



# Rosslyn Sector Plan Update | Work Plan

## issues addressed by scope; analyses to be conducted; and deliverables

**About This Document:** This tabular document represents the intended path for the project team and community efforts for Realize Rosslyn to update the Rosslyn Sector Plan. It is organized according to the four topic areas outlined in the scope of work approved by the County Board in June 2011: Urban Design, Building Heights Strategy, Transportation, and Parks and Open Space. For each topic area, it lists the issues to be addressed per the County Board approved scope of work document, along with the technical analysis and study methods to be employed to inform and arrive at emerging recommendations. Finally, the final column details the anticipated format and type of recommendations ultimately to be included as part of the Rosslyn Sector Plan Update plan document. *Given the iterative nature of this planning process, it should be noted that the proposed technical analysis/methods and anticipated format/type of recommendations listed in this document may be refined over time based on information learned along the way or other adjustments in the process.*

TOPIC AREA	ISSUE per the SCOPE of WORK approved by County Board (2011)	TECHNICAL ANALYSIS/ METHODS to Inform Emerging Recommendations	ANTICIPATED FORMAT/TYPE of RECOMMENDATION
1. Urban Design	A. Identify the desired special features <del>or themes</del> in Rosslyn to help define the area.	<ul style="list-style-type: none"> <li>Existing conditions analysis and inventory of <del>themes</del>/special features in Rosslyn today.</li> <li>Through research, stakeholder interviews, and broader community input, gain an understanding of any goals and aspirations of such <del>themes</del>/special features in Rosslyn.</li> <li>Identify opportunities to achieve such features either through site plan development or public infrastructure improvements.</li> </ul>	<ul style="list-style-type: none"> <li>Identification of <del>desired themes</del>/special feature elements to incorporate in Rosslyn to help define Rosslyn as a distinct place</li> <li>Urban design guidelines that address recommended treatment, location of, and other aspects of topics such as:                             <ul style="list-style-type: none"> <li>Public Art</li> <li>Gateways</li> <li>Festival Streets</li> <li>Landmarks</li> </ul> </li> <li>Recommended policies on land use, transportation, building form and/or other elements that promote <del>signature themes</del>/special features</li> </ul>
	B. Establish the preferred order and legibility of the area's streets, sidewalks, open spaces and overall pattern of development (see also 3B)	<ul style="list-style-type: none"> <li>Diagram current systems of streets, sidewalks, open spaces, public view corridors, building placements, <del>building heights, and topography, and heights.</del></li> <li>Diagram current transitions to adjacent contexts: neighborhoods, river valley, major gateways</li> <li>Diagram how and where change is <del>most appropriate and</del> likely, and where preservation is <del>likely most appropriate</del></li> <li><del>Taking into consideration topography,</del> Diagram recommended framework for urban design, building form/height, transportation and public parks/open space based on the goals and tasks outlined in this document.</li> <li>Develop alternative approaches for discrete elements in each of the study's key topic areas, and perform comparative analysis <del>that to</del> support the selection of a preferred, composite alternative.</li> <li>Comparative analysis will address a range of issues including cost, timing, degree of community benefit, and overall feasibility.</li> <li>Inventory existing pattern of land use/development in Rosslyn and the RCRD</li> </ul>	<ul style="list-style-type: none"> <li>Individual framework maps/diagrams and narrative that depicts <del>topography and,</del> in appropriate specificity, the proposed street, sidewalk and open space networks in the RCRD.</li> <li>Illustrative Master Plan (IMP) that communicates the envisioned spirit of Rosslyn's future built environment, addressing:                             <ul style="list-style-type: none"> <li>Areas for preservation, infill development, and comprehensive redevelopment</li> <li>Approximate <del>B</del> building locations, configurations and heights</li> <li>Pedestrian connectivity</li> <li>Gateway, focal points, and public art</li> <li>Recommended and potential <del>P</del> public places (streets and parks/plazas)</li> <li>Transportation infrastructure, <del>depicting any proposed adjusted/new public streets/corridors, generally reflecting proposed sidewalk widths, and other features relevant to the IMP.</del></li> <li>Locations of uses (generally, whether a street is commercial, residential, or civic in nature)</li> <li>Potential sequence of coordinated improvements to private sites and the public realm (addressing intentional and flexible sequence elements), <del>given approved projects and projects in the 4.1 application process.</del></li> </ul> </li> </ul>

**Comment [AF1]:** The inclusion of themes is not in the 6-3-2011 scope of work.

**Comment [AF3]:** (Need to add more detail here – will this mimic the RMTS?)

**Comment [AF2]:** (Q: Who will determine this element?)

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<p><b>1. Urban Design</b></p>			<ul style="list-style-type: none"> <li>• Text and illustrations supporting the IMP describing related concepts including street sections, concept sketches, building typology precedents, etc.</li> <li>• Urban design guidelines addressing the specific sub-topics in 1.B.</li> <li>• Determine the preferred land use mix/balance for the Rosslyn Coordinated Redevelopment District supporting urban design and Vision goals. <u>(Q: Will this be in the form of a map or other graphic?)</u></li> </ul>
	<p>C. Determine how to improve continuity of “walkable” pedestrian-friendly environment in the ground plane.</p>	<ul style="list-style-type: none"> <li>• Inventory existing conditions of ground floor building edges in Rosslyn today, noting conditions/locations such as:                             <ul style="list-style-type: none"> <li>○ Ground floor retail</li> <li>○ Other active uses</li> <li>○ <u>Passive uses</u></li> <li>○ Blank walls</li> <li>○ Parking (surface or structured)</li> <li>○ Service access</li> <li>○ Curb cuts</li> <li>○ Etc.</li> </ul> </li> <li>• Identify opportunities and challenges to improve ground plane continuity based on existing conditions.</li> <li>• Recommend strategies to improve ground plane continuity through redevelopment and major renovation projects</li> <li>• Recommend strategies to improve ground plane continuity through enhancements to existing structures and public spaces, including “tactical urbanism” and similar programming strategies</li> <li>• Identify where space is available in existing and proposed street sections for outdoor dining areas; propose changes to future street sections if appropriate <u>[[why limit this study of outdoor street sections to dining? other retail uses could activate the streetscape, such as sidewalk fairs, removable kiosks, or bookstalls (if anyone buys real books these days)]]</u></li> <li>• <u>Analyze factors relating to potential locations for food trucks and/or other “tactical urbanism” programming</u></li> <li>• <u>Consider opportunities for festival streets or walking streets using special bollards, pavers, or curbing to enhance the relationship between pedestrians and autos in particular zones (see also 1A)</u></li> <li>• <u>Inventory existing skywalk system and document use and condition</u></li> </ul>	<ul style="list-style-type: none"> <li>• Urban design guidelines that address...                             <ul style="list-style-type: none"> <li>○ <u>Retail location plan addressing topography, clustering and visibility/access</u></li> <li>○ <u>Preferred locations within RCRD for streets whose character are primarily residential, office and/or hotel uses, including consideration of incentives for increasing the proportion of residential development within the mix.</u></li> <li>○ Locations for alternative occupied ground floor uses where retail may be challenging, preserving opportunity to transition to retail in the future</li> <li>○ <u>Preferred locations or strategies for service, loading and garage access that utilize existing topography and that concentrate the vehicular access away from heavy pedestrian use areas / or taking into account use and grade.</u></li> <li>○ Design guidelines promoting greater levels of articulation, fenestration etc. at the ground level.</li> <li>○ Strategies to minimize/eliminate blank walls at/near ground level. These should include opportunities to utilize public art, green plantings, media and/or similar elements where retail or other occupied building spaces are difficult or infeasible.</li> <li>○ Strategies and preferred locations to support the potential for outdoor cafes/dining as part of the streetscape.</li> <li>○ <u>Priority locations of food trucks, and/or other “tactical urbanism” programming</u></li> <li>○ <u>Preferred locations for walking streets or festival streets (see also 1A).</u></li> <li>○ <u>Recommend retention or elimination of portions of skywalk system</u></li> </ul> </li> </ul>
	<p>D. Determine priority locations for active ground floor uses (e.g. retail) and alternative ground floor uses and design elements contributing to</p>	<ul style="list-style-type: none"> <li>• Diagram locations of existing and planned retail (ground floor and interior locations) in Rosslyn</li> <li>• Develop informed assumptions on how much retail could be supported in Rosslyn with future development, considering alternative use mix scenarios</li> <li>• Assess Rosslyn’s general position in the local/regional retail market and the</li> </ul>	<ul style="list-style-type: none"> <li>• Maps, diagrams or other exhibits that indicate where ground floor retail should be prioritized <u>/required.</u></li> <li>• Urban design guidelines that address how ground floor retail frontages should be treated; may include different guidelines for specific retail streets/retail street types.</li> </ul>

Comment [AF4]: (Q: how is “passive” to be defined?)

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<b>1. Urban Design</b>	walkability (coordinate with 1C)	type of retail it is most likely to support	<ul style="list-style-type: none"> <li>Additional guidelines <u>and/or recommendations</u> for frontages that are less likely to be traditional retail, but should accommodate a range of other uses that can still help activate the public realm, and potentially transition to retail in the future.</li> <li>Implementation strategies to help achieve the ground floor retail/active use goals stated through the above items.</li> </ul>
	E. Identify strategies to achieve well-proportioned and distinctive buildings	<ul style="list-style-type: none"> <li>Through research and stakeholder interviews, gain an understanding of building form issues in Rosslyn today.</li> <li><u>Research and reference how other places have successfully achieved well-proportioned architecture, particularly in places with comparable building heights. Including acknowledgement of type of review processes involved in determining the final building design.</u></li> <li>—</li> <li>—</li> </ul>	<ul style="list-style-type: none"> <li>Urban design guidelines for how building form and massing should be treated <u>with consideration given to general development feasibility.</u></li> <li><u>Identification of multiple districts or at least multiple form and use requirements for specific locations within the zoning district.</u></li> <li>—</li> <li><u>Recommendations on appropriate, flexible building forms that respond carefully to streets as priority, high quality spaces.</u></li> <li><u>Recommendations on how floorplates can respond adequately and flexibly to the program needs of market-driven uses</u></li> <li><u>Recommendations on specific regulations for those uses that should be handled distinctly.</u></li> </ul>
	F. Identify ways to encourage a variety of façade types and compositions.	<ul style="list-style-type: none"> <li>Inventory existing façade types and compositions in Rosslyn.</li> <li>Understand the site plan process and how the final treatments of facades are addressed through that process.</li> <li>Research and review comparable case studies for places that have been effective in encouraging high-quality architecture.</li> <li><u>Identify qualitative LEED/Energy Considerations</u></li> <li><u>Identify façade types and compositions by use</u></li> </ul>	<ul style="list-style-type: none"> <li>Urban design guidelines that address...                             <ul style="list-style-type: none"> <li>How to achieve interesting and dynamic facades <u>taking into account use type</u></li> <li>How materials can be applied to add interest</li> <li>How to deal with structured parking and its impacts on building facades</li> <li><u>How floorplates can respond adequately and flexibly to the program needs of market-driven uses</u>General LEED implications of the above</li> </ul> </li> <li>Urban design guidelines that address building contributions to skyline, addressing viewpoints including:                             <ul style="list-style-type: none"> <li>Pedestrian viewpoints within Rosslyn</li> <li>Views from adjacent neighborhoods</li> <li>Views from principal gateways to Rosslyn</li> </ul> </li> <li>Views from locations where Rosslyn is prominent in the landscape of the national capital (e.g. Lincoln Memorial, Georgetown)</li> </ul>
	G. Need to encourage a more interesting and dynamic Rosslyn skyline. (Addressed under Topic 2: <i>Building Heights Strategy</i> )	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
	H. Need to determine if Transfer of Development	<ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

Comment [AF5]: Q: (Does this belong here or in 1E?)

Comment [AF6]: (Q: what regulation would fall into this category? Maybe height? Density? )

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	<p>Rights (TDRs) should play a role in enhancing urban design while achieving various community goals for Rosslyn. (Addressed under Topic 2: <i>Building Heights Strategy</i>)</p>		
<p><b>2. Building Heights Strategy</b></p>	<p>A. Identify policies to help balance the sometimes competing interests of view corridors, skyline composition, public open space etc. including the proper balance between prescription and flexibility with regards to building form and height issues. Understand how building height can help contribute to better conditions on the ground-plane.</p>	<ul style="list-style-type: none"> <li>Inventory important <del>existing view corridors</del> <del>existing and potential future views</del> from streets and parks</li> <li>Inventory important potential future view <del>corridors</del> from the approved Central Place public observation deck</li> <li>Identify full range of issues and opportunities related to the public views noted above as well as private view corridors, including impacts of topography</li> <li>Analyze relationship among density, building height, and open space, using 3D computer model to assess impacts on potential development densities.</li> <li>Examine built or approved “C-O Rosslyn” projects as case studies for ground plane issues.</li> <li>Outline preliminary goals and test alternative approaches for building height, massing, and use, using a SketchUp 3D Model, <u>appropriate visualization techniques</u>, and other tools as needed.</li> </ul>	<ul style="list-style-type: none"> <li>Identification of multiple districts or at least multiple form and use requirements for specific locations within the zoning district.</li> <li>Identification of specific view corridors to be protected (if any), and strategies need to do so</li> <li>Outline of a mix of appropriate, flexible building forms that respond carefully to streets as priority, high quality spaces.</li> <li>Recommendations for specific regulations for those uses that should be handled distinctly.</li> <li>Urban design guidelines or diagrams that help inform the direct relationship between building height and ground plane conditions.</li> </ul>
<p><b>2. Building Heights Strategy</b></p>	<p>B. Determine strategies to be used to help achieve appropriate transitions between the core of Rosslyn and its edges.</p>	<ul style="list-style-type: none"> <li>Identify areas of transition to surrounding lower scale residential neighborhoods; <u>consider heights of less than 300 feet and/or limited building footprints as part of approach within these transition areas / with consideration to topography</u></li> <li>Identify other edges of Rosslyn where maintaining 300’ heights or <u>considering allowing</u> greater height might be considered as part of approaches that also promote access to public open space, views, sky plane and sunlight at ground level</li> </ul>	<ul style="list-style-type: none"> <li>Building Heights map for the RCRD, depicting maximum building heights at a <del>block or sub-block level</del>. <u>Recommendations will take into account site specific design criteria, challenges, opportunities, while balancing the other goals of this plan including, but not limited to, view corridors, adjacencies, open spaces, use types, ground plane.</u></li> <li>3D Images/Diagrams <u>and other appropriate visualization techniques</u> in plan and section depicting height zones</li> <li>Urban design guidelines customized to address development in these edge locations.</li> </ul>
	<p>C. Determine whether, and under what circumstances, new buildings should be allowed to pierce the current 300 feet maximum in certain places (outside of Central Place).</p>	<ul style="list-style-type: none"> <li>Research and understand adopted County Board policy on building heights in Rosslyn.</li> <li>Conduct stakeholder interviews with FAA, MWAA, developers, residents, etc. to understand full range of perspectives.</li> <li>Analyze potential impacts of heights over 300’ on the Central Place public observation deck, shadows, or other factors</li> </ul>	<ul style="list-style-type: none"> <li>Update or develop new County Board policy guiding approach to building heights in RCRD, including recommended conditions on buildings that pierce the 300’ height limit, that promote <u>desired</u> community benefits <u>and other goals of this plan, such as added or enhanced public open space, and mixed-income housing</u></li> <li>Recommended zoning ordinance amendments needed to implement the plan</li> </ul>

Comment [AF7]: Q: (Not clear what this means?)

Comment [AF8]: Q: (Not clear what this means?)

Comment [AF9]: (County Board directive was at a block level)

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	D. Determine the recommended maximum building heights for individual blocks in Rosslyn.	<ul style="list-style-type: none"> <li>Research and understand adopted County Board policy on building heights in Rosslyn.</li> <li>Conduct stakeholder interviews with FAA, MWAA, developers, residents, etc. to understand full range of perspectives.</li> <li>Conduct sun/shade studies to examine impacts on public spaces and neighboring properties</li> <li>Study potential impacts of different height and floorplate combinations on views, <del>and</del> land use, <u>and overall development feasibility</u></li> </ul>	<ul style="list-style-type: none"> <li><u>Building Heights map for the RCRD, depicting maximum building heights at a block <del>or sub-block</del> level; Recommendations will take into account site specific design criteria, challenges, opportunities, while balancing the other goals of this plan including, but not limited to, view corridors, adjacencies, open spaces, use types, ground plane. (Focus is on block level)</u></li> <li><u>Recommending a mechanism for evaluating where flexibility is appropriate when viewed in light of other goals of this plan</u></li> <li>3D Images/Diagrams/<u>and other appropriate visualization techniques</u> in plan and section depicting height zones</li> </ul>
	E. Determine if Transfer of Development Rights (TDRs) should play a role in enhancing urban design while achieving various community goals for Rosslyn. <u>(Q: Why is this under building height strategy?)</u>	<ul style="list-style-type: none"> <li>Research and understand the current County TDR Policy and regulatory framework.</li> <li>Research and review case studies of how TDRs have been used in other urban areas to achieve greater overall urban design quality.</li> <li><u>Assess feasibility of applying use of TDRs in Rosslyn/RCRD to achieve emerging urban design goals. [[concerned about potential for adding density in adjacent "Rosslyn" transition areas or neighborhoods as unintended consequence of study while these areas are not officially in study]]</u></li> </ul>	<ul style="list-style-type: none"> <li>Identification of potential updates to County TDR policy and goals for use in the RCRD, if warranted;</li> <li>Recommended zoning ordinance amendments, if appropriate, to implement the County's TDR policy and goals for the RCRD;</li> <li><u>Urban design guidelines that address how TDRs in Rosslyn RCRD could be applied to achieve greater urban design quality.</u></li> </ul>
<b>3. Transportation System</b>	A. Determine appropriate mode share targets, possibly differentiated by land use / building type.	<ul style="list-style-type: none"> <li>Review transportation mode share mix history and current DES targets for future mode share</li> <li>Identify opportunities and challenges to achieve target future mode share, considering transportation infrastructure, land use mix and transportation use patterns</li> </ul>	<ul style="list-style-type: none"> <li>Recommend any adjustments appropriate to target future mode share.</li> <li>Recommend transportation and land use strategies that support target mode share.</li> </ul>
	B. Identify preferred changes to the street network supporting multi-modal transportation choices and, in particular, a high-quality walking environment. Address the future short-term and long-term vision and purpose for the "Loop Road".	<ul style="list-style-type: none"> <li>Review Rosslyn Multimodal Transportation Study to understand County proposed future network.</li> <li>Confirm major sources/destination of through traffic</li> <li>Confirm presence or not of viable alternate routes</li> <li>Provide peer review of recommended future connections and analyze potential benefit to see if new segments should be all traffic or ped/bike only. Determine desirability of any other potential new or improved connections.</li> <li>Conduct multi-modal level of service (MMLOS) analysis to test application of RMTS recommendations and identify any potential policy enhancements. <u>Include topography when analyzing application of RMTS recommendations.</u></li> <li>Analyze potential positive or negative impacts of changing direction and/or number of travel lanes</li> <li>Identify prototype corridors primarily or entirely devoted to pedestrians</li> <li>Analyze opportunities and challenges for use and design of adjacent buildings to support a walkable street environment</li> </ul>	<ul style="list-style-type: none"> <li>Recommend the future circulation network (including any opportunities for effective new street connections), incorporating RMTS recommendations. Identify optimal mix of modes and lane configurations for each network segment. Illustrate using diagrams, illustrative plan and street sections through related tasks.</li> <li><u>Identify desired relationships between circulation function, adjacent land uses and overall character for each street segment.</u></li> <li><u>Identify opportunities to add highway connections around Rosslyn that could <del>would</del> alleviate volume of through traffic on local streets.</u></li> <li><u>Develop general strategies for management of bus, taxi, courtesy van, and ride share (slug) traffic within RCRD (including parking and waiting locations) and in particular its relation to Metrorail, hotels, and tourism.</u></li> </ul>

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Comment [AF10]: (Q: unclear why this is under this section?)

Comment [AF11]: [[concerned about potential for adding density in adjacent "Rosslyn" transition areas or neighborhoods as unintended consequence of study while these areas are not officially in study]]

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<b>3. Transportation System</b>		<ul style="list-style-type: none"> <li>Study loop road public realm opportunities in conjunction with public open space analysis (coordinate with 4B, 4C)</li> <li>Discuss location and program options with intervening site owners</li> </ul>	
	C. Recommend street cross sections in Rosslyn that best balance the multiple roles of streets.	<ul style="list-style-type: none"> <li>Review RMTS proposed street sections for consistency with opportunities and challenges for travel lane configuration, sidewalk width and programming, plantings, <u>topography/grade</u>, and adjacent building use/design</li> </ul>	<ul style="list-style-type: none"> <li>Recommended cross sections for key streets</li> </ul>
	D. Recommend bicycle and pedestrian facility improvements for Rosslyn.	<ul style="list-style-type: none"> <li>Review available data on existing pedestrian volumes on sidewalks and other pedestrian system elements (skywalks) in Rosslyn</li> <li>Verify that proposed RMTS bike improvements work well with proposed street sections and intersection improvements</li> <li>Assess opportunities and challenges of introducing bicycle network connections amidst other street section elements</li> </ul>	<ul style="list-style-type: none"> <li>Annotated diagrams of recommended bicycle and pedestrian facility improvements. Sketches illustrating future vision for these elements in key locations. Coordinate with 4C.</li> </ul>
	E. Recommend transit service and facility improvements for Rosslyn.	<ul style="list-style-type: none"> <li>Review RMTS recommended enhancements to bus stop and circulation facilities; verify appropriateness. Confirm recommended improvements with DES and WMATA</li> <li>Work with WMATA to incorporate Metro changes/long-range plans and opportunities for <u>new</u> Metrorail infrastructure</li> <li><u>Understand potential for application of streetcar service in Rosslyn with connections to the District of Columbia and/or Arlington destinations</u></li> <li><u>Consider feasibility and possible siting of a bus transfer facility</u></li> </ul>	<ul style="list-style-type: none"> <li>Identify bus facility improvements as part of transportation diagrams and illustrative plans.</li> <li>Recommendations to enable and leverage potential of future Metrorail improvements</li> <li>Recommendations to enable and leverage potential of potential streetcar opportunity</li> </ul>
	F. Recommend vehicle travel lane, parking and curb space management improvements.	<ul style="list-style-type: none"> <li>Review RMTS recommended enhancements to travel lanes, parking and curb space.</li> <li>Assess opportunities and challenges to minimize vehicular travel lane area in Rosslyn, to enable expanded space for pedestrians, bicycles and active ground floor uses</li> <li>Review pros and cons of potential one- to two-way street conversions</li> <li><u>Inventory existing bus stop locations</u></li> </ul>	<ul style="list-style-type: none"> <li><u>Recommendations on street lane configuration, and location and use of curb space.</u></li> <li><u>Recommendations on potential future bus stop locations.</u></li> </ul>
	G. Identify strategic improvements related to Transportation Demand Management (TDM).	<ul style="list-style-type: none"> <li>Review current TDM policies in light of RMTS recommendations and target mode share.</li> <li>Analyze opportunities to enhance effectiveness of TDM measures, with attention to elements including parking ratios, parking management and user incentives</li> </ul>	<ul style="list-style-type: none"> <li>Recommended priority enhancements to TDM policy, including attention to parking ratios and public parking.</li> </ul>
	H. In addressing the above	<ul style="list-style-type: none"> <li>Review impacts of target mode share in light of County energy goals</li> </ul>	<ul style="list-style-type: none"> <li>Identification of how transportation recommendations on mode share and</li> </ul>

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	<p>issues, ensure that recommended improvements support achievement of future community energy goals.</p>		<p>supporting strategies promote County energy use goals</p>
<p><b>4. Parks and Open Space</b></p>	<p>A. Determine priority park and open space needs in Rosslyn.</p> <p>B. Create a framework for a cohesive, <u>park and</u> open space network in Rosslyn that enhances the public realm.</p>	<ul style="list-style-type: none"> <li>Review, diagram, and assess existing public park and other spaces and sidewalk conditions, as well as private open spaces,</li> <li>As part of a public walking tour, observe and discuss opportunities and challenges for the public places network.</li> <li><u>Summary table of existing park and open space facilities in Rosslyn, including characteristics such as program, use, size, etc.</u></li> <li><u>Table indicating current amount of open space in Rosslyn per capita, compared with benchmarked standards and/or precedents for open space in comparable communities. Include any recommended changes to amount or use of public open space as appropriate for Rosslyn's mix of people.</u></li> <li>Hold one or more community workshops specifically focused on developing a vision for a public places network, including facilitated breakout group discussions of goals.</li> <li>Conduct relevant level of service analyses, including quantitative measures (such as acres per unit of population, distance to parks) and qualitative measures (addressing accessibility, aesthetics, and design).</li> <li>Involve relevant examples of standards and benchmarking (metrics) to help determine an approximate, appropriate amount and types of urban open space needed to meet the demands of Rosslyn's populations.</li> <li>Conduct user surveys of <u>park and</u> open space needs, preferences, etc.</li> <li><u>Coordinate outcomes of the level of service, benchmarking, and surveys with key stakeholders</u></li> <li><u>Identify existing public spaces (community parks, neighborhood parks, plazas, and design elements) that can be used as models/illustrative examples when engaging the community</u></li> </ul> <ul style="list-style-type: none"> <li>Diagram opportunities to add or augment public park, sidewalk, and other public spaces (including parklets)</li> <li>Research best-practice techniques, <u>acquisition strategies</u> and precedents for creating high-quality, cost-effective public open space enhancements in comparable contexts.</li> <li>Consider use, adjacent land use, size and related factors in determining a potential open space network.</li> <li>Analyze how potential open space framework for Rosslyn relates to the larger open space networks of Arlington and the region.</li> </ul>	<ul style="list-style-type: none"> <li><del>Summary table of existing park and open space facilities in Rosslyn, including characteristics such as program, use, size, etc.</del></li> <li><del>Table indicating current amount of park and open space in Rosslyn per capita, compared with benchmarked standards and/or precedents for park and open space in comparable communities. Include any recommended changes to amount or use of public park and open space as appropriate for Rosslyn's mix of people.</del></li> <li>Identify strategies to maintain level of service, benchmarks and user needs for parks and open space in future years.</li> <li>Recommendations on priority program/uses to accommodate in Rosslyn's public spaces, in the context of other park resources near Rosslyn. Address flexibility of spaces to accommodate multiple activities for different people over the course of a day, week and year.</li> <li>Recommendations on priority locations for Rosslyn's public <u>park and</u> open spaces</li> </ul> <ul style="list-style-type: none"> <li>A vision framework for public places, including diagrams, precedent images, and sketches or photomontages of potential before/after conditions.</li> <li>Tables, maps and/or diagrams that identify specific types and locations of <u>parks and</u> open spaces needed at build out using the goals and typologies articulated in the <u>2005 Public Spaces Master Plan and Draft Parkland/Open Space Acquisition and Preservation Plan. Land Acquisition and Preservation Policy/Plan.</u></li> <li>Expressed in narrative and/or tabular format, the framework shall address factors including demonstrated <u>park and</u> open space needs, demographic</li> </ul>

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Comment [AF12]: (Q: Should this be in Technical Analysis Section?)

TOPIC AREA	ISSUE per the SCOPE of WORK approved by County Board (2011)	TECHNICAL ANALYSIS/ METHODS to Inform Emerging Recommendations	ANTICIPATED FORMAT/TYPE of RECOMMENDATION
<b>4. Parks and Open Space</b>		<ul style="list-style-type: none"> <li>Identify potential locations for public interior spaces. Gather precedent images.</li> </ul>	<p>trends of <u>park and</u> open space users, related environmental quality goals such as stormwater treatment, complementary relationships with new development, overall district character, and other factors as appropriate.</p> <ul style="list-style-type: none"> <li>Recommendations on any opportunities for partner sponsors, characteristics, and timing of parklets (if any are proposed)</li> </ul>
	<p>C. Identify the transportation and park improvements that can be made to strengthen pedestrian circulation and connectivity among and access to open spaces in and around Rosslyn. Address the role the Loop Road should play as part of Rosslyn’s park and open space network.</p>	<ul style="list-style-type: none"> <li>Conduct field research and site visits to generate a site analysis of the Loop Road/Freedom Park area.</li> <li>Analyze opportunities and challenges to implementing concepts improving park and recreation connectivity, including                             <ul style="list-style-type: none"> <li>Esplanade concept</li> <li>Connections to the Mt. Vernon Trail, Roosevelt Island, Custis Trail and other places/facilities in the George Washington Memorial Parkway</li> <li>I-66 <u>and Route 50</u> deck concepts</li> <li>18<sup>th</sup> Street extension concept <u>for pedestrians or vehicles for individual street sections by block</u></li> <li>Boathouse concept</li> </ul> </li> <li>Analyze desirable characteristics at major Rosslyn gateways including the Key Bridge, Meade Street (connection to Iwo Jima/Netherland Carrillon), and Wilson Boulevard at Arlington Ridge Road</li> <li><u>Diagram existing tree canopy, and opportunities for additional canopy.</u></li> <li><u>Evaluate urban tree species options to improve canopy.</u></li> <li></li> <li>Analyze whether changes are needed to proposed street sections to provide adequate space for street trees</li> <li>Develop alternatives for each of the key public open space elements above (and others as needed), and perform comparative analysis.</li> </ul>	<ul style="list-style-type: none"> <li>Recommendations on priority park and recreation network connections, with attention to                             <ul style="list-style-type: none"> <li>Potential sequence of improvements, promoting emergence of high quality network and placemaking elements as early as possible as improvements proceed incrementally. Identify coordination opportunities/needs with related private development investments and public infrastructure initiatives.</li> <li>Future vision of the Loop Road</li> <li>Recreational path network connections within and beyond Rosslyn.</li> <li>Near-term “tactical urbanism” and/or other strategies to attain public realm improvements</li> <li>Order of magnitude cost estimate for key elements</li> </ul> </li> <li>Illustrations (diagrams, plans, sketches and precedents) of key elements</li> <li>Identify appropriate street tree planting standards, and places where planters may be necessary (with related standards).</li> </ul>
	<p>D. <u>Establish a preferred vision for Gateway Park and other major parks in the Rosslyn core (RCRD?) area.</u></p>	<ul style="list-style-type: none"> <li>Conduct field research and site visits to generate a site analysis of park sites including                             <ul style="list-style-type: none"> <li>Gateway Park and adjacent park areas</li> <li>Dark Star Park</li> <li>Central Place Plaza</li> <li>Potential park at Rosslyn Plaza</li> </ul> </li> <li>Provide outside review and critique of draft master plan concepts for Gateway Park</li> </ul>	<ul style="list-style-type: none"> <li>Within the context of the vision framework, communicate the recommended preferred vision of major parks as indicated at left, through diagrams, maps, renderings and/or other illustrations, as well as through narrative.</li> <li>Identify opportunities to further confirm program and design improvements for major parks <u>in the RCRD</u> through follow-up initiatives</li> <li>Coordinate recommendations on urban design, building <u>ground plane form</u> and transportation to support desired park access and use.</li> </ul>
	<p>E. Determine how to encourage or incentivize <u>parks and</u> open</p>	<ul style="list-style-type: none"> <li><u>Conduct research on and gain sufficient understanding of the site plan process in Arlington to understand how <u>park and</u> open space needs can be</u></li> </ul>	<ul style="list-style-type: none"> <li>Recommendations on how future site plans in Rosslyn would need to address planned <u>parks and</u> open space envisioned in the Sector Plan, based on current</li> </ul>

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Comment [AF13]: A. [[with Wilson School playfield and Rosslyn Highlands Park (inter alia) missing from this description, we need to be clear what areas are being addressed]]



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	<p>space as part of new developments (coordinate with 2A-2E)</p>	<p>addressed through that process.</p> <ul style="list-style-type: none"> <li>• <u>Qualitatively review urban parks and open spaces developed in Arlington through the site plan process, and identify good precedents as examples that could inform planning efforts for future parks and open spaces in Rosslyn.</u></li> <li>• Explore opportunities <del>to</del>for achieving physical land area needed for park space and/or physical improvements for park build out through site plan redevelopment.</li> <li>• Where <u>parks or</u> open spaces are unlikely to be achieved through redevelopment, research and analyze how they could be achieved through land acquisition, adding or enhancing walking and biking connections to existing park resources, and road diets.</li> </ul>	<p>processes.</p> <ul style="list-style-type: none"> <li>• Recommended actions to implement the proposed park and open space network, such as potential land acquisition; street right-of-way modifications; building height or density bonuses <u>or community benefits credit</u> for provisions of or contributions towards open space; securing funding and defining outcome goals for more detailed park design, construction, maintenance and programming; and public art.</li> </ul>
	<p>F. Identify partnership and design approaches that could enhance access from Rosslyn to adjacent Federal parklands and the Potomac River.</p>	<ul style="list-style-type: none"> <li>• Research real estate maps to understand ownership patterns for areas encompassing the area between Rosslyn’s edge and the Potomac Riverfront.</li> <li>• Conduct stakeholder interviews with pertinent parties to understand their perspectives and indentify any potential areas of common ground/interests.</li> </ul>	<ul style="list-style-type: none"> <li>• Recommend priority locations and design of potential access improvements, meeting shared objectives of multiple stakeholders.</li> </ul>