

SUMMARY OF INPUT

Realizing Rosslyn: a new era of opportunity

Emerging Plan Concepts and Preliminary Proposals for the Rosslyn Sector Plan Update

October 4, 2013 open house
October 5, 2013 workshop



Discussion question feedback

- Transportation systems
- Public parks and open space
- Urban design and building height/form



Ideas (and associated big themes)

1. TRANSPORTATION

- Updated **street and block system** (*Transform commuter corridors, 18th Street*)
- **Lynn Street transformation** (*Transform commuter corridors*)
- **Ft. Myer Drive transformation** (*Transform commuter corridors*)
- **Bike lane** and **cycle track** connections through central Rosslyn (*Regional parks*)
- Study **highway bypass** for Lynn Street through traffic (*Transform commuter corridors, Regional parks*)

2. PUBLIC PARKS and OPEN SPACE

- **18th Street corridor** (*18th Street*)
- **The Esplanade** and other river connections (*Regional parks*)
- **Gateway Park** – with or without superstructure (*Regional parks*)
- **Freedom Park** and the **Green Circle** (*Transform commuter corridors*)



Ideas (and associated big themes)

3. URBAN DESIGN and BUILDING HEIGHT/Form

- **Street character map** (*Sustainable mixed-use, Transform commuter corridors, 18th Street*)
- Building form/height approach (*Sustainable mixed-use, Vary building height*)
 - **Peaks & valleys** alternative
 - **Open space transition** alternative
- View corridors from public observation deck (*Vary building height*)



What we would like to know

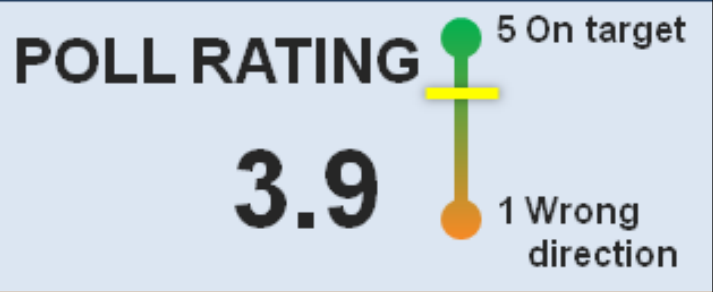
–For each Idea, consider:

- *What is positive about it– how does it fit with the vision principles?*
- *What issues or challenges do you see?*
- *What are some solutions or refinements to address those challenges?*
- *Among the applied ideas, which excite you the most?*



Updated street and block system

<p>Positives</p>	<ul style="list-style-type: none"> • Better circulation route choices • Continuous tree canopy • Improved pedestrian environment
<p>Issues, challenges</p>	<ul style="list-style-type: none"> • 2-way traffic: impacts on neighborhood streets, regional roads? • Regional sources of traffic demand/ congestion • Integrating Arlington Ridge Rd. with Esplanade and street network
<p>Solutions, refinements</p>	<ul style="list-style-type: none"> • Consider mixed pedestrian and slow speed vehicular traffic on portions of 18th St.



- NEXT STEPS**
- Develop with DES a specific strategy on how to test/verify feasibility of 2-way circulation and its potential impacts on neighborhoods
 - Develop specific strategy to expand tree canopy – where trees missing/ needed; standards for successful tree planting
 - Recommend parking management strategy



Lynn and Ft. Myer transformations

<h2>Positives</h2>	<ul style="list-style-type: none"> • Wider sidewalks • Retail and other active uses along sidewalks • Continuous tree canopy
<h2>Issues, challenges</h2>	<ul style="list-style-type: none"> • Finding right balance between adding sidewalk and/or bike land/track space, and reducing vehicle lane space • Explaining rationale behind removing tunnel at Ft. Myer/Wilson • 2-way traffic concerns • Regional sources of traffic demand/ congestion
<h2>Solutions, refinements</h2>	<ul style="list-style-type: none"> • Utilize curbside lane (Ft Myer NB, Lynn SB) for off-peak parking, on-peak traffic, bus stops at all times

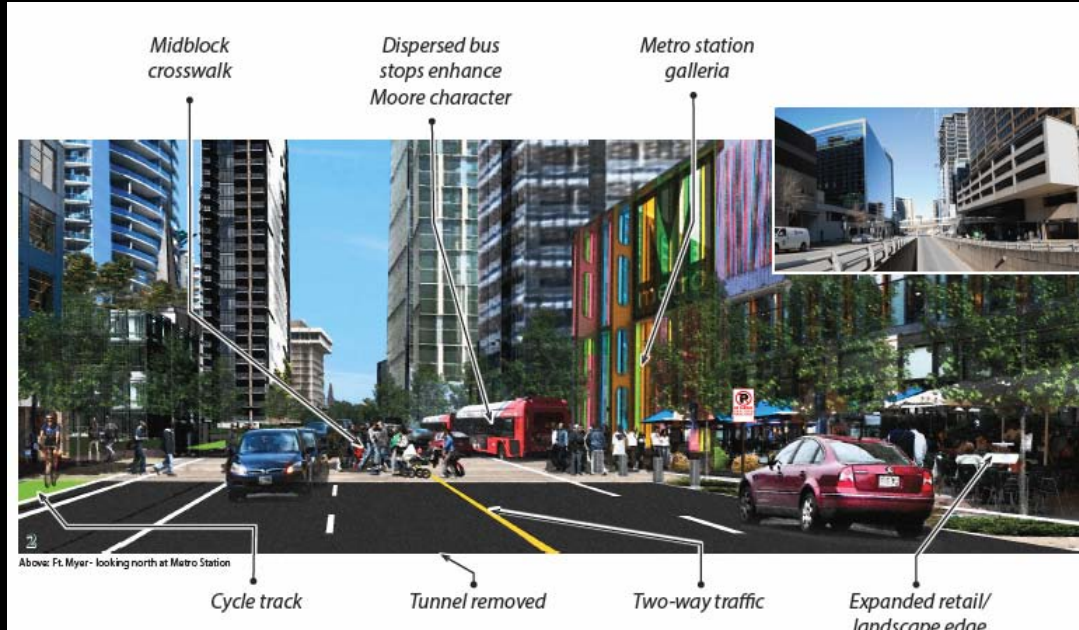
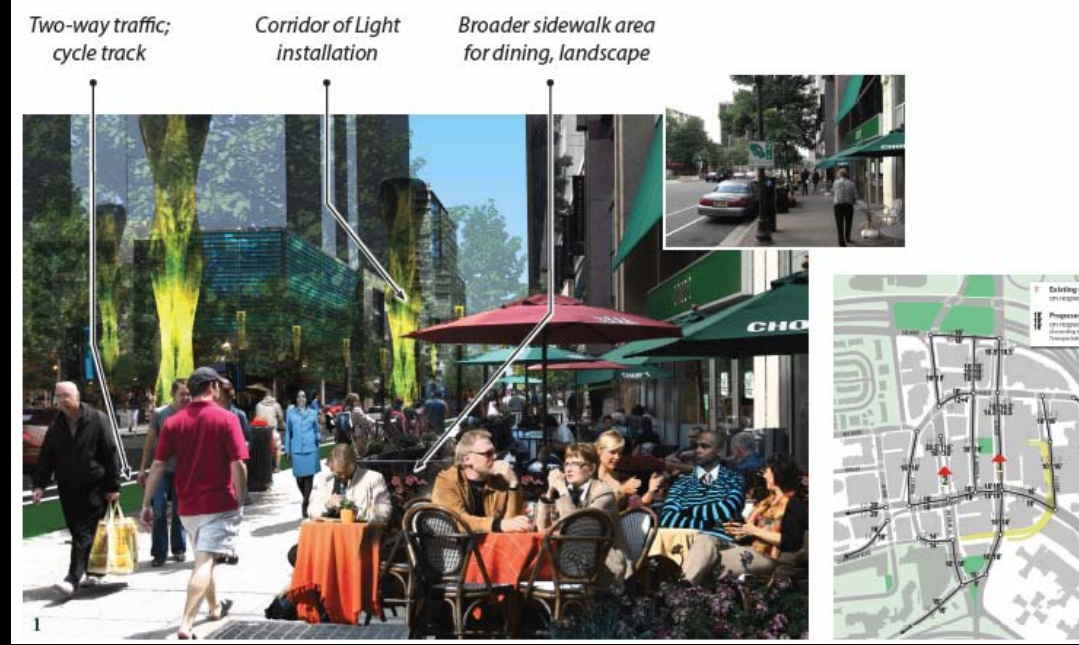
POLL RATING

5 On target

3.7-3.9

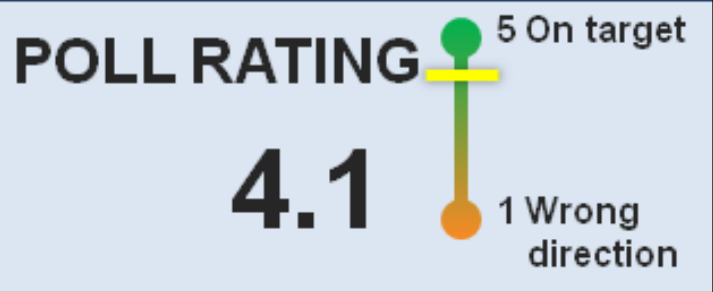
1 Wrong direction

- ## NEXT STEPS
- Recommend right balance of space for walking, biking, driving and streetscape along each corridor
 - Recommend curb space reallocation; locate buses
 - Recommend accommodations for Metro station expansion
 - Confirm implementation strategies and priorities with DES



Bike lane and cycle track connections

<p>Positives</p>	<ul style="list-style-type: none"> • Safer biking conditions • Possibility for continuous biking network with better regional and internal connections
<p>Issues, challenges</p>	<ul style="list-style-type: none"> • What is the right balance between adding sidewalk and/or bike land/track space, and reducing vehicle lane space? • Rosslyn's topography is an obstacle
<p>Solutions, refinements</p>	<ul style="list-style-type: none"> • Add cycle tracks and other facilities with space between cyclists, traffic and parked cars



NEXT STEPS

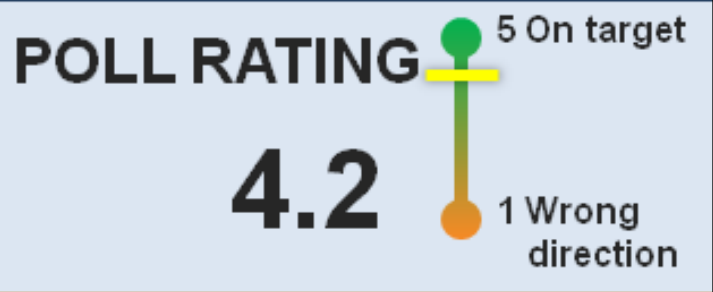
- Recommend right balance of space for walking, biking, driving and streetscape along each corridor
- Discuss priorities with Bicycle Advisory Committee (11/4)
- Confirm implementation strategies and priorities with DES

Recreational path network

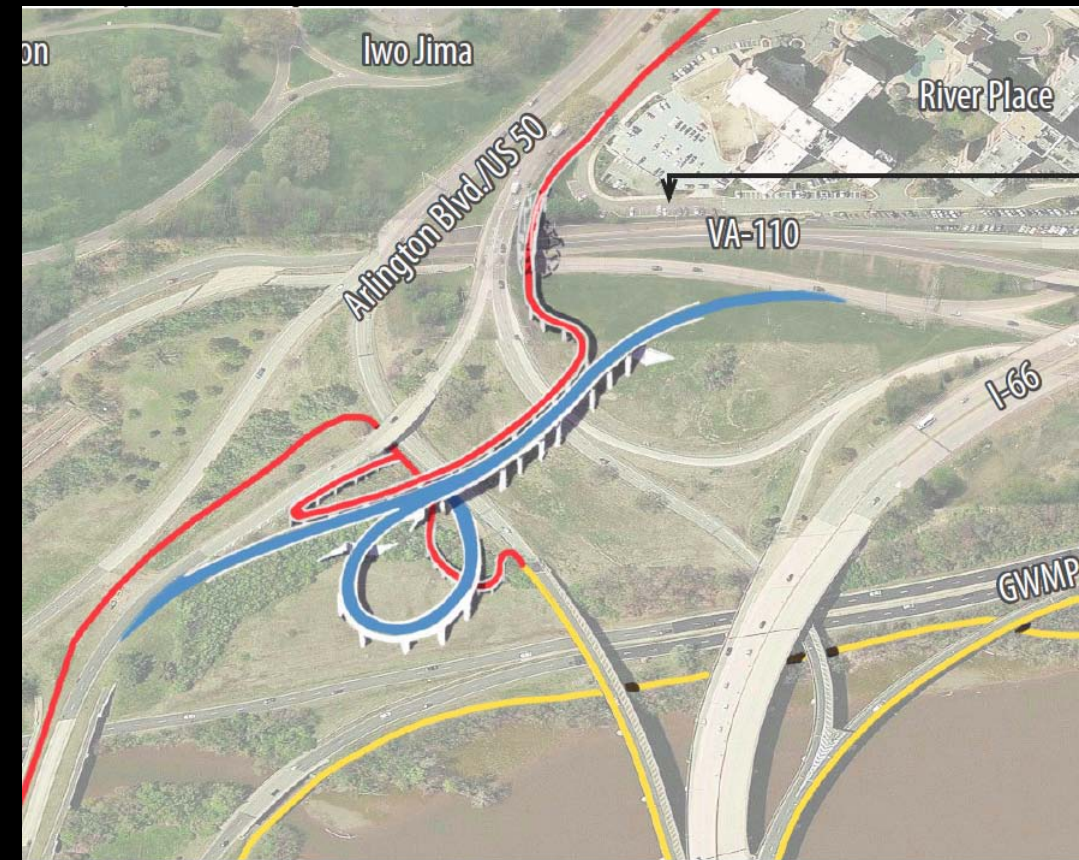


Study highway bypass

<p>Positives</p>	<ul style="list-style-type: none"> • Possibility of reducing peak morning traffic on Lynn, and reducing related congestion on Arlington Boulevard and other area streets • Could combine with new recreational path access to TR Bridge, memorial etc.
<p>Issues, challenges</p>	<ul style="list-style-type: none"> • Can traffic actually access the ramp during congested periods? • Compatible with potential memorial installation in ramp area? • Acceptable to NPS and NCPC? • Do the benefits merit the significant costs?
<p>Solutions, refinements</p>	



- NEXT STEPS**
- Outline scope of potential study
 - Discuss concept with NPS



Transportation

General input

Most exciting?	<ul style="list-style-type: none"> • Better balance among transportation modes • Potential Metro station expansion/Ft. Myer blue line tunnel • Improved pedestrian circulation grid
Issues, challenges	<ul style="list-style-type: none"> • Understanding, mitigating potential traffic impacts from 2-way conversion • Integrating bus station into new Ft Myer Metro station • Ensuring streets and future redevelopment accommodate and leverage Metro station expansion
Solutions, refinements	<ul style="list-style-type: none"> • Increase share of new housing development to reduce peak trips • Initiate Rosslyn circulator bus

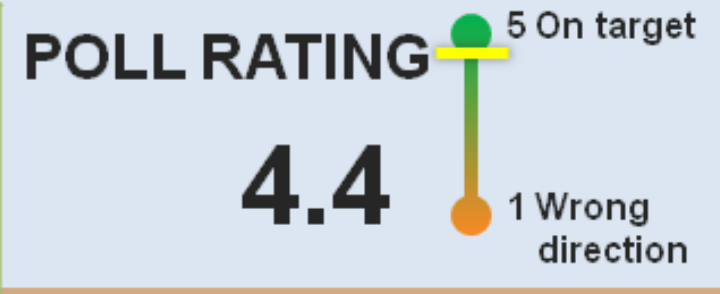
NEXT STEPS

- Define preliminary corridor and standards for accommodating Metro station expansion along Ft. Myer Blvd.
- Define implementation priorities and sequence



Public parks and open space
18th Street corridor

<p>Positives</p>	<ul style="list-style-type: none"> • Welcomed as extension of the street grid, for pedestrians in particular • A useful walking connection for North Rosslyn in particular
<p>Issues, challenges</p>	<ul style="list-style-type: none"> • Need to carefully accommodate topography so it is an asset, not a barrier
<p>Solutions, refinements</p>	



NEXT STEPS

- Define draft alignment, design and program standards for the corridor, addressing typical and minimum width, view corridors, adjacent land use, Metro station expansion, justifiable skywalk locations, etc.
- Provide additional precedents that successfully address topography in public spaces/corridors

18th St. looking east at Oak



18th St. looking west at Ft. Myer



The Esplanade and other river connections

Positives	<ul style="list-style-type: none">• Strongly supported as a defining element and useful destination for Rosslyn, Arlington and the region• Improved connections to the river and regional recreation paths
Issues, challenges	<ul style="list-style-type: none">• Make the river connections more prominent• Extending Esplanade over I-66
Solutions, refinements	<ul style="list-style-type: none">• Show how Esplanade can extend over I-66 over time

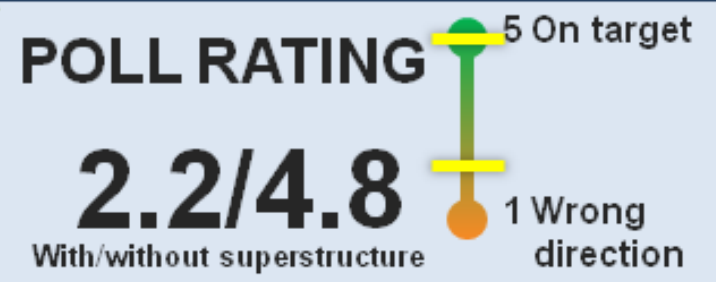


- NEXT STEPS**
- Describe river connection opportunities in more detail
 - Prioritize connections
 - Prioritize Esplanade park program options
 - Illustrate Esplanade connection concept at Wilson Blvd.
 - Review options with Rosslyn Plaza redevelopment applicant



Gateway Park

Positives	<ul style="list-style-type: none">• Important opportunity to redefine Rosslyn's identity at a prominent Gateway• Strong interest in removing superstructure to open up more views and space for activities
Issues, challenges	<ul style="list-style-type: none">• Concern that Lee Highway pedestrian crossing will be difficult/dangerous without bridge superstructure• Do the benefits of removing the superstructure justify the costs? Is removal structurally possible?• Shadow impacts from development• Improve accessibility
Solutions, refinements	

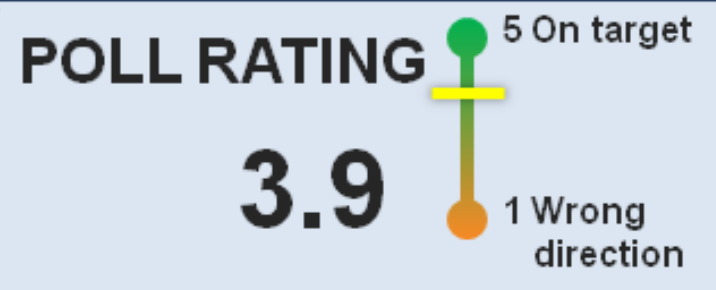


- NEXT STEPS**
- Provide critique of preliminary park reconfiguration concepts
 - Prioritize program options for Gateway Park and adjacent memorial/NPS areas
 - Study potential building shadow impacts on park
 - Develop building form recommendations and design guidelines



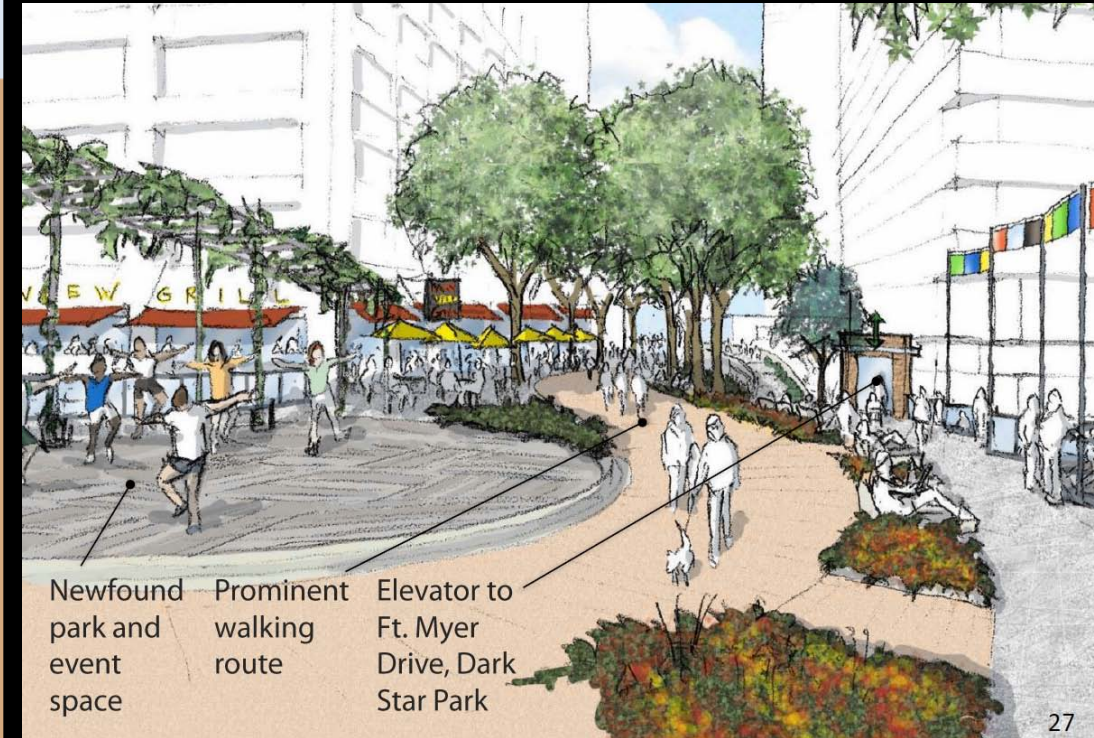
Freedom Park and the Green Circle

<p>Positives</p>	<ul style="list-style-type: none"> • The Green Circle is an important opportunity to redefine Rosslyn's identity • Proposed elevator access to Freedom Park important
<p>Issues, challenges</p>	<ul style="list-style-type: none"> • Bringing coherence to the Green Circle despite differing conditions of streets and walks, older and newer development
<p>Solutions, refinements</p>	<ul style="list-style-type: none"> • Create better stair access to Freedom Park in addition to the proposed elevator access • Green Circle can be implemented incrementally – start simple



NEXT STEPS

- Identify the most important near- and long-term outdoor programming opportunities along the Green Circle
- Describe how redevelopment along the Green Circle can and should support it



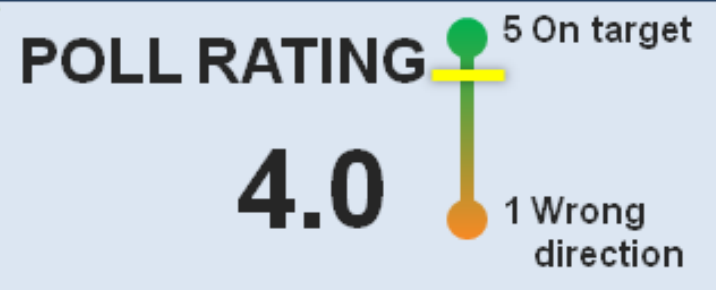
General input

Most exciting?	<ul style="list-style-type: none">• Bold, visible <i>network</i> of public spaces• Regional destination programming• The Esplanade and river connections• Gateway Park as better front door• Green Circle enhancing sense of place• 18th Street access and programming	NEXT STEPS <ul style="list-style-type: none">• Develop more specific recommendations for program at specific public spaces• Prioritize implementation sequence• Develop more specific tree planting recommendations/standards
Issues, challenges	<ul style="list-style-type: none">• Avoiding potential conflicts between programming for residents vs. workers, and local vs. neighborhood residents• Defining overall priorities• Ensuring adequate nighttime lighting and safety	
Solutions, refinements	<ul style="list-style-type: none">• Create winter garden as four-season public space, connected to outdoor public space• Create variety of large/small spaces• Serve families and dogs among others• Coordinate with WRAPS planning	

Urban design and building height/form

Street character map

Positives	<ul style="list-style-type: none"> • Extent of retail • Presence of housing
Issues, challenges	<ul style="list-style-type: none"> • Developing concepts and guidelines for active ground floor alternatives to retail • Attracting retail, particularly retail that serves neighborhoods • Discouraging blank bank storefronts • Improving blank walls and garages
Solutions, refinements	<ul style="list-style-type: none"> • Make the pedestrian environment diverse horizontally and vertically • Ever-changing views for pedestrians • Create destinations leading to the river




- NEXT STEPS**
- Recommend active alternatives to retail and banks
 - Recommend active outdoor programming at blank walls and other locations lacking active uses
 - Recommend design standards for housing and office address frontage



Building form/height approach

<p>Positives</p>	<ul style="list-style-type: none"> • Variety of height and skyline profile • Added presence of housing • New street connections through blocks • Added opportunities for housing
<p>Issues, challenges</p>	<ul style="list-style-type: none"> • Sensitive height transitions to neighborhood context • Limiting shadow impacts on parks and neighborhoods • Achieving world-class architecture
<p>Solutions, refinements</p>	<ul style="list-style-type: none"> • Discourage flat roof forms • Create hybrid of “peaks and valleys” and “open space transition” scenarios

POLL RATING  5 On target

3.5/4.1

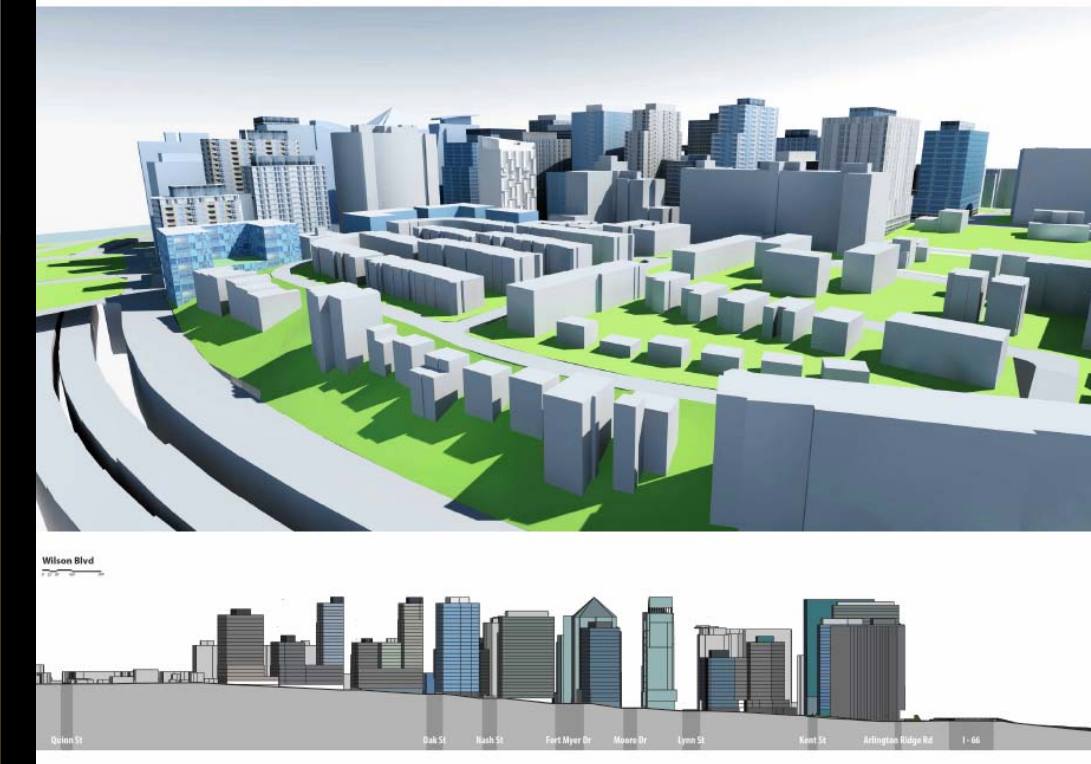
Open sp. trans./Peaks-valleys 1 Wrong direction

NEXT STEPS

- Analyze general shadow patterns of building form scenarios
- Recommend more specific locations for “peaks,” “valleys” and transitions
- Recommend effective mechanisms for achieving desired building form
- Develop more specific design guidelines for facades and skyline

Peaks and valleys; FAR 10

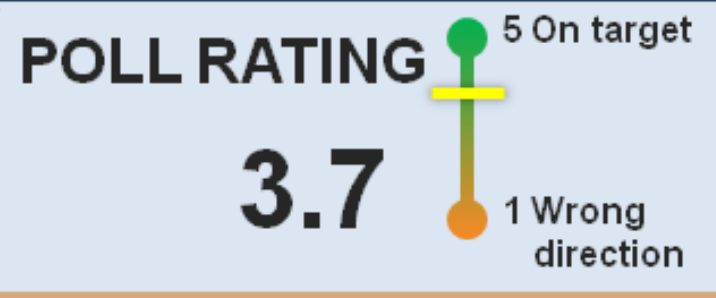
Approach: Slender, tall forms facing context, separated by wider view corridors (scenario T4)



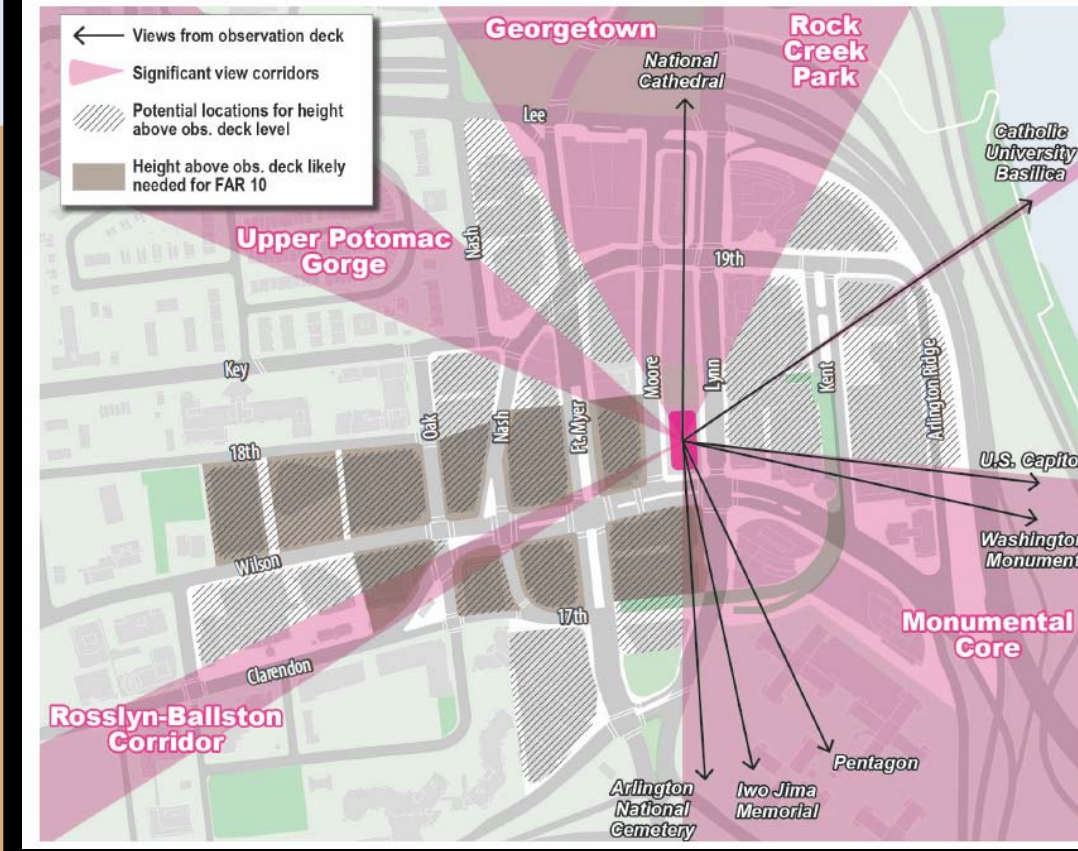
Urban design and building height/form

Significant view corridors

<h3>Positives</h3>	<ul style="list-style-type: none"> Views to DC and the Potomac are preserved
<h3>Issues, challenges</h3>	<ul style="list-style-type: none"> Don't overemphasize public observation deck views as a design criteria; must also consider public ground level views and views from private buildings
<h3>Solutions, refinements</h3>	<ul style="list-style-type: none"> View corridors to DC and the Potomac are most important Views west along Wilson merit lower priority "Foreground" views to streets, green spaces, buildings etc. also have value



- ### NEXT STEPS
- Demonstrate expanded private view opportunities associated with "peaks and valleys" form scenario
 - Identify important "foreground" views



General input

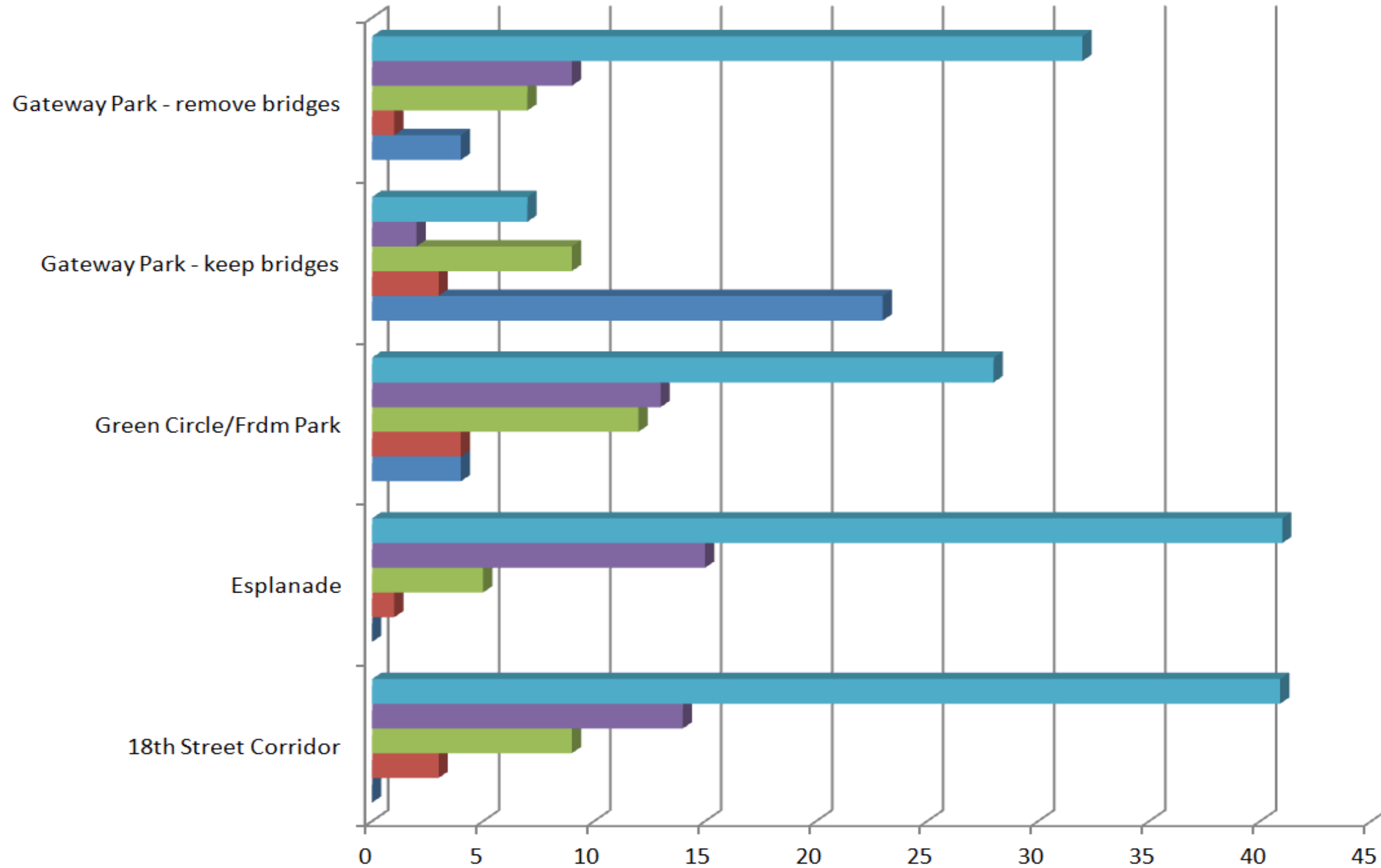
Most exciting?	<ul style="list-style-type: none">• Added presence of housing
Issues, challenges	<ul style="list-style-type: none">• Ensuring income diversity among Rosslyn households• Determining where to best locate new and/or preserved affordable housing supported by new development value in Rosslyn
Solutions, refinements	<ul style="list-style-type: none">• In Rosslyn, emphasize a <i>spectrum</i> of incomes, not necessarily a concentration of affordable housing

NEXT STEPS

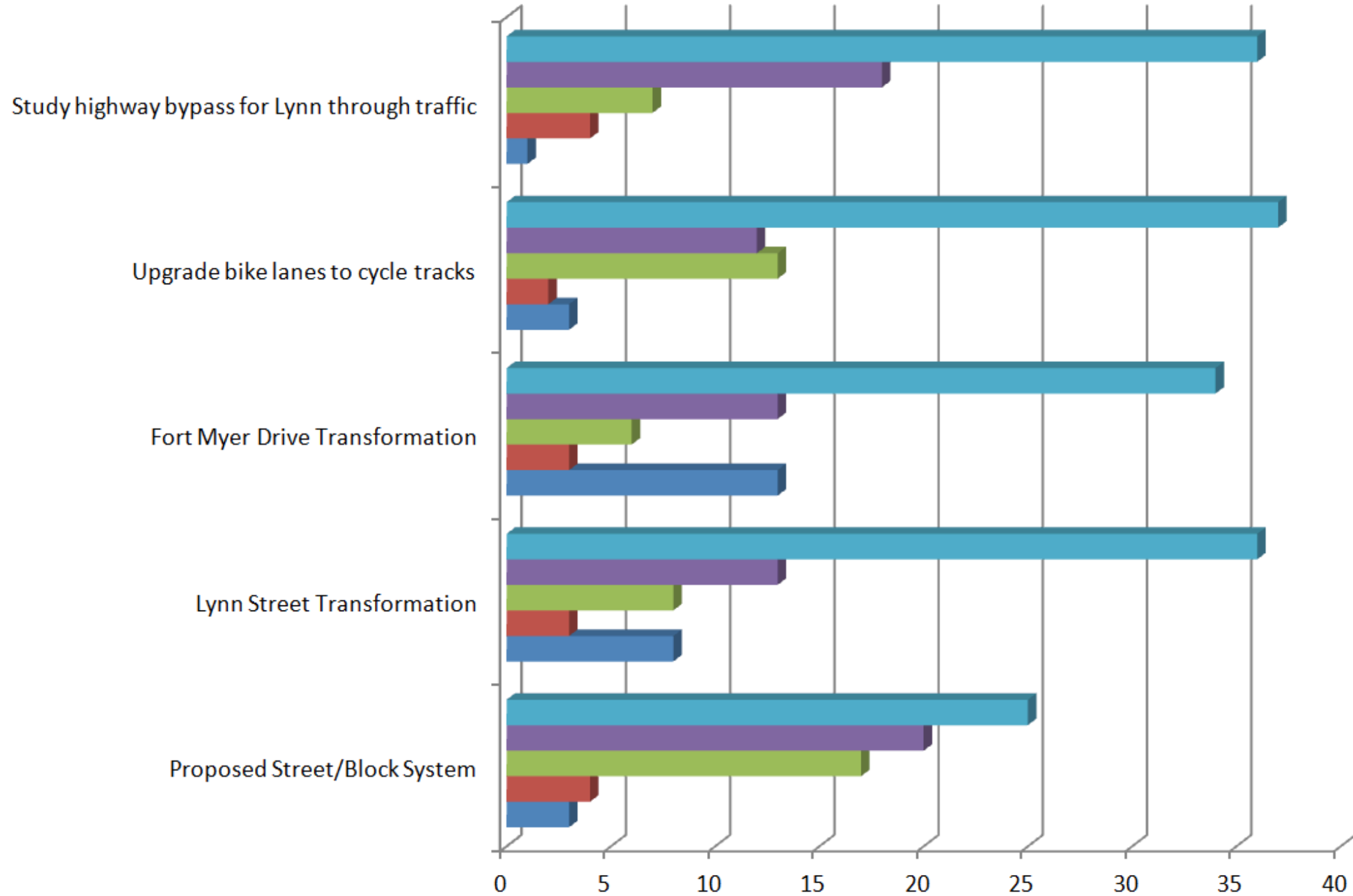
- Meet with County housing staff and commission to define appropriate mixed-income housing goals and strategies for Rosslyn



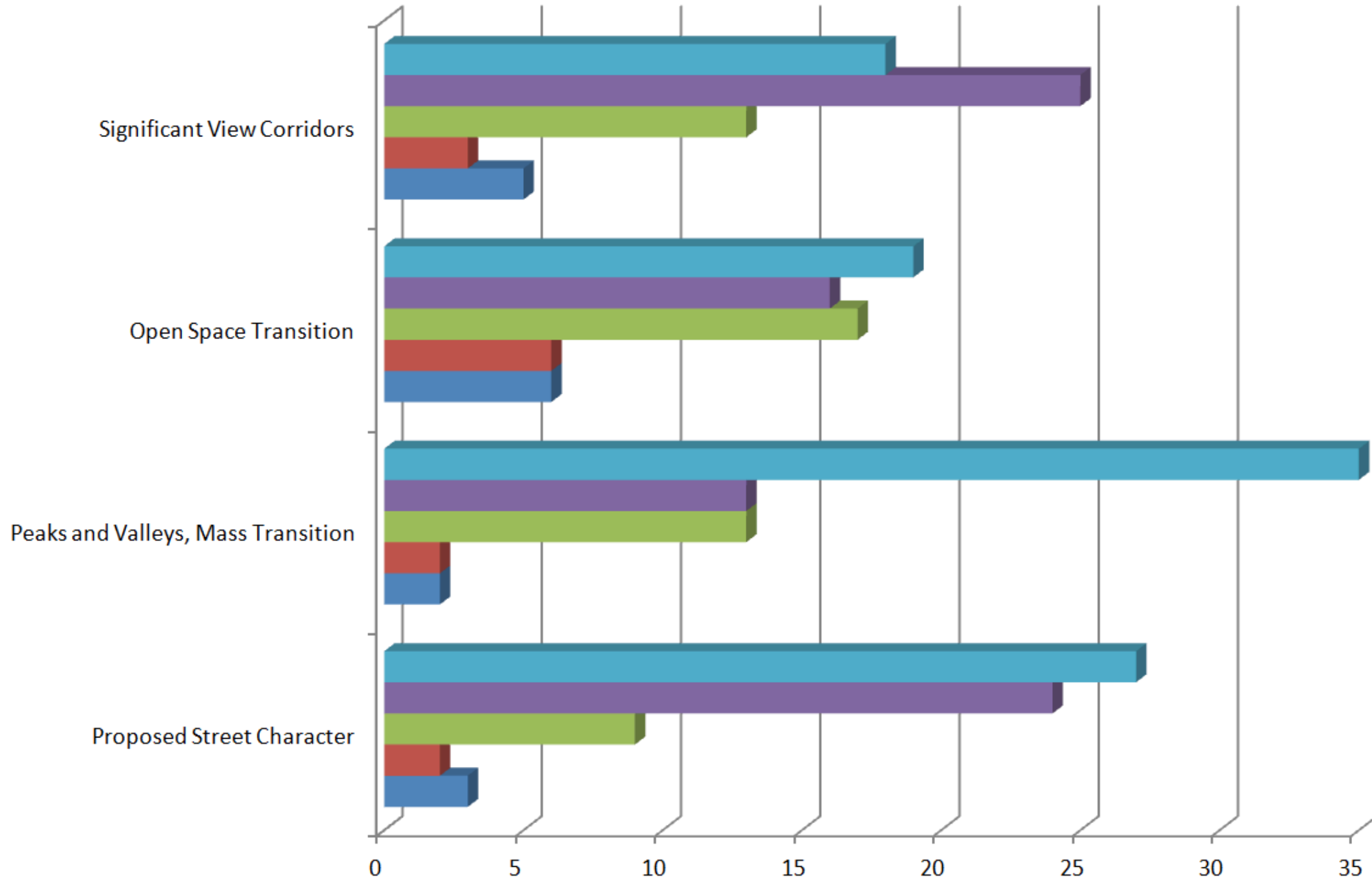
POLLING RESULTS: Public Parks & Open Space



POLLING RESULTS: Transportation



POLLING RESULTS: Urban Design / Building Form



RATING

5 Right on target

4

3

2

1

Wrong direction