

Rosslyn Sector Plan Update |
Checklist of Work Plan Analyses Status as of July 9, 2013



“X” designates items completed; “A” designates items on next meeting agenda

		In progress	Prelim. Draft shared	Final Draft shared	Completed
1 URBAN DESIGN					
A.	<i>Identify the desired special features in Rosslyn to help define the area.</i>				
A.1	Existing conditions analysis and inventory of special features in Rosslyn today.	X			
A.2	Through research, stakeholder interviews, and broader community input, gain an understanding of any goals and aspirations of such special features in Rosslyn.	X			
A.3	Identify opportunities to achieve such features either through site plan development or public infrastructure improvements.	X			
B.	<i>B. Establish the preferred order and legibility of the area’s streets, sidewalks, open spaces and overall pattern of development (see also 3B)</i>				
B.1	Diagram current systems of streets, sidewalks, open spaces, public view corridors, building placements, building heights, and topography.	X			
B.2	Diagram current transitions to adjacent contexts: neighborhoods, river valley, major gateways		X		
B.3	Diagram how and where change is likely, and where preservation is likely		X		
B.4	Taking into consideration topography, 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.	X			
B.5	Develop alternative approaches for discrete elements in each of the study’s key topic areas, and perform comparative analysis to support the selection of a preferred, composite alternative.	X			
B.6	Comparative analysis will address a range of issues including cost, timing, degree of community benefit, and overall feasibility.	X			
B.7	Inventory existing pattern of land use/development in Rosslyn and the RCRD	X			
C.	<i>Determine how to improve continuity of “walkable” pedestrian-friendly environment in the ground plane.</i>				
C.1	Inventory existing conditions of ground floor building edges in Rosslyn today, noting conditions/locations such as: Ground floor retail; Other active uses; Passive uses; Blank walls; Parking (surface or structured); Service access; Curb cuts; Etc.		X		
C.2	Identify opportunities and challenges to improve ground plane continuity based on existing conditions.		X		
C.3	Recommend strategies to improve ground plane continuity through redevelopment and major renovation projects	X			
C.4	Recommend strategies to improve ground plane continuity through enhancements to existing structures and public spaces, including “tactical urbanism” and similar programming strategies	X			
C.5	Identify where space is available in existing and proposed street sections for outdoor dining areas or other retail uses that can activate streetscape; propose changes to future street sections if appropriate.		X		
C.6	Analyze factors relating to potential locations for food trucks and/or other “tactical urbanism” programming	X			
C.7	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)	X			
C.8	Inventory existing skywalk system and document use and condition	X			
D.	<i>Determine priority locations for active ground floor uses (e.g. retail) and alternative ground floor uses and design elements contributing to walkability (coordinate with 1C)</i>				
D.1	Diagram locations of existing and planned retail (ground floor and interior locations) in Rosslyn		X		
D.2	Develop informed assumptions on how much retail could be supported in Rosslyn with future development, considering alternative use mix scenarios		X		
D.3	Assess Rosslyn’s general position in the local/regional retail market and the type of retail it is most likely	X			

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	to support				
E.	Identify strategies to achieve well-proportioned and distinctive buildings				
E.1	Through research and stakeholder interviews, gain an understanding of building form issues in Rosslyn today.	X			
E.2	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.	X			
F.	Identify ways to encourage a variety of façade types and compositions.				
F.1	Inventory existing façade types and compositions in Rosslyn.	X			
F.2	Understand the site plan process and how the final treatments of facades are addressed through that process.				
F.3	Research and review comparable case studies for places that have been effective in encouraging high-quality architecture.	X			
F.4	Identify qualitative LEED/Energy Considerations.	X			
F.5	Identify façade types and compositions by use.	X			
G.	Need to encourage a more interesting and dynamic Rosslyn skyline. (Addressed under Topic 2: Building Heights Strategy)				
H.	Need to determine if Transfer of Development Rights (TDRs) should play a role in enhancing urban design while achieving various community goals for Rosslyn. (Addressed under Topic 2: Building Heights Strategy)				
2 BUILDING HEIGHTS STRATEGY					
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.				
A.1	Inventory important existing view corridors from streets and parks		X		
A.2	Inventory important potential future view corridors from the approved Central Place public observation deck		X		
A.3	Identify full range of issues and opportunities related to the public views noted above as well as private view corridors, including impacts of topography	X			
A.4	Analyze relationship among density, building height, and open space, using 3D computer model to assess impacts on potential development densities.	X			
A.5	Examine built or approved “C-O Rosslyn” projects as case studies for ground plane issues.	X			
A.6	Outline preliminary goals and test alternative approaches for building height, massing, and use, using a SketchUp 3D Model, appropriate visualization techniques, and other tools as needed.	X			
B.	Determine strategies to be used to help achieve appropriate transitions between the core of Rosslyn and its edges.				
B.1	Identify areas of transition to surrounding lower scale residential neighborhoods; consider heights of less than 300 feet and/or limited building footprints as part of approach within these transition areas / with consideration to topography		X		
B.2	Identify other edges of Rosslyn where maintaining 300’ heights or allowing 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	X			
C.	Determine whether, and under what circumstances, new buildings should be allowed to pierce				

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	<i>the current 300 feet maximum in certain places (outside of Central Place).</i>				
C.1	Research and understand adopted County Board policy on building heights in Rosslyn.		X		
XC.2	Conduct stakeholder interviews with FAA, MWAA, developers, residents, etc. to understand full range of perspectives.	X			
C.3	Analyze potential impacts of heights over 300' on the Central Place public observation deck, shadows, or other factors	X			
D.	<i>Determine the recommended maximum building heights for individual blocks in Rosslyn.</i>				
D.1	Research and understand adopted County Board policy on building heights in Rosslyn.		X		
D.2	Conduct stakeholder interviews with FAA, MWAA, developers, residents, etc. to understand full range of perspectives.	X			
D.3	Conduct sun/shade studies to examine impacts on public spaces and neighboring properties	X			
D.4	Study potential impacts of different height and floor plate combinations on views, land use, and overall development feasibility	X			
E.	<i>Determine if Transfer of Development Rights (TDRs) should play a role in enhancing urban design while achieving various community goals for Rosslyn.</i>				
E.1	Research and understand the current County TDR Policy and regulatory framework.				
E.2	Research and review case studies of how TDRs have been used in other urban areas to achieve greater overall urban design quality.	X			
E.3	Assess feasibility of applying use of TDRs in RCRD to achieve emerging urban design goals.	X			
3 TRANSPORTATION NETWORK					
A.	<i>Determine appropriate mode share targets, possibly differentiated by land use / building type.</i>				
A.1	Review transportation mode share mix history and current DES targets for future mode share		X		
A.2	Identify opportunities and challenges to achieve target future mode share, considering transportation infrastructure, land use mix and transportation use patterns		X		
B.	<i>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".</i>				
B.1	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.	X	A		
B.2	Review Rosslyn Multimodal Transportation Study to understand County proposed future network.		X		
B.3	Confirm major sources/destination of through traffic		X		
B.4	Confirm presence or not of viable alternate routes		X		
B.5	Conduct multi-modal level of service (MMLOS) analysis to test application of RMTS recommendations and identify any potential policy enhancements. Include topography when analyzing application of RMTS recommendations.	X	A		
B.6	Analyze potential positive or negative impacts of changing direction and/or number of travel lanes		X		
B.7	Identify prototype corridors primarily or entirely devoted to pedestrians	X			
B.8	Analyze opportunities and challenges for use and design of adjacent buildings to support a walkable street environment	X			
B.9	Study loop road public realm opportunities in conjunction with public open space analysis (coordinate with 4B, 4C)	X	X		

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B.10	Discuss location and program options with intervening site owners	X			
C.	<i>Recommend street cross sections in Rosslyn that best balance the multiple roles of streets.</i>				
C.1	Review RMTS proposed street sections for consistency with opportunities and challenges for travel lane configuration, sidewalk width and programming, plantings, topography/grade, and adjacent building use/design.	X			
D.	<i>Recommend bicycle and pedestrian facility improvements for Rosslyn.</i>				
D.1	Review available data on existing pedestrian volumes on sidewalks and other pedestrian system elements (skywalks) in Rosslyn	X			
D.2	Verify that proposed RMTS bike improvements work well with proposed street sections and intersection improvements	X	X		
D.3	Assess opportunities and challenges of introducing bicycle network connections amidst other street section elements	X	X		
E.	<i>Recommend transit service and facility improvements for Rosslyn.</i>				
E.1	Review RMTS recommended enhancements to bus stop and circulation facilities; verify appropriateness. Confirm recommended improvements with DES and WMATA	X	X		
E.2	Work with WMATA to incorporate Metro changes/long-range plans and opportunities for new Metrorail infrastructure		X		
E.3	Understand potential for application of streetcar service in Rosslyn with connections to the District of Columbia and/or Arlington destinations		X		
E.4	Consider feasibility and possible siting of a bus transfer facility		X		
F.	<i>Recommend vehicle travel lane, parking and curb space management improvements.</i>				
F.1	Review RMTS recommended enhancements to travel lanes, parking and curb space.	X	A		
F.2	Assess opportunities and challenges to minimize vehicular travel lane area in Rosslyn, to enable expanded space for pedestrians, bicycles and active ground floor uses	X	X		
F.3	Review pros and cons of potential one- to two-way street conversions	X	X		
F.4	Inventory existing bus stop locations	X	X		
G.	<i>Identify strategic improvements related to Transportation Demand Management (TDM).</i>				
G.1	Review current TDM policies in light of RMTS recommendations and target mode share.	X			
G.2	Analyze opportunities to enhance effectiveness of TDM measures, with attention to elements including parking ratios, parking management and user incentives	X	A		
H.	<i>In addressing the above issues, ensure that recommended improvements support achievement of future community energy goals.</i>				
H.1	Review impacts of target mode share in light of County energy goals	X			
4	PARKS AND OPEN SPACE				
A.	<i>Determine priority park and open space needs in Rosslyn.</i>				
A.1	Review, diagram, and assess existing public park and other spaces and sidewalk conditions, as well as private open spaces,	X	A		
A.2	As part of a public walking tour, observe and discuss opportunities and challenges for the public places network.	X			
A.3	Summary table of existing park and open space facilities in Rosslyn, including characteristics such as program, use, size, etc.	X	A		
A.4	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	X	A		

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	changes to amount or use of public open space as appropriate for Rosslyn's mix of people.				
A.5	Hold one or more community workshops specifically focused on developing a vision for a public places network, including facilitated breakout group discussions of goals.	X			
A.6	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).	X	A		
A.7	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.	X	A		
A.8	Conduct user surveys of park and open space needs, preferences, etc.	X	A		
A.9	Coordinate outcomes of the level of service, benchmarking, and surveys with key stakeholders	X			
A.10	Identify existing public spaces (community parks, neighborhood parks, plazas, and design elements) that can be used as models/illustrative examples when engaging the community	X	X		
B.	<i>Create a framework for a cohesive, park and open space network in Rosslyn that enhances the public realm.</i>				
B.1	Diagram opportunities to add or augment public park, sidewalk, and other public spaces (including parklets)	X			
B.2	Research best-practice techniques, acquisition strategies and precedents for creating high-quality, cost-effective public open space enhancements in comparable contexts.	X			
B.3	Consider use, adjacent land use, size and related factors in determining a potential open space network.	X			
B.4	Analyze how potential open space framework for Rosslyn relates to the larger open space networks of Arlington and the region.	X	A		
B.5	Identify potential locations for public interior spaces. Gather precedent images.	X			
C.	<i>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.</i>				
C.1	Conduct field research and site visits to generate a site analysis of the Loop Road/Freedom Park area.	X	X		
C.2	Analyze opportunities and challenges to implementing concepts improving park and recreation connectivity, including: Esplanade concept; Connections to the Mt. Vernon Trail, Roosevelt Island, Custis Trail and other places/facilities in the George Washington Memorial Parkway; I-66 and Route 50 deck concepts; 18 th Street extension concept for pedestrians or vehicles for individual street sections by block; Boathouse concept	X	X		
C.3	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	X			
C.4	Diagram existing tree canopy, and opportunities for additional canopy	X			
C.5	Evaluate urban tree species options to improve canopy.	X			
C.6	Analyze whether changes are needed to proposed street sections to provide adequate space for street trees	X			
C.7	Develop alternatives for each of the key public open space elements above (and others as needed), and perform comparative analysis.	X			
D.	<i>Establish a preferred vision for Gateway Park and other major parks in the Rosslyn core area.</i>				
D.1	Conduct field research and site visits to generate a site analysis of park sites including: Gateway Park and adjacent park areas; Dark Star Park; Central Place Plaza; Potential park at Rosslyn Plaza	X			
D.2	Provide outside review and critique of draft master plan concepts for Gateway Park				
E.	<i>Determine how to encourage or incentivize parks and open space as part of new developments (coordinate with 2A-2E)</i>				

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E.1	Conduct research on and gain sufficient understanding of the site plan process in Arlington to understand how park and open space needs can be addressed through that process.				
E.2	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.				
E.3	Explore opportunities for achieving physical land area needed for park space and/or physical improvements for park build out through site plan redevelopment.	X			
E.4	Where parks or 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.	X			
F.	<i>Identify partnership and design approaches that could enhance access from Rosslyn to adjacent Federal parklands and the Potomac River.</i>				
F.1	Research real estate maps to understand ownership patterns for areas encompassing the area between Rosslyn's edge and the Potomac Riverfront.	X			
F.2	Conduct stakeholder interviews with pertinent parties to understand their perspectives and indentify any potential areas of common ground/interests.	X	X		