

Proposed Rosslyn-Specific Site Plan Conditions

August 2007

A. Building and Structures

1. Light Up Rosslyn. The building(s) and owner shall participate in the Light Up Rosslyn program. The owner shall provide lights to form a silhouette of the building at the highest level feasible, consistent with the lighting on surrounding buildings. (Condition exists in Waterview and Turnberry site plans)
2. Observation Deck. Views from the Observation Deck shall be protected to the extent feasible to minimize substantial intrusion of buildings into *prominent* views particularly of monument features.
3. Frontages. All pedestrian-level frontages on public street facades of the building shall be designed to be pedestrian friendly and encourage pedestrian use..
4. Retail Facades. Facades shall be designed to be attractive to retail establishments as well clearly identify retail use. Materials and colors shall be compatible with the prominent materials of the building.

B. Sustainability

1. Energy Sources. The owner shall agree to the purchase and use of a minimum of 10% alternative power source other than fossil fuels, such as wind power.
2. LEED Rating. The owner shall provide, at minimum, a site plan which achieves the level of sustainability required for LEED certification, verified by LEED certified individual.

C. Streetscape and Public Realm

1. Sidewalks. Sidewalk patterns within the Rosslyn core shall be consistent with the Lynn Street Esplanade sidewalk. The owner shall coordinate with Rosslyn Renaissance on the final design of all public sidewalks.
2. “Loop Road”. Nash, Kent, 19th and other streets, shall be designed to call out and recognize its unique character. (Key design features need to be identified through the design guidelines process.)
3. Streetlights. Fixtures on N. Moore Street shall be (manufacturer and model) installed along both sides of the street, between Wilson Boulevard to Lee Highway.
4. Wayfinding. The owner shall coordinate with the Rosslyn BID to provide contributions for two signs for the Rosslyn Wayfinding Program.

5. Public Art. The owner shall consult with Rosslyn Renaissance on Public Art for the site.
6. Street Furniture. The owner shall provide for all public site sidewalks to include furniture complimentary to *existing* street furnishings.
7. Inscriptions.
8. Historic Markers. The owner shall provide an historic marker within public view at the site stating the site's history.
9. Banners. The owner shall contribute a minimum of \$ _ toward the Rosslyn Banner Program.

D. Other

1. Construction. The owner shall coordinate with the RBIC prior to and during the construction process to insure that a safe, clean and commodious pedestrian and vehicular environment is maintained during construction. This shall including but not be limited to proposed temporary street closures and disruptions, protected pedestrian walkways, removal of on-street parking, clean up of sidewalks and streets of construction materials and debris.
2. Rosslyn Fund. The owner shall provide a \$ _ total contribution to the Rosslyn Fund, representing a total of _% of the community benefit value. Rosslyn Renaissance shall participate in all discussions concerning the use of Rosslyn Fund monies. (Condition exists in Waterview and Turnberry site plans)