize status and process to date
- Introduce overall vision and main components addressed in the draft Rosslyn Sector Plan
- Review key sustainability and public park and open space recommendations

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

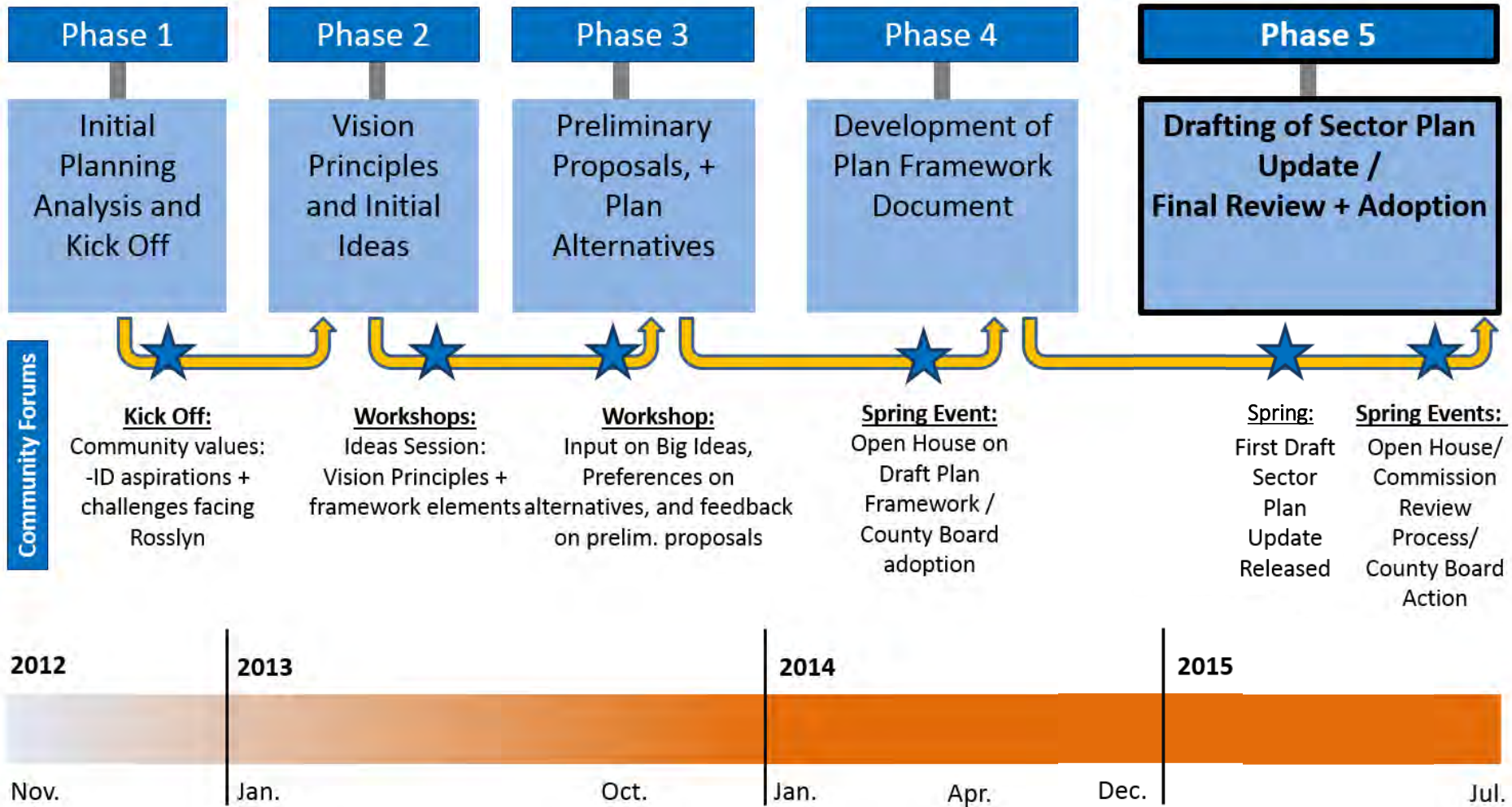
- Mode share targets
- Street network changes
- Street cross sections
- Bicycle and pedestrian facility improvements
- Transit service/facility improvements
- Parking and curb space
- Transportation demand management
- Loop Road
- Community energy



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
May	<ul style="list-style-type: none"> • DRAFT SECTOR PLAN RELEASED (5/6) • Process Panel (5/13) • E2C2 (5/18) • Rosslyn BID (5/20) • LRPC (5/20, 5/21) • Park and Recreation Comm. (5/26) • Urban Forestry Comm. (5/28) • Transportation Comm. (5/28) 	<div style="border: 1px solid black; border-radius: 15px; background-color: #f4a460; padding: 10px; text-align: center;"> <p>1st Draft Plan for Public Review</p> </div>
June	<ul style="list-style-type: none"> • Planning Commission (6/3) • Housing Commission (6/4) • County Board (RTA) (6/13 or 6/16) <div style="border: 1px solid black; background-color: #f4a460; padding: 5px; margin-top: 10px; text-align: center;"> <p><i>Staff revisits Advisory Commissions as requested</i></p> </div>	
July	<ul style="list-style-type: none"> • Planning Commission • County Board (Action) (7/18 or 7/21) 	<div style="border: 1px solid black; border-radius: 15px; background-color: #8b4513; color: white; padding: 10px; text-align: center;"> <p>Rosslyn Sector Plan Adoption</p> </div>

Evolving the Plan Framework into Sector Plan

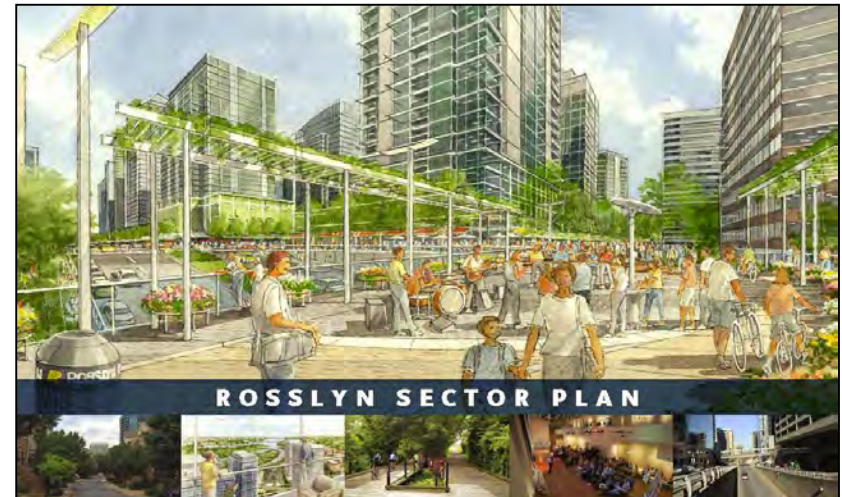
Rosslyn Plan Framework



- Vision Statement
- Vision Principles
- Policy Directives



Draft Rosslyn Sector Plan



- Vision Statement
- Vision Principles
- Policies

NEW

- Planning Recommendations
- Design Guidelines
- Implementation Actions

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 preeminent 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 RENDITION 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.

Illustrative Concept Plan

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN



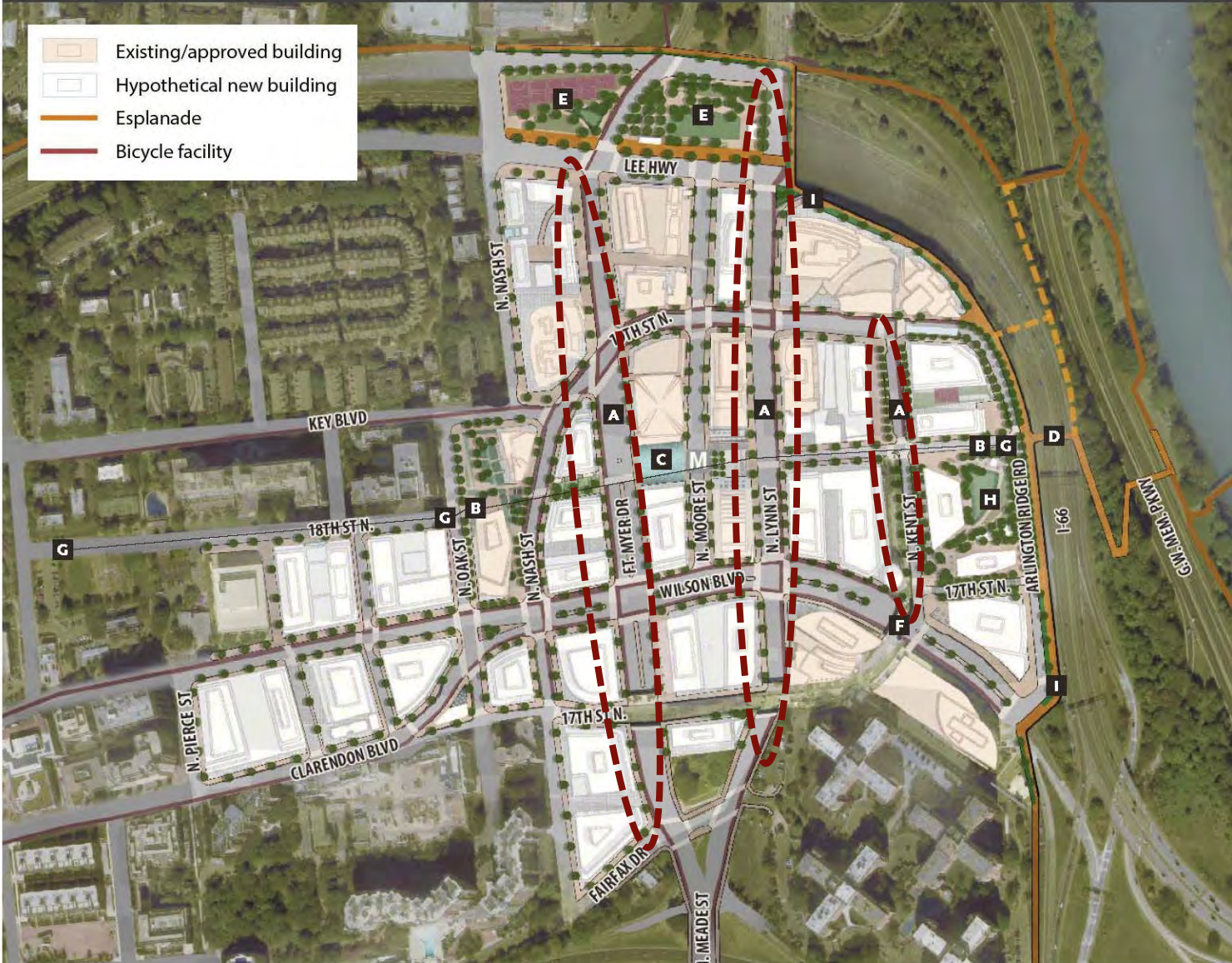
- Existing/approved building
- Hypothetical new building
- Esplanade
- Bicycle facility





The Illustrative Concept Plan depicts enhanced access and mobility options, new and improved public spaces, and a deliberate approach to building form and massing to protect priority view corridors.

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Two-Way Streets (Lynn, Fort Myer, and Kent)

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN



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

A

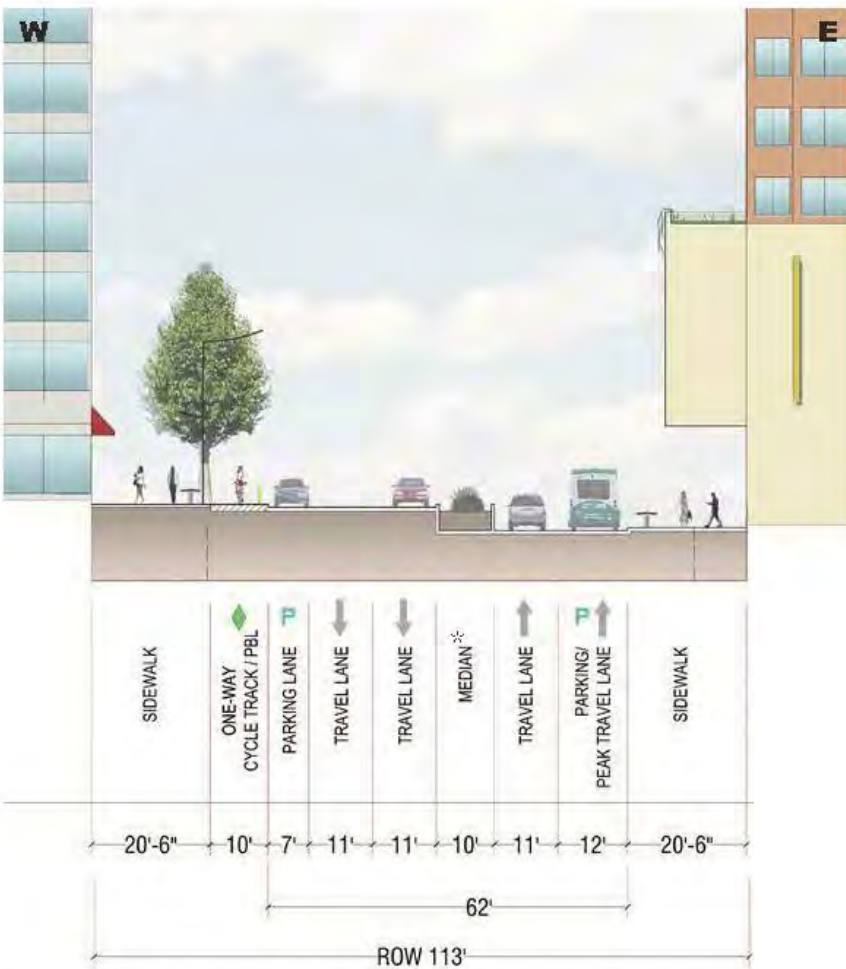
Two-way Streets

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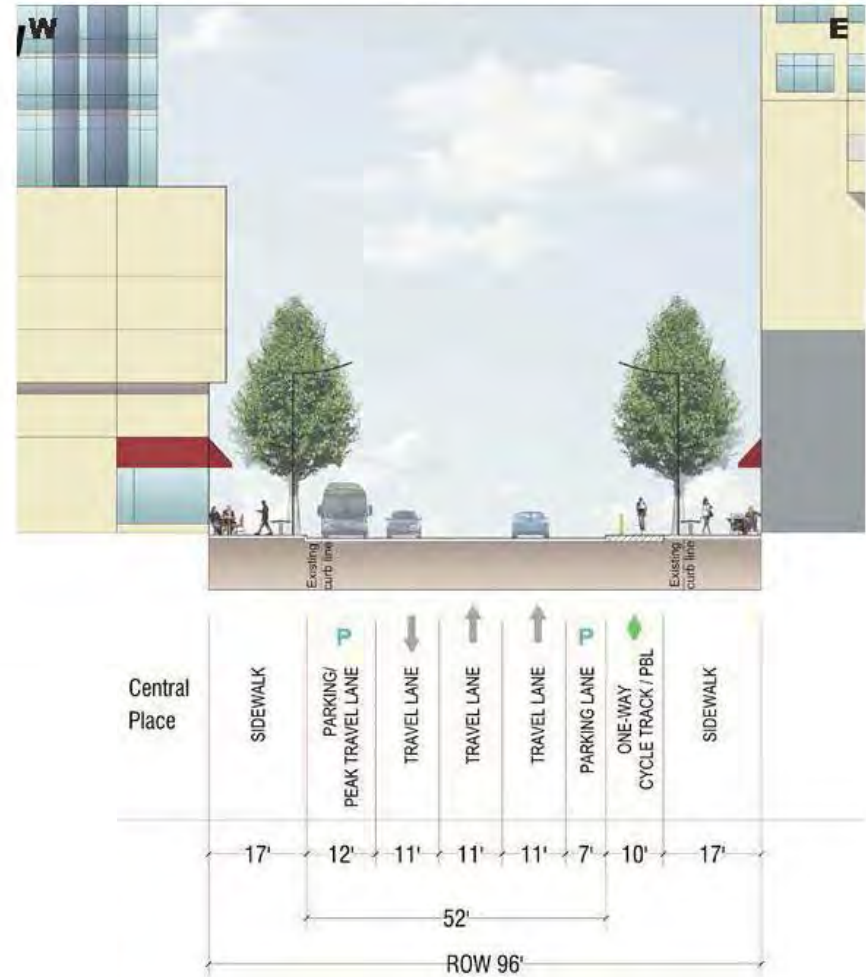
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Two Way Streets (Lynn, Fort Myer, and Kent)

B N. Fort Myer Drive between Wilson Blvd. and 18th Street
Proposed 3+1 lanes with one-way cycle track/PBL



C N. Lynn Street from 19th to Wilson
Proposed 3+1 lanes with one-way cycle track/PBL







* Median height and width may vary pending further engineering

18th Street Extension / Parks

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN



-  Existing/approved building
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-  Bicycle facility

B **G**

18th Street Extension /

18th Street Corridor of Parks

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18th Street Extension / Parks



18th Street Extension / Parks



Figure 3.3 - A view of the 18th Street Corridor of Parks looking east past the Metro station towards the Esplanade. A diverse series of public open spaces would be linked to create a new "urban spine" for

Metro Plaza/Station Enhancements

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN



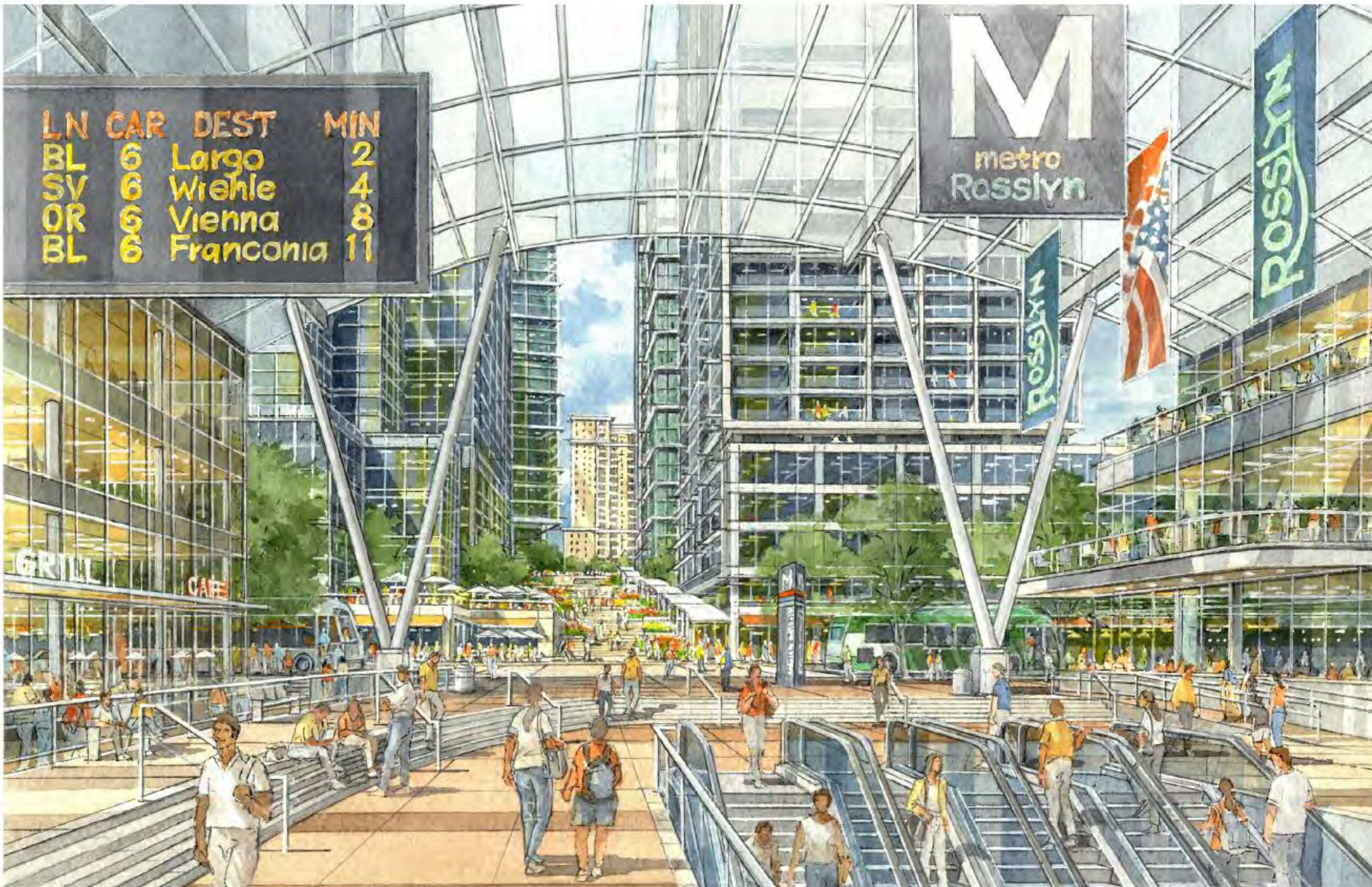
C

Rosslyn Metro Plaza/Station Enhancements

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Metro Plaza/Station Enhancements



New Connections towards River/Trails

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN



D

New Ped/Bike Connections to River/Trails

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Gateway Park Revitalization

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN



E

Gateway Park

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



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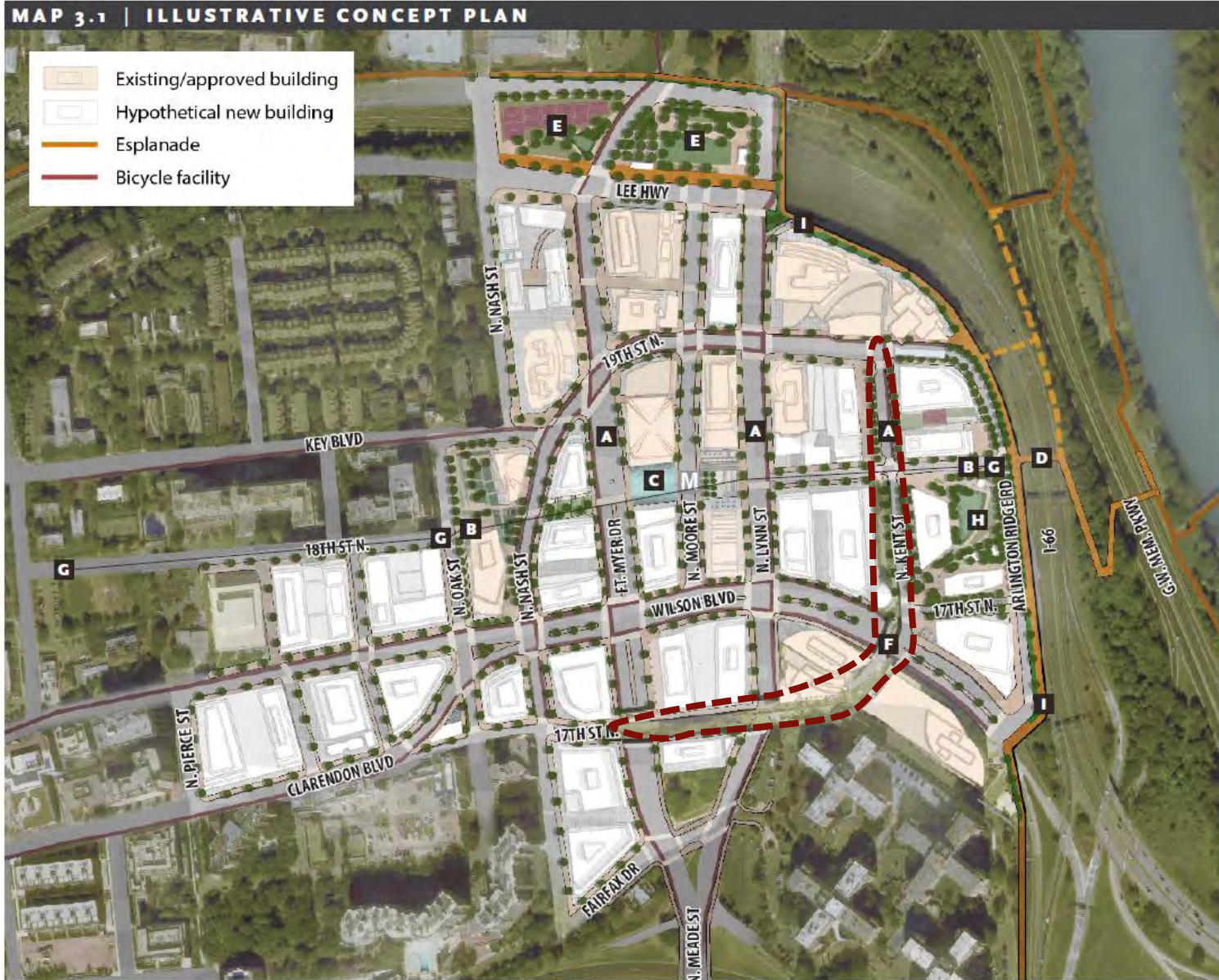
Gateway Park Revitalization



Freedom Park Expansion/Enhancement

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN

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



F

Freedom Park Expansion/Enhancement

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Freedom Park Expansion/Enhancement



Rosslyn Plaza Park

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN

-  Existing/approved building
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-  Bicycle facility



H

Rosslyn Plaza Park

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Rosslyn Plaza Park

FIGURE 3.5 | ROSSLYN PLAZA PARK LOCATION ALTERNATIVE AT 18TH STREET AND ARLINGTON RIDGE ROAD

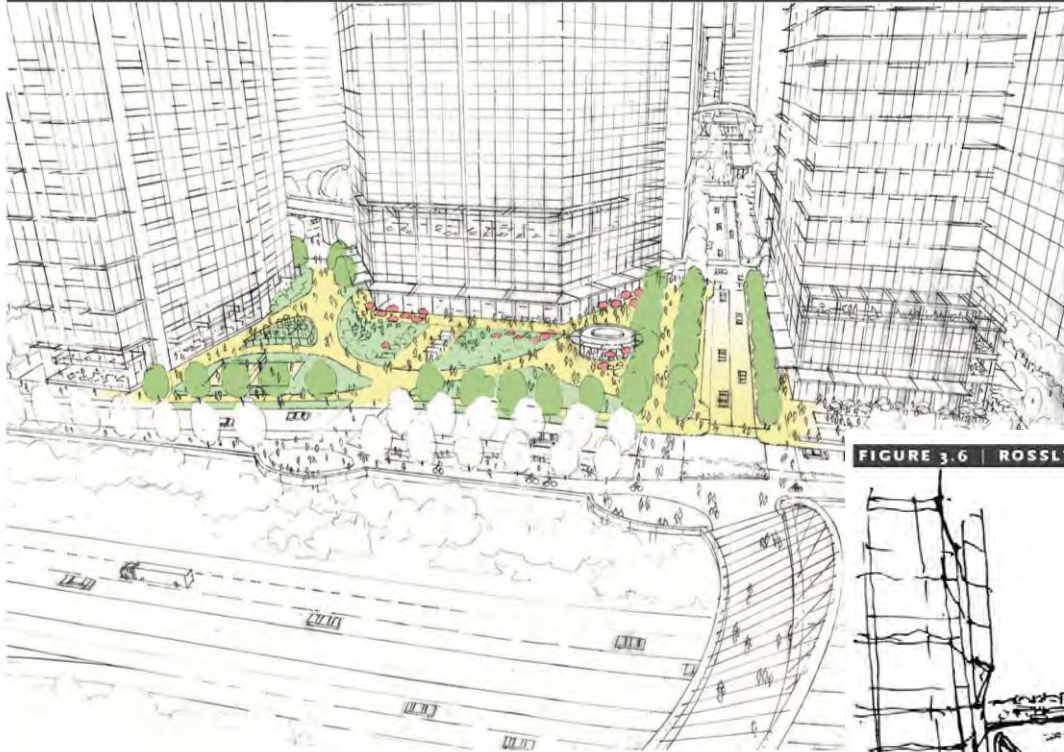
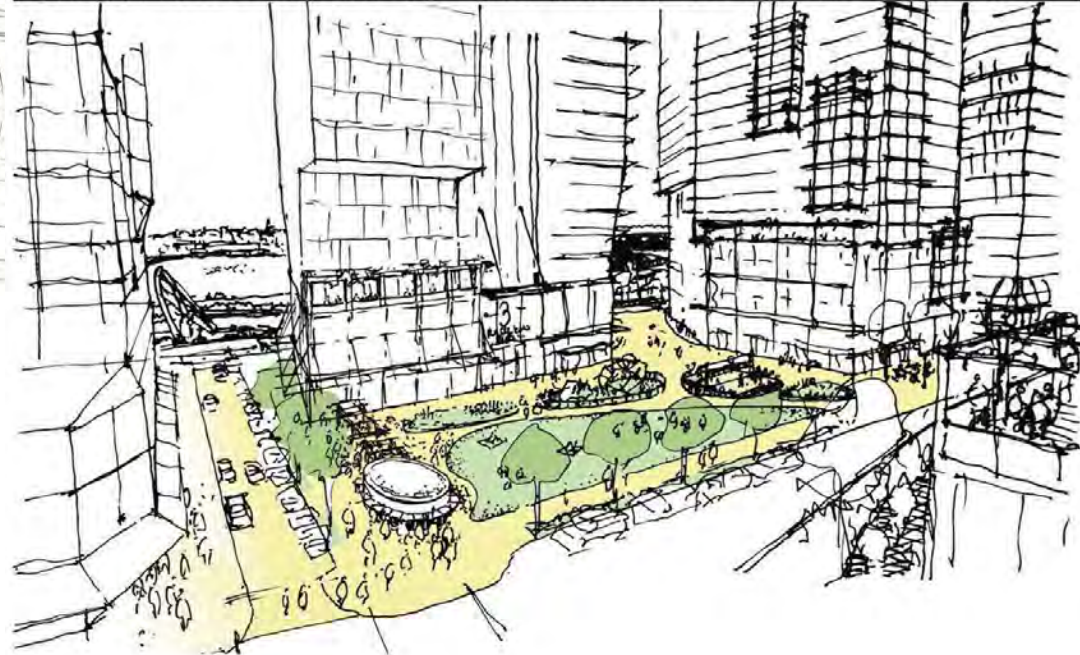






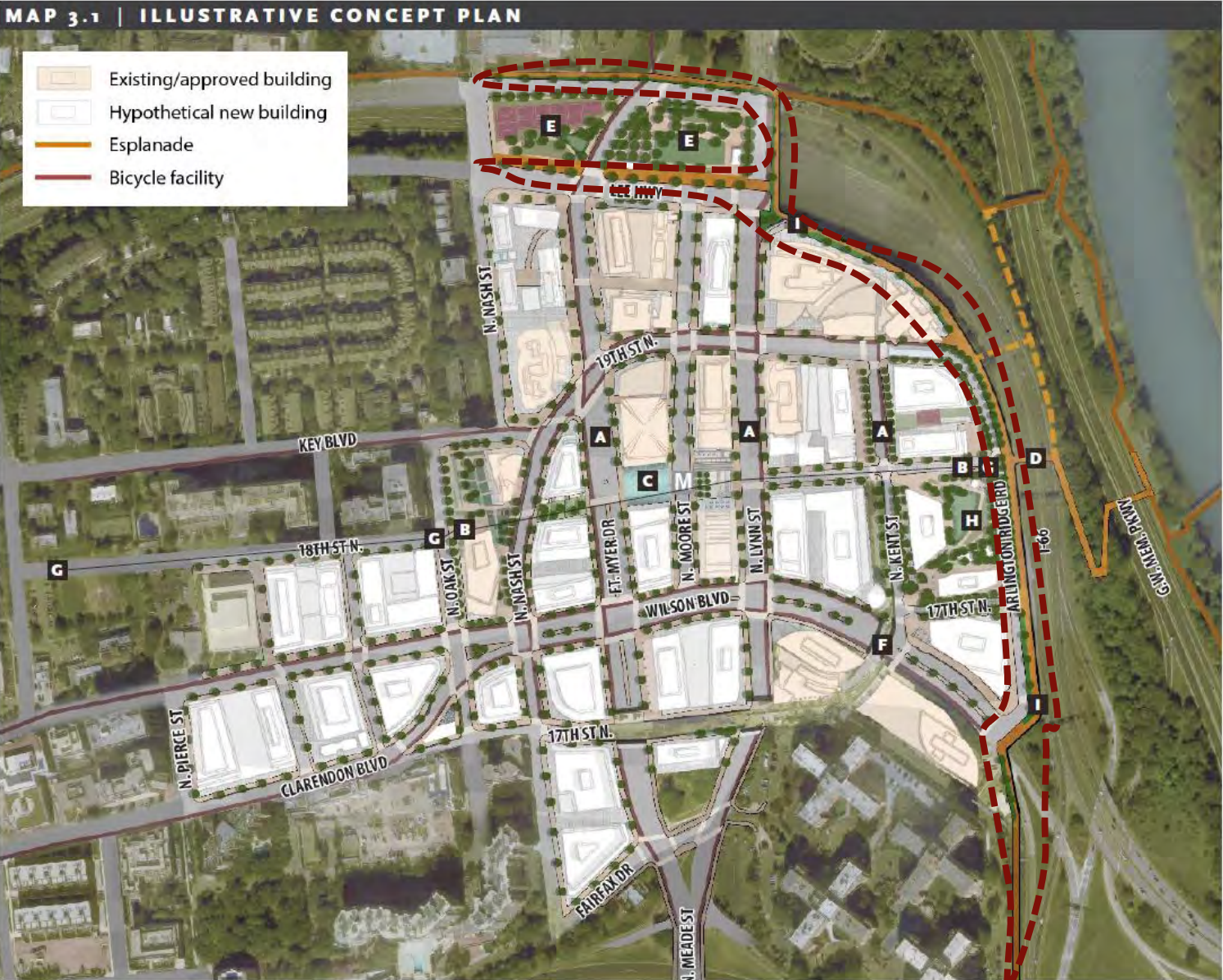
FIGURE 3.6 | ROSSLYN PLAZA PARK LOCATION ALTERNATIVE AT 18TH STREET AND N. KENT STREET



Esplanade

MAP 3.1 | ILLUSTRATIVE CONCEPT PLAN

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



I

Esplanade

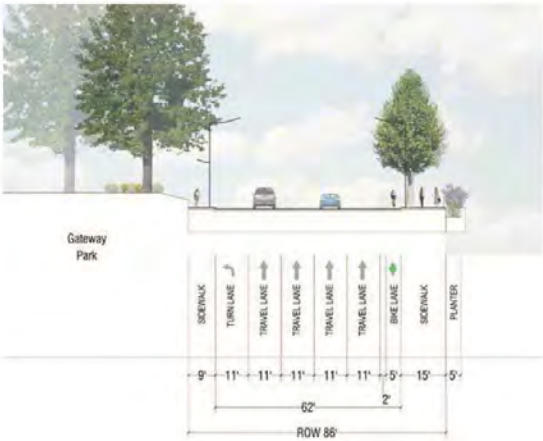
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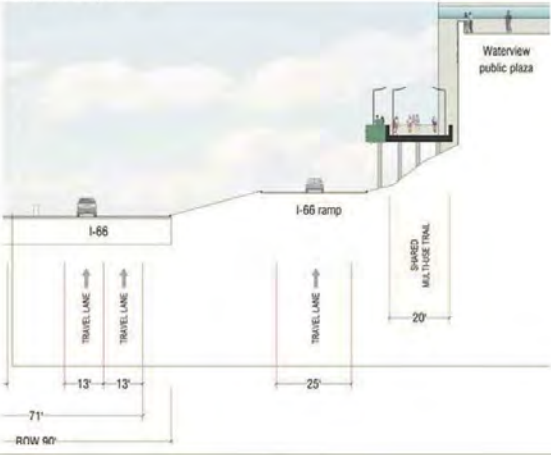
Esplanade



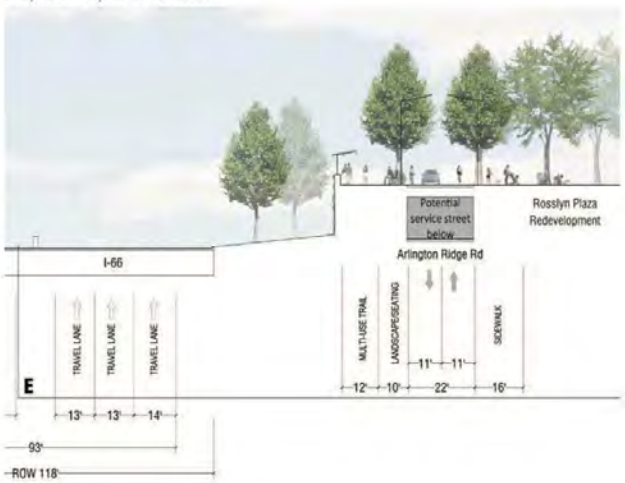
Lynn Street Bridge
Proposed: road diet, esplanade



I-66/Waterview
Proposed: esplanade



I-66/Arlington Ridge Road
Proposed: esplanade, streets



Building Height & Form / Land Use



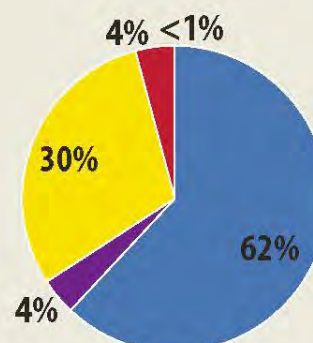
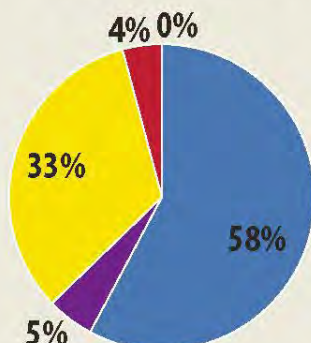
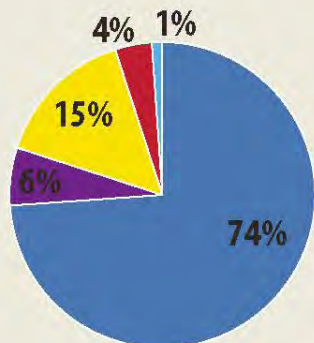
Peaks & Valleys Approach

- 13-14 million square feet of new mixed-use development (19-20 million square feet full build out; in 65 acres)

Existing and approved land use, RCRD

Potential land use mix of new development, RCRD

Potential overall future land use mix, RCRD



Land Use

- Goal of 4,000-5,000 new housing units

Sustainability

- Sustainability goals and strategies integrated throughout plan
- Specific recommendations
 - Neighborhood Level
 - Site and Building Construction
 - District Energy

SUSTAINABILITY

Rosslyn today is already a place with strong sustainability attributes, and this plan aims to position it to only become even more sustainable. Its compact and ever-intensifying transit-oriented development pattern encourages multimodal options and choices, reducing traffic congestion, improving air quality, and enhancing overall quality of life. Related recommendations in this plan for improved public open space, wider sidewalks, improved bicycling facilities, and more tree cover can all encourage even more physical activity, non-automobile trips, and time spent outdoors. At the same time, this plan and future efforts can make greater progress in other potential areas of improvement relating to the environmental sustainability of Rosslyn.

Key Considerations

As of 2012 buildings accounted for over 60% of the County's greenhouse gas emissions.

Transportation accounts for the balance, equally split between residents and non-residents.

Rosslyn's steep topography and proximity to the Potomac River cause stormwater in the study area to flow rapidly into the river, which can have impacts on its water quality.

Rosslyn's concentrated development patterns and significant levels of building space may provide the potential for future district energy related activities.



Green infrastructure like this stormwater planter can double-duty as streetscape beautification and natural stormwater management.

Recommendations

Sustainability recommendations are focused on two levels: neighborhood level recommendations and site/building-specific recommendations. Many of these are cross-referenced in other sections of the Master Plan where appropriate. Overall, the focus is to encourage sustainability best practices where possible in development activities, especially related to energy and stormwater management in line with Arlington County's policies (e.g., Stormwater Master Plan, Stormwater Management Ordinance (Chapter 60 of the County Code), Community Energy Plan). Given the recent adoption of the Community Energy Plan element of the County's Comprehensive Plan, the Rosslyn Sector Plan has focused additional attention on potential explorations of district energy in Rosslyn in the future. More details on district energy recommendations follow the site/building-specific recommendations.

Building level strategies are typically encouraged to ensure that each built structure is as beneficial for the environment as possible. While meeting a "Gold-level" rating under the LEED for LEED program is often a minimum goal, the County strives for and encourages new buildings to achieve certification at the "Silver" level or above with levels of energy efficiency. Also part of the LEED programs themselves, a range of strategies should be considered when planning and designing buildings, to meet the County's then-current highest and best sustainability standards for development projects as they come forward. By applying sustainability standards in the design and review of all new development and infrastructure projects, great advancements can be made in maximizing energy efficiency, minimizing carbon footprints, effectively managing stormwater, and dramatically reducing generated waste in Rosslyn.

The following are the primary sustainability recommendations for Rosslyn:

NEIGHBORHOOD LEVEL RECOMMENDATIONS

- Promote optimal energy efficiency, and educate developers, tenants and residents on how to attain greater efficiencies.
- Promote high density mixed-use development that enables district energy systems (if deemed feasible through future study; see District Energy recommendations below), an opportunity for one or more cogeneration facilities, and infrastructure connecting blocks. Explore, through future efforts, the potential for district heating and cooling and distributed energy systems to serve the Rosslyn area.
- Coordinate mixed-use development with expanded transportation choices that can encourage Rosslyn residents, employees and visitors to travel more frequently by bus, Metro, carpool, bicycle or walking in order to reduce demand for the single occupancy vehicle trips, thereby reducing energy use and traffic congestion.
- Provide a variety of opportunities for daily active recreation, including attractive facilities for walking, bicycling, court sports and other fitness activities that supports public health.
- Significantly expand tree canopy cover towards a goal of 15% coverage, especially in public open spaces and parks, and use

KEY RELATED POLICIES

- UB1 | Energy Efficiency:** Encourage developers to pursue LEED Gold or higher energy efficiency ratings for new buildings.
- UB2 | Sustainable Districts:** Encourage high density mixed-use development that enables district energy systems (if deemed feasible through future study; see District Energy recommendations below), an opportunity for one or more cogeneration facilities, and infrastructure connecting blocks.
- UB3 | Transportation:** Encourage mixed-use development that enables district energy systems (if deemed feasible through future study; see District Energy recommendations below), an opportunity for one or more cogeneration facilities, and infrastructure connecting blocks.
- UB4 | Public Health and Recreation:** Encourage attractive facilities for walking, bicycling, court sports and other fitness activities that supports public health.

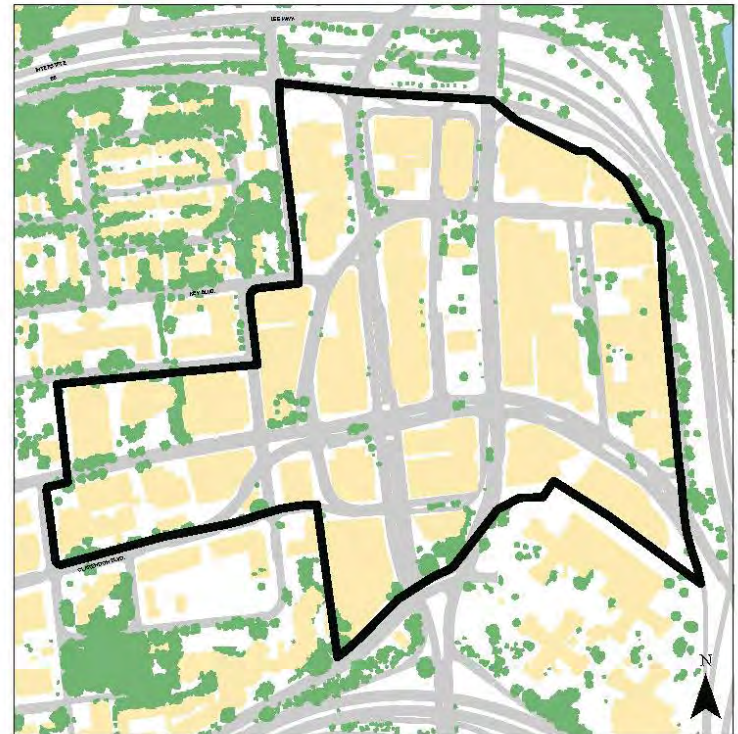
Sustainability

- **GOAL #3:** Maximize **environmental sustainability** and **energy efficiency**.
 - **Policy U11:** Establish and work towards achieving an **aggressive goal for future tree canopy coverage** in Rosslyn to reduce **urban heat island** effect, improve **air quality**, provide **human scale**, and bring **nature into the city** environment.

Tree Canopy Coverage

- Existing RCRD tree canopy = 4.6%
- Recommendations
 - Significantly expand tree canopy cover towards a goal of **15% coverage**, especially in public open spaces and parks, and **use tree pit systems to manage stormwater** and improve human comfort.
 - Pursue opportunities for trees in **private spaces** and **green roofs**

MAP 2.9 | RCRD TREE CANOPY COVERAGE



RCRD Total Area: 65 Acres
Tree Canopy: 3 acres
Tree Canopy Percentage: 4.6%

Legend
RCRD Boundary
Tree Canopy (2011)

Parcel redevelopment and street improvements in Rosslyn should consistently incorporate additional trees and other plantings, to expand Rosslyn's tree canopy from approximately 5% of the RCRD to at least 15%.

Sustainability Recommendations

- Comply with **regulatory stormwater requirements** and include **innovative stormwater strategies** such as green roofs, green walls, rain water harvesting, and/or stormwater planters, pervious paving, infiltration tree pits, rain gardens, bioretention swales, and green roofs.
- Encourage the **integration of rainwater harvesting systems** into the design and construction of public open spaces.

Sustainability Recommendations

- Maximize use of **native, drought tolerant plant and tree species.**
- Utilize the most advanced **water conservation technologies** for interior (toilets, faucets, etc.) and exterior (irrigation, water features, etc.) applications available at the time of construction or redevelopment.
- Encourage high performance “green” private development with the **Green Building Incentive Policy for Site Plan Projects.**

Parks and Open Space

PARKS AND OPEN SPACE

The future 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 possess a well-balanced and connected urban open space system, featuring excellent connections to the surrounding regional and federal park systems. A comprehensive parks and open space system that promotes community health and well-being includes accessible public spaces for civic engagement and respite from the urban environment, for recreation opportunities and quality of life amenities, and for connective infrastructure linking

Rosslyn will possess a well-balanced and connected urban open space system, featuring excellent connections to the surrounding regional and federal park systems.

these features throughout the network. This system can be achieved by enhancing and repurposing existing public open spaces in Central Rosslyn, while creating new spaces in strategic locations to complete a balanced network of public parks and open spaces.

Rosslyn's new public open space system emerges out of the demographic trends, needs analysis and programmatic priorities drawn from an analysis of existing conditions. Over time, the parks and open spaces will establish a new setting and position 21st century Rosslyn as a dynamic live/work/play environment strongly defined by its active public parks and streets. As set forth in this plan, Rosslyn's future public open space system will be comprised of spaces that have diverse sizes, character, and programming opportunities, in a manner that best serves the Rosslyn community's active and passive recreation needs.

Key Considerations

The parks and public open spaces located within and around Rosslyn lack adequate connections, design and programming.

Existing park and plaza spaces often do not support the wide range of activities that Rosslyn's increasingly diverse population desires.

As Rosslyn's largest and most prominent park, Gateway Park is separated from Rosslyn's core by busy streets and is visually separated by skywalk structures, making it inconvenient and uninviting for many people to use.

Freedom Park has great views and potential yet its access points are limited.



A more accessible, expanded Freedom Park, conveniently connected to Rosslyn streets and neighborhoods, can serve as Arlington's own version of New York's High Line integrating active open space with high-value development.

Public Parks and Open Space: Goals

- **GOAL #1:** Achieve **connectivity** among a **diverse network** of public parks and open spaces that also engage the Potomac waterfront.
- **GOAL #2:** **Revitalize** the existing parks and open space system to provide **active outdoor recreational opportunities** and amenities for **all ages and lifestyles** throughout the network.
- **GOAL #3:** Provide opportunities for **informal congregation, reflection, and meditation** throughout Rosslyn's parks and open space system.

Recommendations: Typologies

Destination spaces

- > Unique features attracting visitors from the community, region and beyond (e.g. vista, monument, programmed events)
- > Typically larger in size, can be multi-use in function



Revitalizing spaces

- > Opportunity for respite, socializing, transition, and reflection
- > Size and form may vary from small urban plazas and intimate spaces in larger parks to nature preserves, using hardscape and/or softscape features
- > Amenities may include seating, picnic tables, gardens, walking trails, public art, or other suitable features



Recreation spaces

- > Used for active recreation and leisure activities.
- > Amenities can include playgrounds, sport facilities, dog parks, trails, etc.
- > Serving the neighborhood, the community, or even the region depending on the scale



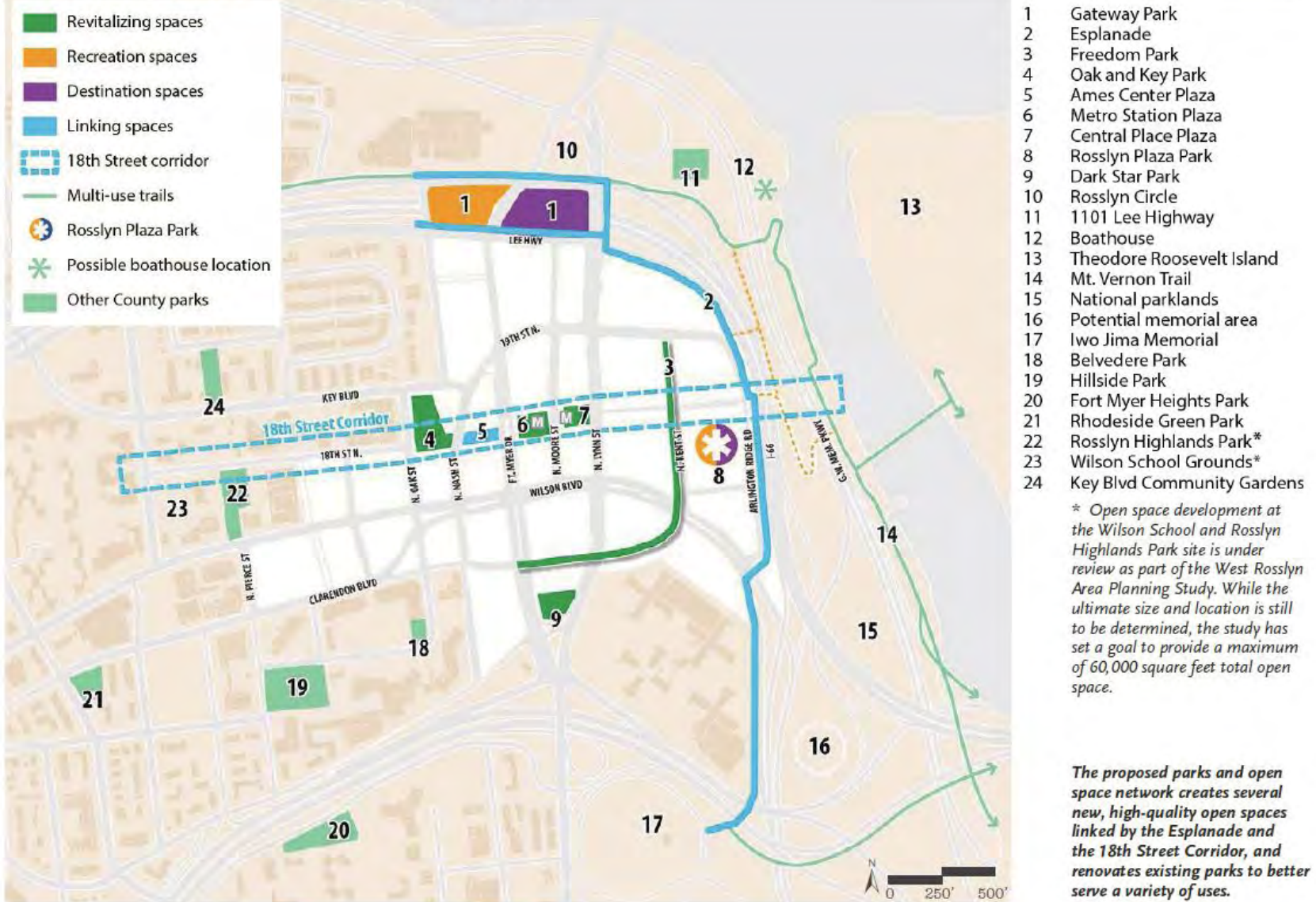
Linking spaces

- > Connections between open spaces as part of an integrated, accessible network
- > Often linear in form (e.g. trails, greenways, streets, linear plazas)
- > Amenities include greenery and vegetation, seating, lighting, ecological corridors



Recommendations: System

MAP 3.13 | PUBLIC PARKS AND OPEN SPACE



Recommendations: System

CHART 3.4 | ROSSLYN'S NEW AND REVITALIZED PARKS—AT A GLANCE

PARK	IDENTITY	RELEVANCE TO FRAMEWORK POLICY DIRECTIVES	TYPOLOGY	PARK DESCRIPTION
The Esplanade	Rosslyn's Potomac Promenade	P1	Linking Space	Linear green space that creates a "front" to Rosslyn and ties into the regional park system
18th Street Corridor	Rosslyn's New Urban Spine	P2, P6	Linking Space	Variety of potential programming; hardscape/softscape; links entire district west to east
Oak and Key Plaza	Rosslyn's Connection to North Rosslyn	P6	Revitalizing Space	Park with outdoor dining and gardens integrated with development and neighborhoods
Ames Center Plaza	The Rosslyn Steps	P4	Revitalizing Space	Mid-block plaza with steps, ramps, and/or escalator, with areas of planting, outdoor dining, and small retail
Metro Station Plaza	Public Interaction Around Transit	P4	Revitalizing Space	Public plaza with canopied areas, retail, public art and music
Central Place Plaza	The Heart of Rosslyn	P4	Revitalizing Space	Public plaza with new Metro canopy, outdoor seating, public art and landscape
Rosslyn Plaza Park	Rosslyn's Terrace on the Potomac	P4, P9	Destination/ Recreation Space	Large, consolidated park linked to surrounding development and available for flexible programs and active recreation
Freedom Park	The Elevated Green Promenade	P3, P4, P9	Linking Space	Expansion of existing green space opportunities, views and activities on the elevated surface
Gateway Park	Rosslyn's Front Door and Regional Activity Hub	P5	Destination/ Recreation Space	Destination and gateway park to the north for neighborhood recreation and large events
<i>Dark Star Park</i>	The Arts Gateway	P8	Revitalizing Space	Iconic public art gateway located near Marine Corps Memorial

Recommendations: Sample Spread

KEY RELATED POLICIES

P4 | Re-design existing parks and plazas, as well as design and create new parks and plazas and program them with a lively and diverse mix of activities such as structured and informal recreation, children's play, community gardens and community canine areas. Community participation involving neighborhood and business groups will guide the realization of this network of high, visible public spaces.

P5 | Complete a new master plan for Gateway Park that calls for removing the existing superstructure and achieving a public park with the flexibility to accommodate a variety of park uses that enhance the overall park experience for Rosslyn's growing population while providing an urban aesthetic that identifies this as a prominent gateway.

REVITALIZED EXISTING PARKS

Gateway Park: "Rosslyn's Front Door and Regional Hub for Recreational and Cultural Activity"

Gateway Park provides an extraordinary opportunity to become a welcoming, integrated, active gateway to Rosslyn, Arlington, and the Commonwealth of Virginia from the north. In its current form, large expanses of paving surround underutilized green lawns with little programming to activate its variously scaled spaces. Large ramps and ventilation structures on the park's north and south sides make the space feel imposing and off-limits. These structures also block views between the Key Bridge and eastbound Lee Highway. Belied by high-speed roadways, Gateway Park is perceived as difficult and dangerous to access. The park is inwardly focused, fragmented, and rather disconnected from its surrounding context.

Key concepts for the redesign of Gateway Park include better integrating the park into Rosslyn's urban fabric, making a clear programmatic distinction on either side of Fort Myer Drive, and designing the park for everyday neighborhood recreation. Removing the existing concrete ramps and skywalks will provide greater access and views between the park and Central Rosslyn and will create additional space for programming. An integrated path system and landscape connections to the George Washington Memorial Parkway should also be envisioned, tying into the designated Rosslyn Circle memorial/monument site, Key Bridge, Custis and Mount Vernon Trails, as well as the Esplanade. On the west side, multipurpose courts (e.g. volleyball, tennis, basketball, badminton) and a children's playground could be fixed elements along a new path system, surrounded by bold plantings. To the east, a more expansive, flexible-use lawn space is envisioned, with adjoining seating areas, places for food kiosks, and stations for bicyclists and joggers utilizing the riverfront paths.



Gateway Park (outlined in the black dashed line) will be a revitalized green space and neighborhood park accommodating a variety of uses. Removing existing overhead infrastructure elements would open up significant views, access and other opportunities for improvement.

KEY CHARACTERISTICS

SIZE (APPROXIMATE):	3.4 acres
UNIQUE ADJACENCIES:	CW Memorial Parkway, Key Bridge, Potomac River
ACCESS:	Ft. Myer Drive, Lee Highway, North Lynn St, North Nash St.
VIEWS:	Georgetown, National Cathedral
PROGRAMS (PRIORITY PROGRAMS IN BOLD):	<ul style="list-style-type: none"> • Large event space and lawn seating for live music, films • Neighborhood recreational courts • Canine friendly area • Kiosks, cafe, food trucks • Children's play • Circuit training • Meditative arts—yoga and tai chi • Seasonal gardens • Water features • Bike and jogging station • Information and wayfinding point for connected memorial site and regional pathways • Potomac River boathouse connection
PROGRAM CRITERIA:	Gateway Park is highly visible and accessible and is the largest green space connected to the RCRD aside from the National Parklands. Located in proximity to residential neighborhoods west and north of the RCRD, Gateway Park's substantial size and position allow it to be both an events space as well as a valuable neighborhood recreation amenity. The park is both a gateway into Rosslyn and a gateway towards the Potomac River and National Parklands from Rosslyn as well. Views to the Potomac, adjacency to North Rosslyn, connections to the Esplanade, Rosslyn Circle, mixed-use housing, office, hotel, and ground level retail along the northern edge of the RCRD will all drive significant activity in Gateway Park.
OWNERSHIP/MANAGEMENT:	Arlington County through agreement with VDOT
IMPLEMENTATION:	Resume Gateway Park planning process in near-term



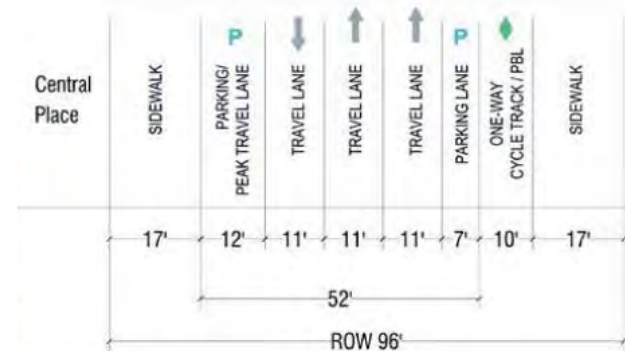
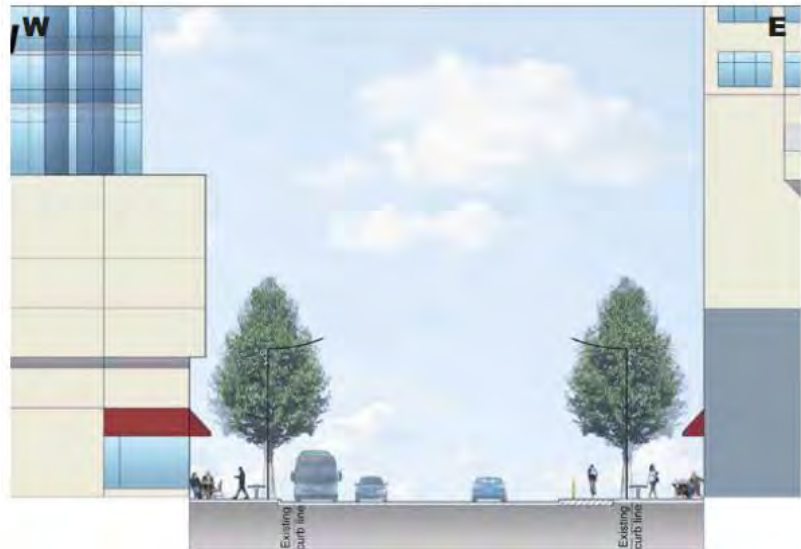
Gateway Park can accommodate additional court recreation facilities serving Rosslyn and nearby neighborhoods, while also providing expanded lawn area suitable for large events as well as everyday use.

Transportation: Street Sections

- Rebalance allocation of right-of-way for wider pedestrian and/or bicycle facilities where feasible.
- Remove and reallocate excess street paving area and unneeded travel lanes to other purposes.
- Expand and enhance sidewalks to include extra width for street trees, other plantings, and street furniture

Two-way conversion of N. Lynn St subject to further study

C **N. Lynn Street from 19th to Wilson**
Proposed 3+1 lanes with one-way cycle track/PBL



Implementation

- Ongoing or With Redevelopment (O);
- Short term, 1-3 years (ST);
- Mid-term, 4-9 years (MT); and
- Long-term, 10 years or longer (LT).

CHART 4.1 | IMPLEMENTATION ACTIONS

#	IMPLEMENTATION ACTIONS	TIMING	IMPLEMENTING AGENCY(S)
PARKS AND OPEN SPACE			
28.	Create, revitalize, and/or maintain public parks and open spaces in Rosslyn as indicated in Rosslyn's New and Revitalized Parks (Chart 3.3) and the Public Parks and Open Space Map (Map 3.13).	O	DPR, CPHD
29.	For site plan projects that do not include land planned for new or revitalized parks, encourage contributions toward the master planning and implementation of Rosslyn's New and Revitalized Parks.	O	DPR, CPHD
30.	Adequately maintain and improve, as needed, recreational facilities in surrounding areas that directly serve the needs of the Rosslyn and neighboring populations.	O	DPR
31.	Maximize opportunities to increase tree canopy coverage throughout the RCRD in parks, streetscape areas, and private spaces.	O	DPR, DES, BID, CPHD
32.	Implement phased segments of the Esplanade as right of way and funding are available.	O	DES, DPR, CPHD
33.	Complete Gateway Park master planning process.	ST	DPR, VDOT
34.	Enhance the edges of Dark Star Park as surrounding streets are narrowed. Improve landscaping and park elements while maintaining the artistic integrity and spirit of Dark Star Park.	MT	DPR, DES, AED
35.	Initiate master planning process for Freedom Park.	MT	DPR
36.	Coordinate with National Park Service on planned boathouse facility.	MT	DPR, NPS
37.	Implement phased Gateway Park master plan.	MT/LT	DPR, VDOT

* Where applicable, County mechanisms and funding sources are still being determined

Implementation

- Ongoing or With Redevelopment (O);
- Short term, 1-3 years (ST);
- Mid-term, 4-9 years (MT); and
- Long-term, 10 years or longer (LT).

CHART 4.1 | IMPLEMENTATION ACTIONS

#	IMPLEMENTATION ACTIONS	TIMING	IMPLEMENTING AGENCY(S)
38.	Expand, enhance, and improve public access to Freedom Park.	MT/O	DES, DPR
39.	Initiate master planning process and implementation of Rosslyn Plaza Park.	O	DPR
40.	Secure right of way or public access easements for the 18th Street Corridor. Implement open space improvements along 18th Street Corridor as adjacent sites redevelop.	O	DES, DRP, CPHD

SUSTAINABILITY

2.	Continue to increase the energy efficiency of existing and new buildings through Green Building programs and other initiatives to ensure individual buildings are constructed to be as environmentally friendly as feasible.	O	DES, CPHD
3.	Secure commitments for new development to achieve the County's highest and best environmental sustainability standards, including the Site and Building Construction Recommendations in the Sustainability section of the Rosslyn Sector Plan.	O	DES, CPHD
4.	Assess options to improve Rosslyn's environmental commitment, energy security, and economic competitiveness consistent with County Community Energy Plan goals, including an evaluation of district energy feasibility as well as potential improvements in energy supply and reliability to reduce energy cost and volatility.	ST	DES, CPHD
5.	Ensure development meets or exceeds the Community Energy Plan goals.	O	DES, CPHD

Planning Process and Timeline

Month	Meetings	Milestones
May	<ul style="list-style-type: none"> • DRAFT SECTOR PLAN RELEASED (5/6) • Process Panel (5/13) • E2C2 (5/18) • Rosslyn BID (5/20) • LRPC (5/20, 5/21) • Park and Recreation Comm. (5/26) • Urban Forestry Comm. (5/28) • Transportation Comm. (5/28) 	<div style="border: 1px solid black; border-radius: 15px; background-color: #f4a460; padding: 10px; text-align: center;"> 1st Draft Plan for Public Review </div>
June	<ul style="list-style-type: none"> • Planning Commission (6/3) • Housing Commission (6/4) • County Board (RTA) (6/13 or 6/16) <div style="border: 1px solid black; border-radius: 5px; background-color: #f4a460; padding: 5px; margin-top: 10px; text-align: center;"> <i>Staff revisits Advisory Commissions as requested</i> </div>	
July	<ul style="list-style-type: none"> • Planning Commission • County Board (Action) (7/18 or 7/21) 	<div style="border: 1px solid black; border-radius: 15px; background-color: #8b4513; color: white; padding: 10px; text-align: center;"> Rosslyn Sector Plan Adoption </div>

Questions?



ROSSLYN SECTOR PLAN



ARLINGTON
VIRGINIA

MAY 6, 2015 DRAFT