



WESTERN ROSSLYN AREA
PLANNING STUDY

Site Analysis



Site Analysis: Existing Conditions



1



2



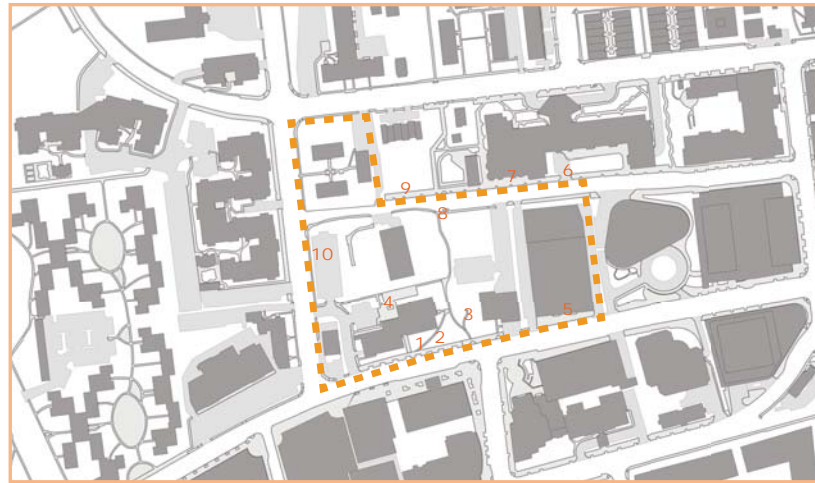
3



4



5



10



6



7



8



9



Site Analysis: Existing Conditions



1



2



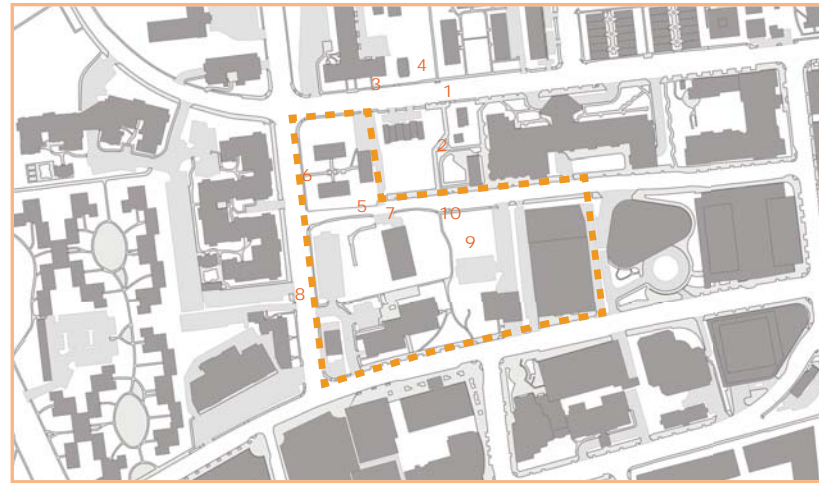
3



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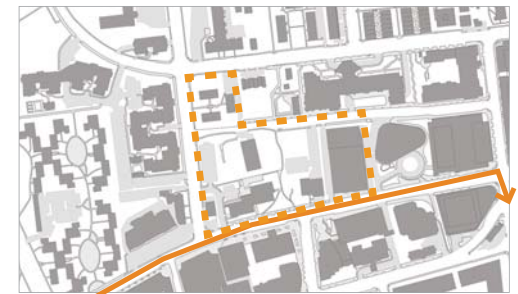
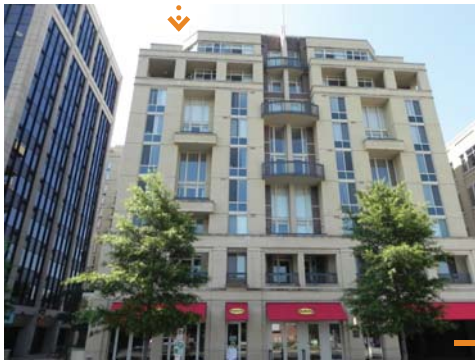
9



Site Analysis: Building Elevations - Wilson Boulevard looking South



N RHODES ST



KEY MAP

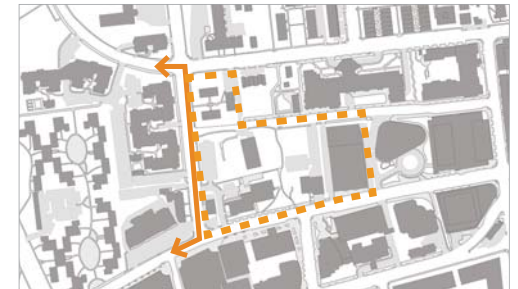
OAK ST



Site Analysis: Building Elevations - North Quinn Street looking West



WILSON BLVD



KEY MAP

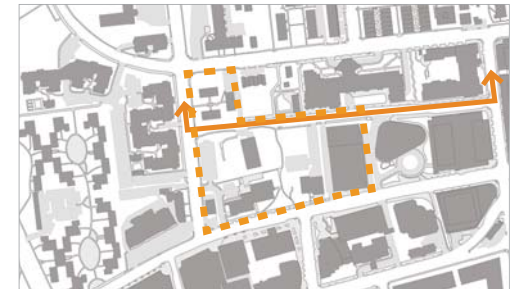
KEY BLVD



Site Analysis: Building Elevations - 18th Street looking North



QUINN ST

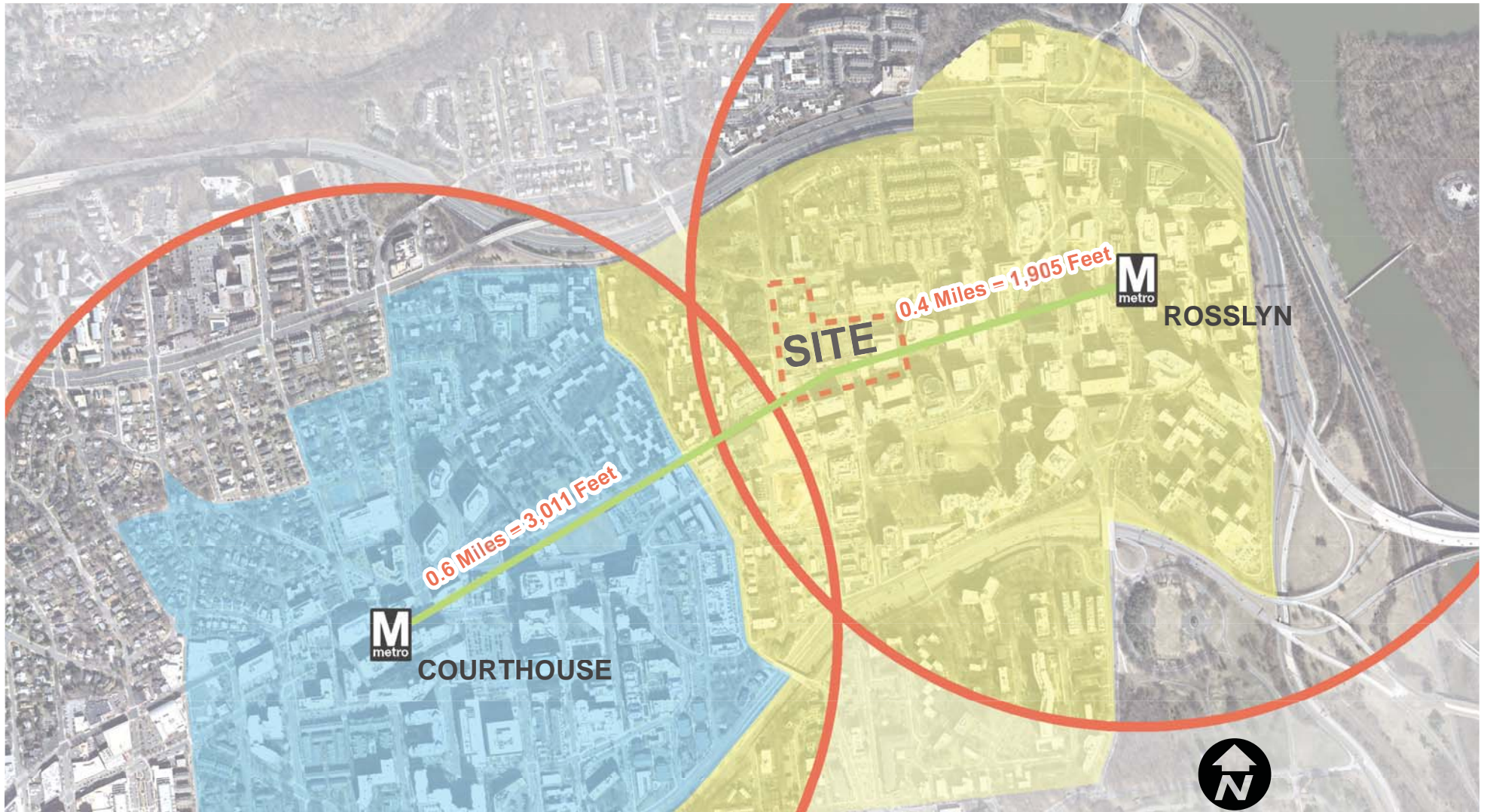


KEY MAP

OAK ST

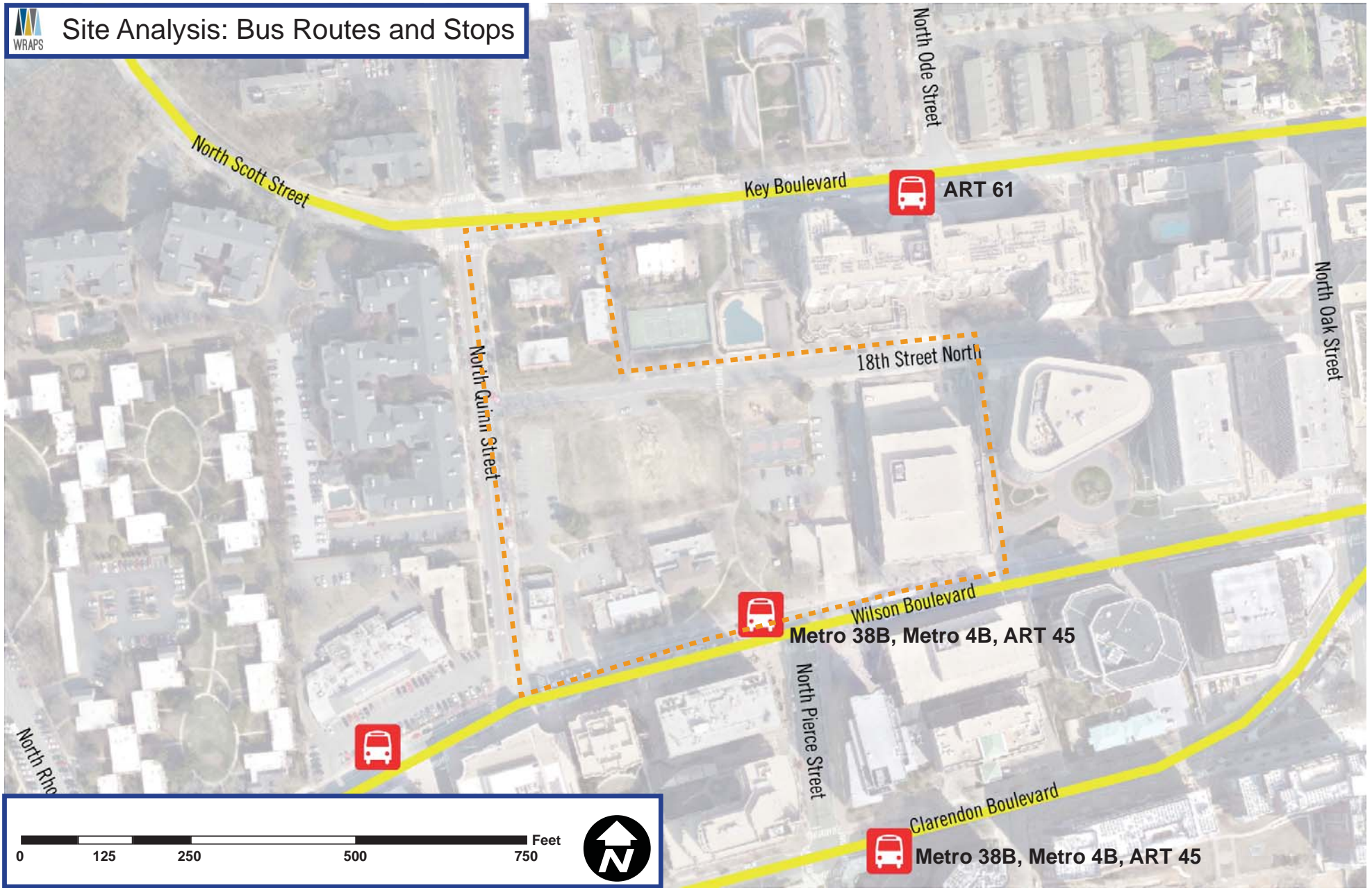


Site Analysis: Distance from Metro








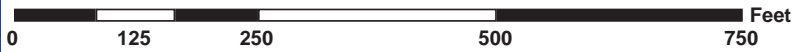
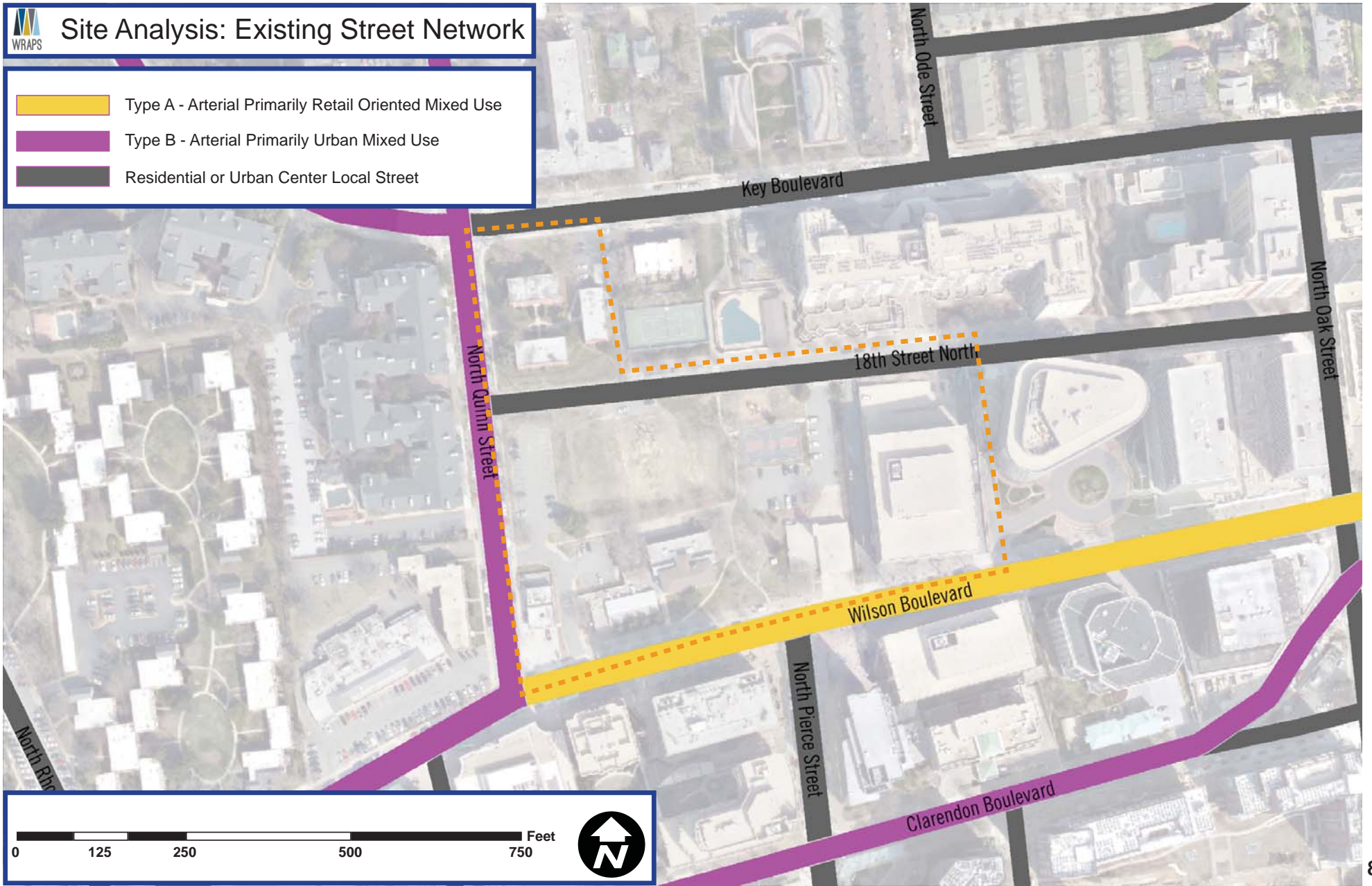
Site Analysis: Bus Routes and Stops





Site Analysis: Existing Street Network

-  Type A - Arterial Primarily Retail Oriented Mixed Use
-  Type B - Arterial Primarily Urban Mixed Use
-  Residential or Urban Center Local Street

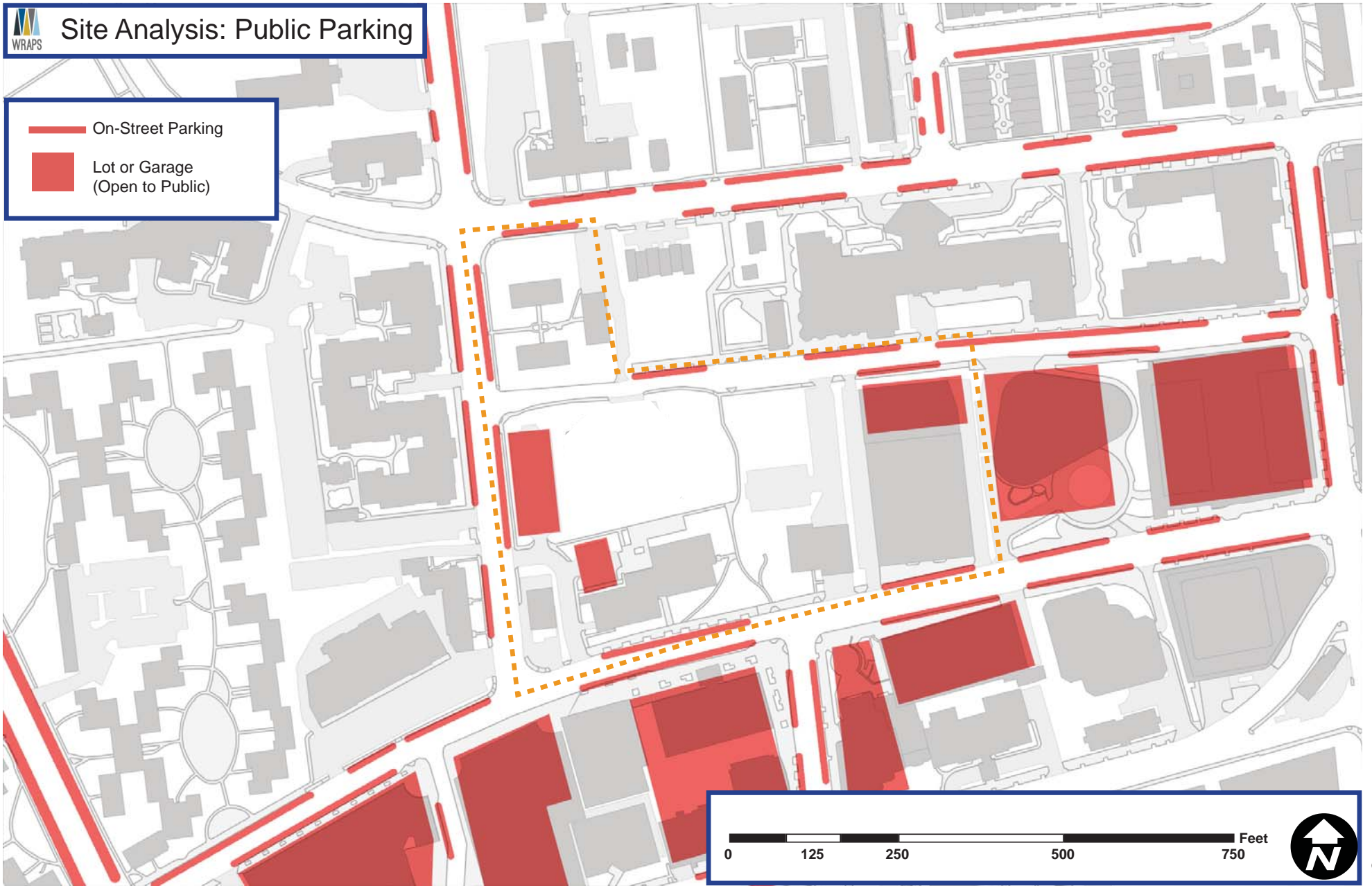




Site Analysis: Public Parking

— On-Street Parking

■ Lot or Garage
(Open to Public)



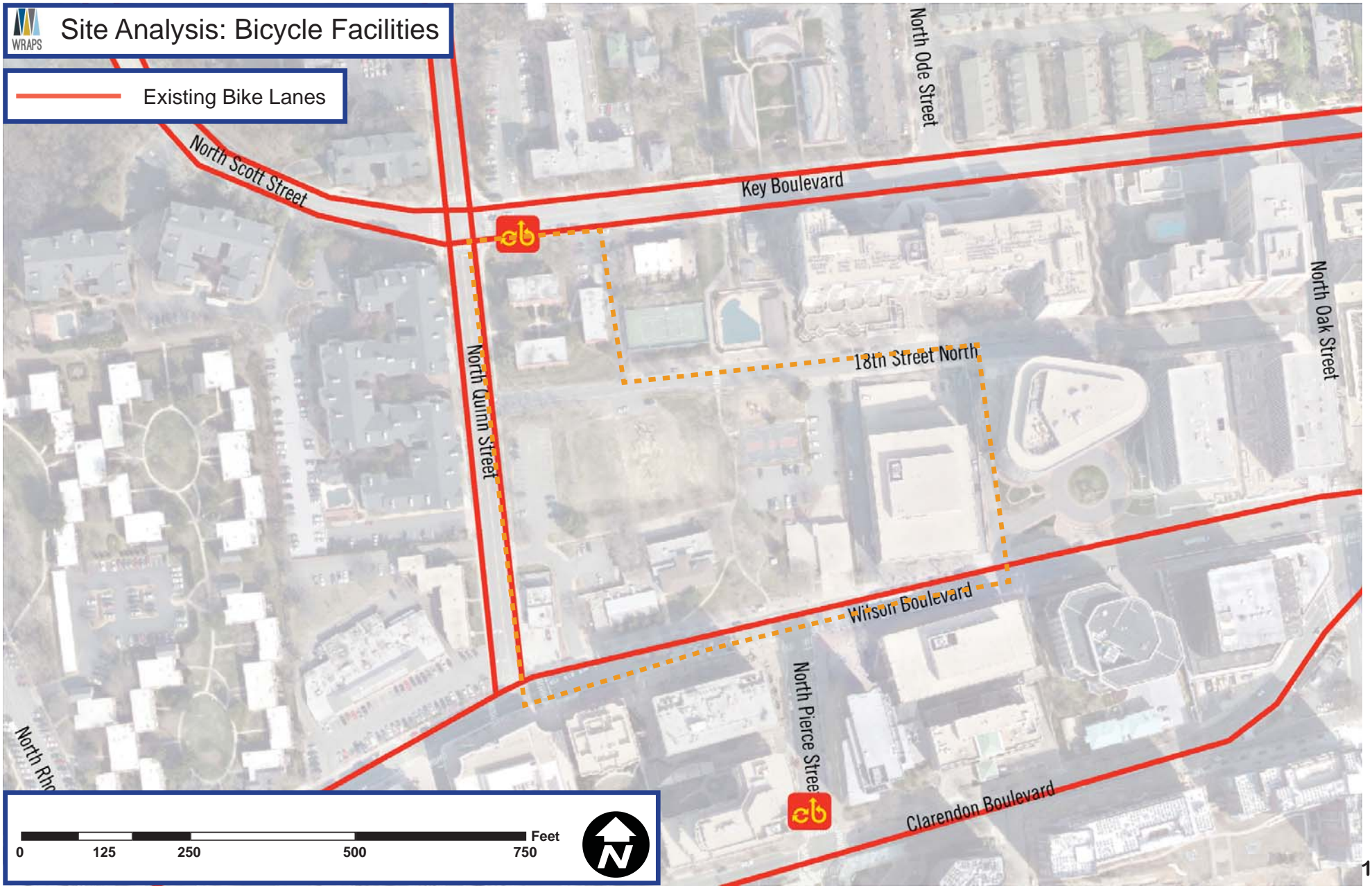
0 125 250 500 750 Feet



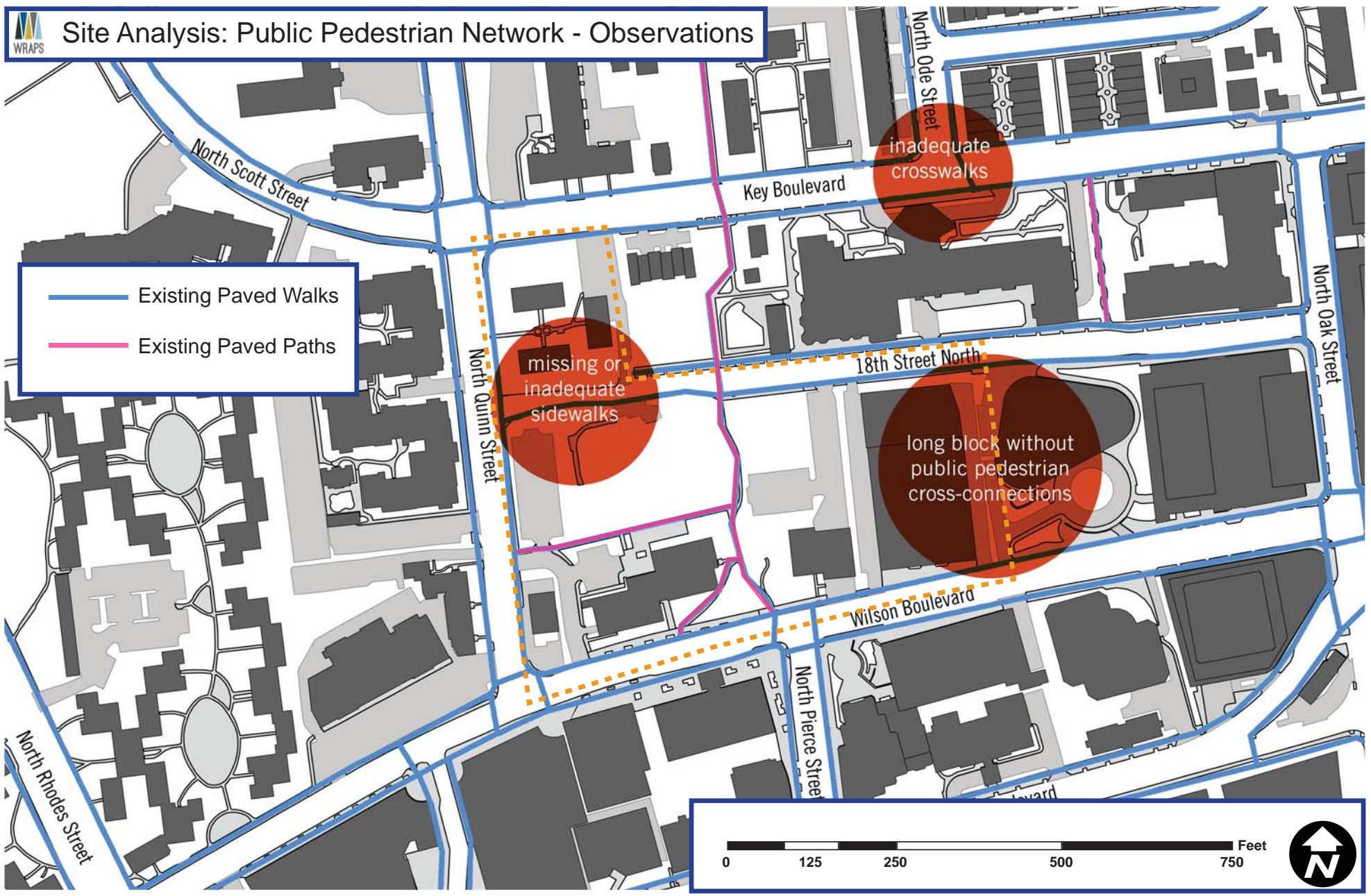


Site Analysis: Bicycle Facilities

Existing Bike Lanes



WRAPS Site Analysis: Public Pedestrian Network - Observations



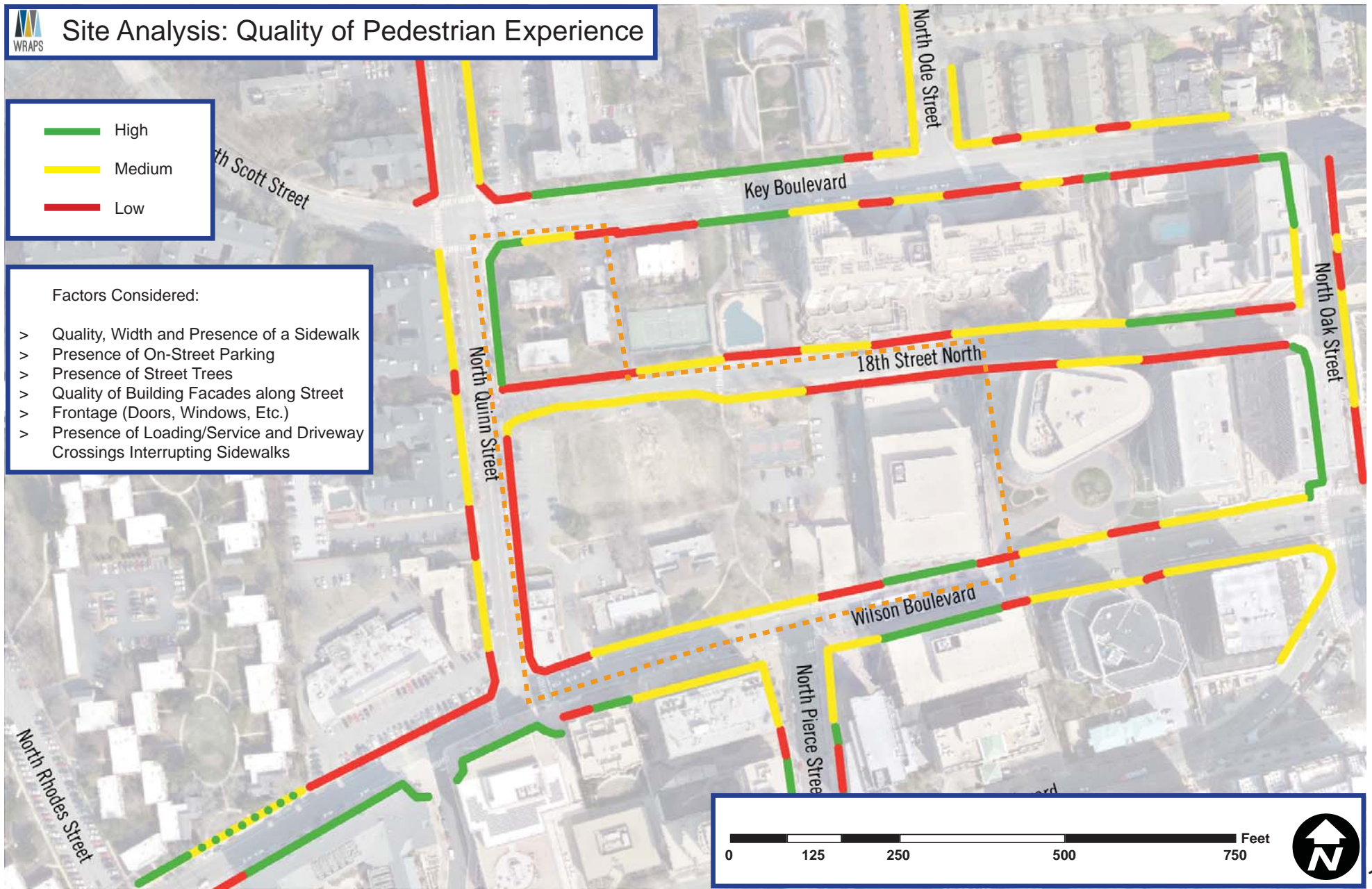


Site Analysis: Quality of Pedestrian Experience

- High
- Medium
- Low

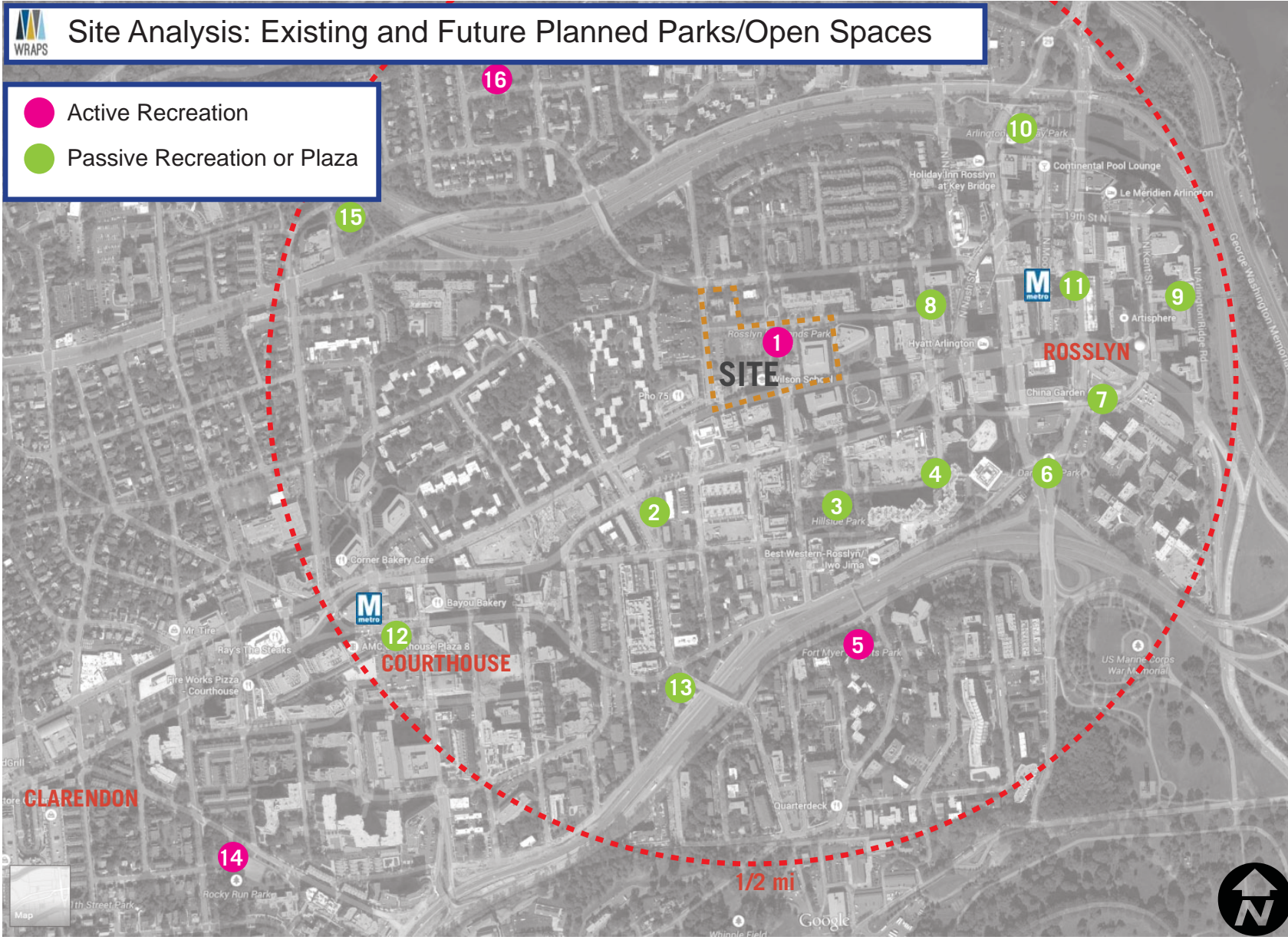
Factors Considered:

- > Quality, Width and Presence of a Sidewalk
- > Presence of On-Street Parking
- > Presence of Street Trees
- > Quality of Building Facades along Street Frontage (Doors, Windows, Etc.)
- > Presence of Loading/Service and Driveway Crossings Interrupting Sidewalks



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

- Active Recreation
- Passive Recreation or Plaza



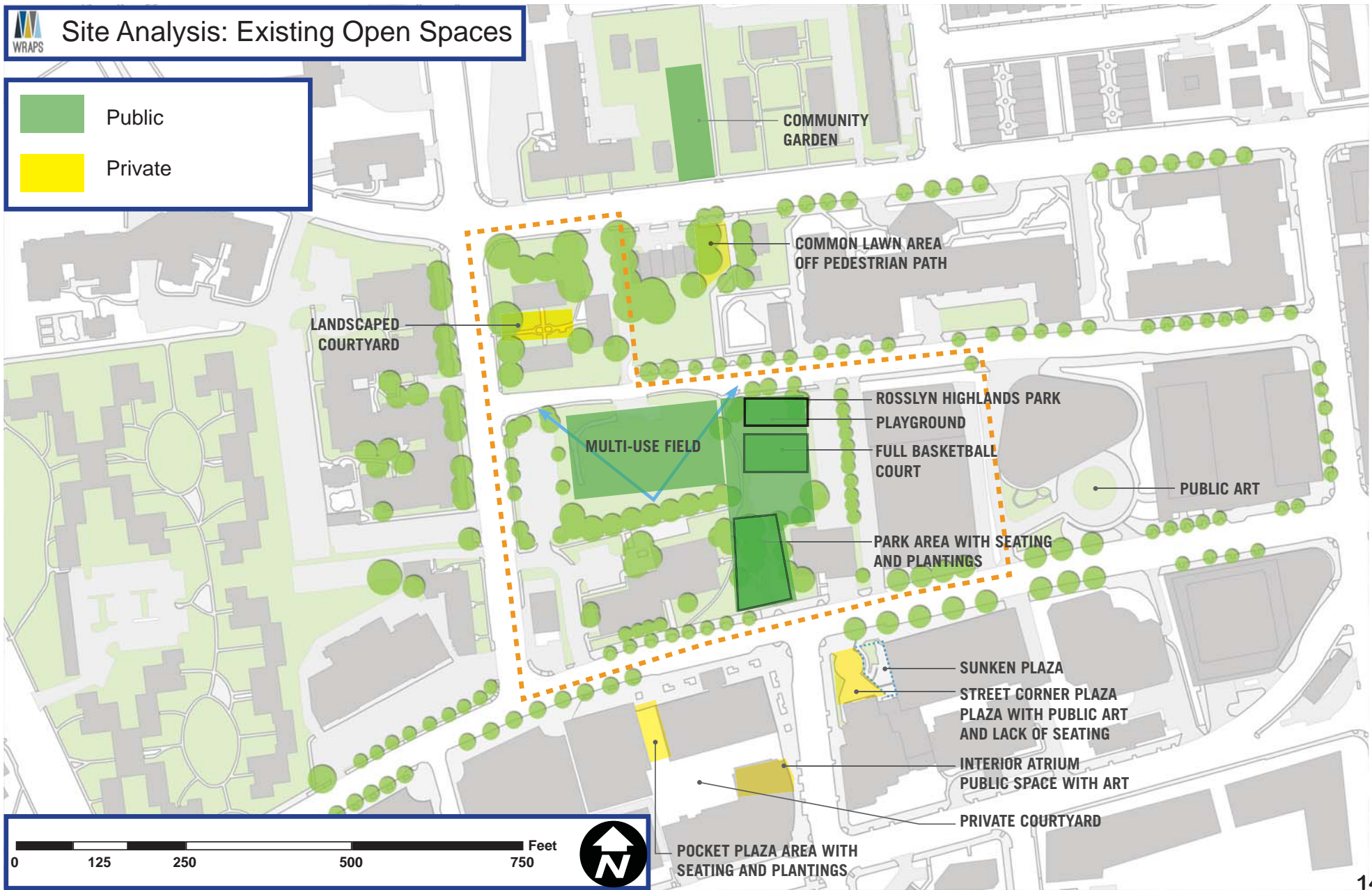
EXISTING PARKS/ OPEN SPACES

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

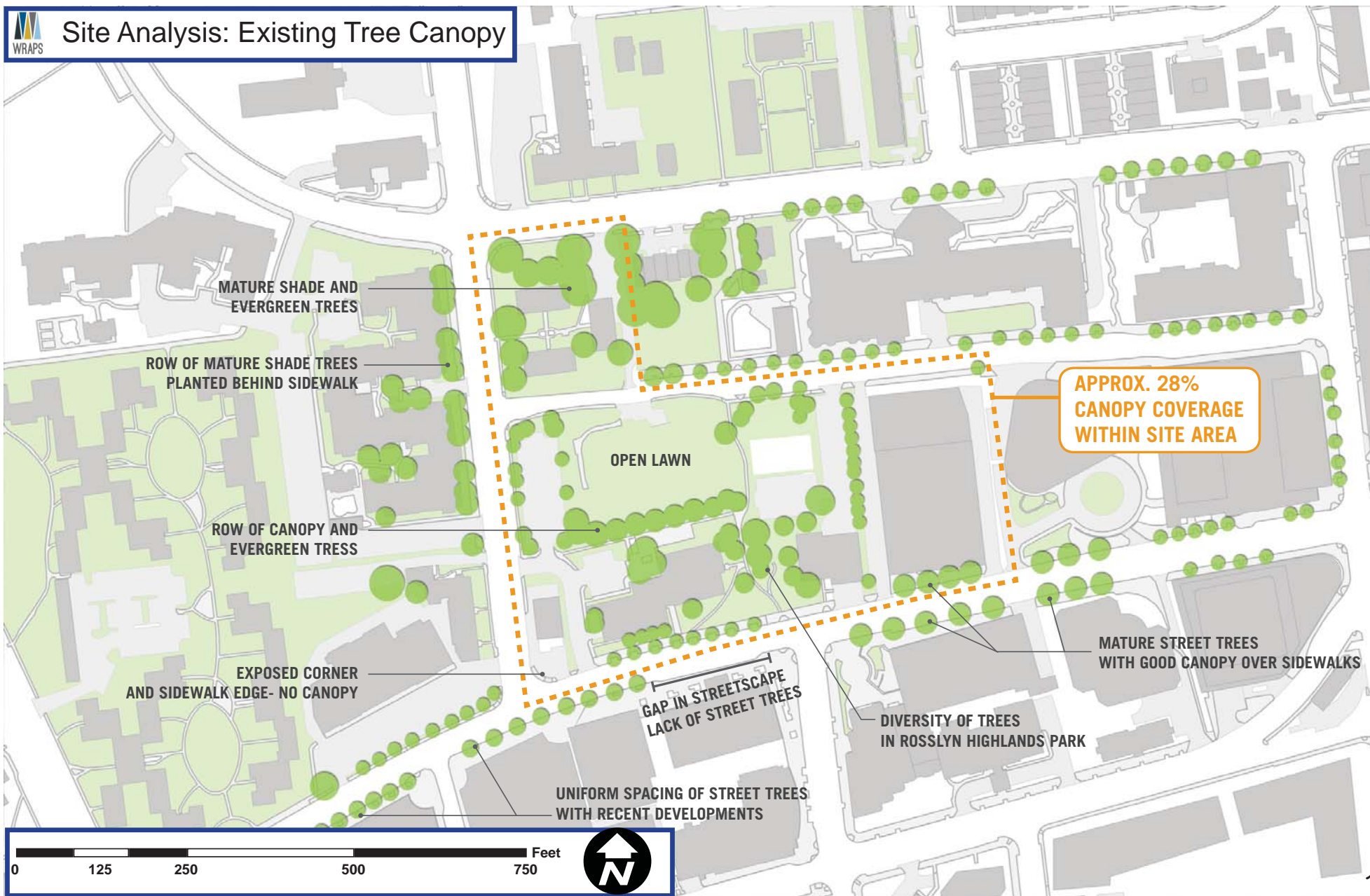
WRAPS Site Analysis: Existing Open Spaces

Public
Private





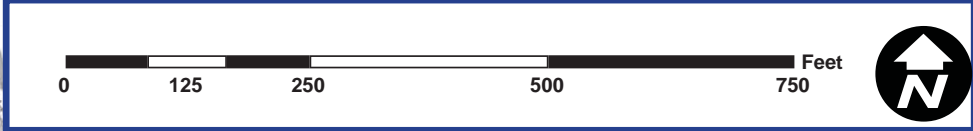
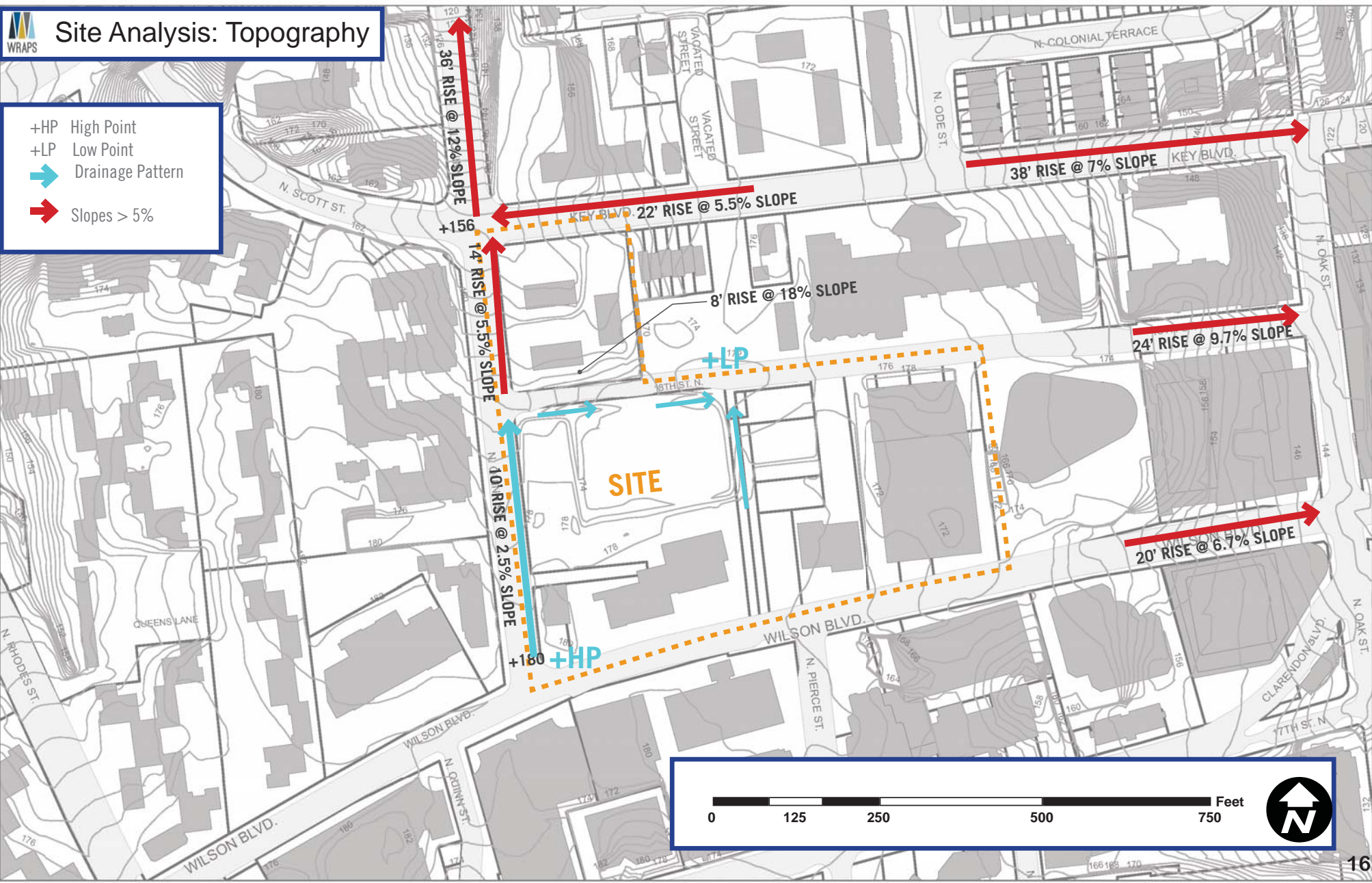
Site Analysis: Existing Tree Canopy











Site Analysis: Topography

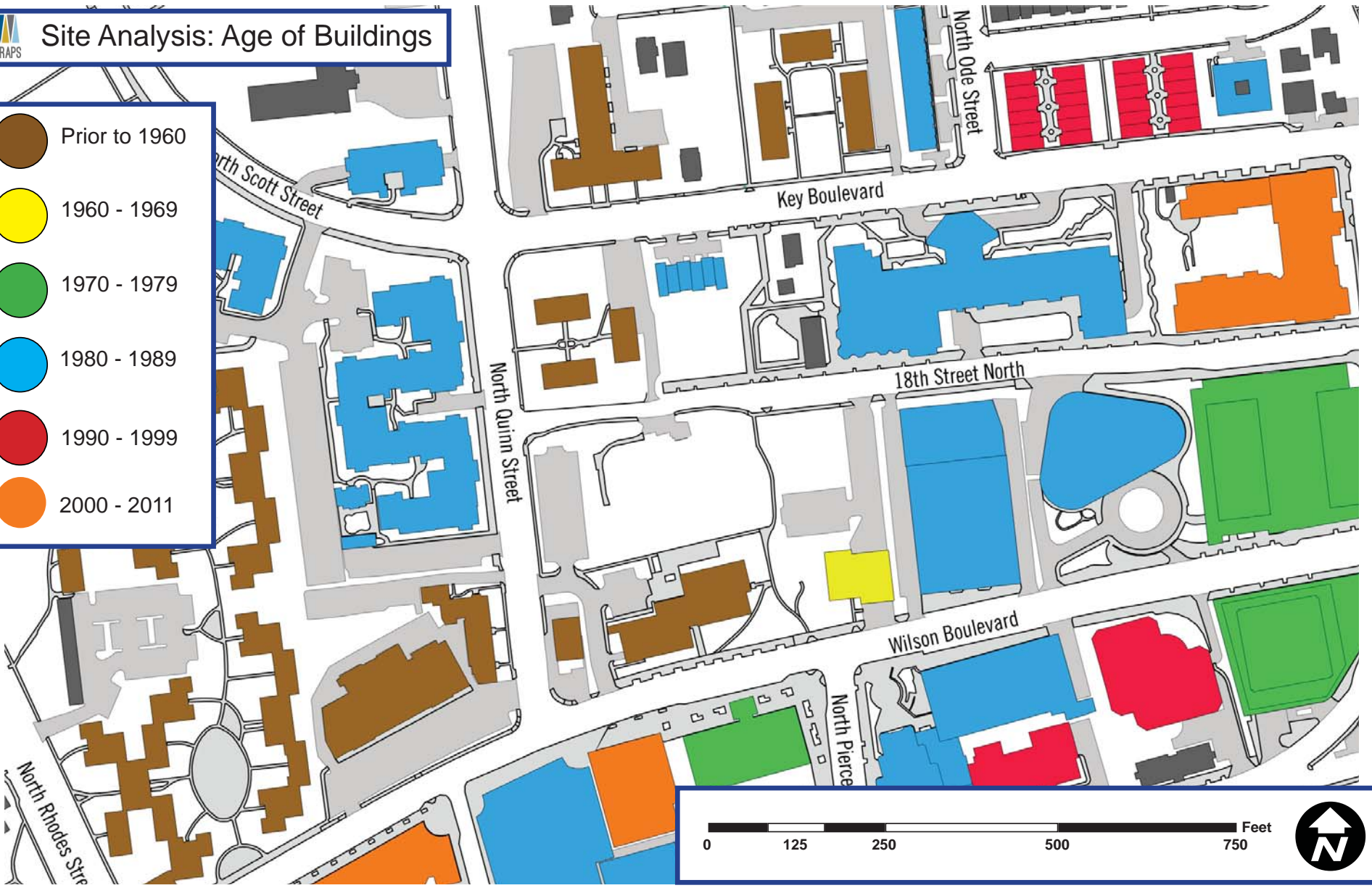
- +HP High Point
- +LP Low Point
- Drainage Pattern
- Slopes > 5%





Site Analysis: Age of Buildings

-  Prior to 1960
-  1960 - 1969
-  1970 - 1979
-  1980 - 1989
-  1990 - 1999
-  2000 - 2011

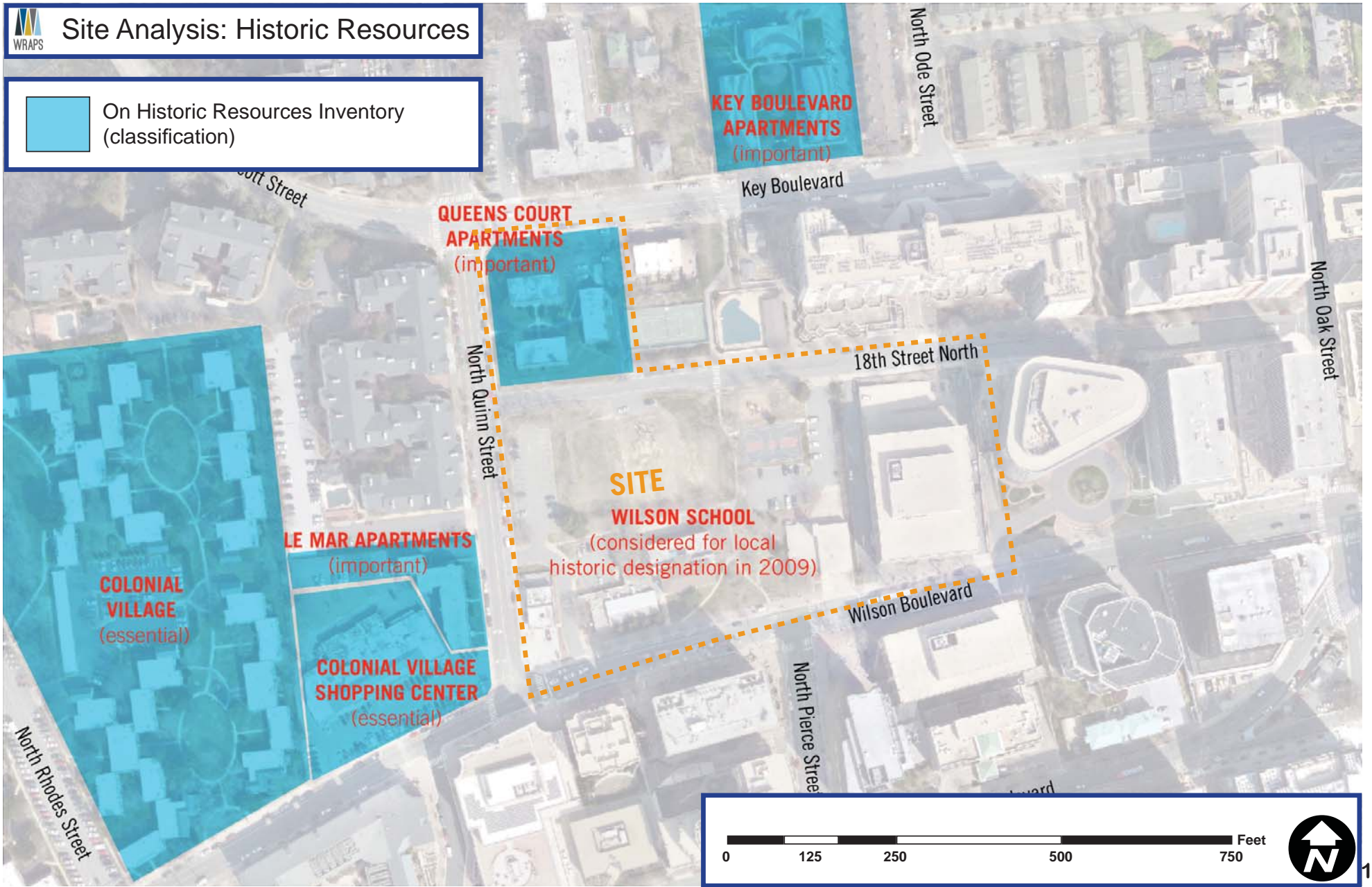




Site Analysis: Historic Resources



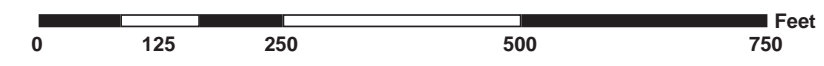
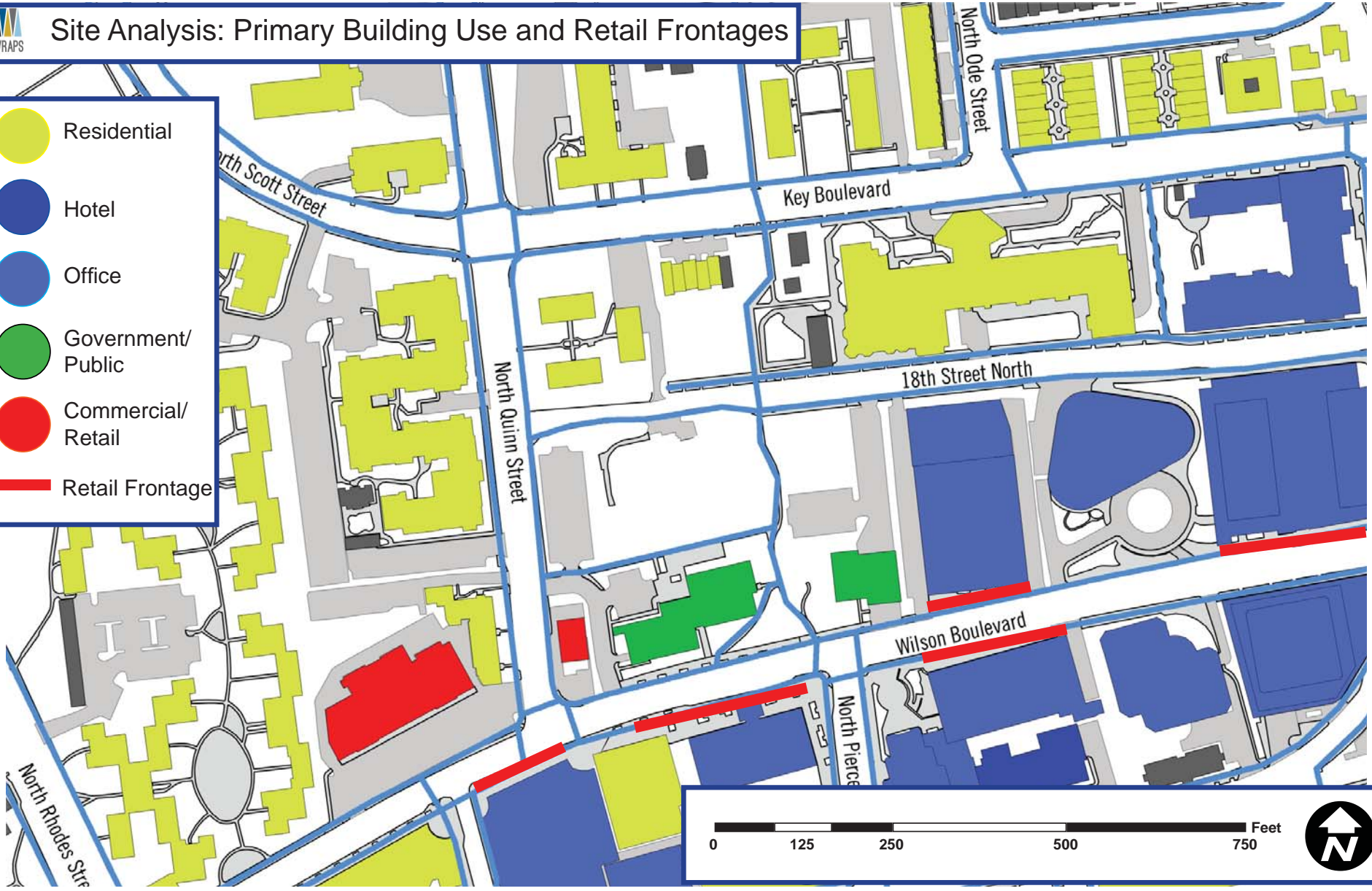
On Historic Resources Inventory
(classification)





Site Analysis: Primary Building Use and Retail Frontages

- Residential
- Hotel
- Office
- Government/
Public
- Commercial/
Retail
- Retail Frontage





Site Analysis: Existing Surrounding Building Heights

