

Draft Post-Advertisement Western Rosslyn Area Plan Comment and Response Matrix

Comment #	Source	Question/Comment	Staff Response / Action
1	E-mail Comment	It is a wonderful plan; just get it done. The fuss about the school and the park has been going on for too long.	No comment.
2	E-mail Comment	Please move forward with plans to build a school on the Wilson site without any delay! We desperately need more schools in Arlington. Enrollment is skyrocketing and we literally do not have enough seats for our students. For example, in Fall 2018 -- before new middle school capacity comes available due to construction and changes at the Stratford and Wilson sites -- APS is considering plans to implement an "interim fix" that would involve literally dozens of trailers, including 28 (!) at Williamsburg Middle School alone (plus a great many more at Swanson), to accommodate our children. Housing such a large number of students in trailers puts an incredible strain on resources -- like the cafeteria, bathrooms, gymnasium, green space, etc. -- and crowded spaces put our children at risk for bullying and other negative outcomes. We desperately need more school space, and we need it fast. Please move forward with the school on the Wilson site without delay!	No comment.
3	Parks Commissioner	Access to recreational facilities at new school and APAH needs to be ensured.	Staff agrees. The Plan stresses the importance of public access to park and recreational facilities. <u>No change is proposed.</u>
4	Parks Commissioner	The County should use APS' architects for the public park planning process.	Staff can look into this. It is anticipated that in the fall (2015), the public park planning process will be initiated. Staff will be working through the summer to determine the structure of the planning process and whether consulting services will be needed. <u>No change is proposed.</u>

5	Parks Commissioner	There is a possibility that the office building site will not develop for some time after the new fire station is built. Would it be possible for temporary park space to be built on that site?	County staff can look into this if the fire station site, once vacated, is not used for redevelopment for some time. <u>No change is proposed.</u>
6	Parks Commissioner	Will the County's land be sold or leased to Penzance?	It is not clear, at this point, how the County will proceed. In the past, there has been a preference for pursuing land leases, as this preserves the public's ownership. However, no decision has been made and negotiations between the County and Penzance have not begun. <u>No change is proposed.</u>
7	Transportation Commissioner	Are the heights recommended in the Plan consistent with pre-existing plans?	Yes. The heights recommended in the Mixed-Use Development Area are generally consistent with the heights allowed under "C-O-Rosslyn" zoning, which is available to sites located in the Rosslyn Coordinated Redevelopment District (RCRD), and the recommendations of the draft 2015 Rosslyn Sector Plan. The Penzance parcel, as well as properties to the east and south are currently located within the RCRD. <u>No change is proposed.</u>
8	Transportation Commissioner	Why can't the "preferred" loading location shown on 18 th Street be moved to the new north-south street?	Staff acknowledges that 18 th is imagined in the draft 2015 Rosslyn Sector Plan as a street and pedestrian way that connects a series of parks and open spaces, however, there are several trade-offs and design implications that must be considered in deciding where loading functions are best located. First, it is anticipated that large trucks will be utilizing the loading bays and will need the extra space within the proposed 18 th Street cross section (at 76.5') to maneuver. The proposed new street cross section is only 51-55' in width. Also, loading located on the new street would be directly across from the new Rosslyn Highland Park, which is a less-than-optimal aesthetic solution. Additionally, moving the loading to the new north-south street could have impacts on the 1 st floor functions of the mixed-use building that have not been assessed.

			<p>With that being said, however, staff has revised Map 3.5 in the Transportation Element to show parking and loading locations on both frontages. It is staff's understanding, preliminarily, that either parking or loading will occur on both frontages. More detailed analysis of opportunities and impacts related to this issue can be undertaken in the site plan review process, when more detailed information is available for review. A final decision can be made at that time, based on the above and other site considerations.</p> <p><u>Map 3.5 in the Transportation Element has been revised to show parking and loading location on both 18th Street and the new north-south street (see page 28).</u></p>
1	<p>Transportation Commission Recommendation</p>	<p>On Map 3.5 Transportation Plan, move the parking/loading location symbol from the 18th Street frontage of the Mixed-Use Development Area to the new north-south street frontage.</p> <p>In the Urban Design Element under Service/Parking/Streetscape, remove 18th Street from the list of secondary streets where loading and parking should be located.</p>	<p>See # 8 above.</p>