

WRAP

Jeanine Finch

From: Peter Hage <phage_98@yahoo.com>
Sent: Thursday, February 26, 2015 7:56 PM
To: Mary Hynes
Subject: Rosslyn Highlands Park
Attachments: Save Rosslyn Highlands Park.docx

Mary,

It's been a while and you deserve a more personal email from me, but wanted to add my name to the list of people concerned about the process on this one.

hope you are well and look forward to catching up soon!

Peter

WCFAD

Jeanine Finch

From: taarmao@aol.com
Sent: Monday, March 02, 2015 7:26 AM
To: Mary Hynes; Walter Tejada; Jay Fisette; Libby Garvey; John Vihstadt
Subject: Rosslyn Highlands Park

March 2, 2015

To: County Board Members (Mary, Walter, Jay, Libby and John)

Once again, we the residents of Arlington find ourselves in the unwanted position of defending parks, playgrounds and green space in Arlington. You say hard choices need to be made...and we say keeps parks OFF the table.

This time the assault is directed at Rosslyn Highlands Park. There is no need to sell any parkland to a developer now or in the future. A new fire station is not worth losing our parklands.

The Western Rosslyn Area Planning Study (WRAPS) made it clear the staff's proposal will have a significant and negative impact on the future of Rosslyn.

Staff is recommending **Destroying valuable open space**. Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be sold to a developer in exchange for building a fire station.

As usual staff **Ignores community input**. The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.

Staff fails to see the difference between open space and green space and would deny Rosslyn **the green space needs of the community**. Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community. This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place. Rosslyn needs more parks not less.

Arlington residents Question the financial feasibility of the project and wonder why staff cannot see or choose to ignore the obvious. The agreement with the developer does not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were provided, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Selling this park or any park to a developer should be off the table. I thought we went through this with the now canceled "Public Land for Public Good" policy which residents clearly said was no good for us.

**Thank You
Terri Armao
Arlington**

WRAPS

Jeanine Finch

From: Katie Elmore <katherine.elmore@outlook.com>
Sent: Sunday, March 01, 2015 11:39 PM
To: Walter Tejada
Subject: A note about WRAPS

Hi Mr. Tejada,

Hope all is well! As you've seen over the past couple months, my neighborhood is caught up in a bit of a clash the County staff's proposal regarding the Western Rosslyn Area Planning Study (WRAPS). I wanted to follow up with you on a personal note.

As you know, diversity and affordability are some of my most chief concerns in Arlington. I've advocated strongly on behalf of our neighborhood in our support of more affordable housing to be placed at APAH's site on Key Boulevard. Without effective policies in place to preserve our market rate affordable housing (like my building), there's no other way to guarantee our neighborhood will have housing for lower income neighbors. But how can we support more family housing, of any kind, when our already tiny park will be shrunk to one-third its size? The additional families and children will not be well served by a privately-operated plaza situated between two large towers, as the staff proposes. How can we feel good about bringing lower income neighbors into a jam-packed urban neighborhood, without even a decent park?

At the February 21 County Board meeting, the Board seemed to believe that there are too many competing priorities in western Rosslyn and that some must be sacrificed. But the neighborhood could realize every one of the WRAPS major objectives without a land swap bargain with Penzance. We're not trying to fit anything into the site that doesn't already exist there. A standalone fire station could be built on the current County parcel using community benefit funds from the private development, at half the cost of the fire station in the current proposal (\$11 million versus \$23 million, according to staff's estimates). Alternatively, we could use capital improvements funds, which voters have consistently supported, to build a new fire station. We also haven't ruled out building the fire station outside of the WRAPS study area.

As a participant of the WRAPS Working Group - I can tell you how disappointing it has it felt to be asked for our input, have that input brushed aside, and be given a proposal that reflects almost none of the community's priorities. You've asked for the community to be upbeat and offer creativity and open-mindedness in our public discourse. We've tried to do just that. We've had a dialogue about our priorities and how they fit into the bigger puzzle of community needs, but it really doesn't feel like we're being heard.

There are better ways to do the important planning for western Rosslyn. WRAPS hasn't been thorough; it hasn't been transparent; and it does not maximize the public good for our neighborhood or Arlington.

I hope you'll consider my perspective at Wednesday's Board work session.

Best regards,
Katie

From: Janice Hull <jkh999@verizon.net>
Sent: Sunday, March 01, 2015 9:42 PM
To: Mary Hynes
Cc: Walter Tejada; Jay Fiset; Libby Garvey; John Vihstadt
Subject: Rosslyn Highlands Park

Dear Chairman Mary Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

Destroying valuable open space: Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.

Ignoring community perspectives: The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.

Failing to meet the open space needs of the community: Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.

Undermining opens space levels of service: This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.

Questioning the financial feasibility of the project: The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.

Viability of the real estate market: Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the

MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,
Janice K. Hull

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

From: Jim Beale <bealejr@me.com>
Sent: Sunday, March 01, 2015 9:37 PM
To: Jay Fisette; Mary Hynes; Walter Tejada; Libby Garvey; John Vihstadt
Cc: CountyBoard
Subject: Rosslyn Highland Park

Subject:

Dear Chair and Members of the Arlington County Board,

I have been an Arlington resident since 1998 and a resident of North Arlington for nearly year. This is the first time I have written the Board to express concern with a pending planning decision. I am generally pleased with the planning decisions that have created the Rosslyn - Ballston corridor. However, I am very concerned about the Western Rosslyn Area Planning Study (WRAPS) proposal to essentially develop the Rosslyn Highland Park. I believe this is a serious mistake because it dramatically reduces what little green space remains for this growing and vibrant North Rosslyn community of nearly 3,500 residents. It seems to me that the WRAPS proposal, if implemented, would have several significant and negative impacts on Rosslyn's attractiveness as a place to live for both current and potential new residents. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.
- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
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- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic

sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

I strongly recommend that the Board reject the current WRAPS proposal and the committee and staff to directed to develop an alternative plan that protects the Rosslyn Highland Park and the green space remaining in North Arlington.

On other request from the perspective of openness in government. At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as a Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what agreements or commitments were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

James R. Beale
North Arlington Resident

CC: Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

Jeanine Finch

WRAPS

From: Talal Orfaly <t_orfaly@outlook.com>
Sent: Sunday, March 01, 2015 9:16 PM
To: Mary Hynes
Cc: Walter Tejada; Jay Fiset; Libby Garvey; John Vihstadt; Katherine.elmore@outlook.com
Subject: Save Rosslyn's Open Spaces

Dear Members:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
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provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,
Talal Orfaly
Rosslyn Resident
@ Atrium

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

Original letter drafted by: Katherine.elmore@outlook.com

WRAPS

Jeanine Finch

From: Lisa Turcios <LisaTurcios@comcast.net>
Sent: Sunday, March 01, 2015 7:23 PM
To: Mary Hynes
Cc: Walter Tejada; Jay Fiset; Libby Garvey; John Vihstadt; CountyManager; Jane Rudolph
Subject: Rosslyn Highlands Park

Dear Chairman Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

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Thank you for your consideration of my perspective.

Sincerely,
Lisa M. Turcios
Arlington Heights
333 S Glebe Rd Apt 325
Arlington, VA 22204

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

From: Audrey Clement <aclement65@hotmail.com>
Sent: Sunday, March 01, 2015 7:38 PM
To: Mary Hynes
Subject: Current Use Should Determine What Goes into the WRAPS Site

Dear County Board Member:

John Vihstadt pointed out the absurdity of the WRAPS planning process for west Rosslyn at the February 21 County Board meeting. He said:

“The [WRAPS] charge also very clearly specified that the desire is to accommodate: a new school, new affordable housing, a new fire station, private redevelopment and green space . . . and we may be faced with the issue ‘something’s got to give’.”

I couldn’t agree more. Consider, for example, that under the plan HB Woodlawn High School, which currently occupies 8.8 acres of space off Vacation Lane in North Arlington will relocate to the 6.6 acres of space in West Rosslyn, which it will SHARE with: an APAH apartment complex, a new fire station and an office building redeveloped by Penzance, as well as what remains of Rosslyn Highlands Park. The notion that all these competing uses can be shoe horned into such a cramped parcel in an already super-congested area is nothing short of absurd. In fact it illustrates the complete irrationality of Arlington’s current planning process.

John Vihstadt advised opponents of the project who want to preserve the park that insofar as the relocation of HB Woodlawn and the Penzance development are givens and the fire station is needed, something else has to give. I think that what goes into West Rosslyn should be consistent with current uses, and what’s there now are: an office building, affordable housing, an historic elementary school, a park, and a fire station.

Not only is a mega-school in West Rosslyn inconsistent with current use, bussing students to/from the site would impede the emergency response

time of the fire station that Penzance plans to rebuild, which certainly isn't consistent with either Penzance's bottom line or the safety of Rosslyn's residents.

No matter how you cut the cake, the WRAPS process needs to be repackaged. It's time to clear the drawing board and start over.

WRAPS

Jeanine Finch

From: Allison Kennett <allison.kennett@gmail.com>
Sent: Sunday, March 01, 2015 7:39 PM
To: Walter Tejada; Mary Hynes; Jay Fisette; Libby Garvey; John Vihstadt
Cc: Jane Rudolph; CountyManager
Subject: Save Rosslyn Highland Park! (And ALL parks!!!!)

Dear Board Members:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

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- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining opens space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
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At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,
Allison Kennett

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

WTRAP

Jeanine Finch

From: George Kirschbaum <george@startand10.com>
Sent: Sunday, March 01, 2015 4:07 PM
To: CountyBoard
Subject: Rosslyn Highlands Park

Dear Arlington County Board,

Although I am not a resident of Rosslyn, I was greatly concerned to hear of the county's interest in selling the Rosslyn Highlands Park to the developer Penzance, thus eliminating vital green space in the Rosslyn area. The first thing is: listen to your constituency, the homeowners and taxpayers of Arlington County before you make deals with an outside developer. The developer's singular goal is to make money, not to improve Arlington County. Your residents are telling you this is a bad idea.

Second eliminating vital green space in an area that is a majority ugly concrete and glass makes no sense. Even this relatively tiny plot offer recreational space, a more natural visual break from surrounding views, and a place for community to congregate. Furthermore every bit of green space offers at least some ecological relief from the concrete and asphalt that serves to do nothing more than increase the heat signature of our area, and thus increase global warming. Every bit counts.

The County Board and APS have already blown it on too many occasions with their lack of proper planning, resulting in the critical mass situations we have now in terms of space available and functionality of what we have. The more we give to developers the more we lose additional control over our county's future. Our home. Development, in this case, is not necessarily progress. Think twice.

George Kirschbaum



George Kirschbaum | C: 703-582-6554

Author- [The Down and Dirty Guide to Coxing](#) | Head Women's Coach, Washington-Lee HS Crew | Columnist- *Rowing* magazine



WRAPS

Jeanine Finch

From: Brendan Lilly <brendanlilly@gmail.com>
Sent: Sunday, March 01, 2015 4:59 PM
To: CountyBoard
Subject: Save Rosslyn Highland Park!

The Honorable Mary Hynes

Chairman

Arlington County Board

2100 Clarendon Blvd., Suite 300

Arlington, VA 22201

Dear Chairman Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

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Thank you for your consideration,

Brendan Lilly & Lauren Cox

From: Lenore Yaffee Garcia <lenoreyg@planitech.net>
Sent: Sunday, March 01, 2015 11:27 AM
To: CountyBoard
Subject: Save Rosslyn Highlands Park!

Dear County Board Members,

As a Rosslyn resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

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understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

Lenore Yaffee Garcia
1576 Colonial Terrace
Arlington

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

Sent from my iPad

From: Nancy Ionedes <nancyionedes9@yahoo.com>
Sent: Saturday, February 28, 2015 9:34 PM
To: CountyBoard
Cc: Mary Hynes; Walter Tejada; Jay Fiset; Libby Garvey; John Vihstadt
Subject: Save Rosslyn Highland Park!

Dear Arlington County Board Members:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.
- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining opens space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with

the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

Nancy Ionedes, PH.D

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

Jeanine Finch

WORLD

From: Myles Taffel <taffelm@gmail.com>
Sent: Saturday, February 28, 2015 2:14 PM
To: Mary Hynes
Subject: Save Rosslyn Highland Park!

Dear Mary Hynes:

As a Rosslyn resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

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Thank you for your consideration of my perspective.

Sincerely,

Myles & Melissa Taffel
1922 North Ode St.
Arlington VA 22209

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

Jeanine Finch

WRAPS

From: mark antell <antell_m@yahoo.com>
Sent: Saturday, February 28, 2015 12:53 AM
To: SSSundburg; Mary Hynes
Cc: CountyBoard; Barbara Donnellan; Jane Rudolph; Steve Cole; Caroline Haynes; pah96@hotmail.com; Michael McMenamin; Stef Pryor; Jay Wind; Katie Elmore; Stan Karson; Bluemont Civic Association President; exec@bluemontcivic.org; John Vihstadt; Walter Tejada; Paul Derby; Jay Fiset; Michael Thomas; Richard Epstein
Subject: Re: Destruction of Rosslyn Highlands Park

Wonderful letter Suzanne,

I've posted it on the North Rosslyn Civic Association site.

Best.
Mark Antell

On Friday, February 27, 2015 6:52 PM, SSSundburg <pro.wordsmith@verizon.net> wrote:

February 27, 2015

The Honorable Mary Hynes, Chair
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Subject: Destruction of Rosslyn Highlands Park

Dear Chair Hynes:

As a former Rosslyn resident (10 years) and an Arlington resident (coming up on 30 years), I am appalled to learn that the county plans to deed Rosslyn Highlands Park over to a private developer (Penzance).

Isn't Rosslyn already as desolate and sterile a concrete jungle as could possibly be envisioned? In June 1975, the Rosslyn-Ballston Corridor Committee to the Planning Commission warned against the Rosslynization of the rest of the R-B corridor, specifically criticizing the deficiency of park and open space to offset Rosslyn's massive density. Here we are 40 year later, talking about paving over what little remains of Rosslyn's park and open space.

As the Western Rosslyn Area Planning Study (WRAPS) make clear, staff's proposal lacks reality-driven reasoning, ignores community will, and disregards the needs of Rosslyn's inhabitants:

- **Destroying scarce, irreplaceable open space:** Staff’s proposal would eliminate over two-thirds of the existing Rosslyn Highlands Park, transferring it to Penzance in exchange for construction of a new fire station. Once lost, this open space will never be replaced.
- **Selecting the worst option:** The Ode Street connection would permit significantly more contiguous open space—a community priority. Instead, staff selected the mid-block street option—opposed by 87% of November workshop participants—which paves over a tremendous amount of space that could be used to consolidate the park.
- **Widening the open-space deficit:** Rosslyn has enough hardscape plazas. It doesn’t need one that will be owned, programmed and controlled by the developer. Residents need parks that are accessible around the clock to Rosslyn’s growing population.
- **Reducing open/active recreation space in an underserved area:** Residents (and neighborhood employees) are already highly underserved. Eliminating an existing park will reinforce Rosslyn’s image as a barren and uninviting place. As individuals and families move into the Rosslyn area, including those in APAH’s Queen’s Court affordable housing, the demand for parks and open space continues to increase dramatically.
- **Relying on questionable financial feasibility and planning:** At the Planning Commission’s February 25 meeting of the Long-Range Planning Committee, staff reported that the approximate cost of a stand-alone fire station is \$11 million, whereas it would cost \$23 million to integrate it into a building. How does this make sense? Moreover, Fire Department studies have recommended consolidating fire stations #4 and #10, calling into question whether the current location of station #10 is best or another location for the consolidated facility might better serve public safety.
- **Ignoring real estate market realities:** Even if the county wants to sell off existing, scarce parkland (of which there is already a deficit), how can it economically justify selling during a commercial market downturn? According to the county’s own budget materials, there is a 28% office vacancy rate in Rosslyn. Moreover, analysts’ reports (see attached) document rising multifamily housing negative absorption due to an increasing oversupply of expensive units. As we’ve seen with other sites in the Ballston/Virginia Square area, once a developer controls land—particularly when the real estate market is volatile—it may be years before redevelopment occurs and the county realizes additional tax revenue or other benefits from the site.

On February 25, 2015, the community learned at a Long-Range Planning Commission meeting that the county has been in formal negotiations with the adjacent property owner/developer for quite some time. Though few details were provided, the existence of an agreement—described as a Memorandum of Understanding (MOU) or Memorandum of Intent (MOI)—signed in early 2013 (prior to the WRAPS process) came to light.

I ask the County Board to provide the details of this agreement (the MOU, MOI and any other related documents) to the community. We need to understand what limitations and conditions were already in place between the County and the property owner/developer before the WRAPS process began in mid-2014.

Thank you in advance for your time and assistance in this matter.

Sincerely,

Suzanne Smith Sundburg
Arlington, VA

Cc: Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation
Steve Cole, WRAPS Working Group Chair, Planning Commission
Caroline Haynes, Parks & Recreation Commission Chair
Paul Holland, Parks & Recreation Commission & WRAPS Working Group
Michael McMenemy, Arlington County Civic Federation President
Stefanie Pryor, Arlington County Civic Federation Vice-President
Mark Antell, North Rosslyn Civic Association, Co-Chair Civic Federation P&R Committee
Jay Wind, Co-Chair Civic Federation P&R Committee
Katie Elmore, North Rosslyn Civic Association
Stan Karson, Radnor-Ft. Myer Heights Civic Association & WRAPS Working Group
Jonn Lau, Bluemont Civic Association President
Bluemont Civic Association Executive Board

WRAP

Jeanine Finch

From: SSSundburg <pro.wordsmith@verizon.net>
Sent: Friday, February 27, 2015 6:57 PM
To: Mary Hynes
Cc: CountyBoard; Barbara Donnellan; Jane Rudolph; Steve Cole; Caroline Haynes; pah96@hotmail.com; Michael McMenamin; Stef Pryor; Mark Antell; Jay Wind; Katie Elmore; Stan Karson; Bluemont Civic Association President; exec@bluemontcivic.org
Subject: Destruction of Rosslyn Highlands Park
Attachments: DTZ_Multi-Family Snapshot_4Q14.pdf
Importance: High

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DC METRO MULTIFAMILY

Market Tracker

*Arrows = Current Qtr Trend

▲ Vacancy
5.9%

▼ Net Absorption
(672) Units

▼ Completions
2,306 Units

▼ Asking Rent
\$1,608

Market Overview

The Washington DC metropolitan area (DC Metro) multifamily market cooled slightly during the fourth quarter of 2014 but still closed out the year with near-record demand levels. Annual net absorption registered 6,849 units, the highest demand level since 2010. However, with a record 13,867 units delivered in 2014- nearly double the previous record set in 2009- absorption in the fourth quarter registered a negative 672 units. Consequently, the region's vacancy rate rose 0.8 percentage points over the fourth quarter to end the year at 5.9%.

The majority of the new units delivered in the District of Columbia which saw 5,918 units come online in 2014. After decades of outmigration, the District of Columbia has experienced a clear turnaround in population growth during the past five years. Over 10,000 people moved into Washington, DC in 2013 and even more are projected for 2014. It is not surprising then that DC saw the highest demand levels among the three jurisdictions comprising the DC Metro with 3,528 units absorbed. In fact, the District of Columbia was also the only jurisdiction to post positive absorption during the fourth quarter with 161 units absorbed. Due to the large number of new units delivered, the District's vacancy rate rose 1.3 percentage points over the fourth quarter to 7.1%. The average effective rent per unit fell by approximately \$4 over the quarter to \$1,698 per unit but this still represents a 1.4% increase from year-end 2013.

In Northern Virginia, demand fell behind supply during the fourth quarter; 923 units delivered and absorption registered a negative 515 units with only two out of eight submarkets posting positive absorption. Still, annual demand in Northern Virginia was positive with 1,554 units absorbed over the year- this despite a record 4,079 units delivering during 2014. Mostly due to the new deliveries, Northern Virginia's vacancy rate rose 1.2 percentage points over the fourth quarter to 6.2%. Average effective rents remained steady, rising less than \$1 to \$1,749 per unit.

The story in Suburban Maryland was much the same as that in Northern Virginia. Demand during the fourth quarter was a negative 318 units but 2014 annual absorption was still positive at 1,767 units. The area saw 3,870 units deliver in 2014- all during the first three quarters of the year. The uptick in Suburban Maryland's vacancy was more subtle than in the other DC Metro jurisdictions, as it rose only 0.2 percentage points over the fourth quarter to 5.0%. As in the District of Columbia, average effective rents fell about \$4 over the fourth quarter to \$1,424 per unit, but were still up 2.0% from year-end 2013.

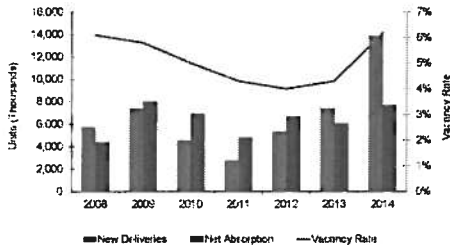
Multifamily investment sales volume registered \$3.3 billion during 2014 as 61 properties traded. While that is well below the record set in 2013 (when the Archstone Portfolio sale contributed to a staggering \$8.0 billion in sales volume), overall multifamily investment has steadily trended upward and is now double what it was only four years ago. The average sales price in the DC Metro was \$202,348 per unit in 2014 and cap rates averaged 5.91%.

Economic Indicators

	4Q 2014	4Q 2013
Employment	3.11 M	3.09 M
Unemployment Rate	4.9%	5.1%
Population	5,984 M	5,936 M
MF Permits Issued	2,880	3,194
MF Starts	2,690	2,854
Average Home Sale Price	\$643,685	\$583,225
Average Days On Market	44	36
Average Rate (30 Year FRM)	3.86%	4.48%
10 Year Treasury Yield	2.17%	3.04%

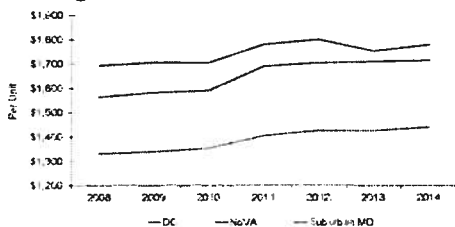
Source: BLS, U.S. Census Bureau, Moody's Analytics, MRIS, Freddie Mac, U.S. Department of the Treasury

Absorption, Completions & Vacancy



Source: DTZ Research, CoStar

Asking Rents



Source: DTZ Research, CoStar

Outlook

- With over 18,000 units under construction across the DC Metro, the region will likely continue to see vacancy increase in the short-term, but long-term population and job growth forecasts suggest there will be a pronounced shift in the amount of multifamily product that will be needed on an annual basis. Consequently, the short-term uptick in annual supply that we witnessed in 2014 and are expecting in 2015 should be viewed as the "new normal" in terms of what is needed to accommodate the expected increase in annual demand for the foreseeable future.
- Traditionally the region has supplied between 6,000 and 8,000 multifamily units per year. However, George Mason University's Center for Regional Analysis suggests that in light of a sharp drop in the supply of single-family units delivering to the market and the growing percentage of renters to total occupancy in the region, upwards of 12,000 multifamily units will be required annually moving forward.
- Both asking and effective rents have continued to increase at an average rate of between 1% and 2% per year. While the influx of supply may slow this increase temporarily, rental growth is expected to remain strong in the region's transit-oriented, mixed-use developments.

DTZ Multifamily Market Snapshot

DC Metro • Fourth Quarter • 2014

SUBMARKET	INVENTORY*	VACANCY RATE	QUARTERLY NET ABSORPTION	YTD NET ABSORPTION	AVERAGE ASKING RENT	AVERAGE EFFECTIVE RENT	COMPLETIONS	UNDER CONSTRUCTION
Anacostia/ Southeast	22,474	5.0%	(141)	(248)	\$1,063	\$1,056	-	233
Brightwood/ Fort Totten/ Lower Northeast	18,704	8.6%	219	804	\$1,450	\$1,440	548	2,282
Capitol Hill/ H Street/ NoMa	10,120	9.9%	87	697	\$2,016	\$2,000	626	1,775
Columbia Heights/ Logan Circle/ Shaw	24,979	5.9%	216	1,551	\$1,871	\$1,844	63	1,004
Connecticut Ave/ Georgetown/ Wisconsin Ave	22,900	5.7%	(189)	11	\$2,042	\$2,021	145	674
Downtown/ Penn Quarter/ Chinatown	6,355	12.0%	(33)	90	\$2,364	\$2,351	-	-
Dupont Circle/ Kalorama/ Adams Morgan	11,351	8.2%	24	49	\$2,008	\$1,985	335	-
Foggy Bottom/ GWU West End	9,088	6.8%	(26)	(92)	\$2,495	\$2,493	-	164
Southwest- Navy Yard	9,970	8.6%	4	666	\$1,797	\$1,785	266	-
DISTRICT OF COLUMBIA TOTALS	135,941	7.1%	161	3,528	\$1,715	\$1,698	1,983	6,132
Crystal City/ Pentagon City	13,431	4.9%	(176)	(43)	\$2,086	\$2,081	-	1,110
Huntington/ Franconia/ Springfield	18,878	4.8%	(48)	49	\$1,482	\$1,476	240	360
Landmark	19,410	5.5%	32	(21)	\$1,573	\$1,511	360	-
Old Town/ Virginia Highlands	11,991	11.0%	(105)	441	\$1,864	\$1,812	323	2,543
Reston/ Herndon	15,137	6.1%	(65)	167	\$1,673	\$1,649	-	448
Rosslyn Ballston Corridor	25,604	8.1%	(172)	682	\$2,123	\$2,093	-	1,134
South Arlington/ Columbia Pike	12,918	3.1%	20	(80)	\$1,581	\$1,564	-	83
Tysons Corner	9,109	9.5%	(1)	359	\$1,937	\$1,909	-	1,725
NORTHERN VIRGINIA TOTALS	126,478	6.2%	(515)	1,554	\$1,779	\$1,749	923	7,403
Bethesda/ Chevy Chase	10,778	5.9%	22	164	\$2,157	\$2,127	-	1,044
Gaithersburg/ Germantown	21,457	5.2%	45	578	\$1,484	\$1,468	-	1,192
Northern Prince George's County	54,022	4.4%	(273)	(154)	\$1,376	\$1,360	-	429
Rockville	14,782	6.0%	(24)	237	\$1,797	\$1,791	-	1,238
Silver Spring	31,234	5.7%	125	946	\$1,528	\$1,520	-	52
Southern Prince George's County	42,968	4.8%	(213)	(4)	\$1,245	\$1,222	-	1,007
SUBURBAN MARYLAND TOTALS	175,241	5.0%	(318)	1,767	\$1,440	\$1,424	-	4,962
DC METRO TOTALS	437,660	5.9%	(672)	6,849	\$1,608	\$1,588	2,906	18,497

Sources: DTZ Research, CoStar

*All figures are multifamily units, except vacancy rate and rental rates.

Key Sales Transactions 4Q 2014

PROPERTY	UNITS	SELLER/BUYER	PRICE	PRICE/UNIT
Flats 130- 130 M Street, NE, Washington, DC	643	Stonebridge Carras JV Walton Street Capital / TIAA-CREF	\$289,000,000	\$449,456
Residences at Springfield Station- 6802 Junction Boulevard, Springfield, VA	631	Lehman Brothers Holdings / CBRE	\$164,500,000	\$260,697
M Flats- 450 K Street, NW, Washington, DC	233	Kettler JV JP Morgan / Ogden Cap Properties	\$106,500,000	\$457,082
Glen Oaks- 7509 Mandan Road, Greenbelt, MD	463	Ross Development & Investment JV Rockwood Capital / BE Glen Oaks	\$73,500,000	\$158,747
View at Waterfront- 1000-1100 6th Street, SW, Washington, DC	256	The Related Companies JV Fannie Mae / Mill Creek Residental JV John Hancock	\$67,250,000	\$262,695

Sources: DTZ Research, Real Capital Analytics, CoStar

About DTZ

DTZ is a global leader in commercial real estate services providing occupiers, tenants and investors around the world with a full spectrum of property solutions. Our core capabilities include agency leasing, tenant representation, corporate and global occupier services, property management, facilities management, facilities services, capital markets, investment and asset management, valuation, building consultancy, research, consulting, and project and development management. DTZ manages 3.3 billion square feet and \$63 billion in transaction volume globally on behalf of institutional, corporate, government and private clients. Our more than 28,000 employees operate across more than 260 offices in more than 50 countries and proudly represent DTZ's culture of excellence, client advocacy, integrity and collaboration. For further information, visit: www.DTZ.com or follow us on Twitter @DTZ.

Bethany Schneider

Research Analyst

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Nathan Edwards

Director of Research

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Email: nathan.edwards@dtz.com

2101 L Street, NW

Suite 700

Washington, DC 20037

The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representation as to its accuracy.

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WRAPS

Jeanine Finch

From: Elizabeth Schill <ebovair@gmail.com>
Sent: Monday, March 02, 2015 9:43 AM
To: CountyBoard
Cc: Brian M. Schill; Jay Fiset; Libby Garvey; John Vihstadt; Mary Hynes; Walter Tejada
Subject: Save Rosslyn Highland Park

To the honorable members of the Arlington County Board,

My name is Elizabeth Schill and I have been resident of the Rosslyn area for over eight years. During that time, we've seen great changes in the area - much of it for the good. The reason my husband and I chose to stay in Rosslyn was the amenities it offered so close to us, including access to metro, close walking distance to vibrant communities in DC and Northern Virginia, its excellent schools, and above all its neighborhood feel - due in no small part to the unique and comfortable nature of the Rosslyn Highland Park area.

As a Rosslyn resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- * **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer. I routinely take my young niece there, and often walk through there seeing the basketball courts full, and the playground full of families. It is a little oasis in the urban setting, and there really is no safe alternative to playground space within walking distance. The two playgrounds within a few miles require crossing major roads (Lee Highway, Route 66 and Route 50).
- * **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority. Also based on WRAPS own published documents, the number one request of residents in developing the area was preservation of green space.
- * **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock. The county board cannot count on a developer creating the green space that would be able to be freely used as a common good, as they could set rules restricting the use of the place to its own residents and tenants. In fact, the reason my husband and I chose Rosslyn to live, and not a neighborhood in Downtown DC, was because of its unique residential, yet urban feel that would be undermined if we were to lose this piece of land to a private developer.
- * **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
- * **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense.

As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site. Not to mention that there is a nearly 30% vacancy rate, and that 1812 N. Moore St. has yet to have acquired one tenant. The last thing we need are more offices or condos in a market full of empty building space.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were provided, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective, and I look forward to working with you on this very important effort.

Sincerely,
Elizabeth Schill

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In life, do not seek out what feels good, rather seek out what you know is good.

WRAP

Jeanine Finch

From: Steve Blakely <blakesbb@yahoo.com>
Sent: Monday, March 02, 2015 10:22 AM
To: CountyBoard
Subject: Rosslyn Highlands Park

TO: ArlCO Board
From: Stephen Blakely
3/2/2015

I would like to add my voice to those in defense of keeping Rosslyn Highlands Park as a park, instead of sacrificing it to yet another batch of highrises.

Although I do not live in the area, I did several years ago, when the area was already primarily concrete and anything green was rapidly being developed. Arlington already has a lower-than-average parkland-per-capita ratio, and while Rosslyn Highlands is not a big parcel, its loss will only make the problem worse. Also, at a time when Arlington is suffering from high office vacancy rates, it seems unwise to create even more commercial space that is unable to be filled.

Please protect the park.

Sincerely,

Stephen Blakely
2658 Marcey Rd.
Arlington, VA 22207

Jeanine Finch

WRAP

From: Elizabeth Gearin <egearin@egearin.com>
Sent: Monday, March 02, 2015 10:33 AM
To: CountyBoard
Cc: Caroline Haynes
Subject: Preserve Rosslyn Park Space - Save Rosslyn Highlands Park

March 2, 2015

The Honorable Mary Hynes, Chairman
Arlington County Board
2100 Clarendon Blvd., Suite 300
Arlington, VA 22201

Dear Chairman Hynes:

As an Arlington resident, I am deeply concerned about the future of open space throughout the County, but especially in those neighborhoods, including Rosslyn, where we see both population density increasing, and very limited parks and open space. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it appears that staff's proposal will have a significant negative impact on the future of open space in this area.

The proposal will eliminate 2/3 of the existing Rosslyn Highlands Park, even while the County supports plans to add dwelling units in the neighborhood, including for families with children. Adding to the neighborhood population with additional households, as well as a school, increases the demand for parks and open space. Providing this open space should be a County priority – it is positively linked to improved physical and mental health (including reduced ADD/ADHD symptoms and raised standardized test scores), enriched community cohesion, increases in property values and tourism profits, and improved air and water quality.

We can build up anything, except accessible open, green space.

Thank you for your consideration of my perspective.

Sincerely,

Elizabeth Gearin

Elizabeth Gearin, PhD, AICP
egearin@egearin.com
703-980-2258

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WRAPS

Jeanine Finch

From: Karen Kumm Morris <kkumm@comcast.net>
Sent: Monday, March 02, 2015 10:07 AM
To: Mary Hynes
Subject: WRAPS Support

Mary,

I hope that you can support the Staff's Draft Plan for WRAPS. As a landscape architect and advocate for open space, I can envision a beautiful park and plaza space that invites a range of ages and users. I have tried to explain to others that this proposal is not a reduction in open space but a proposal for a variety of different types of open space. Consider Penrose Square, or even that tiny splash fountain next to Buzz Bakery in Ballston. Interactive elements in plazas can be magnets for families and all age groups. Unfortunately, we have a legacy of crummy plazas from the 1990's and earlier, dead spaces that contribute to the public's negative perception. But, if design guidelines are created with high expectations for quality interactive public space, there is a potential for a wider range of recreational experiences than just open green space.

Financially, the Staff's Draft Plan also is in the County's best interest by having the developer pay for and build our fire station in return for a housing site. I don't know all the financial details, but when the public can financially benefit from private development, it's in our interest to use this approach to keep our taxes down.

Please lend your support to the Staff Draft Plan. I intend to email the other County Board members as well. Thank you for listening and for your service.

Karen

Karen Kumm Morris, RLA, FASLA
3725 N. Delaware St.
Arlington, VA 22207
kkumm@comcast.net
www.karenumm.com
cell 571 212 7350

WRAPS

Jeanine Finch

From: Karen Kumm Morris <kkumm@comcast.net>
Sent: Monday, March 02, 2015 11:06 AM
To: John Vihstadt
Subject: WRAPS Support

John,
I hope that you can support the Staff's Draft Plan for WRAPS. As a landscape architect and advocate for open space, I can envision a beautiful park and plaza space that invites a range of ages and users. I have tried to explain to others that this proposal is not a reduction in open space but a proposal for a variety of different types of open space. Consider Penrose Square, or even that tiny splash fountain next to Buzz Bakery in Ballston. Interactive elements in plazas can be magnets for families and all age groups.

Unfortunately, we have a legacy of crummy plazas from the 1990's and earlier, dead spaces that contribute to the public's negative perception. But, if design guidelines are created with high expectations for quality interactive public space, there is a potential for a wider range of recreational experiences than just open green space. We shouldn't be diminishing potential recreational opportunities.

Financially, the Staff's Draft Plan also is in the County's best interest by having the developer pay for and build our fire station in return for a housing site. I don't know all the financial details, but when the public can financially benefit from private development, it's in our interest to use this approach to keep our taxes down.

Please lend your support to the Staff Draft Plan. I intend to email the other County Board members as well. Thank you for listening and for your service.
Karen

Karen Kumm Morris, RLA, FASLA
3725 N. Delaware St.
Arlington, VA 22207
kkumm@comcast.net
www.karenumm.com
cell 571 212 7350

WRAP

Jeanine Finch

From: Mikaila Milton <mikailamilton@fiskdesign.net>
Sent: Friday, February 27, 2015 12:55 PM
To: Mary Hynes
Subject: Save Rosslyn Highland Park!

February 27, 2015

The Honorable Mary Hynes

Chairman

Arlington County Board

2100 Clarendon Blvd., Suite 300

Arlington, VA 22201

Subject: Save Rosslyn Highland Park!

Dear Chairman Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.

- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining opens space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

Mikaila Milton

Jeanine Finch

LOZAD

From: Mark McL <mark.mc.528@gmail.com>
Sent: Tuesday, March 03, 2015 2:54 AM
To: CountyBoard
Subject: Please keep the Rosslyn Highlands Park as a community park

March 3, 2015

Dear Members of the County Board,

Please do not sell Arlington parks to developers. Specifically, please keep the Rosslyn Highlands Park as a community park - do not sell it to Penzance and do not turn it into a street.

I've lived in Rosslyn for almost 30 years and understand it's an urban area. What I don't understand is why the County Board is contemplating turning the park into a street or selling it to a developer. Arlington, and Rosslyn especially, needs street-level open space where residents and workers can get some relief from the concrete jungle. I emphasize street-level: some folks have said the proposals will have open space but shift it to the roofs of buildings or inside the buildings, during hours convenient to the owners. That hardly compares to a street-level park where folks stop when they see their neighbors or co-workers; basketball games develop from a couple of people shooting hoops; mothers and fathers stop with their children while out for a walk or running errands.

The County routinely sends me information on its Car Free Diet initiative. Now, the County wants to, for all practical purposes, pave over the park to build a street. Is paving parks really part of the County's Car Free Diet? Why aren't the County's initiatives in sync? Why encourage people to drive by paving over the park? Why not encourage people to commute into Rosslyn using the tips in the Car Free Diet materials? Besides, the Schools stated they don't need a new street, they can work with existing streets. If Penzance needs a new street for its tenants, let Penzance provide the land for it. Why should Arlington pave over a park for a developer? Is this the County's new practice - to pave over parks to benefit developers?

I attended a number of the WRAPS meetings. At one, the Penzance representative made it quite clear that a fire house is not compatible with the type of building(s) it plans to build. He basically said the type of clients they are looking for aren't willing to pay premium prices to live or work in a building that also houses a fire station. Has that changed? Will the County require the developer to include a fire station? If not, where will the County relocate the station? Will the developer be required to pay the full cost of the new station - land and building - or, merely make a contribution to the total cost and leave the County's taxpayers on the hook for the rest? If so, why is this a good deal for Arlington County taxpayers? It's obviously a good deal for the developer - it gets prime real estate at what will probably be a bargain price. On that point, how will the County determine that the price the developer is willing to pay is a good deal for Rosslyn? For the taxpayers of Arlington?

Recently the Board made a special point that it wanted to hear from residents and take their views into account before making major decisions. Taken on the surface, that was reassuring. Looking beyond the words, however, there needs to be a true commitment; actions speak louder than words. The WRAPS Working Group is comprised of only a few (maybe just 3) Rosslyn residents. The meetings do not allow for non-Working

Group members to ask questions or provide input. Particularly interesting was the night the Chair adjourned the meeting an hour before the scheduled time and didn't use that time to invite attendees to talk about what they had heard at the meeting. A valuable opportunity lost. Furthermore, when the community is invited to participate, their input is largely ignored. A glaring example: the results of the Public Workshop held November 8, 2014, haven't been posted - almost 4 months later. The website acknowledges the meeting and says "Summaries of community input – coming soon". If the County won't even post the results of the only public workshop held why should we believe the County is paying attention to residents and taxpayers input?

As an aside, when I attended that workshop, I started talking with another attendee. After he learned that I was a Rosslyn resident, he said, oh, you're here because you're a NIMBY (not in my back yard). I corrected him and said, no, I was an IMBY - I want the things that other folks in the county have in their backyards: residents in Clarendon have benefited from an almost \$2 million makeover of their park recently, plans are for converting a parking lot in Courthouse to a park, the County recently approved spending over \$688,000 to buy land to expand an 11 acre park near East Falls Church. The County press release quotes the Board Chair as saying "This is a wonderful opportunity to expand a beautiful park". I want those things in my backyard. Why take the little green space we have now and give it away? You're making other parts of Arlington green, why give away or pave over the park in Rosslyn? You're buying land to expand parks in other parts of the County, and now you want to sell or pave over the one in Rosslyn?

Selling or turning Highlands Park into a street is a bad deal for the residents of Rosslyn and Arlington County taxpayers.

Sincerely,

Mark McLachlan
1530 Key Blvd, Apt 709
Arlington, VA 22209

Jeanine Finch

From: George Hardigg <georgehardigg@gmail.com>
Sent: Monday, March 02, 2015 2:06 PM
To: Mary Hynes
Cc: CountyBoard
Subject: Save Rosslyn Highland Park!

Dear Ms. Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.
- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining opens space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.

- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

George Hardigg

LOZyTP

Jeanine Finch

From: Melissa Pittard <pittardm@gmail.com>
Sent: Monday, March 02, 2015 11:22 PM
To: CountyBoard
Subject: Siting of New H-B Woodlawn/Stratford Building at Wilson Site

Chairwoman Hynes and Members of the Arlington County Board,

I am a parent of sixth graders at H-B Woodlawn. I am concerned about how the location for the new school building on the Wilson site will be determined and about the availability of contiguous open space in the Western Rosslyn Area Planning Study (WRAPS) area.

I am writing to ask you to use the Building Level Planning Committee (BLPC) and Public Facilities Review Committee (PFRC) processes to determine the location of the new school building on the Wilson site.

And I urge you to preserve the maximum amount of contiguous open space in the WRAPS study area for the new school.

If a new service street is deemed necessary, please locate it at the far eastern edge of the WRAPS study area or configure it in a way that does not obstruct the new school's access to adjacent, off-site open space for use by the Ultimate Frisbee program.

In order to achieve the best possible result for the H-B Woodlawn and Stratford program and other stakeholders, the siting decision should be made during the BLPC and PFRC processes, and not outside of them.

Please do not make a siting decision for the new school facility now. Allow the BLPC and PFRC processes to do it.

Thank you,
Melissa J. Pittard

WRAPS

Jeanine Finch

From: nprkpayne@yahoo.com
Sent: Monday, March 02, 2015 10:24 PM
To: Mary Hynes
Subject: Save Rosslyn Highland Park!

Dear Ms. Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.
- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining opens space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what

limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,
Peggy Houk Payne

Sent from my iPad

WRAPS

Jeanine Finch

From: Conor Marshall <ctmarshall85@gmail.com>
Sent: Monday, March 02, 2015 7:29 PM
To: CountyBoard
Subject: Save Rosslyn Highlands Park!
Attachments: Save Rosslyn Highlands Park.pdf

March 2, 2015

The Honorable Mary Hynes

Chairman

Arlington County Board

2100 Clarendon Blvd., Suite 300

Arlington, VA 22201

Subject: Save Rosslyn Highlands Park!

Dear Chairman Hynes:

As a resident of the Rosslyn area and avid county parks user, I am deeply concerned about the future of open space my neighborhood and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer. I cannot underscore enough how devastating this loss of open space would be, especially during a time when the county continues to value and prioritize land acquisition—both for new parks and open spaces and to expand upon exiting ones.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.

- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. After living in both the Ballston and Rosslyn areas for several years, I can speak from personal experience that a commercially developed plaza does not enrich my sense of community, or satisfy my essential need for open space in the same way that a county park does. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining open space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. It will be business as usual, continuing down a path of promoting business ahead of the needs of full-time residents. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically. To maintain an adequate level of service, in regards to park and open space in Rosslyn, valuable open space cannot be lost.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as a Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

Conor Marshall

Rosslyn resident

CC: Members, Arlington County Board

Barbara Donnellan, Arlington County Manager

Jane Rudolph, Director, Department of Parks and Recreation

--

Conor Marshall

WRAP

Jeanine Finch

From: Jonn <jonn.lau@gmail.com>
Sent: Monday, March 02, 2015 5:57 PM
To: CountyBoard
Subject: Western Rosslyn Sector Plan Update

March 2, 2015

The Honorable Mary Hynes, Chair
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, Virginia 22201

Re: Western Rosslyn Sector Plan Update

Dear Ms. Hynes:

I lived in Rosslyn for three weeks in 2009. I thoroughly enjoyed being able to walk to my children's daycare center, to the Metro plaza with my children, to parks, to the grocery store, to theater events, to a winter holiday event, to the Potomac Heritage Trail, to Roosevelt Island, and to restaurants. The easy, convenient access to a wealth of everyday and special activities in a safe and welcoming atmosphere made Rosslyn an enjoyable and desirable place to live. I have moved further west because of how difficult it is to find housing in Rosslyn, but I still regularly am in Rosslyn and would like continued development of housing, jobs, entertainment, and recreation facilities in Rosslyn and the rest of the county.

More housing in Rosslyn would give more people walking access to the Potomac waterfront, the Potomac Heritage Trail, and Roosevelt Island. All are premier green spaces, with expansive views that include dozens of our nation's natural and historic treasures. And, residents can take quicker relief from the "concrete jungle" that Rosslyn might be in the two county parks and the Marine Corps Memorial that are also nearby. Rosslyn might be short on county-owned recreational land, but it offers some of the best outdoors experiences that a city can offer.

The Wilson School site and surrounding area may be under developed, but they are surrounded by tall buildings that block any views and prevent a sense of expanse or "outdoors". The current field is in a depression, which makes it feel more claustrophobic. Preserving it as open space is hardly that. A rooftop recreation area might create a better sense of the outdoors.

For at least three months of the year, Arlington's sports fields and outdoor playgrounds are wet, cold, covered with snow, dark, or all four. For another 2 months of the year, they are blisteringly hot, humid, and fertile ground for sunburn or worse. Indoor facilities can be used year round and in all weather. And, more than one story of community facilities on community land opens the possibility for more residents to use the land, though

a building with more sports facilities might only be justified with a 750 seat or larger school that would fully utilize the facilities.

I moved to Arlington in 2001 for its modern, lively, dynamic culture. Rosslyn exhibits that culture but is unique with excellent transit, premier international businesses, vibrant residential neighborhoods, entertainment, and recreation. The careful and wise thinking and lengthy discussion that go into plans for Arlington have resulted in a highly livable, desirable, and proud community. Arlington should foster more housing and amenities and commercial development in Rosslyn and in other parts of the county to continue to be a rich and invigorating environment for existing and future residents.

Jonn Lau
824 N Greenbrier Street
Arlington, Virginia 22205

WRAP.

Jeanine Finch

From: Neal Desai <nealdesai77@gmail.com>
Sent: Monday, March 02, 2015 3:03 PM
To: Mary Hynes
Subject: Save Rosslyn Highland Park!

Dear Mary Hynes,

I am an Arlington resident of over 8 years and a physician at Virginia Hospital Center and I hope that you will note my personal comments regarding the future of open space in Rosslyn, specifically the Rosslyn Highlands Park.

I currently live in a Highgate townhouse in Rosslyn with my wife and two young children under the age of 5. I believe the current proposal by the (WRAPS) process will have a significant and negative impact on the future of Rosslyn.

Speakly broadly, Rosslyn is in desperate need of a central, open, and green space. Such spaces are critical to busy urban neighborhoods serving both the working and residential population. For 4 years I lived in the Gramercy neighborhood of Manhattan, significantly more densely populated and trafficked than Rosslyn. The centerpiece of this neighborhood was Madison Square Park, a beautiful open and green space that was incredibly popular and provided a respite for all those passing by. The nearby businesses thrived and it was an asset to be located near a great city park. In Rosslyn, as it currently stands, I feel like I have less access to open, green space than I did in Manhattan. I hope this tells you something about the challenges Rosslyn faces and the grave mistake it would be to turnover valuable park space. A landmark central park could transform Rosslyn. The loss of this open space to developers will allow Rosslyn to truly earn the reputation of a "concrete jungle".

There are many additional strong arguments against the current proposal which other members of the community and the North Rosslyn Civic Association have made, and I concur with them wholeheartedly including:

- ignoring community perspectives
- failing to meet the open space needs of the community
- undermining opens space levels of service
- questioning the financial feasibility of the project
- and viability of the real estate market

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few

details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective and your dedication to my community. Please feel free to contact me via e-mail or cell phone at 917-583-3568.

Sincerely,

Neal R. Desai, MD

CC: Members, Arlington County Board
Barbara Donnellan, Arlington County Manager
Jane Rudolph, Director, Department of Parks and Recreation

Arlington County School Board
Western Rosslyn Area Planning Study
2100 Clarendon Boulevard
Arlington, VA 22209

COUNTY BOARD OFFICE
RECEIVED

2015 FEB 19 P 3 11

2/17/15
WRAP.

Dear ACS Board,

I write to you as a concerned resident of the Atrium Condominium and citizen of Western Rosslyn where discussions continue regarding destroying the current Wilson School to build another much larger entity to hold over 775 middle school students. I oppose the proposed project for several reasons.

First, the location poses multiple safety risks. The proposed plans to build the multi-floor building cannot accommodate traffic, a playing field, a front-lawn buffer for the students, and a drop off location for buses. This now largely commercial area also has neighbors that sell alcohol, cigarettes, and other adult products. As reflected in studies utilized by the Department of Justice, children are highly influenced by and begin to experiment with these products at this age. There is also the issue of a middle school child's ability to descend 6-8 flights of stairs quickly in the case of emergencies. This is likely why no precedent for such a high-rise middle school exists in this area: other districts have realized the potential danger and liabilities. These are just some of the reasons why the majority of the parents in public meetings remain vehemently opposed to proposed plans.

Second, in order to build and maintain this school, local taxes will substantially increase to pay for transportation, parking, and road costs. Adding additional long-term costs to a county that continues to experience significant budget gaps is fiscally irresponsible.

Third, dozens of long-standing trees and the last green acres in the area must be largely destroyed to accommodate the project. Each proposal's plans have significantly reduced sized fields compared to traditional middle schools. This is another reason parents remain steadfast in their opposition to the project. Moreover, no feasible plan has been proposed in which the residents of the community can continue to use the space. As noted by Arlington County Parks and Recreation Staff, this area of Arlington suffers a severe deficit of green space. There is an inequitable distribution of land resources resulting from poor long-term planning that should not be compounded.

Fourth, the Arlington County Historical Affairs and Landmark Review Board (HALRB) has sought historic designation of the Wilson school based upon the longevity of its service as a school, its role in Virginia public education, and its architectural distinction resulting from those who contributed to its original design and modifications. This locale also serves as an "important part of the character and urban fabric of Arlington" that should be preserved for the safe, long-term, reasonable use of the community that provides a "break from high density" development that now ensconces our lives.

Regardless of the ease with which some would like to tear down the Wilson School for this project, the long-term costs are detrimental to the interests of the community at large. The answer is not to seek an easy fix but the right solution. I ask that the Arlington County School Board consider reducing the size and/or changing the location of this project so that it is safe for the children, benefits the community at

large, addresses land resource inequality, does not further destroy the fabric and character of Arlington, and is fiscally responsible.

Thank you for your time and consideration.

Sincerely,

XYZ

L → B Miller

P.S. From the windows of my hi-rise I can see the green space behind the Wilson School. At any time of the year children play there (right now they are sledding down the little slope) owners exercise their dogs and Latino young men play impromptu soccer. The space seems to fulfill the function of a village green. It is the only place in the middle of Rosslyn's hi-rises where residents can enjoy these activities. Do you really believe that the community will benefit from its obliteration?

LAURA B. MILLER
PH12
1530 N. KEY BLVD
ARLINGTON, VA
22209

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First, the location poses multiple safety risks. The proposed plans to build the multi-floor building cannot accommodate traffic, a playing field, a front-lawn buffer for the students, and a drop off location for buses. Additionally, this location is adjacent to a fire station with most high speed fire apparatus leaving the station vectored in the direction of the school....a most certain potential hazard to students, teachers and parents. This now largely commercial area also has neighbors that sell alcohol, cigarettes, and other adult products. As reflected in studies utilized by the Department of Justice, children are highly influenced by and begin to experiment with these products at this age. There is also the issue of a middle school child's ability to descend 6-8 flights of stairs quickly in the case of emergencies. This is likely why no precedent for such a high-rise middle school exists in this area: other districts have realized the potential danger and liabilities. These are just some of the reasons why the majority of the parents in public meetings remain vehemently opposed to proposed plans.

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and/or changing the location of this project so that it is safe for the children, benefits the community at large, addresses land resource inequality, does not further destroy the fabric and character of Arlington, and is fiscally responsible.

Thank you for your time and consideration.

Sincerely,

John Mangano

PH16

The Atrium

Jeanine Finch

WRAP

From: Karen Kumm Morris <kkumm@comcast.net>
Sent: Monday, March 02, 2015 11:56 AM
To: John Vihstadt
Subject: Re: WRAPS Support

John

John,
I have spoken up at the Urban Forestry Commission, and Carolyn Haynes has heard my comments. There is a vocal group of recreation and environmental advocates that value green open space (natural areas) over recreationally developed plazas that expand recreational experiences for a broader range of age groups.

Think of who benefits from a a passive landscaped area versus an interactive splash fountain or a poet's wall or social seating and a stage platform . Passive natural areas are needed, of course, but not in highly developed, urban areas where precious open space must be multi-functional.

Please add these comments to the discussion tomorrow.

Thank you.

Karen

On Mar 2, 2015, at 11:12 AM, John Vihstadt wrote:

Karen:

All strong points and I have not ruled anything out at this point. I am sensitive to concerns that have been raised about the staff proposal, however.

You need to make your points known to the Parks & Rec Commission (especially Caroline Haynes and Paul Holland), the North Rosslyn and Radnor/Ft. Meyer Heights (RAFOM) Civic Associations, and certain Civic Federation activists as well.

I hope you'll be at the Work Session, and I wish there was a vehicle for us to take public comment at that time, but I don't think we can. The next best thing is for you to have written comments and you may want to have ample copies for distribution to whomever attends as well.

Thanks for your continued interest in all things Arlington despite your recent PC retirement! I did spy you last Tuesday night at the CB meeting.

JEV

Sent from my iPad

On Mar 2, 2015, at 11:05 AM, "Karen Kumm Morris" <kkumm@comcast.net> wrote:

John,

I hope that you can support the Staff's Draft Plan for WRAPS. As a landscape architect and advocate for open space, I can envision a beautiful park and plaza space that invites a range of

ages and users. I have tried to explain to others that this proposal is not a reduction in open space but a proposal for a variety of different types of open space. Consider Penrose Square, or even that tiny splash fountain next to Buzz Bakery in Ballston. Interactive elements in plazas can be magnets for families and all age groups.

Unfortunately, we have a legacy of crummy plazas from the 1990's and earlier, dead spaces that contribute to the public's negative perception. But, if design guidelines are created with high expectations for quality interactive public space, there is a potential for a wider range of recreational experiences than just open green space. We shouldn't be diminishing potential recreational opportunities.

Financially, the Staff's Draft Plan also is in the County's best interest by having the developer pay for and build our fire station in return for a housing site. I don't know all the financial details, but when the public can financially benefit from private development, it's in our interest to use this approach to keep our taxes down.

Please lend your support to the Staff Draft Plan. I intend to email the other County Board members as well.

Thank you for listening and for your service.

Karen

Karen Kumm Morris, RLA, FASLA
3725 N. Delaware St.
Arlington, VA 22207
kkumm@comcast.net
www.karenumm.com
cell 571 212 7350

Jeanine Finch

WRAPS
attach.

From: Raphael, Abby (Arlington County Public Schools) <abby.raphael@apsva.us>
Sent: Saturday, February 28, 2015 8:54 AM
To: Jay Fiset
Cc: Elliott, Melanie (Arlington County Public Schools)
Subject: WRAPS Work Session Wednesday evening

Hi, Jay. I just looked on the County Board website and the WRAPS work session on March 4th is not listed. I was hoping to review the materials that the County Board has been (or will be) provided for that work session. Can you let me know when those meeting materials will be posted for public review and in the meantime send those to me?

Also, our staff have had conversations with County staff about each of the landowners having an opportunity to make a brief presentation at the work session, but we have been told that this will not be included on the agenda. I am disappointed by this and am not sure that the County Board is best served in its decision making without hearing directly from all of the property owners.

I have to say that the WRAPS process is not at all what I expected. I thought that the WRAPS group was to make a recommendation to staff on a concept plan for the study area. Instead, at the last meeting, staff proposed a concept that does not reflect what the majority of the WRAPS group, or the community, has expressed with respect to major issues under consideration, including: the County partnership with Penzance and the resulting loss of open space, the height of the APAH building, or extending Pierce Street. The group seems about evenly split about whether staff should recommend siting of the school or should present siting options with pros and cons.

As you and I have discussed, it seems premature for the County to make a siting decision for the new school in April, as the WRAPS Chair has advocated. Instead, it seems to make more sense to start the BLPC and PFRC processes and to have the siting decision be made as part of those, as is usually done with school projects.

Having the siting decision made as part of the BLPC/PFRC processes would allow the County Board to make a more informed decision for a variety of reasons. The initial concepts that our architects developed were for a 1,300 seat school. As you know, the School Board decided to move forward with a significantly smaller school on the site and work for that school for HB Woodlawn is just beginning. Architects are working on ideas that blend the structure and open space in new, innovative ways. APS has been constrained by County staff in what it could present to WRAPS, including not showing concepts of the building in its last presentation. One important fact that has not been shared with WRAPS is that if the field is located on 18th street, it would be significantly above grade, because of the topography. In addition, in the pros/cons that staff presented at the last WRAPS meeting regarding siting, they did not discuss the benefits of siting the building on 18th Street in terms of better handicap access and natural lighting to benefit student learning.

Traffic studies have not yet been done. This is a critical factor in making the best decision for siting the school, as we consider bus, car and pedestrian traffic in I Rosslyn. In addition, the BLPC is being formed and members of the HB Woodlawn community, who are not members of WRAPS, will be included on the BLPC. Having the input of those community members whose school or program is located in the building always has been an important part of the design process. Finally, having flexibility to pursue siting options during the concept design process is important so that the relative costs of siting options can be considered. The School Board is committed to being as cost-effective as possible in our construction projects.

I am happy to discuss this with you if you would like.

Thanks, Jay.

Abby

Jeanine Finch

WR

From: Peter N. Greenwald <png@penzco.com>
Sent: Friday, February 27, 2015 11:51 AM
To: Mary Hynes
Subject: Business Breakfast

Great kick-off. Thanks for including me. I look forward to the helping to chart a path toward a robust and successful future—to building and exploiting that framework for prosperity we identified as our goal.

On a different, but related note, I was gratified to hear that the new firehouse and Rosslyn hill project is moving forward in the way that it should. Consistent with our discussions this morning, a win-win for the County and the community.

Cheers and thanks again.

Peter N. Greenwald | Senior Advisor
Penzance
2400 N Street, NW, Suite 600 | Washington, DC 20037
202.349.5693 direct | 917.592.6373 mobile | 888.678.8617 fax
212.706.8640 New York
pgreenwald@penzco.com | www.penzco.com

Jeanine Finch

From: Carroll Colley <carroll.colley@gmail.com>
Sent: Tuesday, March 03, 2015 11:42 AM
To: CountyBoard; Mary Hynes; Walter Tejada; Jay Fiset; Libby Garvey; John Vihstadt
Subject: Save Rosslyn Highland Park

Dear Arlington County Board Members:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.
- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.
- **Undermining open space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.

- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were provided, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

J. Carroll Colley

Jeanine Finch

From: Jim Presswood <jim.presswood@gmail.com>
Sent: Tuesday, March 03, 2015 11:42 AM
To: CountyBoard
Subject: Rosslyn Highlands Park

Dear County Board:

I urge you to reject the County staff's recommendation that part of Rosslyn Highlands Park be given to Penzance in exchange for the developer rebuilding Fire Station 10.

As far as I can tell from County documents and people familiar with the WRAPS process, there is no real siting issue related to the park; it's about how to finance the new fire station. All of the existing and proposed public uses can fit on the WRAPS site except for possibly the proposed street extension.

I understand that the reason for this extension is to provide the new Wilson school drop-off access and to create a better street grid. Instead of converting parkland into a street, the County and/or APS should build underground drop-off access. Preserving parkland is also far more important than creating a better street grid.

We need more parkland in our increasingly urban county, not less.

Please preserve Rosslyn Highlands Park for current and future generations.

Sincerely,

Jim Presswood

117 South Irving St
Arlington, VA 22204
(571) 243-9282

Jeanine Finch

From: Harvey Adler <eagle247@verizon.net>
Sent: Tuesday, March 03, 2015 11:21 AM
To: CountyBoard
Cc: Mary Hynes; Walter Tejada; Jay Fiset; Libby Garvey; John Vihstadt
Subject: Rosslyn Highlands Park

Arlington County Board Members,

I rarely write this type of letter but felt compelled to do so in this case. While the county has extensive and generally admirable plans to revitalize Rosslyn and make it a “destination” location it appears that in the process you will be eliminating some of the already scarce parkland available to residents of Rosslyn. It is ironic that the board on one hand would make the case for Rosslyn to increase its residential appeal and at the same time try to eliminate some of the very important elements that serve to attract growing families into the area.

At any open meeting I have attended on these issues the community input has been quite clear. They want more open spaces and parkland. Turning over existing already limited parkland to a private developer for whatever the reason does not comport with the wishes of most residents in this community. In fact, it appears that the principal beneficiary of the proposed arrangements will be solely the private developer whose focus is strictly business vs people oriented.

Thank you for your time as you consider this most important matter.

Sincerely,
Harvey L. Adler

Jeanine Finch

From: Rachna Handa Sankaran <rachna.sankaran@gmail.com>
Sent: Tuesday, March 03, 2015 10:38 AM
To: CountyBoard
Subject: Save Rosslyn Highland Park!

February 26, 2015

The Honorable Mary Hynes

Dear Chairman Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn-Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.
- **Ignoring community perspectives:** The proposed mid-block street consumes an enormous amount of space that could be used to consolidate the park (this option was opposed by 87% of the participants at November's community workshop). The Ode Street connection would allow for significantly more contiguous open space, another community priority.
- **Failing to meet the open space needs of the community:** Rosslyn does not need any more plazas; in particular a plaza that will be owned, programmed and controlled by the developer. Rosslyn needs parks that are accessible to the growing residential community around the clock.

- **Undermining opens space levels of service:** This area is already highly underserved: eliminating an existing park in exchange for a fire station will only reinforce the image of Rosslyn as an austere and uninviting place for people to live. As individuals and families move into the Rosslyn area, including at the Arlington Partnership for Affordable Housing site at Queen's Court, the demand for parks and open space has increased dramatically.
- **Questioning the financial feasibility of the project:** The agreement with the developer may not make financial sense for the County. At the February 25 Long Range Planning Committee (LRPC) meeting of the Planning Commission, the staff indicated that the approximate costs of a stand-alone fire station is \$11M, while the cost to integrate it into a building would be \$23M.
- **Viability of the real estate market:** Even if the County is interested in selling off existing park land (which is objectionable on many levels), doing so during such a soft commercial market makes even less economic sense. As we've seen with other sites in the Ballston/Virginia Square area, once the developer has control of the land, it may be years before it is developed and the County realizes tax benefits from the site.

At the February 25 LRPC meeting, the community learned that the county has been in formal negotiations with the adjacent developer for an extended period of time. While few details were proved, we learned that there is an existing agreement, described as an Memorandum of Understanding (MOU) or Memorandum of Intent (MOI), which was signed in early 2013, well before the WRAPS process commenced. I ask that County Board provide the details of that agreement (the MOU/MOI) to the community so that we can understand what limitations and deal were made between the County and the developer before the WRAPS process commenced in mid-2014.

Thank you for your consideration of my perspective.

Sincerely,

Rachna Handa

--

Rachna

765-714-4925

Jeanine Finch

From: Sucheta Lakhani <suchetapurani@gmail.com>
Sent: Tuesday, March 03, 2015 2:12 PM
To: CountyBoard
Subject: Save Rosslyn Highlands Park

Dear Chairman Hynes:

As an Arlington resident, I am deeply concerned about the future of open space in Rosslyn and, in particular, the future of Rosslyn Highlands Park. Frankly I am flabbergasted that the county would even consider selling public land to a private developer.

As a result of the Western Rosslyn Area Planning Study (WRAPS) process, it is clear that the staff's proposal will have a significant and negative impact on the future of Rosslyn. These impacts include:

- **Destroying valuable open space:** Over two-thirds of the existing Rosslyn Highlands Park would be eliminated and would be given to a private developer in exchange for building a fire station. Once lost, this open space will be lost for a generation or longer.

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