

**MEETING NOTICE - LONG RANGE PLANNING COMMITTEE
(LRPC) OF THE PLANNING COMMISSION
February 18, 2015
(cont'd on February 23, 2015 from 9-10pm)**

**2100 Clarendon Blvd.
Rooms C & D (109/111)**

7:00 to 10:00 pm

AGENDA

1. Rosslyn Sector Plan Update

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| 1. Project Background and Overview | 10 min. |
| 2. Building Height, Massing, and Density / Peaks and Valleys | 75 min. |
| 3. 18th Street Corridor Details | 15 min. |
| 4. Sector Plan Approach to Potential Air Rights Development | 30 min. |
| 5. Rosslyn Plaza Public Realm | 45 min. |
| 6. Next Steps / Adjourn | 5 min. |

The LRPC is a committee of the Planning Commission. The meetings are generally discussions between the Commissioners and County staff. Representatives of other commissions, task forces, community groups, and developers may be invited to participate at the discretion of the Chair. The public is invited to attend and observe the meetings.

For questions about this agenda item or the coordination of the LRPC, please contact Kellie Brown at (703) 228 -3525 or krbrown@arlingtonva.us

LRPC DISCUSSION QUESTIONS

Building Height and Massing / Peaks and Valleys

- Is there sufficient variation in the building heights modeled in the Proposed Scenario for the Peaks and Valleys scheme?
- Is the proposed regulatory framework (including approach to density) to implement a Peaks and Valleys building height and form policy in the RCRD moving in the right direction?
- Is the proposed guidance for maintaining some flexibility for heights above the stated height limits (in certain circumstances and only as modified by the County Board) appropriate?

18th Street Corridor Details

- Does the LRPC agree with the Sector Plan's proposed criteria and guidance consisting of cross-sections, performance standards for visual and physical connections, and corridor width for establishing the location of 18th Street extension in the Sector Plan?
- Does the LRPC agree that certain density tools or special consideration are appropriate to incentivize redevelopment of International Place needed to achieve the full vision for the 18th Street corridor?

Approach to Potential Air Rights Development

- Does the LRPC agree with:
 - 1) Generally maintaining the current Realize Rosslyn scope, yet having the Sector Plan address the potential for air rights development in broad planning terms, and
 - 2) Having the Sector Plan emphasize the potential opportunities for air rights development above I-66 in the future, and convey an openness to working with the Commonwealth should they continue to pursue development options?

Rosslyn Plaza

- Is the proposed guidance for the location, size, and program opportunities of the public open space at Rosslyn Plaza generally moving in the right direction?
- Does the LRPC agree with the proposal for Arlington Ridge Road to have full connectivity with 17th and 18th Streets, with an Esplanade that parallels Arlington Ridge Road and extends to Gateway Park and ultimately to River Place and Iwo Jima Memorial?