

Rosslyn Process Panel (RPP) Meeting #15, Summary

December 11, 2013; 7:00-9:00 pm

2100 Clarendon Blvd., Third Floor, County Board Room

Panel Members in Attendance: Brian Harner, Bill Gearhart, Stan Karson, Andrew McGeorge, Andy VanHorn, Jennifer Zeien, Jay Fiset (County Board liaison)

Staff in Attendance: Kellie Brown, Anthony Fusarelli, Scott McPartlin, Claude Williamson, (Ben Carlson, David Dixon)

1. Welcome

- Brian Harner, Chair of the Rosslyn Process Panel, provided opening remarks and led introductions.

2. Review Summary of Input, Important Questions/Next Steps from October Workshop

- In terms of transportation elements, if there are things we want to incorporate (such as streetcars), it is important that we design a street network to support it;
- Need to consider how to incentivize developers to provide maximum amount of open space through future site plans;
- Need to address alignment of 18th Street; if it can't be exactly straight, need to define how an alignment with jogs can and should work;
- When discussing open space, need to be sensitive to the types of open spaces we are discussing, given the continuum of spaces (e.g. parks/plazas/hard scapes/etc);
- Thought that the workshop was really good, and this summary of input is capturing it pretty well;
- The Green Circle was one item that seemed to be the focus of more skepticism in workshop; need more information to convey what the point of it is to decide whether it should be included;
- We should be careful not to singularly exclude observation deck view corridors – we can't over-emphasize it but that should not be the only thing that is considered;
- Need to consider how some sites may have parcel-specific community benefits (on-site), while others may not have a direct physical connection to a specific goal, and therefore may apply to more general benefit; Plan needs to be able to provide broad guidance for community benefits vs. those that are impacted with most sensitivity.

3. Introduction to Plan Framework

- It's important that the framework include images and renderings that can capture the imagination and help the community envision Rosslyn in greater detail;
- By including the framework, when is the yea or nay moment? Until the framework is adopted, there will be opportunities to refine and revise along the way;
- To finalize the framework, it will be important to be able to know what is doable and what is not, to the greatest extent feasible;
- Prioritizing the various elements of the framework will also be important – to provide guidance on what's more doable versus what's more inspirational;
- In some cases, it may be difficult to get full buy-in, since it sometimes may be hard to decide on a direction without knowing all the detail;
- It will be important that at the next meeting there is ample time to address some of these questions;
- A good goal would be to discuss and try to agree on specifics, and prioritize them;
- Overall, don't see great hazard in reaching a plan framework first, as a basis to develop the final Sector Plan Update document;
- It will be important to try to achieve a consistent level of detail across the policy directives – some seem more specific (such as 40% of new development as housing) than others;

- Also need to reconcile difference between RCRD and RMSA with regard to mixed-income housing.

4. Updates to Project Schedule

- As presented, this appears to be a two-step process, where the framework is first approved, followed by more detailed completion of the document, complete with implementation steps to realize vision;
- In terms of stakeholder groups, should include NAIOP and Chamber of Commerce in review process;
- Overall, the schedule seems doable – it has many more meetings than originally planned, but are probably needed to do the effective job we would like to do;
- Important that we strive for early approval of meeting dates to get on the calendar to avoid conflicts;
- Additional 6 month timeframe seems fine, but need to bring to an end at some point;
- There are many opportunities for people to get engaged along the way – for people who have attended many meetings, they can be advocates and ambassadors for the plan; to explain how we got to this place – assuming we are comfortable with it. Also important to encourage others to attend meetings;
- Need to realize we were delayed somewhat at the beginning of the process, which is part of the reason we need the extension;
- Excitement about LRPC meetings to give Planning Commissioners the chance to look at the plan; would like to be able to accommodate adequate LRPC review, without implications to the length of schedule;
- Also need to be careful that LRPC does not replicate role of the Process Panel; it would be best to have LRPC members attend other public meetings to help get up to speed earlier;
- In terms of Panel meetings, should consider bi-monthly RPP meetings – some could be public while others are not – could help expedite scheduling process and greater flexibility in scheduling. Would be important to provide full meeting minutes on web site, and also schedule full public panel meetings on regular (perhaps quarterly) basis;
- As long as we issue minutes, this could be a good way forward, as smaller work group meetings could be more productive – need to make sure broader public has access to information.

5. Update on Air Rights

- Staff provided a brief update on the status of exploring potential air rights for Rosslyn.

6. Next Steps

7. Adjourn