

# ROSSLYN HIGHLANDS PARK +

COORDINATED OPEN SPACES PLAN  
Arlington, VA

COMMUNITY MEETING #1

September 29, 2015

**BIG**



DEPARTMENT OF PARKS  
AND RECREATION

**WELCOME**

# **OVERVIEW**

**Rosslyn Highlands Park and nearby open spaces  
have been laid out in the Western Rosslyn Area Plan.**

**We want to hear your vision and goals for the spaces.**

**Develop coordinated open spaces that maximize the community's needs for open space and recreation.**

- **What amenities should be included and where should they be located?**
- **How will the three spaces be related and unified?**
- **How can we maximize green space and tree canopy?**
- **How are the spaces coordinated with the new Wilson School proposal?**

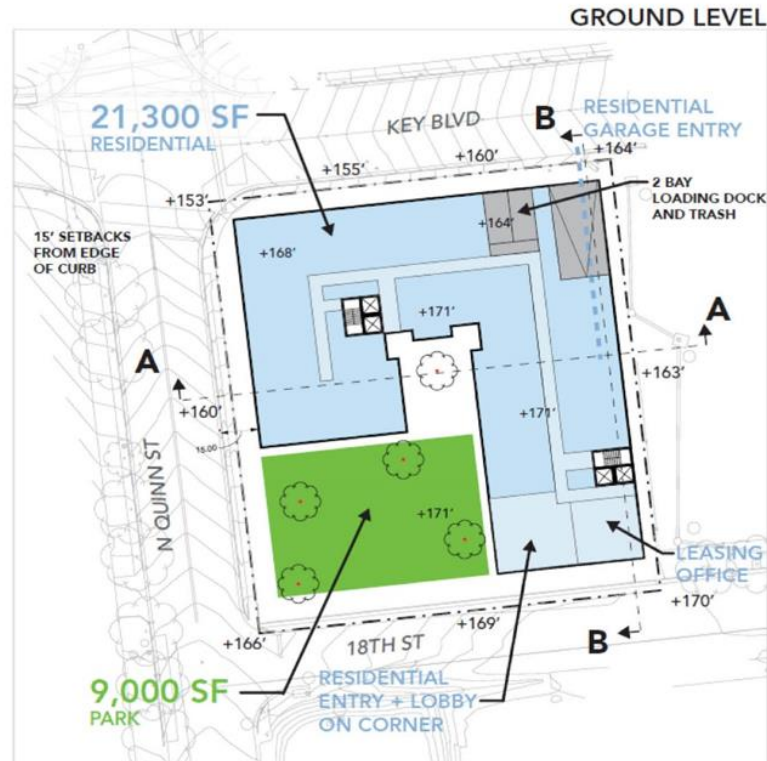
**IMPLEMENTATION**

**Park master plan and design guidelines will direct the design and construction of each open space when developed by property owners.**

**Opportunity for additional community consideration during Site Plan and Use Permit reviews.**

# **PROJECT STATUS**





**250 unit multi-family affordable housing development.**  
**Status: conceptual planning**  
**Anticipated completion: 2020**



**Two-tower mixed use development.**  
**Anticipated completion:**  
**Phase 1 (residential + retail): 2019**  
**Phase 2 (office + retail): TBD**



**775 Seat Secondary School**  
**Status : Concept Design**  
**Anticipated Completion : Fall 2019**

# **PROJECT APPROACH**

**Iterative planning process with broad community engagement.**

**3 community workshops**

**Online participation**

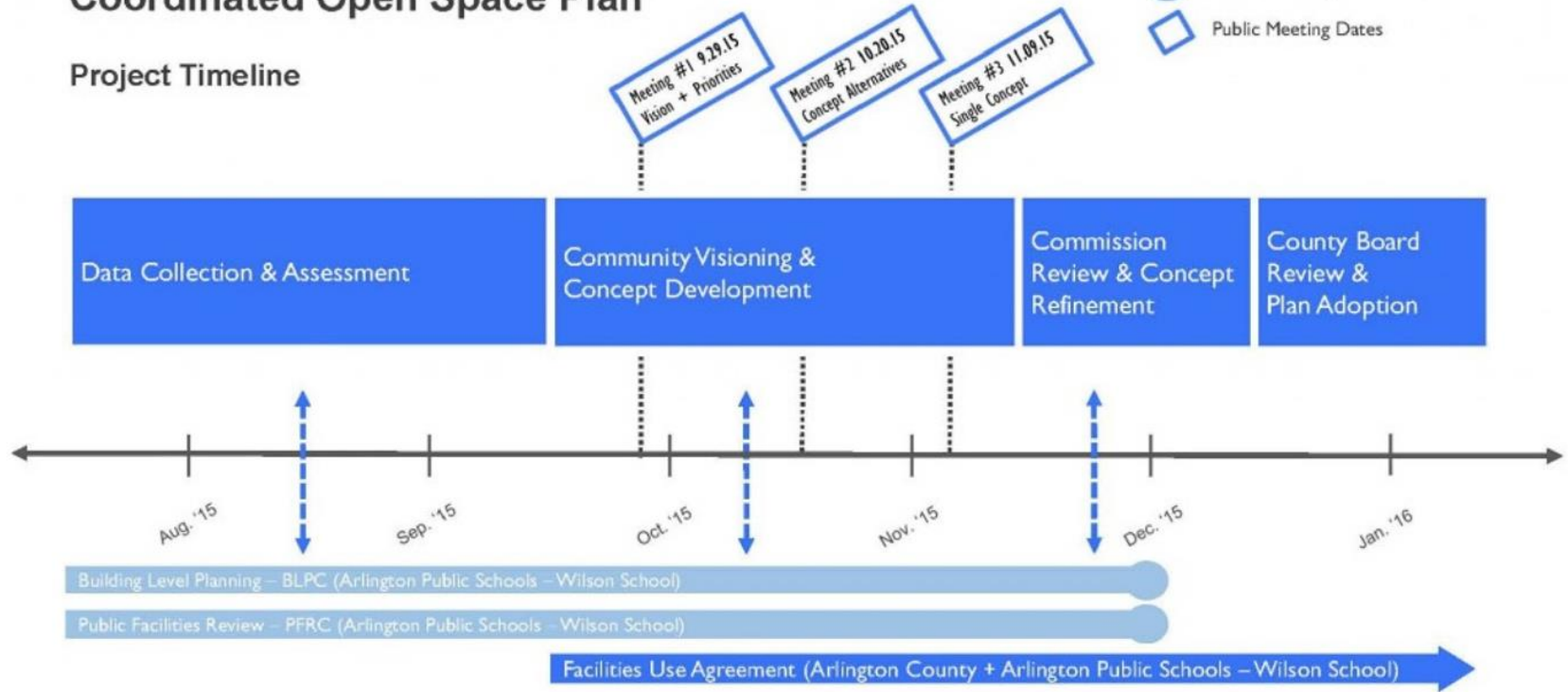
**On-site participation**

**Civic Association and Commission Reviews**

# Rosslyn Highlands Park + Coordinated Open Space Plan

## Project Timeline

- Park Planning Process
- Other Planning Processes
- Public Meeting Dates

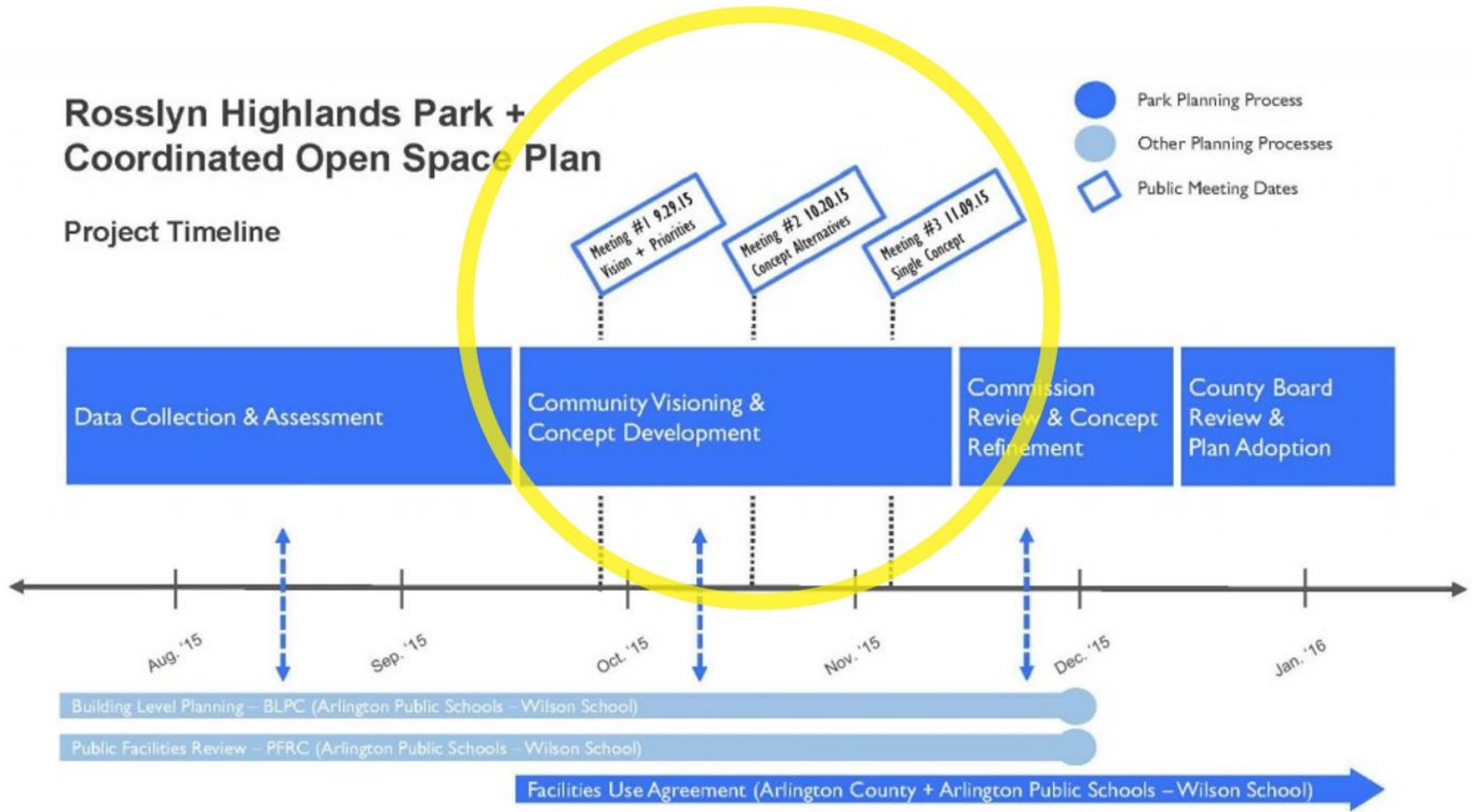


DRAFT & SUBJECT TO CHANGE 9.18.15

# Rosslyn Highlands Park + Coordinated Open Space Plan

## Project Timeline

- Park Planning Process
- Other Planning Processes
- Public Meeting Dates



DRAFT & SUBJECT TO CHANGE 9.18.15

# **POLICY GUIDANCE**



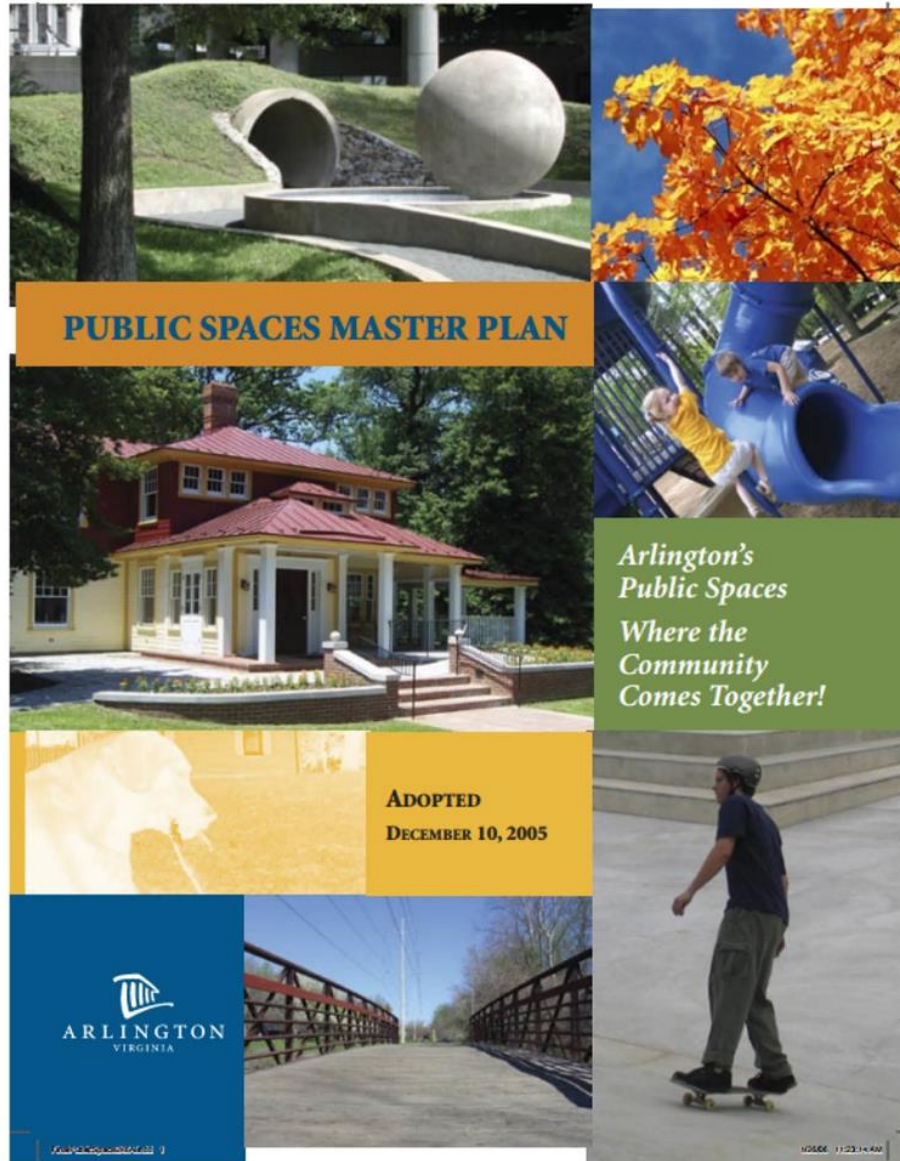


- Mixed-Use Development Area
- School Development Area
- Housing Development Area
- ⋯ Pedestrian Access/Circulation
- ✱ New Street

- 1- School
- 2- Mixed-Use Development
- 3- Retail/Active Uses at Ground Level
- 4- Affordable Housing Development
- 5- Public Park Space
- 6- Future Public Use
- 7- School Recreation Area
- 8- Fire Station

WRAPS Concept Plan. Green spaces will be addressed in the park plan.





# **PROJECT PARAMETERS**

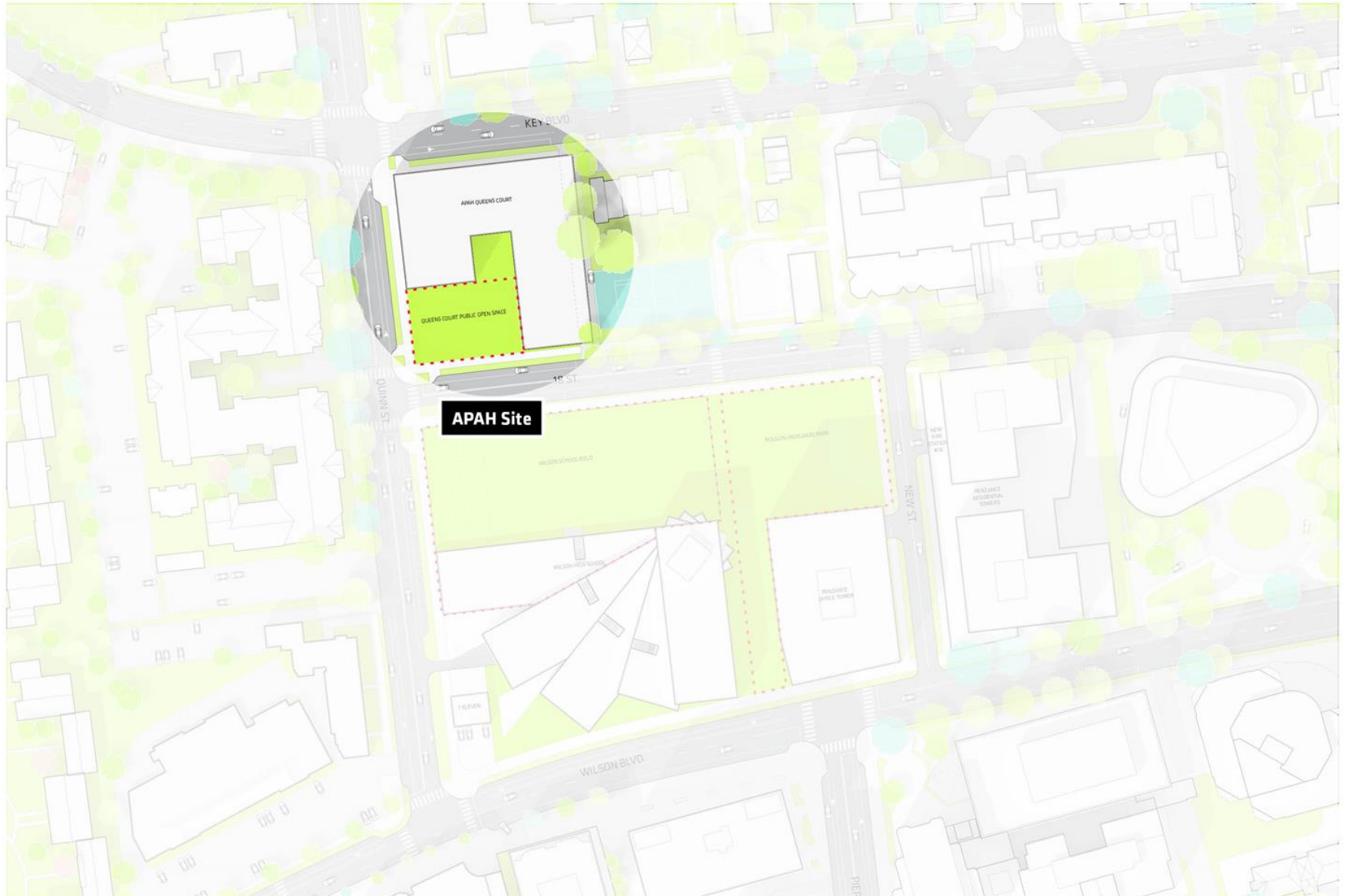


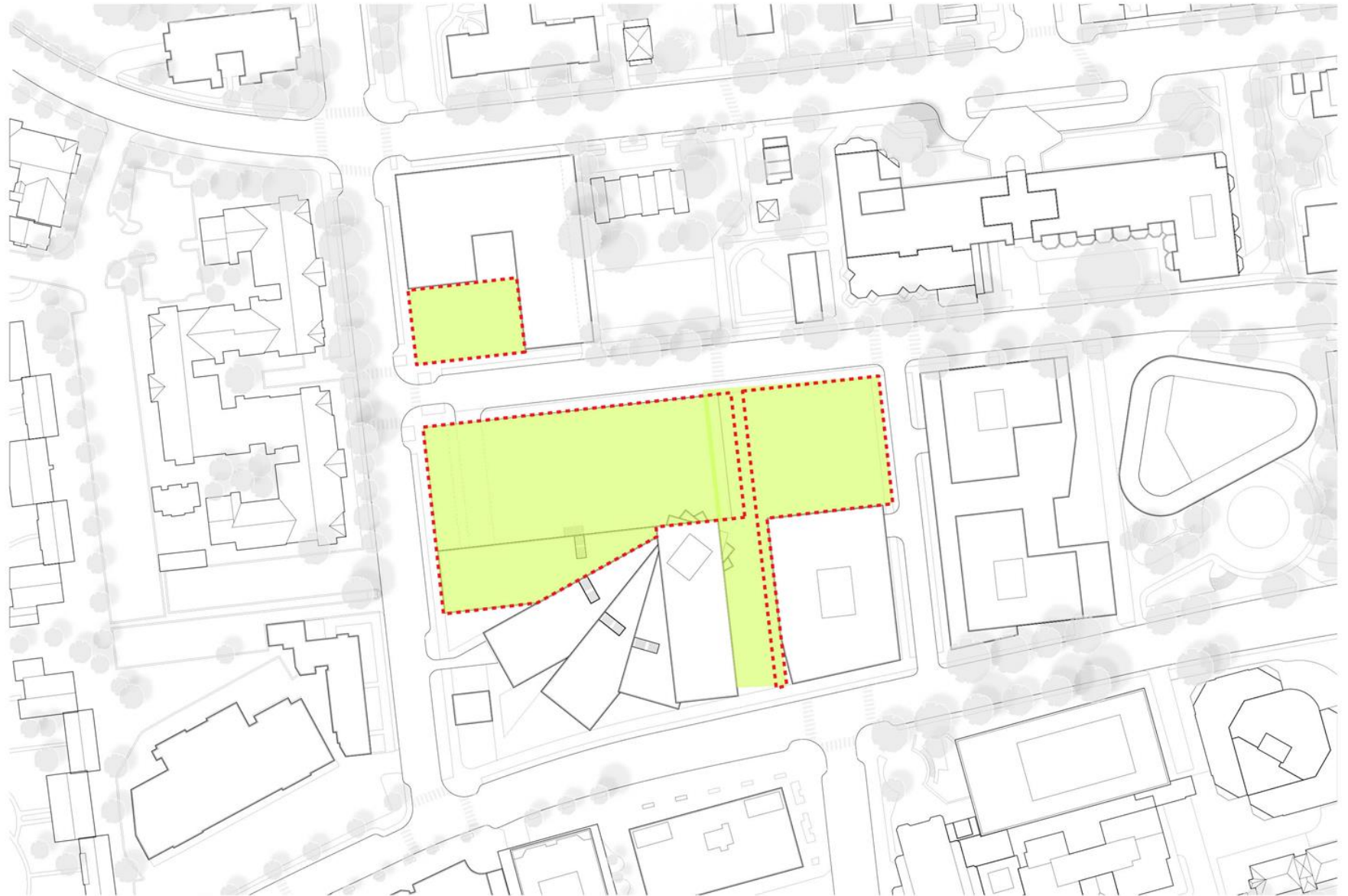


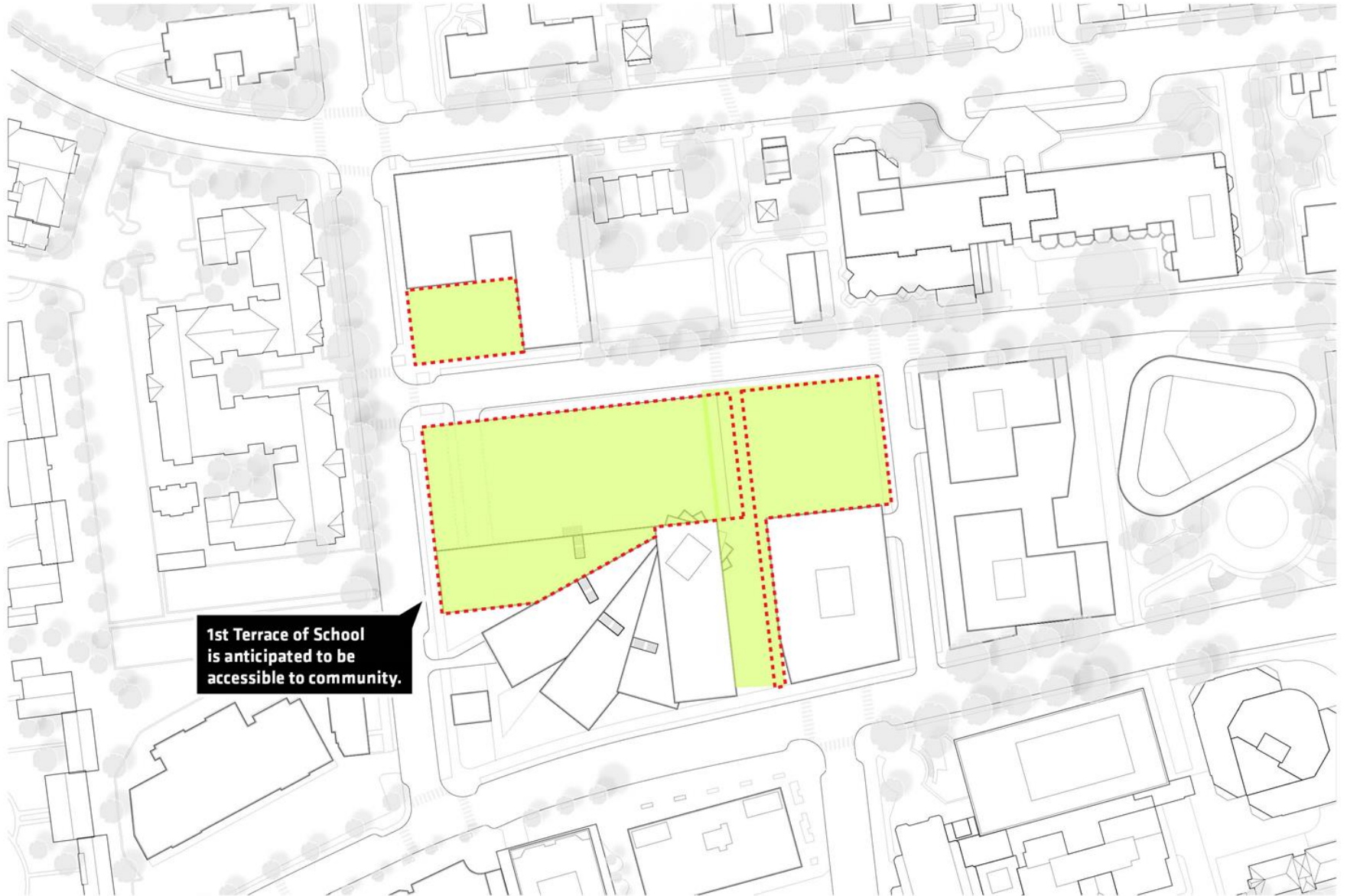




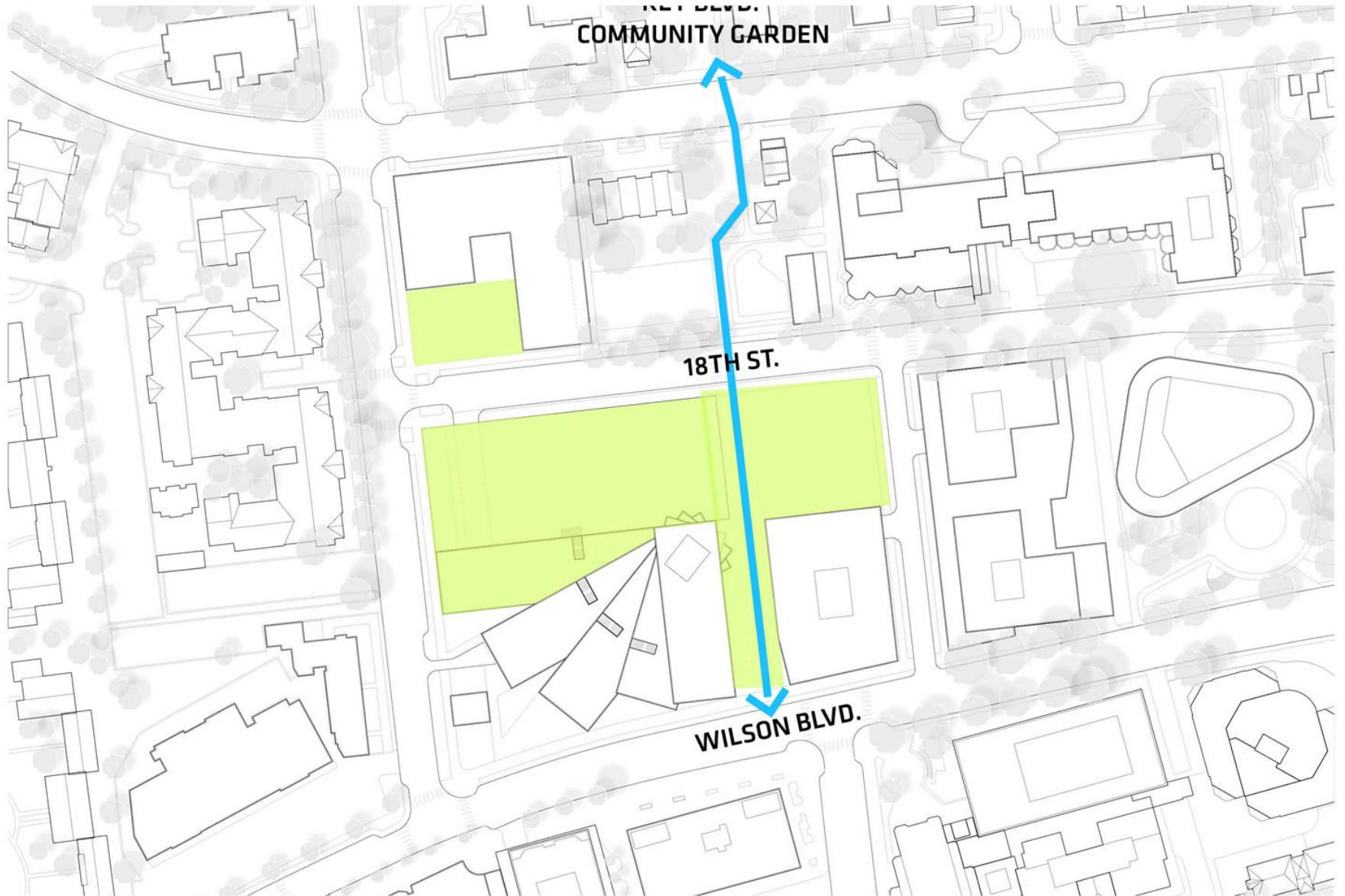


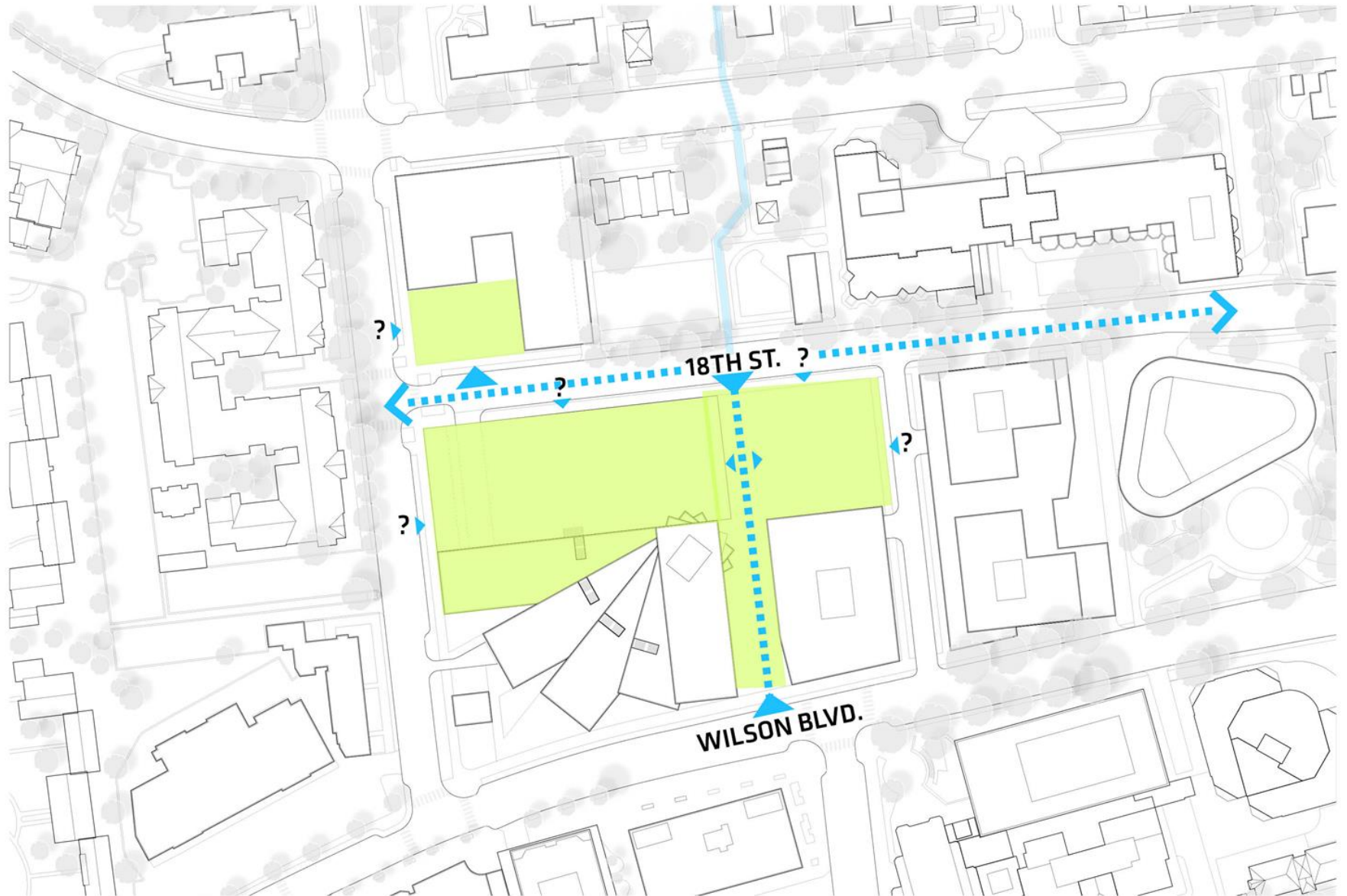


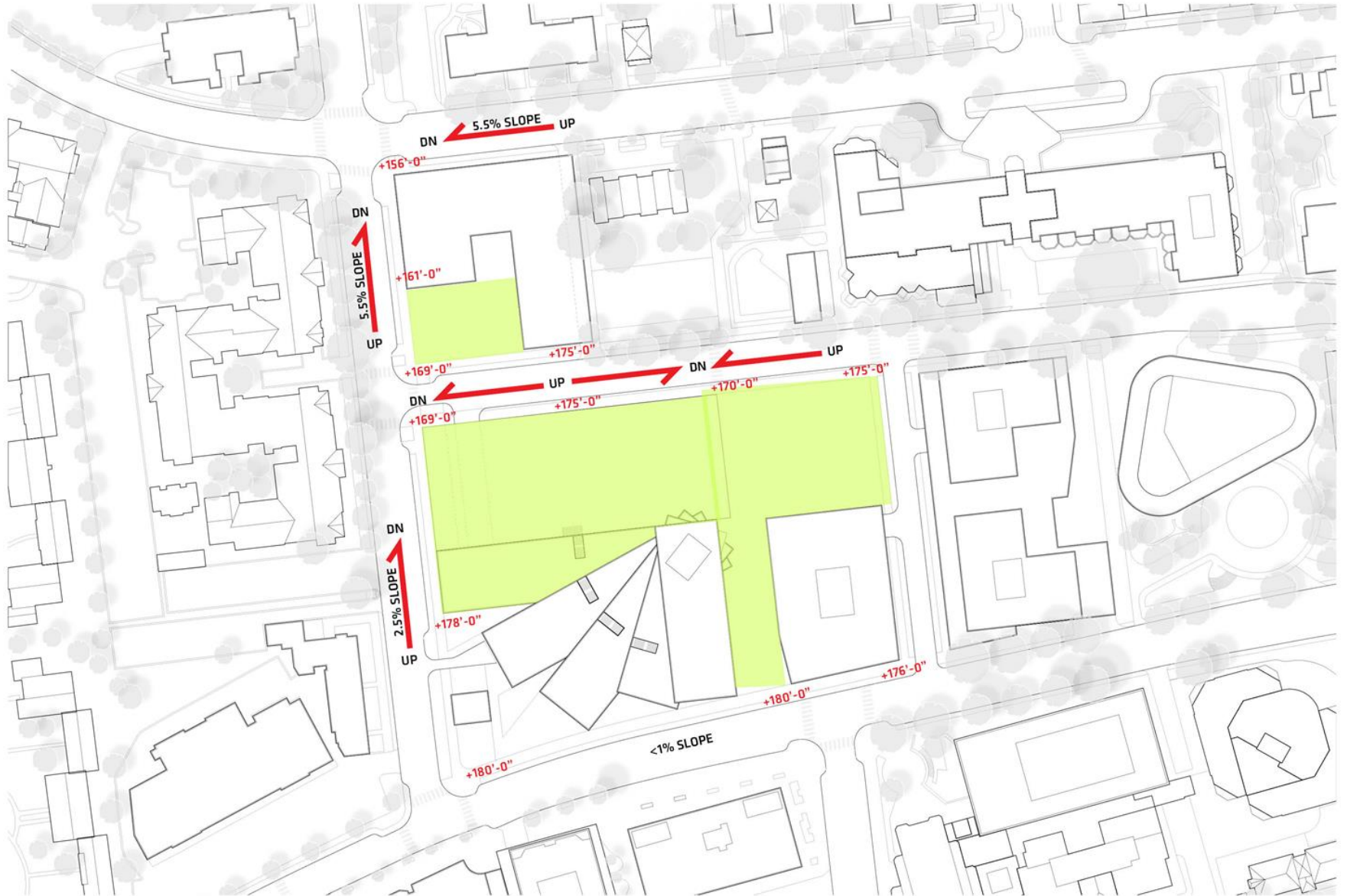




**1st Terrace of School  
is anticipated to be  
accessible to community.**

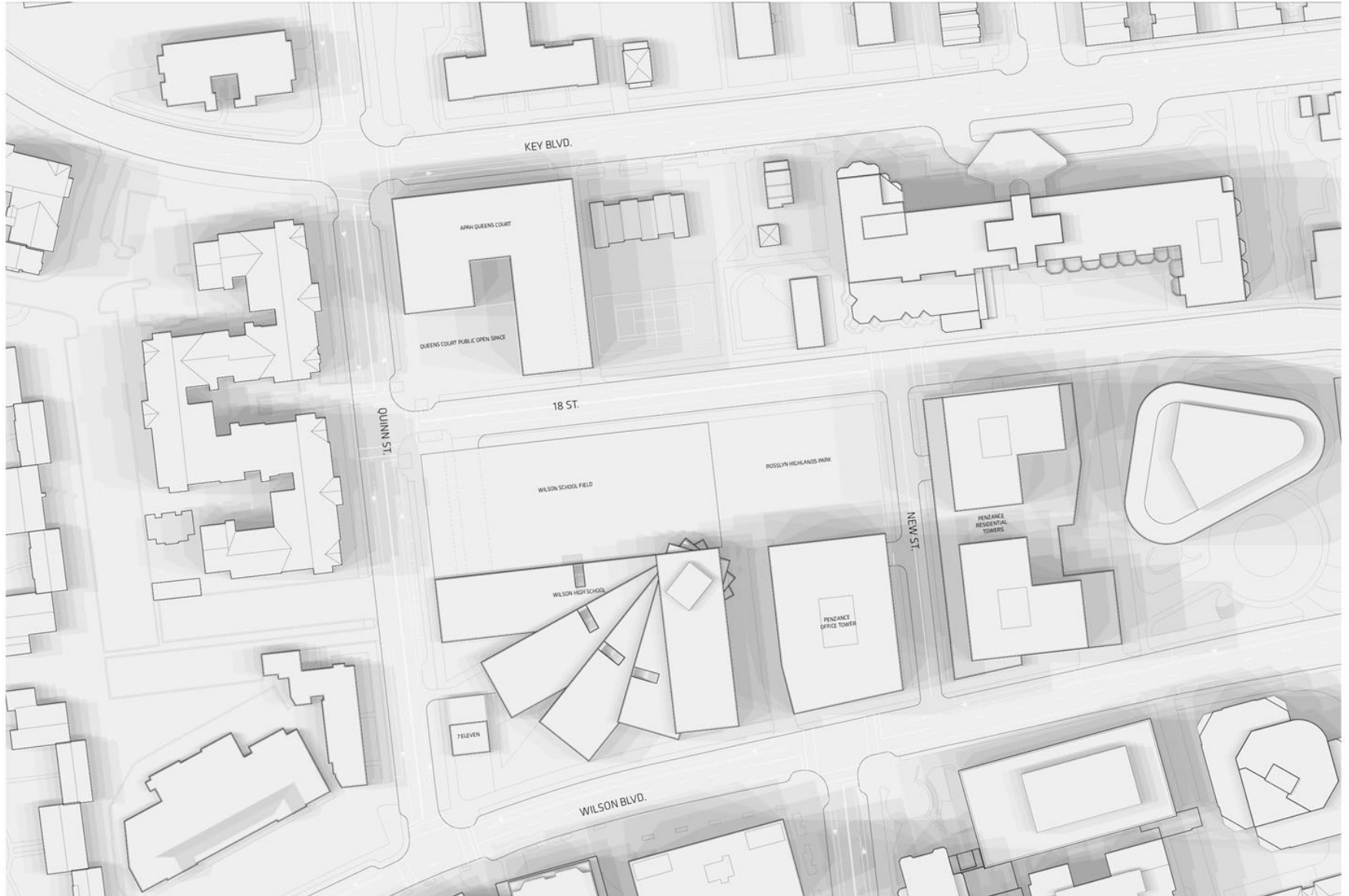






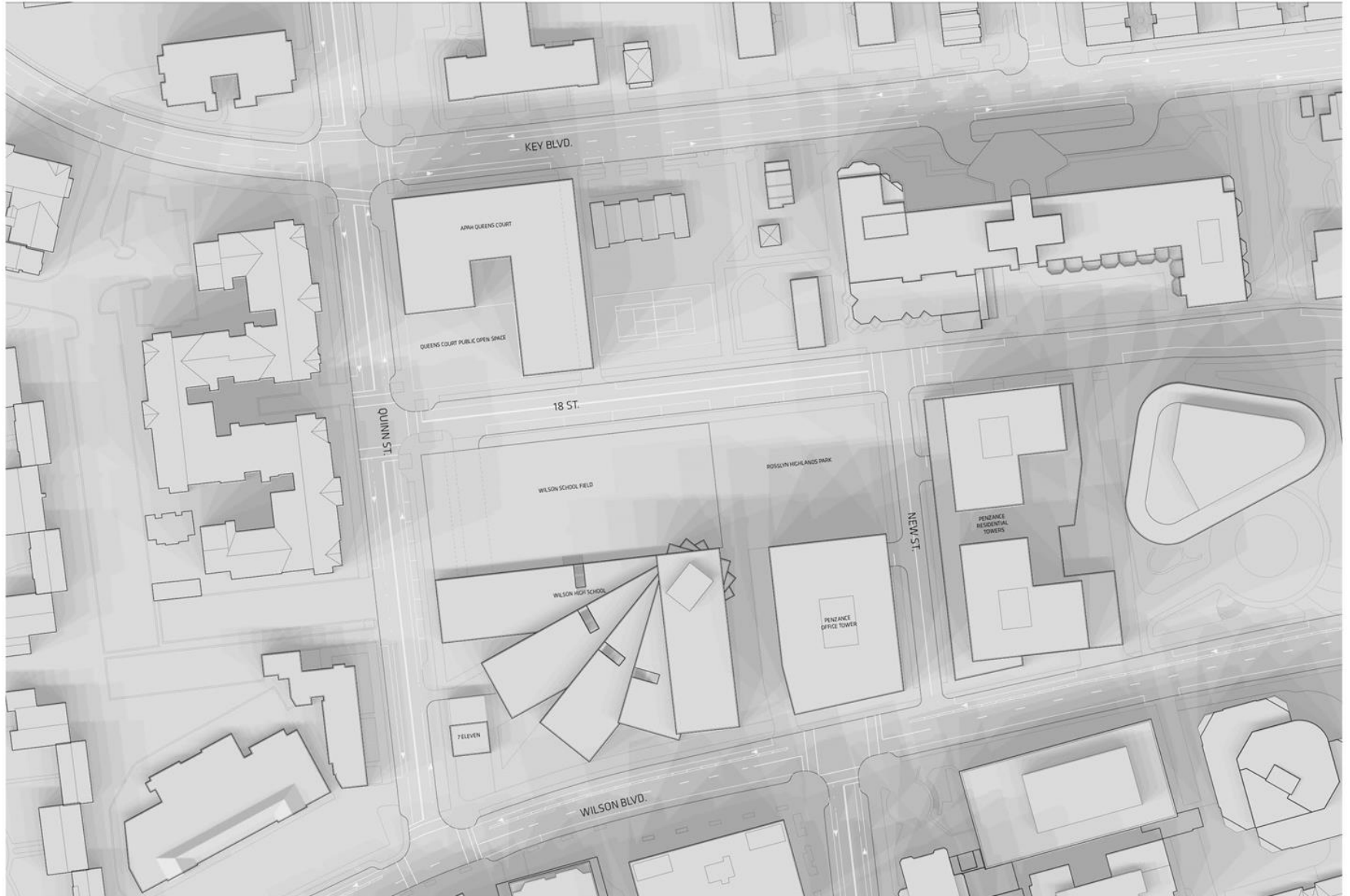
# SUN & SHADOW - JUNE

HOURLY FROM 8AM - 6PM



# SUN & SHADOW - SEPTEMBER

HOURLY FROM 8AM - 6PM





# SUN & SHADOW - DECEMBER

HOURLY FROM 8AM - 6PM



# SUN & SHADOW - MARCH

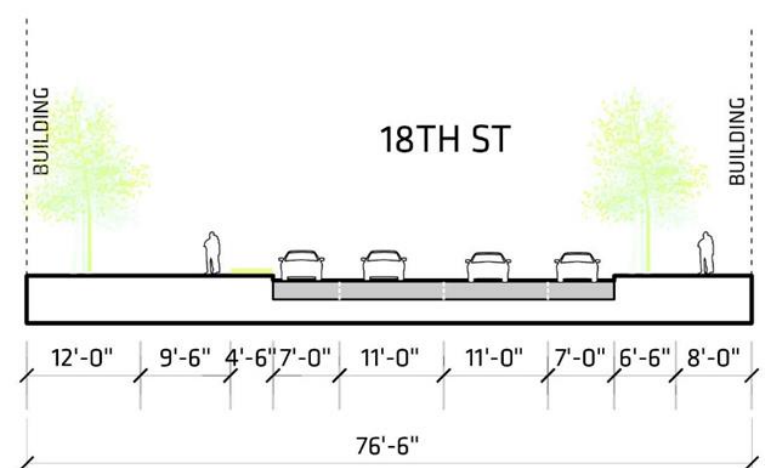
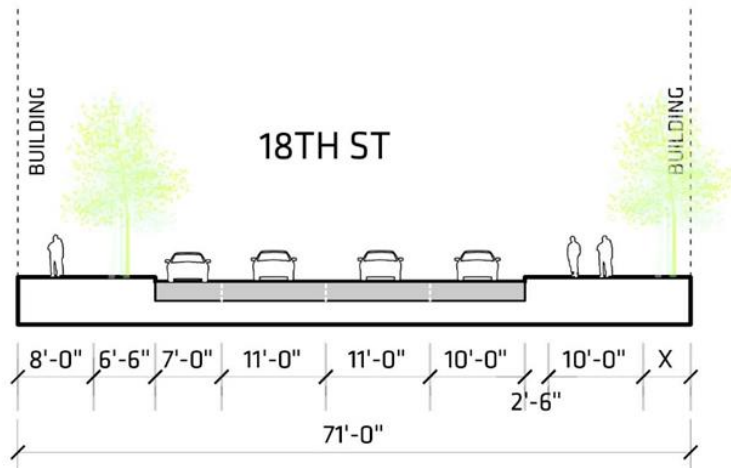
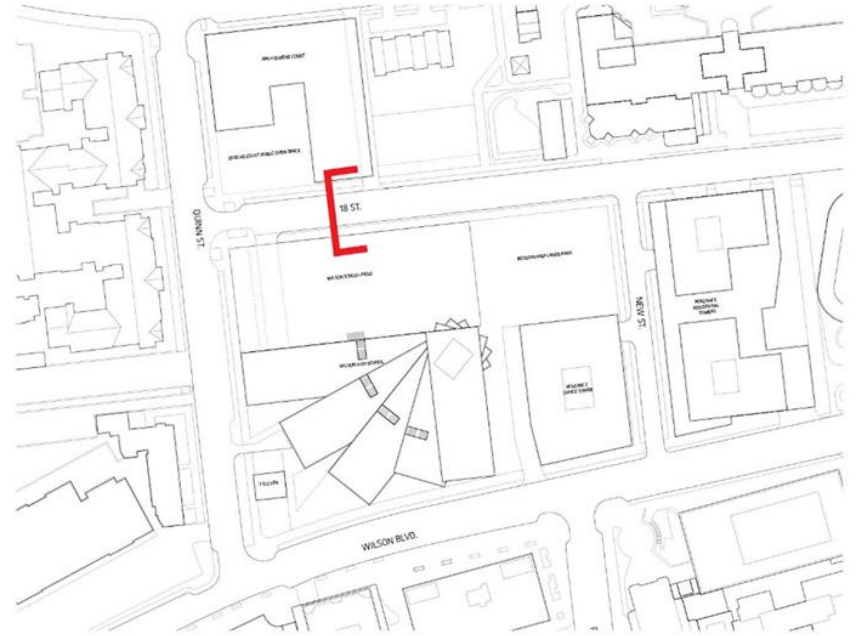
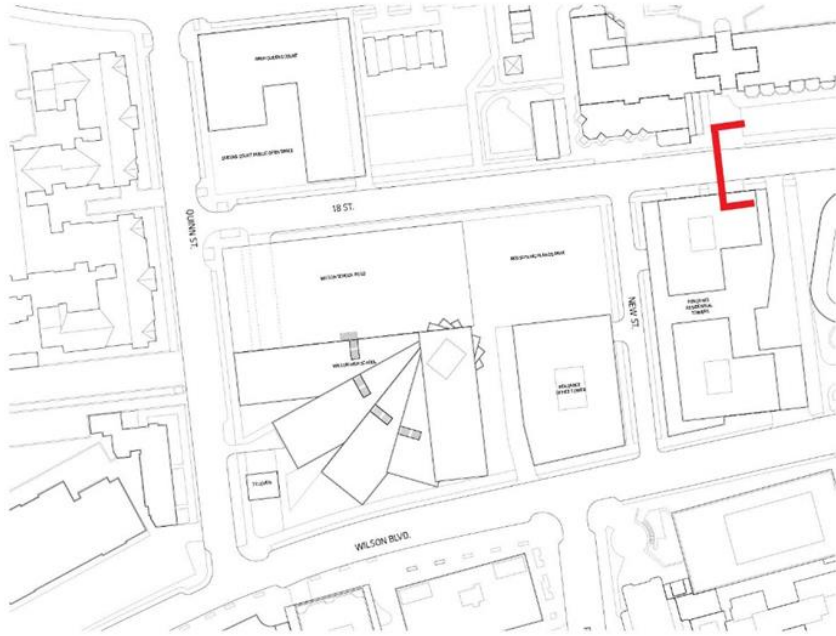
HOURLY FROM 8AM - 6PM

PROJECT PARAMETERS



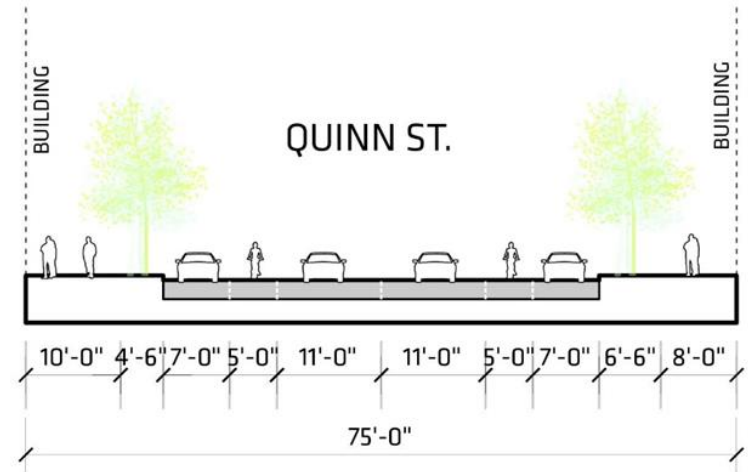
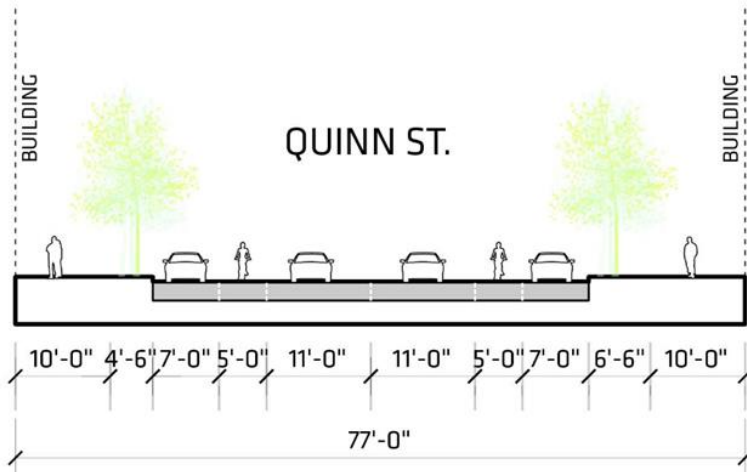
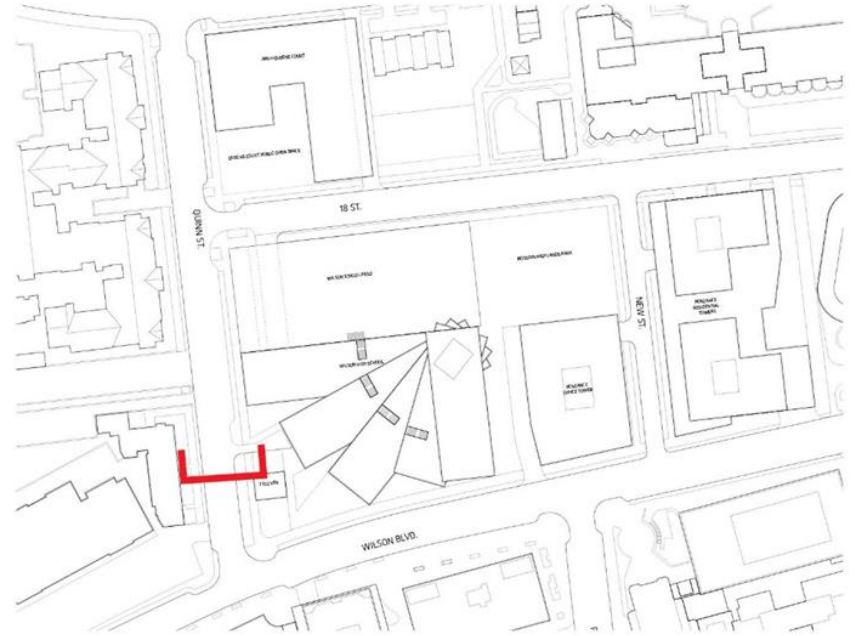
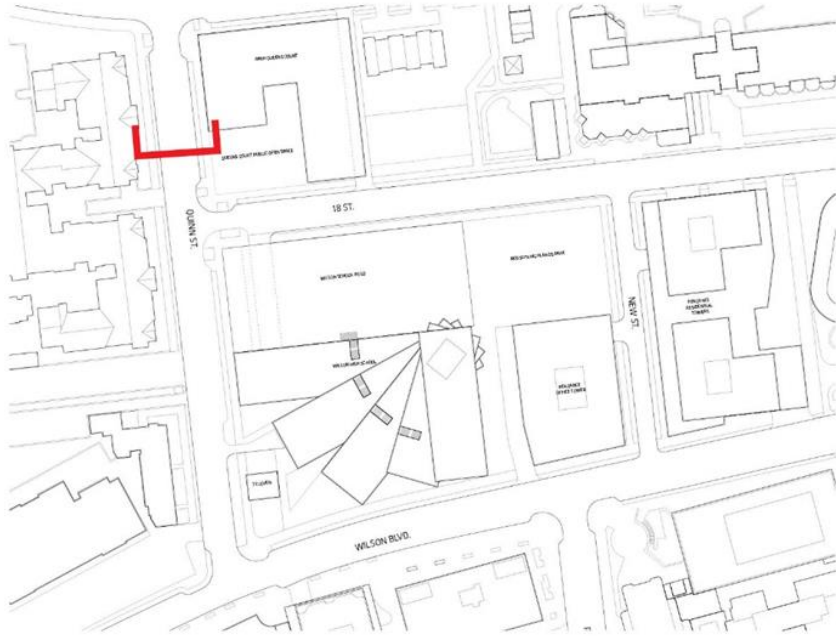
# ROADS - 18TH STREET

# PROJECT PARAMETERS



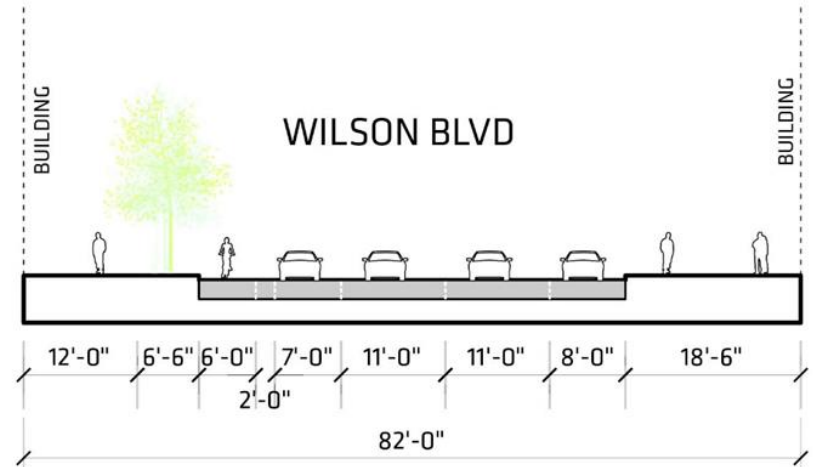
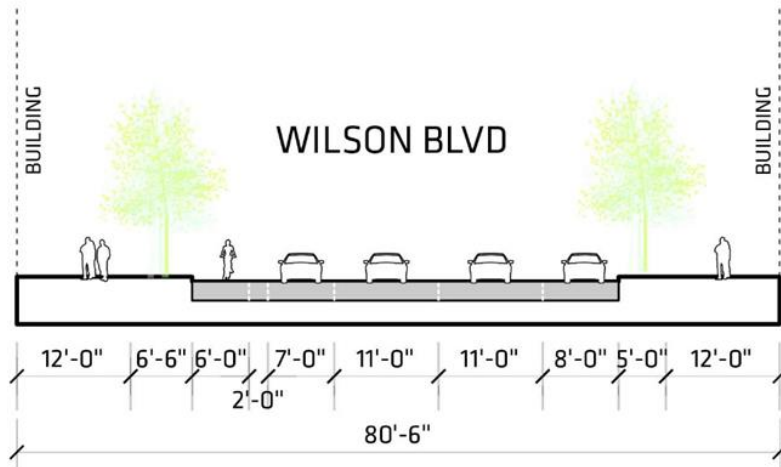
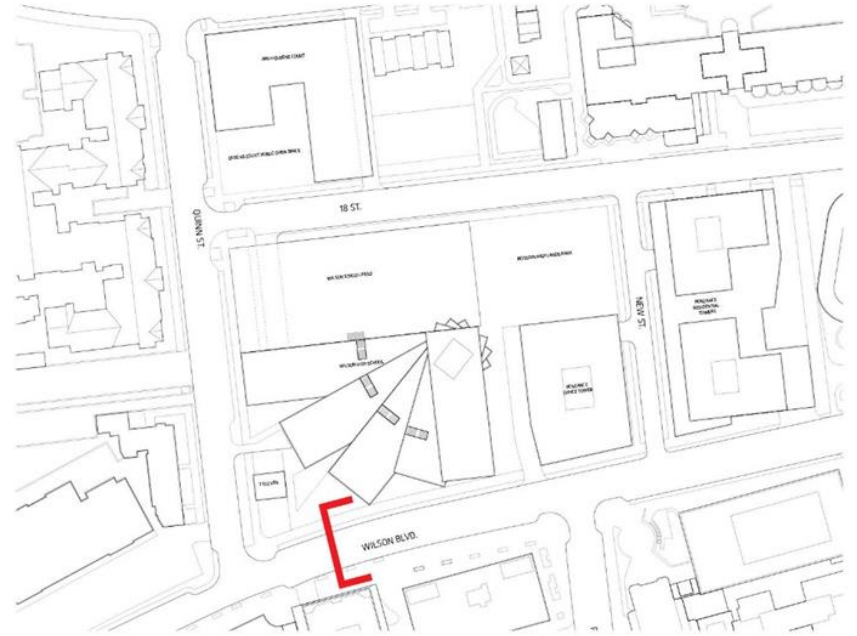
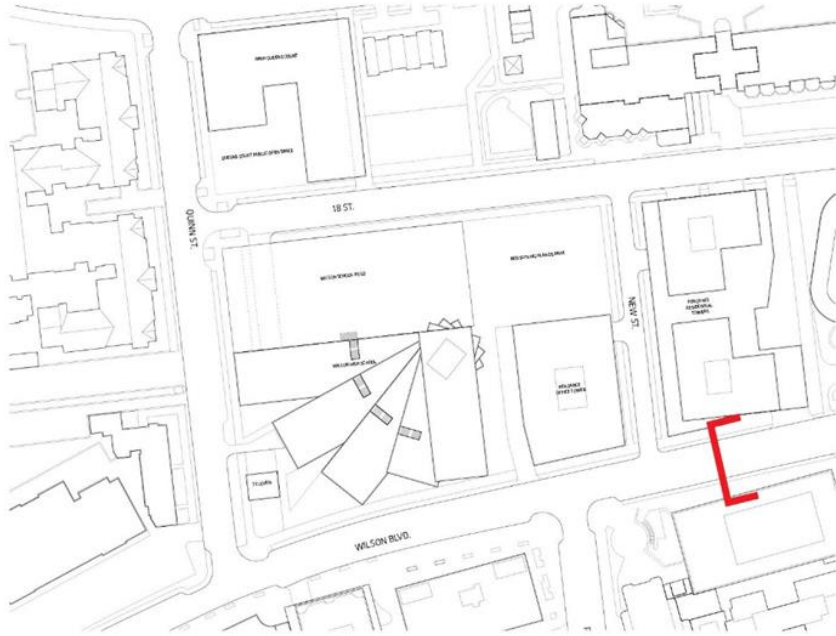
# ROADS - QUINN STREET

# PROJECT PARAMETERS

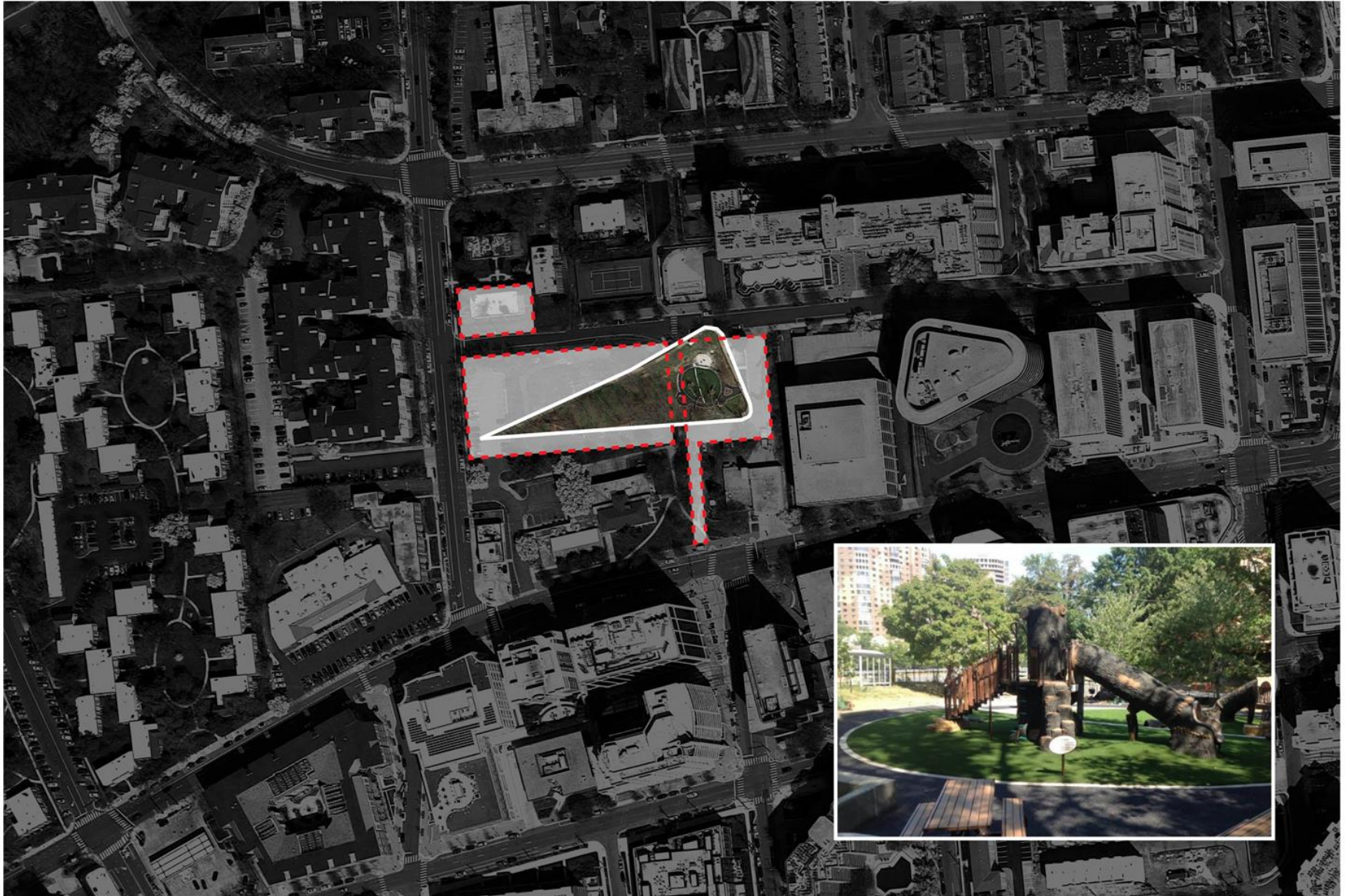


# ROADS - WILSON BLVD.

# PROJECT PARAMETERS



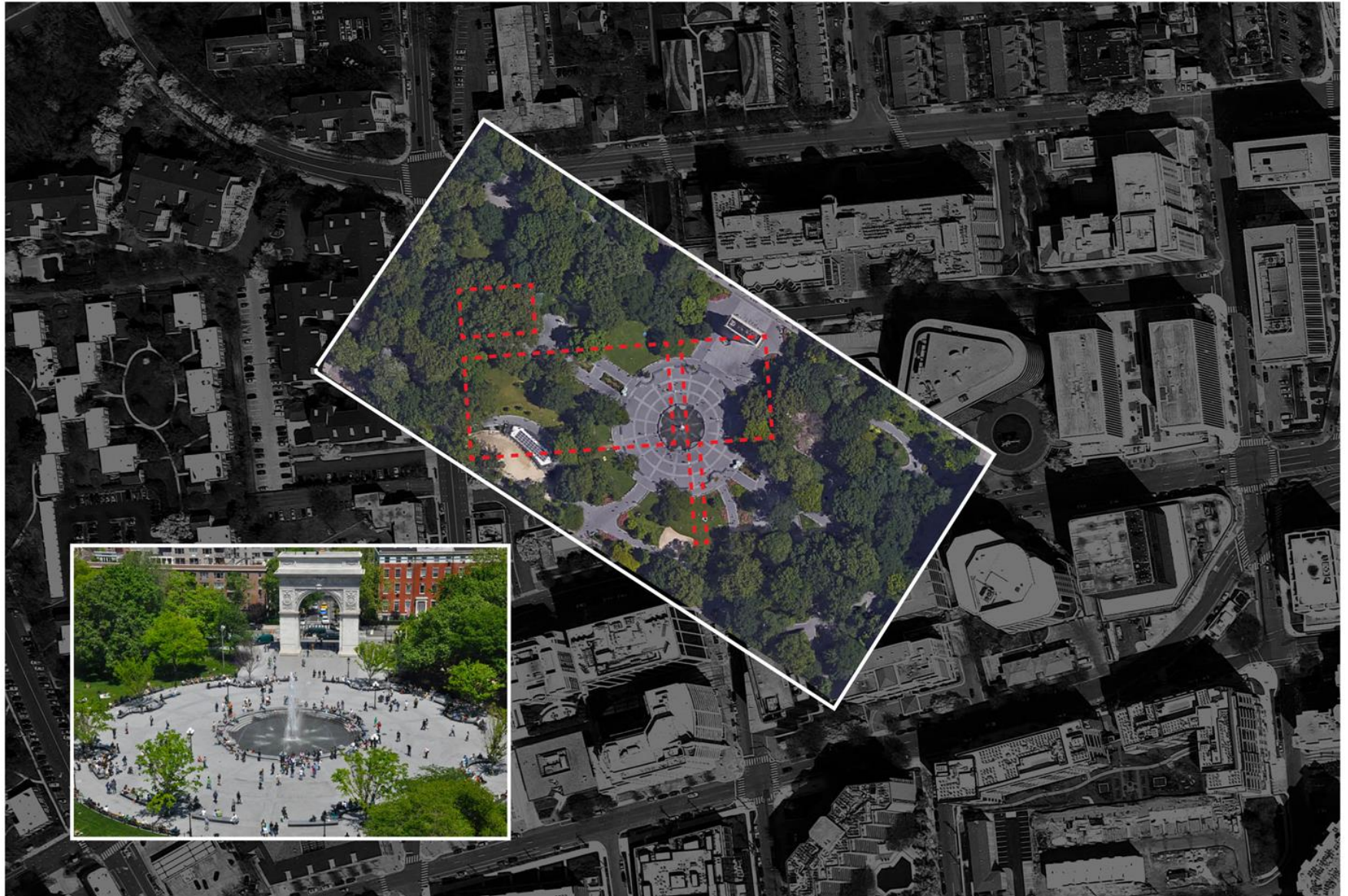
# **SCALE COMPARISONS**



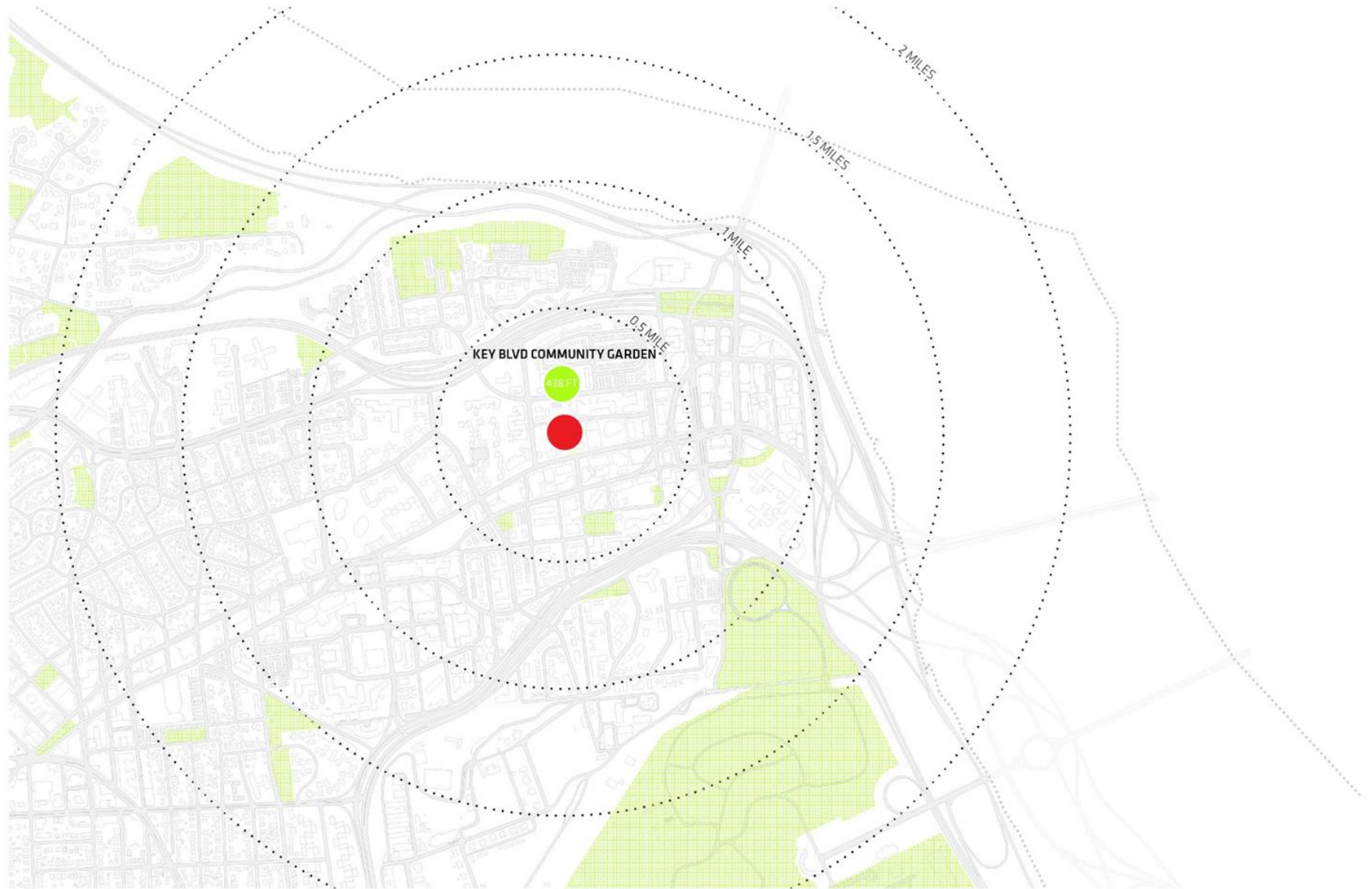




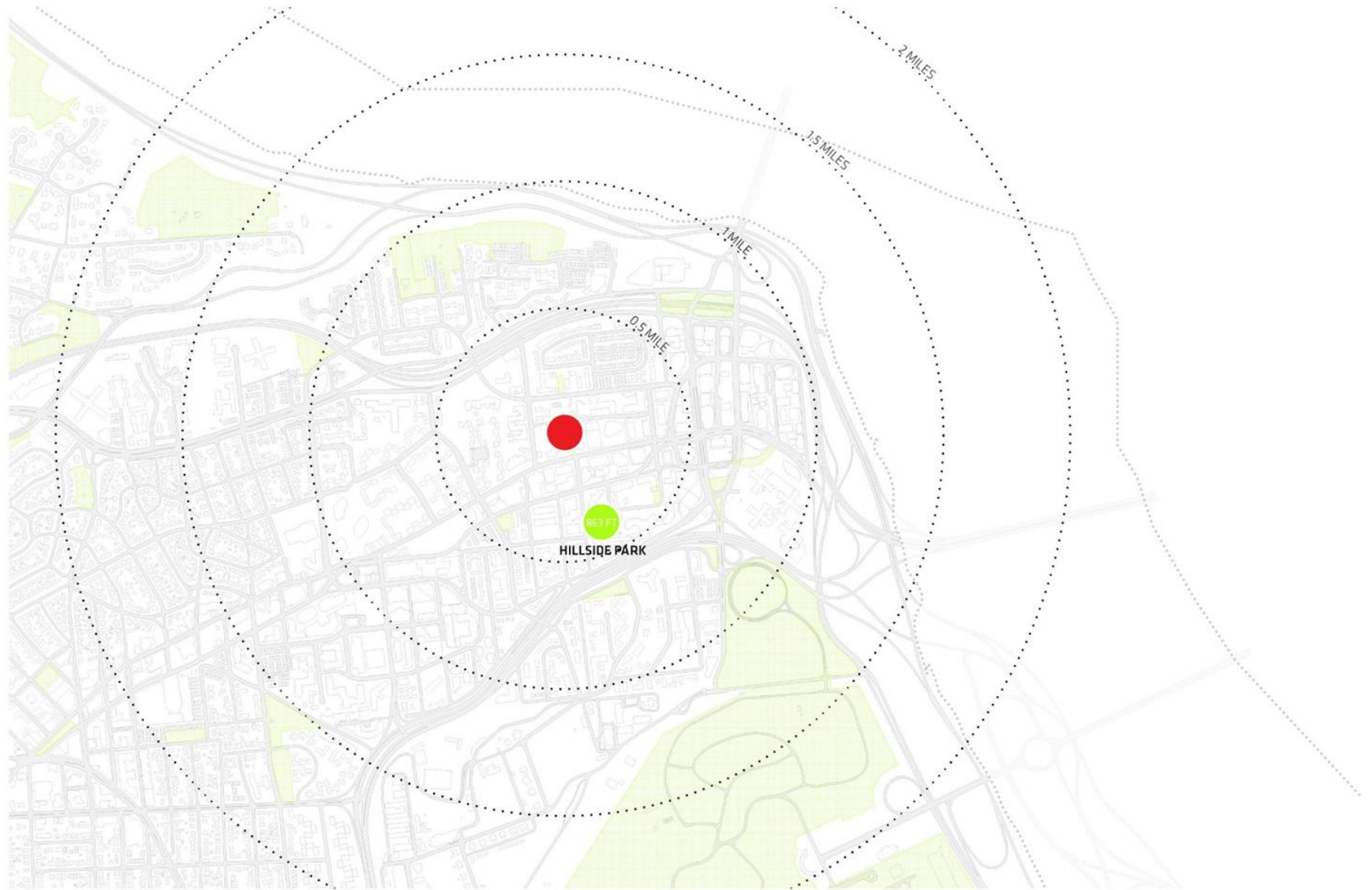


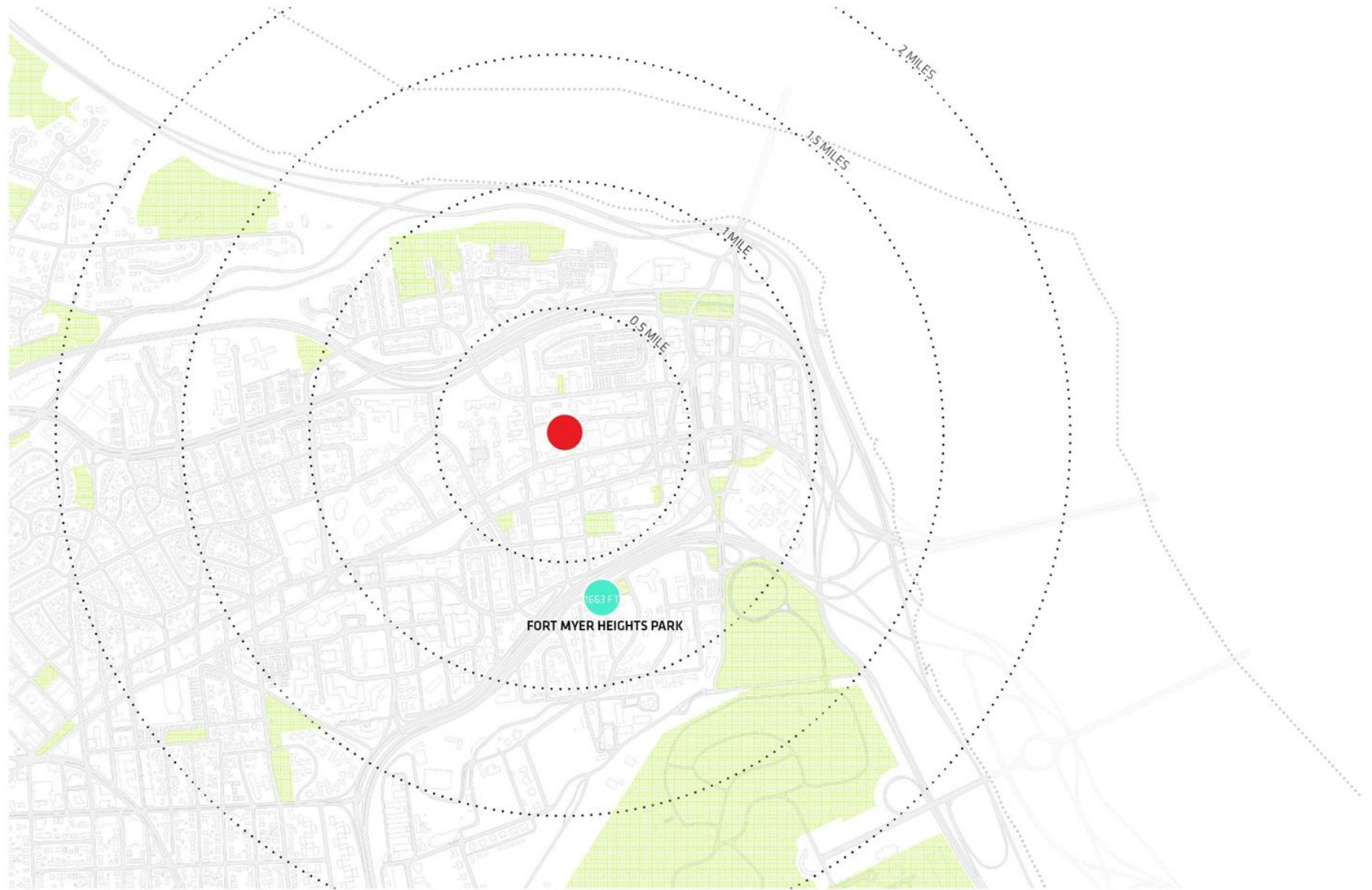


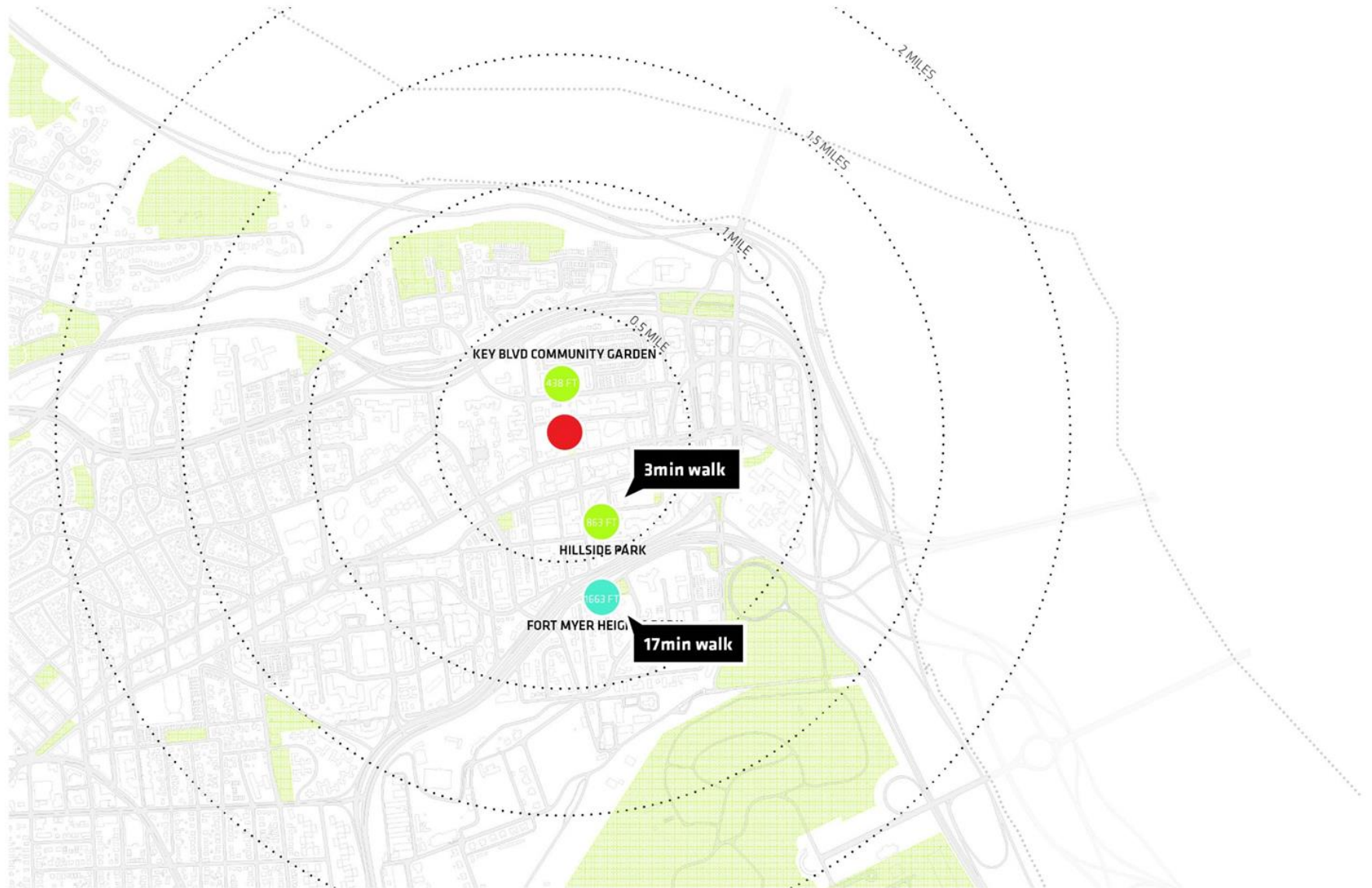
# **PARK INFRASTRUCTURE**



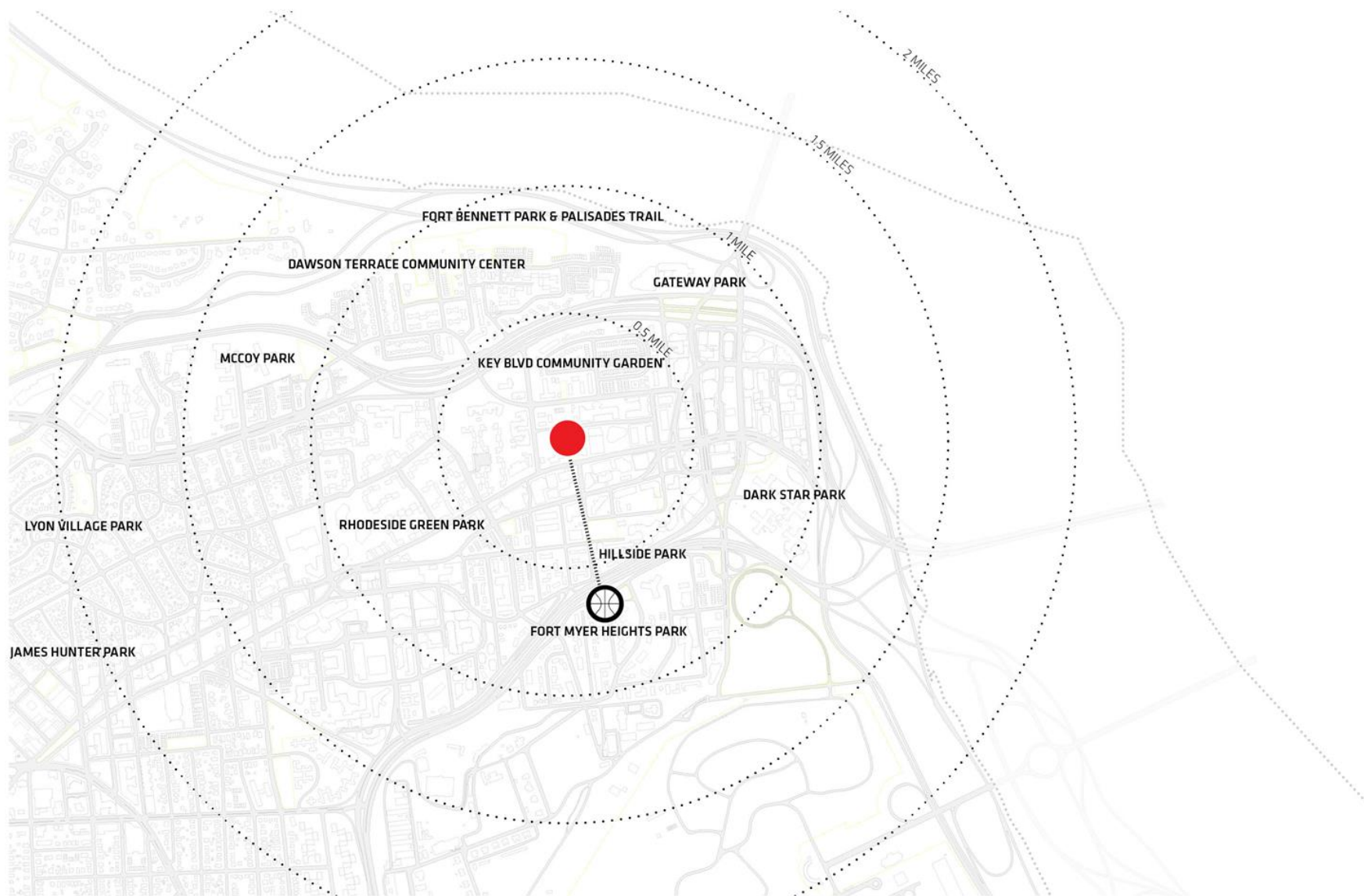
# NEAREST OPEN SPACE WITH PASSIVE AMENITIES





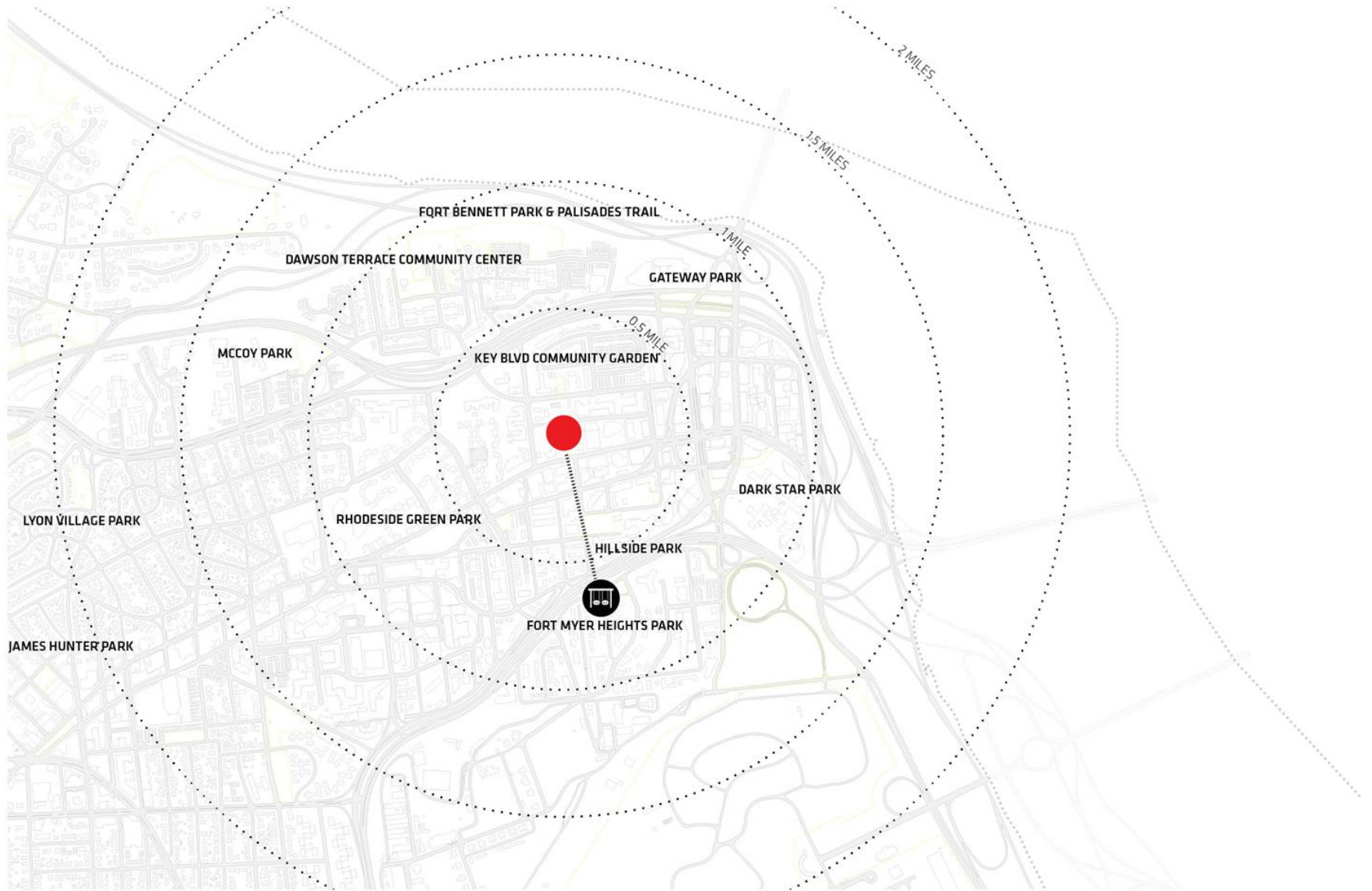


# NEAREST OPEN SPACE WITH BASKETBALL COURT

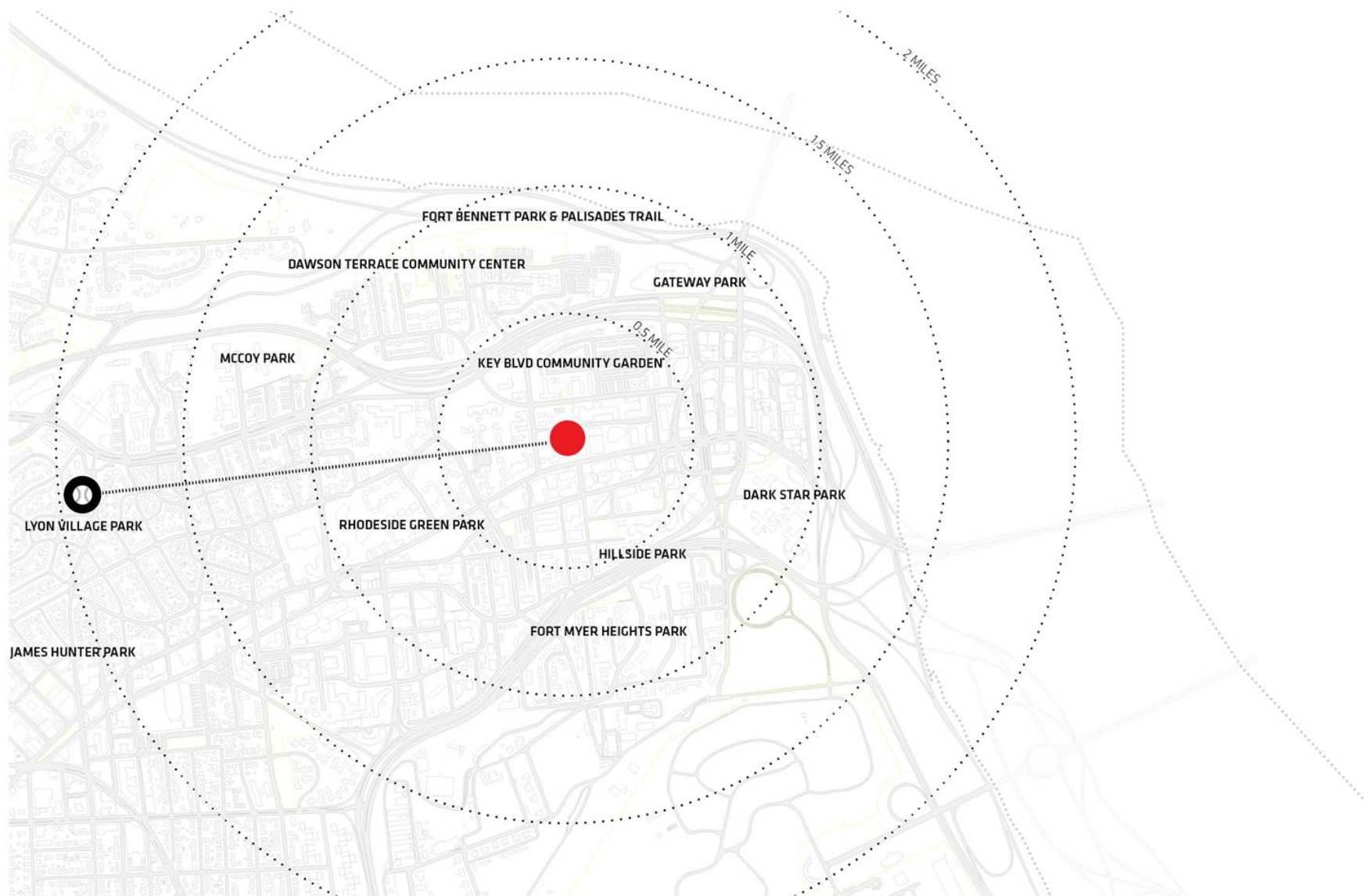




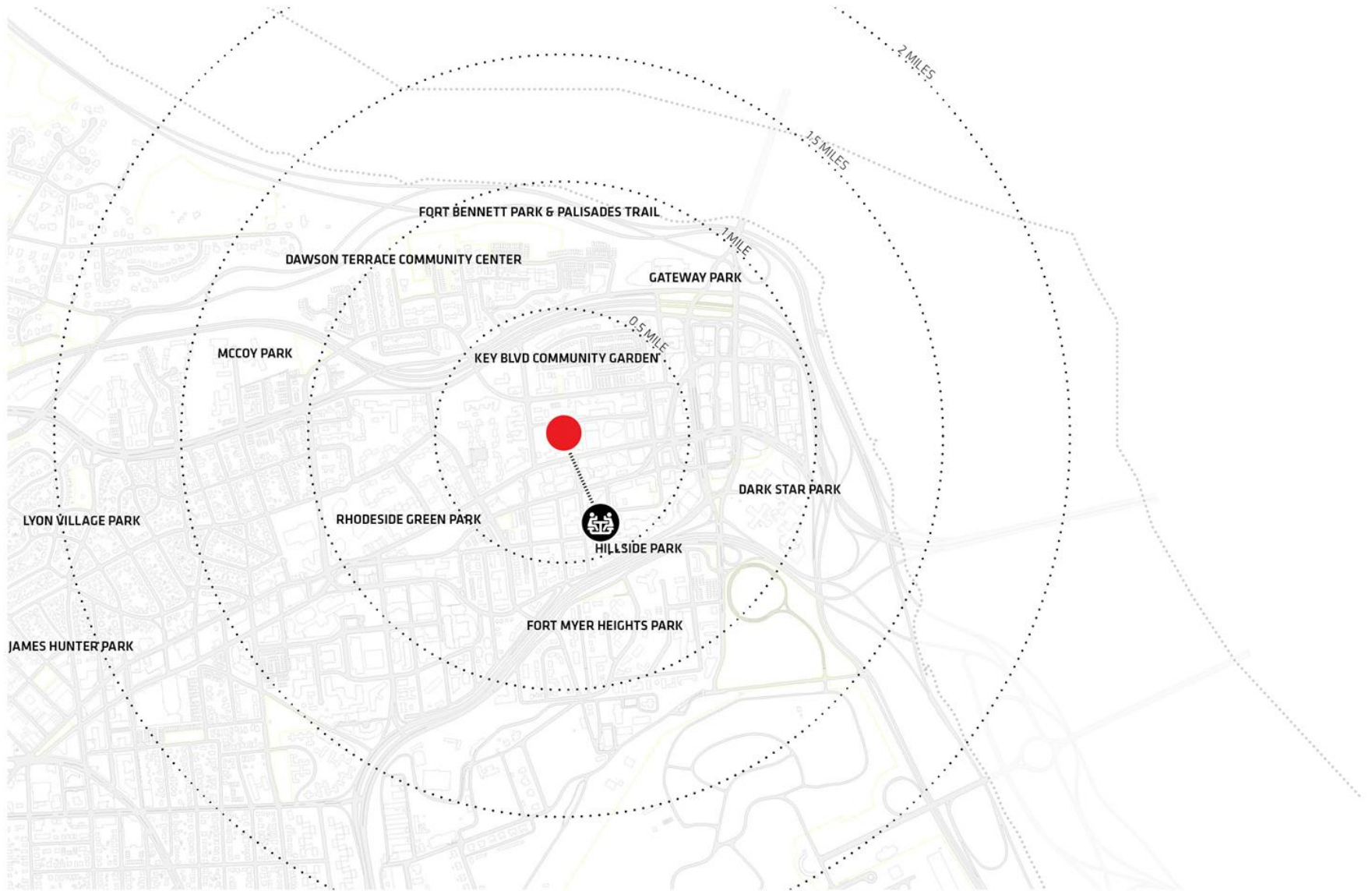
# NEAREST OPEN SPACE WITH PLAYGROUND



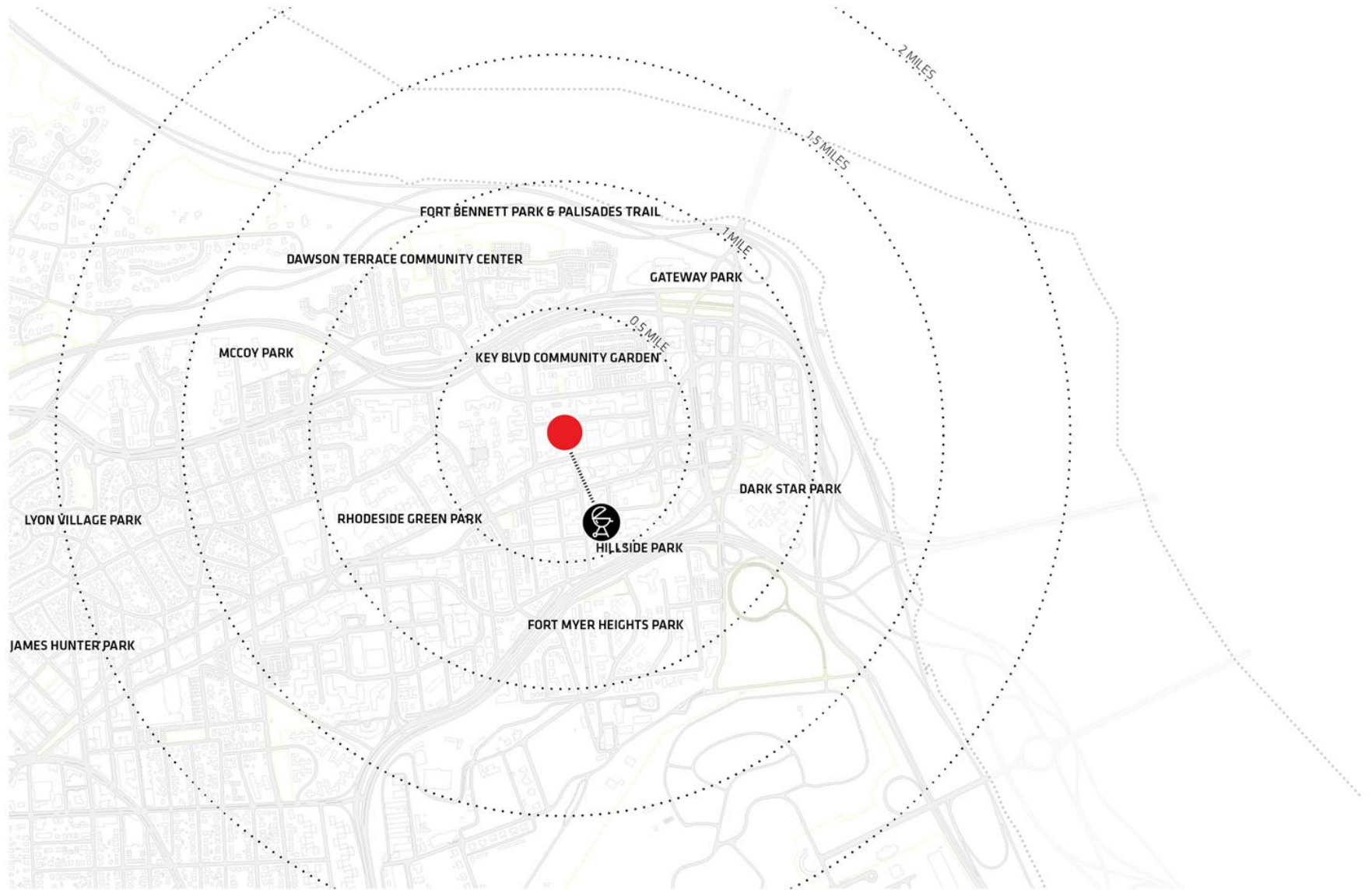
# NEAREST OPEN SPACE WITH TENNIS COURT



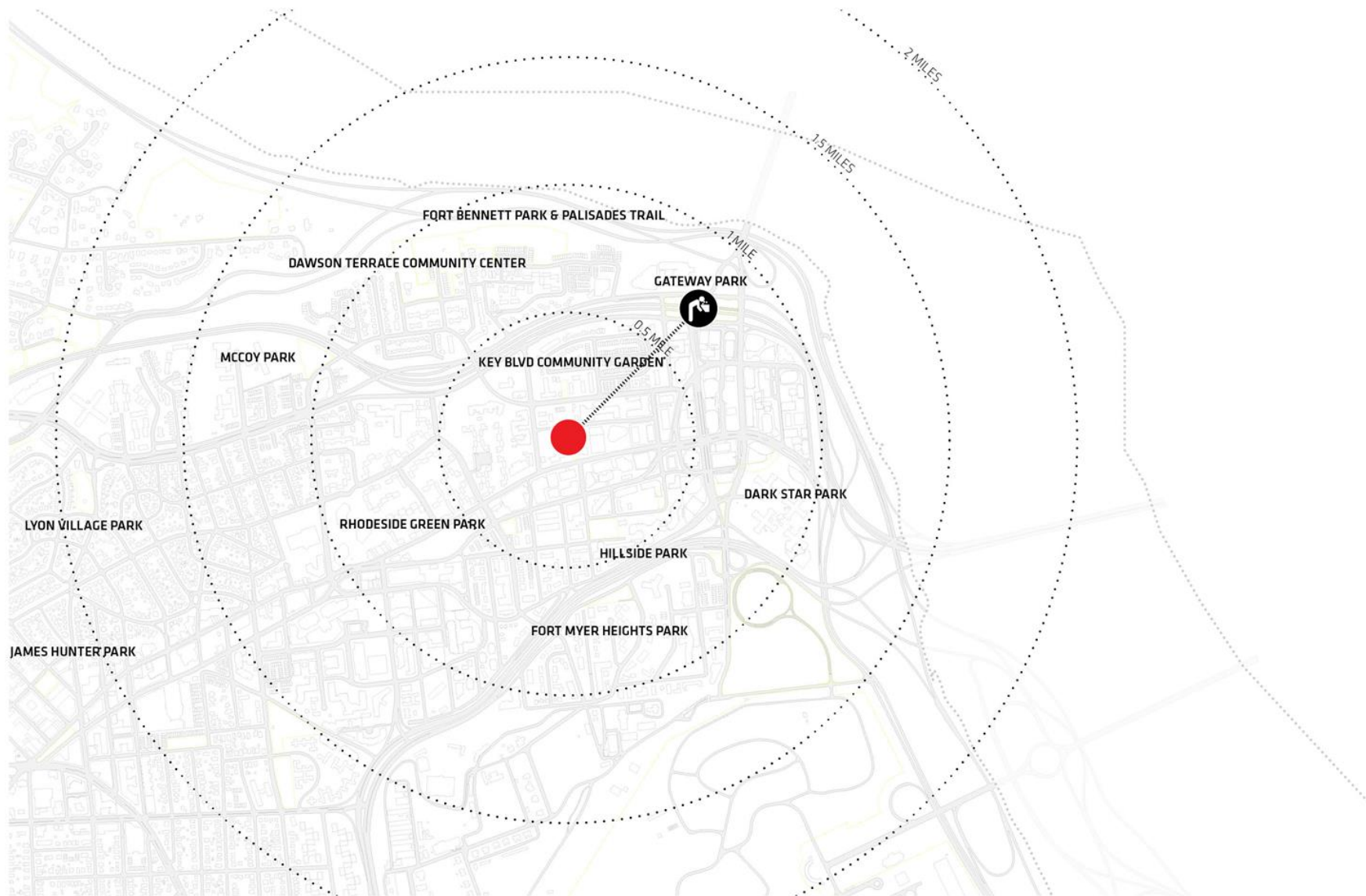
# NEAREST OPEN SPACE WITH PICNIC TABLES

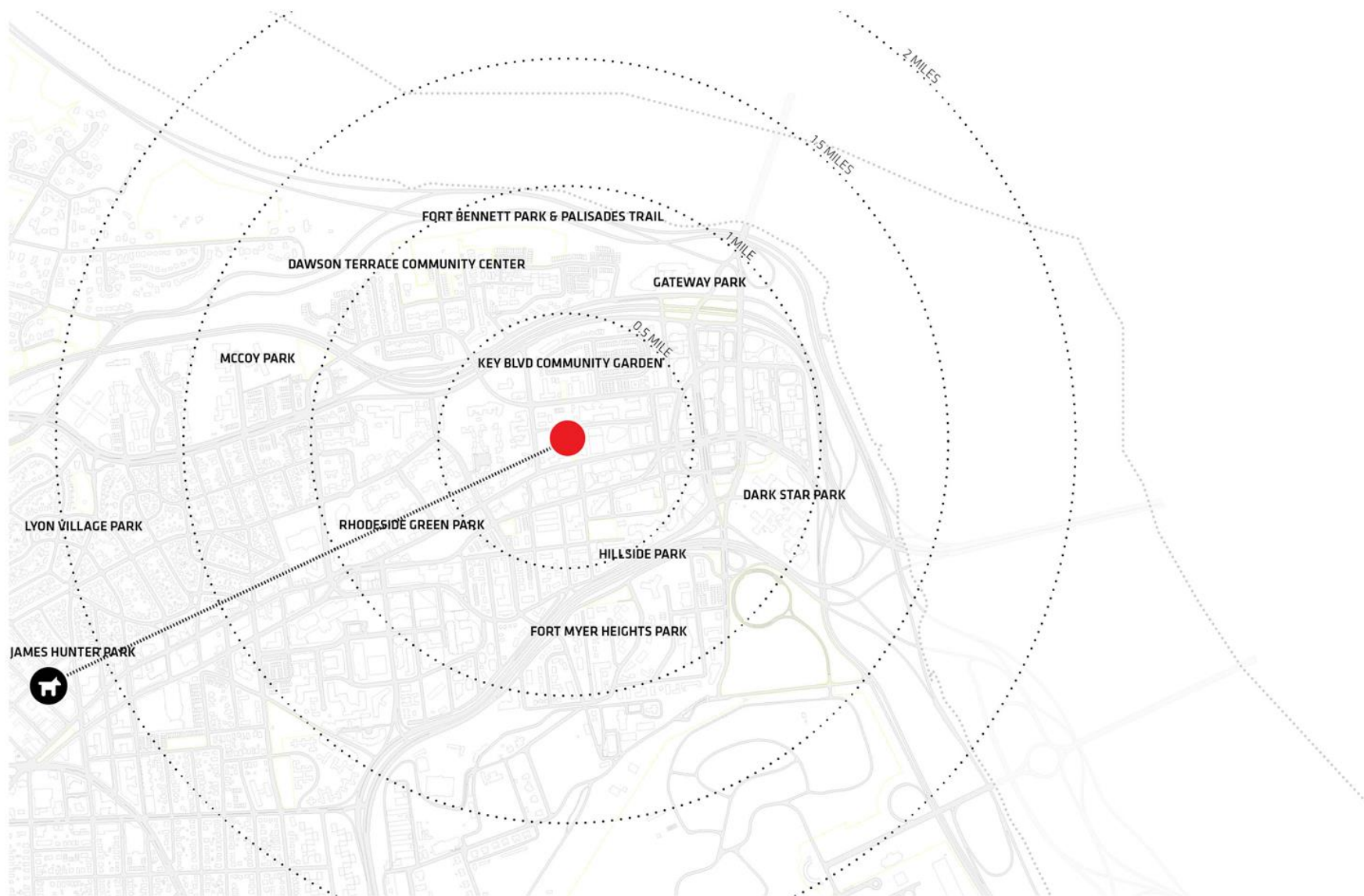


# NEAREST OPEN SPACE WITH BARBEQUE GRILL

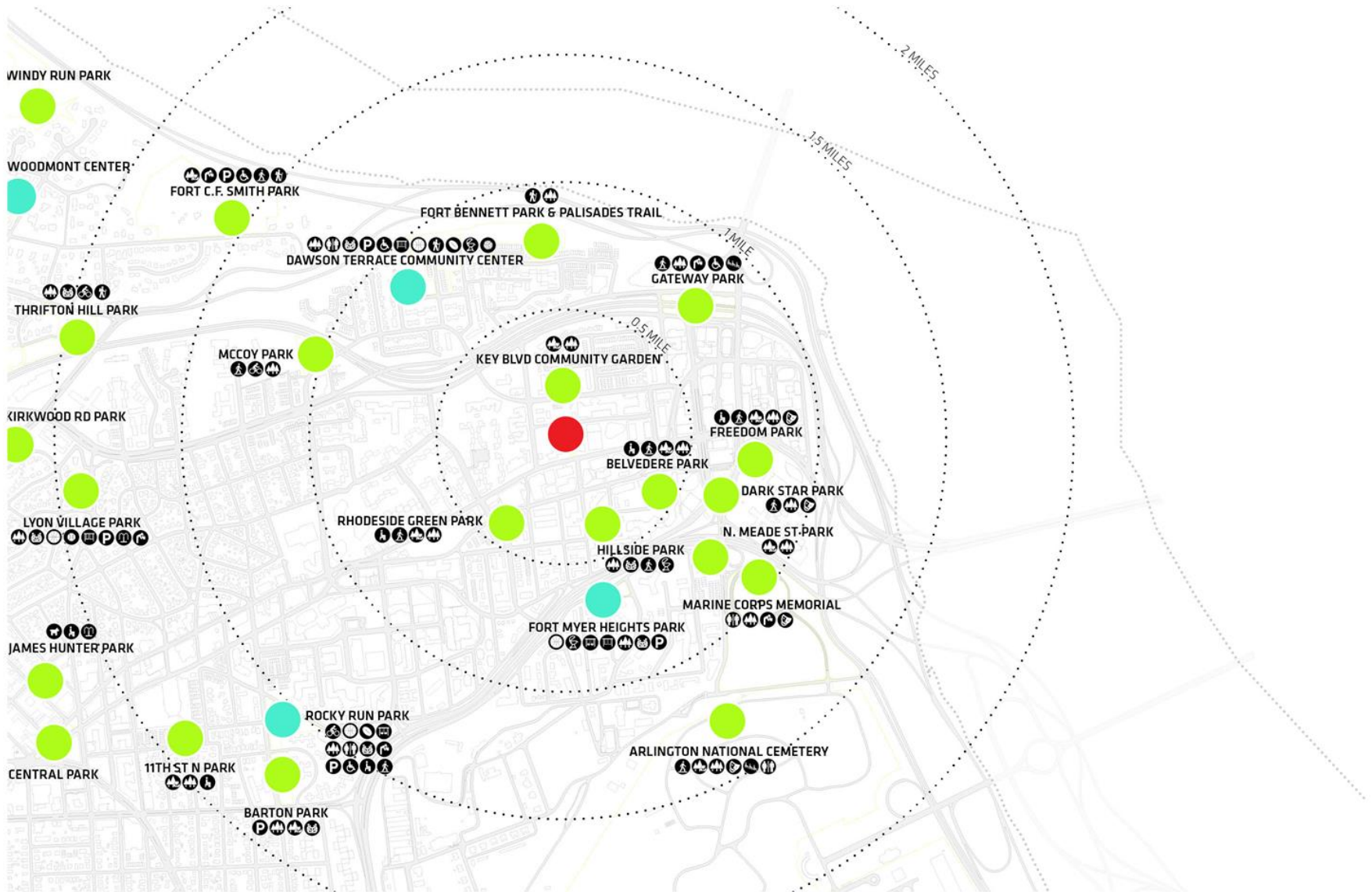


# NEAREST OPEN SPACE WITH DRINKING FOUNTAINS





# PUBLIC PARKS IN ROSSLYN AREA



**TRANSIT**

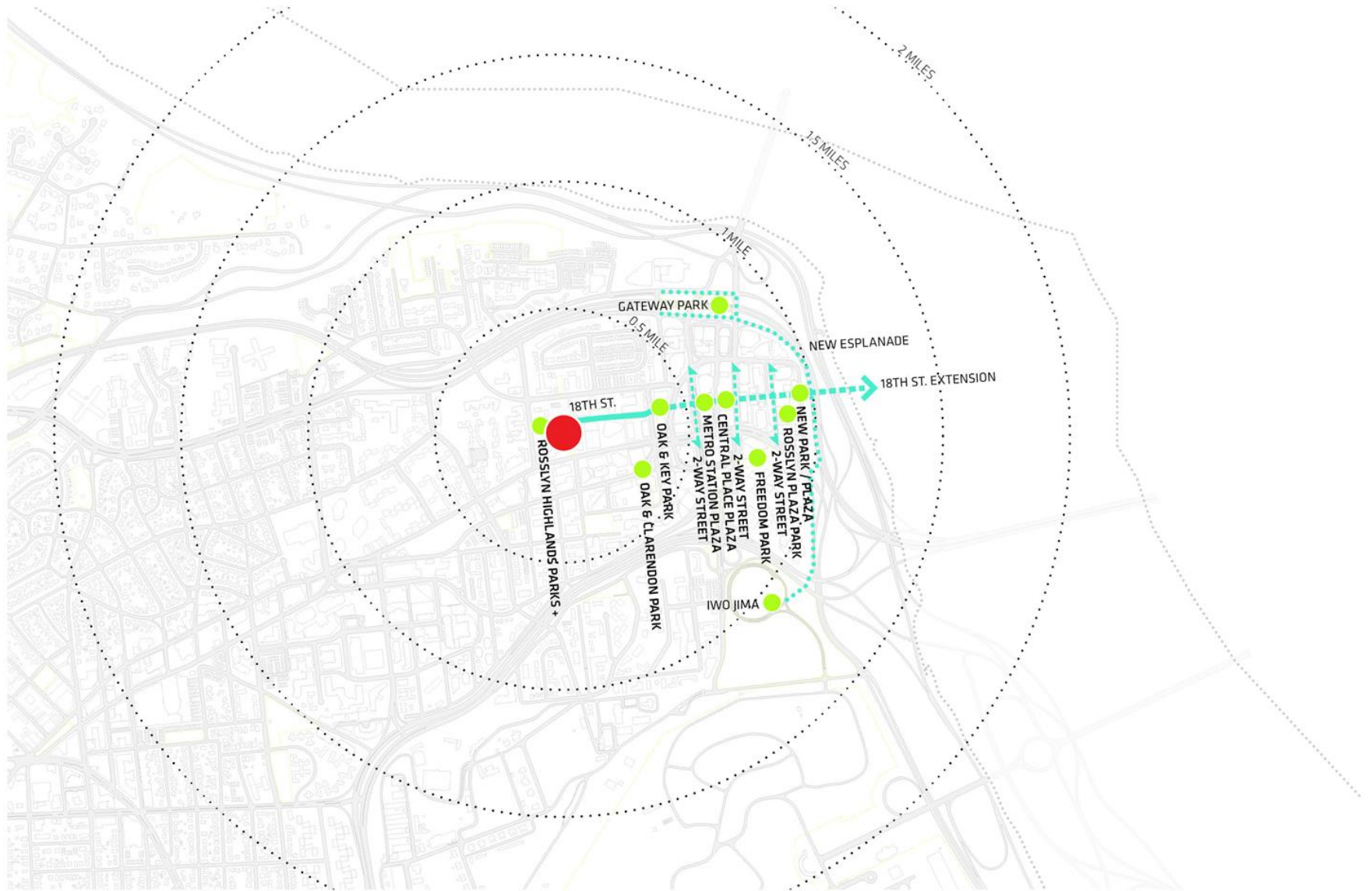








**PROPOSED FUTURE**



**PRECEDENT**



Location: New York, USA  
Year of Completion: 2009  
Architect/Landscape Architect: MVA





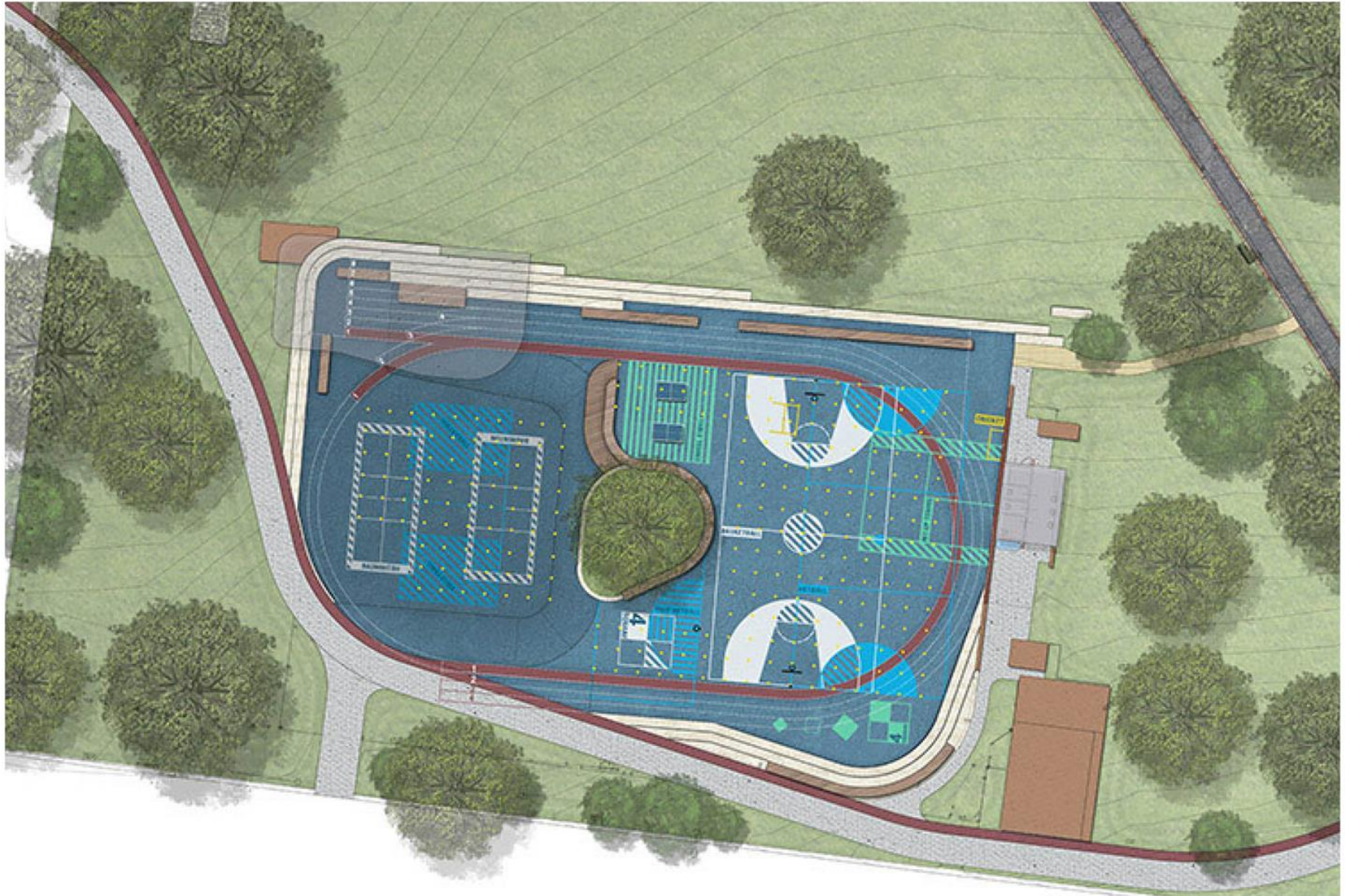




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Location: Quebec, Canada  
 Year of Completion: 2004  
 Architect/Landscape Architect: NIPPaysage





Location: Melbourne, Australia  
Year of Completion: 2013  
Architect/Landscape Architect: ASPECT Studios

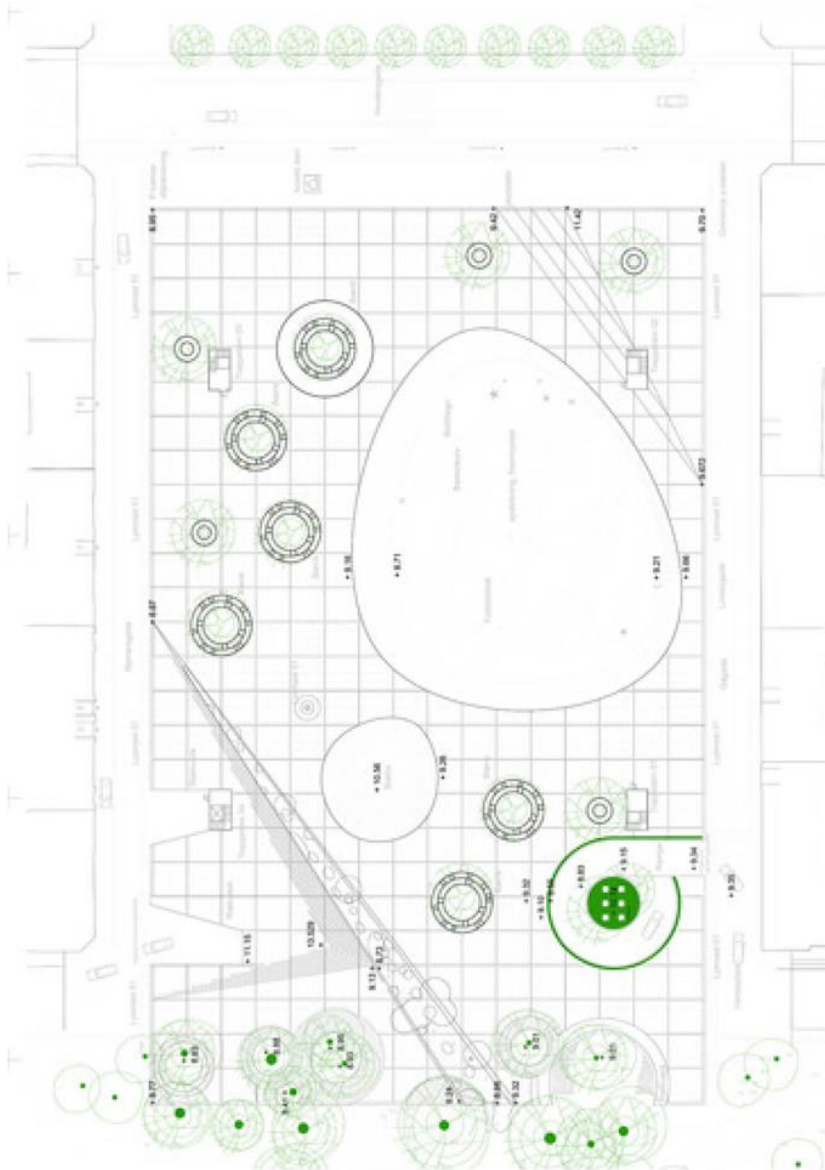


Location: Melbourne, Australia  
Year of Completion: 2014  
Architect/Landscape Architect: Peter Elliott Architecture



# ISRAEL'S SQUARE

PRECEDENT







**Location:** Copenhagen, Denmark  
**Size:** 12,500 M<sup>2</sup> / 134,548 SF  
**Year of Completion:** 2014  
**Architect/Landscape Architect:** COBE



**Location:** Singapore  
**Year of Completion:** 2013  
**Architect/Landscape Architect:** Carve







Location: Lemvig, Denmark  
Size: 2,200 M<sup>2</sup> / 23,680 SF  
Year of Completion: 2013  
Architect/Landscape Architect: EFFEKT









**NEXT STEPS**



Imagine a *new*

# ROSSLYN HIGHLANDS PARK +

## COORDINATED OPEN SPACES PLAN

Join our community workshops for a chance to share what YOU want to see at YOUR park.




### WHY?

Arlington County will develop a plan for a new Rosslyn Highlands Park and other nearby open spaces (RHP+).

Help us find answers to these questions:

- How will the three spaces be related to each other?
- What park amenities should be included and their locations?
- How can we maximize green space, tree canopy?

In addition to these workshops, you can provide feedback online throughout the process.

-  [parks.arlingtonva.us](http://parks.arlingtonva.us) and search: **Rosslyn Highlands Park**
-  [facebook.com](https://www.facebook.com/ArlingtonCountyParksandRecreation) and search: **Arlington County Parks and Recreation**
-  [@arlparksrec](https://twitter.com/arlparksrec), **#RHP+**

### QUESTIONS?

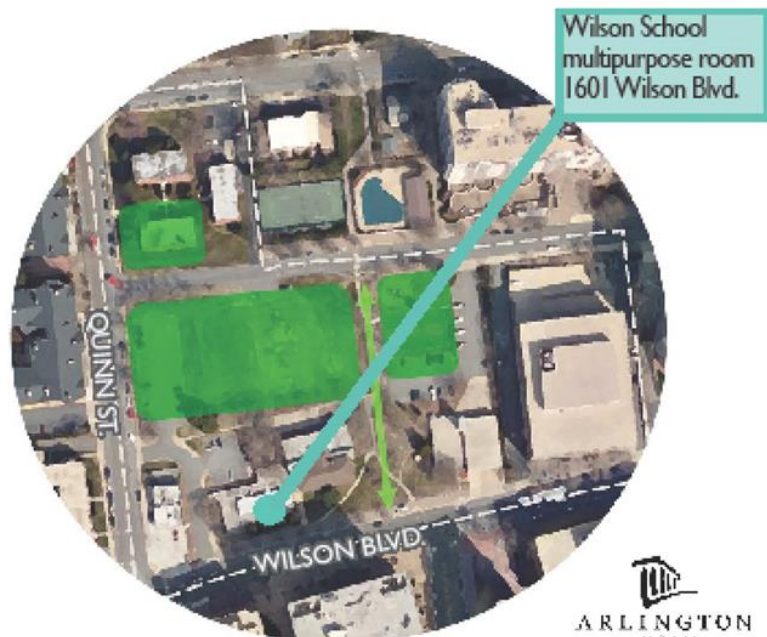
Contact: Lida Aljabar at [maljabar@arlingtonva.us](mailto:maljabar@arlingtonva.us) or (703) 228-3336  
 Contacto de Habla Hispana: Marco Rivero a [mrivero@arlingtonva.us](mailto:mrivero@arlingtonva.us) o (703) 228-3572

We can provide reasonable modifications for people with disabilities upon request.  
 (703) 228-336. TTY 711.

VISIONING { Tuesday 9.29.2015  
7 - 9 pm

CONCEPT OPTIONS { Tuesday 10.20.2015  
7 - 9 pm

SINGLE CONCEPT { Monday 11.09.2015  
7 - 9 pm



# ROSSLYN HIGHLANDS PARK +

COORDINATED OPEN SPACES PLAN  
Arlington, VA

COMMUNITY MEETING #1

September 29, 2015

**BIG**



DEPARTMENT OF PARKS  
AND RECREATION