

ROSSLYN SECTOR PLAN UPDATE

Annotated Outline – 1st WORKING DRAFT

1. INTRODUCTION

A. Overview

- i. Realizing Rosslyn’s Full Potential
- ii. About this document
- iii. The study limits of the RCRD
- iv. The surrounding context of the Rosslyn Metro Station Area
- v. Community Process
- vi. The Process Panel

B. Plan Foundations

- i. Challenges and Opportunities
- ii. Focus on the Public Realm
- iii. Planning Horizon
- iv. Central Rosslyn’s Projected Growth
- v. “C-O Rosslyn” and Second Generation of Redevelopment
- vi. Rosslyn’s Demographics

2. THE ROSSLYN PLAN FRAMEWORK

A. The Rosslyn Vision

- i. Vision Statement
- ii. Six Vision Principles for Rosslyn
- iii. Bold Ideas reflective of the vision principles

B. Policy Directives for the Rosslyn Plan (text and maps)

- i. Urban Design and Land Use
- ii. Transportation
- iii. Public Parks and Open Space
- iv. Building Form and Massing

C. Illustrative Concept Plan

- i. Rendered plan illustrating one scenario of the preferred vision for Rosslyn
- ii. Text and illustrations supporting the illustrative concept plan describing related concepts including street sections, concept sketches, building typology precedents, etc.

3. REALIZING THE ROSSLYN 2040 VISION

A. Urban Design and Land Use

- i. General Land Use Plan recommendations and Preferred Land Use Mix/Balance to achieve RCRD goals
- ii. Mixed-income housing strategy
- iii. Ground Floor Land Use (priority active, secondary active, address, etc)

- iv. Urban design themes and features specific to Rosslyn (including future vision of Freedom Park and Loop Road)
- v. Near term tactical urbanism opportunities for public realm improvements
- vi. Street tree planting standards, planter locations (see also G.ii.b)
- vii. District scale sustainability strategies: cogeneration, district energy and/or water systems, transportation infrastructure and energy efficiencies

B. Getting around, to and through Rosslyn: composing the future Rosslyn Street Network

- i. The city block and street pattern/system
- ii. Highlight major features of network, such as:
 - a. New connections
 - b. Overview of new transit, pedestrian, bike and parking infrastructure/policy (described further in sections C, D and E below)
 - c. Segments changing directional travel,
 - d. Major changes in street width,
 - e. Changes in number of travel lanes
- iii. Striping and laneage map/diagram;
- iv. Street cross sections
 - a. Address character of street segments provided by circulation and adjacent land use character
- v. Overall recommendations for location and use of curb space
- vi. Strategies for managing changes in traffic volumes and patterns, including potential for highway bypass options

C. Expanding the convenience and effectiveness of Rosslyn's rich array of transit choices

- i. Defining and supporting a target modal split
- ii. Leveraging planned future Metrorail improvements
- iii. Leveraging potential future streetcar opportunities
- iv. Identifying bus facility improvements
- v. Managing buses, taxis, courtesy vans, ride shares (slugs)

D. Enhancing the experience of walking and bicycling in Rosslyn

- i. Diagramming recommended pedestrian facility improvements
- ii. Diagramming recommended bicycle facility improvements
- iii. Addressing the skywalk system
- iv. Overall recreational path network opportunities

E. Parking and Transportation Demand Management (TDM) Policies in Rosslyn

- i. Parking demand ratios and parking supply dynamics in a mixed-use context
- ii. Parking available to the public
- iii. Priority enhancements to TDM Policy
- iv. Approach to/strategies for shared parking

F. A Vision Framework for Public Parks and Open Spaces

- i. Levels of service, benchmarks, and user needs
- ii. Priority programs/uses
- iii. Demographic trends of park and open space users
- iv. Role of flexibility in design/programming of future spaces (daily, weekly, seasonally, etc)
- v. Priority locations and types of parks and open space for Rosslyn
- vi. Tables, maps, diagrams that identify specific types/locations of parks and open space needs at buildout
- vii. Environmental goals of stormwater treatment, other factors
- viii. Opportunities for partner sponsors, characteristics, timing of parklets and other tactical urbanism

G. Design Guidelines

- i. Building Frontage Type Guidelines for Ground Floor Uses
 - a. Retail
 - b. Lobby
 - c. Office and institutional
 - d. Residential
 - e. Community services
 - f. Other activating uses
- ii. Streetscape Guidelines
 - a. Sidewalk widths
 - b. Standards for street trees and other plantings
 - c. Furnishings
 - d. Lighting
 - e. Outdoor dining/cafes
 - f. Building edge articulation and fenestration
- iii. Guidelines for Rosslyn's Special Features, such as:
 - a. Public art
 - b. Gateways
 - c. Festival Streets
 - d. Landmarks
 - e. Priority locations for Food Trucks
 - f. Other tactical urbanism programming
- iv. Addressing Rosslyn's Blank Walls/Service Locations
 - a. Retail liner or other actively programmed space opportunities
 - b. Public art; green plantings; media and/or similar elements
 - c. Strategies for service, loading, garage access
 1. Leveraging existing topography

- 2. Focus away from heavy pedestrian use areas
- d. Addressing structured parking and impact on facades
- e. Application of materials to add interest
- v. Guidelines for Sustainability
 - a. General LEED implications of above guidelines at district scale
 - b. Sustainable building design and operation standards

H. Building Height and Massing

- i. Identification of specific view corridors to be protected, and strategies to do so
- ii. Update County Board policy guiding approach to building heights in RCRD, including recommended conditions on buildings that pierce the 300' height limit, that promote desired community benefits and other goals of this plan.
- iii. Building Heights map for the RCRD, depicting maximum building heights and intermediate height thresholds at a block level.
- iv. Identification of multiple districts or at least form and use requirements for specific locations with the RCRD
- v. 3D Images/Diagrams/and other appropriate visualization techniques in plan and section depicting height zones
- vi. Consideration to general development feasibility from market and development economics perspectives, and how floor plates can respond to program needs of market-driven uses
- vii. Guidelines on appropriate, flexible building forms that respond carefully to streets as priority, high quality places
- viii. Mechanisms for evaluating where flexibility is appropriate when viewed in light of other goals of this plan
- ix. Guidelines that address how TDRs in RCRD could be applied to achieve greater urban design quality.
- x. Guidelines customized to address development in sensitive or context – specific edge locations
- xi. Guidelines or diagrams that help inform direct relationship between building height and ground plane conditions
- xii. Interesting and dynamic facades for various uses
- xiii. Individual building contributions to the skyline, addressing viewpoints such as:
 - a. Street level pedestrian vantage point
 - b. Views from adjacent neighborhoods
 - c. Views from principal gateways
 - d. Views from where Rosslyn is prominent in landscape

I. Implementation summary (each topic area section listed above will also address its related implementation items)

- a. 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.

- b. Order of magnitude cost estimate for key elements
- c. Recommend priority locations and design of potential access improvements, meeting shared objectives of multiple stakeholders.
- d. Identify opportunities to further confirm program and design improvements for major parks in the RCRD through follow-up initiatives
- e. Coordinate recommendations on urban design, building ground plane and transportation to support desired park access and use.
- f. Recommendations on how future site plans in Rosslyn would need to address planned parks and open space envisioned in the Sector Plan, based on current processes.
- g. 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 or community benefits credit 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.
- h. Recommended policies on land use, transportation, building form and/or other elements that promote special features
- i. Implementation strategies to help achieve the ground floor retail/active use goals stated through the above items, including consideration of incentives for increasing the proportion of residential development within the mix.
- j. Recommended zoning ordinance amendments needed to implement the plan
- k. Identification of potential updates to County TDR policy and goals for use in the RCRD, if warranted;
- l. Recommended zoning ordinance amendments, if appropriate, to implement the County's TDR policy and goals for the RCRD