# Realizing Rosslyn: a new era of opportunity

**County Board Work Session** 

March 4, 2015





### **AGENDA**

1. Welcome 5 min.

2. Overview 5 min.

3. Emerging Recommendations

A. Building Height and Massing 40 min.

B. 18<sup>th</sup> Street Corridor Details 15 min.

C. Air Rights Development 20 min.

D. Rosslyn's East End Transportation & Public Open Space 30 min.

4. Wrap Up/Next Steps 5 min.

5. Adjournment





# 2. Overview

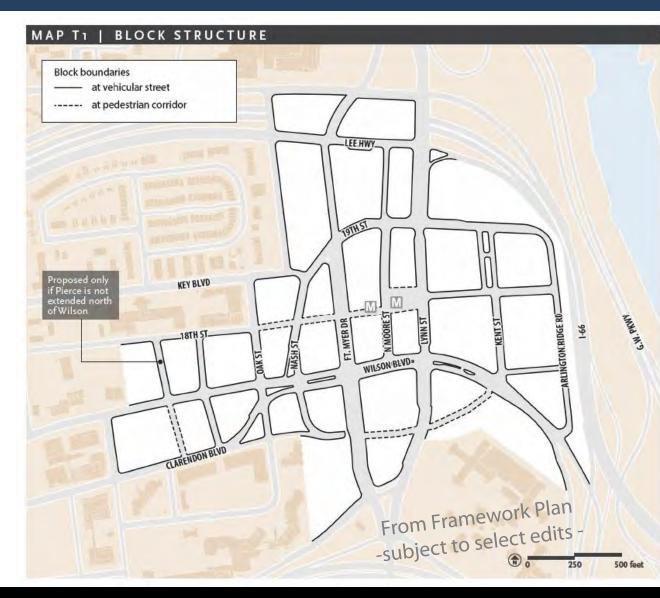
- Study Area
- Rosslyn Plan Framework Policies





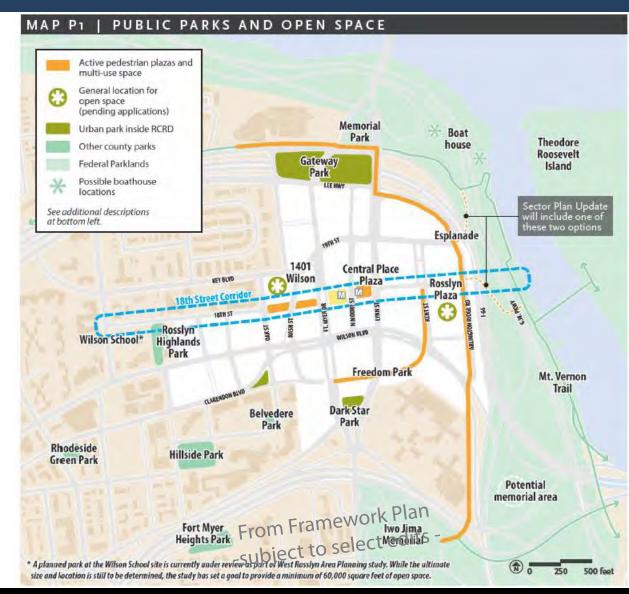
# Transportation Framework Policies

- Refined street grid
- ■18<sup>th</sup> Street Extension
- 2-way Lynn/Fort Myer
- Remove Fort Myer Drive tunnel
- Second Metro Station
- Enhanced bus service
- Right-sized sidewalks
- Bicycle facilities



## Parks + Open Space Framework Policies

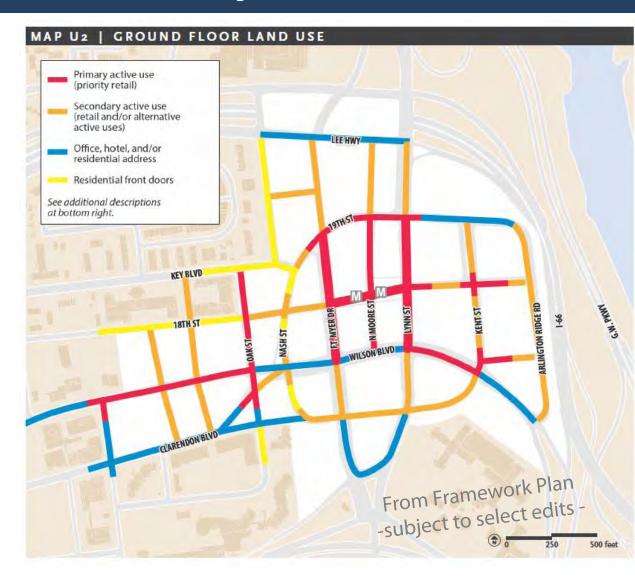
- ■The Esplanade
- ■18<sup>th</sup> Street Extension
- Gateway Park
- ■Rosslyn Plaza Park
- ■1401 Wilson Park
- Freedom Park
- Boathouse
- Lively, diverse program





# Urban Design, LU, Sustainability Framework Policies

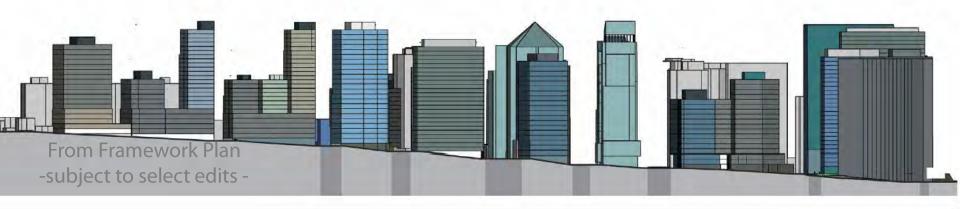
- •More housing (including affordable)
- Focused, strategic ground level land use
- Human scale architecture/design
- Sensitive transitions
- Improved streetscapes
- Green building strategies
- Energy and environment
- Urban tree canopy





# **Building Form + Height Framework Policies**

- ■New building heights policy w/ varied heights across district
- Sensitive edge transitions
- Priority view corridors from Central Place observation deck
- Ground level view corridors
- •More refined architecture, design treatments
- Prioritize community benefits



# 3. Emerging Recommendations

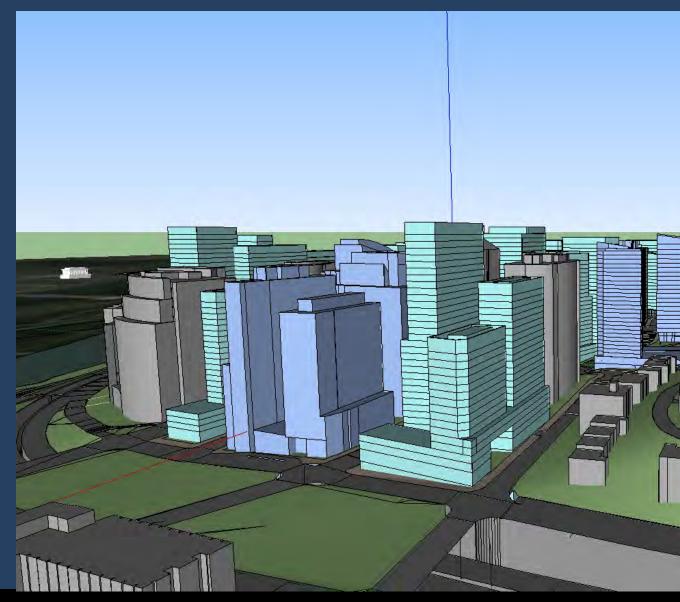
### **By Topic:**

- Staff Presentation
- Questions and County
   Board Discussion





# 3A. Building Height and Form Approach







# Realize Rosslyn Background

**COUNTY BOARD CHARGE**: Develop building height recommendations with **more specific guidance** for individual sites in the Rosslyn Coordinated Redevelopment District

Conceptual guidance of 2002 & 2007 Board resolutions comprising a "Taper" Height Policy for Rosslyn proving too general to inform review of site plan proposals

### **Factors to Address:**

- Whether new buildings should be able to exceed 300 feet
- Recommended maximum building heights for each block
- Balancing of competing interests/planning goals
- How height can improve the ground plane
- Balancing prescription and flexibility
- Achieving appropriate transitions with adjacent areas





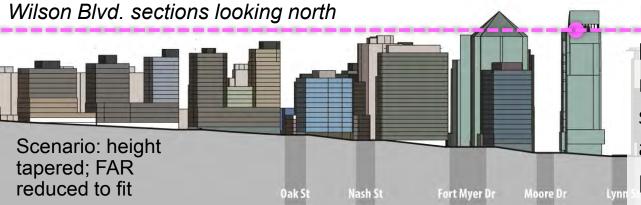
# Realize Rosslyn Background

### **METHODOLOGY**:

- Applied 3D computer modeling and economic analysis to study several development scenarios for the RCRD
- Presented results from draft scenarios for extensive review and vetting, and iterative revisions
- Study identified a preferred 3D modeling scenario, which informed drafting of building form management framework (requirements and guidelines)

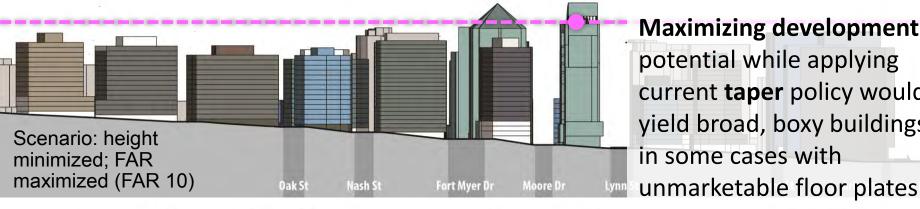


# Issues with "Taper" Policy identified early on



Public observation deck level

Minimizing height to achieve real taper (with Rosslyn's slope) may reduce density to a point of stalling or precluding redevelopment

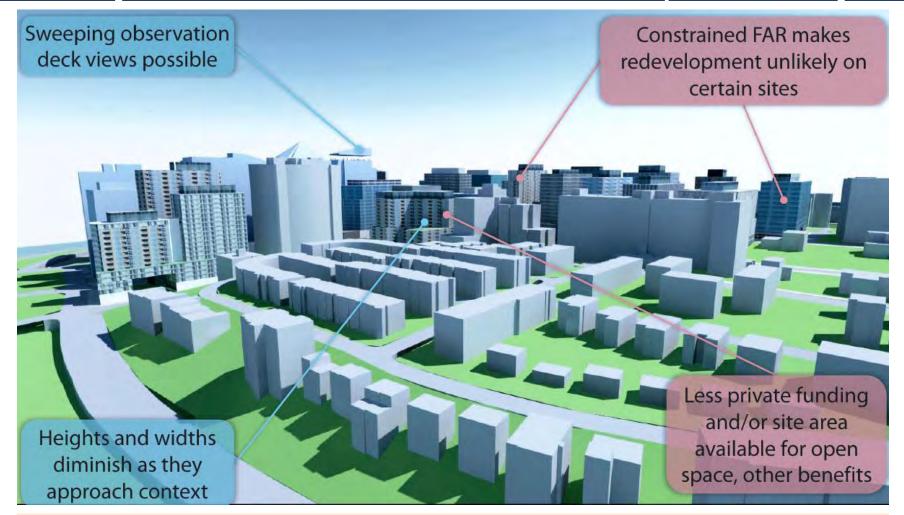


**Maximizing development** potential while applying current taper policy would yield broad, boxy buildings in some cases with



A Peaks and Valleys alternative with varied height could optimize overall performance of building form

# Rosslyn needs alternative to the "Taper" Policy



\*NOTE: As modeled, average FAR for future redevelopment sites is approx. 7.5 FAR





# A New Varied Building Heights Policy for Rosslyn

**GOAL**: Develop a **new varied building heights policy** and **regulatory framework** for the RCRD, with emphasis on:

- 1. Providing increased clarity and predictability
- 2. Seeking best possible balanced outcome for the following **goals/performance criteria**:
- Sensitive Edge Transitions
- Priority View Corridors from Observation Deck
- Good Views from All Buildings
- Good Daylight Access to Buildings
- Ground Level View Corridors

- Balanced Sun/Shade Opportunities
- Great Ground Level Open Space and Circulation
- Marketable floor plates/buildings and flexibility on use
- Distinctive Skyline



# Working within major constraints

### Achieving significant height variation challenged by several factors:

- Federal Aviation Administration (FAA) has not given determination of no hazard for any building above 470' ASL in Rosslyn
- 2<sup>nd</sup> Generation of redevelopment entails replacing 10-15 story buildings, requires 2 to 3 times density to be feasible
- Today, wide range of variance in each site's ratio of buildable footprint to site area



# Every site has different starting point for fitting density



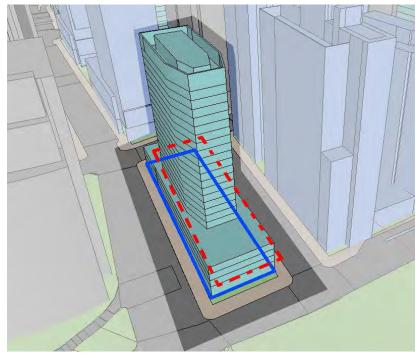
- Ground floor area as percentage of lot area varies between 42-100%
- Sites with lower percentages typically will need greater building height to reach densities that make redevelopment feasible

# Lower height does not necessarily mean lower FAR

Maximum Ground floor footprint

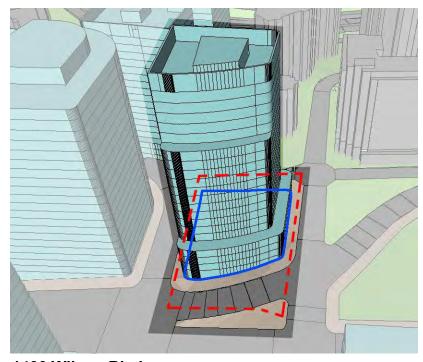


Site area per land parcel(s)



1901 N. Moore St. Ground floor: Site area = 100% Modeled FAR: 10± Height: 260'





1400 Wilson Blvd. Ground floor: Site area = 61% Modeled FAR: 9.0± Height: 260'



# Three Initial Scenarios for peaks and valleys

### SCENARIO A (9.5 FAR avg)

- Least height variation
- Most sites at 470' ASL
- Variation through multiple tower sites

### **Key Comments**

- Perpetuates status quo
- 10 FAR not to be assumed on all sites
- FARs promising for redevelopment



### **SCENARIO B** (9.5 FAR avg)

- Moderate height variation
- Fewer sites at 470' ASL
- Variation through height contrasts on nearby sites

### **Key Comments**

- Form and massing better
- 10 FAR not to be assumed on all sites
- FARs promising for redevelopment



### SCENARIO C (8.8 FAR avg)

- Most height variation
- Fewest sites at 470' ASL
- Greater height contrast among nearby sites

### **Key Comments**

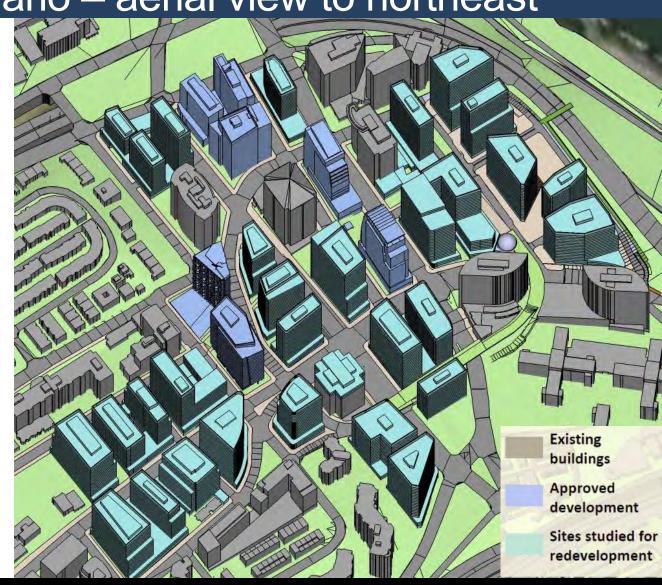
- Form and massing preferred over A & B
- Skyline better, not great
- FARs too low for projects,
- Sites treated differently



Proposed scenario – aerial view to northeast

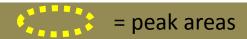
### **HIGHLIGHTS**

- Achieves considerable height variation
- Supports FARs at levels that should encourage redevelopment
- Establishes several peaks across RCRD (outside of priority view corridors)
- Pattern of greater and lesser heights help achieve benefits of Peaks and Valleys

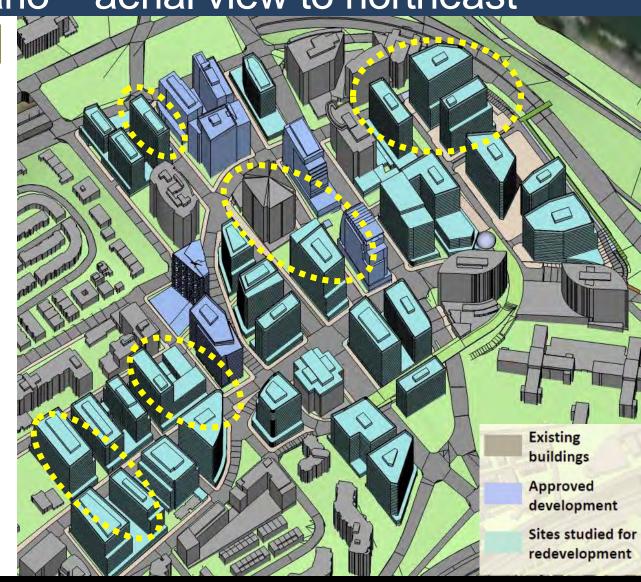




Proposed scenario – aerial view to northeast



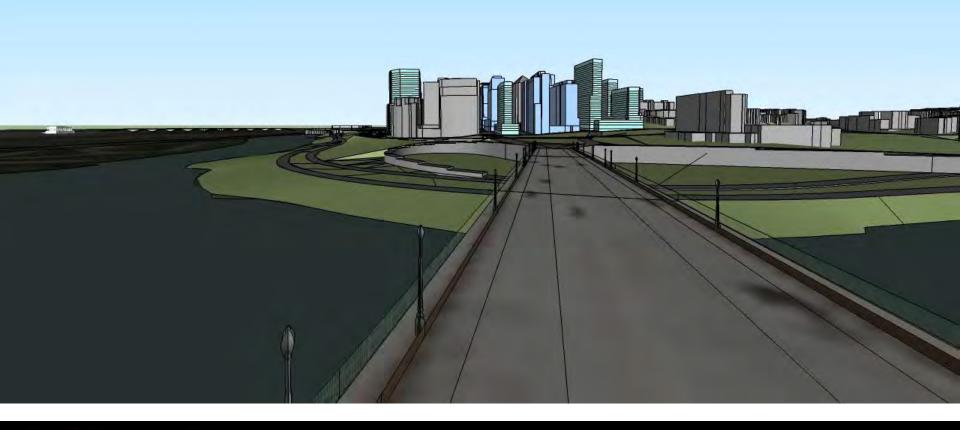
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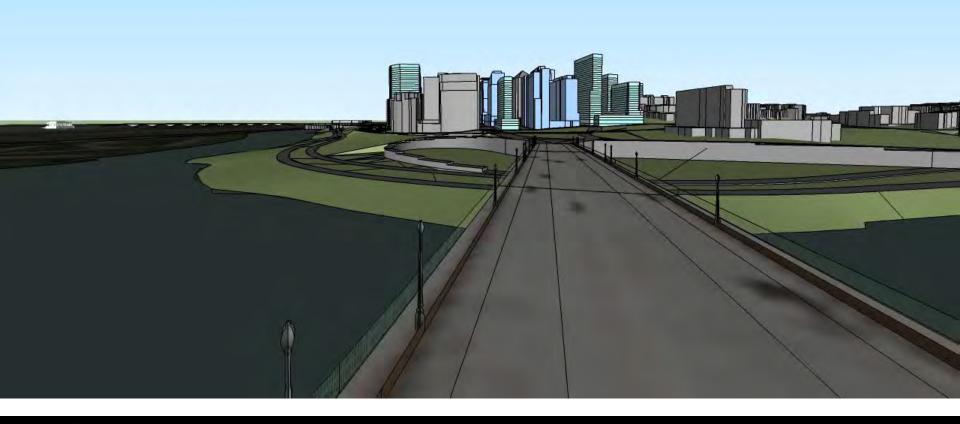
# Proposed scenario – 2040 fly-around







# Proposed scenario – 2100 fly-around

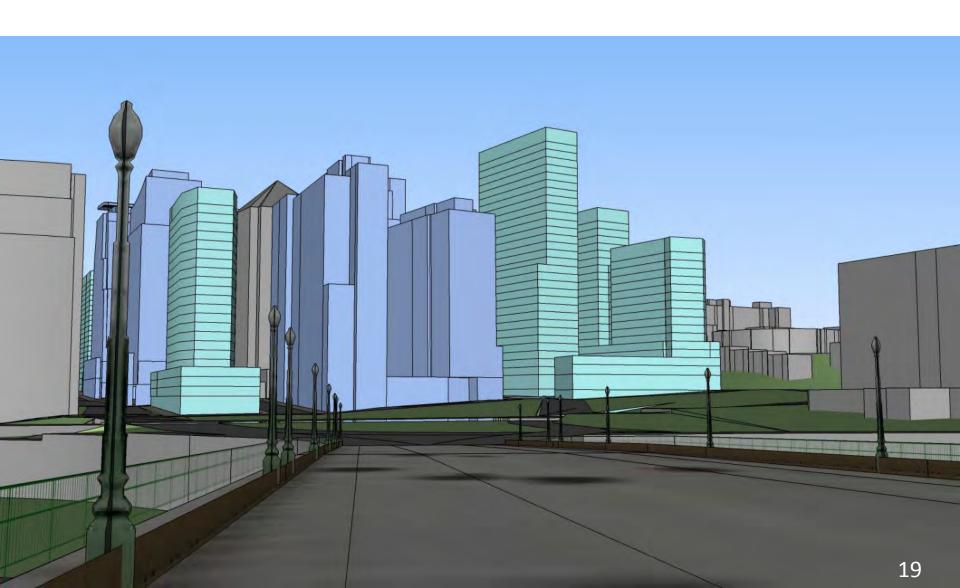






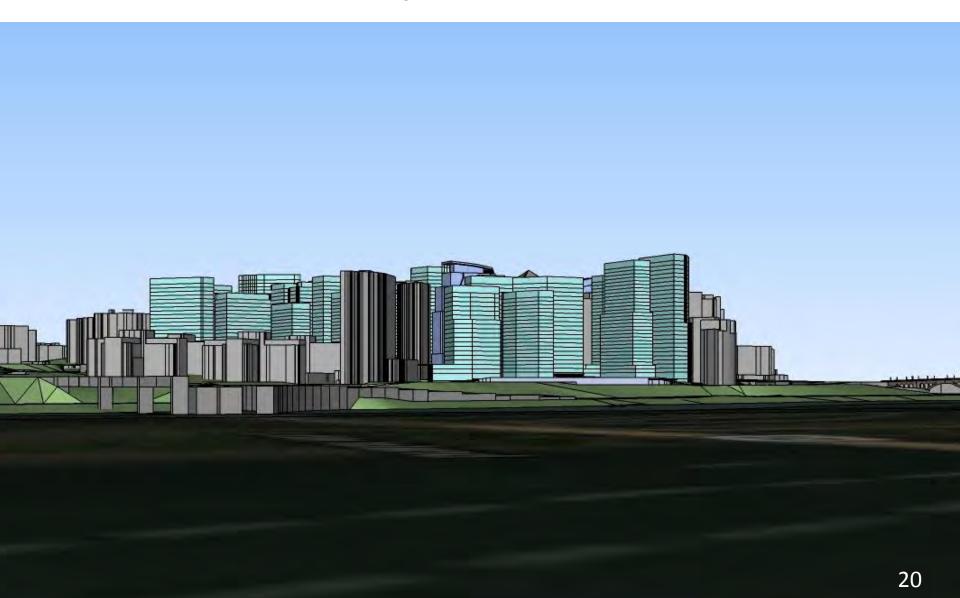
# Proposed scenario – skyline view

From northern end of Key Bridge, looking south



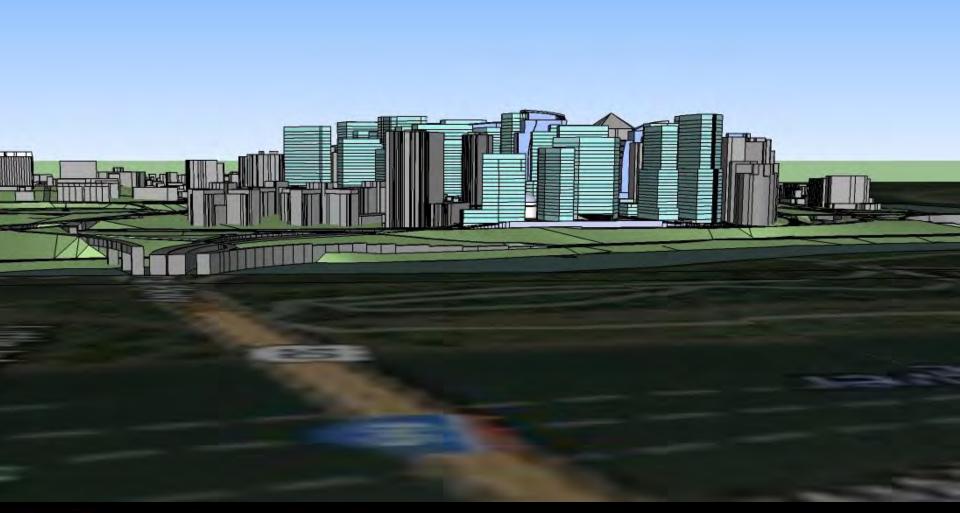
# Proposed scenario – skyline view

From Lincoln Memorial area, looking west



# Proposed scenario – skyline view

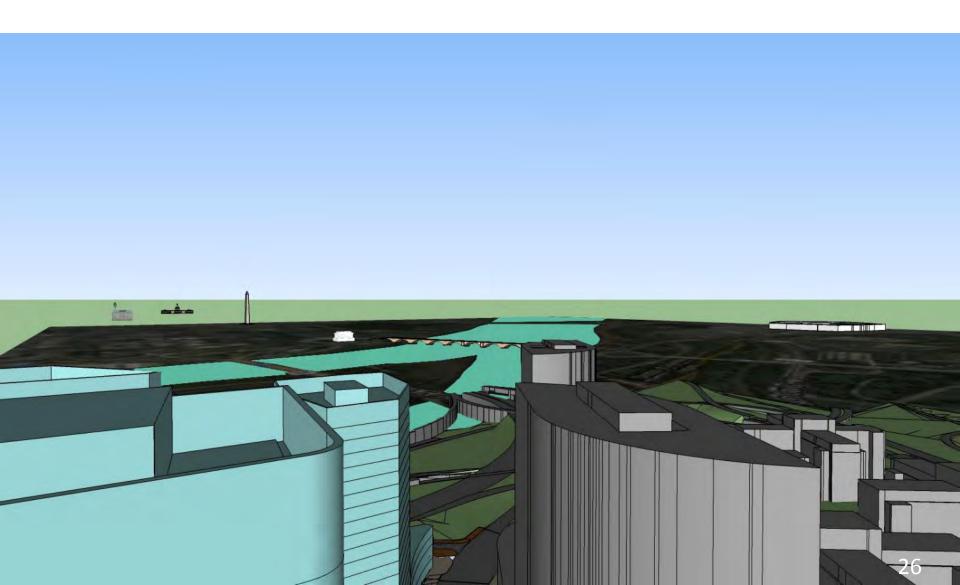
From Theodore Roosevelt Bridge area, looking west





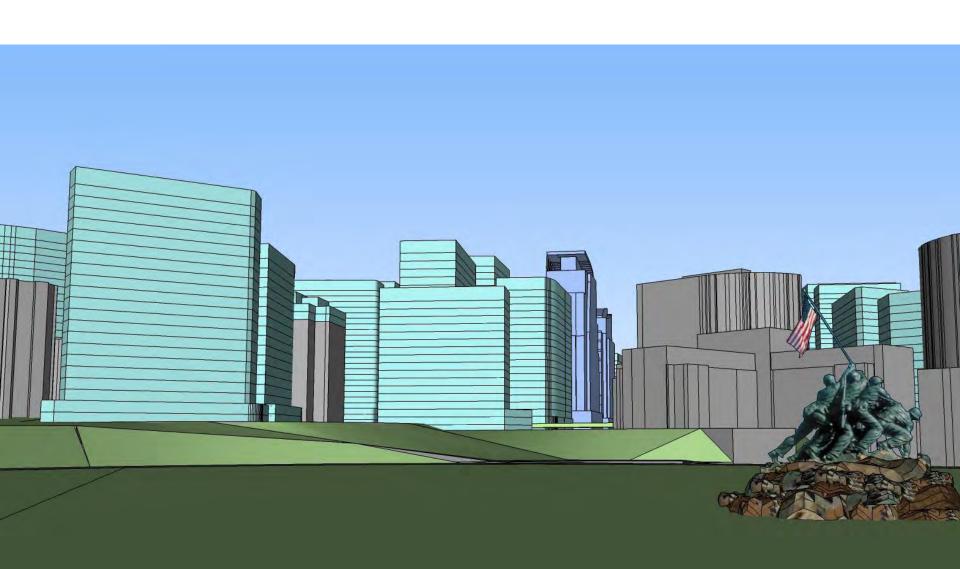
# Proposed scenario – skyline view

From Central Place observation deck, looking east Eye height: 437'-6" amsl



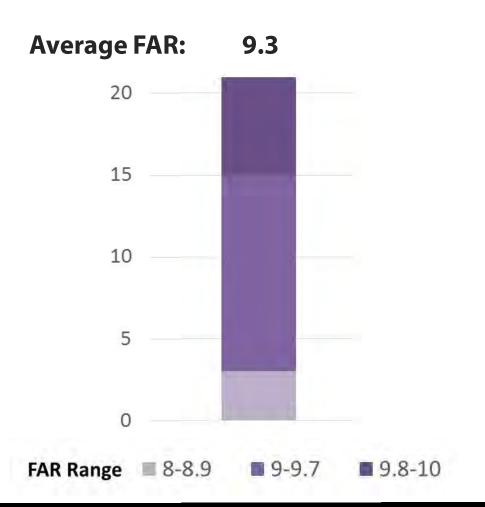
# Proposed scenario – skyline view

From Iwo Jima Memorial, looking north



# Proposal provides significant growth potential

### FAR Yields (as modeled), by site



- 85% of all redevelopment sites modeled at 9-10 FAR
- Redevelopment sites could yield 13.2 million sq. ft. of new growth in the RCRD (compared with 14.1 million sq. ft. if each site met 10 FAR)

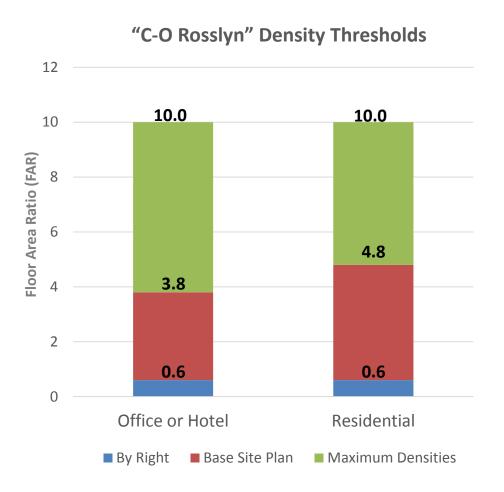
# Comparing Existing vs. Proposed: Density

Element	<b>Existing C-O Rosslyn</b>	Proposed per Plan
Base Density	3.8 FAR off/hotel; 4.8 FAR residential	3.8 FAR off/hotel; 4.8 FAR residential
Max. Density	Up to 10.0 FAR	Up to 10.0 FAR
Additional Guidance on Density	None	Form-based recommendations may limit densities below 10 FAR on certain sites
Density Flexibility	None	Potential modifications above 10 FAR with: 1) Major plan goals, and/or 2) Transfer of Development Rights, and 3) Additional density fits within maximum form-based envelope





# Maintain approach to increased densities



Max. Density/10FAR



Standard Site Plan



By Right







# Comparing Existing vs. Proposed: Building Height

Element	<b>Existing C-O Rosslyn</b>	Proposed per Plan
Heights Policy	<ul> <li>"Taper Heights Policy", by resolution ('02 and '07) that call for:</li> <li>Buildings of greatest height shall be in the core, nearest to Metro</li> <li>Heights should taper down closer to the RCRD boundary</li> </ul>	"Peaks and Valleys Policy", or an approach with varied building heights across the RCRD, as per the adopted Rosslyn Plan Framework (April 2014)
Building Height Limit	Up to 300 feet (w/ additional height on Central Place blocks) above average site elevation (a.s.e.)	Varies by Site (per map); Tower limits range from <b>210 – 388 feet</b> (a.s.e.)
Heights Certainty	Low; interpretation of "taper heights policy" and Board resolutions done on a case-by-case basis	High; building heights map provides clear guidance on acceptable limits per block/site
Heights Flexibility	None; outside of Central Place, heights cannot exceed maximum of 300 feet to main roof	Potential; on select sites, Board may approve modifications to height above noted limits





# Building Form Management Framework elements

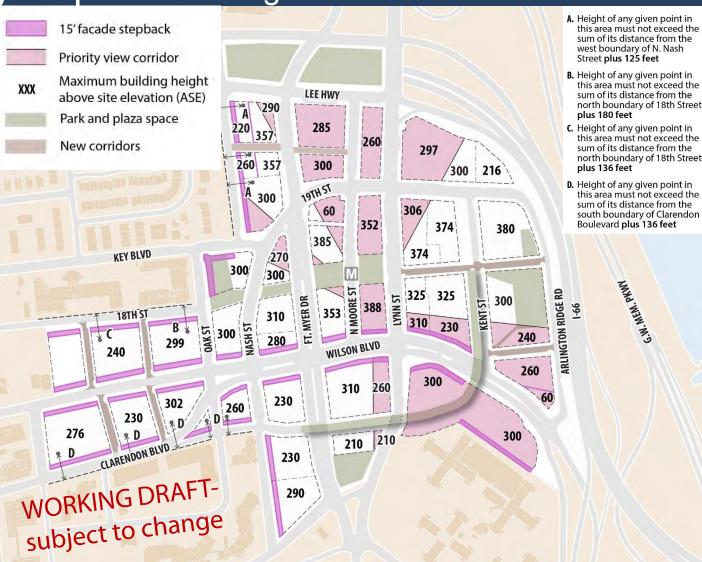
<b>Proposed Requirements</b>	Proposed Design Guidelines
Density (up to 10 FAR)	Buildable Areas/Build-to Lines
Building Height Limits (per map)	Tower Orientation
Building Step backs (per map)	View Corridors between Towers
	Tower Dimensions
	Land Use
	Tower Separation
	Building Height Variety



# Building heights | above average site elevation

Addressing County Board approved scope of work question:

"What are the recommended maximum building heights for individual blocks in Rosslyn?"



# Building heights | over/under 300 feet

### **Building Heights**

300 ft. or above

Below 300 ft.

Already developed

Sites modeled below 9.0 FAR



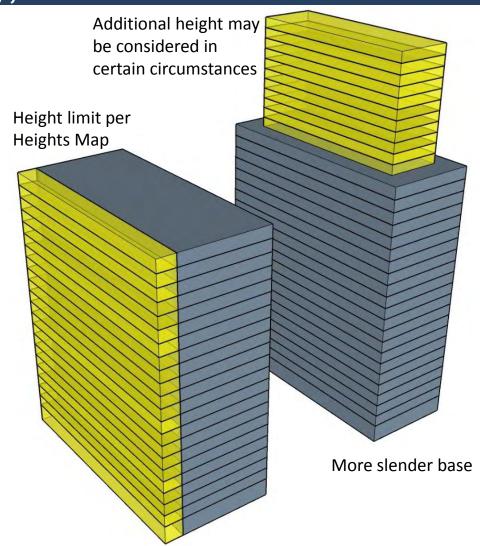


# Building heights flexibility, in select cases

 Modifications for height possible on select group of sites (see map), where height limits based on assumed office use for single tower sites

### **Performance Criteria**

- Floors above height limit must be housing
- Building volume above height limit may not exceed reduction from maximum building volume below height limit
- Project must demonstrate additional height achieves compelling benefits for view corridors, shadow impacts, other goals



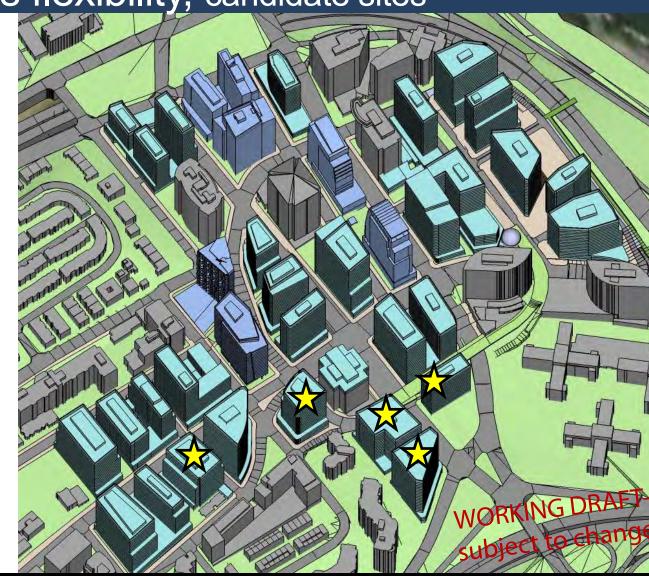


Building heights flexibility, candidate sites



Candidate sites for additional height that could be approved by the County Board

- Single tower
- Assumed office use
- Under the 470' asl





#### 3A. Building Height and Form

# In summary, the proposed strategies will:

- Replace the existing Taper policy that is not sustainable
- Maintain significant growth potential for Rosslyn, and for the redevelopment of individual sites
- Protect public observation deck priority view corridors
- Include design flexibility for specific development proposals to fit well within larger buildable envelopes.
- Support the creation of new public open spaces and streets that are vital to the future or Rosslyn
- Balance optimal results across a range of other plan goals
- Provide greater clarity and predictability for future site plan development proposals





# 3A. Building Height and Form | LRPC Advice

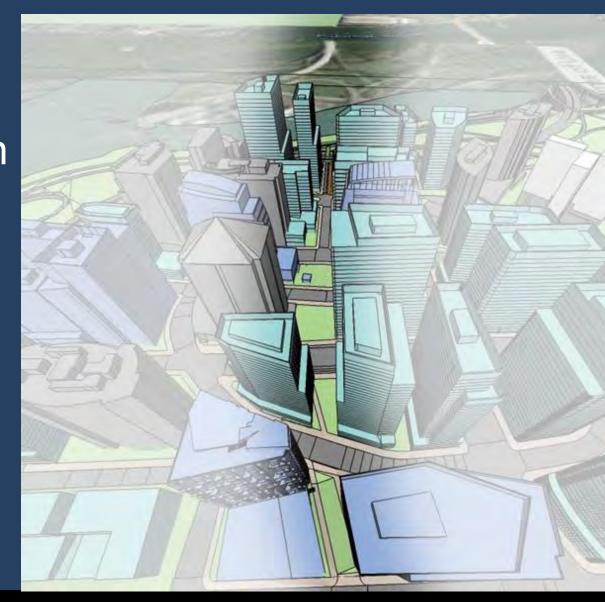
- Greater variation in heights than recommended by staff to improve views and increase solar access.
- Relatively lower density yield expectations to optimize design possibilities for individual projects.
- Set conservative height limits for buildings in the view sheds of the observation deck to maximize the quality of views and ensure the greatest likelihood of its success.
- Develop very specific implementing regulations and design guidelines to ensure a quality environment given density yield expectations.



# 3A. Building Height and Form | Discussion Questions

- Does the proposed approach provide sufficient variation in building heights?
- Is the proposed approach to managing building form and density within a "Peaks and Valleys" policy moving in the right direction?
- Should the proposed approach maintain flexibility for building heights only for select sites and when proposals are found to compellingly meet building form goals?

# 3B. 18<sup>th</sup> Street Implementation





#### 3B. 18th Street Implementation

# 18th Street extension, by segment



**Black:** existing, approved, or under construction

**Red:** to be achieved w/ future redevelopment





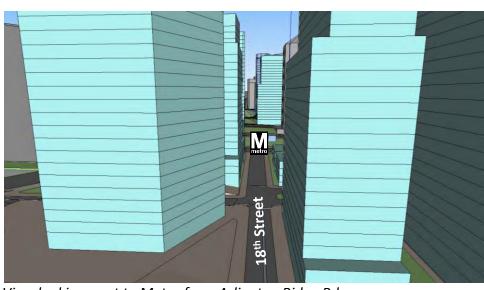
#### 3B. 18<sup>th</sup> Street Implementation

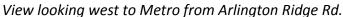
# Emerging Guidance on location and spatial attributes

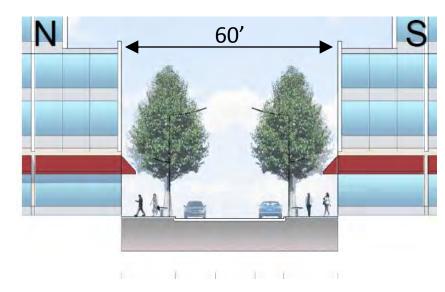
Recommended travel modes:

(West of Fort Myer Dr.: Pedestrian/bicyclist access only; East of Lynn St.: Complete street with vehicular access)

- Minimum street width of 60 feet between building faces
- Direct visual and physical connections between Oak Street and Metro Station, and Arlington Ridge Road and Metro Station







#### 3B. 18<sup>th</sup> Street Implementation

# International Place density

#### The Challenge:

- International Place must redevelop to extend 18<sup>th</sup> Street from Lynn St. to Kent St., connecting on to Rosslyn Plaza, beyond
- In 2007, approval of Site Plan 335 involved shifting all of International Place's unused density to Central Place
- Existing building limited to 5.3 FAR, as built
- Economic analysis identified a minimum threshold of 8 FAR (in some cases higher) for redevelopment feasibility





#### 3B. 18th Street Implementation

# International Place density

#### **Potential approaches:**

- Provide mechanism where density above 10.0 FAR could be approved, through modification by County Board
- Potentially remove building from larger site plan, with future redevelopment when major plan goals are achieved
- Density above 3.8/4.8 FAR would still entail community benefits, or could involve transfer of development rights
- Additional density through redevelopment still needs to fit within recommended buildable envelope and maximum heights





# 3B. 18<sup>th</sup> Street Implementation |

## LRPC Advice

- Extend a unified character and apply the design requirements from Arlington Ridge Rd to Quinn St.
- Set a consistent minimum dimension of 60 feet between building faces.
- Establish the Arlington Ridge Rd. to Lynn St. and Oak St. to Quinn St. segments of the corridor as Pedestrian/Bicycle Priority Streets (MTP classification).
- Establish the Lynn St. to Oak St. segment as pedestrian and bicycle access only.
- Ensure **strong view corridors** in each segment and, if possible, a continuous full-length view corridor.
- Develop design guidelines to achieve the most active possible streetscape.
- Consider upper floor step backs to allow for terraces overlooking the corridor and to increase sunlight reaching the street.
- Encourage redevelopment of International Place by establishing tools, including Transfer of Development Rights, to allow for density above current site plan limits.



# 3B. 18<sup>th</sup> Street Implementation | Discussion | Questions

- Does the County Board agree with the approach to include recommended cross-sections, visual and physical connections, and minimum widths in the Sector Plan to frame the location of 18<sup>th</sup> Street extension?
- Does the County Board agree that certain density tools are appropriate and necessary to incentivize redevelopment of International Place and achieve the full vision of the 18<sup>th</sup> Street corridor?

# 3C. Potential Air Rights Development





# Background

County initiates Realize Rosslyn in fall 2012

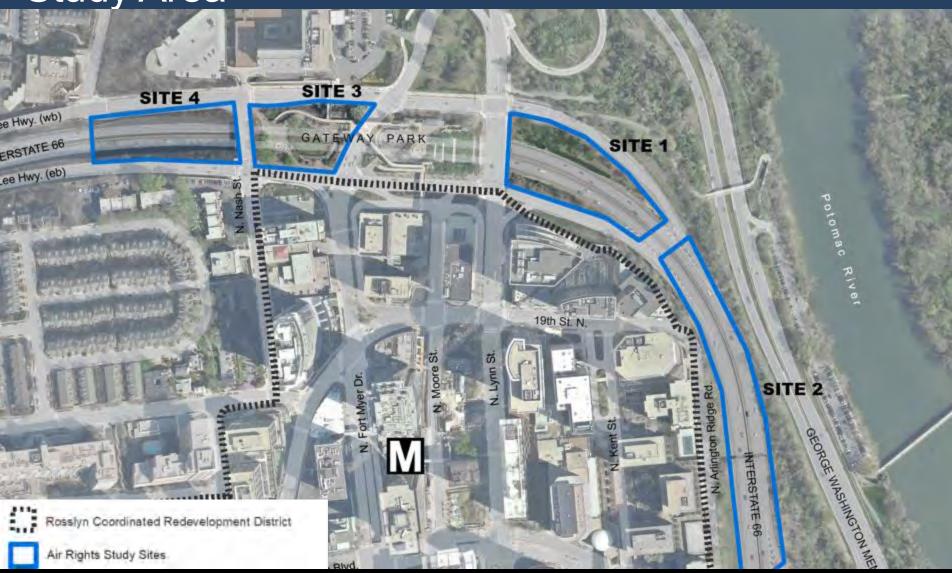
Commonwealth of Virginia releases Request for Information (RFI) for air rights development over I-66 in Rosslyn (and East Falls Church) in summer 2013

County conducts own feasibility study in 2014 to address:

- Economic feasibility of air rights development in Rosslyn
- Scale of potential air rights development
- Key planning goals and challenges
- Determine whether, and to what degree, the Rosslyn Sector Plan Update should address air rights development



Study Area







# **Key Assumptions**

- MWAA-preferred height limits
- "C-O Rosslyn" parking standards
- Support cost of access to air rights and community benefits
- Included Site 3 (Gateway Park) in study, yet Plan Framework envisions revitalized park space
- Reinforcing existing deck is half the cost of a new deck

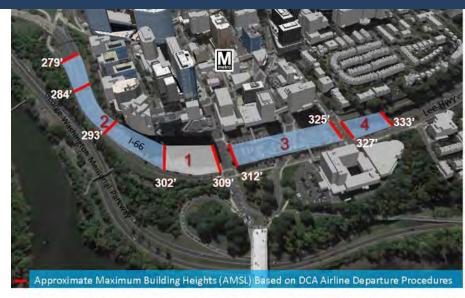


Figure 2: The four potential sites (labeled with red numbers) with presumed maximum building height limits above mean sea level, or AMSL, (labeled in white) as provided by the Metropolitan Washington Airports Authority. View looks to south from above Key Bridge. Site information provided by VDOT.

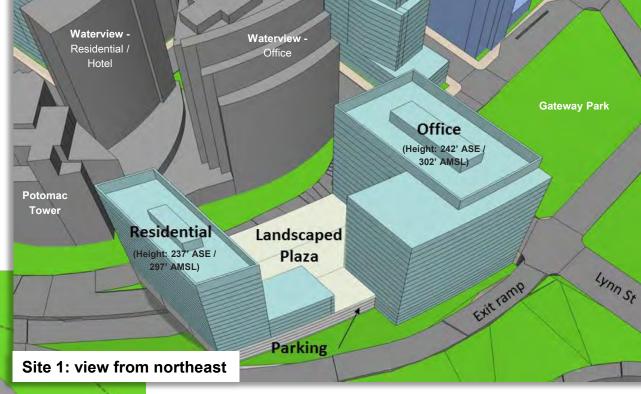
Potential for 2.5 million sf mixed-use development

#### Site 1 Scenario Study

- 460,000sf office
- 220,000sf residential
- 10,000sf retail











HARWEL 51

# Findings: Air rights as a long-term proposition

# Economic feasibility, vacancy rates, development pipeline, and complexity of project type suggests air rights as a long-term venture

- Sites with new deck likely at least 20 years out
- Rents need to increase by 13-15% (net inflation) for most sites
- Project involving site(s) 3 & 4 may be most economically feasible
- Currently 4,000,000 SF of net new development in pipeline for Rosslyn

Rosslyn MSA (Includes RCRD), Deve		STATE OF THE STATE			
	Office (sq ft)	Retail (sq ft)	Other (sq ft)	<b>Hotel Rooms</b>	Residential Unit
July 1, 2014 Base	8,477,674	557,289	164,504	2,141	7,063
Projects Under Construction (NET)	1,090,588	55,574	30,103	-	374
Approved Projects (NET)	360,171	5,772		316	772
Projects Under County Review (NET)	1,093,910	69,678	(9,440)	-	454
Total Development in Pipeline (NET)	2,544,669	131,024	20,663	316	1,600
as percent increase over 2014 Base	30.0%	23.5%	12.6%	14.8%	22.7%





# Rosslyn Sector Plan Update Approach

Staff recommends Rosslyn Sector Plan maintain current scope and only briefly address air rights development as item for future consideration, as follows:

- Identify broad planning goals and challenges County would like to see addressed if air rights development in this area is in fact pursued
- Include an implementation action item to continue to coordinate with the Commonwealth on exploring planning and development potential for the air rights sites, on an ongoing basis



# LRPC Advice

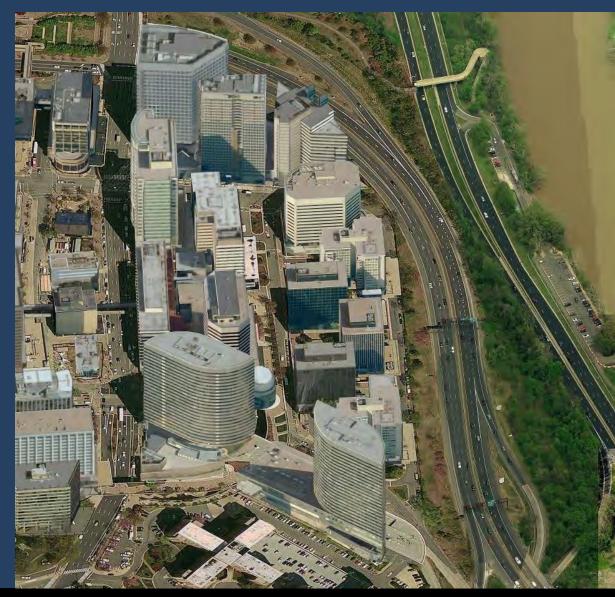
- Expand the scope of work for Realize Rosslyn to extend the study's approaches to height, building form, and density to include the air rights areas.
- Identify planning goals that ensure air rights development strengthens Rosslyn and is not detrimental to redevelopment of its core.
- Collaborate efforts with the Commonwealth.



# Questions

 Does the County Board agree with generally maintaining the current scope for Realize Rosslyn, yet having the Sector Plan address the potential for air rights development in broad planning terms and aspirations, and conveying a County commitment to working with the Commonwealth on Virginia on exploring development options?







# Street Connectivity & Esplanade

#### Why strive for <u>full connectivity</u>?

- Street connectivity supports the public nature of the streets, site, proposed park, and esplanade
- Increase circulation options throughout Rosslyn
- Create complete streets that accommodate both vehicles and pedestrians
- Better integrate this edge site with its surroundings
- Provide opportunities for potential connectivity south (River Place) and east (air rights)







# Street Connectivity & Esplanade

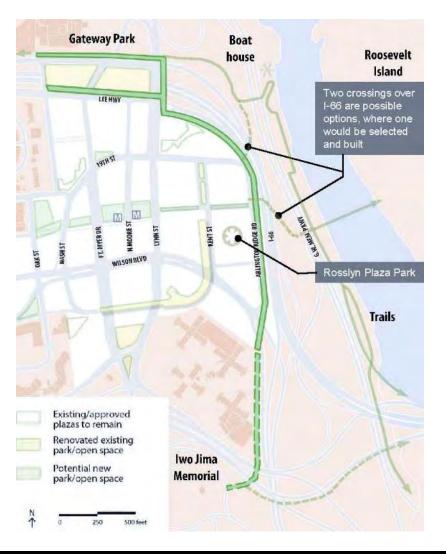


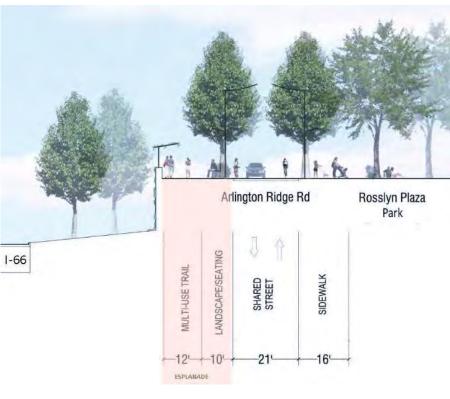






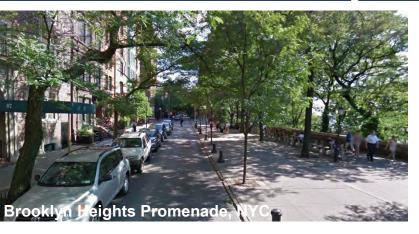
# Street Connectivity & Esplanade







# Street Connectivity & Esplanade









# What types of public spaces do we need?

#### **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

#### **Recreation Spaces**

- Used for active recreation and leisure activities. Amenities can include playgrounds, sport facilities, dog parks, trails
- Depending on scale, can serve the neighborhood, the community, even the region

#### **Revitalizing Spaces**

- Opportunity for respite, socializing, transition, reflection
- Form/amenity may vary: hardscape or soft-scape; small urban plazas, nature preserves, intimate spaces in larger parks. Seating, picnic tables, gardens, walking trails, public art

#### **Linking Spaces**

- Connect other open spaces in an integrated, accessible network
- Often linear in form (e.g. trails, greenways, streets, linear plazas)
- Amenities include greenery and vegetation, seating, lighting, ecological corridors



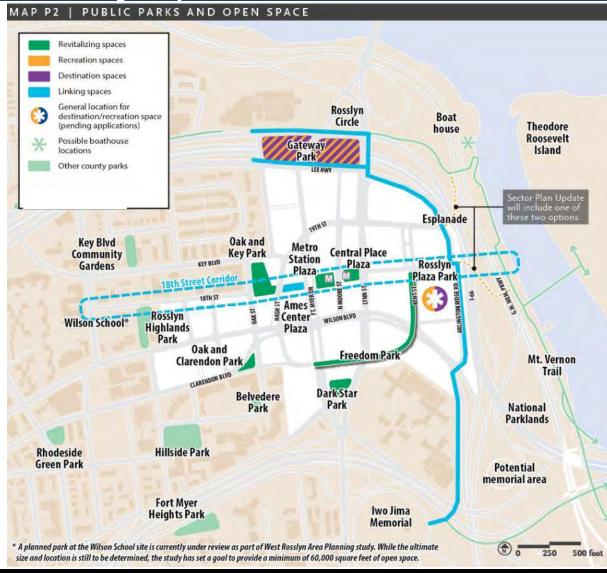
# Overview: Rosslyn's major parks

# Existing parks with new access, facilities, and other improvements

- Gateway Park
- Freedom Park
- Dark Star Park

#### New park spaces adding exciting new experiences to Rosslyn

- The Esplanade
- Rosslyn Plaza Park
- 18<sup>th</sup> Street Corridor







Type: Destination/Recreation Space

Size: 1.0 – 1.5 Acres

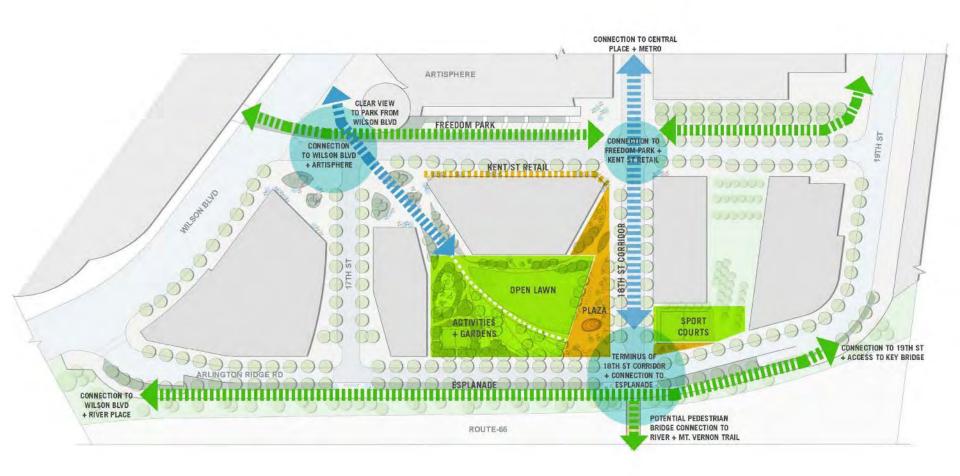
#### Program Ideas:

- Festivals and live music
- Larger recreation courts (volleyball, basketball, multi-purpose courts)
- Small recreation courts (bocce, horseshoes, etc.)
- Children's play features
- Outdoor dining and retail
- Open, flexible lawn area
- Community canine area
- Outdoor table games

# Three general programming elements:

- Recreation and Activities
- Multiuse Green Space
- Retail Opportunities

# Rosslyn Plaza Park: defining characteristics







# Rosslyn Plaza Park: defining characteristics



**AREA EXCLUDING STREETS:** 50,000 SF (1.2 acres)

CONSOLIDATED OPEN SPACE TOTAL FOR SPECIAL EVENT 87,000 SF (~2 acres)





# Rosslyn Plaza Park: defining characteristics

#### **ACTIVITIES**











# Rosslyn Plaza Park: defining characteristics

#### **ACTIVITIES**





BROOKLYN BRIDGE PARK- PIER 6. NYC



MADISON SQUARE PARK, NYC

PLUG N PLAY BY KRAGH & BERGLUND, COPENHAGEN

# Rosslyn Plaza Park: defining characteristics

#### CAFÉ PLAZAS ON 18TH ST

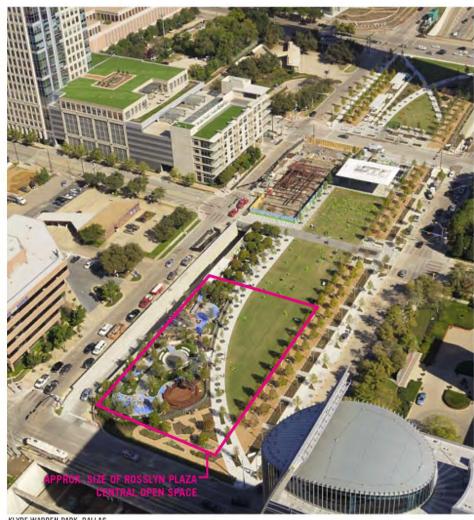






# Rosslyn Plaza Park: defining characteristics

#### **ACTIVITIES + EVENTS**





WOOLWICH SQUARES, LONDON



SHOEMAKER GREEN AT UPENN, PHILADELPHIA

# Rosslyn Plaza Park: defining characteristics

Jameson Square, Portland, OR (1 acre)



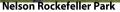




Rosslyn Plaza Park: defining characteristics







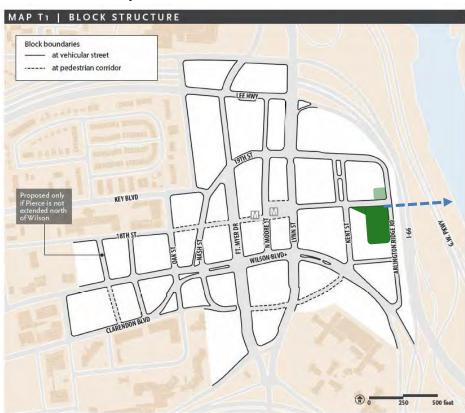




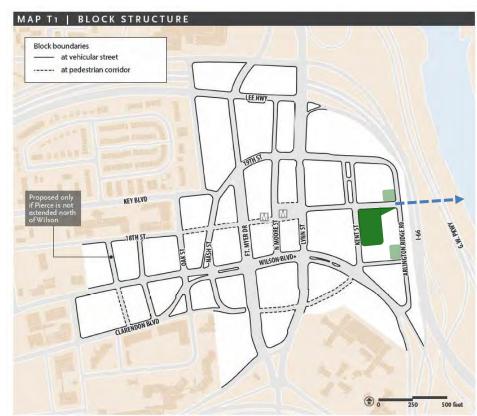




- Location Options
- 1. Locate major space at intersection of 18<sup>th</sup> and Esplanade



2. Locate major space at intersection of 18<sup>th</sup> and Kent



#### Intersection of 18th and Esplanade

- Creates open space terminus for 18<sup>th</sup> Street Corridor at Esplanade (+)
- Provides potential synergies with Esplanade (+)
- Provides sense of openness and sky views (+)
- Good sunlight access in morning hours (+)
- Reduces conflicts between active recreation and surroundings (+)
- Further from Rosslyn Core (-)
- Limits retail potential at park edge (-)
- Limits some views from prime office site (-)



#### Intersection of 18th and Kent

- Celebrates frontage on 18<sup>th</sup> Street and Kent Street/Freedom Park (+)
- Closer to Rosslyn Core (+)
- Provides better retail potential along park edge (+)
- Increases some views from prime office site (+)
- Provides less openness to sky and connectivity to esplanade (-)
- Faces Kent Street garage/service frontage edges (-)
- Potential conflicts, noise issues w/ surroundings (-)
- Potential constraints with direct sunlight access (-)



# Rosslyn Plaza Park: Performance Criteria

- Provide a consolidated, primary open space of about 1 acre in size
- Accommodate a balanced mix of uses, including recreation, multiuse green space, and retail opportunities
- Building form and design should support the balanced mix of uses, including active recreation, and maximize sunlight opportunities on the public open space
- Provide **visual** and **physical connectivity** between the primary open space and 18<sup>th</sup> Street, the Esplanade and other key routes to the space
- Maintain a generous view corridor down 18<sup>th</sup> Street from Kent Street toward the esplanade
- If a building is located at the intersection of 18<sup>th</sup> Street and the Esplanade, the building should be a signature building that responds to the surrounding open space and celebrates the view terminus



# LRPC Advice

#### **Connectivity:**

- Create new 17<sup>th</sup> and 18<sup>th</sup> Streets that connect Arlington Ridge Road on the plaza level to Kent Street.
- Connect Arlington Ridge Road on the plaza level via ramps to Wilson Boulevard on the south and 19<sup>th</sup> Street on the north.
- Create an esplanade that parallels Arlington Ridge Road that could be extended to Gateway Park on the north and the Iwo Jima Memorial on the south.

#### **Open Space:**

- Support staff's guidance on the location (Arlington Ridge Road frontage), size, and program opportunities for the Rosslyn Plaza open space.
- Affirm the staff proposal that the open space be comprised of multiple areas that can be combined to form an area of about two acres for both active and passive recreation.



# Questions

- Does the County Board agree with the proposed full connectivity among Arlington Ridge Road, 17<sup>th</sup> and 18<sup>th</sup> Streets, with an Esplanade paralleling Arlington Ridge Road?
- Is the proposed guidance for the size and program opportunities, particularly the focus on active recreation and multiuse green space, of the public open space envisioned in Rosslyn's East End generally moving in the right direction?
- Should the sector plan allow flexibility for the public open space envisioned in Rosslyn's East End to be located on Kent Street rather than on the Esplanade, provided it meets the proposed performance criteria?

# 5. Updated schedule and next steps





#### 5. Updated Schedule

# Target Process Timeline (draft)

Month	Meetings	Milestones
February	<ul> <li>Rosslyn Process Panel (2/2)</li> <li>LRPC (2/18)</li> </ul>	
March	County Board Work Session (3/4)	1 <sup>st</sup> Draft Plan for Public Review
April	<ul> <li>Rosslyn Process Panel (TBD)</li> <li>Civic Associations (TBD,)</li> <li>Advisory Commissions (TBD)</li> <li>LRPC (TBD)</li> <li>Community Open House (TBD)</li> </ul>	RTA Draft Plan issued
May	<ul><li>Planning Commission (RTA)</li><li>County Board (RTA)</li></ul>	
June	<ul><li>Planning Commission</li><li>County Board (Action)</li></ul>	Rosslyn Sector Plan Update Adoption





