

Item 29.

Request to Advertise

Rosslyn Plan Framework

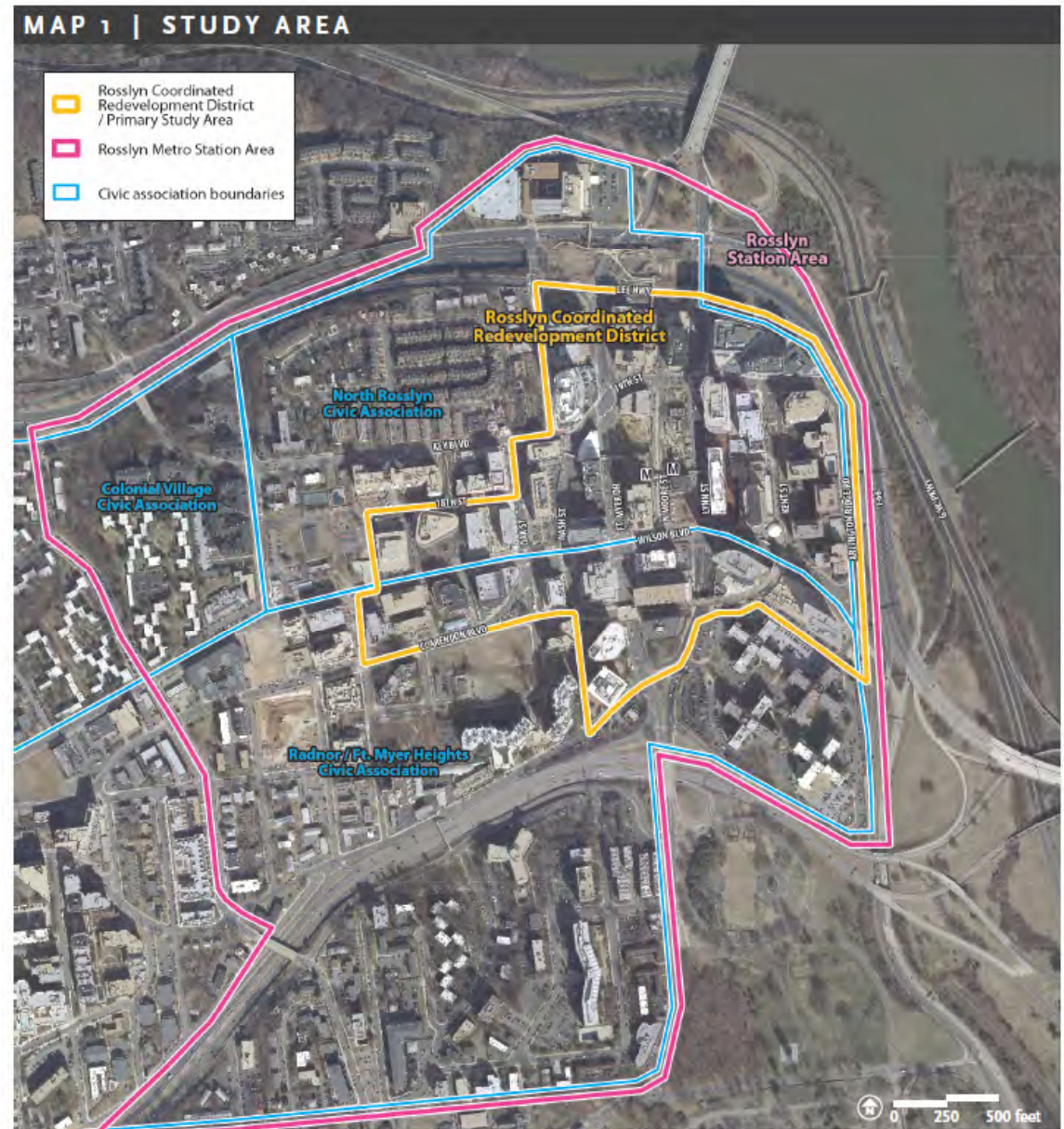
County Board Meeting
March 18, 2014



Realize Rosslyn Study Area

- **Rosslyn Coordinated Redevelopment District (RCRD)**
- **Rosslyn Metro Station area for systems and context**

North Rosslyn and Radnor/Fort Myer Heights civic associations encompass the RCRD



Project Scope

Transportation



Public Parks and Open Space



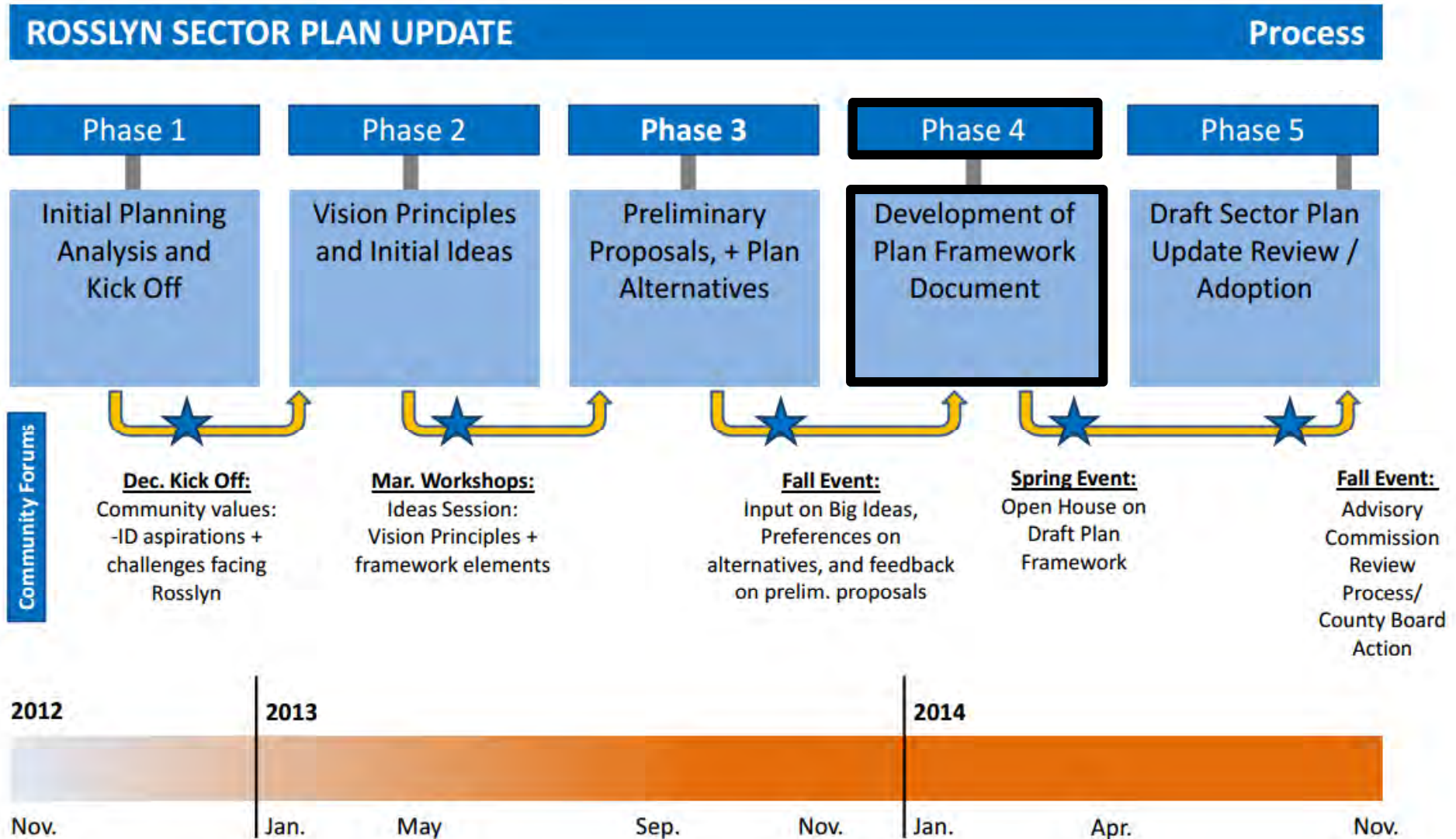
Building Heights and Form



Urban Design



Project Schedule



- **Rosslyn Process Panel**
- **Planning Commission**
- **Other Advisory Commissions**
- **Residents**
- **Rosslyn BID**
- **Property owners**
- **Business tenants**
- **Regional partners / agencies**
- **Design professionals**
- **Others**



Draft Rosslyn Plan Framework

- Major milestone, **foundation** for the full Sector Plan Update
- Comprised of **Vision Statement, Principles and Policy Directives**
- Based on **analyses, preliminary concepts, and community input**
- No scope limitations between RTA and adoption



A BOLD VISION

THE ROSSLYN VISION STATEMENT

"Rosslyn is Arlington's world class downtown: the greatest concentration of jobs, housing, and activities in Arlington; an important gateway between Arlington and the Nation's Capital; a preeminent destination with unparalleled views of and connections to Greater Washington; a vibrant and diverse community of people living, working, learning and playing together; a sustainable urban district that embraces its waterfront; a strong economic engine for the region and the commonwealth; the jewel of the Rosslyn-Ballston Corridor."

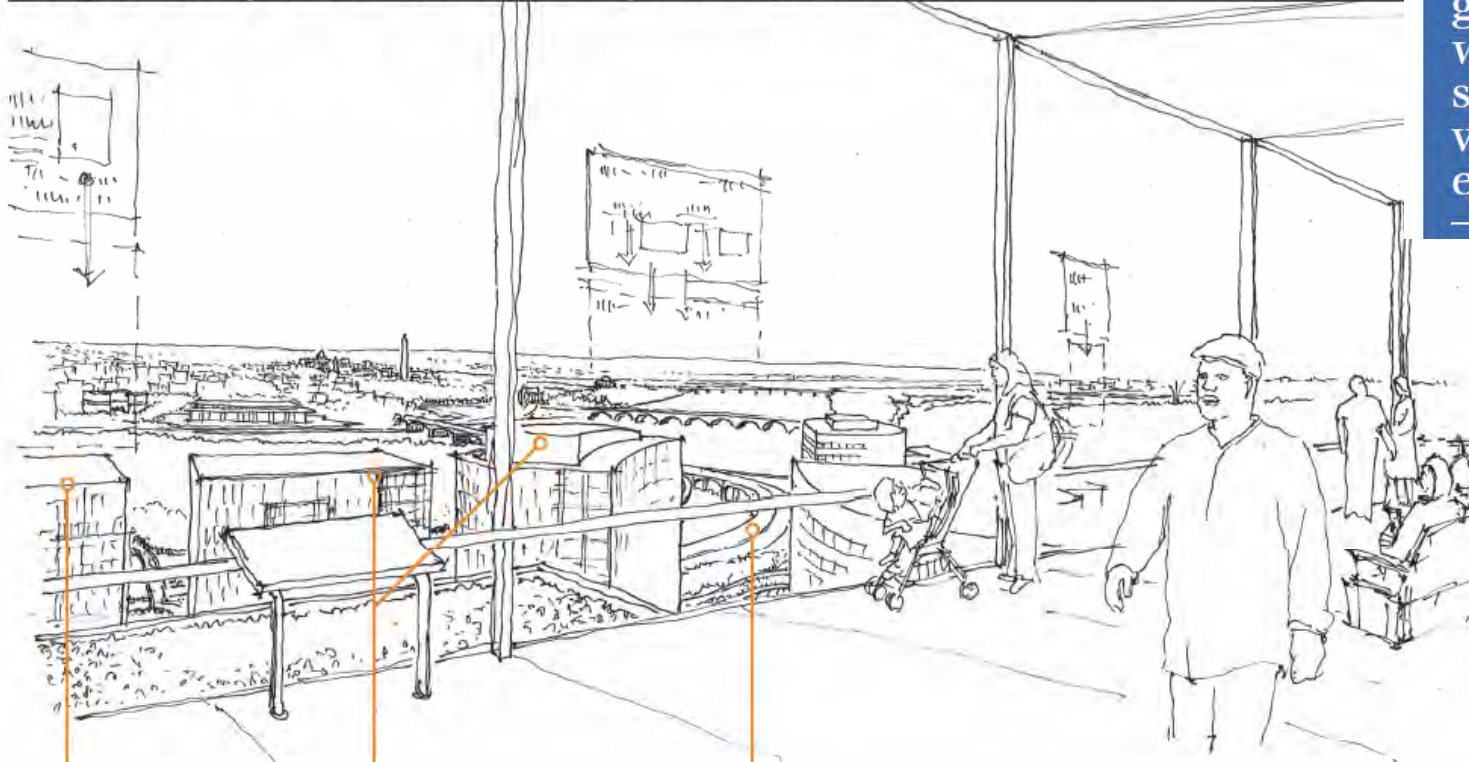


“Global destination, world-class downtown”

VISION PRINCIPLE 1

Rosslyn will be a global destination with a dynamic skyline, unique vistas, and exceptional value.

Taking in the view of the nation's monumental core from the observation deck



Building heights limited where necessary to preserve prime public views

Varied architectural form and expression create a distinguished skyline

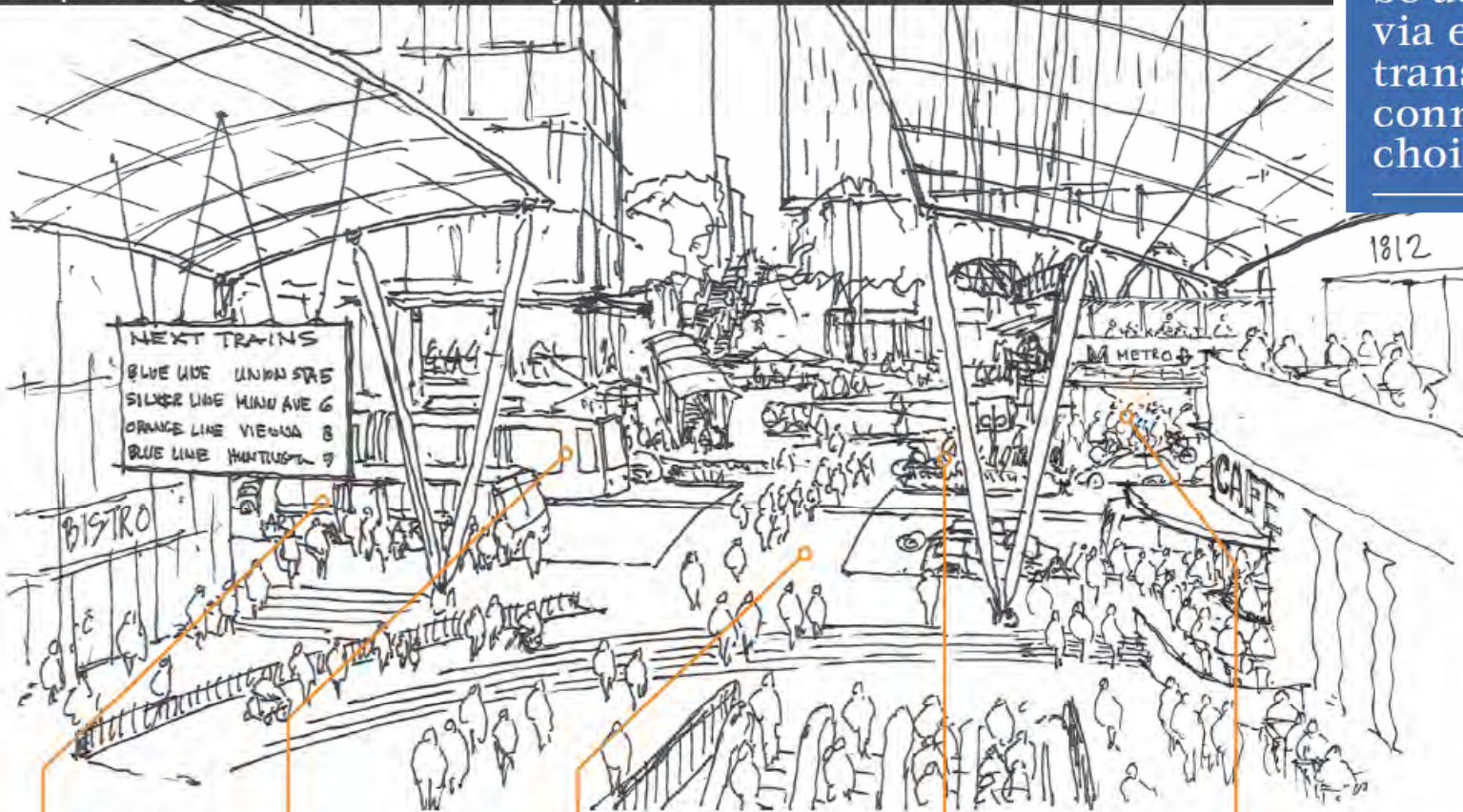
Gaps between buildings preserved for view and street connections

“Regional transit hub”

VISION PRINCIPLE 2

Rosslyn will be accessible via exceptional transportation connections and choices.

Rosslyn’s reimagined Metro Station as a hub of transportation choices and connections



Dispersed bus stops expand services, mitigate bus dominance on Moore

North Ft. Myer Drive accommodates potential streetcar service from Georgetown

New 18th Street public corridor enhances Metrorail and bus access from throughout the Rosslyn Metro Station Area

Cycle tracks and Capital Bike Share stations safely and conveniently extend a regional bike network

New station access points flank North Ft. Myer Drive as part of 18th Street public corridor and station platform expansion

“A walkable neighborhood”

VISION PRINCIPLE 3

Rosslyn will be a walkable neighborhood connecting people with community and choices.

The new 18th Street corridor linking together central Rosslyn

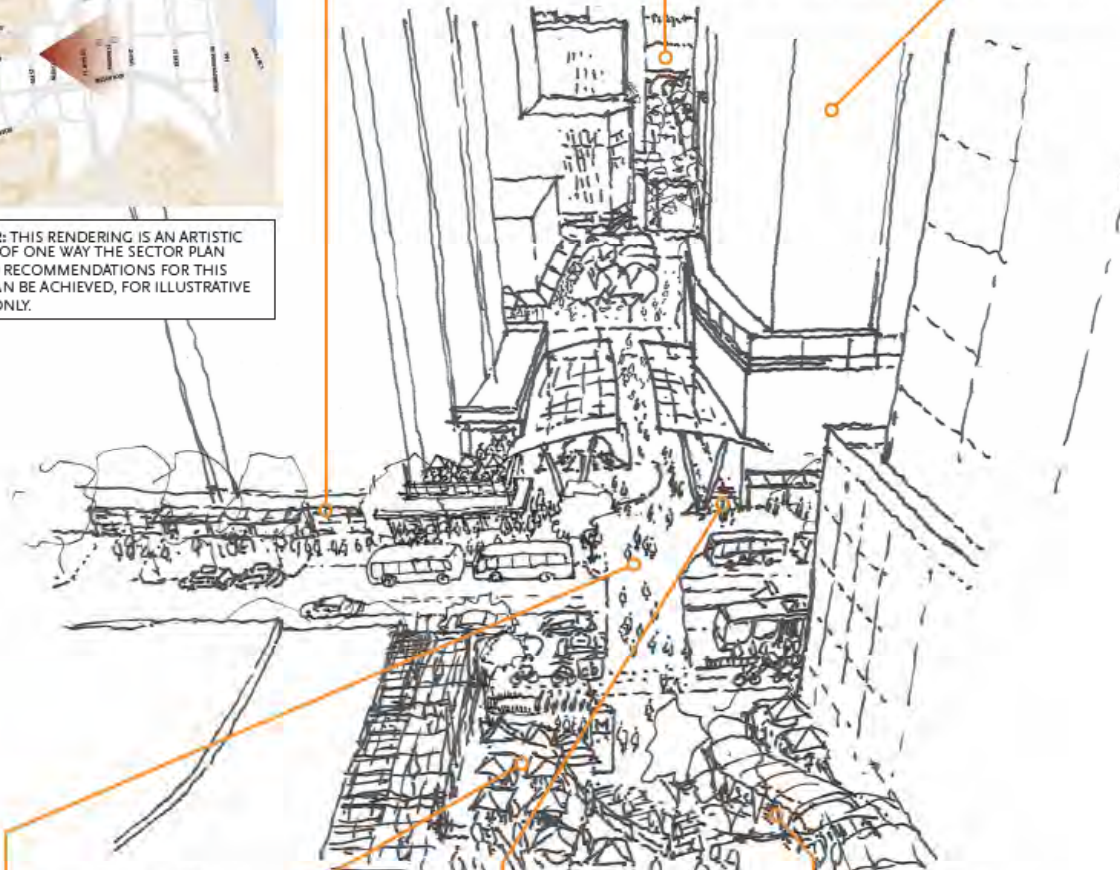


DISCLAIMER: THIS RENDERING IS AN ARTISTIC RENDITION OF ONE WAY THE SECTOR PLAN VISION AND RECOMMENDATIONS FOR THIS ELEMENT CAN BE ACHIEVED, FOR ILLUSTRATIVE PURPOSES ONLY.

New retail, dining and arts venues bring major pedestrian corridors to life

View and path connections to Theodore Roosevelt Island terminate the corridor

Ridge of taller buildings creates space for 18th Street corridor



A signalized, mid-block pedestrian crossing fostering safe passage across Fort Myer Drive

Terraced public seating celebrates views

Open-air Metro entrance extends active public plaza area from Central Place Plaza to North Fort Myer Drive and Nash Street

Public escalator mitigates the climb to Rosslyn's higher elevations

“Rosslyn as a good neighbor”

VISION PRINCIPLE 4

Rosslyn will be a good neighbor to adjacent communities, making sensitive transitions of building form and offering complementary housing and service options.

A potential transition between Colonial Terrace and new development in Central Rosslyn



Programmed public green spaces draw residents of central Rosslyn and adjacent neighborhoods together

Taller buildings enable new ground level parks and walking connections

Building form steps down toward context height

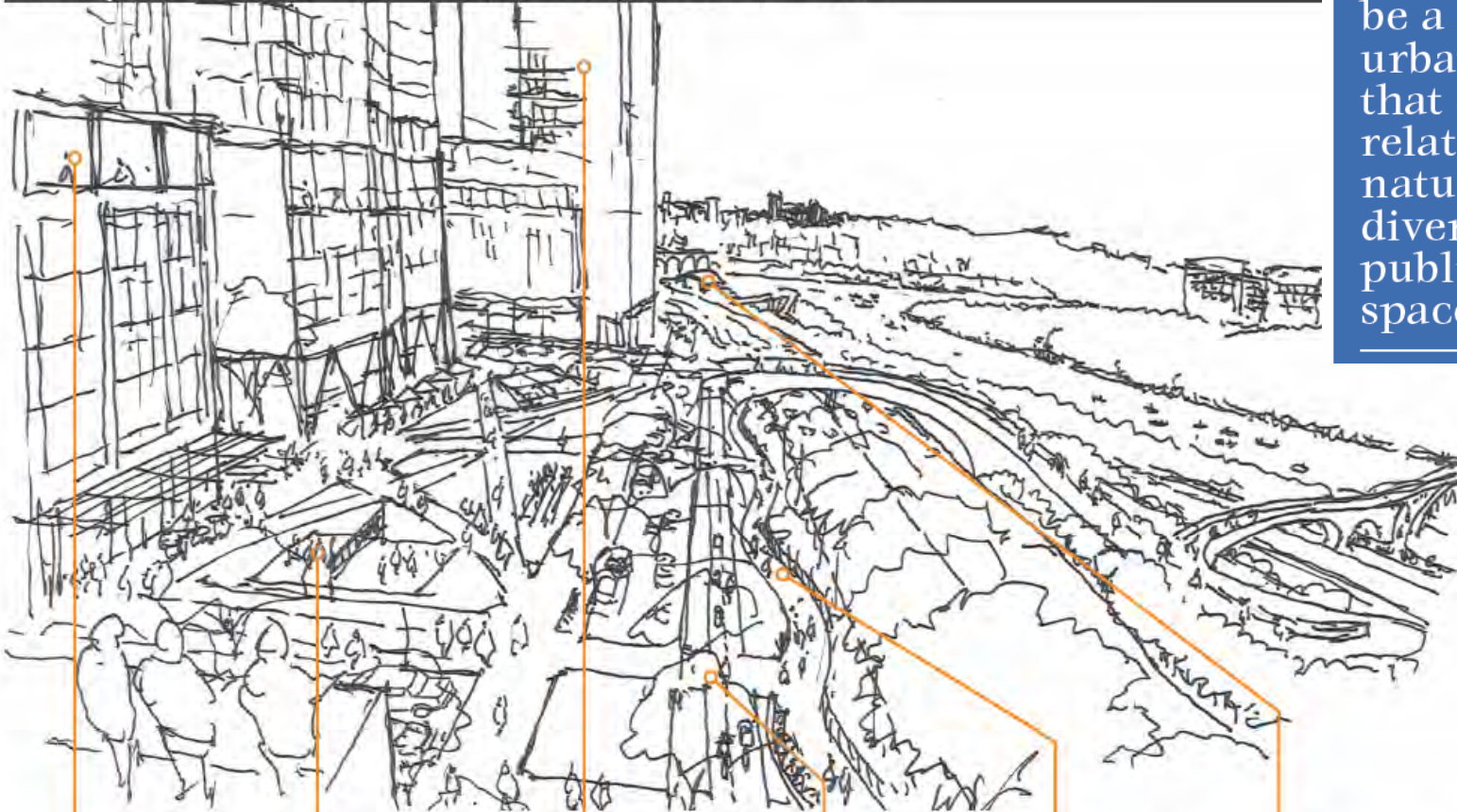
Building orientation and spacing reserve access to sun and sky

“Connected to Recreation and Nature”

VISION PRINCIPLE 5

Rosslyn will be a tree-lined urban district that celebrates its relationship with nature through its diverse network of public parks, open spaces, and streets.

A view of the Esplanade, potential Rosslyn Plaza park and river connections



Upper level view points for building occupants to survey the National Mall

Performances, sports, festivals and other destination activities draw people from near and far

Premier housing, workplace and hotel addresses support quality retail and public spaces

An expanded street grid for walking, driving and biking makes Rosslyn more active and accessible

Promenade and recreation path celebrate national capital panoramas along the Potomac

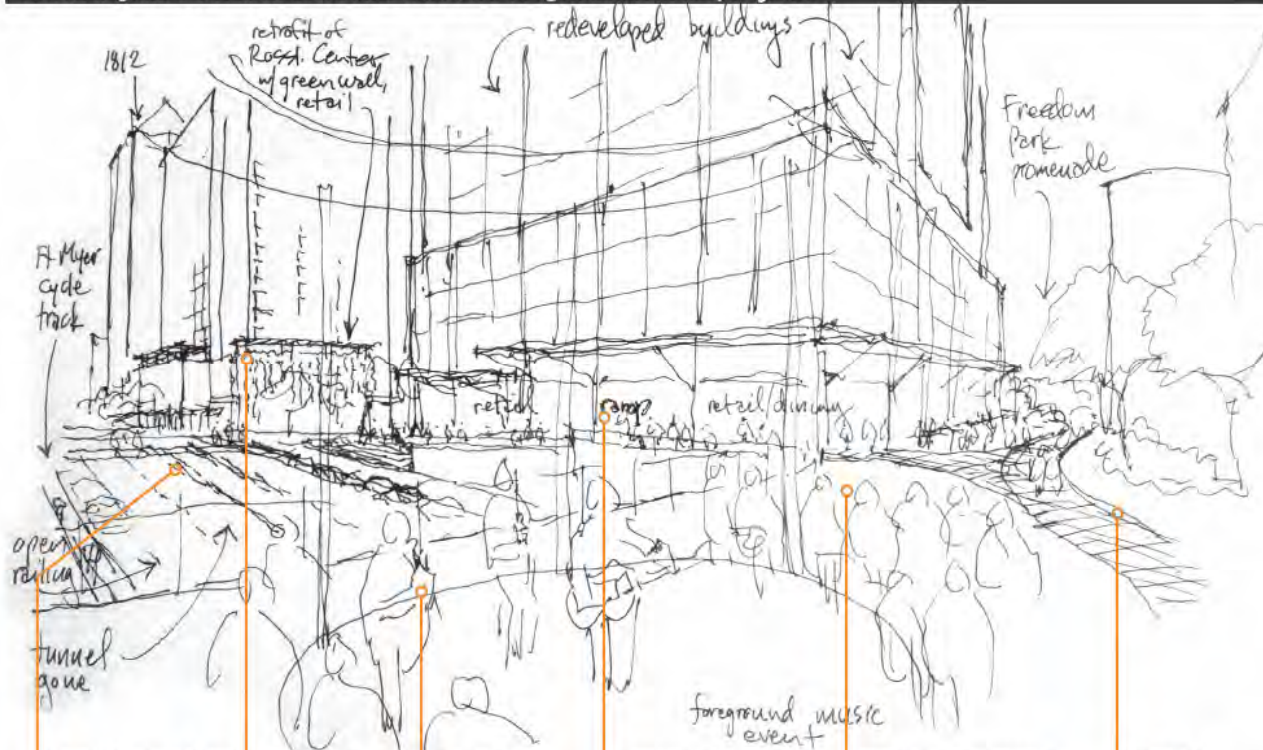
New connections quickly access Potomac River boating and Theodore Roosevelt Island

“Dynamic, urban place”

VISION PRINCIPLE 6

Rosslyn will be a dynamic place inspired by its mix of people and activity.

Envisioning and revitalized Freedom Park better integrated into Rosslyn's fabric



North Ft. Myer Drive tunnel removed at Wilson to enhance walkability of both streets

Green walls and infill retail enhance blank building edges

Destination programming draws a variety of people

Removal of parking access assumed through building renovation or redevelopment

Freedom Park expands west across underutilized street area to add useable space, views, and easy accessibility from Clarendon Blvd.

Marked promenade links Freedom Park with a network of green streets around Rosslyn

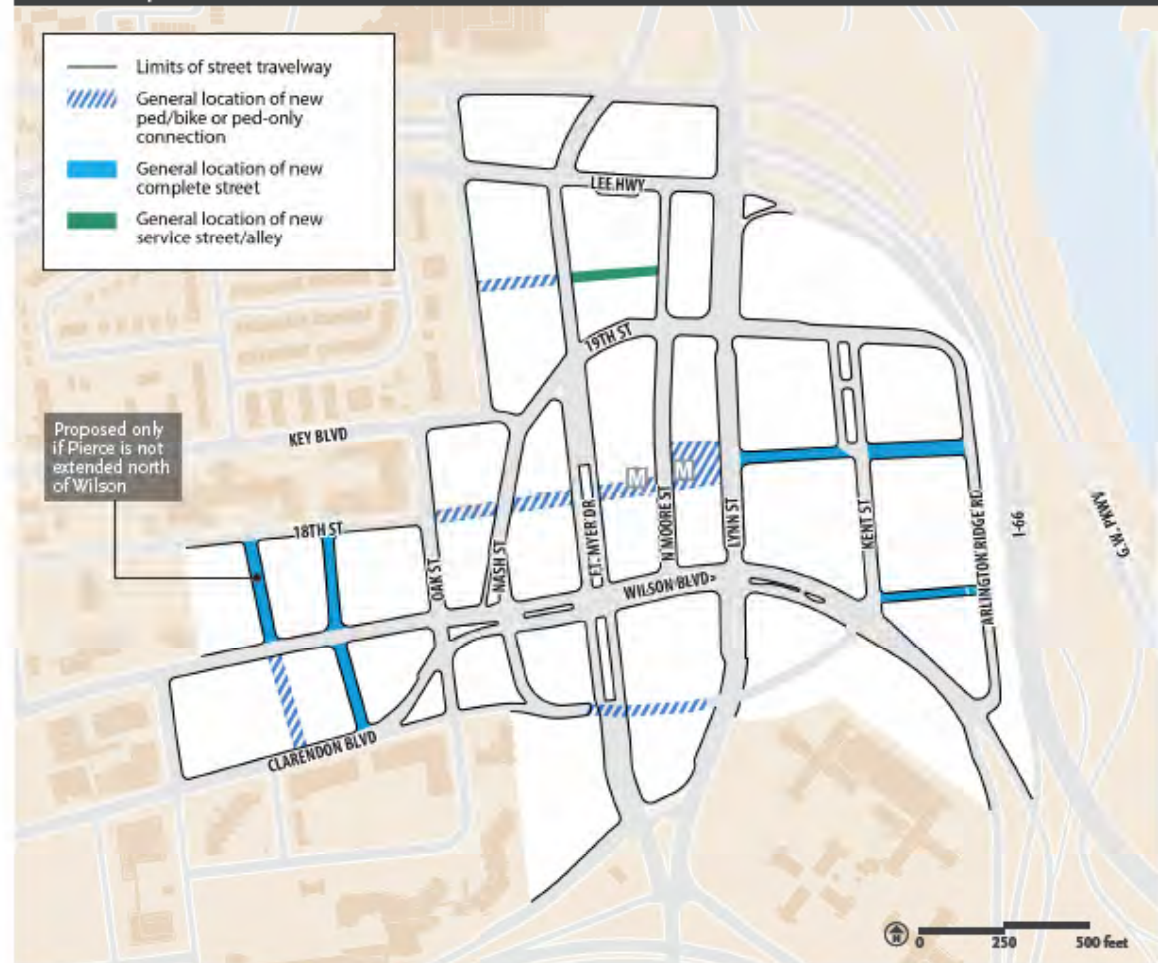
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Transportation Policy Directives

KEY ITEMS

- Refined street grid
- 18th Street Extension
- 2-way traffic / remove tunnel
- Second Metro Station
- Enhanced bus service
- Right-sized sidewalks
- Bicycle facilities

MAP T1 | BLOCK STRUCTURE

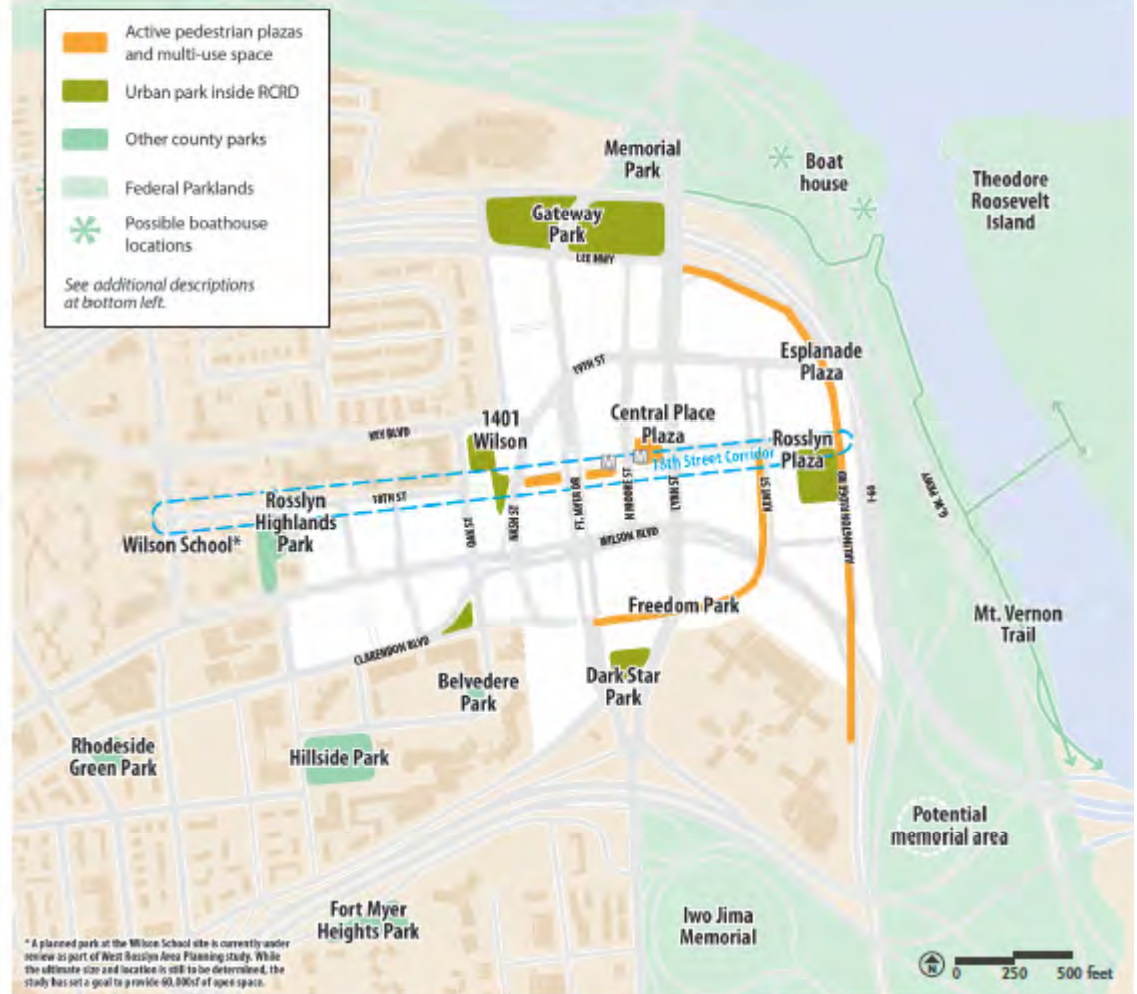


Public Parks + Open Space Directives

KEY ITEMS

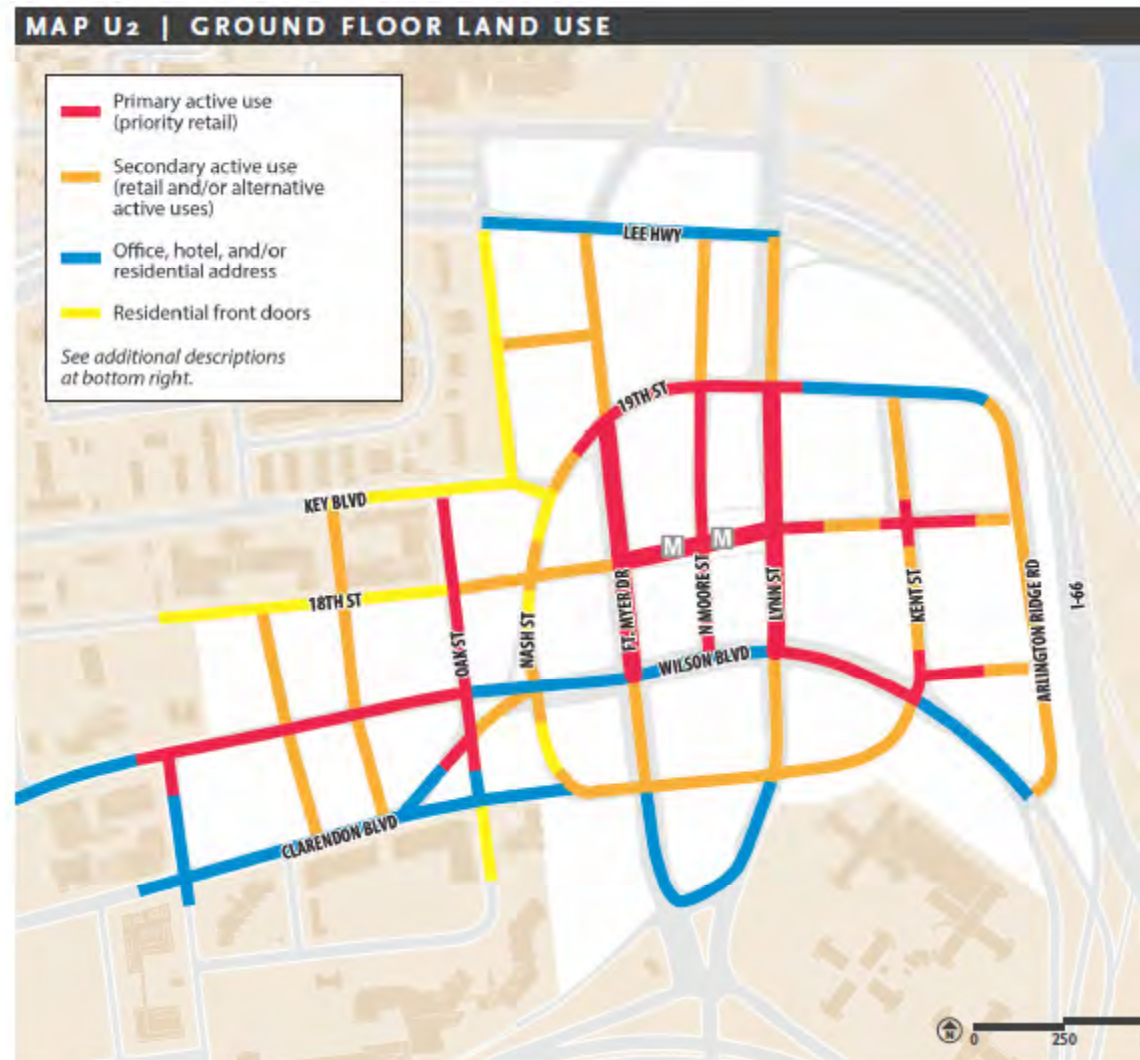
- The Esplanade
- 18th Street Extension
- Freedom Park
- Gateway Park
- Boathouse
- Lively and diverse program
- Civic/passive leisure

MAP P1 | PUBLIC PARKS AND OPEN SPACE



KEY ITEMS

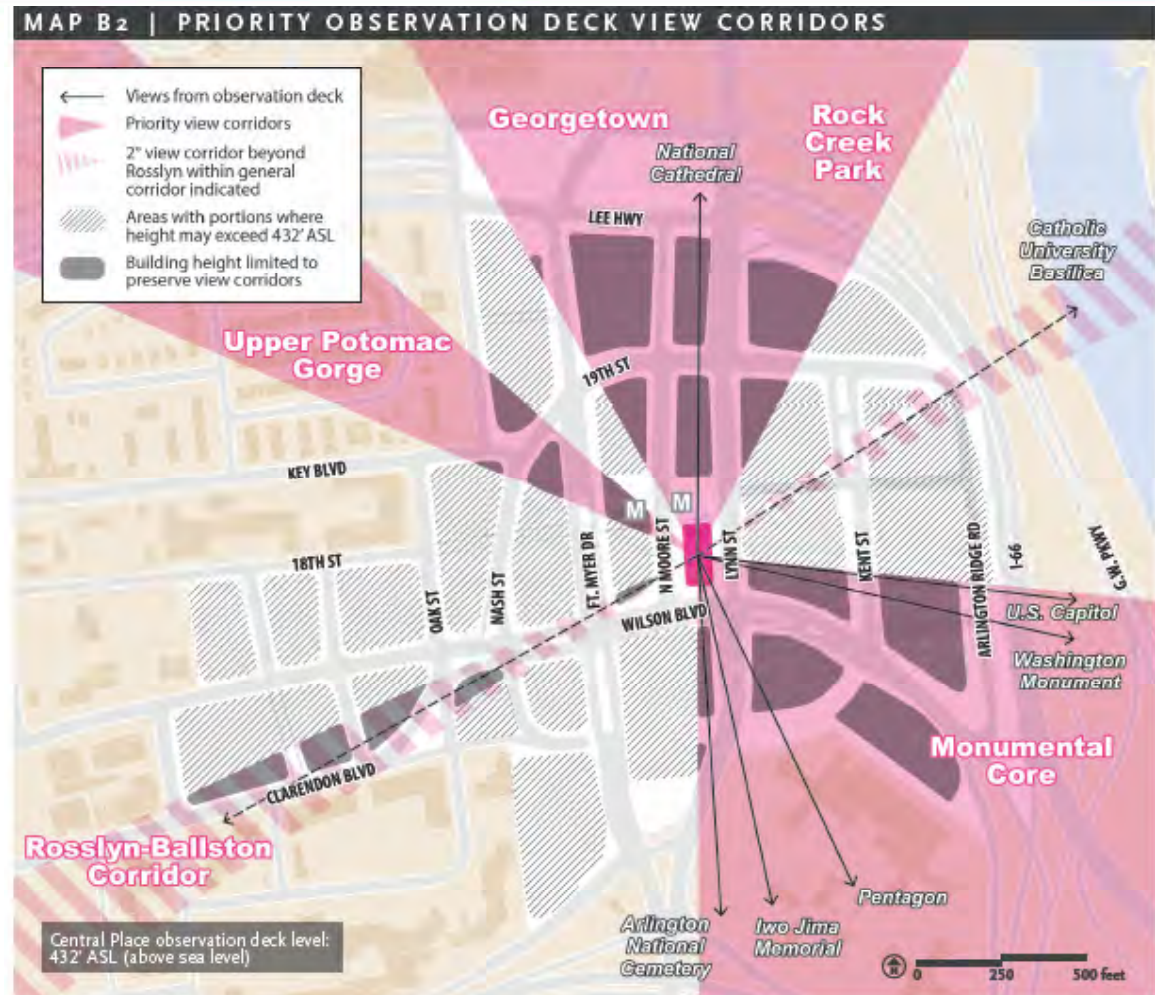
- More housing
- Strategically focus retail and non-retail active frontages
- Human scale architecture/design
- Sensitive transitions
- Improved streetscapes
- Green building strategies
- Work toward district energy



Building Form and Height Policy Directives

KEY ITEMS

- New building heights policy w/ varied heights
- Sensitive edge transitions
- Observation deck view corridors
- Ground level view corridors
- More refined architecture, design treatments
- Prioritize community benefits



Rosslyn Process Panel (2/19):

Park and Recreation Commission (2/25):

Transportation Commission (2/27):

Long Range Planning Committee (2/27):

Planning Commission (3/5):

Community Open Houses (3/11, 3/12):



Key Community Issues

More 100+ comments received from LRPC, Planning Commission alone

- Use Mix targets
- Approach to public facilities
- Skywalks
- New streets between 18th and Wilson
- Potential building heights (above observation deck level)
- Exact limits of 18th Street connection
- Rosslyn Plaza block / proposed open space
- Lee Hwy/Lynn Street intersection

General comment: Right balance in office vs. residential to achieve the vision?

- Policy Directive (U3) embraces this concept, calls for more housing in central Rosslyn
- Sector Plan Update to include more specific use mix targets

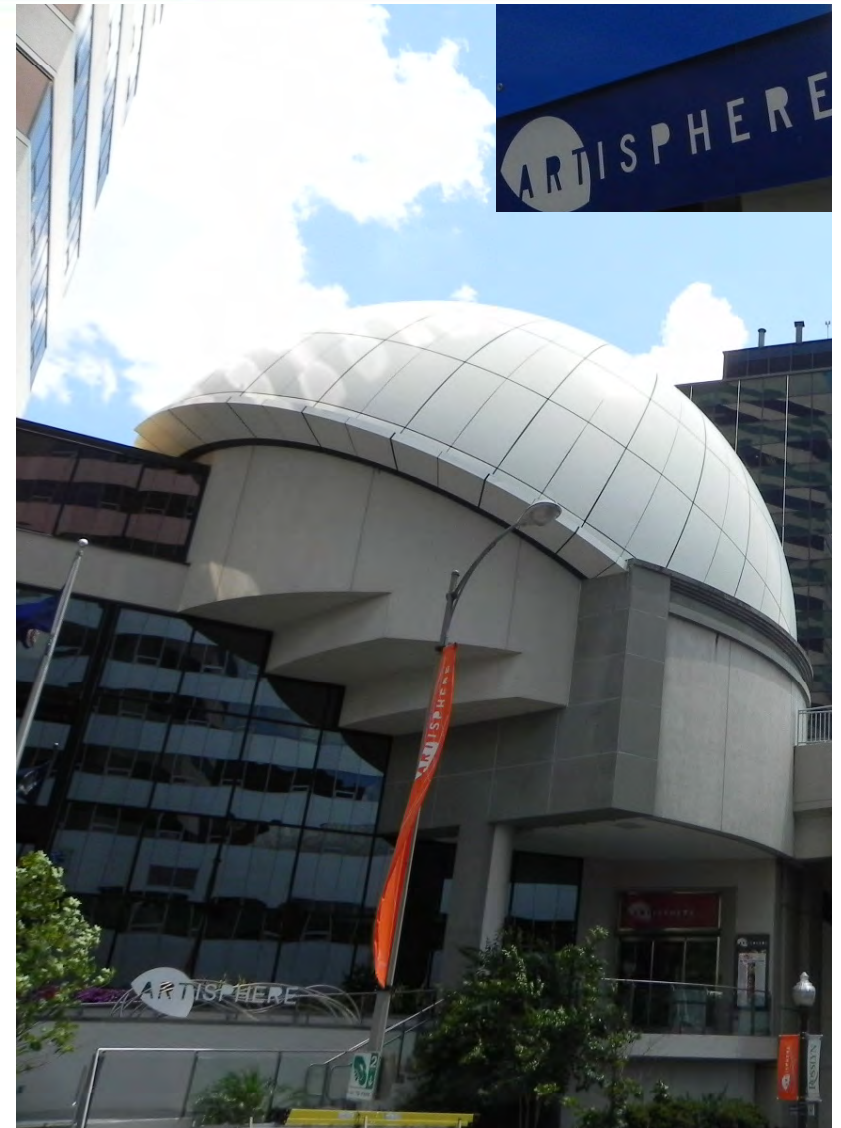


Approach to Public Facilities

KEY ISSUES

General comment: Address public facilities needed to support the vision

- As detailed use mix targets are developed, will assess if there should be further study for future facilities



General comment: Varied opinions on how to address the skywalk

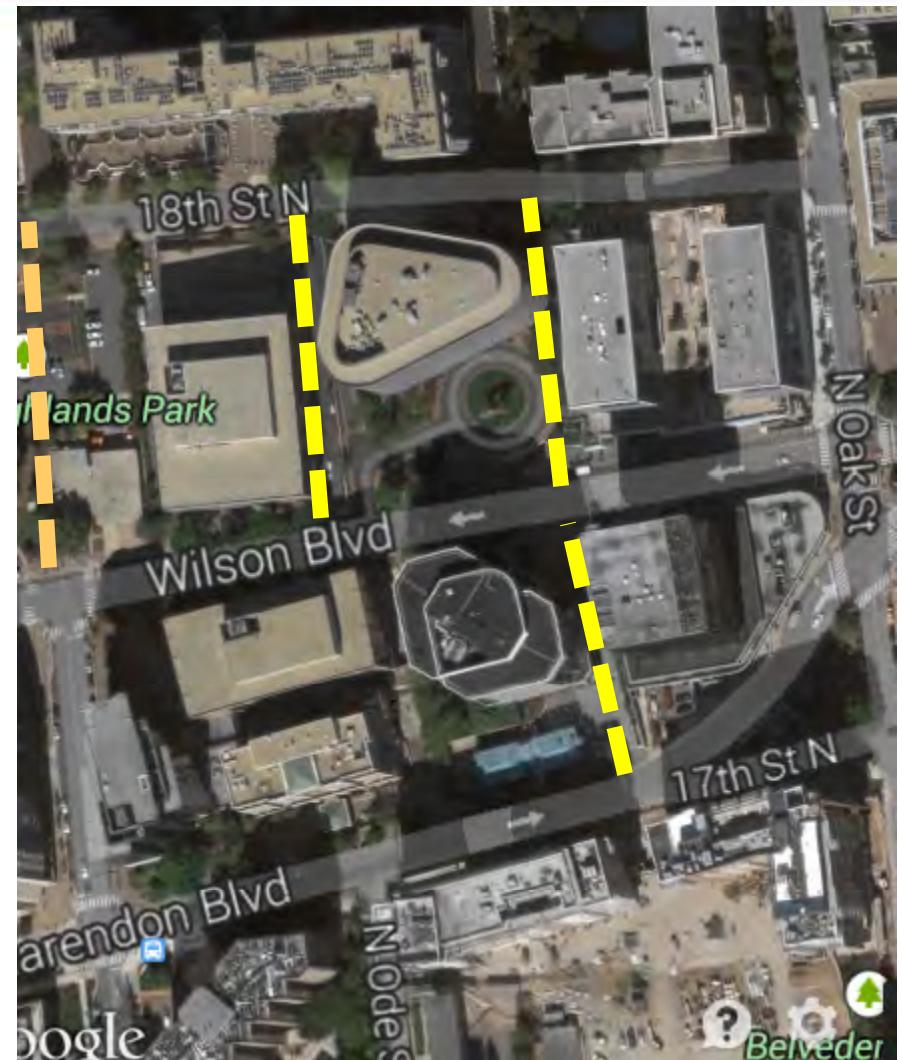
- Framework recommends keeping skywalk until new 18th Street Corridor achieved
- With provision of attractive and safe on ground level option, skywalk could be removed
- Consistent with Master Transportation Plan policies



KEY ISSUES

General comment: Concerns with new street connections between Wilson Blvd. and 18th Street N.

- Streets would enhance the urban grid, adding connectivity
- Facilitates locating garage and service access from local streets, consistent with MTP
- Relatively low traffic volumes, low speed streets



KEY ISSUES

General comment: Concerns with new building heights policy effects on observation deck views

- Major limitations of existing “taper policy” on select sites
- Regarding views, plan will identify the view corridors to protect/enhance
- Strategically allowing more height in certain places can result in better placemaking overall



Image courtesy JBG Companies

Location of 18th Street Extension

KEY ISSUES

General comment: Perceived inconsistencies in 18th Street location presented in framework

- Maps identify general location for proposed 18th Street corridor
- Primary goals: connection as direct as possible, with view corridors to Metro Station
- Framework to be updated to include mix of renderings that show one or two building scenarios on Ames Center site



Proposed Rosslyn Plaza park

KEY ISSUES

General comment: Rendering/maps show infeasible site and open space configuration for this location

- Goal: one large, consolidated space
- One of very few opportunities for a Rosslyn space with active recreation
- Having a space for active recreation is key to a balanced, complete Rosslyn public open space system
- Location along Arlington Ridge Rd. creates synergy with Esplanade - destination space

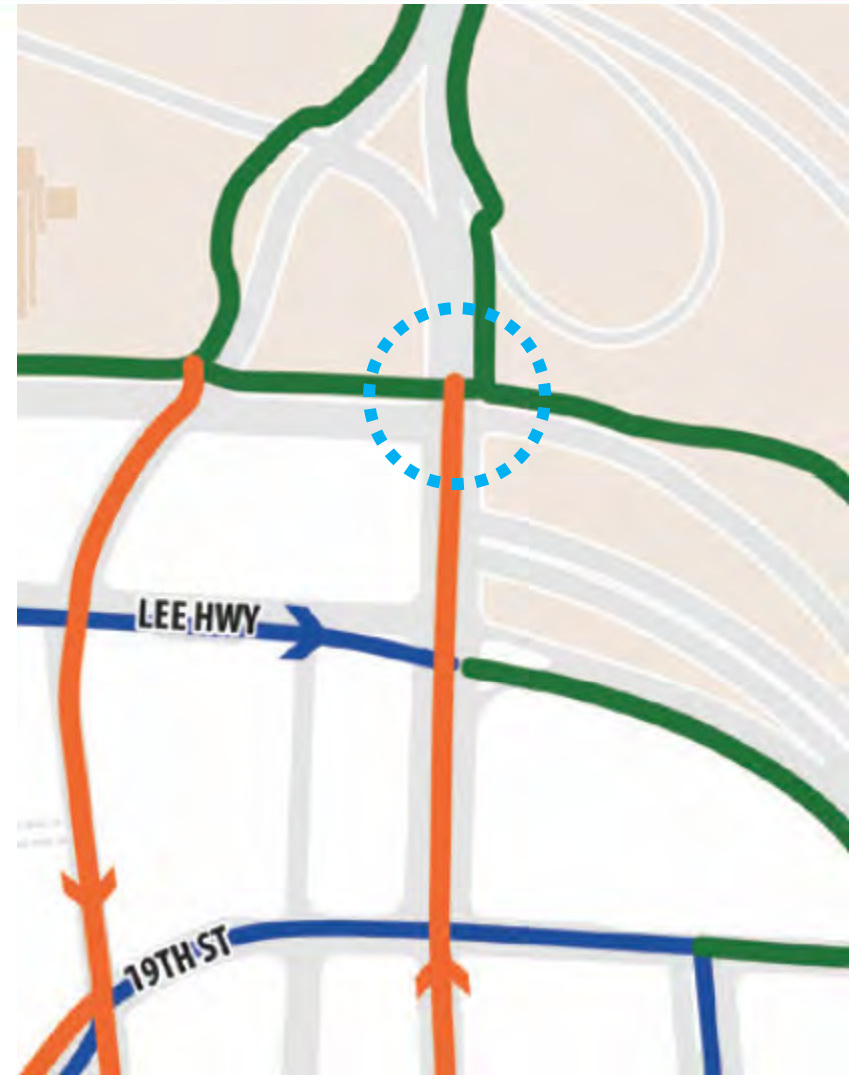


Lee Hwy/Lynn Street/Trail Intersection

KEY ISSUES

General comment: Framework should specifically address safety issues on this intersection

- Prior studies explored options; near-term improvements targeted for 2015
- Suggested language from BAC will be added to framework, with map callout
- Sector Plan Update may continue to explore/identify additional future solutions



Proposed C.M. Recommendation

That the County Board:

Adopt the attached resolution ratify the advertisement placed on March 18, 2014, and to authorize further advertisement to be placed on March 25, 2014, as notification of public hearings at the April 12, 2014 County Board and associated Planning Commission meetings to consider the adoption of the Rosslyn Plan Framework.

