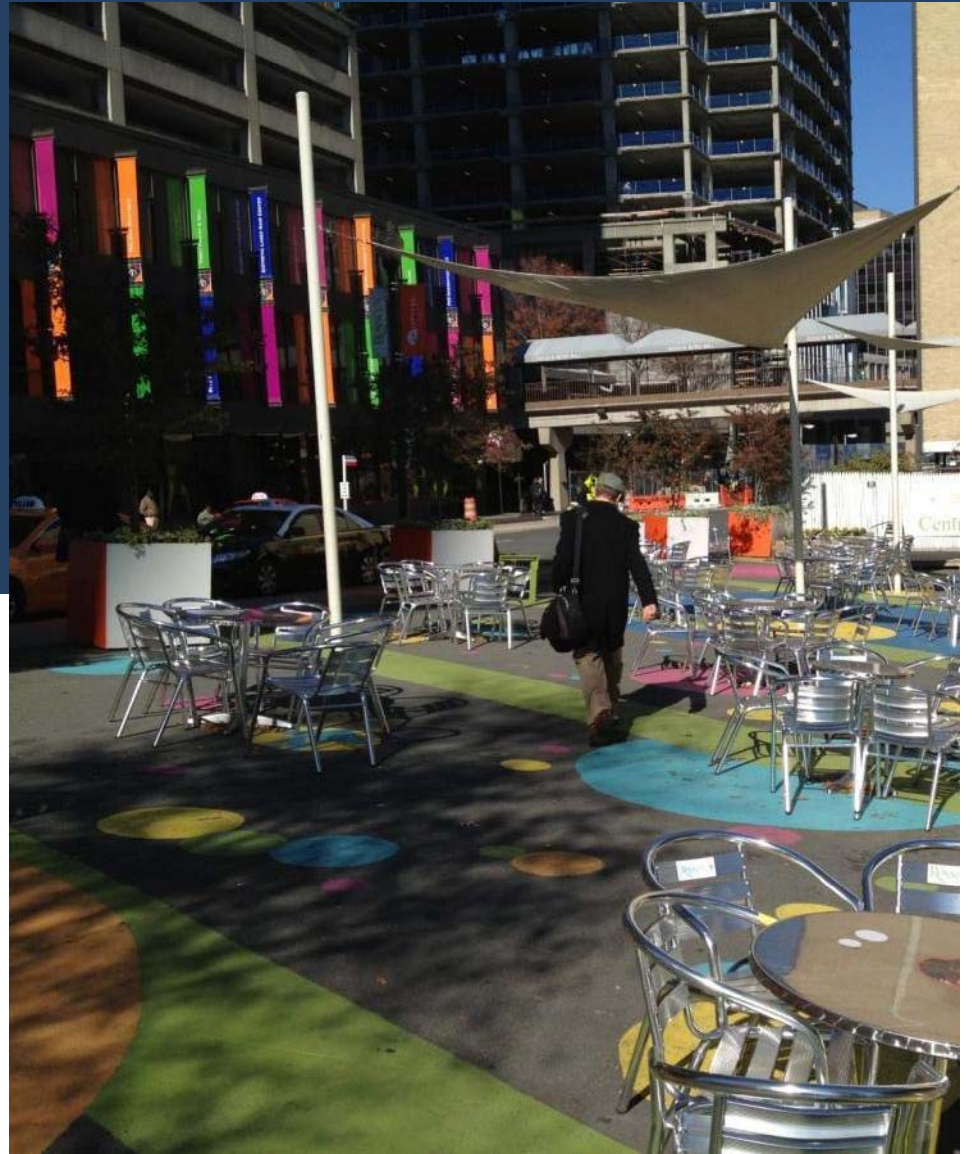


# Realizing Rosslyn: a new era of opportunity

**Rosslyn Process Panel Meeting 15**  
December 11, 2013



# AGENDA

- 1. Welcome**
- 2. Review Results of October Workshop and Open House, and implications for Key Issues/Big Questions to be solved in more detail**
- 3. Introduction to Plan Framework**
- 4. Updates to Project Schedule / Community Engagement**
- 5. Brief Update on Air Rights**

## 2. Summary of input: October Workshop/Open House, and key issues deserving further attention

### SUMMARY OF INPUT

**Realizing  
Rosslyn:**  
a new era of opportunity

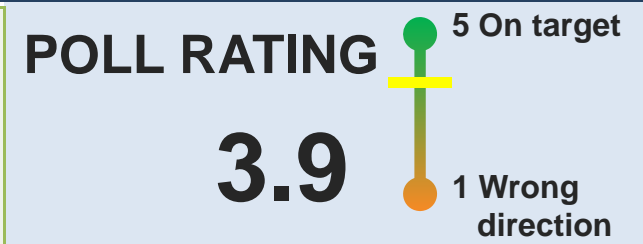
**Emerging Plan Concepts  
and Preliminary Proposals**  
for the  
**Rosslyn Sector Plan Update**

October 4, 2013 open house  
October 5, 2013 workshop



# Updated street and block system

<p><b>Positives</b></p>	<ul style="list-style-type: none"> <li>• Better circulation route choices</li> <li>• Continuous tree canopy</li> <li>• Improved pedestrian environment</li> </ul>
<p><b>Issues, challenges</b></p>	<ul style="list-style-type: none"> <li>• 2-way traffic: impacts on neighborhood streets, regional roads?</li> <li>• Regional sources of traffic demand/ congestion</li> <li>• Integrating Arlington Ridge Rd. with Esplanade and street network</li> </ul>
<p><b>Solutions, refinements</b></p>	<ul style="list-style-type: none"> <li>• Consider mixed pedestrian and slow speed vehicular traffic on portions of 18<sup>th</sup> St.</li> </ul>

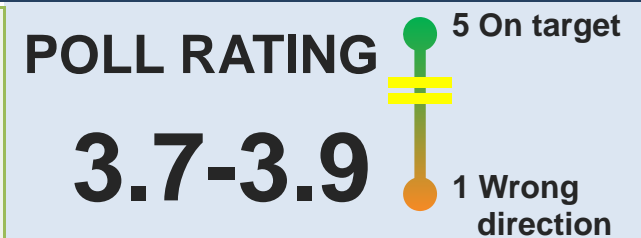


## NEXT STEPS

- Develop with DES a specific strategy on how to test/verify feasibility of 2-way circulation and its potential impacts on neighborhoods
- Develop specific strategy to expand tree canopy – where trees missing/ needed; standards for successful tree planting
- Recommend parking management strategy

# Lynn and Ft. Myer transformations

<b>Positives</b>	<ul style="list-style-type: none"><li>• Wider sidewalks</li><li>• Retail and other active uses along sidewalks</li><li>• Continuous tree canopy</li></ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"><li>• Finding right balance between adding sidewalk and/or bike land/track space, and reducing vehicle lane space</li><li>• Explaining rationale behind removing tunnel at Ft. Myer/Wilson</li><li>• 2-way traffic concerns</li><li>• Regional sources of traffic demand/ congestion</li></ul>
<b>Solutions, refinements</b>	<ul style="list-style-type: none"><li>• Utilize curbside lane (Ft Myer NB, Lynn SB) for off-peak parking, on-peak traffic, bus stops at all times</li></ul>

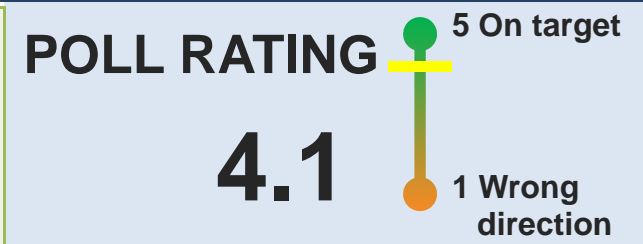


## NEXT STEPS

- Recommend right balance of space for walking, biking, driving and streetscape along each corridor
- Recommend curb space reallocation; locate buses
- Recommend accommodations for Metro station expansion
- Confirm implementation strategies and priorities with DES

# Bike lane and cycle track connections

<p><b>Positives</b></p>	<ul style="list-style-type: none"> <li>• Safer biking conditions</li> <li>• Possibility for continuous biking network with better regional and internal connections</li> </ul>
<p><b>Issues, challenges</b></p>	<ul style="list-style-type: none"> <li>• What is the right balance between adding sidewalk and/or bike land/track space, and reducing vehicle lane space?</li> <li>• Rosslyn’s topography is an obstacle</li> </ul>
<p><b>Solutions, refinements</b></p>	<ul style="list-style-type: none"> <li>• Add cycle tracks and other facilities with space between cyclists, traffic and parked cars</li> </ul>

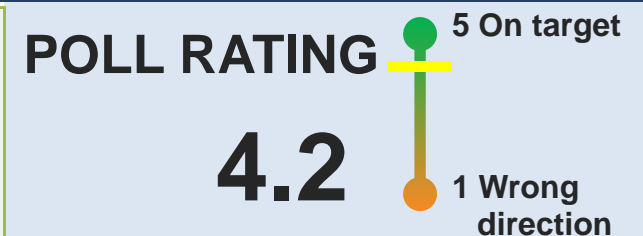


- NEXT STEPS**
- Recommend right balance of space for walking, biking, driving and streetscape along each corridor
  - Discuss priorities with Bicycle Advisory Committee (11/4)
  - Confirm implementation strategies and priorities with DES

# Transportation

## Study highway bypass

<b>Positives</b>	<ul style="list-style-type: none"> <li>• Possibility of reducing peak morning traffic on Lynn, and reducing related congestion on Arlington Boulevard and other area streets</li> <li>• Could combine with new recreational path access to TR Bridge, memorial etc.</li> </ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"> <li>• Can traffic actually access the ramp during congested periods?</li> <li>• Compatible with potential memorial installation in ramp area?</li> <li>• Acceptable to NPS and NCPC?</li> <li>• Do the benefits merit the significant costs?</li> </ul>
<b>Solutions, refinements</b>	



- NEXT STEPS**
- Outline scope of potential study
  - Discuss concept with NPS

# Transportation

## General input

<p><b>Most exciting?</b></p>	<ul style="list-style-type: none"> <li>• Better balance among transportation modes</li> <li>• Potential Metro station expansion/Ft. Myer blue line tunnel</li> <li>• Improved pedestrian circulation grid</li> </ul>
<p><b>Issues, challenges</b></p>	<ul style="list-style-type: none"> <li>• Understanding, mitigating potential traffic impacts from 2-way conversion</li> <li>• Integrating bus station into new Ft Myer Metro station</li> <li>• Ensuring streets and future redevelopment accommodate and leverage Metro station expansion</li> </ul>
<p><b>Solutions, refinements</b></p>	<ul style="list-style-type: none"> <li>• Increase share of new housing development to reduce peak trips</li> <li>• Initiate Rosslyn circulator bus</li> </ul>

### NEXT STEPS

- Define preliminary corridor and standards for accommodating Metro station expansion along Ft. Myer Blvd.
- Define implementation priorities and sequence



# Summary of key questions: streets

Question	Resolution methods
<p><b>Two-way street conversion:</b></p> <ul style="list-style-type: none"><li>• How can we anticipate and prevent any potential detrimental impacts in and around Rosslyn?</li><li>• How and when should we implement the change?</li></ul>	<ul style="list-style-type: none"><li>• Establish proactive approach to monitoring and mitigating traffic impacts in and around Rosslyn</li><li>• Identify strategy to phase the conversion, with or without Ft. Myer/Wilson tunnel</li></ul>
<p><b>Street sections:</b></p> <ul style="list-style-type: none"><li>• What design/functional allocation of space best balances multiple needs?</li></ul>	<ul style="list-style-type: none"><li>• Review bike network options</li><li>• Weigh balance of priorities for each major street</li><li>• Propose solution by street</li></ul>

# Summary of key questions: transit

Question	Resolution methods
<p><b>Future Metro station improvements:</b></p> <ul style="list-style-type: none"><li>• How and where should redevelopment anticipate need for new station infrastructure?</li></ul>	<ul style="list-style-type: none"><li>• Explore with WMATA extent of issues to anticipate (e.g. access, construction, utilities)</li><li>• Determine reasonable zone of parcels affected</li><li>• Determine procedure for ongoing WMATA, county and property owner contact</li></ul>

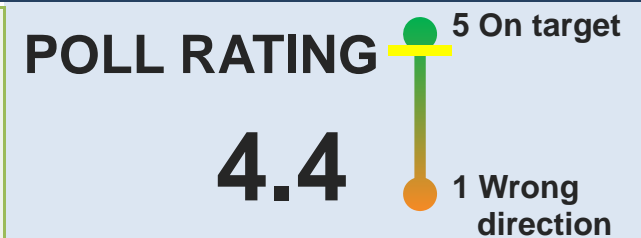
# Transportation Discussion

- Are these the right key questions?
- Are there others you would add?
- Would you modify these?

# Public parks and open space

## 18<sup>th</sup> Street corridor

<b>Positives</b>	<ul style="list-style-type: none"> <li>• Welcomed as extension of the street grid, for pedestrians in particular</li> <li>• A useful walking connection for North Rosslyn in particular</li> </ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"> <li>• Need to carefully accommodate topography so it is an asset, not a barrier</li> </ul>
<b>Solutions, refinements</b>	

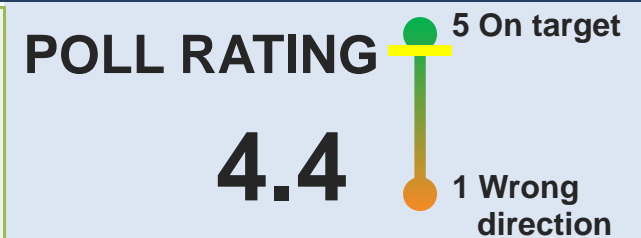


### NEXT STEPS

- Define draft alignment, design and program standards for the corridor, addressing typical and minimum width, view corridors, adjacent land use, Metro station expansion, justifiable skywalk locations, etc.
- Provide additional precedents that successfully address topography in public spaces/corridors

# The Esplanade and other river connections

<b>Positives</b>	<ul style="list-style-type: none"><li>• Strongly supported as a defining element and useful destination for Rosslyn, Arlington and the region</li><li>• Improved connections to the river and regional recreation paths</li></ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"><li>• Make the river connections more prominent</li><li>• Extending Esplanade over I-66</li></ul>
<b>Solutions, refinements</b>	<ul style="list-style-type: none"><li>• Show how Esplanade can extend over I-66 over time</li></ul>

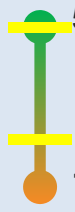


## NEXT STEPS

- Describe river connection opportunities in more detail
- Prioritize connections
- Prioritize Esplanade park program options
- Illustrate Esplanade connection concept at Wilson Blvd.
- Review options with Rosslyn Plaza redevelopment applicant

# Gateway Park

<b>Positives</b>	<ul style="list-style-type: none"><li>• Important opportunity to redefine Rosslyn’s identity at a prominent Gateway</li><li>• Strong interest in removing superstructure to open up more views and space for activities</li></ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"><li>• Concern that Lee Highway pedestrian crossing will be difficult/dangerous without bridge superstructure</li><li>• Do the benefits of removing the superstructure justify the costs? Is removal structurally possible?</li><li>• Shadow impacts from development</li><li>• Improve accessibility</li></ul>
<b>Solutions, refinements</b>	

**POLL RATING**  5 On target

**2.2/4.8**

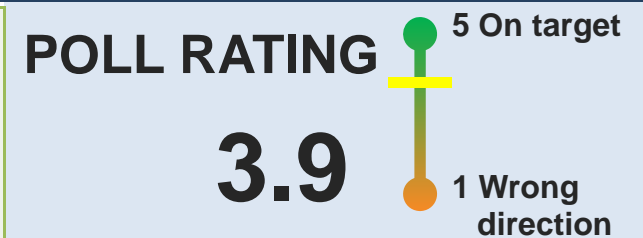
With/without superstructure 1 Wrong direction

**NEXT STEPS**

- Provide critique of preliminary park reconfiguration concepts
- Prioritize program options for Gateway Park and adjacent memorial/NPS areas
- Study potential building shadow impacts on park
- Develop building form recommendations and design guidelines

# Freedom Park and the Green Circle

<b>Positives</b>	<ul style="list-style-type: none"><li>• The Green Circle is an important opportunity to redefine Rosslyn’s identity</li><li>• Proposed elevator access to Freedom Park important</li></ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"><li>• Bringing coherence to the Green Circle despite differing conditions of streets and walks, older and newer development</li></ul>
<b>Solutions, refinements</b>	<ul style="list-style-type: none"><li>• Create better stair access to Freedom Park in addition to the proposed elevator access</li><li>• Green Circle can be implemented incrementally – start simple</li></ul>



## NEXT STEPS

- Identify the most important near- and long-term outdoor programming opportunities along the Green Circle
- Describe how redevelopment along the Green Circle can and should support it

# General input

<b>Most exciting?</b>	<ul style="list-style-type: none"><li>• Bold, visible <i>network</i> of public spaces</li><li>• Regional destination programming</li><li>• The Esplanade and river connections</li><li>• Gateway Park as better front door</li><li>• Green Circle enhancing sense of place</li><li>• 18<sup>th</sup> Street access and programming</li></ul>	<b>NEXT STEPS</b> <ul style="list-style-type: none"><li>• Develop more specific recommendations for program at specific public spaces</li><li>• Prioritize implementation sequence</li><li>• Develop more specific tree planting recommendations/ standards</li></ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"><li>• Avoiding potential conflicts between programming for residents vs. workers, and local vs. neighborhood residents</li><li>• Defining overall priorities</li><li>• Ensuring adequate nighttime lighting and safety</li></ul>	
<b>Solutions, refinements</b>	<ul style="list-style-type: none"><li>• Create winter garden as four-season public space, connected to outdoor public space</li><li>• Create variety of large/small spaces</li><li>• Serve families and dogs among others</li><li>• Coordinate with WRAPS planning</li></ul>	



# Summary of key questions: roles of parks

Question	Resolution methods
<p><b>Park types:</b></p> <ul style="list-style-type: none"><li>• What set of park types would best respond to Rosslyn’s different user groups and their overlaps?</li><li>• ...and to the park site opportunities we have and can anticipate?</li></ul>	<ul style="list-style-type: none"><li>• Review demographic trends and their impacts on park program interest</li><li>• Determine profiles for different combinations of user groups based on area land use, access etc. for anticipated park locations</li><li>• Profile range of potential park sizes and other physical characteristics</li><li>• Confirm an optimal set of park types applied to specific existing and potential/priority sites around Rosslyn</li></ul>

# Summary of key questions: Esplanade

Question	Resolution methods
<p><b>Rosslyn connections:</b></p> <ul style="list-style-type: none"><li>• How, where and when can the Esplanade be best integrated into Rosslyn Plaza, the street grid and other connection points?</li></ul>	<ul style="list-style-type: none"><li>• Identify range of appropriate configurations at Rosslyn Plaza</li><li>• Identify potential connections north to Gateway Park and south to River Place and Iwo Jima</li><li>• Propose &amp; discuss concepts with stakeholders</li></ul>
<p><b>Potomac connections:</b></p> <ul style="list-style-type: none"><li>• How, where and when can connections to the river's edge be made?</li></ul>	<ul style="list-style-type: none"><li>• Understand potential air rights development implications</li><li>• Prioritize I-66 bridge options</li><li>• Propose &amp; discuss concepts with boathouse stakeholders, NPS, VDOT</li></ul>

# Summary of key questions: 18<sup>th</sup>, Green Circle

Question	Resolution methods
<p><b>18<sup>th</sup> Street public spaces:</b></p> <ul style="list-style-type: none"><li>• How can we best take advantage of topography to create welcoming, accessible, distinctive public open space?</li><li>• What parks programming is most appropriate?</li></ul>	<ul style="list-style-type: none"><li>• Identify best practices from precedent examples relevant to Rosslyn conditions</li><li>• Identify program opportunities relevant to adjacent land use</li><li>• Suggest strategies by block</li></ul>
<p><b>Green Circle:</b></p> <ul style="list-style-type: none"><li>• What program and design approaches will make this truly distinctive?</li><li>• How can we implement it in a way that is highly visible and practical?</li></ul>	<ul style="list-style-type: none"><li>• Identify priority public space program for spaces all around the circle</li><li>• Collaborate with BID on urban design/streetscape framework</li><li>• Develop phasing strategy</li></ul>

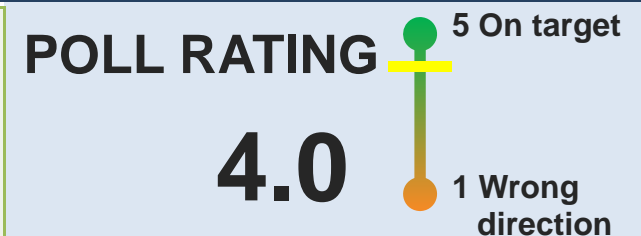
# Discussion

- Are these the right key questions?
- Are there others you would add?
- Would you modify these?

# Urban design and building height/form

## Street character map

<b>Positives</b>	<ul style="list-style-type: none"> <li>• Extent of retail</li> <li>• Presence of housing</li> </ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"> <li>• Developing concepts and guidelines for active ground floor alternatives to retail</li> <li>• Attracting retail, particularly retail that serves neighborhoods</li> <li>• Discouraging blank bank storefronts</li> <li>• Improving blank walls and garages</li> </ul>
<b>Solutions, refinements</b>	<ul style="list-style-type: none"> <li>• Make the pedestrian environment diverse horizontally and vertically</li> <li>• Ever-changing views for pedestrians</li> <li>• Create destinations leading to the river</li> </ul>

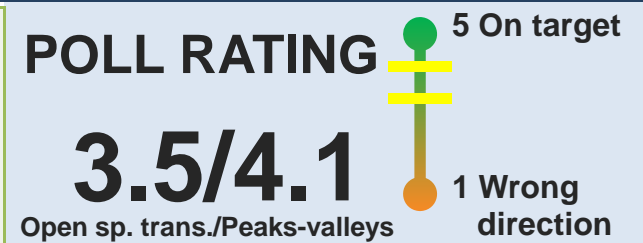


### NEXT STEPS

- Recommend active alternatives to retail and banks
- Recommend active outdoor programming at blank walls and other locations lacking active uses
- Recommend design standards for housing and office address frontage

# Building form/height approach

<p><b>Positives</b></p>	<ul style="list-style-type: none"> <li>• Variety of height and skyline profile</li> <li>• Added presence of housing</li> <li>• New street connections through blocks</li> <li>• Added opportunities for housing</li> </ul>
<p><b>Issues, challenges</b></p>	<ul style="list-style-type: none"> <li>• Sensitive height transitions to neighborhood context</li> <li>• Limiting shadow impacts on parks and neighborhoods</li> <li>• Achieving world-class architecture</li> </ul>
<p><b>Solutions, refinements</b></p>	<ul style="list-style-type: none"> <li>• Discourage flat roof forms</li> <li>• Create hybrid of “peaks and valleys” and “open space transition” scenarios</li> </ul>



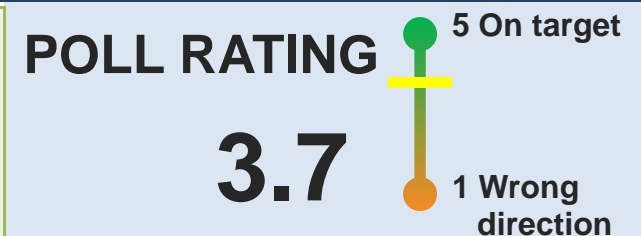
## NEXT STEPS

- Analyze general shadow patterns of building form scenarios
- Recommend more specific locations for “peaks,” “valleys” and transitions
- Recommend effective mechanisms for achieving desired building form
- Develop more specific design guidelines for facades and skyline

# Urban design and building height/form

## Significant view corridors

<b>Positives</b>	<ul style="list-style-type: none"> <li>• Views to DC and the Potomac are preserved</li> </ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"> <li>• Don't overemphasize public observation deck views as a design criteria; must also consider public ground level views and views from private buildings</li> </ul>
<b>Solutions, refinements</b>	<ul style="list-style-type: none"> <li>• View corridors to DC and the Potomac are most important</li> <li>• Views west along Wilson merit lower priority</li> <li>• "Foreground" views to streets, green spaces, buildings etc. also have value</li> </ul>



### NEXT STEPS

- Demonstrate expanded private view opportunities associated with "peaks and valleys" form scenario
- Identify important "foreground" views

# General input

<b>Most exciting?</b>	<ul style="list-style-type: none"><li>• Added presence of housing</li></ul>
<b>Issues, challenges</b>	<ul style="list-style-type: none"><li>• Ensuring income diversity among Rosslyn households</li><li>• Determining where to best locate new and/or preserved affordable housing supported by new development value in Rosslyn</li></ul>
<b>Solutions, refinements</b>	<ul style="list-style-type: none"><li>• In Rosslyn, emphasize a <i>spectrum</i> of incomes, not necessarily a concentration of affordable housing</li></ul>

## NEXT STEPS

- Meet with County housing staff and commission to define appropriate mixed-income housing goals and strategies for Rosslyn



# Summary of key questions: land use

Question	Resolution methods
<p><b>Mixed-income housing:</b></p> <ul style="list-style-type: none"><li>• What is the right mix in and around Rosslyn?</li><li>• How do we achieve it?</li><li>• What is Rosslyn’s role in promoting economic diversity?</li></ul>	<ul style="list-style-type: none"><li>• Meet with County housing staff and commission to define appropriate mixed-income housing goals and strategies for Rosslyn.</li><li>• Emphasize spectrum of incomes in Rosslyn.</li><li>• Understand development economics implications of different affordability mix scenarios within the contexts of the RCRD, RMSA and County as a whole</li></ul>
<p><b>Active sidewalks and ground floors:</b></p> <ul style="list-style-type: none"><li>• What are appropriate alternatives to retail, where needed?</li><li>• Where do we need additional sidewalk space programming to complement or compensate for lack of retail?</li><li>• Where do we need creative programming/installations to address blank walls?</li></ul>	<ul style="list-style-type: none"><li>• Identify specific alternative ground floor use options, as well as criteria for making space convertible to retail</li><li>• Map major gaps in active edges</li><li>• Identify how improvements should be phased to address current needs and anticipate property redevelopment sequence</li></ul>

# Summary of key questions: built form

Question	Resolution methods
<p><b>Views:</b></p> <ul style="list-style-type: none"><li>• How can we maximize opportunity for private views in general?</li><li>• What priority foreground views should be maintained?</li></ul>	<ul style="list-style-type: none"><li>• Diagram how peaks &amp; valleys approach can expand view options</li><li>• Map foreground views, e.g. to Potomac edge</li></ul>
<p><b>Public corridors:</b></p> <ul style="list-style-type: none"><li>• How should we specify layout and design of new public corridors to optimize their benefit?</li></ul>	<ul style="list-style-type: none"><li>• Consider range of acceptable alignments and widths considering views, sidewalk and street continuity, intersections, visibility, programming</li><li>• Consider range of building footprint and massing needed to enable creation of new corridors</li><li>• Recommend balanced strategy</li></ul>

# Summary of key questions: built form

Question	Resolution methods
<p><b>Building massing supporting walkability:</b></p> <ul style="list-style-type: none"><li>• What massing strategies will best enhance the character of streets and other public spaces?</li><li>• ...and create sensitive to neighborhoods?</li></ul>	<ul style="list-style-type: none"><li>• Analyze general shadow patterns of form scenarios</li><li>• Determine optimal street-wall height/edge range for each street, open space</li><li>• Determine optimal upper building form range for each street, open space, neighborhood edge</li></ul>
<p><b>Building massing supporting identity:</b></p> <ul style="list-style-type: none"><li>• What massing and façade design strategies will best express the identity of Rosslyn when viewed from afar?</li></ul>	<ul style="list-style-type: none"><li>• Review optimal massing range derived from street, open space, neighborhood edge considerations.</li><li>• Identify emerging skyline characteristics to reinforce or avoid</li><li>• Develop skyline and façade guidelines responding to these characteristics</li></ul>

# Summary of key questions: maximizing value

Question	Resolution methods
<p><b>Building massing supporting feasibility:</b></p> <ul style="list-style-type: none"><li>• What massing strategies best support a variety of economic and real estate development opportunities?</li></ul>	<ul style="list-style-type: none"><li>• Test sensitivity of value creation against variables of FAR, floorplate size, height, view potential, use mix, absorption increment etc.</li><li>• Identify how strategies for feasibility align with strategies for walkability and identity</li></ul>
<p><b>Building form code:</b></p> <ul style="list-style-type: none"><li>• What zoning and design guidelines strategies will most effectively produce the desired results?</li></ul>	<ul style="list-style-type: none"><li>• Determine effective dimensional mechanisms, through modeling and reviewing precedents</li><li>• Determine range of acceptable density, by block, for potential transfer of development rights (TDR) application</li></ul>

# Summary of key questions: maximizing value

Question	Resolution methods
<p><b>Community benefits:</b></p> <ul style="list-style-type: none"><li>• What community benefits should be prioritized in the development review/approval process?</li></ul>	<ul style="list-style-type: none"><li>• Identify parcel-specific community benefits (e.g. corridors, priority retail etc.)</li><li>• Identify more general community benefits (e.g. mixed-income housing, shared public parking)</li><li>• Identify approximate potential value yield as a function of FAR</li><li>• Prioritize results by parcel or block</li></ul>

# Discussion

- Are these the right key questions?
- Are there others you would add?
- Would you modify these?

## 3. Introduction to Plan Framework

- Following October workshops, new idea to develop Plan Framework as interim step in the process
- Plan Framework as an important step in establishing key policies and important recommendations as a foundation of the Plan
- Propose to have Plan Framework adopted by the County Board in early 2014
- Project team then directed to draft full Sector Plan Update consistent with and adding detail to the Plan Framework

# 3. Introduction to Plan Framework

- Key Components of the Plan Framework
  - Overview
  - Introduction and Background
  - The Rosslyn Vision (statement)
  - Vision Principles
  - Draft Policy Directives
- Tonight presenting detailed outline, to be complemented with maps, diagrams, other images for a complete draft document in January



## 4. Updates to Schedule + Community Engagement

- Per staff approach to process, reassess status and progress after major milestones
- Determine if refinements to the process, including schedule and timeline, are warranted
- After the October workshop/open house, staff has reassessed the situation, proposing several refinements

## 4. Updates to Schedule + Community Engagement

### *Primary Reasons for schedule refinements*

- Addressing concerns about limited engagement opportunities remaining based on the latest working schedule
- Insertion of “Plan Framework” document a new, interim step before completing a detailed Sector Plan Update
- Comprehensively revisiting the schedule with the goal of completion in calendar year 2014, and building in sufficient opportunity for engagement and input

## 4. Updates to Schedule + Community Engagement

### *Summary of Previous Working Schedule:*

- 4 remaining Process Panel meetings (Oct. 28 → on)
- Draft Sector Plan Update Open House – Jan. 2014
- LRPC Meetings as needed
- County Board action in May 2014

## 4. Updates to Schedule + Community Engagement

<b>Dec. 2013</b>	<b>Process Panel Meeting</b> to review: <ul style="list-style-type: none"><li>-summary of input from October workshops</li><li>-updates to project schedule,</li><li>-Plan Framework outline,</li><li>-other items</li></ul>
<b>Jan. 2014</b>	<b>Process Panel Meeting</b> to: <ul style="list-style-type: none"><li>-begin review of entire Plan Framework Document,</li></ul> <b>Process Panel Meeting</b> to: <ul style="list-style-type: none"><li>-complete review of entire Plan Framework Document (if needed)</li></ul>
<b>Feb. 2014</b>	<b>LRPC Meeting</b> to: <ul style="list-style-type: none"><li>-review entire Plan Framework Document,</li></ul> <b>Open House</b> on Plan Framework Document

## 4. Updates to Schedule + Community Engagement

<p><b>Mar. 2014</b></p>	<p><b>Planning Commission Meeting</b>, Plan Framework document, INFO item</p> <p><b>County Board Meeting</b>, RTA on Plan Framework document <i>(request to advertise)</i></p> <p><i>* Includes meetings with commissions, civic associations, and other interested groups as needed</i></p>
<p><b>Apr. 2014</b></p>	<p><b>Planning Commission Meeting</b>, Plan Framework document, ACTION item</p> <p><b>County Board Meeting</b>, ACTION on Plan Framework document</p> <p><i>* Includes meetings with commissions, civic associations, and other groups as needed</i></p>
<p><b>May 2014</b></p>	<p><b>Process Panel Meeting</b> (Potential Working Group Format): draft Sector Plan Update details on <b>building form, height, urban design</b></p> <p><b>Process Panel Meeting</b> (Potential Working Group Format): draft Sector Plan Update details on <b>transportation</b></p>

## 4. Updates to Schedule + Community Engagement

<p><b>June 2013</b></p>	<p><b>Process Panel Meeting</b> (Potential Working Group Format): draft Sector Plan Update details on <b>open space</b></p> <p><b>Process Panel Meeting to:</b> -Report back on progress of Working Group Format meetings -Check in on status of Draft Sector Plan Update pieces</p> <p><i>First Compiled Draft Sector Plan Update provided to staff</i></p>
<p><b>July 2014</b></p>	<p><b>Process Panel Meeting to:</b> begin review of Compiled Draft Sector Plan Update</p> <p><b>Process Panel Meeting to:</b> complete review of Compiled Draft Sector Plan Update</p> <p><b>Open House</b> on Draft Sector Plan Update</p>
<p><b>Aug. 2014</b></p>	<p>AUGUST RECESSS – NO MEETINGS</p>

## 4. Updates to Schedule + Community Engagement

<p><b>Sep. 2014</b></p>	<p><b>LRPC Meeting to:</b> -review Draft Sector Plan Update</p> <p><b>Process Panel Meeting to:</b> review final Draft Sector Plan Update</p>
<p><b>Oct. 2014</b></p>	<p><b>Planning Commission Meeting, Sector Plan Update as INFO item</b></p> <p><b>County Board Meeting, RTA Sector Plan Update</b> <i>(request to advertise)</i></p> <p><i>* Includes meetings with commissions, civic associations, and other groups as needed</i></p>
<p><b>Nov. 2014</b></p>	<p><b>Planning Commission Meeting, Sector Plan Update as ACTION item</b></p> <p><b>County Board Meeting, ACTION on Final Sector Plan Update</b></p>

## 4. Updates to Schedule + Community Engagement

### *Perceived Benefits of Updated Schedule/Approach:*

- Inclusion of Plan Framework as interim step, decisions on key recommendations and policy directives
- 7 Rosslyn Process Panel meetings, in addition to
- 3 Rosslyn Process Panel meetings (*potential working group format*)
- 2 LRPC Meetings
- 2 Community Open Houses or similar format events on drafts
- 4 Planning Commission Meetings
- County Board action in November 2014

*Meetings with interested civic associations, advisory commissions, other parties assumed in both scenarios*



## 5. Air Rights Update

### ***Commonwealth of Virginia***

*Office of Transportation - Public Private Partnerships (OTP3)*

*Request for Information (RFI) Regarding Development of Air Rights*

- RFI Issuance Date: July 3, 2013
- RFI Closing Date: September 30, 2013
- 6+ responses to the RFI from private sector parties
- OTP3 Briefings with County Board Members on summary and primary themes from responses to RFI (Nov. 2013)
- Individual Responses to RFI on OTP3 web site, at:  
[http://www.virginiadot.org/projects/air\\_rights\\_development.asp](http://www.virginiadot.org/projects/air_rights_development.asp)

## 5. Air Rights Update

### *Air Rights and Realize Rosslyn*

- As currently adopted, original scope for Realize Rosslyn does not address potential for air rights development
- Staff will be undertaking brief analysis to explore various aspects of air rights potential in Rosslyn
- Findings of analysis will inform staff recommendation to County Board on if, how and to what degree Realize Rosslyn should address air rights
- County Board can decide whether or not to amend the scope

## 5. Air Rights Update

### *Elements of Preliminary Staff Analysis on Air Rights*

- Exploration of potential planning implications/impacts
  - Land Use
  - Transportation
  - Open space opportunities/connections
  - Market impacts/absorption
  - Other County Goals/community benefits
  - Timing/phasing
- Feasibility Assessment / looking at development economics
- Findings inform recommendation as to how Realize Rosslyn should be adjusted to address air rights
- Include policy directives that outline recommended/approved approach to air rights for Realize Rosslyn