

Western Rosslyn Area Planning Study
Working Group Charge – Revised
~~September 24, 2013~~ May 13, 2014

A new Working Group is established and charged with providing feedback and guidance to County staff on the development of an Area Plan, which may include and other policy recommendations for the Western Rosslyn Area, generally bordered by 18th Street North to the north, Wilson Boulevard to the south, North Quinn Street to the west, and the eastern property line of the 1555 Wilson Boulevard office building site 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 33-unit multifamily development (known as Queens Court Apartments) located at the northeast intersection of North Quinn Street and 18th Street North.

The Working Group will meet during a 9-month timeframe to work with staff to:

- (a) Review and refine diagrammatic site layouts for a new school development site, identifying a preliminary preferred alternative for subsequent review by the Public Facilities Review Committee (PFRC) within 6 months;
- (b) Develop specific land use and urban design recommendations for the balance of the site; and
- (c) Develop an overall Area Plan that provides the framework for future coordinated development that is complementary and in keeping with the area context

The following County goals have been identified for the study:

- A multi-story secondary school with up to 1,300 seats;
- County park, r-Recreation and open space that is ~~at least~~ up to 60,000 square feet in size; which could include athletic field(s) and interior space within the school to be used jointly by the school and the community, and other open space that replaces the existing playground and basketball court located within Rosslyn Highlands Park or provides similar needed passive and active park and recreational amenities for use by the community;
- A new fire station;
- Affordable housing;
- Energy efficiency / sustainability;
- Economically viable, urban and vibrant development with a A mix of uses, ~~and compatible~~ heights and densities that support achieving County goals; and
- Effective multi-modal transportation facilities and services.

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 up to 60,000 square feet of~~ public park passive and active recreation and open spaces within the study area.

- What are the types of recreational amenities to be included in the Study Area, and how do they meet the area's park and recreation needs?
- How are the open spaces throughout the site connected to the surrounding neighborhood and how do they relate to each other?
- ~~How much open space, beyond 60,000 square feet, can be accommodated in this study area?~~
- Where should the recreation and 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 what connections to the surrounding neighborhood should be provided?
- How will the school's transportation and parking needs be met? How will pedestrian access to the school and school bus routing be handled?

Other Considerations. The following are other key elements that will need to be addressed/coordinated:

For the Arlington Public School Property:

New Secondary School – The new secondary school will be located within the boundaries of the property owned by Arlington Public Schools (APS) and will consist of, at a minimum, the following elements:

- A multi-story school building with an overall height up to 175 feet, which could include rooftop recreation space and mechanical equipment,
- Building spaces and outdoor amenities that will be available for use by the general public during non-school hours/functions, including athletic field(s) and other outdoor space totaling 30,000 - 35,000 SF.

The Working Group will examine the diagrammatic site layouts provided by APS and evaluate how best to achieve a school building, its publicly accessible elements, and the school grounds within the study area. The area plan will include a preferred concept (site layout) for the APS site that integrates the school and recreational facilities with other development within the Study Area.

For the Remainder of the Study Area:

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 and strategies needed to meet the affordable housing goals?

Private Development – The location and massing of private development.

- How much development is needed to support the development of public facilities and affordable housing goals?
- What is the appropriate massing, height and use mix for the new development?

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 open space and fire station improvements, and a separate affordable housing project to be constructed by APAH within the Study Area.

Historic Preservation - Consider the feasibility of ~~Examine how to~~ incorporating e 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/Role of the Working Group. The Western Rosslyn Area Planning Study Working Group ~~is a working group~~ has been established by the County Board and is comprised of representatives from various appointed advisory boards and commissions, nearby civic and homeowner associations, the Rosslyn BID, ~~and the private property owners,~~ and other civic representatives, 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~~ have an initial meeting in June 2014 and conclude its work in the first quarter of 2015, 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~~ consists of one representative from each of the following groups:

- Planning Commission
- Economic Development Commission
- Housing Commission
- Historical Affairs and Landmark Review Board
- Transportation Commission

- Parks and Recreation Commission
- Environment & Energy Conservation Commission
- Emergency Preparedness Advisory Committee
- Rosslyn BID
- Radnor / Fort Myer Heights Civic Association
- North Rosslyn Civic Association
- At- Large Member
- Colonial Village III Board of Directors
- Arlington County School Citizen Representative - BLPC
- Arlington County School Citizen Representative - PFRC
- Arlington Partnership for Affordable Housing (owner of Queens Court Apartments)
- The Penzance Companies (owner of 1555 Wilson Boulevard building)

Arlington Public Schools and County staff, 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 will be 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 and that the County Board Charge is fulfilled.

Staffing. The Working Group will work with the staff project manager. Other staff as needed, will be assigned by the County Manager to support the planning effort.

~~**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**~~ **Community Outreach.** Staff will utilize a variety of tools and methods to communicate with and engage the community, including, but not limited to:

- WRAPS web page
- E-mail
- Press releases

~~In addition to preparing materials for review and discussion with the Working Group, s~~ 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.~~

Deliverables. An Area Plan that includes conceptual diagrams and implementation recommendations, which may include possible zoning and Comprehensive Plan amendments, and general land use (height massing) and urban design principles.

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

Milestones / Timeline.

<u>May 2014</u>	<ul style="list-style-type: none"> ▪ <u>Present a revised Working Group Charge for adoption by the County Board</u> ▪ <u>Examine/revise Briefing Book, as necessary</u>
<u>June 2014</u>	<ul style="list-style-type: none"> ▪ <u>Hold Kick-off Meeting and Study Area Walking Tour with Working Group</u> <ul style="list-style-type: none"> ○ <u>Review proposed process, parameters and scope</u> ○ <u>Review Briefing Book (existing conditions, etc.)</u> ○ <u>Review County goals for the site</u>
<u>July 2014</u>	<ul style="list-style-type: none"> ▪ <u>Hold a meeting to discuss the Issues, Opportunities, and Constraints [Examine preliminary conceptual sketches for APS site] that will shape the development of concept plan alternatives</u>
<u>August 2014</u>	<i>No Working Group or public meetings</i>
<u>September - November 2014</u>	<ul style="list-style-type: none"> ▪ <u>Hold a Workshop with the public to initiate the development of a vision for the study area / evaluate alternative concepts for school site. Specific goals of the workshop:</u> <ul style="list-style-type: none"> ○ <u>Identify a preferred preliminary conceptual school site layout /development program</u> ○ <u>Vet ideas for the development of alternative concept plans for the remainder of the study area</u> ▪ <u>Hold a Joint Work Session between the County Board and the Arlington School Board to provide guidance on/confirm a preliminary conceptual school development program that will be subject to further review by PFRC</u> ▪ <u>Hold an Open Public Meeting to discuss a preferred preliminary conceptual plan for the Study Area</u> ▪ <u>Hold a check-in meeting with the Long Range Planning Committee (LRPC) of the Planning Commission</u> ▪ <u>Hold a Work Session with the County Board to present a preliminary concept plan for the Study Area</u>

<p><u>December - March 2015</u></p>	<p><u>Conduct Working Group meetings to review / refine final concept for the entire study area and discuss additional recommendations</u></p> <ul style="list-style-type: none"> ▪ <u>Produce Draft Area Plan, which will include final recommendations and implementation strategies</u> ▪ <u>Reach out to advisory boards and commissions for initial feedback</u> ▪ <u>Hold a check-in meeting with the Long Range Planning Committee (LRPC) of the Planning Commission</u> ▪ <u>Initiate review of draft Area Plan by Advisory Boards and Commissions</u> ▪ <u>Request County Board authorization to advertise a draft area plan</u> ▪ <u>Complete Advisory Board and Commission Review</u> ▪ <u>Present the final Area Plan for adoption by the County Board</u>
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