

WESTERN ROSSLYN AREA PLAN



JUNE 5, 2015 DRAFT

(REQUEST TO ADVERTISE - ATTACHMENT 1)

Acknowledgments

ARLINGTON COUNTY BOARD

Mary Hughes Hynes, Chair
J. Walter Tejada, Vice Chair
Jay Fiset
Libby Garvey
John E. Vihstadt

WRAPS WORKING GROUP

Steve Cole, Chair (Planning Commission)
Ginger Brown (Planning/Housing Commission)
Katherine Elmore (North Rosslyn Civic Association)
Dennis Gerrity (Colonial Village III Homeowners Association)
Pamela Gillen (Economic Development Commission)
Erik Gutshall (Planning Commission)
Paul Holland (Park & Recreation Commission)
Stan Karson (Radnor – Ft. Myer Heights Civic Association)
Gerry Laporte (Historical Affairs and Landmark Review Board)
Anita Machhar (North Highlands Citizens Association)
Andrew McIntyre (Penzance Companies)
Carman Romero (APAH)
Paul Rothenburg (Rosslyn Business Improvement District)
Alex Sanders (Environment & Energy Conservation Commission)
James Schroll (Transportation Commission)
Denny Truesdale (Emergency Preparedness Advisory Commission)
Heather Obora (Public Facilities Review Committee)
Kelly King (Building Level Planning Committee)
Jay Fiset (County Board Working Group Liaison)
Abby Raphael (Arlington Public Schools Working Group Liaison)

ARLINGTON COUNTY MANAGEMENT TEAM

Barbara Donnellan, County Manager
Gabriela Acurio, Assistant County Manager
Robert E. Brosnan, Assistant County Manager
Steven Cover, Director, DCPHD
Victor Hoskins, Director, AED
Greg Emmanuel, Director, DES
Jane Rudolph, Director, DPR
Chief James Schwartz, Arlington Fire Department
Robert J. Duffy, AICP, Planning Director, DCPHD, Planning Division
Dennis Leach, Deputy Director, DES, Transportation and Development
Lisa Grandle, Division Chief, DPR, Park Development Division
Erik Beach, Supervisor, DPR, Park Development Division
Claude Williamson, Supervisor, DCPHD, Planning Division, Comprehensive Planning Section
Marc McCauley, Director, AED, Real Estate and Development Group

ARLINGTON COUNTY CORE TEAM

Richard Tucker, Project Coordinator, DCPHD, Planning Division
Jennifer Smith, DCPHD, Planning Division
Leon Vignes, DCPHD, Planning Division
Sarah Pizzo, DCPHD, Housing Division
Andrew Wilson, AED
Ritch Viola, DES, Transportation and Development
Meliha Aljabar, DPR, Park Development Division
Joe Reshetar, Assistant Chief, Arlington Fire Department
John Chadwick, Arlington Public Schools
Scott Prisco, Arlington Public Schools

This plan reflects and has benefitted from important contributions made by various County divisions, staff, and other partners, too numerous to identify here.

CONSULTANTS

Goody - Clancy

TABLE OF CONTENTS



1	Introduction	2
2	Existing Conditions,	8
	Challenges & Opportunities	
3	The Plan	20
4	Action Plan	38
5	Appendix	44

The Wilson School site, looking southwest from 18th Street toward Wilson Boulevard

- *This page left intentionally blank.*

1 INTRODUCTION

INTRODUCTION

The County and Arlington Public Schools have a special opportunity to rebuild three civic uses—a fire station, school, and park—clustered together around new private residential, retail, and office development that will together revive the western portion of the Rosslyn Metro Station Area. The County has endeavored to develop a new vision for this area and establish an implementation framework that would include a public-private partnership to facilitate rebuilding the County's fire station and park. In the future, it is envisioned that the study area, bordered by the Wilson Boulevard, N. Quinn Street, Key Boulevard, and 18th Street, will be:

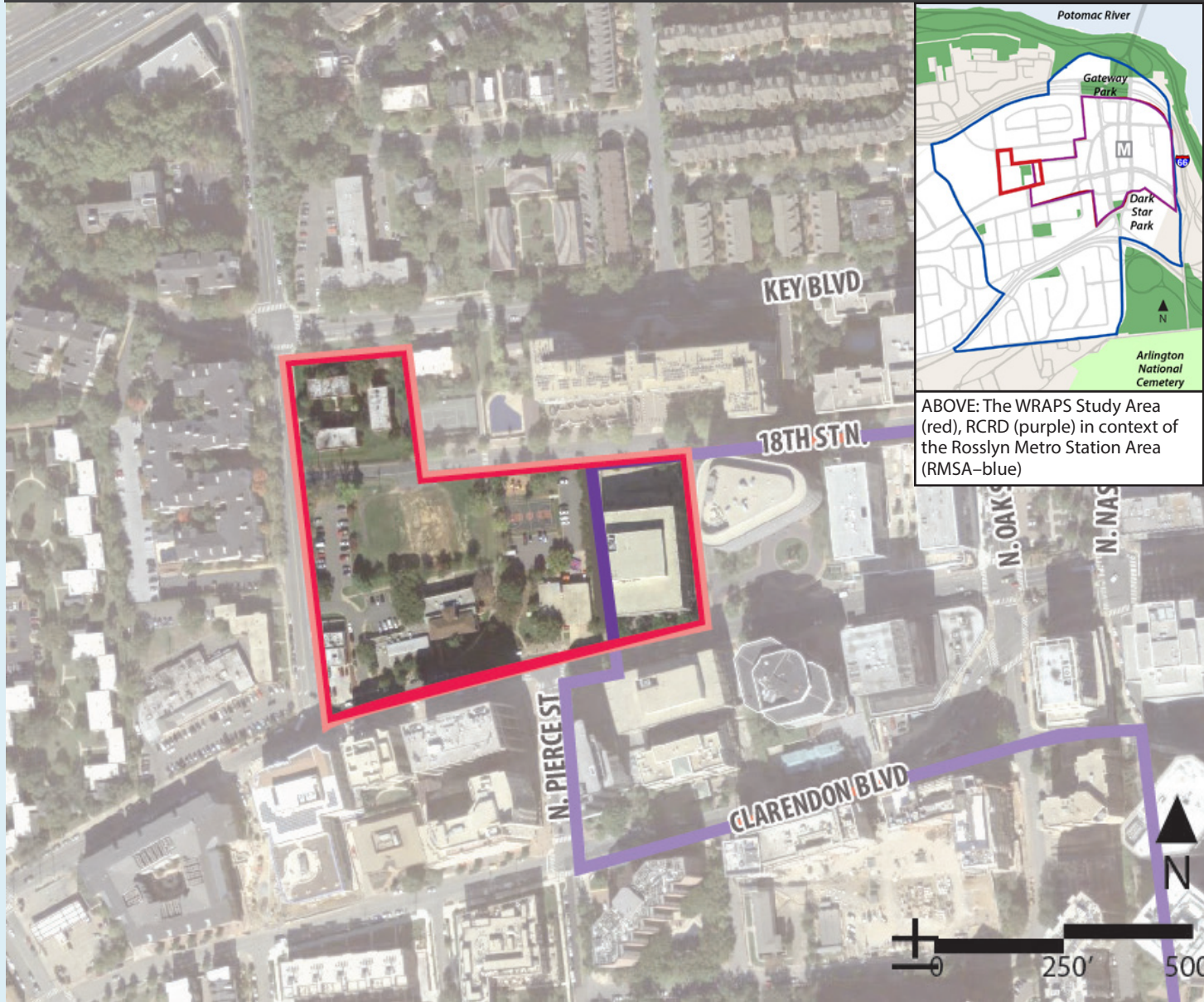
- An identifiable urban place along the Rosslyn-Ballston corridor;
- An energetic and busy area during the day and evening with students, residents of all income levels, and office employees;
- Distinguished by a new urban park with elements to invite recreation as well as leisure activities, school fields and courts along with restaurants and shops to take care of everyday, personal needs;
- Home for a new, larger, modern fire station to meet the expanding community needs including a safe haven for community members in need; and
- Easily connected to the core of Rosslyn, Courthouse, Clarendon Boulevard, and residential areas along and north of Key Boulevard.

The County Board launched the Western Rosslyn Area Planning Study (WRAPS) planning process in June 2014 to accomplish this work and obtain community feedback on possible future development scenarios. A [Briefing Book](#) was created by staff to provide important background information for participants in the process. The County Board adopted a Charge to guide staff and a working group through this process to achieve the following goals:

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

This Western Rosslyn Area Plan calls for coordinated mixed-use development that combines civic uses, including a new fire station, a new secondary school, and public open space, with privately-developed market-rate office, residential and retail development. New affordable housing is a strategic addition as well. The Plan focuses recommendations on two public-ly-owned parcels: 1) a school site, owned by Arlington Public Schools, that was originally built in 1910 and is mostly vacant with limited use today, and, 2) a County-owned parcel occupied by the Rosslyn Highlands Park and Fire Station #10. In addition, the Plan recommends redevelopment for the other three privately owned properties including a private office building owned by the Penzance Companies, an affordable housing development owned by Arlington Partnership for Affordable Housing (APAH - a non-profit affordable housing developer), and a stand-alone convenience store. These recommendations will guide future short- and long-term decisions by the County Board, property owners, and community.

MAP 1.1 | WRAPS, AERIAL PHOTO



ABOVE: The WRAPS Study Area (red), RCRD (purple) in context of the Rosslyn Metro Station Area (RMSA-blue)

Community Needs

Over the past several years, APS has experienced a dramatic increase in school enrollment, which has led to re-evaluation of its land holdings and facilities. Through an extensive study and community review process conducted by APS, it was determined that a new secondary school facility at this location will help alleviate crowding at the middle school level. Specifically, APS plans to relocate the HB-Woodlawn program and other associated programs now housed at the Stratford site to this location, thereby freeing up and repurposing the Stratford site as a middle school for up to 1,000 students. The new 775-seat building housing high school programs at the Wilson site, and the middle school at Stratford, are anticipated to be completed by fall 2019.

Rosslyn is a dense, mixed-use area with a number of urban plazas and a few small County parks, including Hillside Park, Dark Star Park, Gateway Park and Rosslyn Highlands Park. The Wilson School field space has provided one of the few opportunities for open field play in the area over the years. Rosslyn Highlands Park has a small playground and a basketball court that are, although in need of repair/replacement, well used. The park also includes a passive green space with plantings and seating areas. The community has long desired additional open space; particularly spaces that can accommodate field sports. However, given the dense development pattern, there has not been an opportunity to meet this need in Rosslyn.

Replacing the Fire Station #10, built in the 1960s, has been a long-standing objective for the County and was a main impetus to conduct this study. The Fire Department has indicated the need for a modern, larger facility to better accommodate current and future needs.

Public-Private Partnership

The County intends to enter into a public-private partnership with the Penzance Companies to facilitate the rebuilding of Fire Station #10. With this approach, the County would make its land available for private redevelopment through a land lease as part of a larger proposal and, in exchange, Penzance would construct a new fire station, leveraging the value of the County's land and any increased density from the County site as recommended in this Plan. This would give the County an alternative funding option rather than using traditional bond funding, which is limited and com-

mitted to other priorities in the Capital Improvement Program (CIP), to construct a new facility. In January 2013, the County signed a Letter of Intent [LOI] with the Penzance Companies. The LOI is a non-binding agreement that outlines how the County's land, as well as additional development density, may be valued within a future redevelopment project. The LOI stipulates that the amount of future development within the jointly developed site (the County and Penzance parcels) is subject to the development parameters determined through the WRAPS planning process.

Achieving Balance

In adopting the Charge with the aforementioned goals, the County Board realized that the outcomes for the study would have to balance a number of important community goals, such as open space, and affordable



Working Group Meeting

housing, a new school and fire station with the overall economic viability of private redevelopment. This Plan has been developed to achieve this balance with the maximum amount and functionality of the open spaces and an appropriate level of private redevelopment that can be leveraged to the benefit of the community.

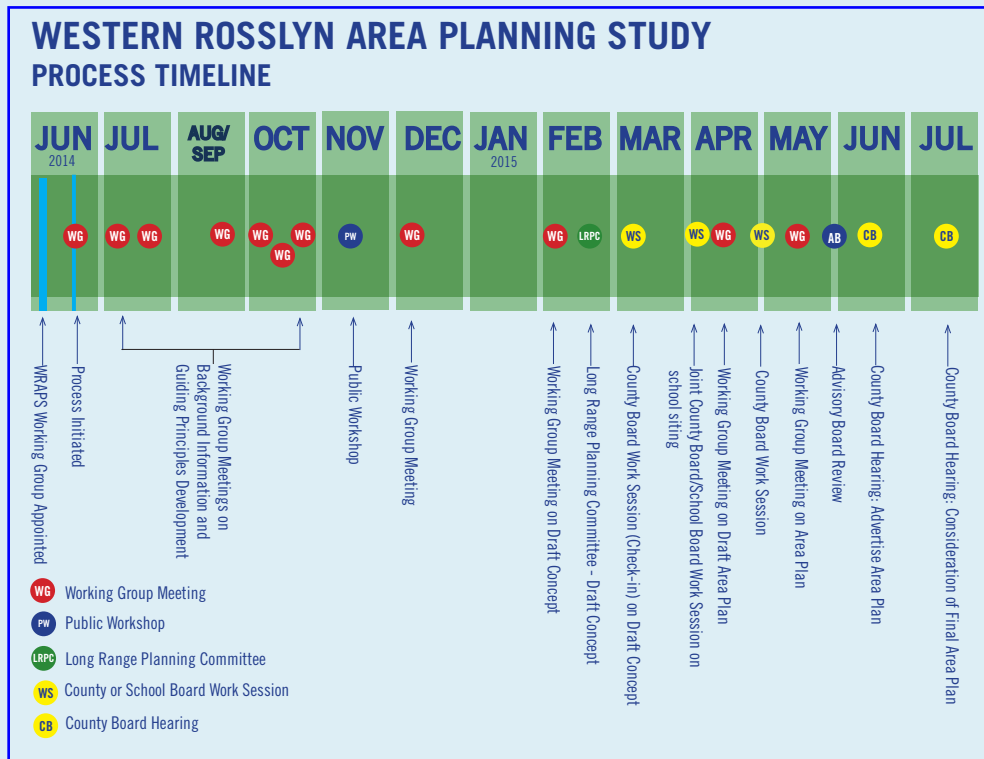
Community Process

The WRAPS Working Group, a citizen-led group appointed by the County Board in June 2014, was tasked to work with County staff to develop a Plan for this area. The Working Group consisted of representatives from nearby civic associations, advisory boards and commissions, the Rosslyn BID, and property owners within the study area. The Working Group had a total of 13 meetings to review staff's analysis and recommendations, as well as the draft Plan document. A Community Workshop was held in November, 2014 to obtain broader community input on preliminary Concept Plans prepared in advance by staff to explore different development and site layout alternatives.

After the Community Workshop, staff synthesized the input and reconciled the community's preferences with the goals of the study. At this stage of the process, it became clear that there was a wide disparity between the community's expectations, which centered on maximizing open space, and staff's preliminary recommendations to balance open space and the other goals expressed in the County Board's charge, including the ability to replace Fire Station #10 with little or no cost to the County. In a Work Session in March 2015, the County Board provided feedback on its preferences and guid-



June 14t, 2014 Study Kickoff and Walking Tour



ance on competing interests in order to reach a preferred concept plan.

At the Work Session, the County Board expressed its commitment to joint development of the County property and the 1555 Wilson Boulevard property with the Penzance Companies, with the goal of leveraging private development on the two properties to offset costs of building a new fire station and public park improvements. In giving staff further direction, the County Board also asked staff to look at ways to increase the amount of open space and affordable housing that could be achieved within the study area. This Plan reflects this feedback given by the County Board and additional community input since that time.

Relationship to the 2015 Rosslyn Sector Plan (Realize Rosslyn)

The public review process for the Western Rosslyn Area Plan has been conducted concurrently with the development of the 2015 Rosslyn Sector Plan, which provides planning guidance for properties located in the Rosslyn Coordinated Redevelopment District (RCRD) shown on the General Land Use Plan. The RCRD overlaps with the Western Rosslyn study area and includes the 1555 Wilson Boulevard site (Penzance property). Based on this overlap, and because the 1555 Wilson Boulevard site is within the study area, extensive coordination between the two processes was needed. The future vision and recommendations for the 1555 Wilson Boulevard site are provided in this Plan.



2 EXISTING CONDITIONS, CHALLENGES & OPPORTUNITIES

EXISTING CONDITIONS, CHALLENGES & OPPORTUNITIES

This section describes the existing conditions found in the Western Rosslyn study area and highlights several of the critical challenges and opportunities related to land use, zoning, open space, and transportation.

Key Study Area Features

The Western Rosslyn study area is:

- Comprised of public school and park uses, a fire station, garden apartment housing, and office and retail uses with a mix “S-3A”, “C-3”, “C-2”, and “RA6-15” zoning;
- Partially located within the “Rosslyn Coordinated Revitalization District” on the General Land Use Plan, making those areas eligible for additional density

and height by County Board approval of a special exception site plan;

- Situated along Wilson Boulevard, which, with Clarendon Boulevard, is one of the main spines of the Rosslyn-Ballston Corridor making the area well connected by foot, bike, bus, and car;
- Inclusive of Fire Station #10, which serves the immediate Rosslyn area;
- Inclusive of Rosslyn Highlands Park, which serves local residents and daytime workers with a playground, basketball courts, seating, and natural areas. Though popular among neighbors, improvements are needed to better serve the community; and

- Relatively flat topographically compared to other portions of Rosslyn and sits on a plateau between the increasing heights from the Potomac shoreline in the core of Rosslyn to the Courthouse area.

Land Use & Zoning

Overall, the Rosslyn Metro Station Area is a densely developed urban area of the County at the eastern end of the Rosslyn-Ballston Corridor. This area is one of Arlington’s premier real estate markets and is commonly described by its transportation network and the supply and scale of the commercial and residential development. Much of Rosslyn has significantly changed over the past 20 or more years; however, the properties and uses in the study area have remained largely unchanged for decades. Built in the 1980s, the office building at 1555 Wilson was the last building to be constructed.



View toward WRAPS study area looking east on Wilson Boulevard at North Quinn Street.

PARCEL IDENTIFICATION



Rosslyn Highlands Park basketball court



Rosslyn Highlands Park View from Fire Station #10



7-11 Property at southwest corner of Wilson Boulevard



View of 1555 Wilson Boulevard looking North and West

MAP 2.1 | EXISTING GENERAL LAND USE PLAN



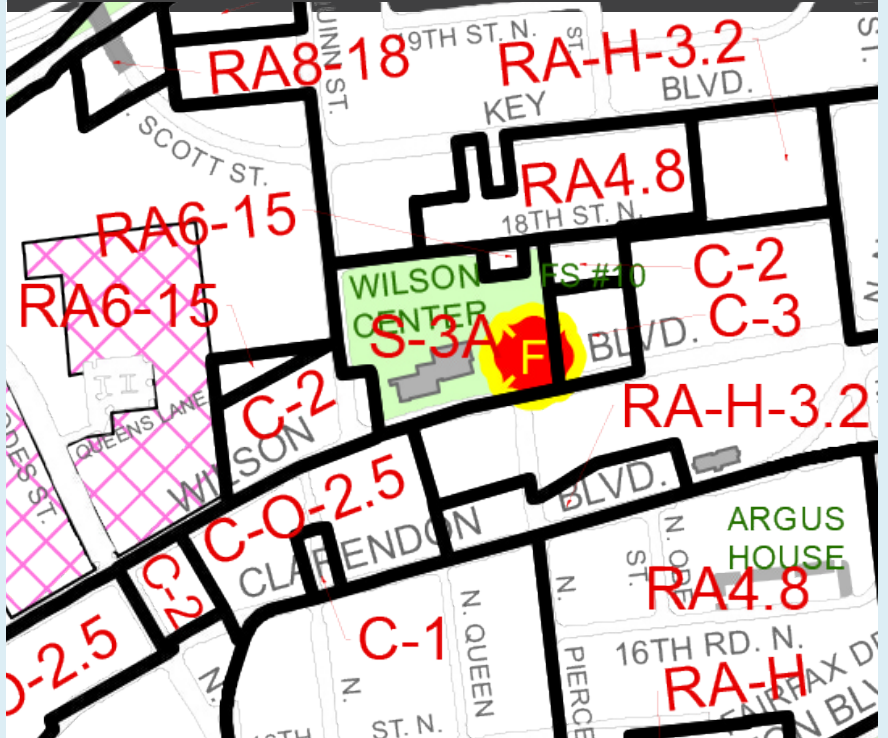
General Land Use Plan

- Low-Medium Residential
- Medium Residential
- High-Medium Residential
- High Residential
- Service Commercial
- Public
- Medium Office-Apartment-Hotel
- High Office-Apartment-Hotel
- General Location for Open Space
- Special GLUP District

Notes:

13. These areas were designated a “Special Affordable Housing Protection District”: WRIT Rosslyn Center on 7/20/02; Twin Oaks on 5/24/00; Rosslyn Ridge on 7/10/04; and Rosslyn Commons on 6/17/08.

MAP 2.2 | EXISTING ZONING MAP



Zoning Boundary



Historic District



Zoning Classifications

- RA-H Hotel District
- RA-H-3.2 Multiple-Family Dwelling and Hotel District
- C-1 Local Commercial District
- C-2 Service Commercial – Community Business Districts
- C-3 General Commercial Districts
- C-O-Rosslyn Commercial Office Building, Retail, Hotel and Multiple-Family Dwelling Districts
- C-O-2.5 Commercial Office Building, Hotel and Apartment Districts
- RA4.8 Multiple-Family Dwelling Districts
- RA6-15 Apartment Dwelling Districts
- RA8-18 Multiple-family District
- S-3A Special Districts

The five properties within the Study Area have the following General Land Use Plan designations, zoning classifications, and characteristics:

	GLUP	ZONING	CHARACTERISTICS
APS Wilson School	Public	S-3A	Originally built in 1910 with additions and major renovations in 1925 and 1957, this site is slated for redevelopment for a new public secondary school.
Rosslyn Highlands Park and Fire Station #10	Public	S-3A RA 6-15	<p>The County parcel, 54,606 square feet in size, is occupied by two uses: Fire Station #10 and Rosslyn Highlands Park.</p> <p>Originally built in 1961, Fire Station #10 houses an engine company and medic unit with six staff members combined. Today, two additional vehicles, including the technical rescue tractor trailer, are also located here to provide emergency response in the densely developed area. Station #10 is the first responding station for emergencies in all of Rosslyn and areas north of I-66 and Lee Highway, south to Fort Myer/Henderson Hall, and west to Rhodes Street.</p> <p>Rosslyn Highlands Park occupies approximately 25,000 square feet of the County parcel (excluding parking areas), and includes a basketball court, playground and natural area.</p>
1555 Wilson	High Office-Apartment-Hotel and within the Rosslyn Coordinated Redevelopment District (RCRD)	C-3 & C-2	Owned by the Penzance Company, this office building comprises approximately 54,000 square feet of gross floor area. In 2015, the building is largely unoccupied in anticipation of future development. The building is designed with several retail shops on the ground floor facing Wilson Boulevard.
Queens Court Apartments	Low-Medium Residential (16-36 units/acre)	RA 6-15	Queens Court Apartments were built in 1941 and are comprised of three, 3-story brick garden apartment buildings with 39 total units. The buildings are organized on the site around a central courtyard facing N. Quinn Street. Owned by Arlington Partnership for Affordable Housing (APAH), all of the existing units are committed affordable housing units.
Retail 7-Eleven	Public	C-2	A small convenience store occupies a parcel located at the corner of N. Quinn Street and Wilson Boulevard, 9,140 square feet in size. Due to the site's size and adjacency with the public school and park, the County envisions this area for public uses in the future.

To the west of the WRAPS study area is the Colonial Village Shopping Center, which is listed on the National Register and categorized as Important on the County's Historic Resources Inventory, as well as multi-family residential uses along N. Quinn Street north of the shopping center. To the south across Wilson Boulevard, mixed-use infill development is present. Several multi-family residential complexes, both condominium and rental apartments are located north of the study area, including The Atrium directly adjacent to Queens Court. Across Key Boulevard to the north, multi-family residential complexes and townhouse development are located in an area designated as a "Coordinated Preservation and Development District" on the General Land Use Plan. To the east between Wilson Boulevard and 18th Street, an office building with ground floor retail occupies property at 1500 Wilson Boulevard.

LAND USE CHALLENGES & OPPORTUNITIES

Taking into consideration the study area's location along Wilson Boulevard and within the Rosslyn Station Area, there is significant redevelopment potential to use the land more efficiently and create denser, mixed-use, transit oriented development. This future condition would be consistent with County goals to concentrate higher density development within close proximity to Metro and to preserve low-density neighborhoods.

School site

APS projects school enrollment will continue to rise over the next several years putting pressure on the entire school system to provide modern, larger facilities. While



APS has built two and three story facilities in the past, this location offers a new opportunity to construct a taller multi-story, urban building which will meet the expanding student enrollment.

With development of a new school, APS may have an opportunity to preserve interior and exterior features from the 1910 Wilson School building and/or memorialize the significance of the County's second oldest school building in some other manner. On a roughly 4-acre parcel with frontage on Wilson Boulevard and adjacent to high-density development to the east, a new multi-story school building would dramatically change the appearance and experience along Wilson Boulevard.

Fire Station

Fire Station #10 is in need of replacement. The building, over 40 years old, is small by current standards and the



Fire Department has determined that increasing the number of truck bays from three to four in a new facility will be necessary to meet the needs of the Rosslyn and Courthouse population particularly in light of the increasing supply of high-rise buildings.

Reconstruction of the fire station is a primary element in this study area. Its juxtaposition to other uses requires critical evaluation and placement to ensure that the emergency responders can maintain the 4-minute or less response time within the service area. A public-private partnership was identified by the County Board and County Manager as a preferred method to develop a new Fire Station #10 which would enable cost savings by the County and facilitate its likely replacement sooner than if it were rebuilt solely by the County.

1555 Wilson Boulevard

Arlington's commercial sectors have a supply of aging office buildings which frequently have high vacancy rates and, as a result, are becoming increasingly difficult to lease.

MAP 2.3 | FIRE STATION #10 COVERAGE AREA



1555 Wilson Boulevard is an example of this condition. While the site size has the potential for multiple buildings with a mix of uses, only one office tower exists today following the By-right C-3 and C-2 zoning regulations.

New private development at 1555 Wilson Boulevard consisting of multi-family housing, office and retail uses would be consistent with the land use pattern established for the surrounding area, including the policies set forth in the 2015 Rosslyn Sector Plan. Mixed-use development could bring more people and vitality

to the area during the day and evening, support retail and restaurants along Wilson Boulevard, and, overall, provide economic investment that is beneficial to the County's commercial tax base. Expansion of private mixed-use development from the 1555 Wilson site to the County parcel could allow for an integrated fire station, a key element that was considered from the outset of the study process.



Queens Court Apartments

Constructed in 1941, the Queens Court Apartments property were built at a time when government workers were flooding the area to work at the Pentagon. Many garden apartment complexes, similar to Queens Court characteristically are low-scale, walk-up buildings, and offer relatively small and affordable living conditions due to building age and unit size. Over time, this type of unit has created affordable housing options to Arlington residents This complex is identified as "Important" on the County's Historic Resources Inventory which identifies and ranks specific types of historic buildings according to their historical and architectural significance.



In 1995, APAH purchased the property and converted the existing units to committed affordable housing units with assistance from the County with an Affordable Housing Investment Fund (AHIF) loan. APAH's long-term vision was to leverage the site's proximity in the Rosslyn-Ballston Corridor and the Rosslyn Metro station and redevelop the site with more committed affordable housing. Today in the Rosslyn Metro Station Area, 500 committed affordable housing units exist or are under construction, although they are all outside of the Rosslyn Coordinated Redevelopment District. Nearly 80% of these units are in projects under long-term ownership by non-profit housing providers, several of which have been redeveloped over time to add more units to the inventory. It is otherwise a challenge to achieve more units due to high land and development costs. New housing development at the Queens Court Apartments would provide a significant opportunity to achieve committed affordable housing units within the Rosslyn Station Area.

1625 Wilson Blvd [7-Eleven]

At N. Quinn Street and Wilson Boulevard, this small commercial property is designated for future public uses on the General Land Use Plan. While the parcel is commercially zoned and could remain indefinitely in its existing condition, incorporation of this site with the larger, adjacent school property would be favorable to enable flexibility when siting a new school and/or its open spaces, provide more visibility of the public school on the block corner, and provide for a more cohesive development scheme. Due to the parcel's size, potential future development is limited and unlikely to offer more than the small commercial business that exists today.



Open Space & Parks

The County-owned Rosslyn Highlands Park is one of the few public parks in this area with a mix of active and passive uses, making it well used by residents in the immediate area. A children's playground, full-sized basketball court, walkways, benches, a picnic table amongst tree canopy and flowering gardens exist today. The park currently provides a north-south pedestrian connection from Wilson Boulevard to the Colonial Terrace Conser-

vation Area, shown on the General Land Use Plan, north of study area. The park shares the County parcel with Fire Station #10. Adjacent to Rosslyn Highlands Park, the Wilson School grounds hold large open lawn, trails and other passive leisure amenities.

The 2005 Public Spaces Master Plan calls for expansion of and improvements to the Rosslyn Highlands Park emphasizing the goal to expand green and recreational spaces throughout Arlington's urban corridors. While a new update to the PSMP is planned for 2015-2016, these basic objectives are still desired and would promote community health and well-being, environmental sustainability, and economic vitality.

Within a one-half mile radius of the study area, 15 publicly accessible open spaces offer a mix of green areas or plazas, such as Rhodeside Green Park, Hillside Park, and a future park to be built at 1401 Wilson with a pending development project. Only two of those 15 spaces, Fort Myer Heights Park and Dawson Terrace offer active recreation; however, their locations are across I-66 and Route 50/Arlington Boulevard respectively making access a challenge for community members in the central part of Rosslyn. Convenient pedestrian access to the existing Rosslyn Highlands Park is generally adequate from the central part of Rosslyn, however, streetscape improvements would significantly improve access in this area.

The tree canopy today covers slightly more than one-quarter of the study area. Tree species vary in the study area and include cedar, red oak, maple, ash and river birch, across a range of health and maturity. There

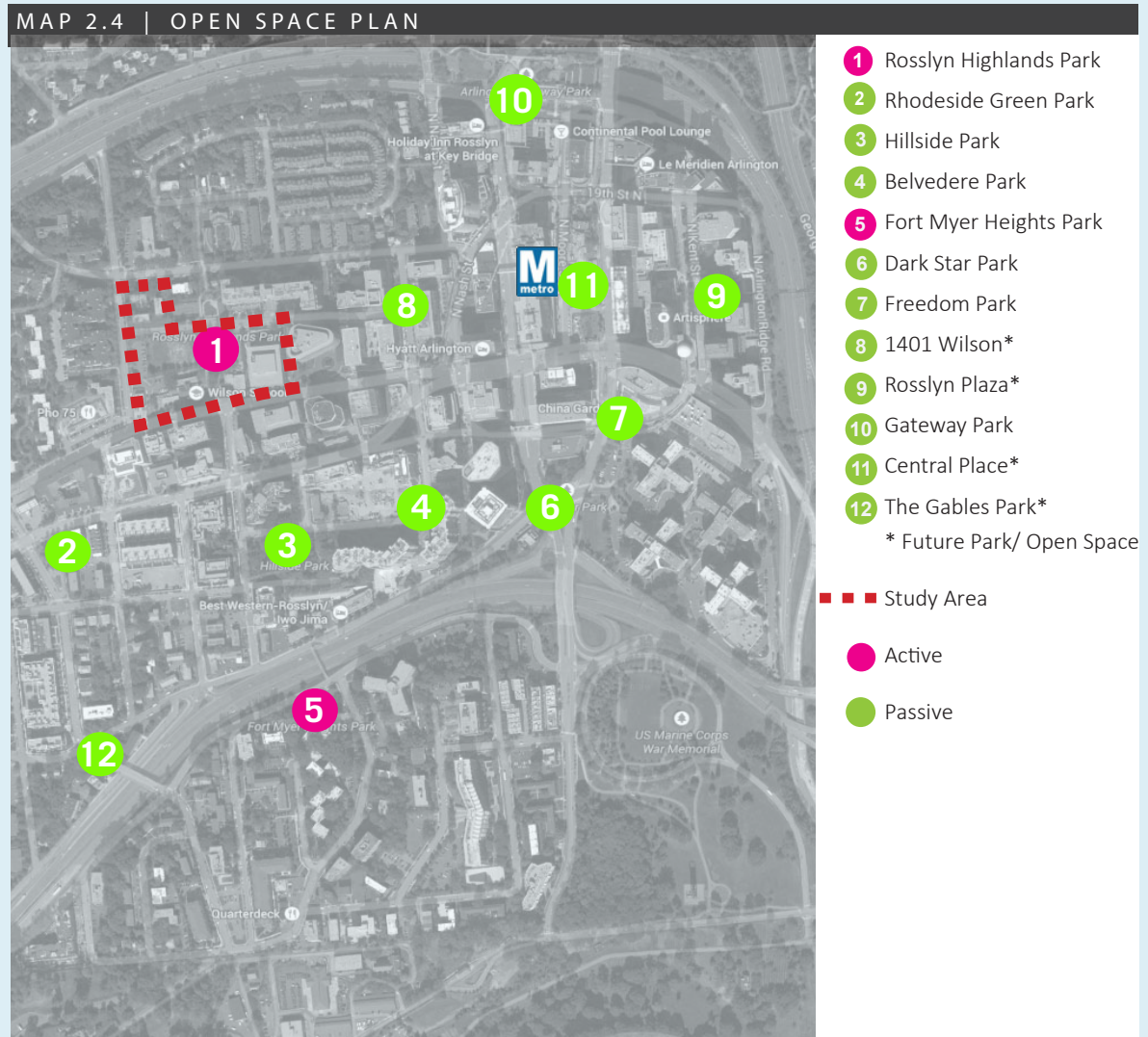
are no significant or champion trees within the study area. The Countywide forestry goal is 40% tree canopy coverage.

OPEN SPACE CHALLENGES & OPPORTUNITIES

Rosslyn Highlands Park is in dire need of a new master plan and facilities to meet the growing community needs. The new designed space would benefit from its adjacency to a public school, including school associated fields and other amenities. Together, these open spaces would provide a critical mass of space for the use and enjoyment of the community and would also contribute to the identity of this area along the Wilson corridor.

Given that public park and recreation amenities are limited for residents of the greater Rosslyn area, the future park spaces in this location provide an opportunity to supplement the open space network in Rosslyn. Other parks that are envisioned to contain neighborhood-serving recreation amenities for Rosslyn in the long term include Gateway Park and the future park at Rosslyn Plaza.

With redevelopment, rebuilding of Rosslyn Highlands Park and creating a smaller park space on 18th Street at the Queens Court site, as well as new street tree plantings, there is an opportunity to contribute to the County's forestry and tree canopy goals, as well as meet other sustainability goals including reducing impervious surfaces where possible.



Transportation

The study area is well served by transit and is within 0.3-mile of the Rosslyn and 0.6-mile of the Courthouse Metro Stations. Metrobus and ART bus routes service this area along Wilson and Clarendon Boulevards. East-west vehicular connectivity is well established along Wilson Boulevard, 18th Street, Clarendon Boulevard and Key Boulevard.

Bicycle access to this area is generally adequate. A westbound bike lane exists on Wilson Boulevard working in tandem with an eastbound bike lane on Clarendon Boulevard which provides excellent east-west connectivity. In addition to bicycle access, a north-south pedestrian pathway extends through the study area from Key Boulevard to 18th Street, continuing through Rosslyn Highlands Park to Wilson Boulevard. This is the only publicly accessible north-south connection between N. Quinn Street and N. Oak Street. At over 1,200 feet in length, this is one of the longest existing block frontages on Wilson Boulevard in the Rosslyn-Ballston Corridor. Where present, sidewalks along all street frontages, except for Wilson Boulevard, are narrow in the study area.

TRANSPORTATION CHALLENGES & OPPORTUNITIES

New connections and parking/service access points will be critical to successfully maintain pedestrian and vehicular access to, through, and around the area with new redevelopment. A natural extension of N. Pierce Street could occur in alignment with the existing segment south of Wilson Boulevard; however, that location would

equally divide the County parcel and would significantly limit the development potential on the remaining land. A narrow two-way street, even if offset from the existing segment of N. Pierce Street, would be desirable to improve north-south connectivity in this area, provide access to new development, and would improve circulation options for the school, fire station, office tenants and residents of the area.

Wider sidewalks, with smooth accessible paving surfaces, street trees, street lights, bike racks and other amenities are needed with redevelopment.

APS' decision to locate a secondary school, specifically the HB Woodlawn program, brings a new opportunity to shift student transportation to/from school by public



Sidewalk along Wilson Boulevard, looking east past Wilson School



18th Street, seen looking east from North Quinn Street; no sidewalk along north side (left) and a narrow asphalt sidewalk along south side (right).

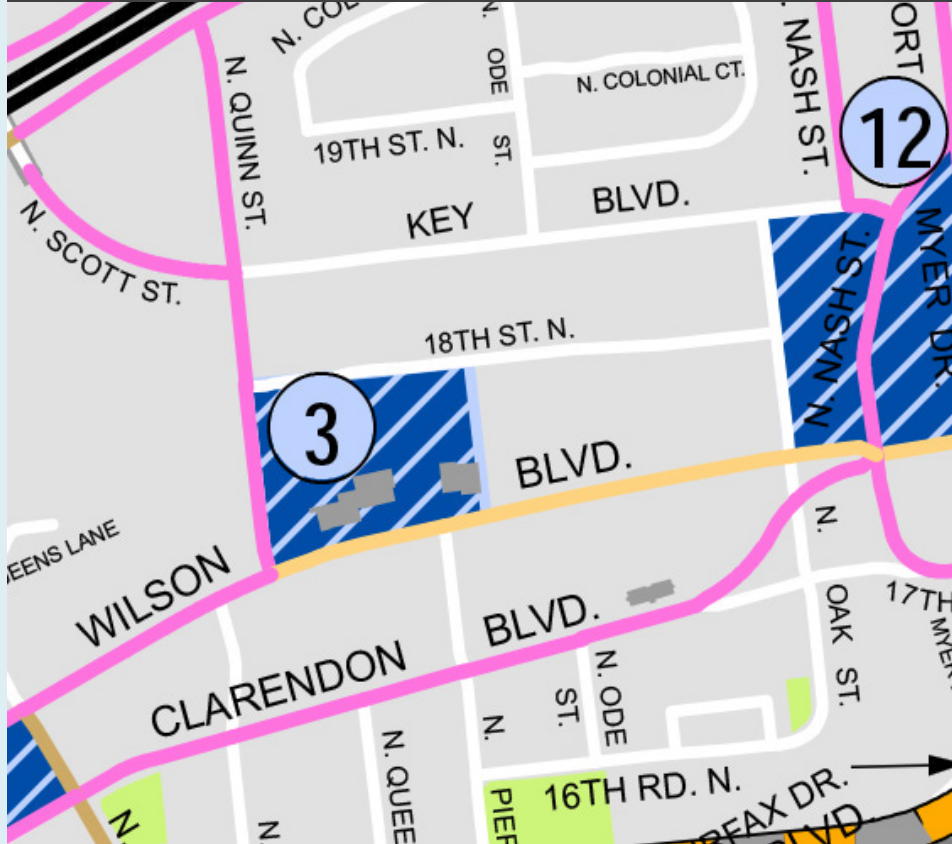
transportation such as ART bus. This would decrease the volume of student drivers, and drop-offs by parents and school buses all of which could reduce conflicts with Fire Station #10 emergency vehicles and offer other environmental benefits.

The segment of 18th Street near North Quinn Street has a significant change in grade that is not related to the parcels on either side. This "hump" will need to be addressed in a coordinated manner by the adjacent property owners (APAH, APS) as part of the development of their respective sites.



A path connects 18th Street (in foreground) to Wilson Boulevard past Rosslyn Highlands Park and Fire Station #10. Note misalignment of the curb cut with crosswalk and path.

MAP 2.5 | EXISTING MASTER TRANSPORTATION PLAN (MTP)



- Arterial-Street Typologies**
- Type A
 - Type B
 - Type C
 - Type D
 - Type E
 - Type F
- Neighborhood Streets**
- Residential or Commercial Local Street
- Limited-Access Routes**
-
- High-Occupancy-Incentive Corridors**
- I-66, I-395, VA Rte. 110, VA Rte. 27
- Public Transportation Facilities**
- Metro Blue Line
 - Metro Orange Line
 - Metro Yellow Line
 - Metro Silver Line
 - Railroad

• *This page left intentionally blank.*

3 THE PLAN

THE PLAN

Big Ideas & Guiding Principles

Taking into consideration existing challenges and future opportunities, community feedback through the planning process, as well as County Board guidance, a number of key ideas emerge as central to future redevelopment within the study area and help give a framework to the Concept Plan. These ideas include the following:

- Joint development of the County and Penzance parcels;
- Flexibility with respect to school siting within the Wilson School site;
- Maximizing affordable housing on the Queens Court (APAH) parcel;
- Providing flexible, contiguous open spaces and recreational facilities that meet the needs of Arlington Public Schools and the community;
- Allowing mixed-use development that compliments the area and incorporates public elements, including a fire station and a public park;
- Minimizing conflicts between emergency vehicle operations and other traffic through the area;
- Providing a sufficient amount of development to support the County's goal to offset the cost of public improvements, such as a new Fire Station #10 and public park improvements; and
- Providing improvements to the street network to enhance circulation and mitigate the impacts of new development.

Guiding Principles were developed by staff and the WRAPS Working Group as a means to measure and compare various redevelopment scenarios that were evaluated during the planning process. As part of this Plan, the 45 Guiding Principles serve to validate the recommended Concept Plan and are intended to guide decisions regarding future development projects. The Guiding Principles are shown on the following pages in sidebar margins and are grouped with seven supporting "elements".

Concept Plan

The Concept Plan identifies the general location of land uses, new pedestrian and street connections, open spaces, heights and provides additional details about interrelationships between these elements, with the caveat that, within the School Development Area, additional siting details will need to be determined from subsequent processes including PFRC and BLPC. Within this document, development within the study area is outlined in three separate, but coordinated, areas. The three development areas are:

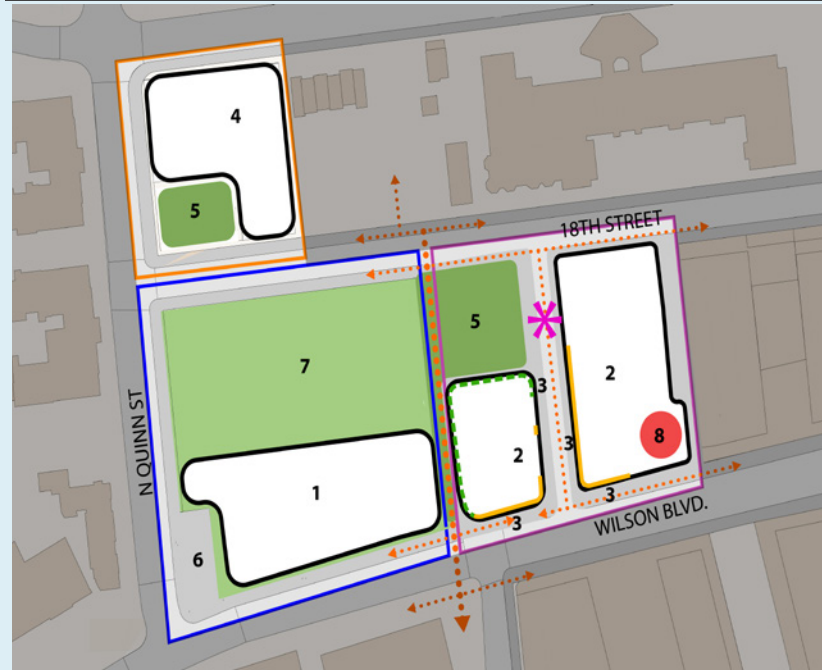
- the Mixed Use Development Area, including the County and Penzance parcels;
- the School Development Area, including the School Board and 7-11 parcels; and
- the Housing Development Area, including the Queens Court Apartments parcel.

A main idea of the Concept Plan is the continuation of high-density development from central Rosslyn that provides opportunities for a mix of uses. The unique element of this plan

is the predominant civic uses that will be provided here - a new urban school, fields, public park, and a Fire Station. Additional Concept Plan elements include new affordable housing, a north-south mid-block street, and ground floor retail along Wilson Boulevard and the new street. The components of the Concept Plan are further described through seven elements to guide future redevelopment: Land Use & Zoning, Building Heights, Transportation, Open Space, Urban Design, Environment, and Implementation.

The Concept Plan is shown in Map 3.1. An Illustrative Concept Plan (Map 3.2) shows one way the site and building layout could occur consistent with the Concept Plan. An alternate configuration is possible for the School Development Area whereby the school building would be placed along 18th Street and the outdoor open spaces associated with the school would front Wilson Boulevard. The final arrangement of the School Development Area will be determined through a subsequent planning phase involving the County's Public Facilities Review Committee.

MAP 3.1 | CONCEPT PLAN

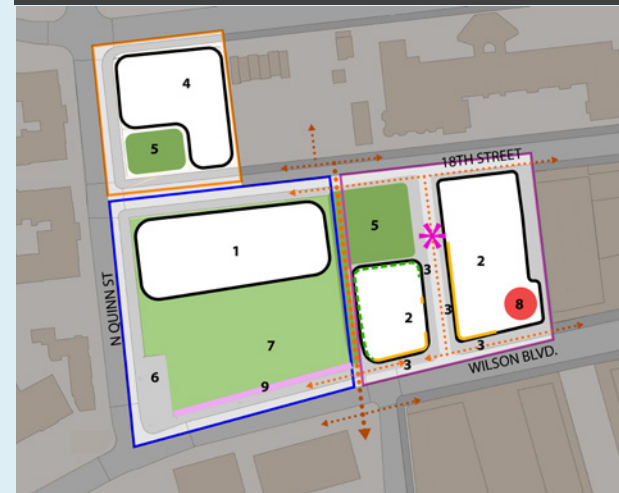


Concept Plan

- Mixed-Use Development Area
- School Development Area
- Housing Development Area
- ⋯ Pedestrian Access/Circulation
- ✱ New Street

- 1- School
- 2- Mixed Use Development
- 3- Retail/Active Uses at Ground Level
- 4- Affordable Housing Development
- 5- Public Park Space
- 6- Future Public Use
- 7- School Recreation Area
- 8- Fire Station
- 9- Special Open Space Treatment

ALTERNATIVE SCHOOL DEVELOPMENT LAYOUT

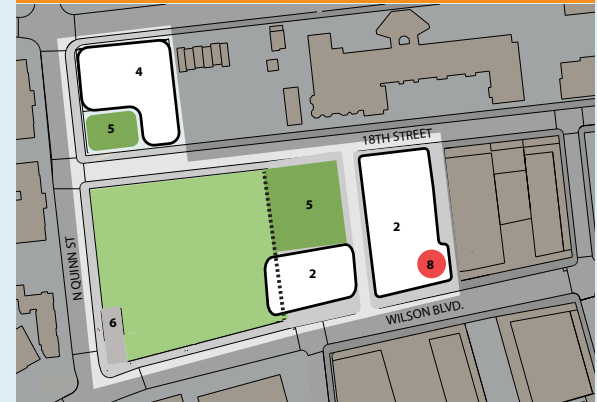


MAP 3.2 | ILLUSTRATIVE CONCEPT PLAN



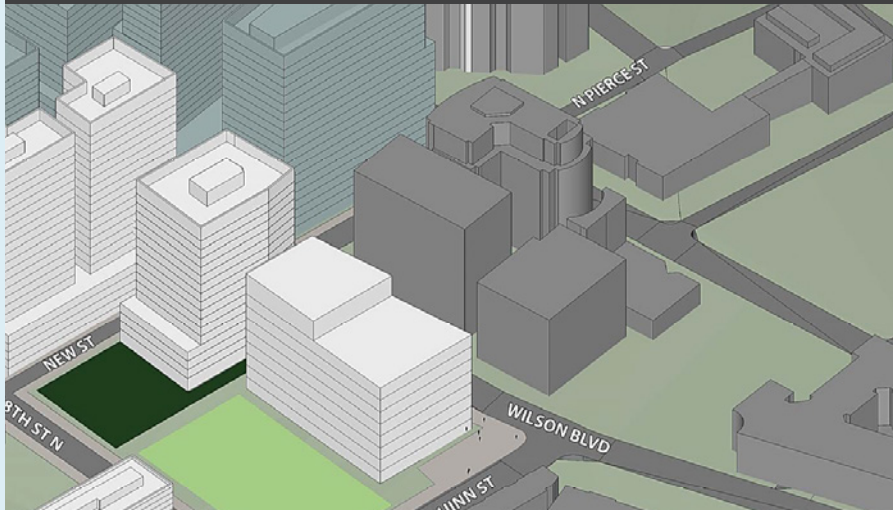
A variation of the Concept Plan, which warrants further exploration by County staff in conjunction with Arlington Public Schools staff, is a scenario where the Mixed Use buildable area located west of the new street, shown in a north-south orientation in the Concept Plan, is rotated to an east-west orientation. This revised orientation would result in private development being located partially within the School Development Area.

This revised orientation would increase the public open space within Rosslyn Highlands Park and would also help facilitate the development of a full-sized Ultimate Frisbee field which cannot be accommodated on the School Development Area alone. Both staff groups will work together to assess the viability of this option, and make recommendations to the County Board and School Board as appropriate.

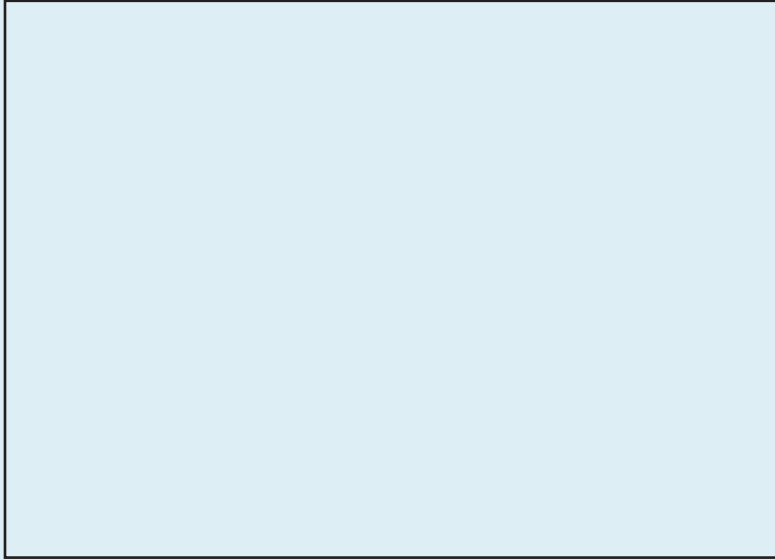


Note: The property line dividing the school and County parcels is shown with a dashed line in the diagram.

CONCEPT PLAN ILLUSTRATIVE MODELS



- Potential new development in WRAPS study area
- Potential new development outside the WRAPS study area and in the Rosslyn Coordinated Redevelopment District
- Proposed public open space
- Proposed school open space
- Existing buildings



Precedent Image



Precedent Image



Precedent Image



Precedent Image

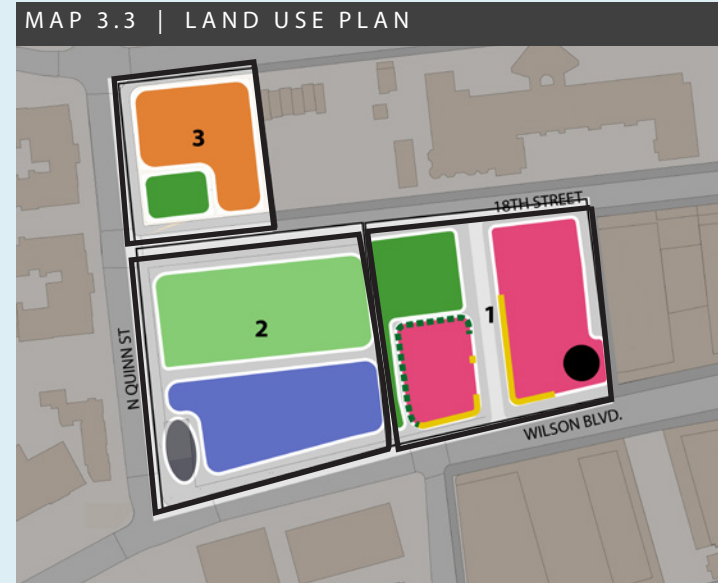
Uses / Density / Affordable Housing Principles

- Create a memorable urban “place” that: accommodates a mix of private and public uses; enables learning, leisure and fitness activities; provides a new fire station; and supports retail activation along Wilson Boulevard.
- Expand the availability of affordable housing in the study area that accommodates individuals and families with a mix of incomes.
- Leverage private projects in the study area to achieve a sustainable urban development that includes public facilities.
- Provide for a new secondary school and its associated facilities that are well-integrated into the neighborhood.

LAND USE PLAN ELEMENT

Guided by the Uses, Density and Affordable Housing Principles, each of the three development areas are distinguishable by the land use mix. The elements are based on the concept assuming the school building is located on Wilson Boulevard.

Mixed-Use Development Area (1): This area is planned for high-density mixed-use development, which could include residential, office, hotel and retail uses, with a new Fire Station #10 and a public park. A new north-south street is planned to create new street frontages for buildings (see Transportation Element). Access to parking and loading is envisioned from this new street and from 18th Street. Ground floor retail is anticipated along the Wilson Boulevard frontage and wrapping the corner from Wilson Boulevard along the new north-south street. Retail along the Wilson Boulevard and “new street” frontages is primarily planned as a flexible (GOLD) designation in the Arlington County Retail Plan, which provides for a range of retail and personal service uses including restaurants, stationary/gift shop, tailor, salon, and grocery stores. Along the west and north sides of the proposed office development site, adjacent the proposed pedestrian walkway and Rosslyn Highlands Park, optional retail locations are shown. These building frontages could be appropriate for a range of retail or personal service uses, (consistent with the Green designation in the Retail Action Plan). To implement this concept, the County property should be changed from “Public” to “High” Office-Apartment-Hotel on the General Land Use Plan. The new location of Rosslyn Highlands Park should remain “Public”. The entire Mixed-Use Development Area should allow densities up to 10 FAR. Also, this area should be included in a new district encompassing all three development areas to achieve coordinated and cohesive development. This new GLUP Special District will be the “Western Rosslyn Coordinated Development District”.



Note: If the Alternative School Development Area layout is applied, a special open space treatment is expected along the Wilson frontage to separate the field space and necessary fence from the sidewalk.

Land Use

- School Use
- Mixed Use
- Residential Use
- Retail
- Optional Retail
- Public Open Space
- School Recreation Area
- Fire Station Location
- Future Public Use

School Development Area (2): This area is planned for a new multi-story, secondary school that will have a capacity of 775 students. Associated outdoor field and recreation amenities and interior spaces will be developed as well. While it is yet to be determined whether the school building will be sited along the Wilson or 18th Street frontages, it will be critically important to design all three street frontages (Wilson Boulevard, Quinn Street, and 18th Street) to achieve street activation consistent with the County's urban design principles and create visually and physically accessible access into and through the site (See Urban Design Guidelines and Guiding Principles for additional information). For the commercial property at Quinn Street and Wilson Boulevard, open space could be considered in the future due to the parcel's small size and limited development potential, if the parcel can not be consolidated with the APS property before construction of a new school.

Housing Development Area (3): This area is planned for a multi-family residential building and a small park (approximately 9,000 square feet in size). Vehicular access to the site is planned along Key Boulevard. It is expected that the multi-family building will be designed in a manner that encourages and supports public use of the park. To implement this concept, and to support the County's goal to maximize affordable housing in this location, the area should be changed from "Low-Medium" Residential (16-32 units per acre) to "High-Medium" Residential (up to 3.24 FAR) on the General Land Use Plan. Bonus density should be considered by the County Board, up to 250 units but no more than 6.0 FAR, if it finds that the project will substantively meet the goals of this Plan. In addition, an open space symbol should be added on the General Land Use Plan to indicate the future development of open space.



Grocery Store, San Francisco, CA



Teardrop Park, New York, NY

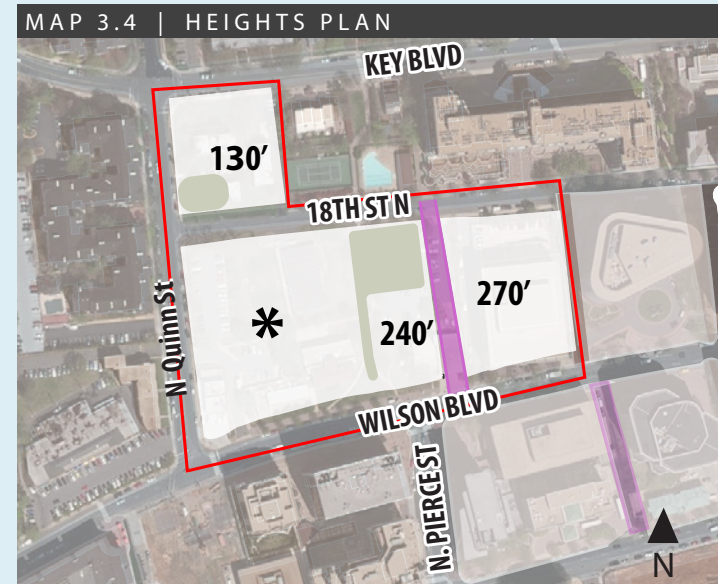
HEIGHTS PLAN ELEMENT

Height / Building Form Principles

- Concentrate taller buildings along the eastern portion of the study area and locate lower, varied building heights to achieve compatibility with the scale of development on properties adjacent to the study area.
- Require the design of buildings, especially at lower levels to foster pedestrian comfort, while adding visual interest and architectural variety.
- Encourage building heights and massing that allow for the achievement of the study's open space, recreational, public facility, and affordable housing goals.

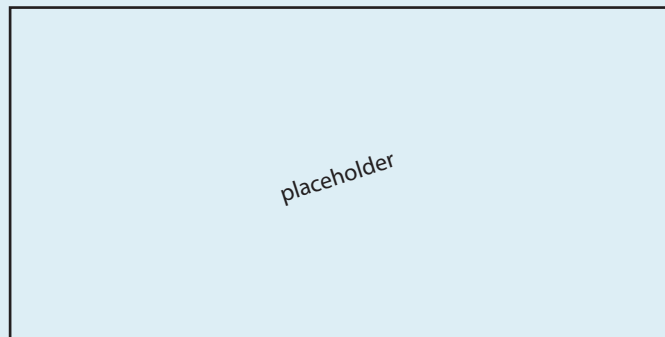
Guided by the Height and Building Form Principles, the planned building heights are compatible with the surrounding context and are integral to achieving the goals of the study, including the creation of ground level open space, the development of a new fire station through joint private development, and creation of a significant supply of affordable housing units. Consistent with the Guiding Principles, the tallest heights are proposed in the eastern portion of the study area, within the Mixed-Use Development Area, and lower heights are planned within the School Development Area and the Housing Development Area.

Zoning Ordinance Amendments are recommended to allow height limits within the proposed Western Rosslyn Coordinated Development District, consistent with heights proposed in this Plan.

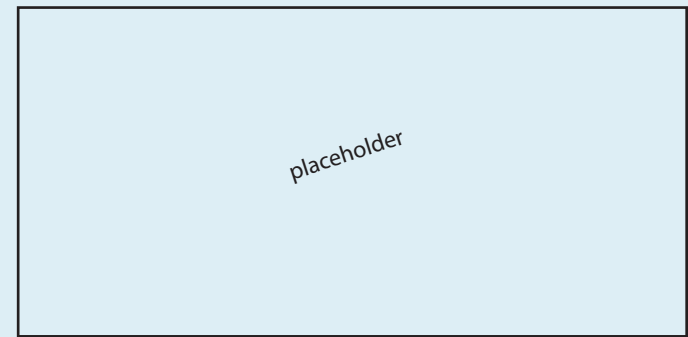


Note: Heights shown herein are to be measured from the average site elevation (ASE) to the main roofline of the building, exclusive of the penthouse, which can be up to 23' feet in height.

- * Up to 175' Feet (to be determined)
- xxx Maximum building height average site elevation (ASE)
- Park and plaza space
- New corridors



Site Sections showing Building Heights

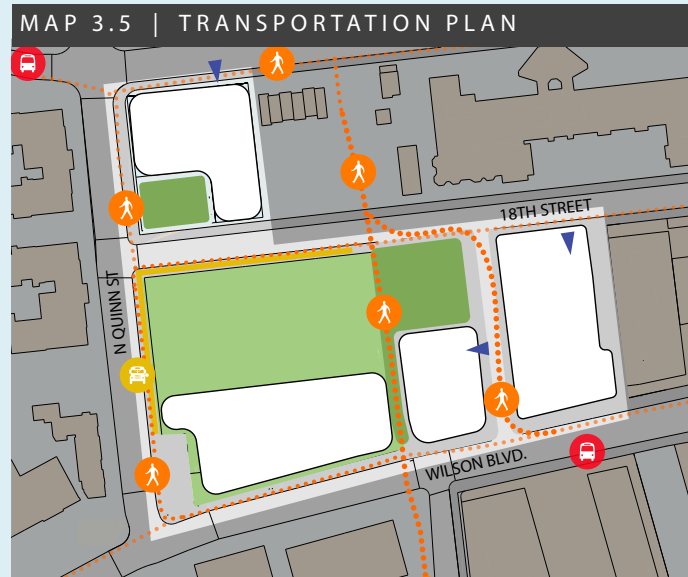


TRANSPORTATION PLAN ELEMENT

Guided by the Circulation, Access, Loading and Parking Principles, the primary transportation improvement for the study area is a new north-south street connection through the Mixed-Use Development Area. This new connection, with a street-space of approximately 51' from building face to building face, will expand vehicular and pedestrian circulation, support parking and loading functions, and strengthen the viability of new retail. This street, offset to the east from the alignment of Pierce Street that exists south of Wilson Boulevard, is expected to be narrow in width in order to provide the minimum amount of space needed for vehicle access, truck maneuvering, and pedestrian access so as to achieve the maximum amount of new public open space on its western edge. The Master Transportation Plan will need to be amended to introduce this new street.

In addition to this new street, a north-south, landscaped pedestrian walkway, generally aligned with existing Pierce Street, is planned to provide direct connectivity from Wilson Blvd, to the new Rosslyn Highlands Park, and to properties and existing walkways north of 18th Street. Lastly, improved streetscape and street cross sections throughout the perimeter of the study area to improve all modes of travel are recommended. Streetscape designs should be consistent with the 2015 Rosslyn Sector Plan streetscape design elements.

The complete set of proposed cross sections, including the proposed streetscape conditions, appears in the Appendix. The new street connecting Wilson Boulevard is shown on the following page. For 18th Street, it will be critical for the County and adjacent property owners to develop design solutions to mitigate the severe grade change in order to achieve the desired streetscape conditions. To sustain an operational transportation system in this



Note: Based on the final development plan for the new school, which is to be reviewed through the PFRC process, building access and loading locations will be determined.

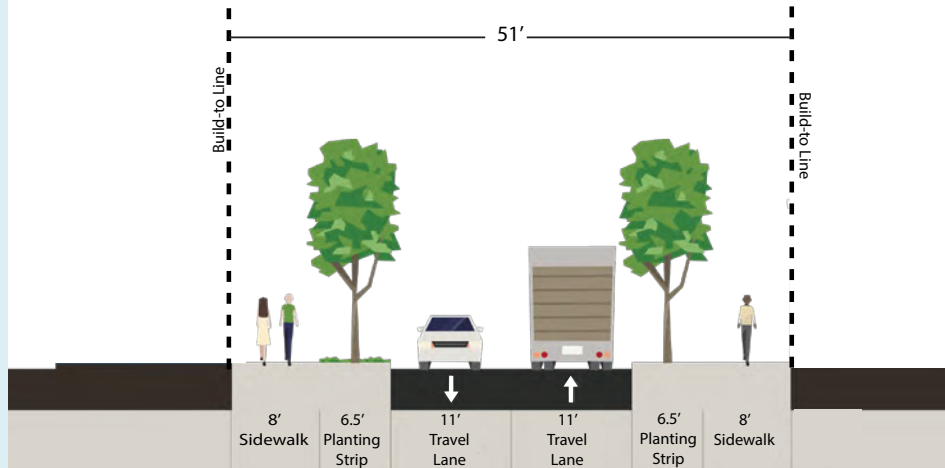
- Potential bus and Parent loading Zone
- Bus stop
- Major pedestrian connections
- Service/parking entrance

area and the broader Rosslyn area, all attempts should be made to coordinate parking, loading, and pick-up/drop-off operations for the new school and private development in such a manner as to limit the potential conflicts with pedestrians and emergency vehicle operations for the Fire Station #10 and to promote transportation demand management tools.

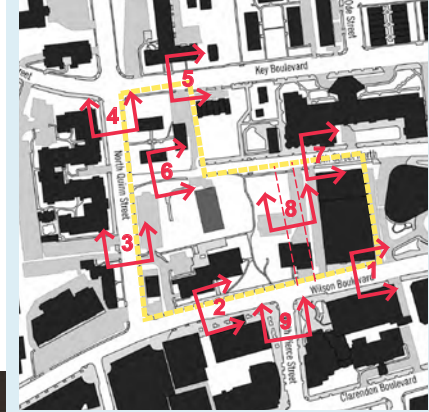
Circulation / Access / Loading / Parking Principles

- Strive to minimize fire/emergency response time when siting a new fire station.
- Increase pedestrian and bicycle access to and through the site.
- Minimize curb cuts and thus vehicle and pedestrian/bicycle conflicts.
- Incorporate wayfinding for parking, Metro, bus stops, and bike share stations into the site design.
- Expand the street grid within the study area to ensure adequate circulation for fire/emergency response and school-related transportation needs.
- Design vehicular circulation to minimize conflicts between neighborhood traffic, emergency responders, school bus and private vehicle drop-off and pick-up, parking/loading functions, and pedestrians.
- Encourage shared, underground parking for all uses and coordinate ingress/egress with other adjacent uses in the WRAPS Study Area.
- Locate vehicle parking access, loading, and service areas on secondary streets and/or alleys.

LOCATION #8: PROPOSED NEW NORTH-SOUTH STREET LOOKING NORTH



STREET SECTIONS KEY MAP



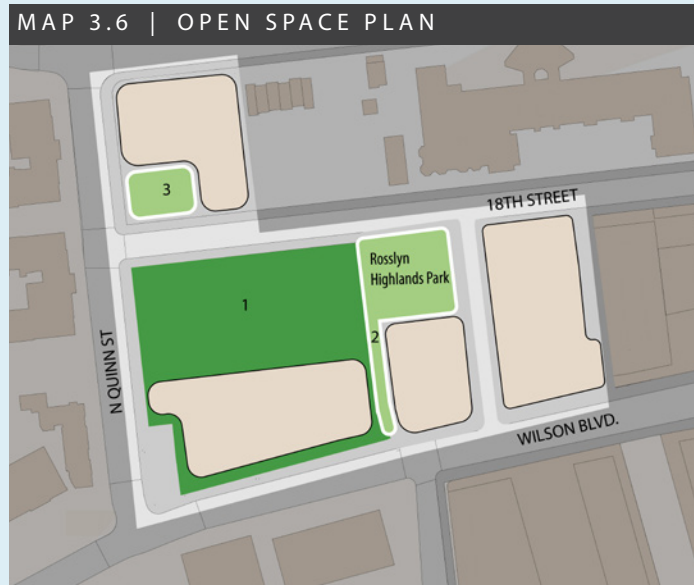
Note: Travel lane dimensions include the gutter; planting strip dimensions include the curb.

OPEN SPACE PLAN ELEMENT

Guided by the Open Space & Recreation Principles, the Plan recommends rebuilding Rosslyn Highlands Park and creating a new park along 18th Street in the Housing Development Area which reinforces the 2015 Rosslyn Sector Plan's recommendations to locate open spaces along the 18th Street corridor through Rosslyn. Rosslyn Highlands Park shifts and is reconfigured from its current location. It is planned for the northwestern corner of the intersection of 18th Street and the new north-south street and will encompass approximately 18,000–22,000 square feet excluding sidewalks and retail buffer.

The new park in the Housing Development Area is targeted to be approximately 9,000 square feet in size. Its use (possibly a children's playground) and design should complement the programs and facilities provided at the open spaces planned for the School Development and Mixed-Use Areas. The park is planned for the 18th Street frontage, with a preference for the corner at Quinn Street to give added visibility from two public streets, which will offer convenient access between all open spaces planned in this study area. Its location along the 18th Street frontage is flexible, however, if the proposed location remains visible and accessible from 18th Street and its design meet the Principles in this Plan.

With the construction of a new school on the School Development Area, a new field (potentially synthetic turf surface), courtyards, courts or other amenities will be provided which will significantly supplement the open spaces in this area. The courts and other amenities are recommended for both ground level and rooftop locations.



Open Spaces

- 1- School Recreation Space
- 2- Pedestrian Walkway
- 3- Public Park Space

It will be essential to strategically plan and coordinate all three open spaces to achieve a level of cohesion, diversification of features and programs to ensure the best range of facilities without unnecessary duplication, and to maximize public access. The shape of each public space is an important consideration in determining specific uses and elements to be programmed. It is expected that all recreation facilities in the study area should be open for public use, including regular unstructured public use of school facilities when not required by the school for its programs. All parks and open spaces will be realized through the respective private or school redevelopment projects, however it is recommended that a comprehensive master planning effort between County staff, Arlington Public Schools staff, APAH, Penzance, community members, and the Park and Recreation Commission commence to guide future decisions on the primary open space programs, connections, and key design elements such as the finished site elevation for each open space.

Open Space & Recreation Principles

- Strategically locate and design beautiful open spaces to maximize the size of contiguous areas and ensure the flexibility of uses and activities and the visibility, safety, and comfort of all users.
- Maximize the amount and flexibility of natural areas and active and passive open spaces given the need to balance competing demands for space.
- Seek to ensure that park and school facilities provide for organized active recreation as well as un-programmed time for community usage, particularly for any open field space.
- Serious consideration should be given to including existing activities within the study area.
- Design parks and recreational facilities for activities for people of all ages.
- Use building roofs and indoor spaces of public buildings for recreational amenities to augment outdoor recreational amenities where possible.

Architecture / Historic Preservation Principles

- Design public buildings to be architecturally notable.
- Incorporate or reference architectural elements of the 1910 Wilson School building and the Queens Court apartment buildings in any buildings that succeed them.
- Encourage collaboration among the Historical Affairs and Landmark Review Board (HALRB), Historic Preservation Program staff, and Arlington Public Schools (APS) staff to identify and incorporate ways to memorialize and commemorate the historical and community value of the Wilson School in the design of a new school facility on the existing site.
- Design buildings to be inspiring; construct buildings with high-quality materials that complement the surrounding mix of buildings.

Public Realm / Streetscape / Urban Design Principles

- Effectively frame Wilson Boulevard either through a building face or otherwise in an effort to ensure an active and vibrant pedestrian experience.
- Locate parks, plazas, and other green spaces for visibility, easy access and maximum use.
- Design 18th Street to support neighborhood circulation with enhanced sidewalks and landscaping..

URBAN DESIGN ELEMENT

In addition to the Concept Plan and its supporting elements, the following urban design guidelines are included to foster quality design and ensure that the public realm—sidewalks, public parks and open spaces; ground floor building edges; roof amenity space; etc.—is safe and attractive as the properties in the Western Rosslyn area redevelop. These urban design guidelines support the Architecture and Historic Preservation; Public Realm, Streetscape, and Urban Design; Sustainability and Environment; Shared & Joint Use; and Other Guiding Principles.

Buildable Areas / Architecture / Grade Transitions

- Development projects should site buildings and provide street and sidewalk elements consistent with the proposed street cross sections (See Appendix).
- Building facades should meet the buildable parcel edge (“build-to line”) along at least two-thirds of the length of each block face. Façade height along street edges must be at least two stories to create a consistent building edge at the back of sidewalks and frame streets.
- Building façade composition should include changes in plane and materials to create shadow lines, and create architectural design that will visually reduce the perceived building mass and scale.
- Roofs should be designed to be distinctive so that they add visual interest to the Rosslyn skyline.
- Materials should be varied in texture, pattern, color and details on building facades to create interest and reduce the perceived mass of the buildings.

- Grade transitions along the sidewalk should be designed to maximize active pedestrian-scale frontages between 3 and 6 feet above the sidewalk, while minimizing blank walls.
- Residential uses along 18th Street, Quinn Street and Key Boulevard should utilize porches, stoops, and landscaped areas, as appropriate, to assist with grade changes between the sidewalk and the building. When the elevation of the ground floor is more than 3 feet above the sidewalk, windows should be provided into the basement/lower level.
- Mechanical penthouses and roof equipment should be designed as a natural extension of the building with materials compatible with the balance of the building.
- Building entrances to the school should be recessed from the clear sidewalk to allow for easy entering and egress from the building and to minimize crowding along the public sidewalk.
- Important architectural elements of existing structures within the School Development Area and the Housing Development Area, (the 1910 Wilson School and Queens Court Apartments) should be incorporated, either directly or in an interpretive manner, into the new development that occurs within those sites.

Service / Parking / Streetscape

- Loading and parking access should be located on secondary streets (N. Quinn St., 18th St., Key Boulevard and the new north-south street), avoiding Wilson Boulevard. Refer to Map 3.5, which identifies preferred locations for service and parking access locations to individual building sites.
- Building service or parking access points should be located away from intersections and toward the center of blocks, where possible.
- Sidewalk design should be continuous and level across drive-ways, so that the sidewalk is perceived principally as a place for pedestrians.
- Where a loading bay directly faces a street, screen it with doors that shut when the bay is not in use. Design service bay doors to be an attractive part of the building's overall composition.
- Any semi-below grade parking that is partially exposed to streets or other public spaces due to varied topography should be faced with materials consistent with the floors above, and openings so as to avoid expansive blank walls or obtrusive building scale for pedestrians on adjacent sidewalks.
- Above, or at-grade parking is to be avoided, except where it can be provided behind at least 35 feet of an occupied building use such as retail or residential units.
- Short term drop-offs, i.e. deliveries, should occur in parking garages or within designated short-term parking areas to be identified during the site plan review process for each development site.

Open Space / Recreation

- All planned open spaces should be designed, coordinated and multi-functional to attract activities and recreational uses, leisure, and community gatherings and special events.
- A range of active recreation opportunities, for all age groups, should be coordinated among the recreation and open spaces within the WRAPS area in order to avoid redundancy.
- Rosslyn Highlands Park and the new park within the Housing Development Area should be developed primarily at grade along the street frontages to comply with urban design principles for public parks including those to enhance visibility, access, and safety.
- Recreation facilities on the School Development Area should be designed in a manner that meets the primary educational purposes as well as attracts and accommodates community use.
- Transitions between the ground level recreation facilities (field) on the School Development Area and Rosslyn Highlands Park should be well coordinated to encourage and ensure ease of access between the two areas and, to the extent practical, provide seamless connections, including at-grade access to and from each open space from adjacent sidewalks.
- If school open spaces are located along the Wilson Boulevard and/or N. Quinn Street frontages, the space immediately behind the clear sidewalk should be reserved for elements that attract both students and the general public which could include hardscape paving, a row(s) of shade trees, seating, and/or game tables. Fields and containment fences should be recessed from the clear sidewalk.

Public Realm / Streetscape / Urban Design Principles (continued)

- Locate public facilities strategically and prominently to create a civic presence in the study area that promotes community confidence and encourages community use.
- Design the study area to facilitate safety and security including the safety and security of students.
- Link public areas and main building entrances with a network of safe, connected, tree-lined and well-lit streetscapes that facilitate easy pedestrian circulation.
- Create smaller, walkable blocks by introducing new streets, alleys, and/or pedestrian walkways.
- Establish an urban design scheme that complements changes to the surrounding area contemplated in the Rosslyn Sector Plan Update.

Sustainability / Environment Principles

- Maximize tree canopy and pervious surfaces to minimize the adverse impacts of development, including the “heat island effect” and stormwater runoff.
- Design and construct green buildings that minimize energy use, potable water use and waste generation, provide healthy indoor quality, and reuse, salvage and/or recycle building materials.
- Strive to achieve a school building design that results in net zero energy usage.
- Strive to optimize energy integration within the study area considering energy efficient designs and technologies, including district energy, as well as renewable energy sources.

- Containment fences around fields and other ground level recreation spaces in the study area should have a design aesthetic conducive to the urban setting with durable, attractive materials and should functionally contain activities and equipment with the field areas. Public art should be considered when designing fences. Chain link fencing should not be used.
- Recreation facilities should be designed and constructed to encourage public use, taking into consideration: sight lines; connections between open spaces; safety; and access and visibility from adjacent sidewalks.

ENVIRONMENT ELEMENT

Guided by the Sustainability and Environment Principles, the Plan recommends incorporating best building and site design practices to minimize the negative environmental impacts of new development, reduce energy consumption, and create a pleasant and sustainable urban places.

Throughout the study area, future redevelopment should:

- Within the proposed “Western Rosslyn Coordinated Redevelopment District” consider Carbon Neutral efforts through the development of energy efficient buildings, maximization of vegetated areas and enhancement of the urban tree canopy.
- Incorporate of best management practices for water conservation and stormwater management.
- Advance the County’s economic competitiveness, ensure energy supply, security and flexibility, and further the County’s long-term environmental commitment by encouraging new private development consisting of buildings that are energy efficient, considering district energy readiness, and school buildings that net-zero ready.



- Accommodate street and shade trees along streetscapes and



to the extent possible at edges of active recreation spaces in order to enhance the tree canopy.



IMPLEMENTATION ELEMENT

Guided by the Shared / Joint Use and Other Principles, the Plan recommends that publicly accessible areas be designed and operated in a manner to maximize flexibility and usage by the broadest range of users, including surface and rooftop facilities/amenities. The Plan also acknowledges that there are key timeframes for each development that will occur, as well as design considerations that will have impacts on the surrounding area.

Development within the study area will occur over time based on the County's Capital Improvement Plan budget, private development market influences, and state-level funding deadlines for the Low-Income Housing Tax Credit program. In light of these considerations, the Plan recommends creative, careful consideration of timing/phasing issues, site design and safety elements, minimizing traffic and other impacts on the surrounding area.



Insert Phasing Diagram

Shared / Joint Use Principles

- Promote shared / joint use of facilities where feasible to make efficient use of land and infrastructure.
- Promote shared / joint use of roof amenities wherever possible through visible and convenient access.

Other Principles

- Develop a site design that can be phased such that that fire/emergency response for the Rosslyn/Courthouse area remains uninterrupted and construction of a new school is completed within the timeframe identified by Arlington Public Schools.
- Consider proposals that include real property land exchanges if they would increase the ability to maximize achievement of goals included in the Charge.
- Seek strategies to maximize transit usage by residents, workers, visitors, students and staff.
- Ensure that underground facilities do not inhibit the viability of above ground tree canopy and vegetation.
- Provide design solutions that best integrate wireless communications throughout buildings and other areas for emergency purposes.
- Analyze the internal and neighborhood effects of site lighting and emphasize design solutions that mitigate against unnecessary light pollution. Impacts of site area lighting to surrounding properties should be analyzed.

- *This page left intentionally blank.*

4 ACTION PLAN

ACTION PLAN

Overview

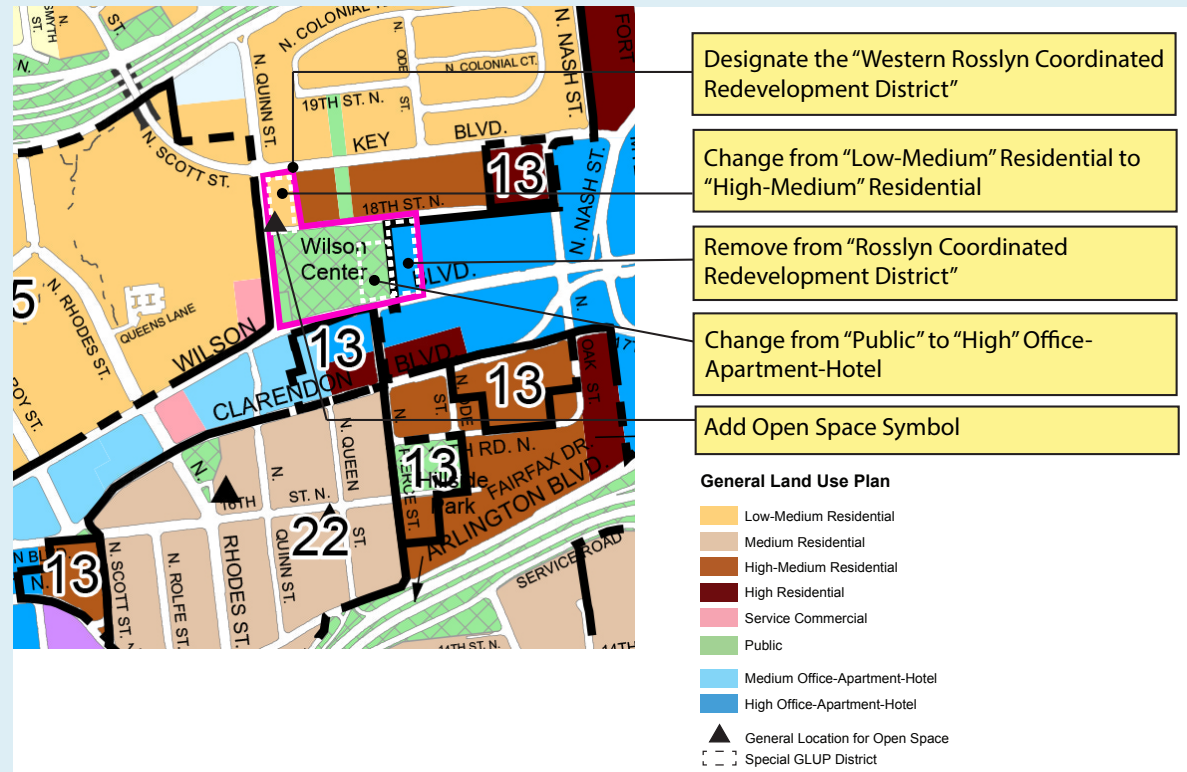
The intent of this section is to identify immediate actions necessary to implement the Plan. This section also includes a matrix that lists each each action item with an approximate timeframe for completion and agency responsible.

PLAN ADOPTION

Recommendation 1
Adopt the Western Rosslyn Area Plan.

LAND USE

- Recommendation 2
Amend the General Land Use Plan to:
- A) Designate the “Western Rosslyn Coordinated Redevelopment District” for the area generally bounded by North Quinn Street, Key Boulevard, 18th Street, Wilson Boulevard and the eastern boundaries of the Queens Court Apartment site and the 1555 Wilson Boulevard site.
 - B) Remove the Penzance property at 1555 Wilson Boulevard from the “Rosslyn Coordinated Redevelopment District”.
 - C) Change the Queens Court Apartment property from “Low-Medium” Residential to “High-Medium” Residential and add an open space symbol for a future park along 18th Street.



- Designate the “Western Rosslyn Coordinated Redevelopment District”
- Change from “Low-Medium” Residential to “High-Medium” Residential
- Remove from “Rosslyn Coordinated Redevelopment District”
- Change from “Public” to “High” Office-Apartment-Hotel
- Add Open Space Symbol

D) Change the County property from “Public” to “High” Office-Apartment-Hotel, except for the future Rosslyn Highlands Park along 18th Street.

ZONING

Recommendation 3
Concurrent with redevelopment, rezone the County parcel and the Queens Court parcel to zoning districts consistent with the future vision described in this Plan.

- Recommendation 4
Amend the Arlington County Zoning Ordinance to:
- A) Allow development up to 10.0 FAR and heights consistent with the Heights Plan within the “Western Rosslyn Coordinated Redevelopment District” for sites located in the Mixed-Use Development Area (County and Penzance sites) to facilitate the achievement of the future vision described in this Plan.
 - B) Allow additional density, up to 250 units but no more than 6.0 FAR, within the “Western Rosslyn Coordinated Development District” for sites designated “High-Medi-

um” Residential (Queens Court Apartment site) (Housing Development Area) to facilitate the achievement of the future vision described in this Plan.

C) Give the County Board the authority to approve, by Use Permit, a new school in the School Development Area that is greater than 45 feet in height.

OPEN SPACE

Recommendation 5

Work with Arlington Public Schools to coordinate recreational facilities within the School Development Area with a new Rosslyn Highlands Park located within the Mixed Use Development Area. Create new field(s), courts, and other common areas on the School Development Site Area that allow shared use by the community, including unstructured use, when not required by the school for its programs.

Recommendation 6

Work with APAH to develop a small public park space within the Housing Development Area. This space, though on private property and likely above below-grade parking, should be available to the general public through access easements and should offer seamless connections to the public sidewalks.

Recommendation 7

Develop a two-phase public review process to design the features and amenities to be included in the public park spaces (fields, Rosslyn Highlands Park, and a new public park) within the School Development Area, Mixed-Use Development Area and the Housing Development Area (see diagram below). The purpose of the initial phase is to develop a comprehensive master plan for the three open spaces and establish parameters for the programs, finished site elevations, connections, and key design

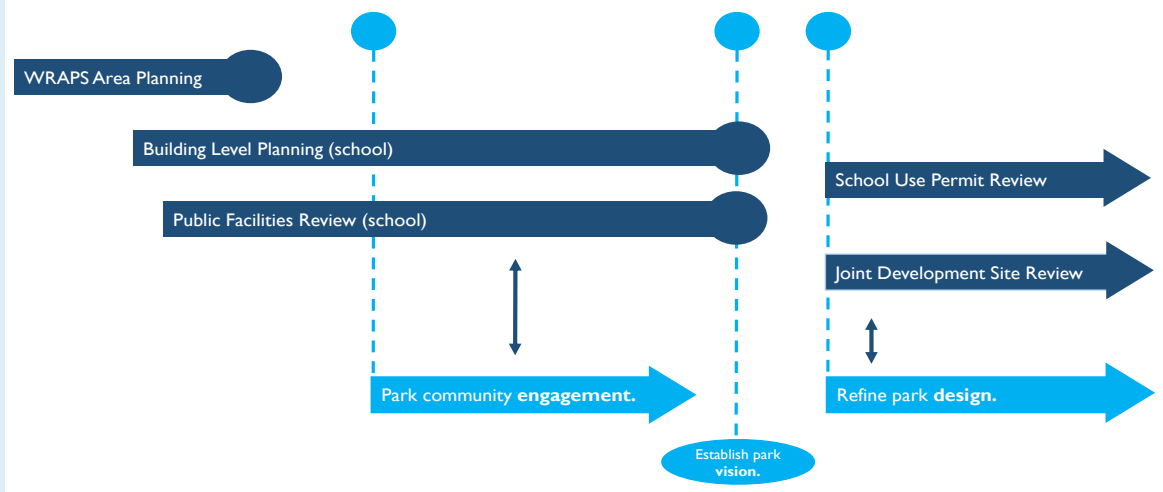
elements. The subsequent phase would occur separately for each individual open space when development proposals are underway to determine more specific design details. During each phase, civic engagement with community members should occur, including representatives from the immediately-surrounding civic associations (North Rosslyn, Radnor-Ft. Myer Heights, Colonial Village, and North Highlands) as well as the Park and Recreation Commission.

TRANSPORTATION

Recommendation 8

Amend the Master Transportation Plan (MTP) to add a new street connecting Wilson Boulevard to 18th Street as indicated in the plan.

Sample Rosslyn Highlands Park Master Planning Process



Sample Timeline for Park Planning Process

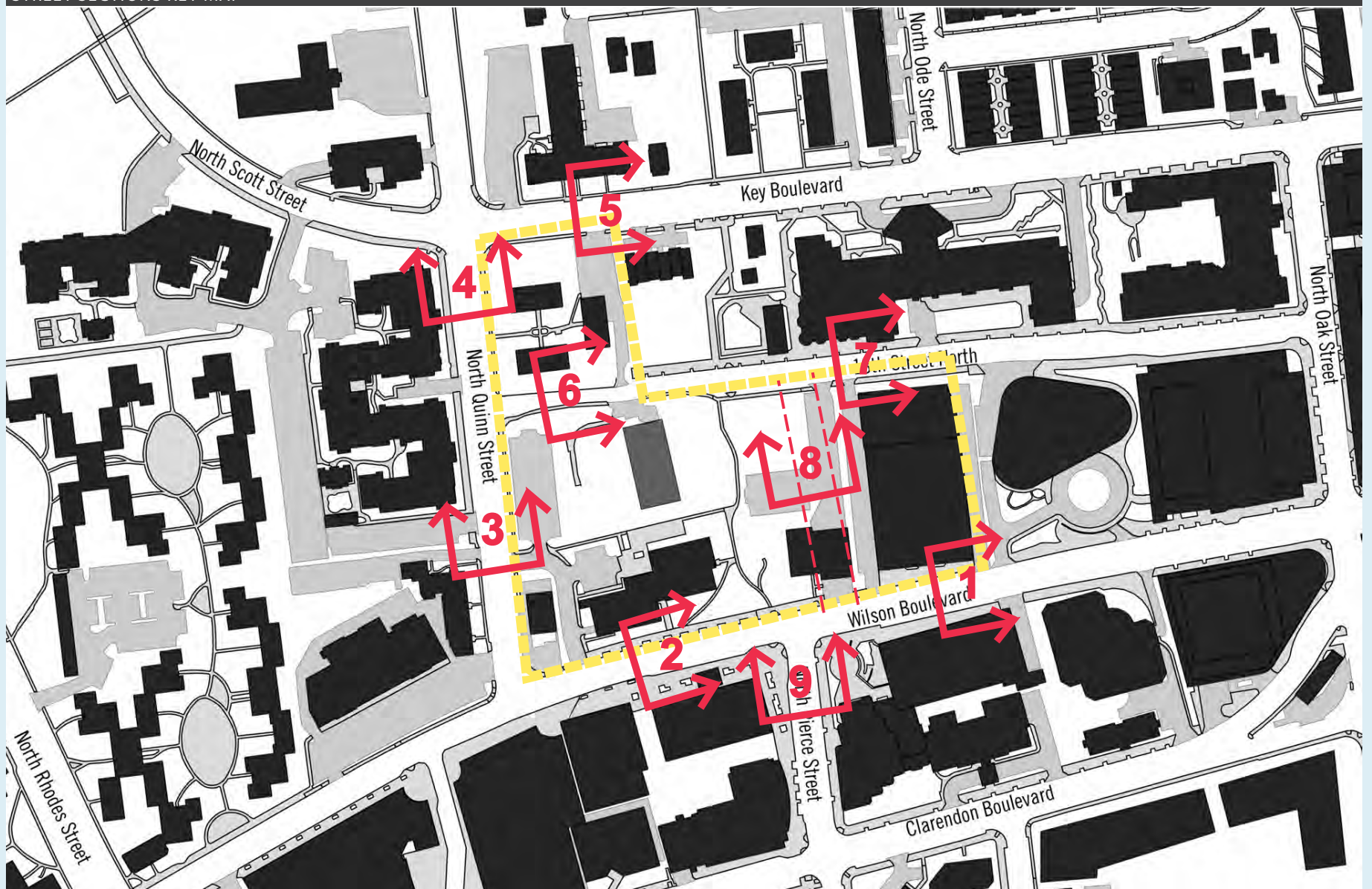
#	Recommendation	Timing	Responsible Agency	Mechanism(s)	Funding Source(s)
PLAN ADOPTION					
1	Adopt the Western Rosslyn Area Plan	Short Term (1-2 Years)	CHPD	N/A	N/A
LAND USE					
2A	Amend the General Land Use Plan to designate the "Western Rosslyn Coordinated Redevelopment District" for the area bounded by:	Short Term	CPHD	GLUP Ammendment	N/A
2B	Remove the Penzance property at 1555 Wilson Boulevard from the "Rosslyn Coordinated Redevelopment District".	Short Term	CHPD	GLUP Ammendment	N/A
2C	Change the designation for the Queens Court property from "Low-Medium" Residential to "High-Medium" Residential; and add an open space symbol for a future park along 18th Street.	Short Term	CPHD	GLUP Ammendment	N/A
2D	Change the County property from "Public" to "High" Office-Apartment-Hotel, except for the future future Rosslyn Highlands Park along 18th Street.	Short Term	CPHD	GLUP Ammendment	N/A
ZONING					
3	Concurrent with redevelopment, rezone the County parcel and the Queens Court parcel to zoning districts consistent with the future vision described in this Plan.	ARO (As Redevelopment Occurs)	CPHD	N/A	N/A
4A	Allow development up to 10.0 FAR and heights consistent with the Heights Plan within the "Western Rosslyn Coordinated Redevelopment District" for sites located in the Mixed-Use Development Area (County and Penzance sites) to facilitate the achievement of the future vision described in this Plan	Short Term	CPHD	ZOA (Zoning Ordinance Amendment)	N/A
4B	Allow additional density, up to 250 units but no more than 6.0 FAR, within the "Western Rosslyn Coordinated Development District" for sites designated "High-Medium" Residential (Queens Court Apartment site) (Housing Development Area) to facilitate the achievement of the future vision described in this Plan.	Short Term	CPHD	ZOA	N/A
4C	Give the County Board the authority to approve, by Use Permit, a new school in the School Development Area that is greater than 45 feet in height.	Short Term	CPHD	ZOA	N/A

#	Recommendation	Timing	Responsible Agency	Mechanism(s)	Funding Source(s)
OPEN SPACE					
5	Work with Arlington Public Schools to coordinate recreational facilities to be located within the School Development Area with a new Rosslyn Highlands Park located within the Joint Development Area. Create new field (s), courts, and other common areas on the School Development Site that allow shared use by the community including unstructured use, when not required by the school for its programs.	Short Term	DPR, APS	PFRC, BLPC	N/A
6	Work with APAH to develop a small public park space within the Housing Development Area. This space, though on private property and likely above below-grade parking, should be available to the general public through access easements and should offer seamless connections to the public sidewalks.	ARO	DPR, APAH	Special Exception	Community Benefits
7	Develop a two-phase public review process to design the features and amenities to be included in the public park spaces (fields, Rosslyn Highlands Park, and a new public park) within the School Development Area, Mixed-Use Development Area and the Housing Development Area (see diagram below). The purpose of the initial phase is to develop a comprehensive master plan for the three open spaces and establish parameters for the programs, finished site elevations, connections, and key design elements. The subsequent phase would occur separately for each individual open space when development proposals are underway to determine more specific design details. During each phase, civic engagement with community members should occur, including representatives from the immediately-surrounding civic associations (North Rosslyn, Radnor-Ft. Myer Heights, Colonial Village, and North Highlands) as well as the Park and Recreation Commission.	Short Term	DPR	Park Planning Process	N/A
TRANSPORTATION					
8	Amend the Master Transportation Plan (MTP) to add a new street connecting Wilson Boulevard to 18th Street at the indicated location.	Short Term	DES	MTP Amendment	N/A

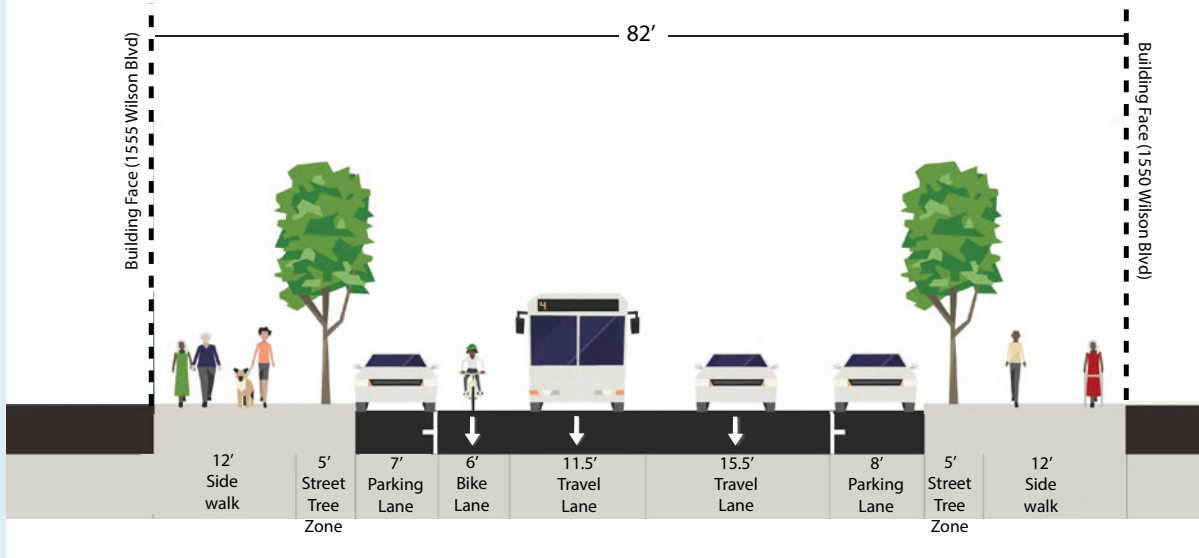
• *This page left intentionally blank.*

5 APPENDIX

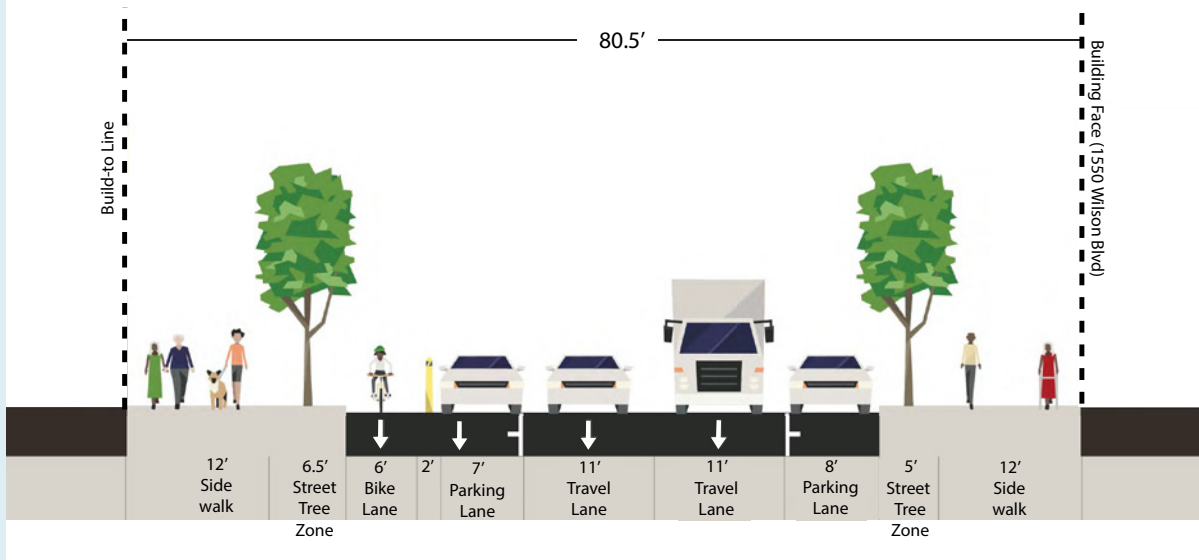
STREET SECTIONS KEY MAP



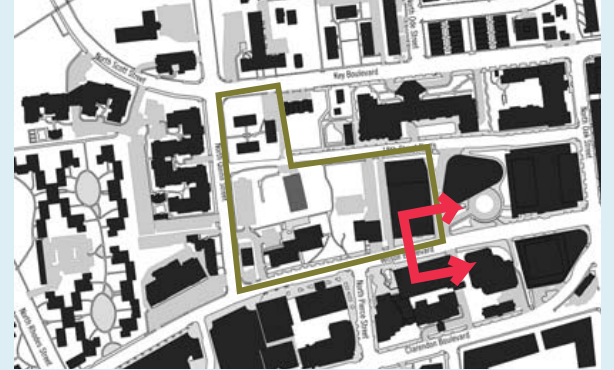
LOCATION #1:
EXISTING WILSON BOULEVARD EAST OF PIERCE STREET LOOKING EAST



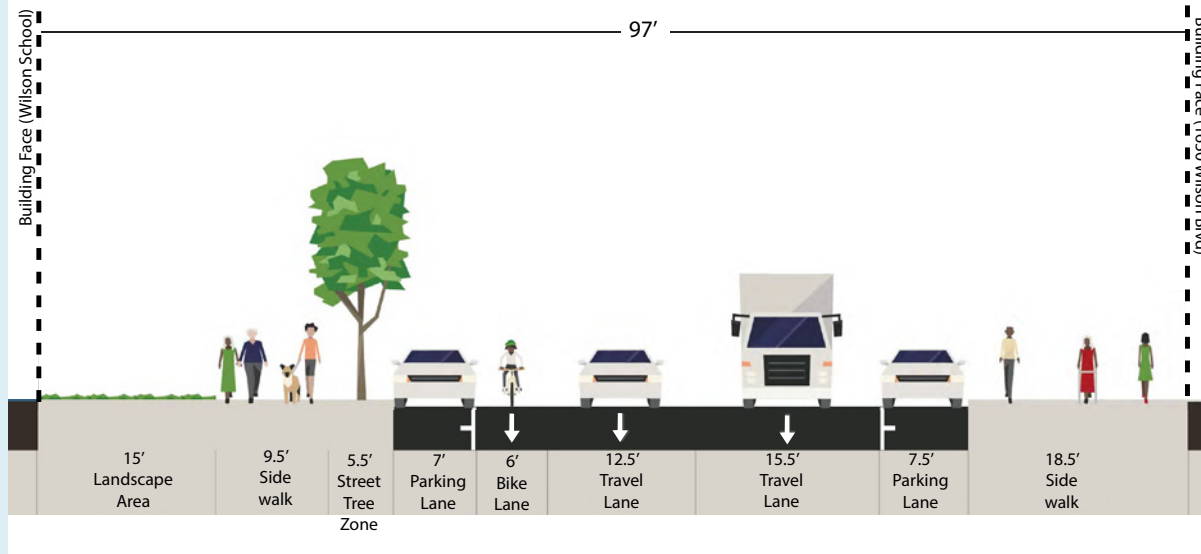
LOCATION #1:
PROPOSED WILSON BOULEVARD EAST OF PIERCE STREET LOOKING EAST



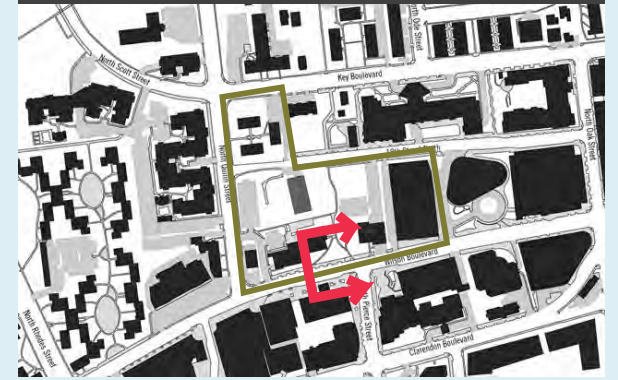
LOCATION #1:
KEY PLAN



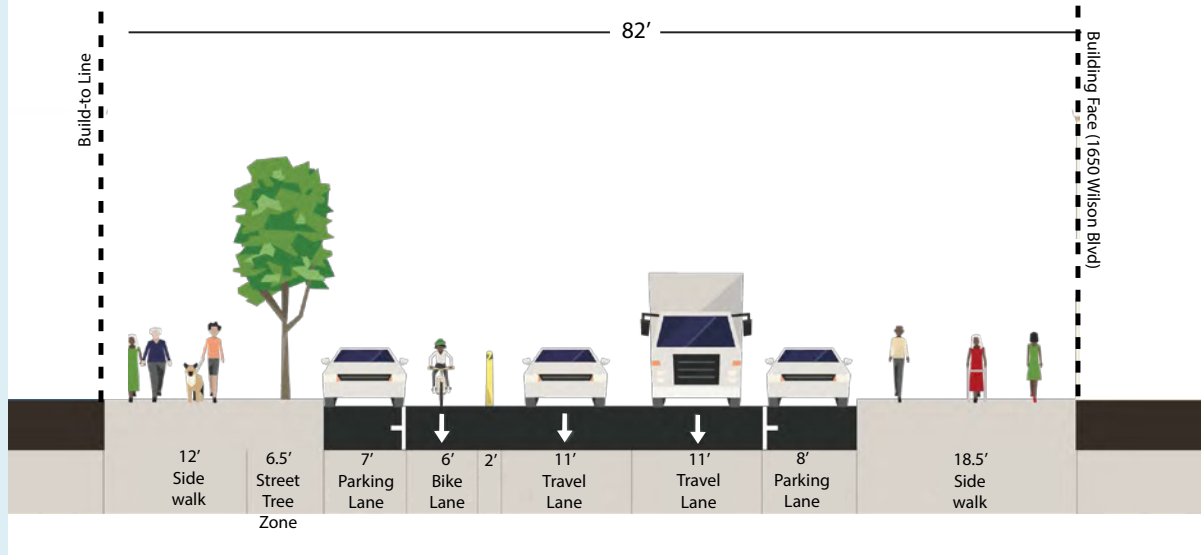
**LOCATION #2:
EXISTING WILSON BOULEVARD WEST OF N. PIERCE STREET LOOKING EAST**



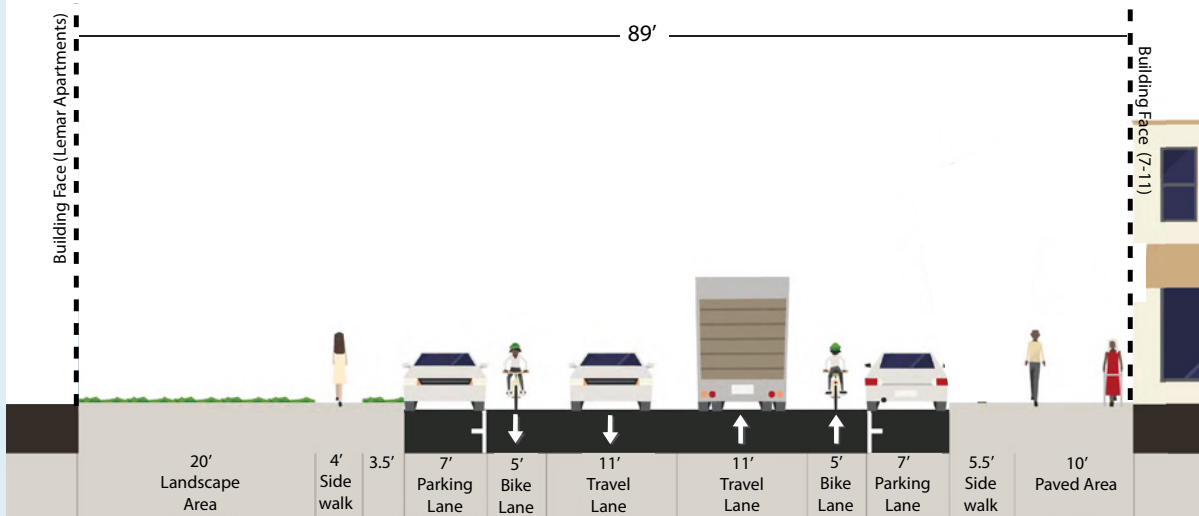
**LOCATION #2:
KEY PLAN**



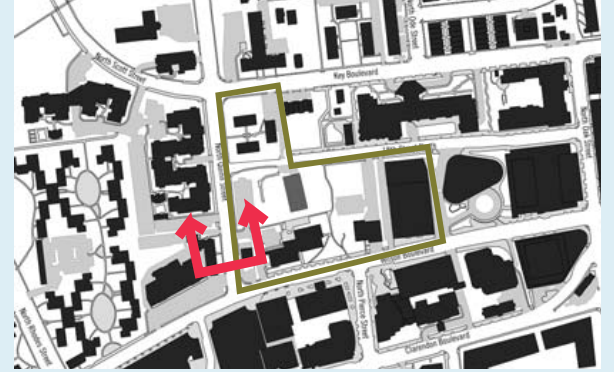
**LOCATION #2:
PROPOSED WILSON BOULEVARD WEST OF N. PIERCE STREET LOOKING EAST**



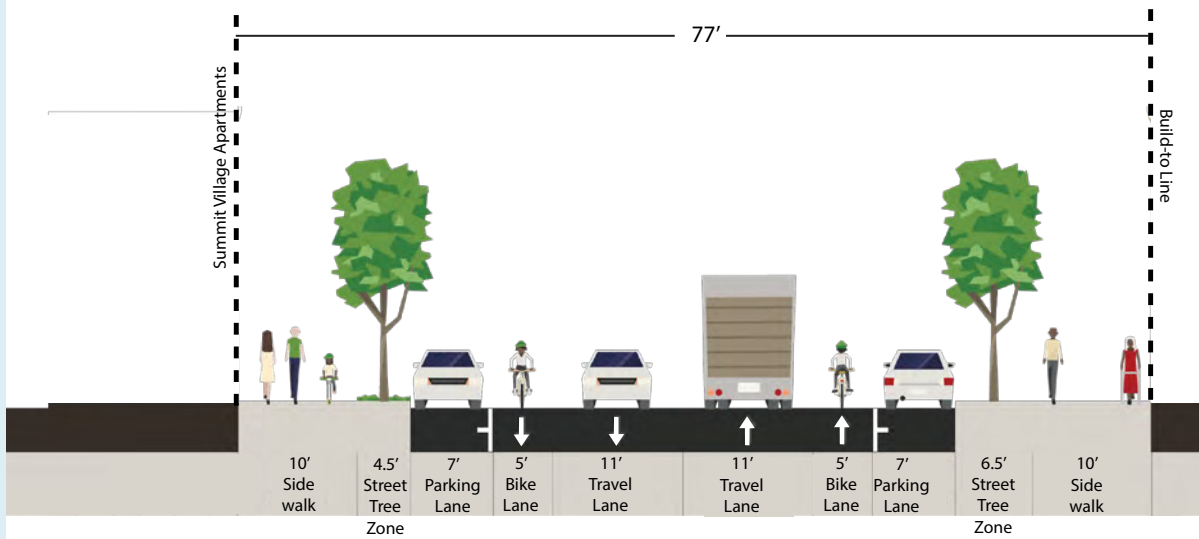
**LOCATION #3:
EXISTING NORTH QUINN STREET NORTH OF WILSON BOULEVARD LOOKING NORTH**



**LOCATION #3:
KEY PLAN**

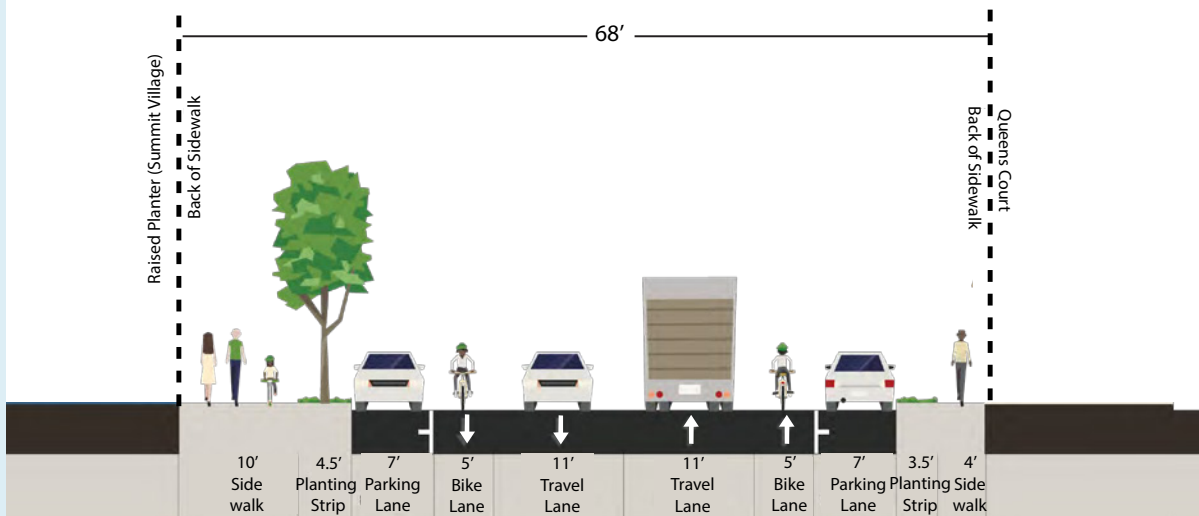


**LOCATION #3:
PROPOSED NORTH QUINN STREET NORTH OF WILSON BOULEVARD LOOKING NORTH**



Note: Final East side sidewalk design contingent on school planning process.

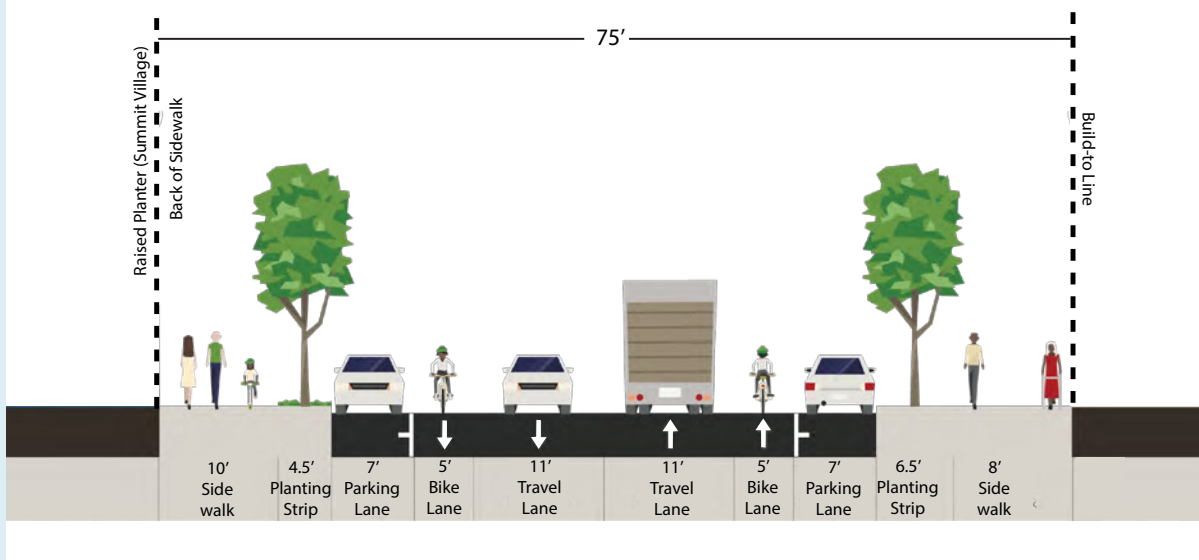
**LOCATION #4:
EXISTING NORTH QUINN STREET NORTH OF 18TH STREET LOOKING NORTH**



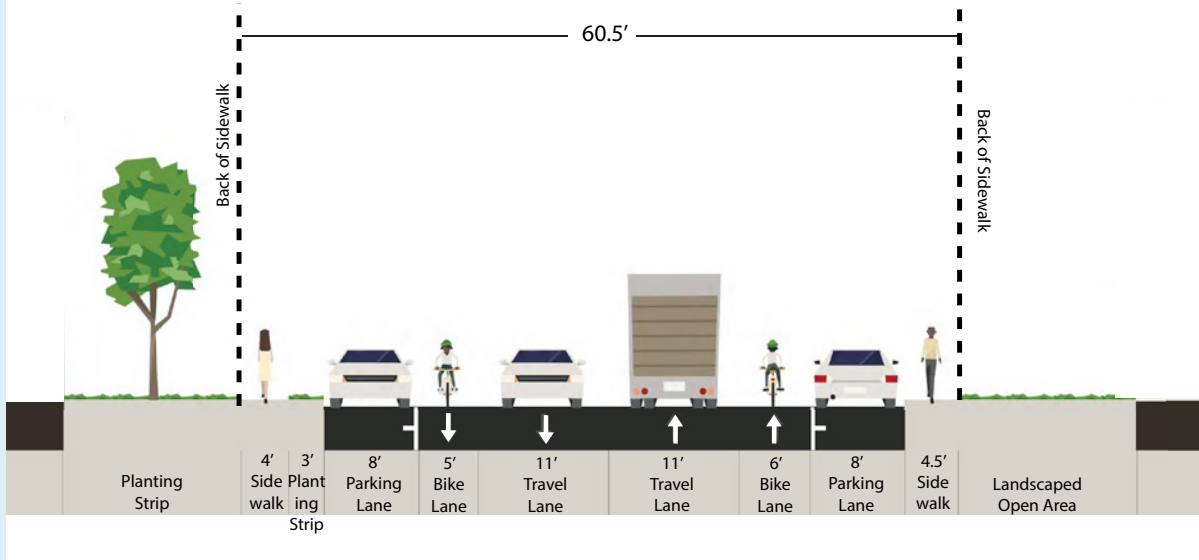
**LOCATION #4:
KEY PLAN**



**LOCATION #4:
PROPOSED NORTH QUINN STREET NORTH OF 18TH STREET LOOKING NORTH**



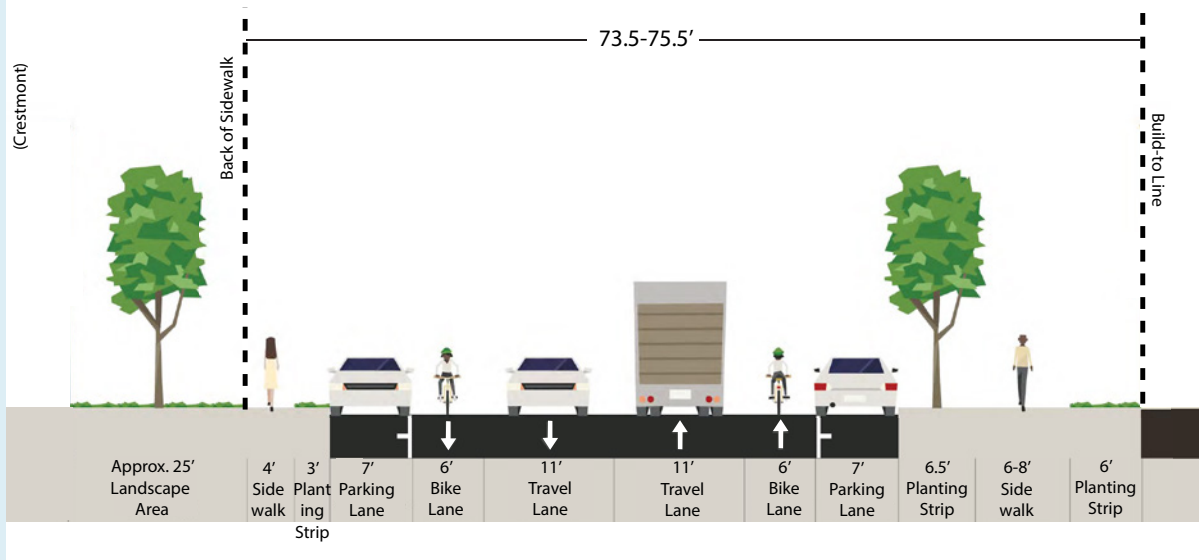
**LOCATION #5:
EXISTING KEY BOULEVARD EAST OF QUINN STREET LOOKING EAST**



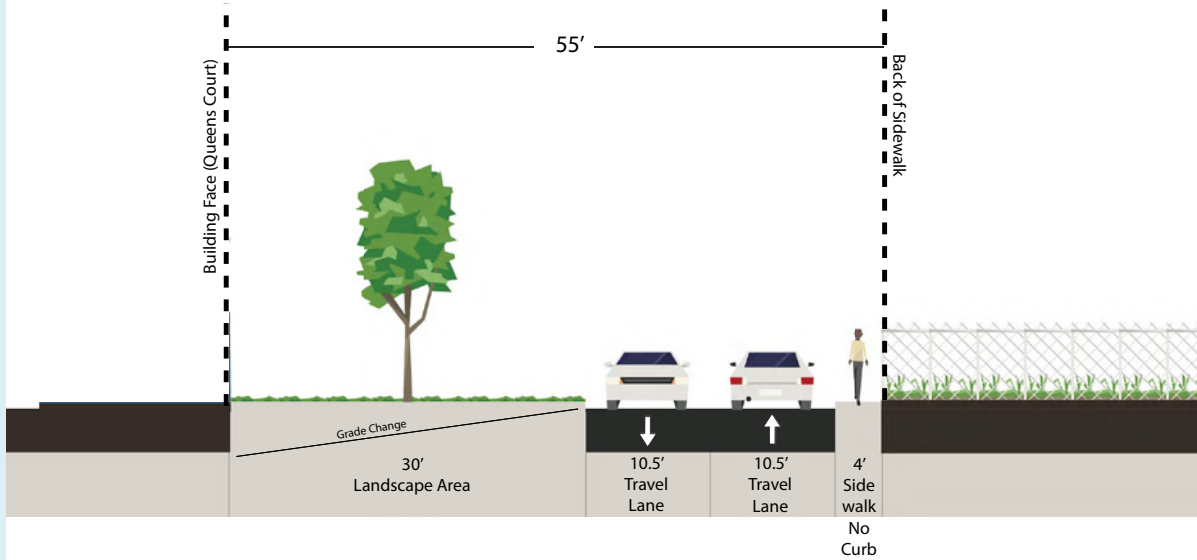
**LOCATION #5:
KEY PLAN**



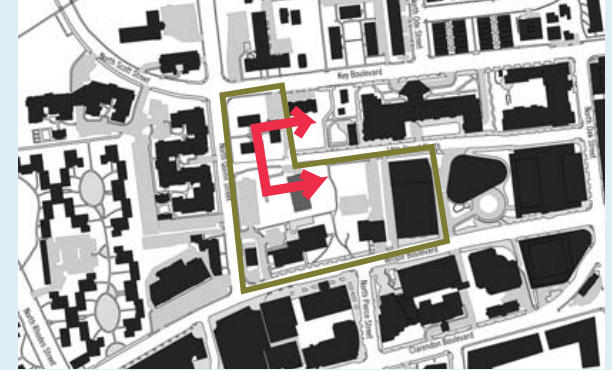
**LOCATION #5:
PROPOSED KEY BOULEVARD EAST OF QUINN STREET LOOKING EAST**



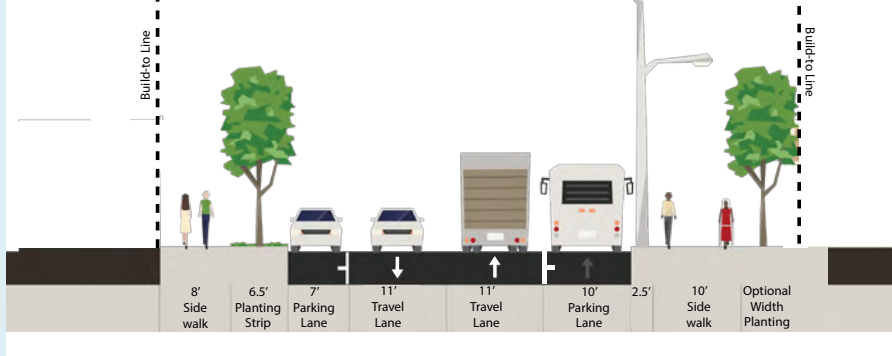
LOCATION #6:
EXISTING 18TH STREET EAST OF QUINN STREET LOOKING EAST



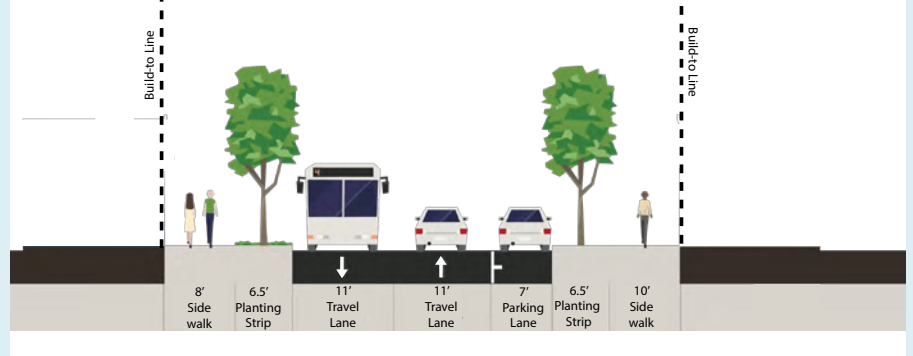
LOCATION #6 :
KEY PLAN



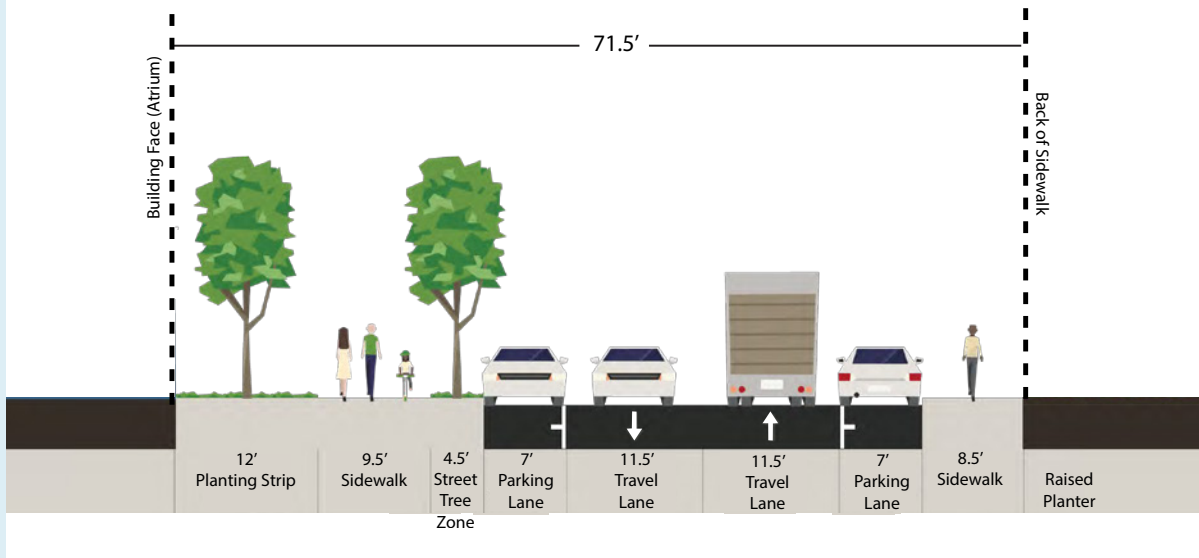
LOCATION #6:
PROPOSED 18TH STREET EAST OF QUINN STREET LOOKING EAST OPTION #1



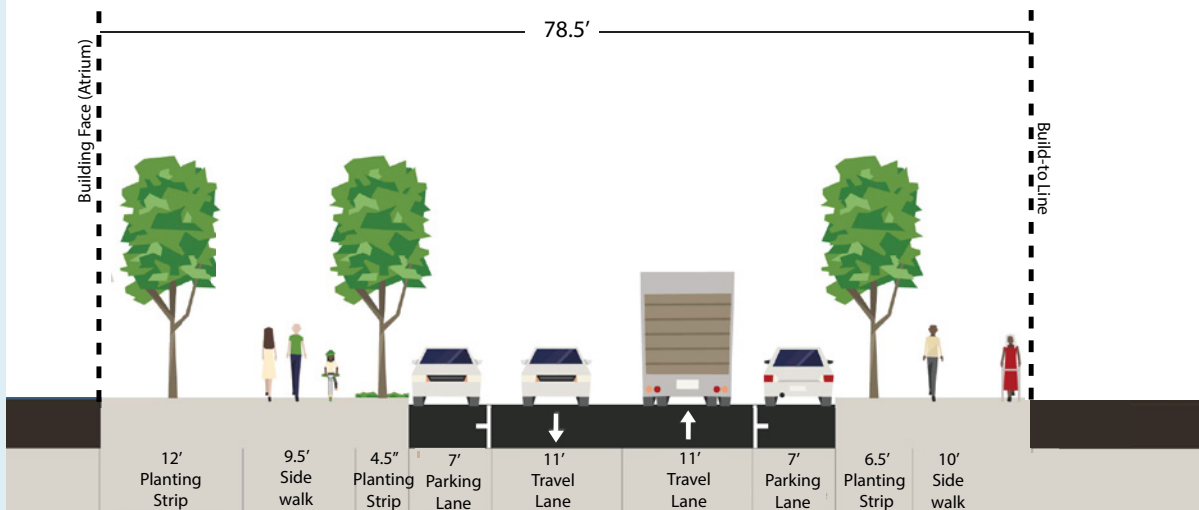
LOCATION #6:
PROPOSED 18TH STREET EAST OF QUINN STREET LOOKING EAST OPTION #2



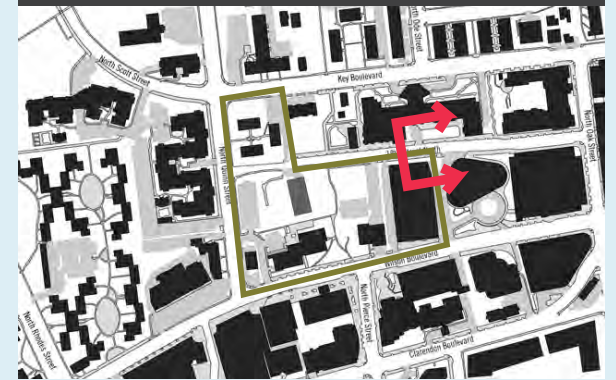
LOCATION #7:
EXISTING 18TH STREET EAST OF NEW STREET LOOKING EAST



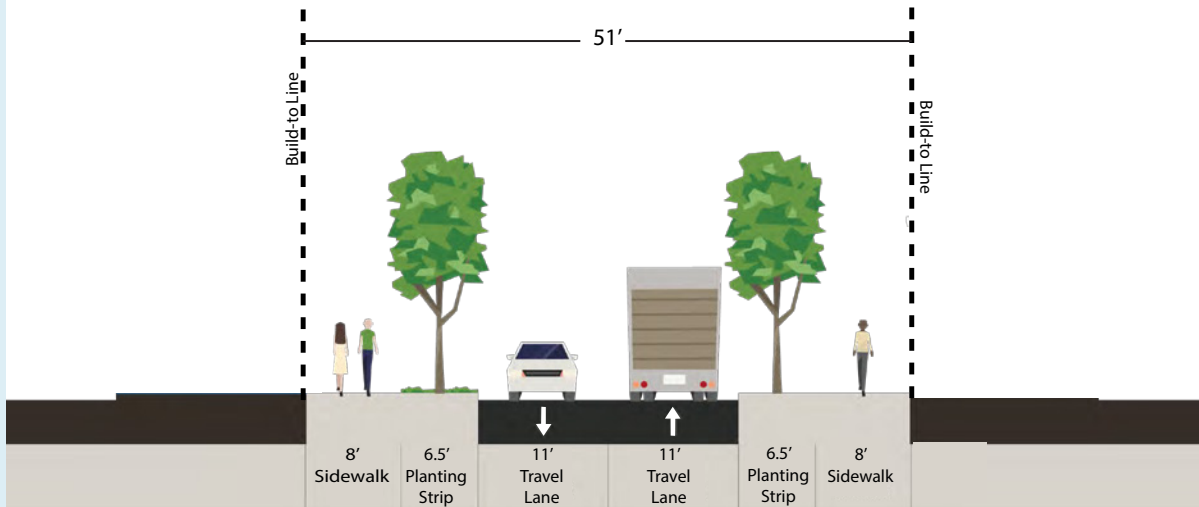
LOCATION #7:



LOCATION #7:
KEY PLAN

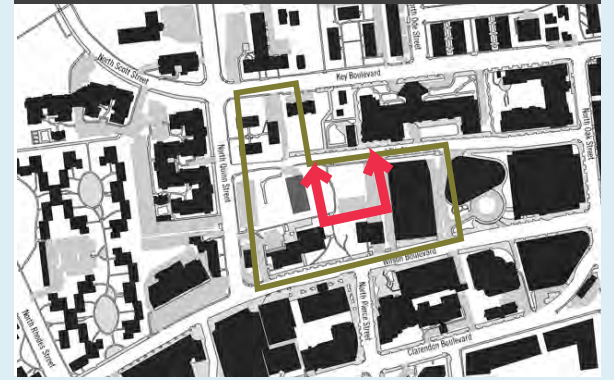


**LOCATION #8:
PROPOSED NEW STREET NORTH OF WILSON BOULEVARD LOOKING NORTH**

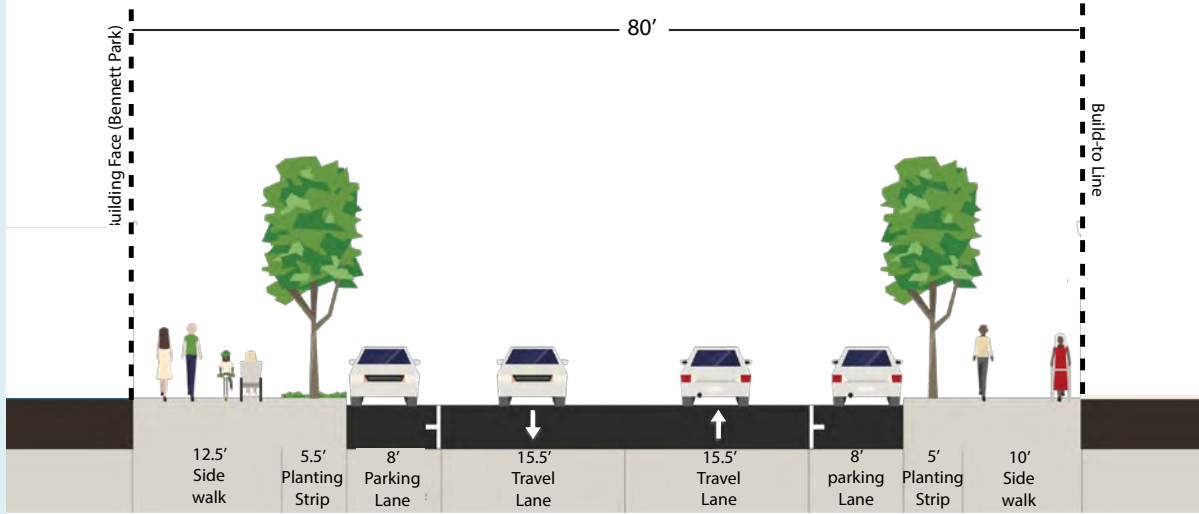


Note: Travel lane dimensions include the gutter; planting strip dimensions include the curb.

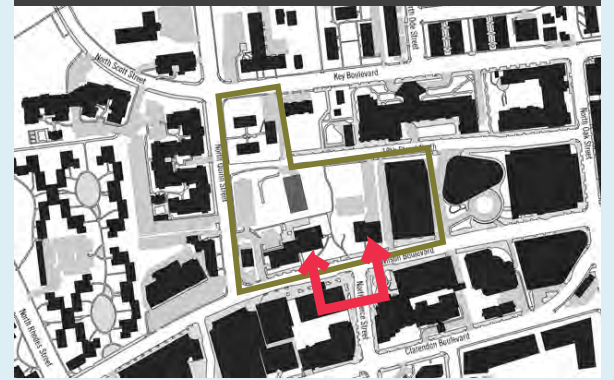
**LOCATION #8:
KEY PLAN**

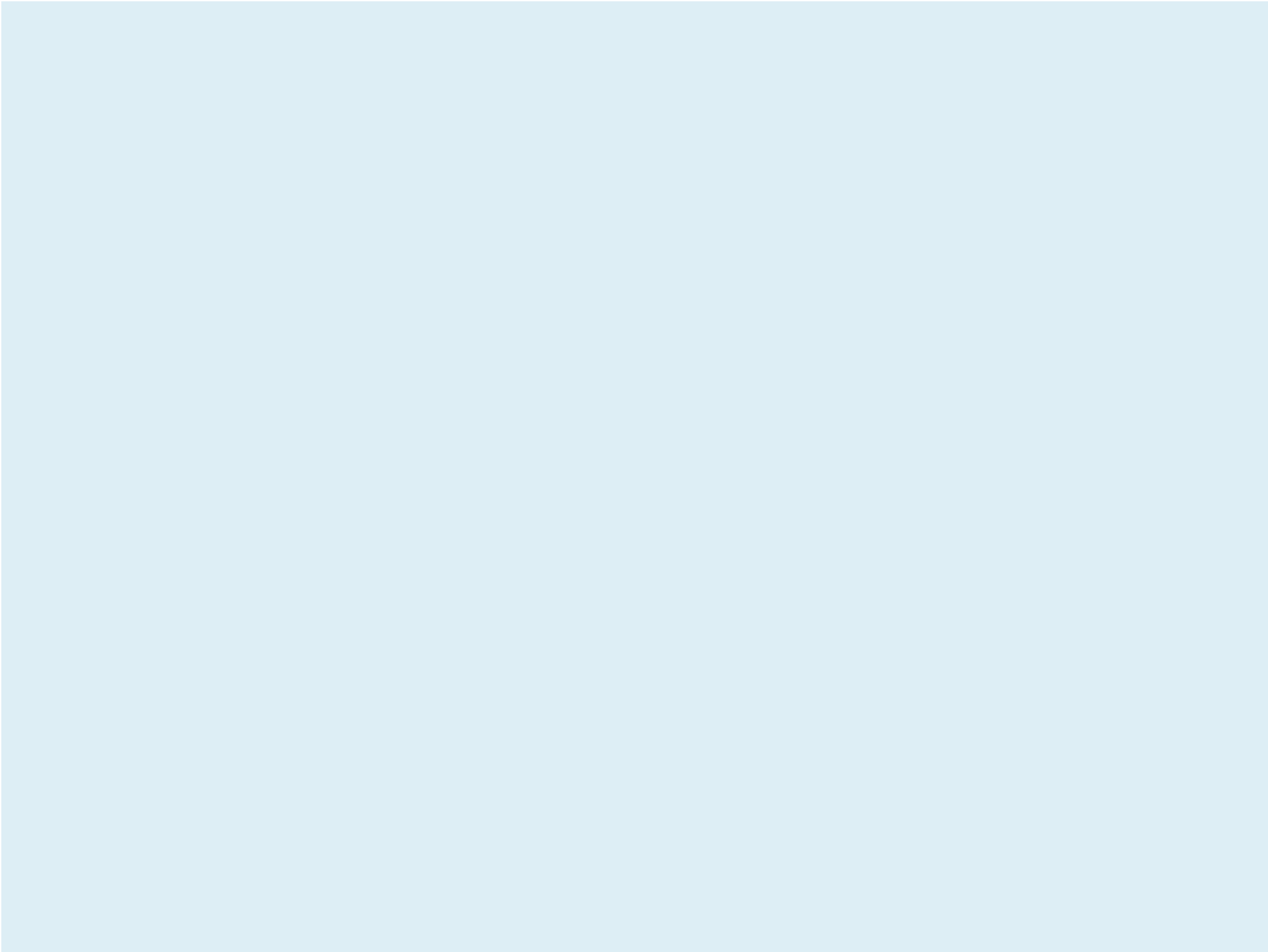


LOCATION #9:



LOCATION #9:







ARLINGTON
VIRGINIA