

# WESTERN ROSSLYN AREA PLANNING STUDY

## FINAL DRAFT Preliminary Planning Program – June 18, 2013

### Purpose of Study

County staff has been in discussions with Arlington Public Schools (APS), Arlington Partnership for Affordable Housing (APAH), and the Penzance Group to examine redevelopment opportunities that will achieve multiple public and private goals in the western end of the Rosslyn Metro Station Area. APS has recently expressed a preference for disposing of the Wilson School property, as it no longer meets its needs. In addition, Penzance and APAH, adjacent private property owners, have expressed interest in exploring redevelopment opportunities for their respective properties. The proposed study area, described below, is included within the boundaries of the 1992 Rosslyn Station Area Plan Addendum. However, a review of the guidance provided for the subject area with respect to open space, land use, height, and transportation is needed.

### Study Area Description

The study area is generally bordered by 18<sup>th</sup> Street North to the north, Wilson Boulevard to the south, North Quinn Street to the west, and the eastern end of the 1555 Wilson Boulevard office building to the east. It currently encompasses the Wilson School, Fire Station #10, a park, a convenience store, and an office building. The study area also includes a 39-unit multifamily development known as Queens Court Apartments located at the northeast intersection of North Quinn Street and 18<sup>th</sup> Street North.

### Scope of Study

The goal of this study is to develop a refined vision in the form of a highly-illustrative Concept Plan and policy and implementation recommendations for the area. This Concept Plan will provide planning and urban design guidance for future joint development between the County,

APAH, and the Penzance Group. It is anticipated that policy and implementation recommendations will include Comprehensive Plan changes such as General Land Use Plan and Master Transportation Plan amendments.



Wilson School Study Area, looking east towards Rosslyn

Photo courtesy of Cameron Davidson 2013.

The following County goals have been identified for the study:

- County Park, Recreation and Open Space that is at least 60,000 square feet in size;
- A new fire station;
- Affordable housing;
- Energy efficiency / sustainability; and
- A mix of uses and compatible heights and densities.

Within the parameters of the aforementioned goals, the following will be examined as part of this study:

**Urban Design.** The organization and arrangement of various open spaces and public and private buildings to create a great urban place.

- **Open Space** - The location and general use of a minimum 60,000 square foot public park.
  - *How much open space, beyond 60,000 square feet, can be accommodated in this study area?*
  - *Where should the open space be located and how should it be configured?*
- **Building Location and Design** – The overall location, use, height, and density of buildings in the study area.
  - *What should the heights and other form and design parameters be?*
  - *Where should buildings and uses be placed and how should they be oriented?*
  - *What are the appropriate locations for ground-floor retail?*
- **Circulation** - The overall pedestrian, bicycle, and vehicular circulation network.
  - *How should the overall pedestrian, bicycle, and vehicular circulation network be designed, as well as connections to the surrounding neighborhood?*

**Other Considerations.** The following are other key elements that will need to be addressed.

- **Fire Station** – The location for the replacement facility for Fire Station #10.
  - *What locations within the study area meet the Fire Department’s operational needs?*
  - *Can / should the fire station be co-located with other uses?*
- **Affordable Housing** - The location of proposed affordable housing development.
  - *How much affordable housing can be supported by the project?*
  - *Are additional resources needed to meet the affordable housing goals?*
- **Phasing** - The general timing and phasing of development within the study area, as well as the implementation of community-related elements, such as park and fire station improvements, and a separate affordable housing project to be constructed by APAH.
- **Historic Preservation** - Examine how to incorporate elements of the Wilson School building in the overall development.

## **Public Process/Outreach**

This planning process will generally be conducted concurrently with the Rosslyn Sector Plan Update (Realize Rosslyn) process. Analysis and recommendations from both processes will be coordinated to ensure that the efforts of both processes are mutually supportive and produce compatible visions.

Working collaboratively with a Working Group, the community, and advisory commissions, staff will develop a Concept Plan and policy recommendations for this area. A senior management team from all appropriate County agencies will facilitate interdepartmental coordination. Planning staff will be responsible for facilitating the community engagement process. Incorporating the goals and principles of PLACE, the public outreach process will involve a creative communications and outreach strategy that allows for the collection of input and the sharing of messages through a variety of methods and media. The major steps in the process include:

1. **Develop/Communicate Background Information.** In addition to this scope and process document, staff has prepared a Briefing Book as a compendium of information relating to existing conditions and trends in the Rosslyn area.
2. **County Board Briefing.** The County Manager will brief the County Board on the purpose of the study, goals for the area, and preliminary process and scope. The County Manager will also inform the County Board of an upcoming Kick-Off Meeting with the proposed Working Group.
3. **Kick-off Meeting (July).** Staff will hold an initial meeting with the Working Group to discuss the process and scope, as endorsed by the County Board, orienting the participants to the steps in the process, the content to be studied, and any additional direction given by the County Board. Staff will also verify preliminary plans for a public charrette to be held in July.
4. **Public Charrette (September).** An important element of this planning and design process is an intensive planning session where citizens, staff, and others collaborate on a vision for development (within the parameters established by the study scope). This event provides a forum for ideas and offers the unique advantage of giving immediate feedback on design ideas. The outcome includes more refined alternatives to be further studied and explored.
5. **Working Group Meetings (September 2013 through January 2014).** The Working Group will continue to meet over the course of 4-5 meetings to review staff's analysis of and refinements to the alternatives discussed in the charrette. The goal of this phase is to develop a single draft Concept Plan with key policy recommendations in the areas, among others, including land use, urban design, open space, and transportation, for consideration by the County Board. It is anticipated that staff will reach out to advisory boards and commissions throughout the process to get early feedback on the concepts and ideas being generated.
6. **Draft Concept Plan Review (1st Quarter of 2014).** This step includes the final review of the draft document by advisory boards, commissions and committees. Additional refinements will be incorporated based on this review and staff will present the final document to the County Board for adoption.
7. **Adoption of Final Work Product (2nd Quarter of 2014).** Ultimately, a refined vision of the Western Rosslyn Study Area will be developed by staff, with input from the Working Group.

The final work product will include a highly-illustrative Concept Plan and policy and implementation recommendations; providing planning and urban design guidance for future development within the study area.

Following adoption of the Concept Plan, and related recommendations, by the County Board, it is anticipated that the plan recommendations would be implemented through a Phased Development Site Plan and subsequent special exception site plan projects. A separate park planning and design process for the open space is anticipated.

### **Working Group**

Staff proposes the use of a working group to provide guidance throughout the public process.

Members of the working group would:

- Be appointed by the County Board;
- Work collaboratively with staff to develop a County plan;
- Include a Chair that could be the representative from the Planning Commission;
- Provide guidance and input on broad and localized perspectives of the proposed study, vision, recommendations, and implementation tools;
- Provide strategic guidance in ways to resolve matters of community process during the study;
- Review the draft and final planning documents and plans;
- Act as liaisons to keep representative groups informed of ongoing discussions and to seek feedback to share with the full working group.

The working group will include broad representation from neighborhood and Countywide groups, ensuring that the complex issues involved in this study are vetted by an appointed group representing varied interests. The Working Group should include representatives from nearby civic associations and organizations, and key advisory boards and commissions. At a minimum, the Working Group will consist of the following:

- North Rosslyn Civic Association
- Radnor/Ft. Myer Heights Civic Association
- Colonial Village III Homeowners Association
- Rosslyn BID
- Planning Commission
- Housing Commission
- Historical Affairs and Landmark Review Board
- Transportation Commission
- Park and Recreation Commission
- Economic Development Commission
- At-Large Member

In addition to the groups listed above, several citizen advisory committees and commissions will be directly involved in the process, as they will be reviewing final recommendations prior to County Board consideration. Periodic updates will be provided to these groups throughout the process.

### **County Board Liaison**

Staff recommends that the County Board appoint one of its members to serve as a liaison. Staff will regularly update the liaison on progress, discuss process issues, and keep the liaison

informed on direction and policy issues. The liaison shall update other County Board members as needed or request that staff brief the other County Board members at key points in the process. The liaison will coordinate with the County Manager and the County Board Chair on issues or actions that need to be brought to the County Board.

**Timeline / Key Milestones**

The goal is to initiate the community process in June 2013 and complete this study for consideration by the County Board by mid-2014. This date is an initial estimate and subject to change based upon potential adjustments to the scope and the specifics of the participatory process. The timeline will be reevaluated at key milestones. (See below)

<b>March - April</b>	Develop Briefing Book / Develop Website / Develop Public Outreach Plan  Complete Preliminary analysis
<b>May</b>	Conduct internal review on preliminary goals, scope and process
<b>June / July</b>	Hold a roundtable meeting with representatives of key stakeholders on draft County goals, scope and process  Develop final County Manager recommendation of goals, process/scope for County Board consideration  Hold Kick-off Meeting with Working Group <ul style="list-style-type: none"> <li>○ Review Briefing Book Outline</li> <li>○ Review County goals for the site</li> <li>○ Review proposed process, parameters and scope</li> </ul>
<b>Early September</b>	Hold Public Charrette
<b>September 2013 to January 2014</b>	Working Group Meetings <ul style="list-style-type: none"> <li>▪ 4-5 Working Group meetings to review / refine alternative concepts</li> <li>▪ Reach out to advisory boards and commissions for initial feedback</li> <li>▪ Hold large Open Public Meeting to discuss “preferred alternative” and research / input / findings that support the alternative</li> </ul>
<b>1st Quarter 2014</b>	Advisory Board and Commission Review
<b>2nd Quarter 2014</b>	County Board Request to Advertise  Additional Advisory Board and Commission Review  County Board action on final Concept Plan & Recommendations