

Western Rosslyn Area Planning Study
Working Group Charge
September 24, 2013

A new Working Group is established and charged with providing feedback and guidance to County staff on the development of an Area Plan and other policy recommendations for Western Rosslyn Area. 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 by the Working Group 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 architectural elements of the Wilson School building in the overall development.

Sustainability – Examine ways the project can incorporate innovative, environmentally sustainable design elements, including, but not limited to District Energy, Green Streets, pervious surfaces, and green roofs and other strategies included in the CEP Implementation Framework or other adopted policy documents

Charge: The Western Rosslyn Area Planning Study Working Group is a working group established by the County Board comprised of representatives from various appointed advisory boards and commissions, nearby civic and homeowner associations, the Rosslyn BID and the private property owners that will provide valuable insight in the process.

The Working Group is primarily charged to provide commission, business, civic, and advocate perspectives to staff on a draft Area Plan including policy recommendations, and to ensure consistency with other County policies. The Working Group will be responsible for:

- Working collaboratively with staff to develop an Area Plan;
- Providing guidance and input on broad and localized perspectives of the proposed study, vision, recommendations, and implementation tools;
- Providing strategic guidance in ways to resolve matters of community process during the study;
- Reviewing draft and final planning documents and plans;
- Acting as liaisons to keep representative groups informed of ongoing discussions and to seek feedback to share with the full working group.

Time Commitment: The work of this group will commence in July 2013 and end in the spring or early summer of 2014, when specific recommendations will be considered by the County Board. The group will meet at times that coincide with a master schedule prepared by staff. It is anticipated that the Working Group will meet on average of 1 time/month, but it is possible that other meetings may be needed to meet the target deadlines.

Composition: The Working Group shall consist of one representative from each of the following groups:

- Planning Commission
- Economic Development Commission
- Housing Commission
- Historic Affairs and Landmark Review Board
- Transportation Commission
- Parks and Recreation Commission
- Environment & Energy Conservation Commission
- Rosslyn BID
- Radnor / Fort Myer Heights Civic Association
- North Rosslyn Civic Association
- At- Large Member
- Colonial Village III Board of Directors

The Arlington Partnership for Affordable Housing and The Penzance Companies will serve as official resources to the Working Group.

The Chair of the Working Group, appointed by the County Board, will be responsible for convening and facilitating meetings. The Chair will also work closely and collaboratively with the staff project manager to ensure that the planning process is completed within the timeline that has been specified.

Staff Coordination and County Board Liaison: The Working Group will work with the staff project manager. The County Board will appoint one of its members to serve as a liaison to this effort. Staff will regularly update the County Board liaison on progress, discuss process issues, and keep the liaison informed on direction and policy issues. Periodically, meetings will be scheduled between the Working Group Chair, the County Board Liaison and the lead staff to discuss any issues pertaining to this effort.

Resources. In addition to preparing materials for review and discussion with the Working Group, staff will utilize email and the County's website to disseminate information to the Working Group and the broader community. Additional communication methods may be used.

Meetings. Staff will work with the Working Group Chair and the Working Group membership to establish a meeting schedule.