



WRAPS

WESTERN ROSSLYN AREA PLANNING STUDY

Working Group Meeting #2
Major Policy Guidance and Context

July 8, 2014
Navy League Building



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Agenda

- Follow-Up from Meeting #1: WG & community feedback
- Presentations / Q&A:
 - Realize Rosslyn Framework Plan
 - Rosslyn to Courthouse Urban Design Study
 - Review of Major Policy Guidance
 - What is a Concept Plan?
- Discussion
- Wrap Up



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WESTERN ROSSLYN AREA PLANNING STUDY

Agenda Item #2

Follow-up from Matters from Meeting #1

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Comments /
Feedback

Presentations

Discussion

Wrap Up

What have we heard?

- **Comments about changing the constraints or aspects of the County Board's Charge**
 - More discussion later

- **Opportunities; common themes**
 - Urban school integrated with recreational space
 - Affordable housing is needed; modernize and increase the # of affordable units; mixed income opportunities
 - Update/rebuild Fire Station #10
 - New street connections
 - Building edges along Wilson Blvd; create urbane connections between upper & lower Rosslyn and R-B Corridor
 - New, vibrant retail, restaurants, and other amenities to serve community – create Rosslyn's "place for people"
 - Ensure open space, with update park amenities, are provided



Comments /
Feedback

Presentations

Discussion

Wrap Up

What have we heard?

■ Challenges Ahead

- Balancing multiple goals with limited site area
- Satisfying various stakeholders and interests; and exciting the community about the future vision
- Planning for this site – heights, density, transitions – without completion of the RR process
- Creating a green park of significant size to meet growing community needs;
- Planning for school without certainty on the program (s); what refinement will be needed for this study once the APS decision is made?
- Rebuilding an urban fire station that is compatible with adjacent uses



Comments /
Feedback

Presentations

Discussion

Wrap Up

What have we heard?

■ Future Agenda Topics

- Realize Rosslyn Framework
- SF breakdown of existing open space/park amenities
- How will public improvements be funded?
- Neighborhood feedback – provide time at each WG meeting; Fall Workshop will engage broader public
- Redevelopment options for all parcels and how parking will be provided; shared parking opportunities
- Future park amenities/activities – what options; how input will be obtained; how will the county assess what is needed?
- Transportation plans related to a new school
- Fire Station needs: requirements, preferences, co-location with other development, co-location with EOC
- Phasing (options, constraints)

■ Additional comments/questions

- Be specific! ballfield, green park, plaza, playground



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WESTERN ROSSLYN AREA PLANNING STUDY

Agenda Item #3

Realize Rosslyn Framework Plan

(see separate link)

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WESTERN ROSSLYN AREA PLANNING STUDY

Agenda Item #4

Rosslyn to Courthouse Urban Design Study

[In-Between Study]

(2003)

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Rosslyn to Courthouse Urban Design Study: Illustrative Plan

- Illustrative Plan
- Major Elements
- Background
- Heights
- Heights and Concept Plan
- Completed / Approved Projects Map
- Photos



Study Area - Located between Wilson Boulevard, Clarendon Blvd, Pierce Street, and Courthouse Road





Illustrative Plan
Major Elements

Background

Heights

Heights and
Concept Plan

Completed /
Approved
Projects Map

Photos

Rosslyn to Courthouse Urban Design Study: Major Elements of Concept Plan

- Mixed-use development, with ground floor retail
- Continued building form / street wall w/o setbacks
- New street connections and pedestrian plazas
- Tapered heights
 - 14 stories to 7 stories on east end
 - 9 stories to 5/6 stories on west end
- Underground/shared parking
- Potential preservation of the Rhodeside Grill building
- Gateway architecture at Wendy's site
- World-class architecture



Illustrative Plan
Major Elements
Background
Heights
Heights and
Concept Plan
Completed /
Approved
Projects Map
Photos

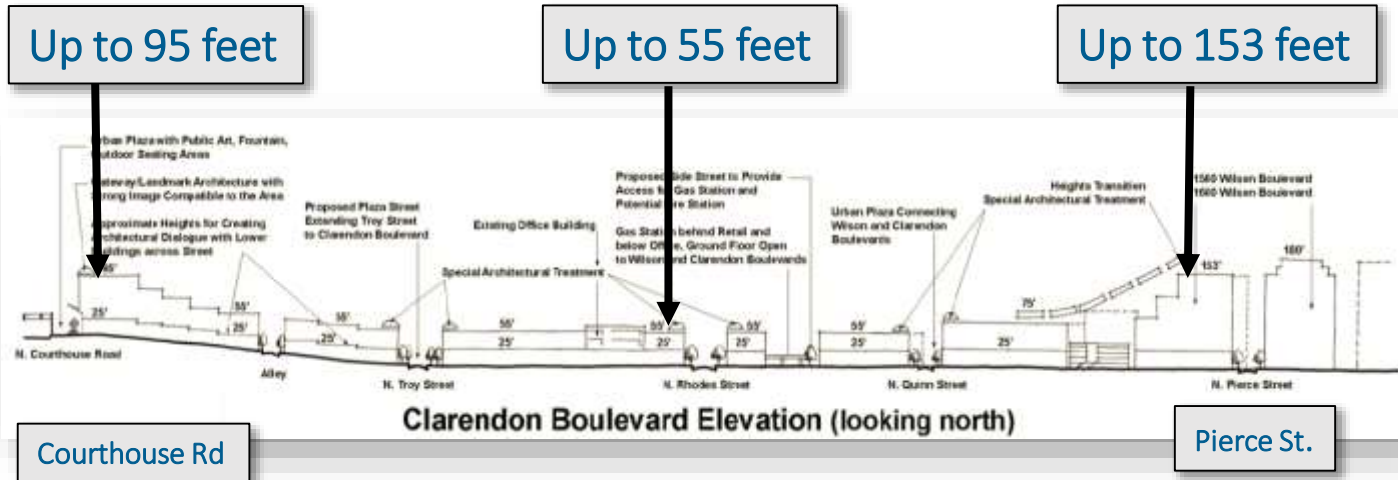
Rosslyn to Courthouse Urban Design Study: Background

- Form driven plan
- No direct FAR / density set
 - Form generally consistent with 2.5 FAR
 - With each approved project:
 - ✓ GLUP amended to Medium Office-Apartment-Hotel (up to 2.5FAR - Office / up to 115 units/acre - Residential / up to 180 units/acre - Hotel)
 - ✓ Rezoned to C-O-2.5



Rosslyn to Courthouse Urban Design Study: Maximum Heights

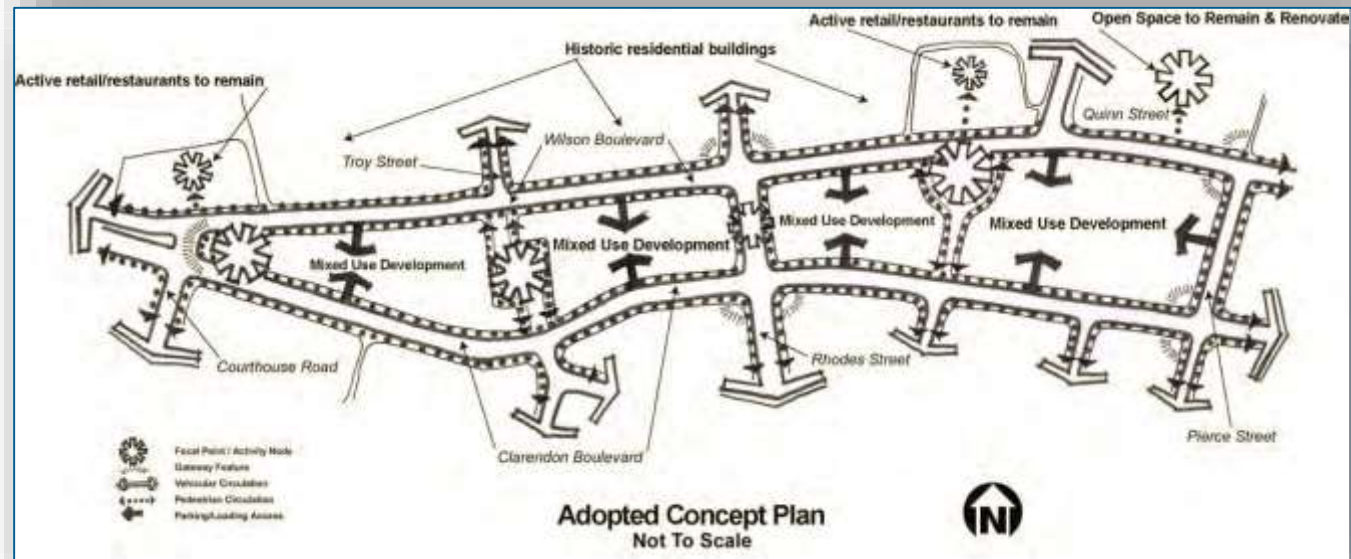
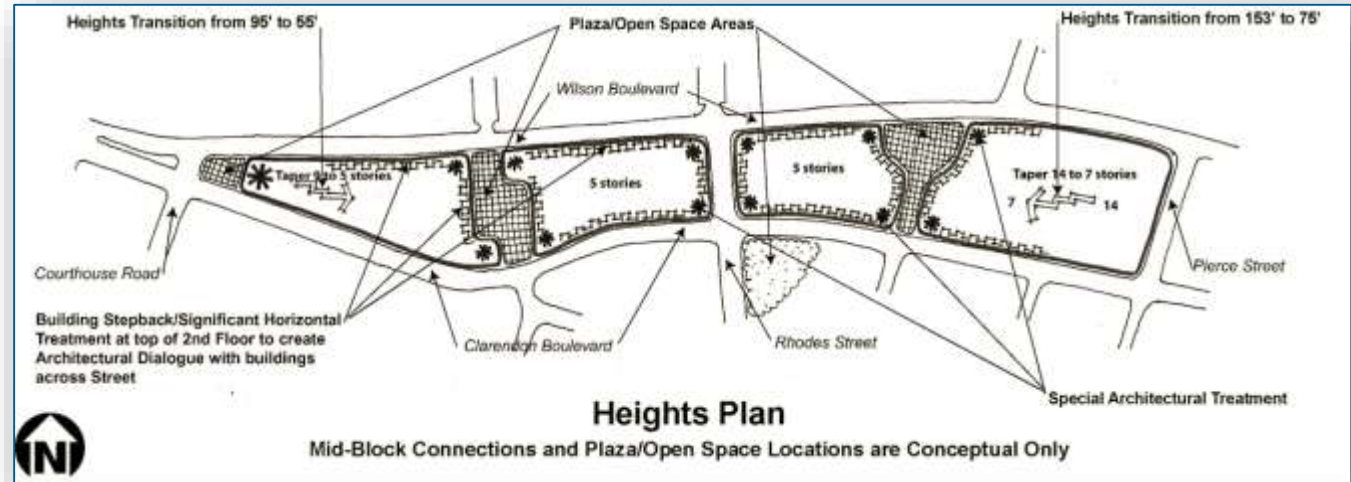
- Illustrative Plan
- Major Elements
- Heights
- Heights and Concept Plan
- Completed / Approved Projects Map
- Photos





Rosslyn to Courthouse Urban Design Study: Heights and Concept Plans

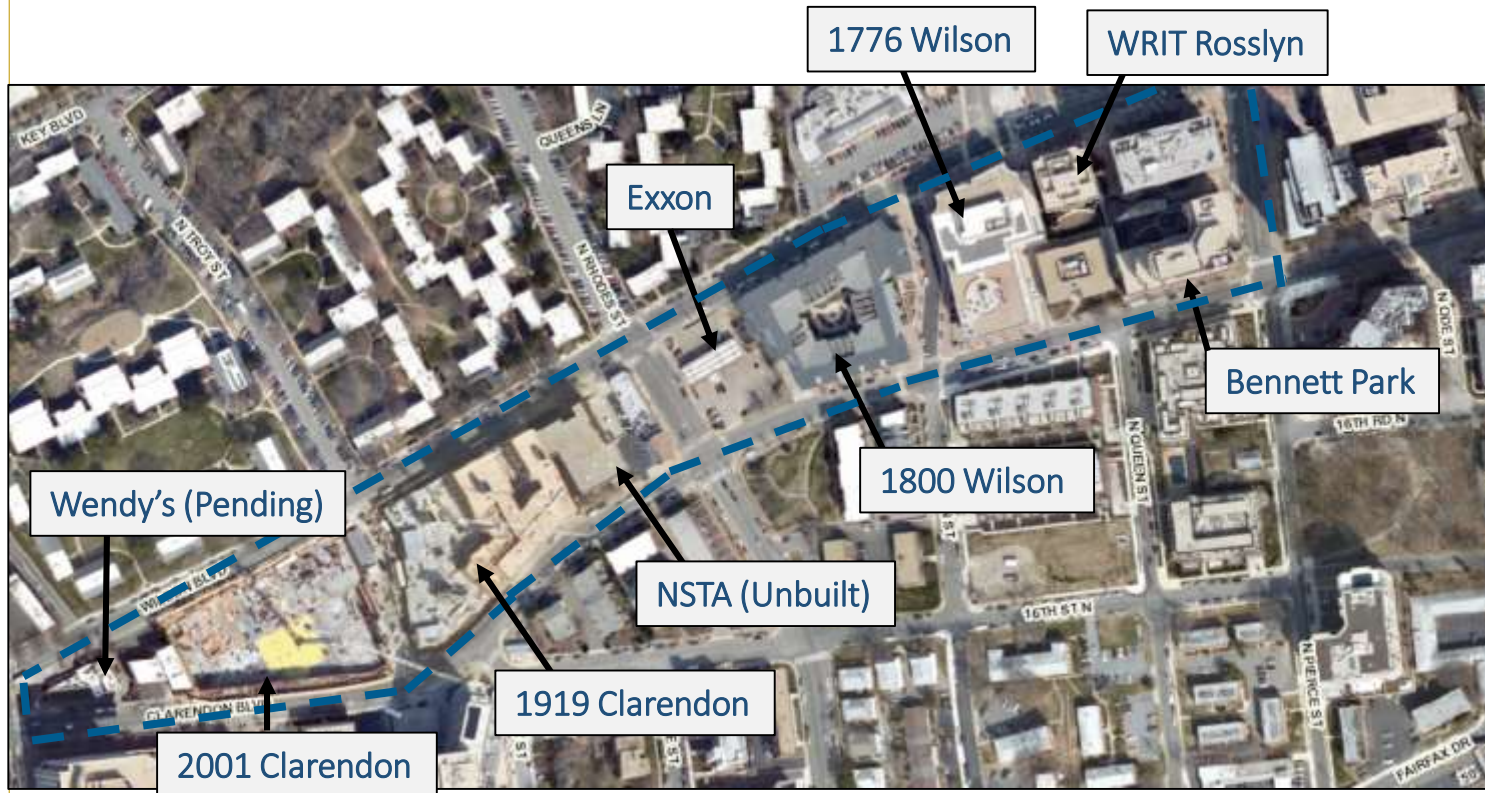
- Illustrative Plan
- Major Elements
- Heights
- Heights and Concept Plan
- Completed / Approved Projects Map
- Photos





Rosslyn to Courthouse Urban Design Study: Completed / Approved / Pending Projects

- Illustrative Plan
- Major Elements
- Heights
- Heights and Concept Plan
- Completed / Approved Projects Map
- Photos





Rosslyn to Courthouse Urban Design Study: Area Photos

- Illustrative Plan
- Major Elements
- Heights
- Heights and Concept Plan
- Completed / Approved Projects Map
- Photos



Wendy's



2001 Clarendon



1919 Clarendon



NSTA / Rhodeside / Il Radiccio



Rosslyn to Courthouse Urban Design Study: Area Photos

- Illustrative Plan
- Major Elements
- Heights
- Heights and Concept Plan
- Completed / Approved Projects Map
- Photos



1800 Wilson



1776 Wilson



WRIT Rosslyn



Bennett Park



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WESTERN ROSSLYN AREA PLANNING STUDY

Agenda Item #5

Major Policy Guidance and Context

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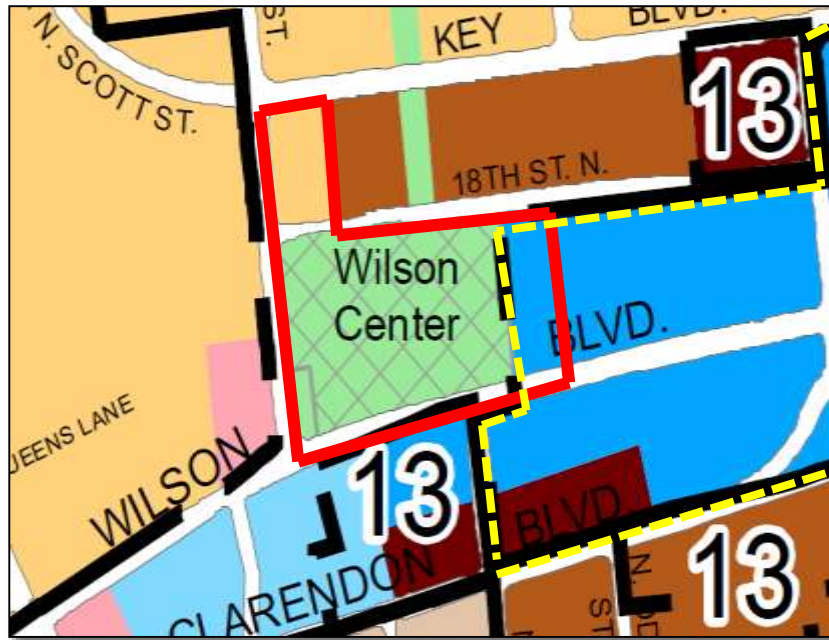
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Land Use Policies: General Land Use Plan

- Element of Comprehensive Plan – used to convey County’s land use vision

- Land Use
- Zoning
- Existing Site Plan Development
- Transportation
- Open Space
- Affordable Housing
- Community Energy Plan
- Historic Preservation



Designation	Allowable Density
Low-Medium Residential	16-36 units/acre
High-Medium Residential	Up to 3.24 FAR (residential)
High Residential	Up to 4.8 FAR - residential Up to 3.8 FAR - hotel
Medium Office-Apartment-Hotel	Up to 2.5 FAR - office Up to 115 residential units/acre Up to 180 hotel units/acre
High Office-Apartment-Hotel	Up to 3.8 FAR - office Up to 4.8 FAR - residential Up to 3.8 FAR - hotel
Service Commercial	Up to 1.5 or 2.0 FAR
Public	N/A



Rosslyn Coordinated Redevelopment District (RCRD)





Land Use Policies: Zoning Map

- Regulatory framework for all properties within Arlington County

Land Use

Zoning

Existing Site Plan
Development

Transportation

Open Space

Affordable
Housing

Community
Energy Plan

Historic
Preservation



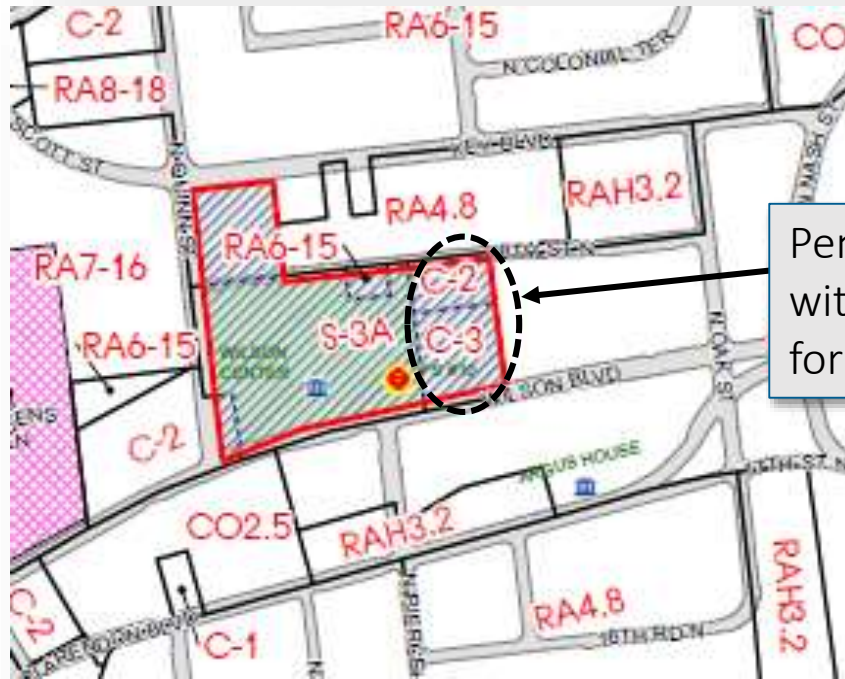
Property	Zoning
1555 Wilson (Penzance)	C-2 and C-3 Up to 45 feet 1.5 -2.0 FAR
Fire Station #10 / Rosslyn Highlands Park	S-3A Up to 45 feet RA6-15 Up to 60 feet Up to 29 townhouse units/acre Up to 48 apartment units/acre
Wilson School (APS)	S-3A Up to 45 feet
7-Eleven	C-2 Up to 45 feet 1.5 -2.0 FAR
Queens Court (APAH)	RA6-15 Up to 60 feet Up to 29 townhouse units/acre Up to 48 apartment units/acre





Land Use Policies: Zoning Map

- Land Use
- Zoning
- Existing Site Plan Development
- Transportation
- Open Space
- Affordable Housing
- Community Energy Plan
- Historic Preservation



Penzance site located within the RCRD – eligible for rezoning to C-O Rosslyn

C-O Rosslyn Zoning District: Parcels within the RCRD are eligible to submit site plan/rezoning application for development up to 10.0 FAR* and/or up to 300 feet in height.

*FAR = Floor Area Ratio
Example: A 10,000 SF building on a 20,000 SF site
FAR = 0.5





Vicinity Map – Site Plan Projects

- Land Use
- Zoning
- Existing Site Plan Development
- Transportation
- Open Space
- Affordable Housing
- Community Energy Plan
- Historic Preservation



Crosshatch = approved Site Plan projects

Study Area





Land Use

Zoning

Existing Site Plan
Development

Transportation

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Transportation Policies: MTP Goals & Policies Document

- **Goal 1** – Construct and manage streets to be “**Complete Streets**”. Streets should be safe and comfortable for pedestrians, bicyclists, transit riders, motorists and other users.
- **Goal 2** – Encourage the use of **environmentally sustainable modes**, including bicycling, walking, transit, carpooling & telecommuting.
- **Goal 4** - Provide safe and convenient **pedestrian access** on all streets.
- **Goal 5** – Use **transportation demand management** and **transportation system management** measures to mitigate expected increases in travel demand and to maintain traffic operation efficiency.





Land Use

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Transportation Policies: Streets & Pedestrian Policies

Streets Policies:

- #2. Include the appropriate facilities to meet the needs of **bicyclists, pedestrians, transit riders, motorists and freight movement** as part of all County street and facility improvement projects.
- #6. Maintain and enhance a **grid-style street network**. Enhance the connectivity of the existing street network by constructing new streets with redevelopment of large blocks and avoiding permanent closures or other reductions in street connectivity.

Pedestrian Policies:

- #2. Upgrade existing infrastructure to comply with current **accessibility standards**.
- #9. **Reconstruct arterial roadways** to manage travel speeds, expand sidewalk area, improve the safety and accessibility of pedestrian crossings and add pedestrian crossings where appropriate.



Transportation Policies: MTP Map

- #3 Rosslyn – Courthouse Area identified as an Area Planned for New Streets. Crosshatches cover entire WRAPS section between 18th Street and Wilson Blvd.

- Land Use
- Zoning
- Existing Site Plan Development
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Areas Planned for New Streets





Land Use

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Transportation Policies:

Rosslyn Multi-Modal Transportation Study (2012)

New Street Sections (p. 15):

- A **new section of N. Pierce Street**, between Wilson Boulevard and 18th Street. New Street sections would likely be implemented as part of property redevelopment projects. In the event that a proposed new street section is found to be inappropriate or infeasible it is recommended that a public pedestrian passageway be implemented as an alternative.

Recommended Rosslyn Sidewalk Widths (p. 24):

- Wilson Boulevard – sidewalk clear width of 10 to 12'
- Key Boulevard – sidewalk clear width of 8 to 10'
- 18th St. & Quinn St. – sidewalk clear width of 6 to 8'

Rosslyn Area Bicycle Facilities (p. 28):

- Bicycle lanes planned for Wilson Boulevard, Quinn Street and Key Blvd. No bicycle facilities proposed on 18th street.



Land Use

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Transportation Policies: Rosslyn Multi-Modal Transportation Study (2012)

Curb Space & Parking (p. 31):

- Explore opportunities to **increase curb space** availability thru:
i) creation of new streets, ii) restriping or reallocation of existing right-of-way, iii) use of multi-space meters.
- Allow developers to **build less parking than is required** in the site plan process, and divert resources into transit and TDM.
 - [Dec 2013 Parking Reduction Policy may apply]
- **Maximize shared parking**, within a garage and between private garages. Offer parking 1 space per 1,000 square feet as maximum permitted with a minimum of 1 space per 1,250 square feet.

Curb Space & Parking (p. 33):

- In order to meet traffic goals it is estimated that **SOV** mode share must be **reduced from approx. 45% to 30%-35%**.



Land Use

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Transportation Policies: Rosslyn Multi-Modal Transportation Study (2012)

Summary of Transportation Recommendations (p. 37):

- With redevelopment create new street segments for: N. Pierce Street between Wilson Boulevard and 18th Street.
- Incorporate permeable pavements, energy-efficient lighting and stormwater bio-retention/filtration measures in street redesigns.

Appendix A – Street Cross Sections:

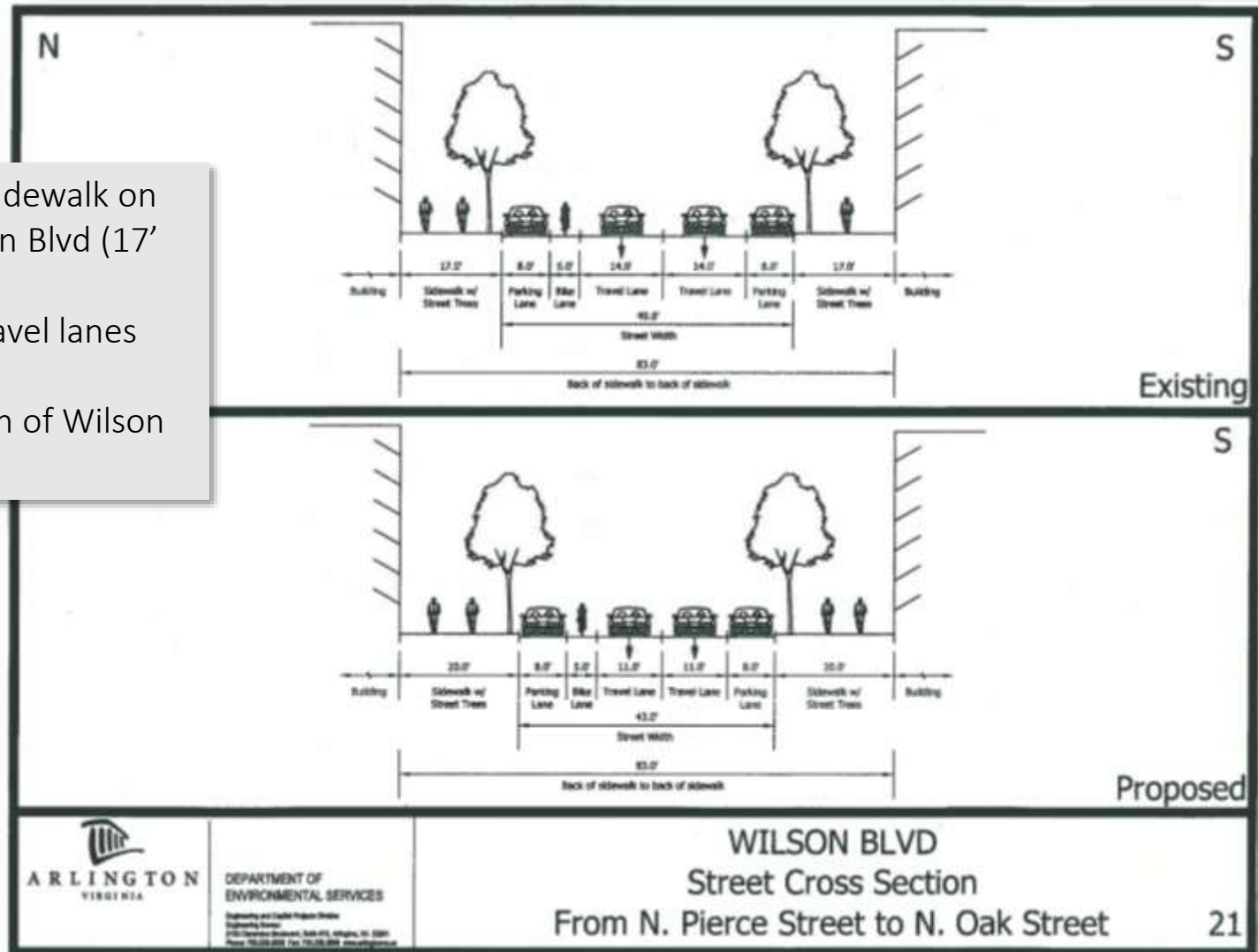
- Section #21 – Depicts existing and proposed sections for Wilson Boulevard between N. Oak and Pierce Streets.

<http://projects.arlingtonva.us/plans-studies/transportation/rosslyn-multimodal-transportation-study/>



Transportation Policies: Rosslyn Multi-Modal Transportation Study (2012)

- Increase width of sidewalk on both sides of Wilson Blvd (17' to 20')
- Reduce width of travel lanes (14' to 11')
- Reduce street width of Wilson Blvd (49' to 43')





Land Use

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Open Space Policies:

Public Spaces Master Plan (2005)

Recommendation 5.1 - Maximize the Partnership with Arlington Public Schools

- County and APS: long history of collaboration and joint use of facilities to maximize the community's investment in our public buildings
- **MOU's** and other types of formal and informal agreements
 - Example: County has upgraded school athletic fields to synthetic turf grass
 - Both the County and APS benefit because the County receives increased use of the fields and the schools receive much higher quality fields at no or little cost.
- Benefits to both agencies with MOUs; however facility resources are currently not fully tapped resources.
- Opportunities exist to increase/enhance community use when facility is not being utilized by APS



Land Use

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Open Space Policies:

Public Spaces Master Plan (2005)

Recommendation 5.1 - Maximize the Partnership with Arlington Public Schools - continued

To optimize use of these resources, the County and APS should:

- **Review all existing formal and informal agreements and MOU's** and update as necessary. Create evaluation and enforcement guidelines for both agencies.
- Review the **current policy** of the County Board and School Board **on joint use** (which includes joint development and use of facilities) and update as necessary
- Explore creation of an Inter-Agency Coordination Board
- **Clarify County priorities** for requests for use of school facilities





Land Use

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Open Space Policies:

Public Spaces Master Plan (2005)

Recommendation 1.7 – Optimize Creative Use of Spaces:

Arlington County has limited capacity for acquiring more public spaces due primarily to the population density, lack of available land, and high land costs.

In light of this and with the continued demand for more public spaces, it is imperative that the County look at opportunities to optimize the use of spaces that are available, including partnering and creative repurposing.

- **Utilize new technologies** in synthetic turf and dark sky lighting to obtain maximum use and availability of multi-purpose turf fields and ball fields.
- **Limit**, where appropriate, **specific-use facilities** that may sit idle during non-programmed times.
- Consider creating **additional usable public space** by creating space over roadways such as I-66, underground parking garages and the **rooftops of buildings**.



Land Use

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Open Space Policies:

Public Spaces Master Plan (2005)

Recommendation 3.1 – Make Public Spaces Usable for People of All Abilities

- Arlington County has implemented a strong focus on usability of all public spaces for people of all abilities, but there remain facilities and lands that are not adequately accessible.
- **Focus efforts that supports all people's** need for play, leisure time and social interaction.
- This should extend above and beyond what is required by law, including technical research, design expertise, and citizen input related to creating and redeveloping public spaces that are accessible and usable by all.



Land Use

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Preservation

Open Space Policies:

Public Spaces Master Plan (2005)

Recommendation 3.1 – Make Public Spaces Usable for People of All - continued

- Renovation projects: incorporate the requirements and guidelines of the US Access Board on Recreational Facilities
- Benchmark for renovation projects and new construction: go beyond ADA compliance to state-of-the-art model projects commensurate with the County's world-class community planning and development
- Create places for all children to play together
- Support the right leisure time experience for all
- Consider the County's first-ever universal design/accessibile playground to create a fun place for children and adults of all ages and abilities to recreate in a setting that is accessible to the greatest number of people.



Land Use

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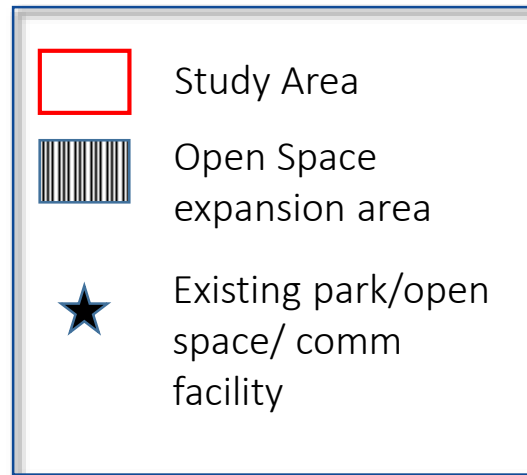


Open Space Policies:

Public Spaces Master Plan (2005)

Potential Public Space Acquisition Location:

- 1994 Open Space Master Plan
- 1992 Rosslyn Sector Plan Addendum
- Expand open space along the east side of North Quinn Street, from North 18th Street to Key Boulevard and east to the Atrium Complex adjacent to existing park land and the Wilson Center. [the APAH parcel]





Land Use

Zoning

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Housing Policies:

- Arlington's Housing Principles
- Arlington's Goals and Targets for Affordable Housing
- Affordable Housing Provisions in the Arlington County Zoning Ordinance
- Affordable Housing Study (2015)
- Public Land for Public Good (County Manager's Report)



Land Use

Zoning

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Historic
Preservation

Energy Policies:

Community Energy Plan (2013)

- **Goal 1:** Increase the energy and operational **efficiency** of all buildings
- **Goal 2:** Increase local energy **supply and distribution efficiency** in Arlington **using district energy**
- **Goal 3:** Increase locally generated energy supply through the **use of renewable energy options**
- **Goal 4:** Refine and expand **transportation infrastructure and operations enhancements**
- **Goal 5:** Integrate CEP goals into all County Government activities
- **Goal 6:** Advocate and support **personal action** through behavior changes and effective education



Land Use

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Preservation

Historic Preservation Policies:

- Historic Preservation Master Plan:
 - In Statement of Intent, integrating and balancing land use policies with future growth

- Historic Resources Inventory (HRI): County Adopted (2011) Policy Initiative to Identify and Rank Historic Garden Apartments, Shopping Centers, and Commercial Buildings. HRI Adopted Policy Guidelines and Rankings to be used in conjunction with other County Adopted Plans and Policies.
 - Queens Court Apartments Rank in top tier of “Important” category





Land Use

Zoning

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Historic
Preservation

Historic Preservation Policies:

- In the corresponding HRI Goals and Policy Objectives, County will:
 - Goal 1: **Promote historic preservation** as a viable and continuing community benefit
 - Goal 2: **Promote the preservation of Important buildings**
 - Goal 8: Continually **integrate historic preservation planning principles** into County policies
- HRI Policy adopted by Board October 2011 states County will **“strive to protect and promote the reuse of those properties listed as Important.”**
- **Queens Court** eligible for listing in the National Register of Historic Places under the Multiple Resource Listing for Garden Apartments (as approved 2003 and amended 2010).



Land Use

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Historic
Preservation

Historic Preservation Policies:



Wilson School:

- Constructed in 1910 as the Fort Myer Heights School
- 2nd oldest school building in County
- Considered for Local Historic District Designation in 2009

Queens Court Apartments:

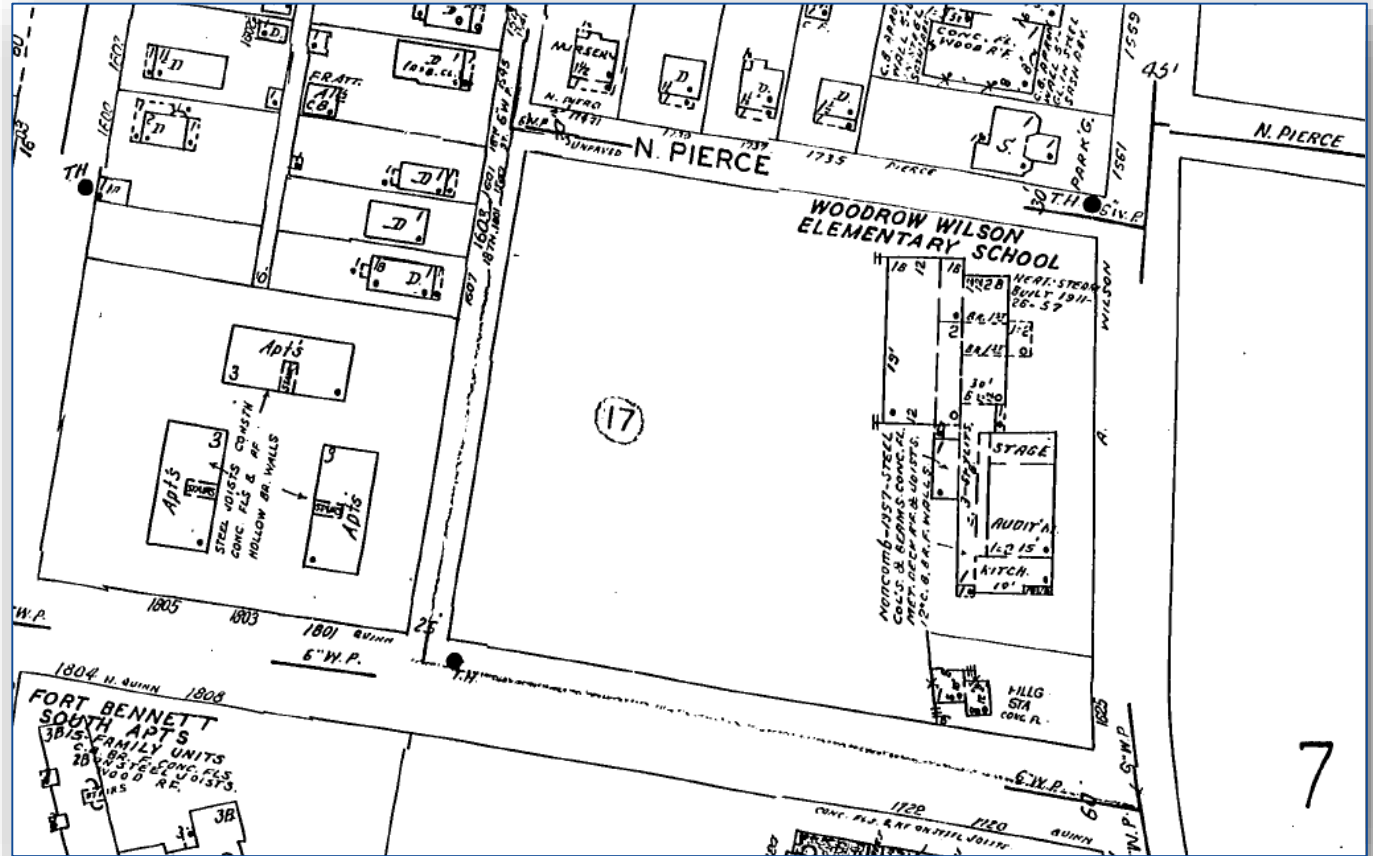
- Constructed in 1941
- HRI Ranking of Important
- Eligible for National Register of Historic Places





Historic Preservation Policies:

- Land Use
- Zoning
- Existing Site Plan Development
- Transportation
- Open Space
- Affordable Housing
- Community Energy Plan
- Historic Preservation



1959 Sanborn Map showing Queens Court (bottom left) and Wilson School (right)





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WESTERN ROSSLYN AREA PLANNING STUDY

Agenda Item 6: Concept Plans

What are they?

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Comments /
Feedback

Deliverables

Sample Concept
Plans

Study Timeline

Staff/WG Roles/
Responsibilities

Summary /
Suggested
Approach

What have we heard?

- Questions about the school program(s) to be located at the Wilson School site
 - Up to 1,300 seats
- Questions about whether there are design standards for “urban fire stations”
 - Requirements vs preferences
 - Co-location possibilities
 - Design flexibility



Comments /
Feedback

Deliverables

Sample Concept
Plans

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What is the Finished Product?

- WRAPS Area Plan, including:
- Vision
- Key Policies
- **Concept Plan** →
- Recommendations
 - Land Use
 - Transportation
 - Open Space
 - Housing/Affordable Housing
 - Urban Design
 - Tools/Strategies
 - Phasing

Conceptual diagram:

- Buildable areas & Building placement
- Open spaces
- Connections
- Building Heights



North Quincy Street Plan Addendum (2013)

Comments /
Feedback

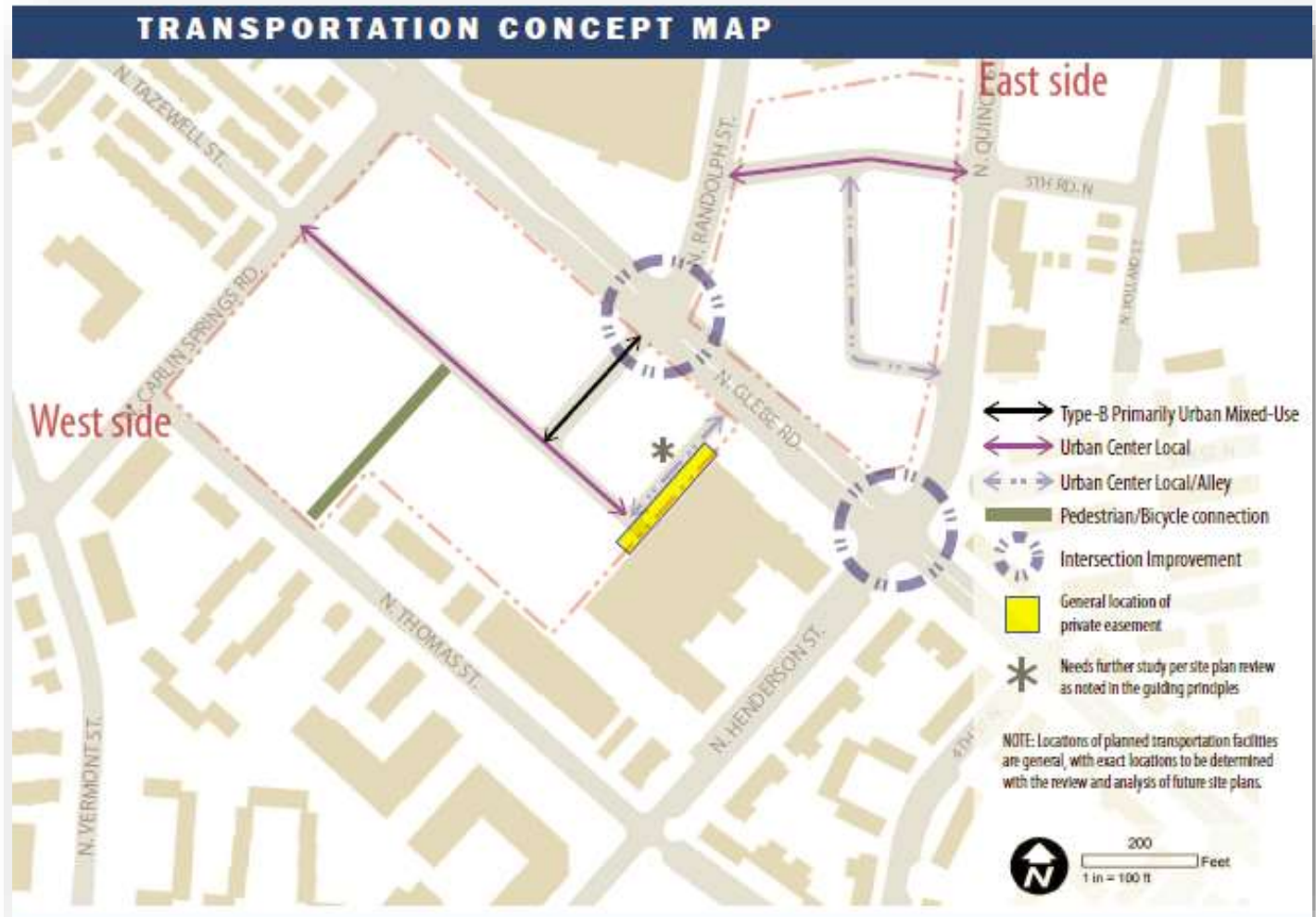
Deliverables

Sample Concept
Plans

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Responsibilities

Summary /
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North Quincy Street Plan Addendum (2013)

Comments /
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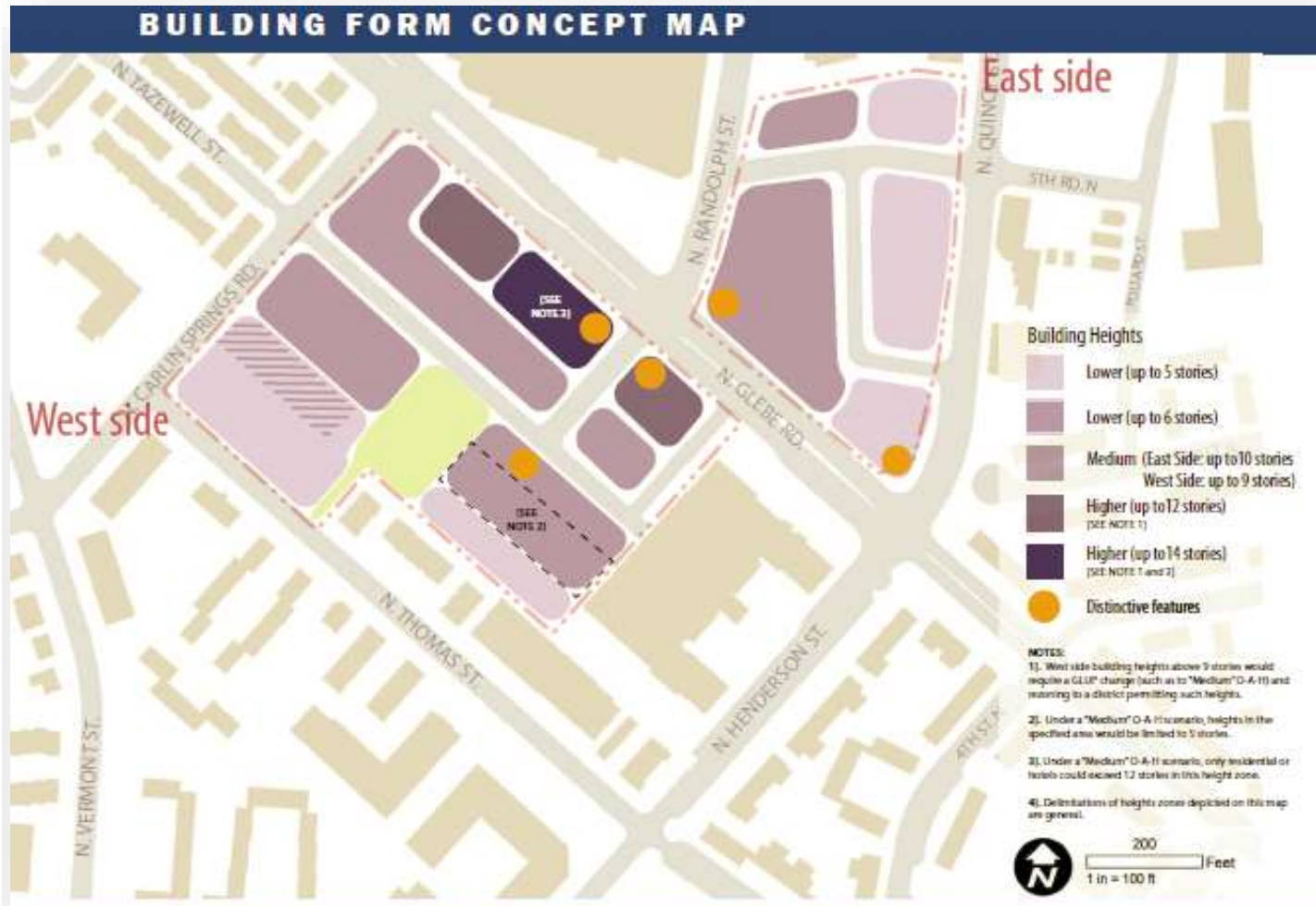
Deliverables

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Study Timeline

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Rosslyn to Courthouse Urban Design Study (2003)

Comments / Feedback

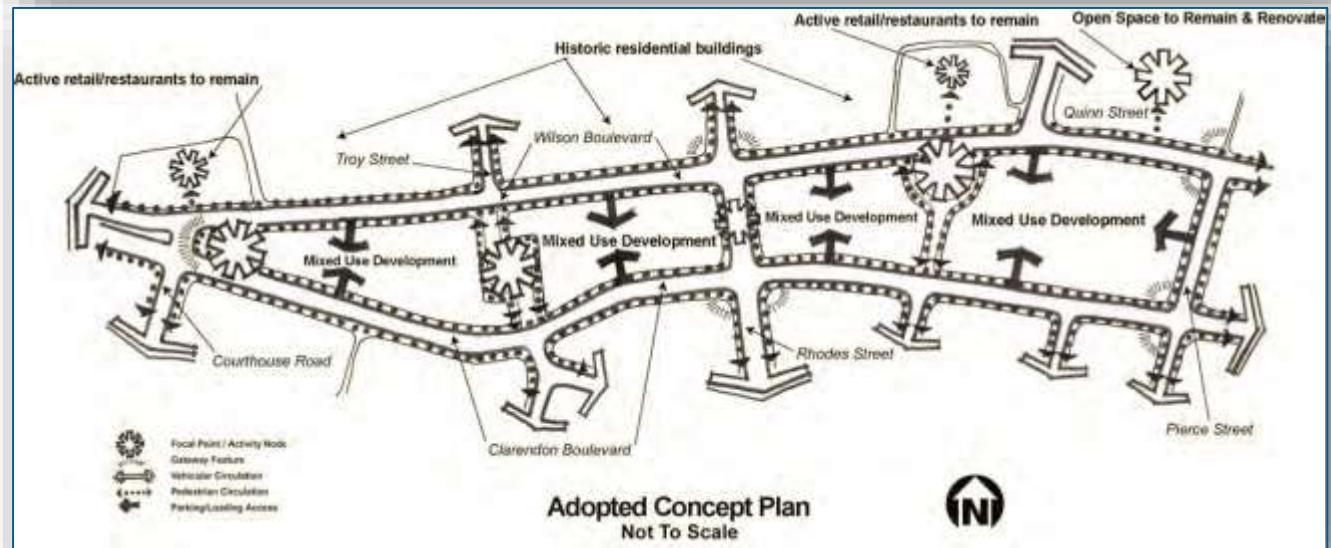
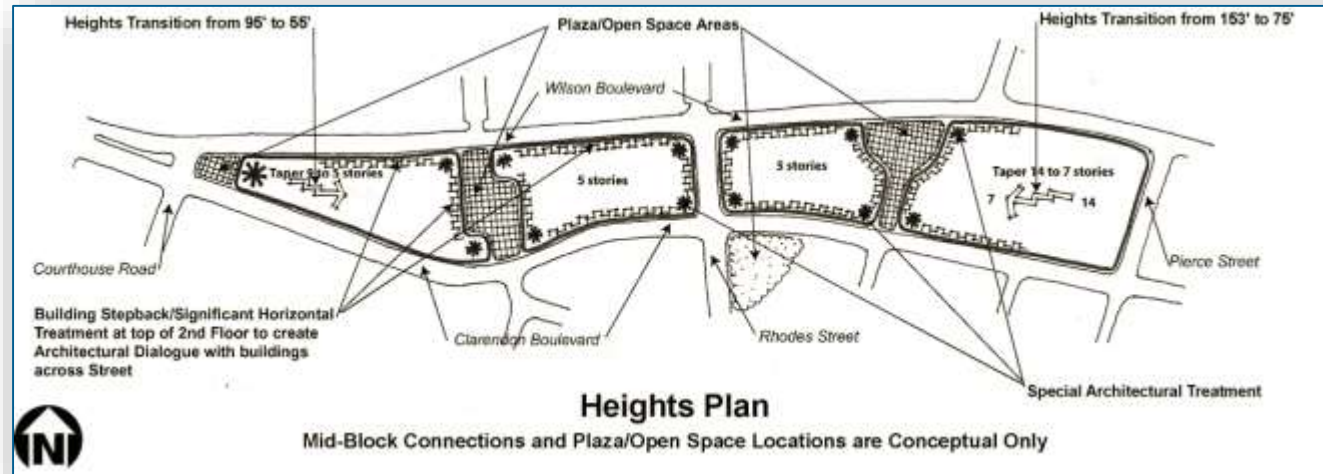
Deliverables

Sample Concept Plans

Study Timeline

Staff/WG Roles/Responsibilities

Summary / Suggested Approach





Comments /
Feedback

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Sample Concept
Plans

Study Timeline

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Responsibilities

Summary /
Suggested
Approach

Upcoming Study Timeline

- Orientation (June 21st - Meeting #1)
- Policy Guidance & Context (July 8th - Meeting #2)
- Study Area Site Analysis (July 23rd - Meeting #3)
- Develop Guiding Principles (September 9 - Meeting #4)
- Charrette / Workshop (October)
- Additional Working Group Meetings (October '14 – January '15)



Comments /
Feedback

Deliverables

Sample Concept
Plans

Study Timeline

Staff/WG Roles/
Responsibilities

Summary /
Suggested
Approach

Staff & Working Group roles & responsibilities

- Staff will:
 - Develop analysis / graphics that evaluate and illustrate a range of possible outcomes
 - Provide typical floor plates for office / residential / hotel
 - Prepare 3-D models
 - Generate assumed school program/floor plate
 - Evaluate stand-alone vs mixed-use fire station development

- Working Group will:
 - Review and discuss staff's analysis and materials
 - Ask questions
 - Help to refine



Comments /
Feedback

Deliverables

Sample Concept
Plans

Study Timeline

Staff/WG Roles/
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Summary /
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Summary / Suggested Approach

- The Conceptual Plan will provide general guidance through graphics and text that support and illustrate the vision
 - Upon identifying a particular constraint or point of conflict, the elements of Conceptual Plan can be adjusted
 - Iterative process – starting with certain assumptions
- Detailed review of the design of each building will be conducted under Site Plan Review or Public Facilities Review Committees
 - Conceptual Plan / Area Plan provide context for that review
 - Suggest workable site configurations to be refined



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WESTERN ROSSLYN AREA PLANNING STUDY

Agenda Item 7: Discussion & Wrap Up

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Working Group Discussion

- Comments on Guiding Policies?
- Clarifying Questions?
- Guiding Policies are a starting point...
 - What priorities and/or concerns should be noted?