

**ATTACHMENT C**

**Rosslyn Streetscape Elements Plan**

**DRAFT Comment and Response Matrix**

Comment #	Source	Date	Section/ Topic	Page Number	Question/Comment	Project Team Response	Proposed Changes to the Plan
1	TC	5/4/17	Phasing Plan	27	Add 18 <sup>th</sup> Street Corridor as pedestrian priority street to the map.	Staff will consider adding the new MTP street typology to the phasing plan.	Staff has added the 18 <sup>th</sup> street corridor to the phasing map to be consistent with Rosslyn Sector Plan guidance.
2	TC	5/4/17	Parklet	n/a	Will future parklets encourage creativity in design?	Yes, applicants for future parklet designs will be encouraged to be creative in design provided all other criteria is met. Future parklets will require a separate planning process and future action by the County Board.	
3	TC	5/4/17	Parklet	n/a	Will other BIDs be allowed to build parklets?	Yes, following County Board approval of a more comprehensive parklet process.	
4	TC	5/4/17	Parklet	n/a	How will the parklet be monitored?	Staff and RBIC will monitor throughout the prototype period of two years by conducting sidewalk and online surveys, observation throughout the seasons, routine inspections, and feedback from users.	
5	TC	5/4/17	Parklet	n/a	How is food service regulated if parklet is located in front of a restaurant?	Parklets are free and open to all members of the public to use, regardless of whether or not they patronize a business. For example, a restaurant employee is not allowed to ask someone to leave a parklet to make space for customers who wish to sit there. Table service is also prohibited at parklets; as are place settings and the placement of condiments or napkins.	
6	PAC	5/10/17	General	n/a	How much does the furniture cost?	It is very hard to make an apples to apples comparison between standard off-the-shelf products and the custom designs of the Rosslyn streetscape elements. The true value of the Rosslyn family of products is the unique branding they provide for the BID and the exceptional streetscape experience they will contribute to creating.	
7	PAC	5/10/17	General	n/a	Our primary general concern is that the sidewalk clear zones specified in the Rosslyn Sector Plan are maintained. One way to prevent both cafe zone creep and landscape zone over-development over time is to differentiate the clear, cafe, and landscape zones through design elements on the pavement, such as different types of pavements, brick patterns, or other markings. This differentiation needs to be completed before either the cafe zone or landscaping zone are populated.	Staff concurs and will ensure the sidewalk zones will comply with the Rosslyn Sector Plan, and are clear and accessible.	

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 = Shading indicates changes to plan.

05/30/2017

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8	PAC	5/10/17	General	n/a	Another general concern is to ensure that all street elements are accessible (location) and appropriate (ease of use) for pedestrians of all abilities. An example that we mentioned in 2015 was the prototype for the wayfinding sign – a great and much-needed element that is relatively tall. Our caution was to keep branding and headers towards the top, followed by graphics, and any text then at a level that can easily be read by short people and those in wheelchairs. Braille and/or aural components could help blind pedestrians get the information they need. We again encourage consultation with the Disability Commission.	Staff concurs and will ensure that all elements are installed to be accessible and visible for the public.  Staff will consider incorporating audio or brail components to future designs to assist those users in accessing the information on the marker.	
9	PAC	5/10/17	Parklet	n/a	Many PAC members, however, are disappointed with the parklet prototype element presented at our meeting. It's more that the prototype doesn't seem to be an inspired use of this valuable and unique space. The tables and chairs in the parklet prototype seem similar in form and function to tables and chairs that could be placed almost anywhere in the Rosslyn streetscape. Also, the tables and chairs are a passive use of the space. We encourage you to develop a parklet prototype that is something unique, unusual, imaginative, artistic, and perhaps rotating over time. The prototype should help activate the area, perhaps as a place for street musicians, tiny pop-ups for food and drink, small stage for small performances, tiny arts and crafts market, a flower mart, or adopt-a-shelter-pet promotions.	The prototype will be a demonstration test and lessons will be learned that ultimately inform how future parklets look and perform.  Staff and RBIC will consider opportunities for programming in the future.	
10	LRPC	5/15	Street lights	n/a	One LRPC member asked whether the County has another design option for street light poles other than the standard Carlyle pole- something more contemporary to fit with the proposed streetscape elements.	The streetscape elements plan does not include a street light option at this time. Future lighting options will require more discussion and review by DES lighting staff.	

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11	LRPC	5/15	Process	n/a	A PRC member asked about the approval process for installing or swapping out streetscape elements, and if this could be done with one blanket approval by staff, rather than administrative changes and separate applications for installations on multiple blocks.	All replacement installations on site plan projects will require administrative changes to the respective landscape plans. The Zoning Office can accept administrative change applications for multiple site plans for replacement or upgrades to the streetscape. For example, three site plan projects on one block chose to install the elements, however, as with the current process, all property owners will need to consent to the installation and maintenance.	
12	LRPC	5/15	Parklet	n/a	A question was raised about how staff and the BID will evaluate the parklet during the prototype period. What happens to the parklet after the two-year prototype period?	Staff and RBIC will monitor throughout the prototype period of two years by conducting sidewalk and online surveys, observation throughout the seasons for traffic and operations, routine inspections, and feedback from users.	
13	LRPC	5/15	Parklet	n/a	A PRC member asked if there are future parklets planned in Rosslyn, or if the prototype was a one-off installation.	Future parklets will require a separate planning process and future action by the County Board.	
14	LRPC	5/15	Aesthetics	n/a	The LRPC was generally in favor of the look and feel of the streetscape elements for Rosslyn.	N/A	
15	LRPC	5/15	Parklet	n/a	One member asked if the parklet was public, and if it will include a sign that identifies it as a public space.	The parklet will be a public space and will be signed as such.	
16	LRPC	5/15	Tree pits	n/a	A PRC member asked if the tree pit fences are a new standard for use Countywide.	Tree fences are optional and not a new standard or requirement.	
17	LRPC	5/15	Wayfinding	n/a	A PRC member suggested that wayfinding should be explored on the tableau markers to help identify destinations and public spaces in Rosslyn.	The tableau markers will identify places and destinations in Rosslyn. All content on signs will need to comply with the Zoning Ordinance and be reviewed by staff and relevant commissions or boards.	
18	LRPC	5/15	Contracts	n/a	A LRPC member asked if the BID had a standing contract with one vendor for the streetscape elements.	Landscape Forms (vendor) has exclusive manufacturing agreement with RBIC for the streetscape elements (with the exception of the CityChair). Ignacio Ciocchini (industrial designer with True Eye Design) holds the design patents for the products.	

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19	LRPC	5/15	Economics & Maintenance	n/a	Some concern about the economics and maintenance for the streetscape elements, which are custom designed and appear to be more expensive than other furnishings.	The design aesthetic of the streetscape elements is consistent with the Rosslyn Sector Plan. The costs vary for each element depending on the quantity ordered. The elements are designed with quality, durable materials to reduce maintenance in the long run. The true value of the Rosslyn family of products is the unique branding they provide for the BID and the exceptional streetscape experience they will contribute to creating.	
20	LRPC	5/15	Elements	n/a	Providing more detail on the streetscape elements, such as materials, durability, cost info, comparative analyses, and success stories for the Planning Commission meeting in June was requested.	Staff and RBIC will be prepared to provide more detail at the PC and CB meetings.  Staff will revisit the Appendix of the Plan and determine if more information on materials for each element is necessary.	
21	LRPC	5/15	Plan	n/a	A LRPC member asked if the Streetscape Elements Plan would be a living document, and how it would be updated in the future.	Provided all changes comply with the design aesthetics, the spirit of this Plan, the Rosslyn Sector Plan, and other relevant policy documents, staff will be able to review administratively and recommend approval by the County Manager. Examples of such changes are provided in the Discussion section of the staff report.	
22	LRPC	5/15	Parklet	n/a	What happens to the parklet after the two-year prototype period is complete?	The parklet will remain in place provided there are no issues identified during that period.	
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