



**WRAPS**

WESTERN ROSSLYN AREA PLANNING STUDY

## **Working Group Meeting #3**

Preliminary Site Analysis

School Siting Considerations

Guiding Principles

July 23, 2014  
Wilson School



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# Agenda

- Follow-Up from Meeting #2: WG & community feedback
- Presentations / Q&A:
  - Preliminary Site Analysis
  - School Siting Considerations
- Setting the Stage for Guiding Principles Discussion
- Adjournment



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WESTERN ROSSLYN AREA PLANNING STUDY

**Agenda Item #2**

Follow-up from Matters from Meeting #1

July 23, 2014  
Wilson School



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# Previous Comments & Responses

- ❖ Size of Rosslyn Highlands Park - approximately 31,000 square feet
- ❖ Funding for public improvements (park / fire station) not in the adopted CIP, so we will examine how development can offset these costs
- ❖ Joint use of indoor and outdoor school facilities
- ❖ Fire station design – our staff will work to provide information for evaluation by the working group on a preliminary level.



# Correction – Comments & Responses

Stuart Stein:

The decision of APS to retain the Wilson site is critical. APS recognized that it is ~~time~~there to educate our children, not to be in the real estate business. The land needs to be used for a school in what is an underserved area (an area that is inviting more and more families to move in). The school should continue to share its facilities with the community. The fire house is the most important use in the study area. Seconds count when you are talking about response times, and the fire house must have priority for Wilson Blvd access.



Comments /  
Feedback

Presentations

Discussion

Wrap Up

# Meeting #2 Summary

## Public Spaces Master Plan (2005)

Priority 2, Recommendation 1.2 – Develop a Land Acquisition Policy (p.42)

Address the need to expand green spaces in the urban corridors in order to provide parks large enough to accommodate active recreation. Look for opportunities to make better use of existing public sites, such as the Wilson School / Rosslyn Highlands Park / Fire Station #10 Site.



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WESTERN ROSSLYN AREA PLANNING STUDY

## **Agenda Item #3**

### Preliminary Site Analysis

July 23, 2014  
Wilson School



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# Introduction

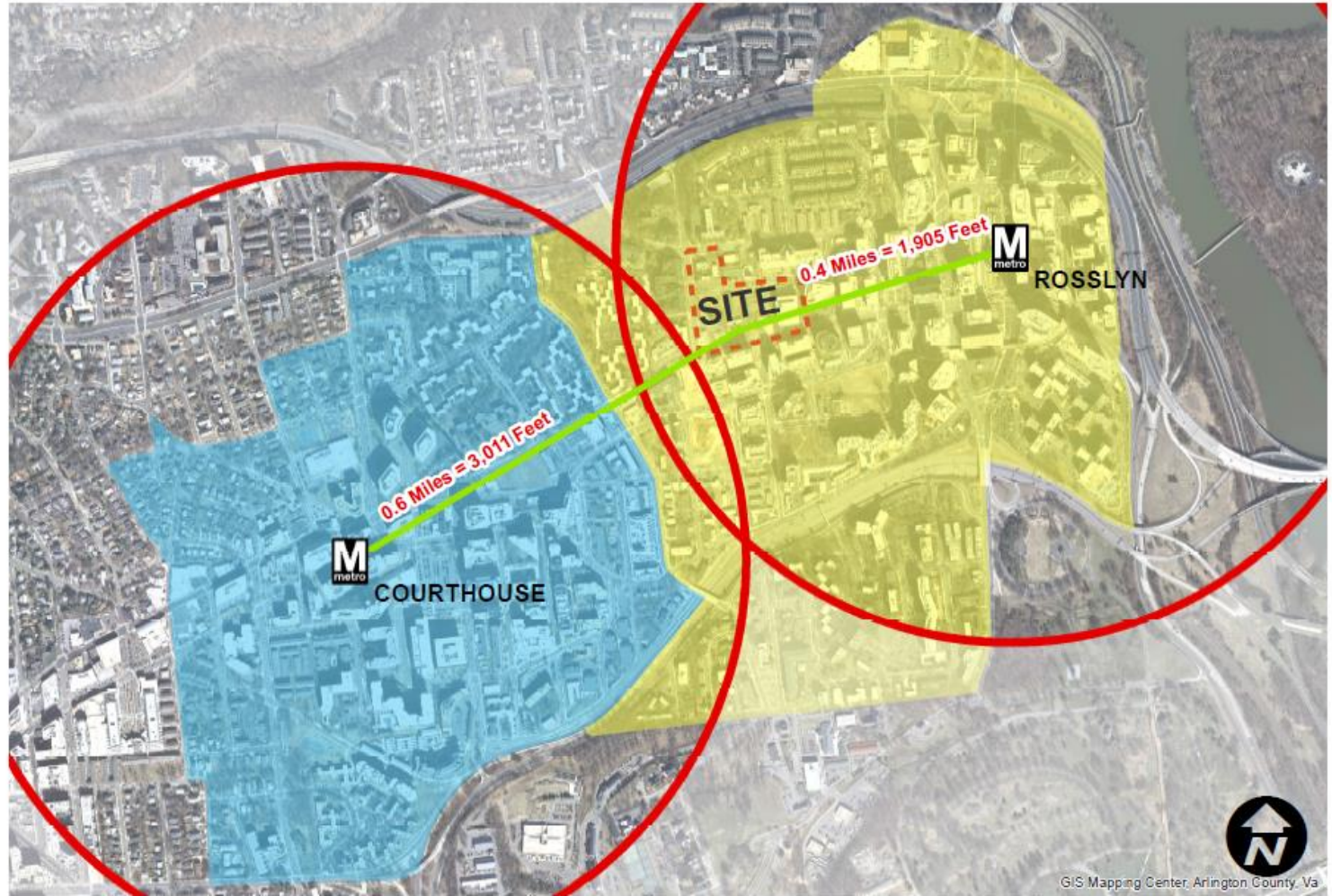
## ❖ Preliminary Analysis

- Provides additional background information
- Helps prepare for discussion of Guiding Principles
- Seeking your feedback –
  - More detail?
  - What's missing?

## ❖ Major Topic Areas / Speakers

- Transportation – Kelly Cornell, DES
- Natural Realm – Lida Aljabar, DPR
- Land Use / Development – Jennifer Smith, CPHD

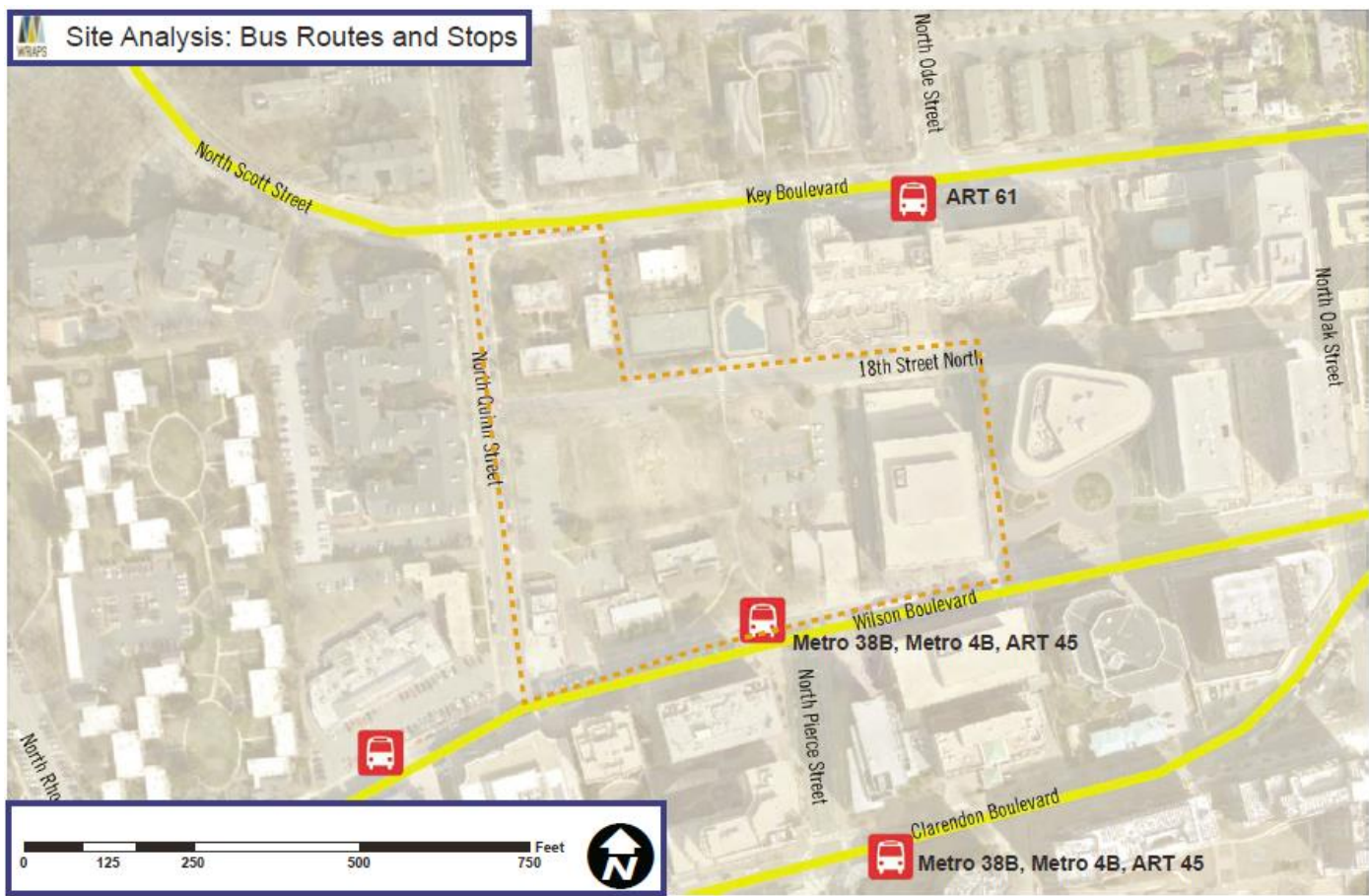




- ❖ Rosslyn Metro Station Average Weekday Ridership - >15,500 boardings (2013)
- ❖ Courthouse Metro Station Average Weekday Ridership - >7,500 boardings (2013)



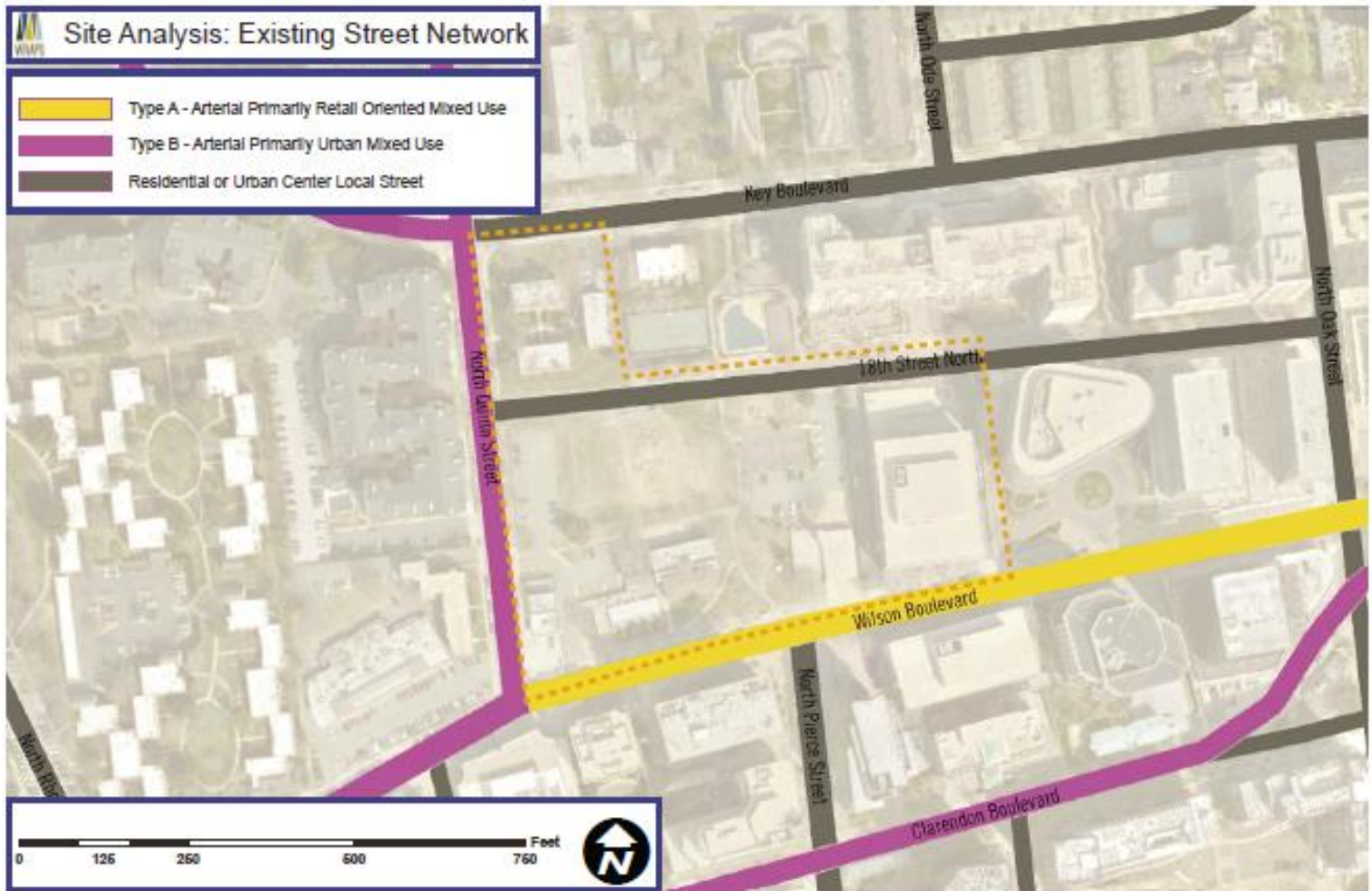
- Transportation
- Natural Realm
- Land Use / Development
- Summary



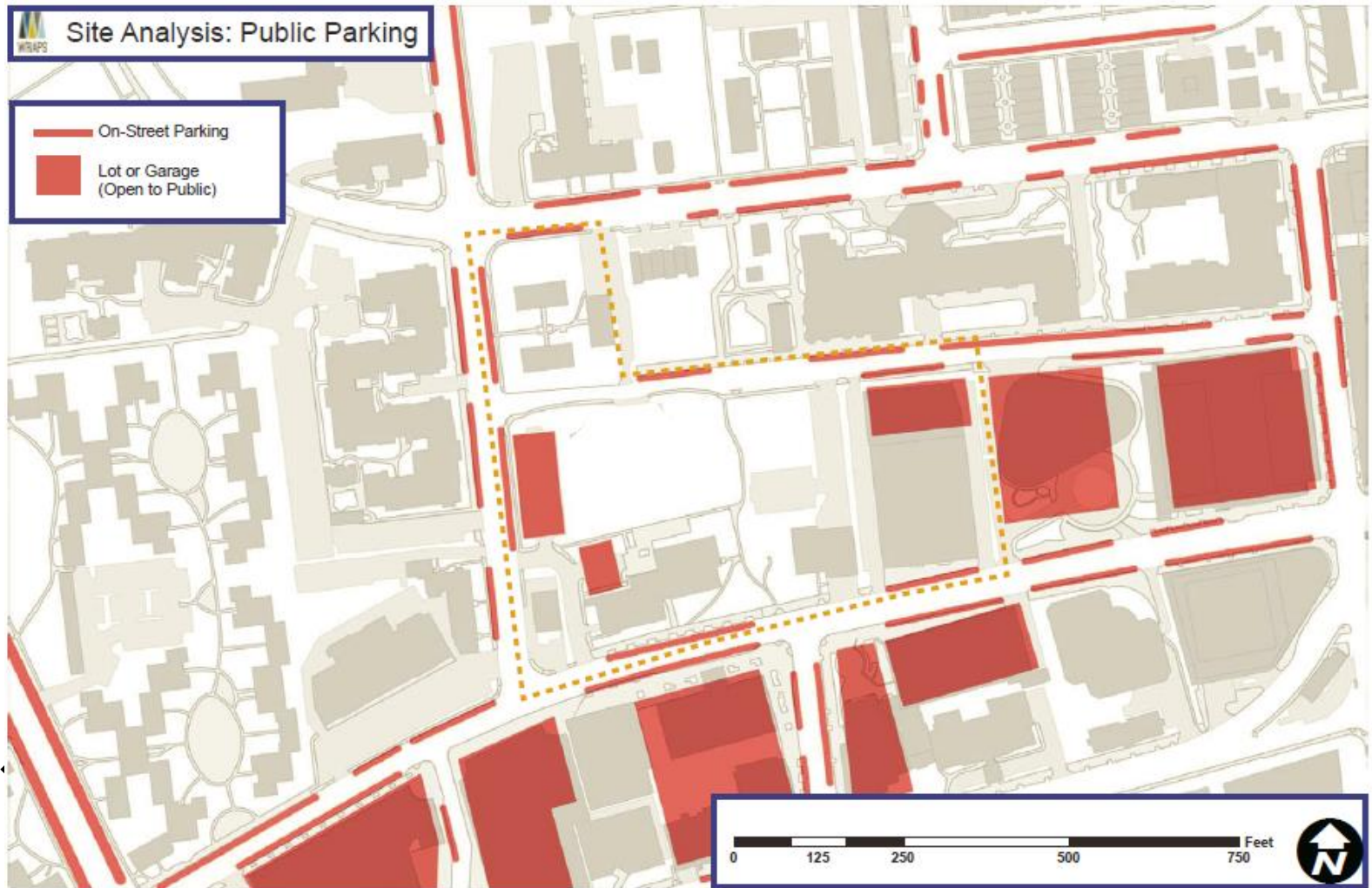
- ❖ **ART 61AB** – Rosslyn/Court House Shuttle runs M-F; 6am to 10am & 3pm to 7pm at 25 minute intervals
- ❖ **ART 45** – Columbia Pike/Rosslyn runs M-F from 6am to 11pm at 30 minute intervals
- ❖ **Metro 38B** – Ballston/Farragut Square runs M-F from 5am until after midnight at 12 minute intervals during AM/PM peak hours. Also operates Saturday-Sunday.
- ❖ **Metro 4B** – Pershing/Arlington Blvd runs M-F from 6am to midnight at 30 minute intervals





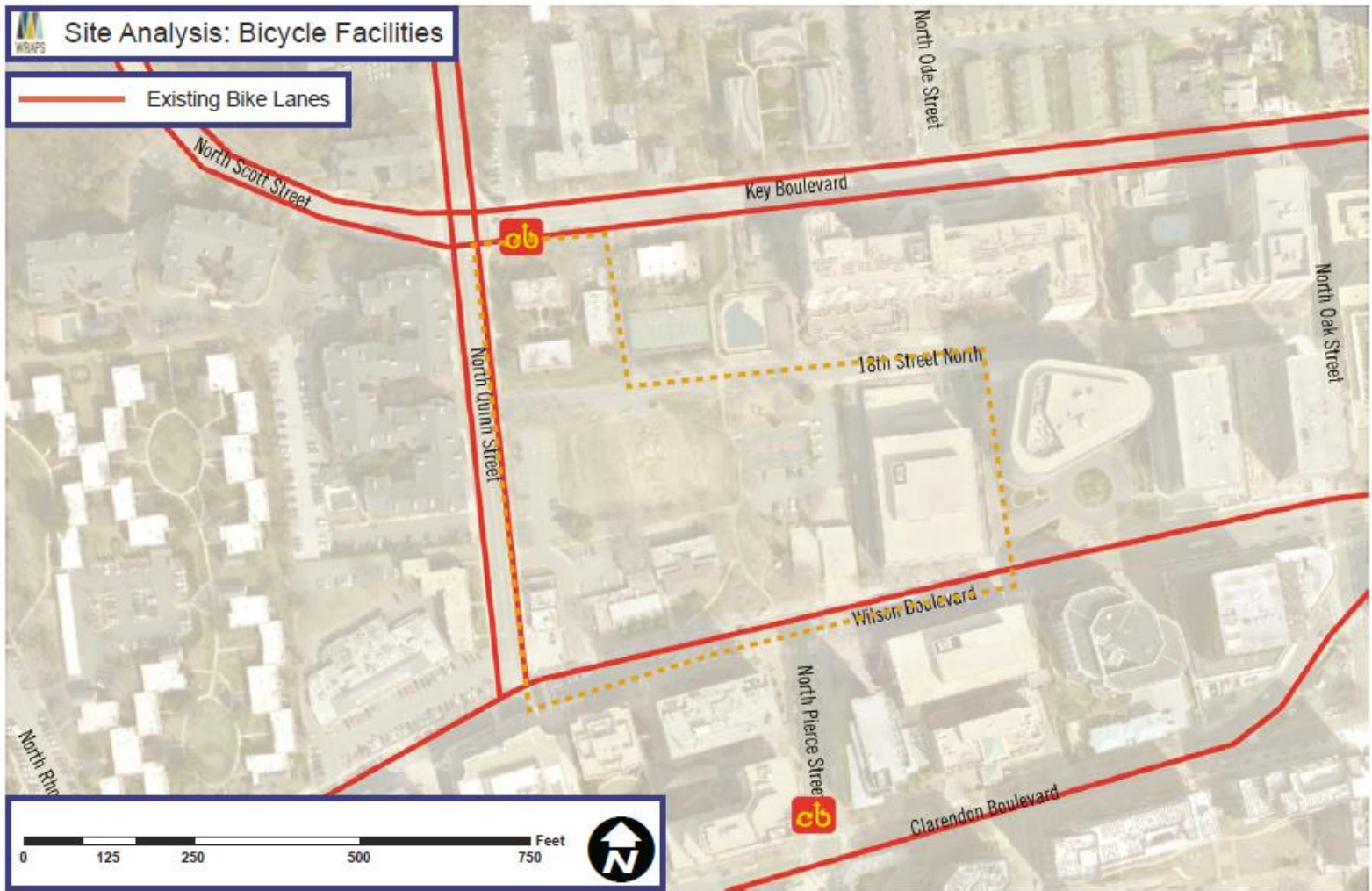


- ❖ **Type A Street (Wilson Blvd):** Target speed of 20-25 MPH, frequent transit service, bikelane, limited driveway access, high priority for on-street parking, 10-16ft sidewalk plus 6ft tree pits.
- ❖ **Type B Street (Quinn):** Target speed of 25-30 MPH, frequent transit service, bikelane, limited driveway access, high priority for on-street parking, 6-12ft sidewalk plus 6ft tree pits.
- ❖ **Urban Center Local (18<sup>th</sup> Street):** Target speed of 25MPH, limited transit service, shared lane, non-restricted driveway access, high priority for on-street parking, 6-8ft sidewalk plus 4-6ft green strip.

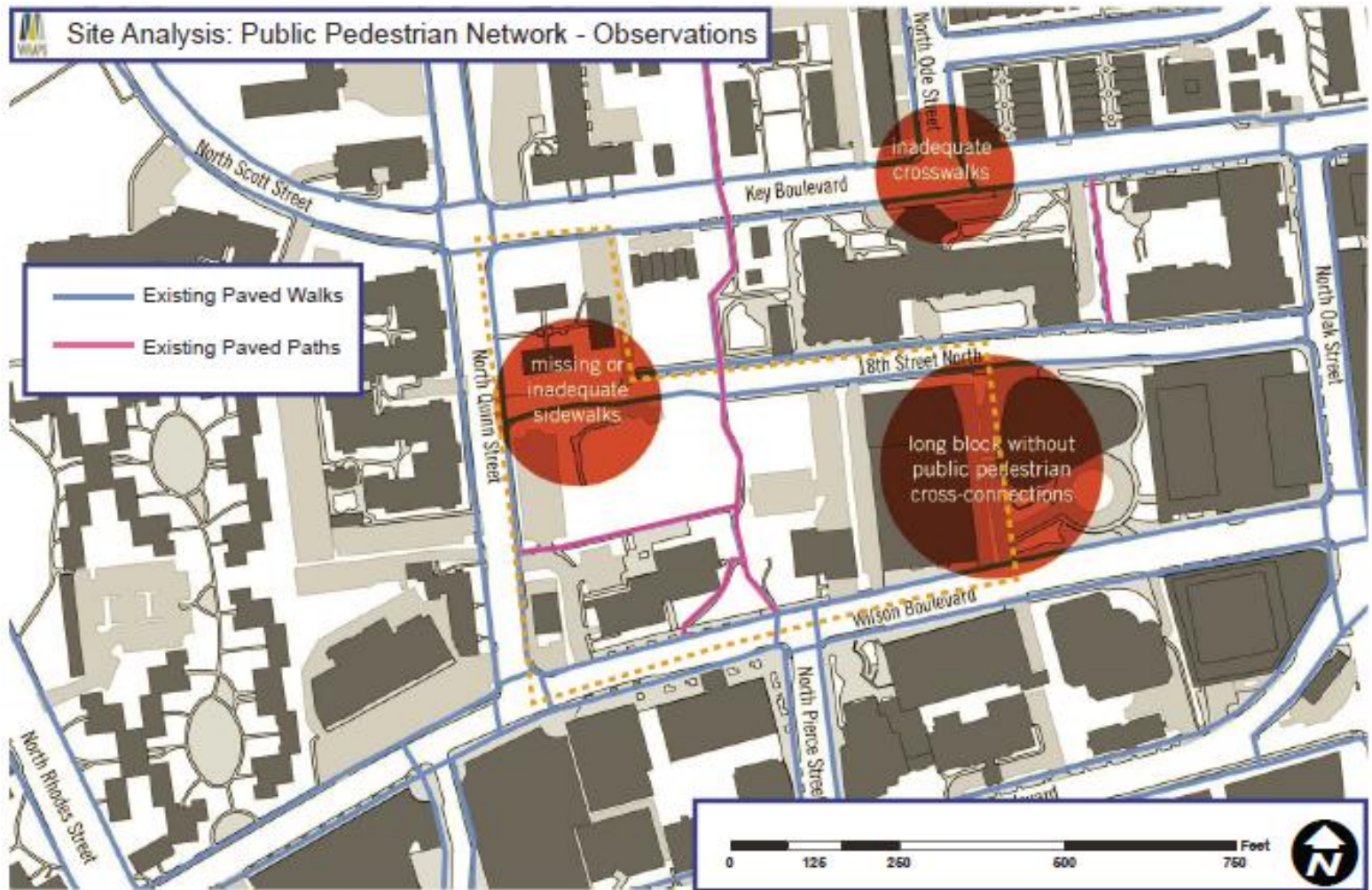


- ❖ Both metered and 1-hour metered parking on Quinn Street
- ❖ Mix of non-metered, 12-hour and 2-hour metered parking on 18<sup>th</sup> Street
- ❖ 2-hour metered parking on Wilson Blvd





- ❖ Bicycle lanes on Wilson Blvd, Clarendon Blvd, Quinn Street and Key Blvd
- ❖ Capital Bikeshare Stations at Key Blvd/Quinn Street and Clarendon Blvd/Pierce Street
- ❖ Additional bicycle parking needed on site



- ❖ Numerous, wide curb cuts located around site
- ❖ Missing sidewalk segments
- ❖ Constrained sidewalks
- ❖ Inadequate sidewalk widths (based on MTP recommendations)

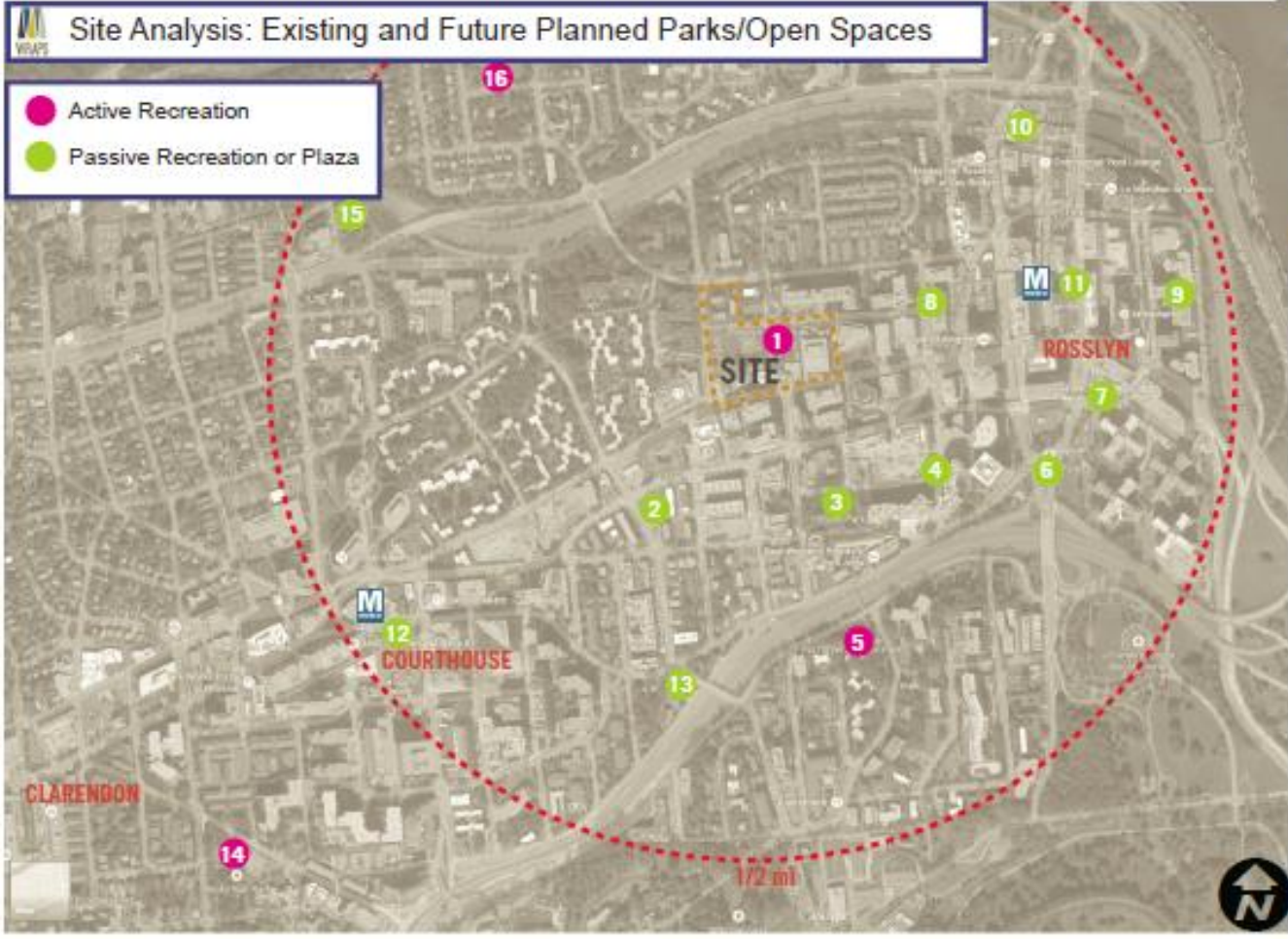




- ❖ Within vicinity of study area, pedestrian experience is impacted:
  - Driveways
  - Lack of tree canopy
  - Steep grade
  - Lack of retail frontages
  - Sidewalk width / condition

# Site Analysis: Existing and Future Planned Parks/Open Spaces

- Active Recreation
- Passive Recreation or Plaza



## EXISTING PARKS/ OPEN SPACES

1. Rosslyn Highlands Park
2. Rhodeside Green Park
3. Hillside Park
4. Belvedere Park
5. Fort Myer Heights Park
6. Dark Star Park
7. Freedom Park
8. 1401 Wilson\*
9. Rosslyn Plaza\*
10. Gateway Park
11. Central Place\*
12. Courthouse Plaza\*
13. The Gables Park\*
14. Rocky Run Park
15. McCoy Park
16. Dawson Terrace

\* Future Park/ Open Space

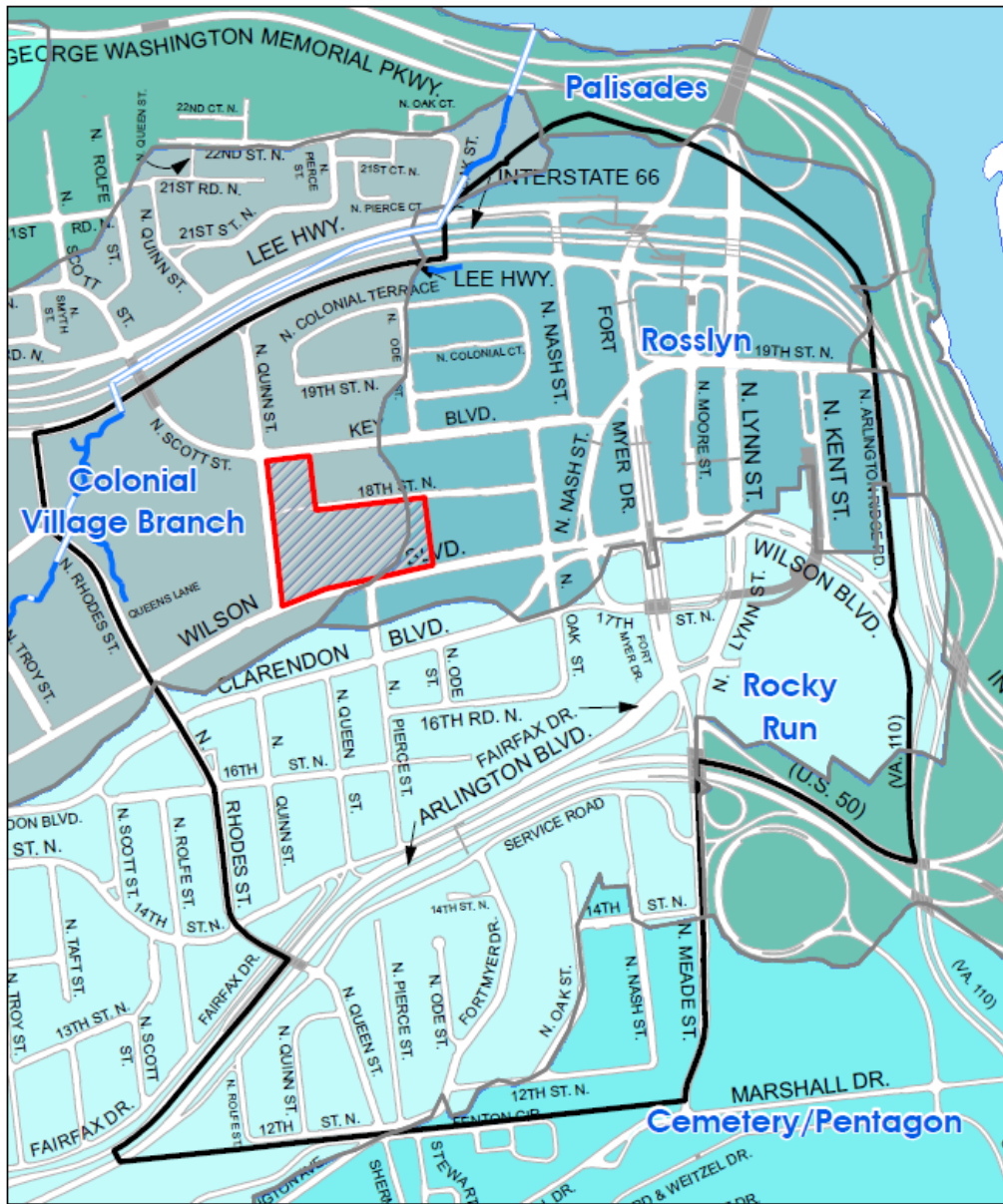
- Transportation
- Natural Realm
- Land Use / Development
- Summary

- ❖ The Rosslyn area has a surplus of passive-use, pocket parks and plazas, and a deficit of accessible, active-use community parks.
- ❖ The outcomes of both WRAPS and the Realize Rosslyn sector plan update will shape the future park and recreation network for this community.





Transportation  
 Natural Realm  
 Land Use /  
 Development  
 Summary



# Hydrology Map

- ❖ No underground waterways through the site
- ❖ Drainage generally flows to the north and west

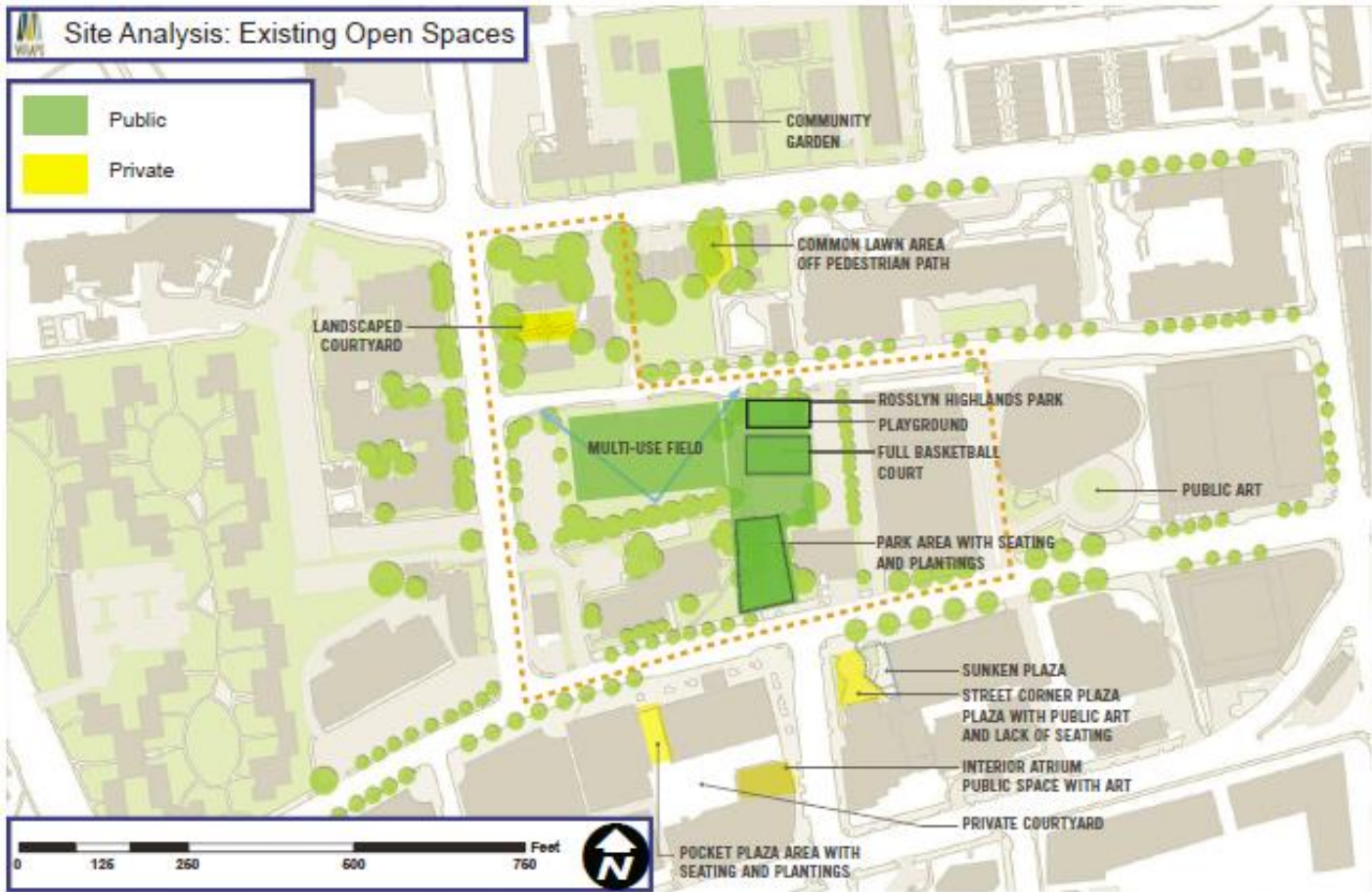
Map shown on page 12 of Briefing Book



### Legend

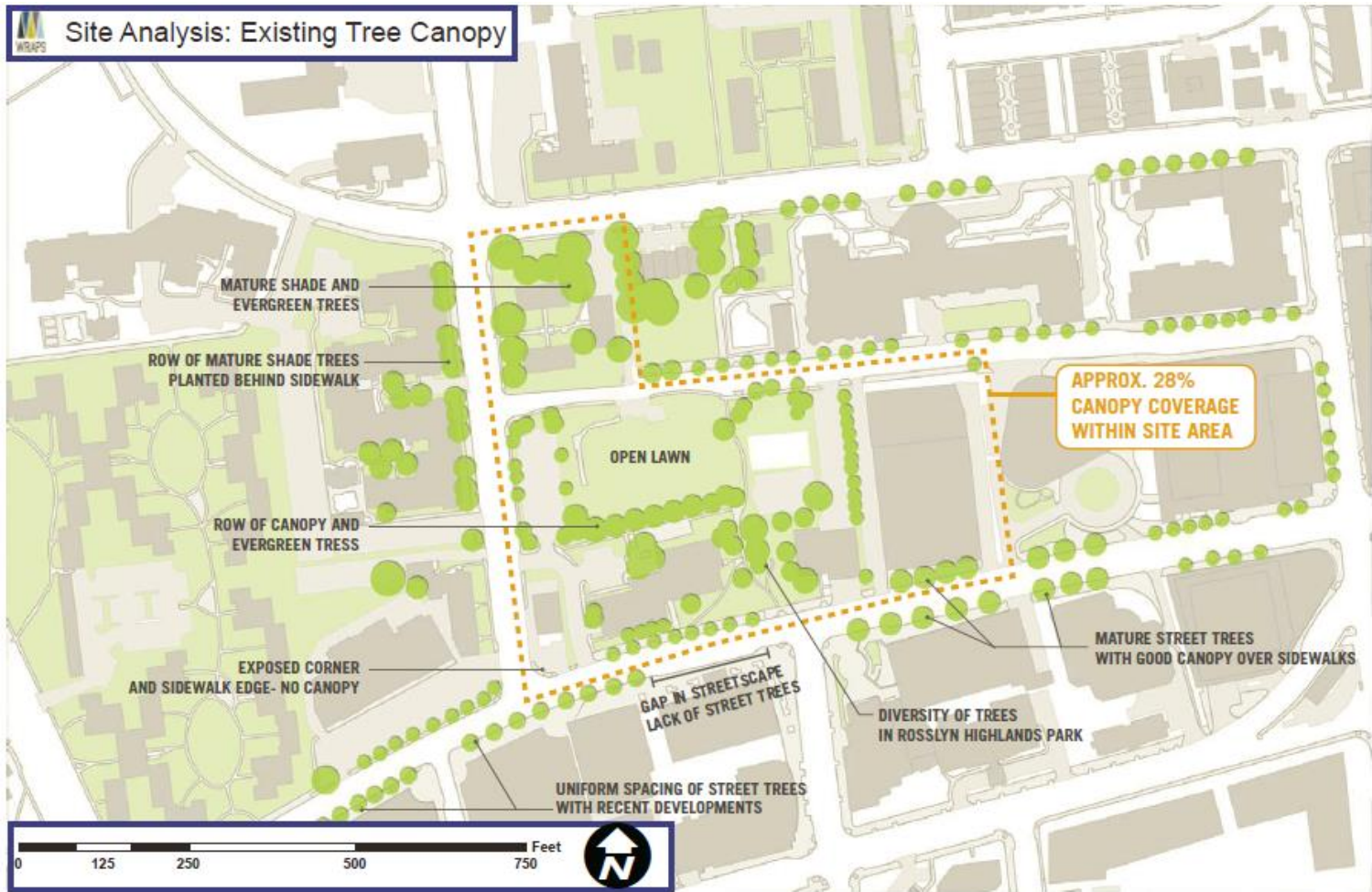
- Wilson School Study Area
- Culvert
- Watersheds
- Metro Station Area
- Stream



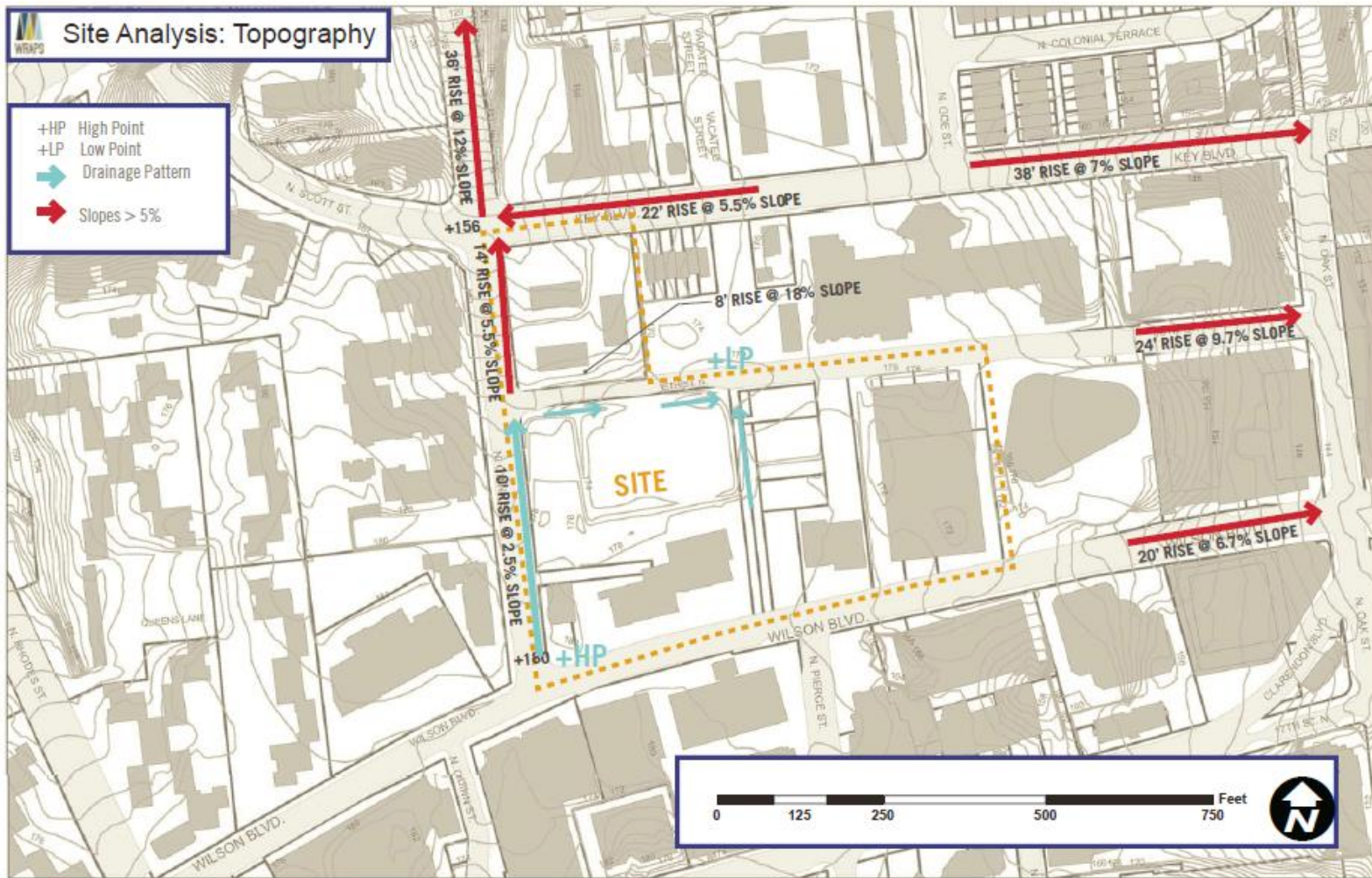


- ❖ **Rosslyn Highlands Park** contains one full basketball court (approximately 5,000 square feet), one children’s playground for ages 2 to 12 (approximately 5,300 square feet), seating, picnic tables and paths.
- ❖ **APS property** contains a multi-use field (approximately 45,300 square feet) that is utilized for varying activities such as pick-up soccer, frisbee and dog run, and an exclusive use children’s playground.



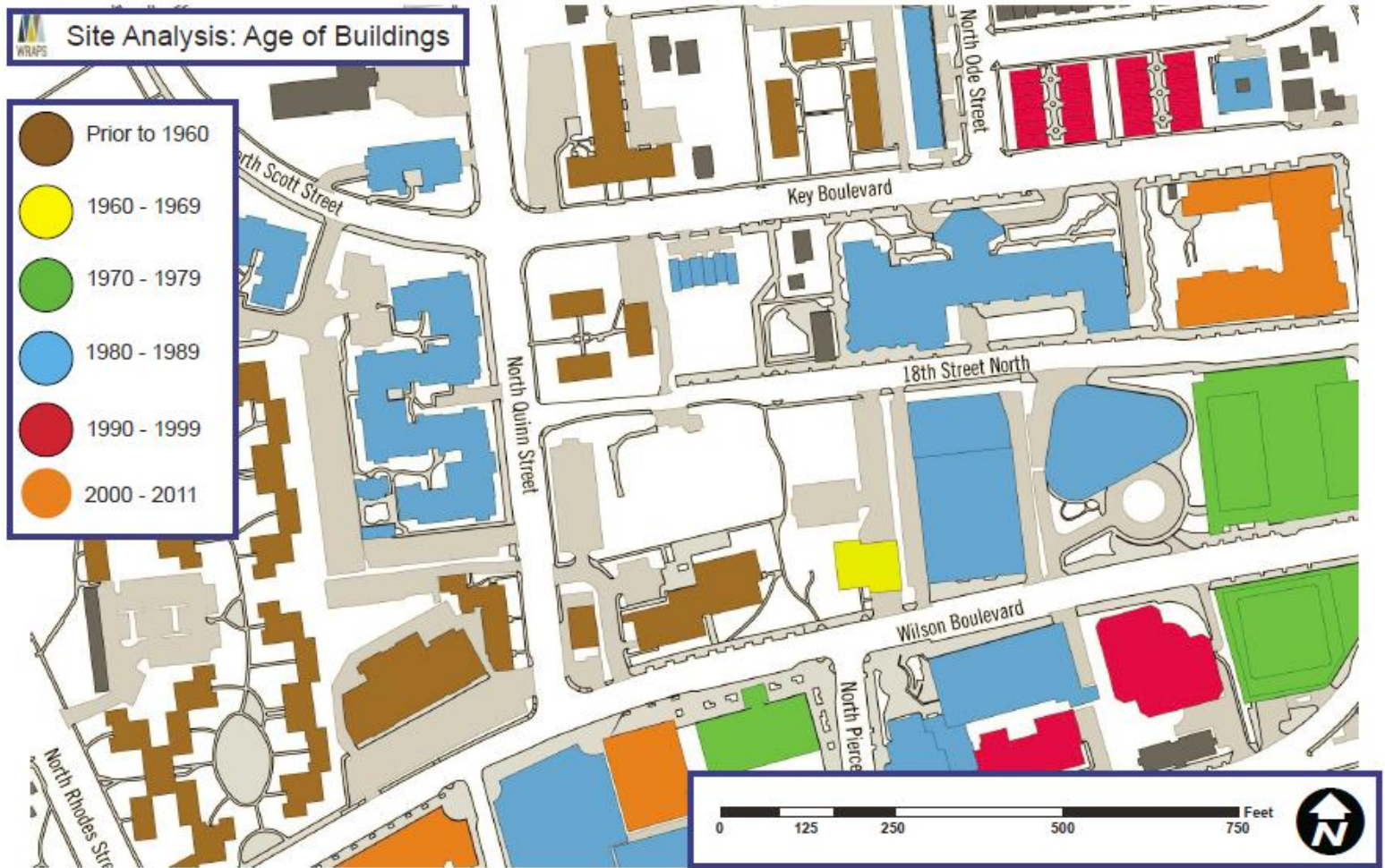


- ❖ The Urban Forest Master Plan states a County-wide goal of 40% tree canopy.
- ❖ This study area, today, is considered “urban residential” and its development is guided by a specific goal of at least 25% tree cover.
- ❖ The study area contains an array of both mature and healthy trees (cedar, red oak, maple), and trees that are either in poor health or susceptible to insect damage and disease (ash, river birch).

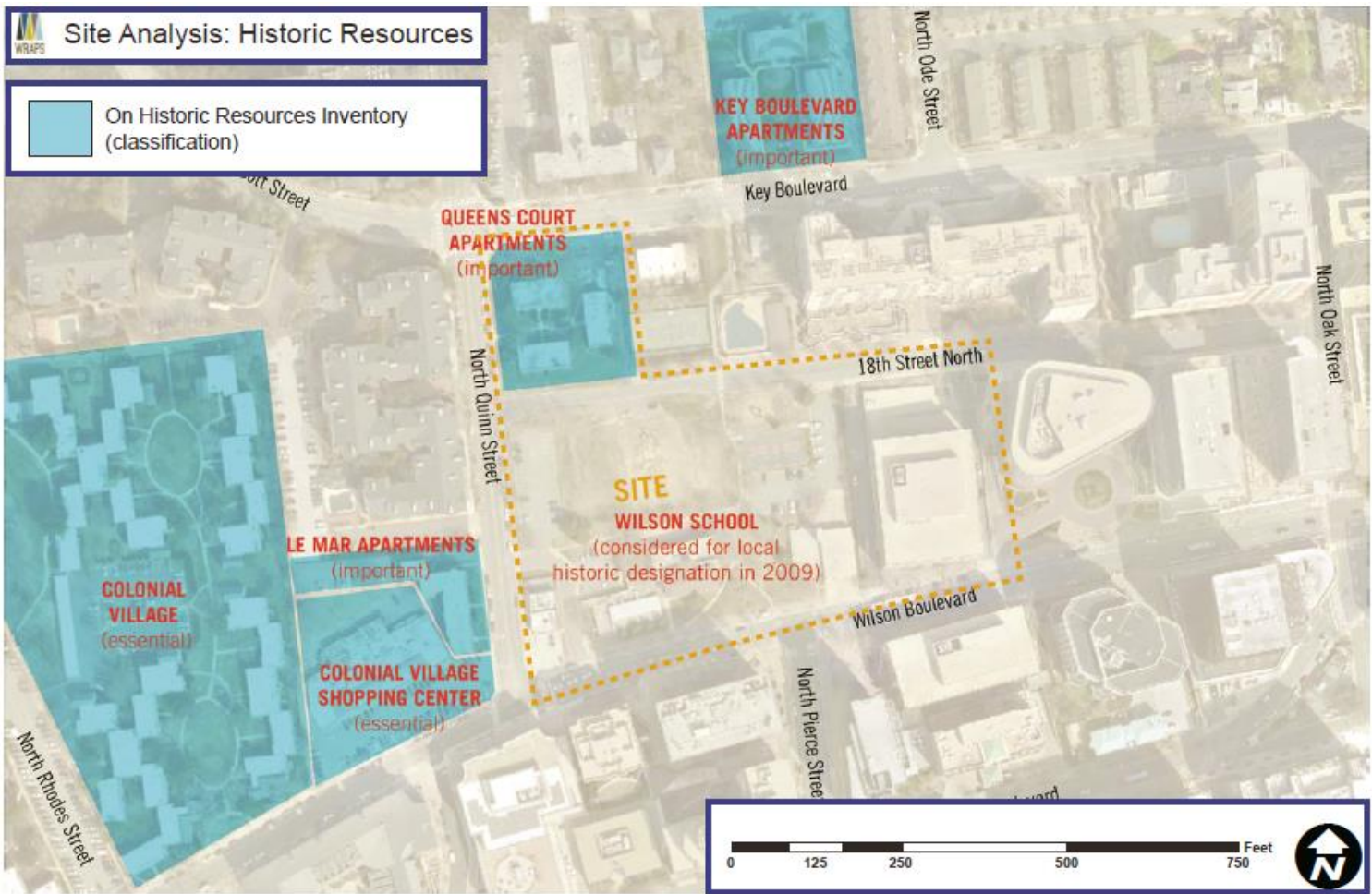


- ❖ Study area is a generally flat site
- ❖ Arriving to the study area from the east is more difficult
- ❖ Slope between Wilson Blvd and 18<sup>th</sup> Street may aid underground parking development
- ❖ APAH parcel more impacted by slope than the main block





- ❖ A significant amount of office development in the area occurred during the 1970s and 1980s
  - Potential for redevelopment



- Transportation
- Natural Realm
- Land Use / Development
- Summary

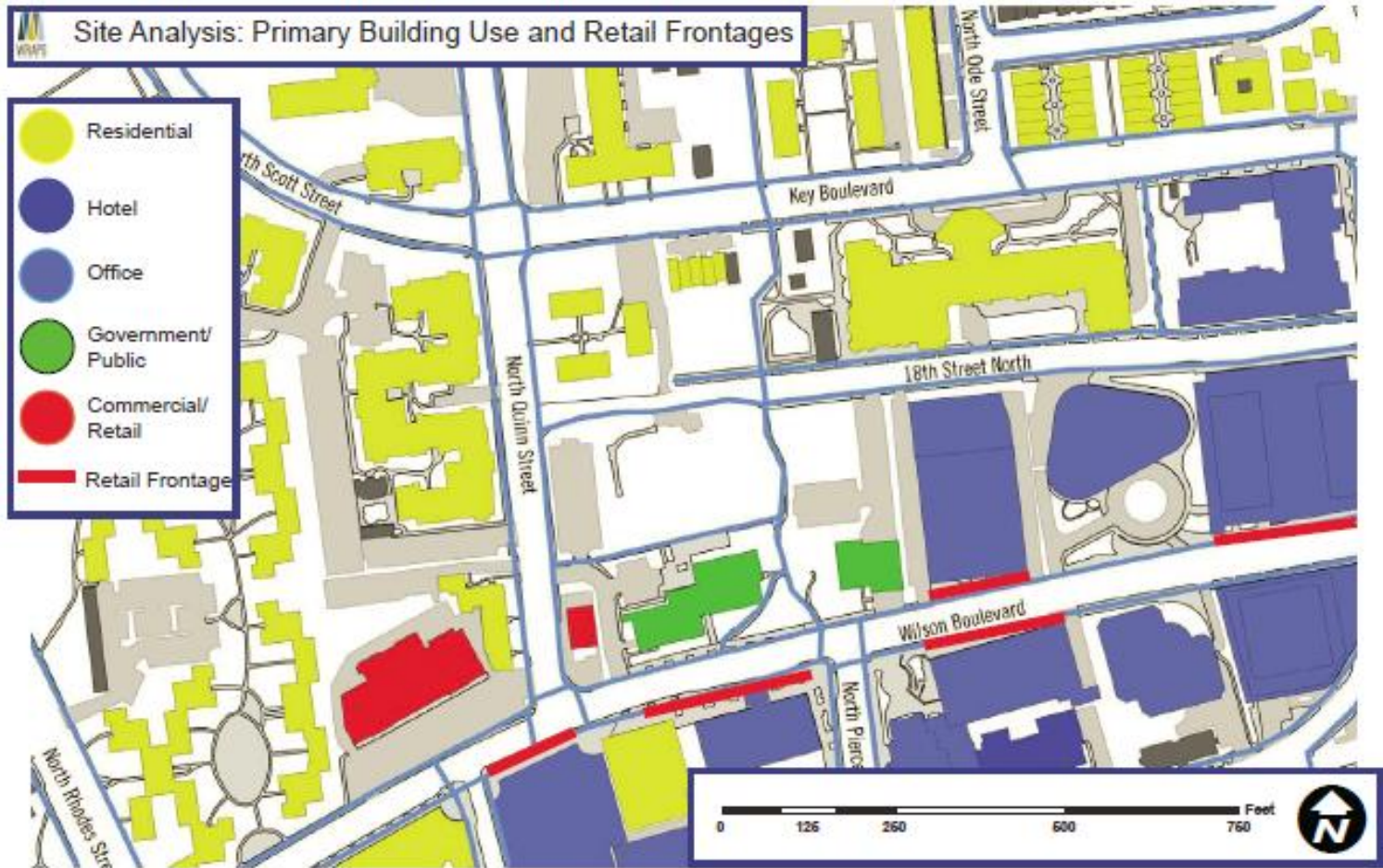
Definitions of HRI Categories:

Essential: County’s top priorities for preservation that include the most significant, best preserved, and key resources that best define Arlington history (only 23 resources).

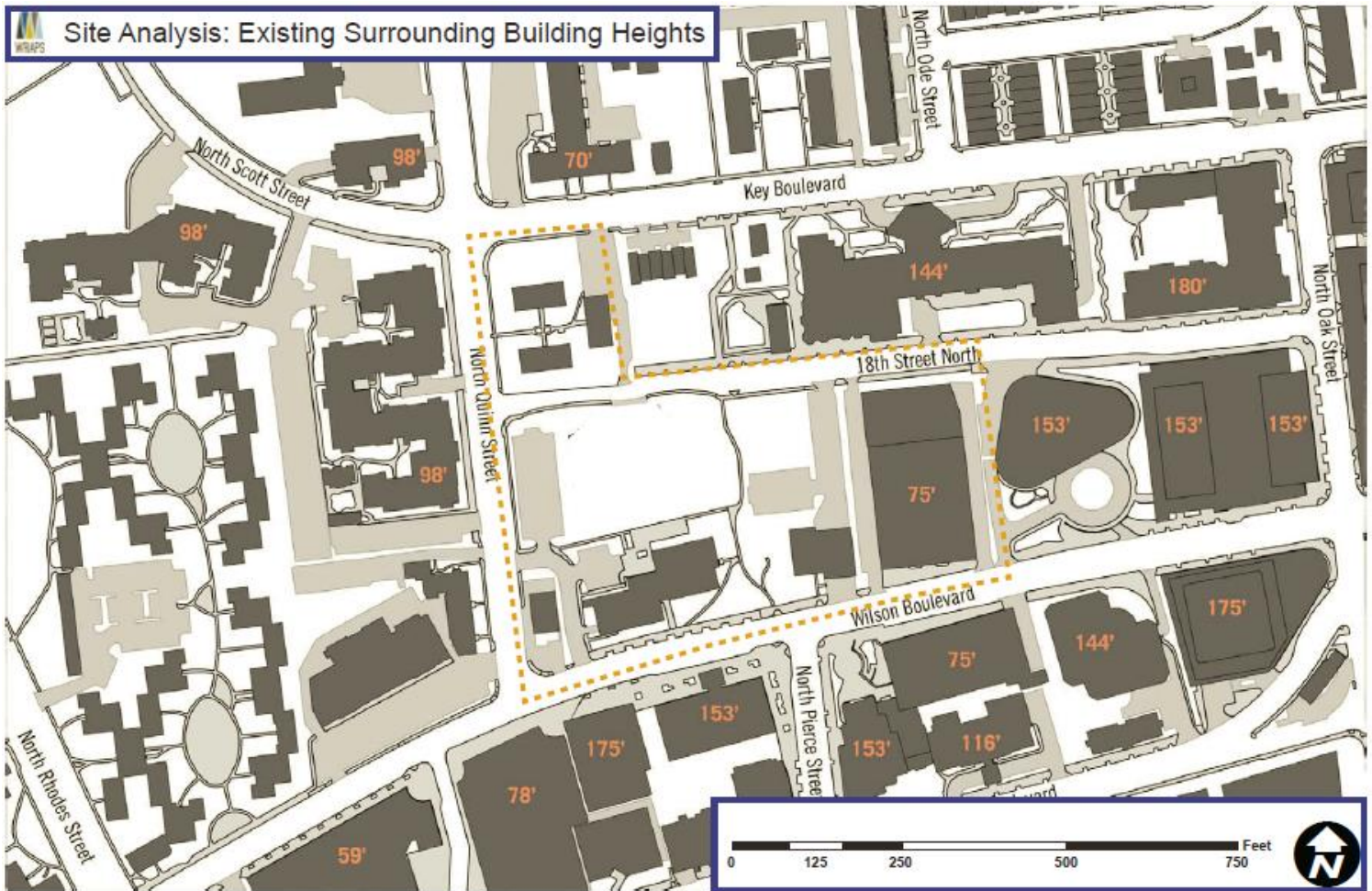
Important: Central to County’s history, but less distinctive than and/or have less physical integrity than Essential (134 resources).







- ❖ Residential development to the west and north
- ❖ Office development to the east and south
- ❖ Discontinuous retail frontages



- ❖ Heights vary; taller buildings along Wilson Blvd and into the core of Rosslyn
- ❖ Development within the vicinity is at the edge of the Rosslyn Coordinated Redevelopment District, the edge of the Rosslyn-to-Courthouse Urban Design Study Area, or at the edge of residential areas





# Summary

## Important Take-aways:

- ❖ Excellent transit and bicycle access
- ❖ Given the age of adjacent development, streetscape / pedestrian experience has not been coordinated well
- ❖ Many passive open spaces in the vicinity; general shortage of active recreation in Rosslyn
- ❖ Edge location
- ❖ Building heights in the area range from 1-story commercial and 3-4 story residential to 175 foot tall office buildings
- ❖ Other historic resources outside of study area

Transportation  
Natural Realm  
Land Use /  
Development  
Summary



# Summary (cont.)

To augment the Working Group's understanding of the area, staff will prepare additional information:

- ❖ Update Building Heights Map to show elevation from sea level
- ❖ Create perspective maps
- ❖ Create a map showing 5- and 10-minute walk radii
- ❖ Illustrations of existing street cross sections
- ❖ Expand some maps to show greater context

Transportation

Natural Realm

Land Use /  
Development

Summary



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## **Agenda Item #4**

### School Siting Considerations

July 23, 2014  
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WESTERN ROSSLYN AREA PLANNING STUDY

## **Agenda Item #5**

Setting the Stage for Guiding Principles  
Discussion

July 23, 2014  
Wilson School



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# Guiding Principles

## Working Group Survey:

- Working Group members will receive a survey via e-mail by August 1
  - Others may take the survey online on the WRAPS web page
  - Close date: August 15
- Staff will tabulate the responses & make available prior to the September 9<sup>th</sup> WG Meeting
- The Working Group will begin to draft Guiding Principles using the survey results on Sept. 9th



## Guiding Principles

- Should be consistent with the County Board Charge and County Policies
- Express what is important to remember in developing “the Plan”
- Provide a benchmark to measure new ideas against