

ROSSLYN BUILDING HEIGHTS STUDY PROCESS
DRAFT 09/16/09

BACKGROUND: Supplementing the 1992 Rosslyn Sector Plan Addendum, the County Board adopted resolutions in 2002 and 2007, establishing policy for heights in Rosslyn. The 2002 Resolution Governing Building Heights in Rosslyn established that the greatest heights would be closest to Metro, with heights tapering further away from Metro, with consideration of the impact of development on view corridors and the impact of the tops of buildings on the Rosslyn skyline. The 2007 Resolution on Urban Design Principles for Central Place further reinforced the 2002 resolution, as well as established a policy of preserving the view from any public observation deck within Central Place. In addition, in 2007, the County Board amended the C-O Rosslyn zoning district to allow for additional height within Central Place. While the adopted policies provide conceptual guidance for height in Rosslyn, there is no specific guidance for individual sites and review of recent development proposals has indicated that specific guidance would aid staff, community and County Board review of development proposals.

OBJECTIVE: Establish heights plan for the Rosslyn Coordinated Redevelopment District (RCRD), to illustrate adopted resolutions and policies, in order to provide a baseline for development of a heights plan to guide review of current and future development in Rosslyn.

SCOPE: To provide a forum for gathering feedback from the Long Range Planning Committee (LRPC) and other interested groups, on detailed guidance for heights in the Rosslyn Coordinated Redevelopment District, consistent with adopted resolutions and policies.

- Stakeholders invited to the meetings will include: Rosslyn Renaissance, Radnor/Ft. Myer Heights Civic Association, North Rosslyn Citizens Association, and developers.
- Planning efforts will be focused on providing detail to existing principles and creating an illustrated heights plan for the Rosslyn Coordinated Redevelopment District.

MEETING PROCESS: Meetings will be hosted by the Planning Commission's Long Range Planning Committee. This planning process is anticipated to include 3 LRPC meetings, outlined as follows. Staff will generate the related materials for these meetings.

Meeting #1: Review of Process and Scope and Existing Conditions Overview

- Overview of purpose
- Review of Process and Scope
- Existing conditions and potential future development
 - Study area
 - GLUP and Zoning
 - Recently approved projects
 - FAA Requirements
- Overview of 1992 Rosslyn Station Area Plan Addendum
- Review of adopted County Board resolutions on building heights in Rosslyn
- Identification of desirable and undesirable skyline attributes

Meeting #2: Present Heights Alternative(s)

- Review of heights alternative model(s) based on 2002 and 2007 resolutions.
- Discussion of view corridors, transitions to neighborhoods and other elements.

Meeting #3: Present Heights Plan

- Present heights plan (based on feedback from the previous meeting)
- Concluding discussion of heights plan and any outstanding issues

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TIMELINE: September - December, 2009

Planning Commission: November or December, 2009

County Board Meeting: November or December, 2009

END PRODUCT: A heights plan illustrating the 2002 County Board Resolution that would guide current and future development in the RCRD, through illustrations/bubble diagrams showing maximum heights and brief text describing the drawings and the values/assumptions that contributed to the heights plan.